



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**July 29, 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:

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. River City Corners Special Use Permit & Subdivision File Nos. SUP-25-1 & SUBD-25-1
- b. G2 Development Annexation, Zone Change and Subdivision File Nos. ANNX-25-2, ZC-25-1, SUBD-25-2

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

**CITY OF POST FALLS
STAFF REPORT**

DATE: JULY 29, 2025
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JUSTIN SAUDER, ASSOCIATE PLANNER, 208-457-3336 / jsauder@postfalls.gov
SUBJECT: STAFF REPORT FOR THE JULY 29, 2025, P&Z COMMISSION MEETING
RIVER CITY CORNERS SUP & SUBDIVISION FILE NO. SUP-25-1 AND SUBD-25-1 PUBLIC HEARING

PROJECT NAME/FILE NUMBER: River City Corners Special Use Permit (SUP-25-1 and SUBD-25-1)

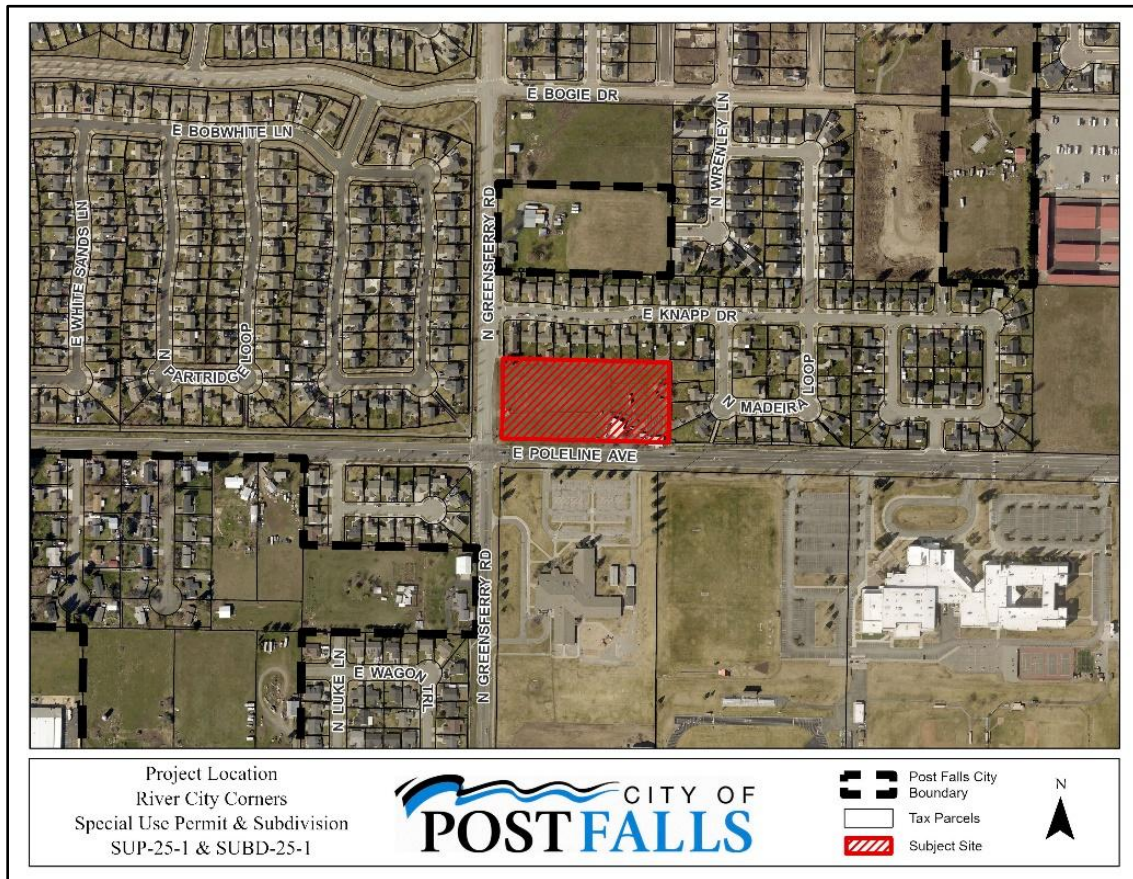
OWNERS: River City Corners LLC, PO Box 998, Hayden, ID 83835

APPLICANT: ACE Solutions, 716 N Thornton Street Suite C, Post Falls, ID 83854

PROJECT DESCRIPTION: ACE Solutions has requested, on behalf of the property owner River City Corners LLC, to subdivide approximately 4.06-acres into five commercial lots within the Limited Commercial (LC) zoning designation per Exhibit A-3b. A Special Use Permit (SUP) is requested to develop a convenience store with fuel pumps on one of the proposed parcels as allowed per Post Falls Municipal Code (PFMC) Section 18.20.070 as well as a Subdivision application to subdivide the property per PFMC Section 17.12.060.

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

PROJECT LOCATION: The property is generally located at the Northeast corner of the Poleline Ave. and Greensferry Rd. intersection.

Vicinity Map:**PARCEL INFORMATION:**Property Size: 4.06-acresCurrent Land Use: Large lot residentialCurrent Zoning: Limited Commercial (LC)Proposed Land Use: The proposed subdivision will serve commercial development as allowed in the LC zone, including the proposed convenience store with gasoline and diesel products as allowed with the SUP.Surrounding Land Use: Located to the north and the east is the Vineyard single-family residential subdivision. Directly west of the subject site, across North Greensferry Road, is the Fieldstone at Prairie Falls 4th Addition single-family residential subdivision. The Prairie View Elementary School is located across East Poleline Avenue to the south of the subject site.Surrounding Zoning Districts: The properties to the north, east, west, and south are zoned single-family residential. To the southeast is property zoned Public Reserve.Water Provider: Ross Point Water DistrictSewer: City of Post Falls**SUP REVIEW CRITERIA (Post Falls Municipal Code Title 18.20.070, Subsection B):**

The Planning and Zoning Commission shall hold a public hearing and shall review the particular facts and circumstances of each proposed special use. In granting a Special Use Permit, the planning and zoning Commission may attach appropriate conditions to mitigate impacts, and to ensure conformance with the intent of the Comprehensive Plan and applicable provisions of this title. The application for a Special

Use Permit may be approved as presented, conditionally approved, or denied by the planning and zoning Commission upon determining the following:

1. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district:

Staff Response: The LC zone permits neighborhood compatible commercial retail and service uses of modest scale in areas not conveniently served by existing or proposed commercially designated land. A convenience store is an outright permitted use within the LC zone. The proposed use is a 7-Eleven business with associated fuel pumps which may provide some daily needs to the surrounding residential subdivisions. The location is at the northeast corner of the intersection of Greensferry Road and Poleline Avenue, both of which are minor arterials and are capable of accommodating the vehicle traffic volumes associated with a gas station / convenience store.

2. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state:

Staff Response: The land Use Table contained in PPMC 18.20.030 has established Convenience Store with gas as an allowable special use in the LC zone through an approved Special Use Permit.

Land Use Category	Zoning Classifications				
	R1S	R1	R2	R3	LC
Convenience store	-	-	-	-	P
Convenience store with gas	-	-	-	-	S

3. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses in the vicinity of the proposal:

Staff Response: Development of a gas station and convenience store will be required to comply with the requirements of the Department of Environmental Quality (DEQ), Kootenai County Fire & Rescue, and the City of Post Falls Site Plan Review process. The standards required by these processes should mitigate the risks associated with storage and sale of petroleum products.

Transportation: The proposed special use is not anticipated to produce impacts that would adversely impact the adjoining transportation systems. The project is part of a subdivision that fronts the intersection of Poleline Avenue and Greensferry Road, both Minor Arterial Roadways. The primary access for the Special Use will be from the access point on Poleline Avenue. Development of the underlying subdivision will provide a secondary access point to Greensferry Road. The current roadway network has capacity in the immediate vicinity to facilitate long term traffic operations with improvements that are required as part of site development and within the City's Capital Improvement Plan for streets. The City's Transportation Capital Improvement Plan, which is funded by street impact fees, has a project to relocate portions of the Poleline Ave. / Greensferry Rd. signal to accommodate the roadway widening (NKN7). City Staff will work with the project proponent to coordinate the work.

Access to the adjoining roadways will be required to conform to the City's Access Management Standards.

Water Reclamation: The site will be connected to the City's Water Reclamation Facilities. Existing facilities are located adjacent to the site in Poleline Avenue. An existing 4" Sewer Service Stub is available at the site, having been extended with previous projects. Additional sewer services are proposed as part of the underlying subdivision. Existing structures on the property are identified for removal. Existing septic systems will need to be decommissioned in conformance with Panhandle Health Requirements. Appropriate sewer capitalization fees and connection to sanitary sewer would be identified and completed with the Site Plan Review process. The property is not subject to any Sewer Surcharges or Local Improvement Districts. The City's sewer system has current capacity and the City is willing to serve the proposed use.

Domestic Water: The project is in the Ross Point Water District. Existing water mains for the District are located in Poleline Avenue and Greensferry Road.

4. Whether the proposed use will/will not comply with the goals and policies found within the Comprehensive Plan:

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

Staff Response: In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base within City limits. This plan supports strategies that build and sustain a diverse, balanced economic base, retain existing quality of life assets, and help keep Post Falls prosperous. Business development at this location may provide opportunities for employment and services in proximity to residential areas, which may be seen as providing community prosperity and fiscal health.

Goal 3: Maintain and improve Post Falls' small-town scale, charm and aesthetic beauty.

Staff Response: This goal identifies lower-scale, walkable, small-lot development patterns as being tied to Post Falls' small-town scale, charm and aesthetic beauty. The proximity of small-scale commercial services in proximity to residential zones promotes walkability in this area.

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

Staff Response: Development of these parcels would be considered infill development and would bring the adjacent multi-modal transportation infrastructure up to current standards, including street improvements, bike lanes, and pedestrian paths. The missing improvements located on the underlying site are considered a priority need for access to the schools on the south side of Poleline Avenue.

Goal 12: Maintain the City of Post Falls' long-term fiscal health.

Staff Response: Development of this property will contribute to the City's public infrastructure improvements through the payment of impact fees, as well as the developer's participation in improving the adjacent multi-modal transportation infrastructure. Business development in Post Falls contributes to the overall fiscal resiliency within the community through sales taxes and job creation.

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service;

Staff Response: Impact Fees will be paid at the time of permit issuance to assist maintaining the community levels of service.

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

Staff Response: Business development in Post Falls contributes to the overall fiscal resiliency within the community through sales taxes and job creation.

- Maintain and enhance resident quality of life;

Staff Response: As motor vehicles are the dominant mode of transportation within the community, petroleum products are a resource that is needed. Convenience stores may provide a number of food and household products which are also needed resources within the community. There are no gas stations or convenience/grocery stores within three-quarters of a mile of the subject site. Completion of missing segments of pedestrian and vehicular facilities will aid with maintaining and enhancing levels of service for transportation.

- Promote compatible, well-designed development;

Staff Response: Any development of this site will be required to conform to State and City standards. A gas station may be an appropriate land use in close proximity to the minor arterial intersection of Poleline Avenue and Greensferry Road. The associated convenience store is a compatible land use with the surrounding residential and educational land uses.

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

Staff Response: This analysis within the staff report addresses this policy point.

Policy 3: Encourage development patterns that provide suitably-scaled, daily needs services within walking distance of residential areas, allowing a measure of independence for those who cannot or choose not to drive.

Staff Response: The convenience store associated with the proposed gas station may provide some daily needs within close proximity to the neighboring residential subdivisions.

Policy 5: Direct the location of commercial shopping centers to areas near arterial intersections and high traffic areas.

Staff Response: The subject site is in close proximity to the minor arterial intersection of Greensferry Road and Poleline Avenue. The proposed gas station would accompany a commercial convenience store as well as potential commercial development of the additional lots within the subdivision.

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

Staff Response: The subject property is an underutilized property and can be considered infill development. The proposed convenience store with gas will provide services to the neighboring residential subdivisions.

Policy 25: Improve year-round access, safety, utility, convenience and service levels for alternative modes of transportation, including:

- Walking;

Staff Response: Subdivision and development of this property will include development of the 10-foot multi-use trail along Poleline Avenue and a 6-foot sidewalk along Greensferry Road.

- Bicycling;

Staff Response: Subdivision and development of this property will include improvements to the right-of-way, including the required bicycle lane(s) and extension of the existing multi-use trail along the north side of Poleline Avenue.

- Public transit services;

Staff Response: Not applicable.

- Rideshare/carpooling.

Staff Response: Not applicable

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

Staff Response: Subdivision and development of this property will include improvements to the adjacent pedestrian path and bicycle lane(s), as outlined in Policy 25.

Policy 27: Work to improve street connectivity in all areas of Post Falls, improving walkability, public health and safety, and transportation efficiency.

Staff Response: This policy is addressed in response to Policy's 25 and 26.

Policy 43: Work towards compliance with accessibility requirements in accordance with Americans with Disability Act (ADA).

Staff Response: Subdivision and development of this property would include improvements to the adjacent pedestrian path in compliance with current ADA standards.

Policy 67: Promote linking greenbelts, trails and open space areas with related features and destinations throughout the region.

Staff Response: This policy is addressed in response to Policy's 25 and 26.

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 Ross Point Water 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-3b) 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.

Each parcel will be responsible for maintenance of landscaping and irrigation, including snow removal from sidewalks/trail, for the public rights-of-way adjoining the project.

Traffic Signal relocation in the northeast corner of the Poleline Avenue / Greensferry Road will need to be coordinated between the project proponent and the City. The signal relocation would be part of Transportation Impact Fee Project (NKN7).

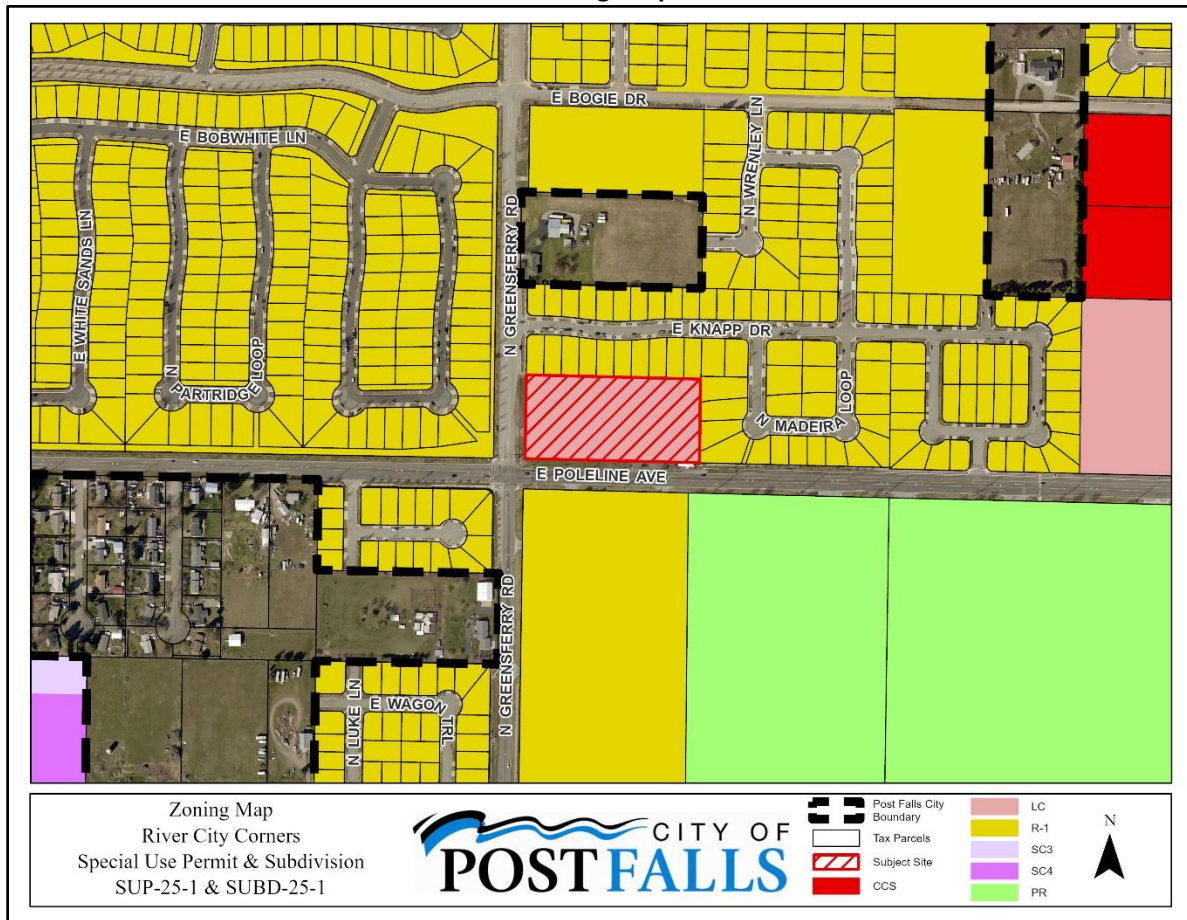
4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.

Staff Response: This subject property is located over the Rathdrum Prairie Aquifer. The Phillips 66 Pipeline runs through the proposed subdivision, over which the 50-foot easement is proposed to be maintained as open space. 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: Convenience stores with gas are allowed with a Special Use Permit (SUP) through the Land Use Table (18.20.030) within the Limited Commercial (LC) zoning district. Many additional commercial uses are outright permitted through the Land Use Table within the LC zoning district. Additional commercial uses will be assessed at the time of development for their compliance with Post Falls Municipal Code requirements. If the SUP is approved the proposed subdivision would be consistent and conforming with the zoning of the proposed convenience store with gas. The proposed subdivision is consistent and conforming with many other commercial uses.

Zoning Map



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. The City's Transportation Capital Improvement Plan, which is funded by street impact fees, has a project to relocate portions of the Poleline Avenue / Greensferry Road signal to accommodate the roadway widening (NKN7). City Staff will work with the project proponent to coordinate the work.

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 SUP 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 subdivision was sent to appropriate jurisdictions and mailed to property owners within 300 feet of the proposed project on July 8, 2025. Notice has been published in the Coeur d'Alene Press on July 10, 2025. The property will be posted by July 18, 2025.

MOTION OPTIONS FOR THE SUP: The Planning Commission may approve the requested Special Use Permit as presented, approve with conditions, or deny the Special Use Permit request. 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 River City Corners Subdivision and SUP. 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 a single phase.
4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
6. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards.
7. 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.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1a	SUP Application
Exhibit A-1b	SUBD Application
Exhibit A-2a	SUP Narrative
Exhibit A-2b	SUBD Narrative
Exhibit A-3a	SUP Conceptual Plan
Exhibit A-3b	SUBD Conceptual Plan
Exhibit A-4	Letter of Authorization
Exhibit A-5	Ross Point Water District Water Will Serve

Staff Exhibits:

Exhibit S-1	Vicinity Map
Exhibit S-2	Zoning Map
Exhibit S-3	Future Land Use Map
Exhibit S-4	Staff Correspondence

SUP-25-1

Special Use Permit

Status: Active

Submitted On: 2/27/2025

Applicant

ACE Solutions



208-777-1854



info@acesolutions.pro



761 N Thornton Street

Suite C

Post Falls, Idaho 83854

Applicant Information**Applicant Type***

Engineer

Applicant Name*

ACE Solutions, LLC

Phone*

208-777-1854

Email*

info@acesolutions.pro

Address*

761 N Thornton Street, Suite C

City, State & Zip Code

Post Falls, Idaho 83854

Owner Information**Name***

Tony Marmon

Company

River City Corners LLC

Phone*

208-661-3361

Email*

tonym@teamlegacyhc.com

Address*

PO Box 998

City, State & Zip Code

Hayden, Idaho 83835

Site Information

Proposed Project Name*

River City Corners

Description of Project*

Change in use from current zoning

Existing Zoning

Limited Commercial LC

Adjacent Zoning

R1

Current Land Use

open, residential

Adjacent Land Use

Residential

Size of Site

4.0631

Site Density, if applicable

1

Application Certification

All exhibits presented will need to be identified at the meeting, will be entered into the record, and retained on file.*



The applicant (or representative) must be at the meeting representing this proposal or the application will not be heard. The applicant will be responsible for costs in re-noticing 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 contact buyer. *

✓ Kathleen Landsiedel
Feb 24, 2025

SUBD-25-1

Subdivision Application

Status: Active

Submitted On: 2/26/2025

Applicant

ACE Solutions

208-777-1854

info@acesolutions.pro

761 N Thornton Street
Suite C
Post Falls, Idaho 83854

Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Engineer

Proposed Subdivision Name*

River City Corners

Number of Lots*

5

Size of Site

4.09

Average Size of Lots

0.81

Existing Zoning

Light Commercial

Adjacent Zoning

R1

Current Land Use

R1

Adjacent Land Use

R1

Density

1

Description of Project*

5 lot commercial subdivision

Site Information**Comprehensive Plan Designation**

Limited commercial

Location of Proposed Access to Site

Greensferry Road & Poleline Road

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

Greensferry Road ROW 110' -pavement width 54'

Poleline Avenue ROW 105' - pavement width 53'

Size & Point of Water Connection

North edge of Poleline = 6" water main

East half of Greensferry Rd = 12" water main

Size & Point of Sewer Connection

North half of Poleline = 8" sewer

West half of Greensferry Road = 8" sewer

Name & Location of Nearest School

Post Falls High School

2832 E Poleline Ave

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

KCFR Station 1

404 N Idaho Street

2.5 miles from site

Physical Description of Site (topography, cover, features)

Flat, grass

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

No

Water District*

Ross Point Water District

Owner Information

Name*

Tony Marmon

Company

River City Corners

Phone*

208-661-3361

Email*

tonym@teamlegacyhc.com

Address*

PO Box 998

City, State, Zip Code

Hayden, Idaho 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. *



Kathleen Landsiedel

Feb 24, 2025



**SPECIAL USE PERMIT
NARRATIVE FOR RIVER CITY CORNERS
POST FALLS, IDAHO**

**ACE 24-073
ADDENDUM 3/7/2025**

***PFMC18.20.070, A.
Description Of the "Use" Proposed***

ACE Solutions acting as the authorized applicant on the behalf of Tony Marmon, the Owner, is requesting a Special Use Permit for the proposed 7-11 Convenience Store who rightly declares this proposed facility, as being a small retail business. This business will include the provision of self-serve gasoline and diesel products that will occur entirely within the boundary of the Limited Commercial (LC) zone of the project site. This particular retail feature is the component that triggers the Special Use Permit activity in which this document is attempting to apply for, support and defend with the use of the PFMC.

This 4.06 acre parcel is zoned LC "Limited Commercial" per the latest online City of Post Falls Zoning Map and *CODE OF ORDINANCE, TITLE 18-ZONING, PFMC18.20.070*.

This LC zoning designation typically allows for small scale retail businesses, service establishments, offices & professional services. There is currently allocated 5 lots on this proposed project. Of the 5 lots, one lot has an interested convenience/retailing company that appears to be the first to join this project and that company is 7-11.

We have included what configuration is the most appropriate for the lot they (7-11) agreed to build upon. Please note that "The Vineyard" Subdivision on the north/east side of the proposed project is Zoned R1. There exists a Valve Building located on the west side of the site that has a 10" gas line buried on the site. There is electrical power and a telemetry dish that tracks the performance of the Valve Building, and all accoutrements attached to the gas line. There is also a 3 stranded circumference of barbwire that supplements the security fence which encircles the building.

ACE Solutions has attached a Site Plan/Exhibit of the proposed site to supplement this narrative regarding how the intent of this project is being revealed.

In the PFMC 18.20.070, A., the code asks the "Manner of Implementation" of the proposed Use, include in appearance and configuration. We do not foresee all 5 lots being constructed at the same time. If somehow all 5 lots are constructed at the same time, we will manage the construction as best as we can regardless of how many lots start construction at the same time. We have no sense of the footprint of the other four buildings yet, except for 7-11 building. Since we

have site plan information for just 1 lot at present, we have ample room and conducive location for parking and HPV/Pedestrian traffic to the site. At present we have no imagery of the Architectural facets each building will possess.

In PPMC 18.20.070, A., the code continues to ask how it would be compatible with infrastructure and land Uses present and future, and why the proposal would be in the public interest. The existing north bound traffic lane of Greensferry Road and the west bound traffic lane of Poleline Ave. have only 1 lane each at present. COPF and ACES along with a host of other people, know these 2 roads will have to be widened with this proposed subdivision. When these two roads are widened it will make the entrance onto Greensferry Road & Poleline Ave. from the project much safer as will entering the site.

In addition to the street roadways being widened, the existing 10' asphalt pedestrian path that is terminated at the southeast area of the site is proposed to be extended to the northeast corner of Greensferry Road & Poleline Ave. The extension of this path will also contribute significantly to the pedestrian foot traffic and the Human Powered Vehicle (HPVs) patrons that will visit this project, especially 7-11. to purchase supplements for home kitchen foods, eggs, milk and bread when completed. There is no facility in this area that is considered a grocery store where certain foods can be purchased as well as gasoline. The trend appears to be the continue construction of single family home with out the consideration that these properties keep increasing the distance needed to travel to pick where certain small foodstuffs that tend to run out in a moments notice in single family households.

With the large volume of R1 residential units in the vicinity, having a facility such as a 7-11 convenience store very close by for much needed home staples such as, milk, bread and eggs alleviates and unnecessary longer trip to a grocery store. I believe that such a facility would be well received by interested public.

Not to mention the High School across the street where the likelihood of students patronizing the proposed 7-11 store is quite expected.

Special Use Permit Overview:

Identify the precent Comprehensive Plan designation: Per 2 page, Special Use Permit Requirements Per the CODE OF ORDINANCE, TITLE 18-ZONING, PPMC18.20.070, According to latest online City of Post Falls Zoning Map, this 4.06 acres is zoned Limited Commercial (LC). The designation of LC Zone permits "neighborhood compatible commercial retail and service Uses of modest scale in areas not conveniently served by existing or proposed commercially designated lands. This zoning district is compatible with residential lands that would accommodate medium Density residential land Uses. Residential Uses may be allowed at densities permitted by the Medium Density Residential (R2) Zone by Special Use Permit. Lot area and building bulk and placement requirements shall agree with the values set forth in section 18.20.040, "Official Bulk and Placement Regulations Table," of this title.

PPMC18.16.010 Establishment of Zoning Districts, B. Commercial Zones, 1.

Limited Commercial (LC). The LC Zone permits neighborhood compatible commercial retail and service Uses of modest scale in areas not conveniently served by existing or proposed commercially designated lands. This zoning district is compatible with residential lands that would accommodate medium *Density* residential land Uses. Residential Uses may be allowed at densities permitted by the Medium *Density* Residential (R2) Zone by *Special Use Permit*. Lot area and building bulk and placement requirements shall agree with the values set forth in this section.

Per the City of Post Falls Comprehensive Plan 2020, page 2.5, Commercial, Purpose, The Commercial land use designation provides for a wide variety of general services, retail, professional office, and mixed (commercial and multi-family) uses that serve local and regional residents as well as the traveling public. The Commercial category generally applies to regional and community shopping centers and professional office developments. Retail and Office Commercial areas are generally located throughout the city along major arterial streets. Typical building types include commercial buildings, shopping centers, and office buildings. Future changes to Retail and Office Commercial areas are expected to include additional commercial and mixed-use developments that create a more pedestrian oriented commercial centers and corridors mixed with multifamily housing.

Principal Uses & Character: This category includes a broad mix of commercial, retail, professional office, civic, and cultural uses. Residential uses may be permitted by the implementing zoning district. Active uses are emphasized along key block frontages to focus pedestrian-oriented commercial activity. Multi-story buildings and a mixture of uses are encouraged. Design standards that enhance the character of these areas, improve pedestrian connections and promote compatibility between permitted uses are important.

Per the above commercial zone declaration from Municipal Code 18.20.070 and the City of Post Falls Comprehensive Plan 2020, page 2.5, Commercial, Chapter of Land Use, it appears states it appears the key intent of the Municipal Code 18.20.070.

Discuss the relationship of the proposed use to the Comprehensive Plan: In referencing the COPF Comprehensive Plan 2020, page 2.5, Commercial, Chapter 2 of Land Use, The Commercial land use designation provides for a wide variety of general services, retail, professional office, and mixed (commercial and multi-family) uses that serve local and regional residents as well as the traveling public. In one of our earlier exhibits we had a total 6 lots where we surmised what kind of businesses we would like to attract to the project that would be compliant with both the Municipal Code 18.20.70 and the City of Post Falls Comprehensive Plan 2020, page 2.5, Commercial, Chapter of Land Use. We still want to incorporate these type businesses, but the following are what we initially had in mind to give the COPF an indication of our intentions for this project.

Initially when we first calculated lot sizes and searched for suitable businesses that the code would accept, we thought that Lot 1, located southwest of the site, would be an appropriate location for a drive through Coffee Shop where you could also park and enjoy coffee inside the building or out.

For Lot 2, we envision a typical fast-food restaurant just to the east of Lot 1.

As we progress even more to the east, on Lot 3 we have a Retail space sharing parking with a series of Professional Services Offices comprising Lot 4.

To the north of Lot 4, we visualized a daycare facility with a tucked away location that would be safe from fast moving traffic and a larger lot size to allow for a bigger outside play area.

Last, we “had” the largest lot that initially we felt would be located in the northwest area of the site was proposed to be a 7-11 Convenience Store. Please note that Phillips 66 (P66), the owner of the 10” gas line that pretty much splits the site in half, would like to have a sizeable “No Parking Zone” established between the Convenience store and existing Valve Station that is connected to the 10” gas line. P66 would like this paved No Parking Zone area for their Boom Truck in the event work

needs to be performed at the Valve Station. This Valve Station has power and a telemetry system (satellite dish) in addition to the pipeline appurtenances which monitor physical activities of the pipeline. There is a 3 strand barbed wire security Chain Link Fence that encloses the existing Valve Station with an actual prefabricated Valve Station Building.

It appears at present there is to be a combining of lots due to 7-11 agreeing to build upon the site. Formerly, when there were 6 lots, lots 3 & lot 4 were located in the southeast area of the site. Since 7-11 has agreed to be apart of this project as of just recently, they wish to build on these lots and just combine them into one lot which will be lot 3. Now, there will only be 5 lots to the site and 7-11 appears to be the first confirmed tenant.

Finally, explain how this development is compatibility with adjacent and other properties in the district. It appears from the latest online City of Post Falls Zoning Map that the proposed site is surrounded by properties that are zoned R1 and the High School across the street is zoned PR (Parks & Rec.).

According to PPMC18.16.010 Establishment of Zoning Districts, B. Commercial Zones, 1., Limited Commercial (LC). The LC Zone permits neighborhood compatible commercial retail and service Uses of modest scale in areas not conveniently served by existing or proposed commercially designated lands. This zoning district is compatible with residential lands that would accommodate medium Density residential land Uses. Residential Uses may be allowed at densities permitted by the Medium Density Residential (R2) Zone by Special Use Permit. Lot area and building bulk and placement requirements shall agree with the values set forth in section 18.20.040, "Official Bulk and Placement Regulations Table," of this title.

According to the code above it states that the LC designation is created to be acceptable with a medium density residential (R2) zone which is a greater density than that of a R1 which our site is surrounded by. I understand that this proposed site that is currently LC will have the appropriate compatibly with the proposed site plan.

Include the following review criteria for PPMC18.16.010 Establishment of Zoning Districts, B. Commercial Zones, 1., Limited Commercial (LC):

- 1. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.** I believe that I have presented the codes and compared them for compatibility and the need for a SUP and a Public Hearing is merely a formality.
- 2. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the City and the State.** In assembling this SUP narrative, I believe that I have presented the codes and compared them for compatibility and the need for a SUP and a Public Hearing is merely a formality.
- 3. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses in the vicinity of the proposal.** There is nothing being proposed for this project that one reviewing this SUP narrative would consider as being a hinderance to the health, safety and welfare of the public or with land uses in the vicinity of the site. Please consider the extent that we have demonstrated our resolve to ascertain in-situ site conditions even before we have turned a shovel of dirt. On February 5 of this year we attempted to pothole the existing 10" gas line so we could perform an accurate as build survey of the pipe for design purposes.

As a Licensed Civil Engineer there is considerable responsibility on my hands as I design and build infrastructure for Civilian applications. I will investigate anything I believe needs attention to resolve any doubt I have in my mind about something.

4. Whether the proposed use will/will not comply with the goals and policies found within the Comprehensive Plan.

Per the City of Post Falls Comprehensive Plan 2020, page 2.5, Commercial, Purpose, The Commercial land use designation provides for a wide variety of general service, retail, professional office, and mixed (commercial and multi-family) uses that serve local and regional residents as well as the traveling public. The Commercial category generally applies to regional and community shopping centers and professional office developments. Retail and Office Commercial areas are generally located throughout the city along major arterial streets. Typical building types include commercial buildings, shopping centers, and office buildings. Future changes to Retail and Office Commercial areas are expected to include additional commercial and mixed-use developments that create a more pedestrian oriented commercial centers and corridors mixed with multifamily housing.

Principal Uses & Character: This category includes a broad mix of commercial, retail, professional office, civic, and cultural uses. Residential uses may be permitted by the implementing zoning district. Active uses are emphasized along key block frontages to focus pedestrian- oriented commercial activity. Multi-story buildings and a mixture of uses are encouraged. Design standards that enhance the character of these areas, improve pedestrian connections and promote compatibility between permitted uses are important.

Upon granting a special use permit, the Planning and Zoning Commission may attach conditions including, but not limited to:

1. **Minimizing adverse impact on other developments.** With a potential list of what we believe would be the most suitable businesses for the zoning on this lot, all we can do now is allocate the lots to the most appropriate applicant for an assignment to a lot. I do not see any evidence of how this project will impart an adverse effect on other developments. As I assessed the area near the proposed site, there is a considerable amount of residential development that has occurred and nothing that I could find that would be considered mixed-use development. As was mentioned earlier, these large subdivisions of just residential housing are causing those that live in them, to drive further and further to purchase items from different stores, conduct various business transactions and the like. Having a facility such as 7-11 in close proximity to the residential subdivisions is a pleasant addition to the various subdivisions of the
2. **Controlling the sequence and timing of development.** The sequence and timing of development will follow how many companies sign on with businesses declarations that are appropriate and fit well with in the Limited Commercial code it is designated as. Then there is the process of going through COPF permitting process and there are funding concerns, the list can potentially be endless. It will also depend on the structure and how difficult it is to construct. Another component is the availability of suitable employees to be present and productive every day. Some components are easier to control than others. It is our goal to control what we can, as best as we can but not take more than an inordinate amount of time to complete this development.

3. **Controlling the duration of development.** Again, there are many facets to a construction project and we are committed to ensuring “controlling/managing” what we need to do for it to be completed successfully.
4. **Assuring that development is maintained properly.** I am certain that my client being a small business owner himself will take appropriate precautions to ensure his investment is maintained properly and in good working order. Additionally, I believe that if unfavorable issues develop on the site he will address them and rectify them as soon as they are discovered like most respectable business owners .
5. **Controlling the location and setbacks of development.** The location of this proposed site is fixed and nothing can be done about that as are the setbacks. We will utilized what we have to work with and make the best decisions we are able to work within the constraints of the site.
6. **Requiring more restrictive standards than those generally required in the zoning ordinance.** I am unaware of any issues or reasons why more restrictive standards would be implemented on this proposed project



NARRATIVE FOR RIVER CITY CORNERS

ACE 24-073

FEBRUARY 2025

Overview:

Location:

The property consists of one, 4.06-acre parcel, P-7050-25-057-AB, AIN: 144025, in Section 25, Township 51N, Range 5W, Boise Meridian. Kootenai County Assessor lists the property address as 2545 E. Poleline Ave., Post Falls, ID. This parcel is located on the northeast corner of Greensferry Road and Poleline Avenue, north of the City of Post Falls, ID. Kootenai County, ID.

There is a 10" high pressure gas line that has a Valve Station within the (30' x 35') CLF area on the east side of Greensferry Road which is the west side of the project site. This gas line has a direction of about N77°E at a distance of about 600' across the site. There is a building with power and an external telemetry dish. A Phillips 66 representative located the position of this gasline with yellow flags. There was an attempt to pothole, expose and locate the gas line on the morning of 2/5/2025, however the ground was still frozen and the potholing will have to resume when it is warmer. The exact location of this line is crucial in determining design features that will have to be situated on the site.

Topography:

The site has a flat grade throughout about 90% of the site but rises about 5' as one approaches the existing barn/shop structure at the very southeast area of the property which is about a 5% positive incline. The eastmost area of the 4 acres land currently has a single-family residence with several outbuildings and a handful of fenced livestock corrals which comprises ~1.6 acres of the site. There is considerable pavement in this region of the property with a host of established deciduous trees between Poleline Ave. and the existing buildings.

According to the FEMA FIRM MAP NUMBER 16055C0385E this 4 acre parcel has a designation of Zone X which transcribes: "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1' of with drainage areas of less than 1 sq mile; and areas protected by levees from 1% annual chance flood".

Zoning:

This 4.06 acre parcel is zoned LC "Limited Commercial" per the latest online City of Post Falls Zoning Map. This zoning designation typically allows for small scale retail businesses, service establishments, offices & professional services. Please note that "The Vineyard" Subdivision on the north/east side of the proposed project is Zoned R1.

Proposed Development:

With the current zoning designation of LC "Limited Commercial" the proposed River City Corners project

will entail the commercial development of 5 separate lots on the parcel. There are several prospective tenants such as a convenience store, coffee shop, fast food, retail space and professional services that have expressed interest in leasing a lot in this project. The design of the site subdivision was influenced by the following Goals and Policies portion from the City Of Post Falls 2020 Comprehensive Plan. Under this Resolution No. 20-07, CPA-0001-2020 signed by Mayor Jacobson 7/7/2020. Under this comprehensive plan "Land Use Goals" of this plan, the following goals are intended to be met:

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

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

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

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

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

Provide and support Post Falls' parks and recreational opportunities on-pace with growth. [G.10]

Maintain the City of Post Falls' long-term fiscal health. [G.12]

Maintain, update, coordinate and implement Post Falls' policy and regulatory documents. [G.13]

Involve the community of Post Falls in all local government planning and decision-making. [G.14]

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

Additionally, under this comprehensive plan City of Post Falls "Policies" are intended to be met: expected and acceptable behaviors.

Encourage residential development patterns typically featuring: [P.06]

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

Encourage the development of off-corridor access and circulation for commercial and mixed-use areas abutting limited-access arterials. [P.07]

Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits. [P.08]

Encourage annexation of County “islands” within the City, with priority given to areas: [P.09]

- *Surrounded by incorporated areas;*
- *That have readily-available service infrastructure and capacity;*
- *That support increased development intensity near the urban core.*

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

Plan and locate private and public utilities consistent with best management practices. [P.40]

Encourage the formation of homeowners’ associations to maintain private streets, common neighborhood trails and open space areas, and adjacent landscaping along public rights-of-way. [P.55]

Promote linking greenbelts, trails and open space areas with related features and destinations throughout the region. [P.67]

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

Continue to provide storm water collection and treatment through use of grassy infiltration areas and encourage the use of new or improved technology whenever practical. [P.82]

Lots

This 5-lot proposal is zoned LC “Limited Commercial” which typically allows for small scale retail businesses, service establishments, offices & professional services, etc. The lots will be designed following the criteria in Title 18-Zoning of the City of Post Falls’ Code of Ordinances which lists several zoning classifications. Also, under this Title 18.20.030 -Zoning matrix, the very last column lists a LBCS Dimensions (Land Based Classification Standard). Land Use table that further expresses local planning purposes with these dimensions: Land Use based on Activity, Function, Structure Type, Site Development Character and Ownership.

There will be considerable open spaces on this 5-lot project. There is an existing buried 10” gas line that crosses the site as depicted in our exhibit. There is a Valve Building for the gasline with power and an external telemetry dish located at the west property line of the site, on the east side of GreensFerry Road. This gas line has a direction of about N77°E at a distance of about 600’ across the empty field just north of the existing building at the east area of this property.

The Phillips-66 representative located the gasline and placed yellow flags over the position of it. There was an attempt to pothole, expose and survey the gas line on the morning of 2/5/2025, however the ground was still frozen and the potholing will have to be continued when the frost is gone. It is our intention to pothole this gas line to collect survey grade asbuilt data for use in the design phase of the project.

It is anticipated that the gasline area will have its own unique open space for Phillips-66 has strict guidelines regarding the placement of infrastructure elements near this type of asset.

The Vineyard Subdivision to the north and east of this project is zoned with a R1 designation which claims the distinction of Single-Family Home on one lot of minimum size or larger. There is an existing pedestrian path that is terminated at the southeast corner of the site & stops short of what appears to be a well. We have been unable to confirm that the well is still active or not. Several documents

show this well as having a "20' Well Easement for Pour Boys Water Association" shown leading from but so far we have been unable to determine if it is still an active well.

Streets/Sidewalks:

There will be 2 access routes to the site. The first access point will be from Greensferry Road and will grant liberty of entrance to all 5 businesses. The distance from the section corner monument located at the intersection of Greensferry Road & Poleline Ave. to this northwest entrance is about 314'. This road section will be widened with asphalt about 19', at the end of Greensferry to a width of about 24' at the midpoint and will close with a width of 7'. It will have a curb and gutter section that will parallel the street front and will have a 5' concrete sidewalk which will be separate from the road.

The 2nd entrance will be from Poleline Avenue is about 350' from the section corner monument located at Greensferry Road & Poleline Ave. and will also allow travel to any of the 5 businesses located on the site. Poleline Avenue will have its asphalt roadway surface widened to about 15' at an approximate length of 600' with curb and gutter. With this roadway work will also come the addition of a 10' asphalt pedestrian path of about the same length.

There is anticipated to be one interior road crossing over the gas line on the site. We have received design criteria from Phillip-66 regarding roadways designs over gas lines. There will be no parallel roadways over the gasline on this site.

There is ~10' wide pedestrian path on the northside of Poleline Road that stops at the southeast area of the site. This asphalt pedestrian path will be extended to the NE corner of Greensferry and Poleline where it will be terminated. At Greensferry and Poleline, Greensferry Road will be widened and will have 5' concrete sidewalk added until it is connected to the sidewalk terminated at the Vinyard/RiverCity Corners property line.

Along the northside Poleline Road there will be 5 wood power poles that will need to be relocated closer to the property line. There is one single metal light pole that will need to be moved, and a metal light pole with traffic signalization lamps attached and one traffic Opticon. This area has buried utilities along the existing fence that will have to be relocated that are not yet surveyed.

Sanitary Sewer

There will need to be 5 sanitary sewer services that will need to be constructed to the site. Lots 1,2 & 3 will need to be connected to the existing 8" sanitary sewer line located in the north half of Poleline Road. Lots 4 & 5 can be connected to the existing 8" sanitary sewer line that is located in the west half of Greensferry Road. These sewer lines appear to be gravity lines.

Domestic Water

There will need to be 5 potable water services that will need to be constructed to the site. Lots 1,2 & 3 will need to be connected to the Ross Point 6" water supply that is located on the north edge of Poleline Ave. Lots 4 & 5 can be connected to the Ross Point 12" waterline that is located in the east half of Greensferry Road.

Electric Power, Gas and Phone/Communication

Electricity and natural gas can be provided by Avista Utilities as Natural Gas locates are visible along the east side of Greensferry Rd. Electricity can be connected via the power lines along N. side of Poleline Ave. There also appears to be a fiber optic line along the ROW on the east side of Greensferry Rd.

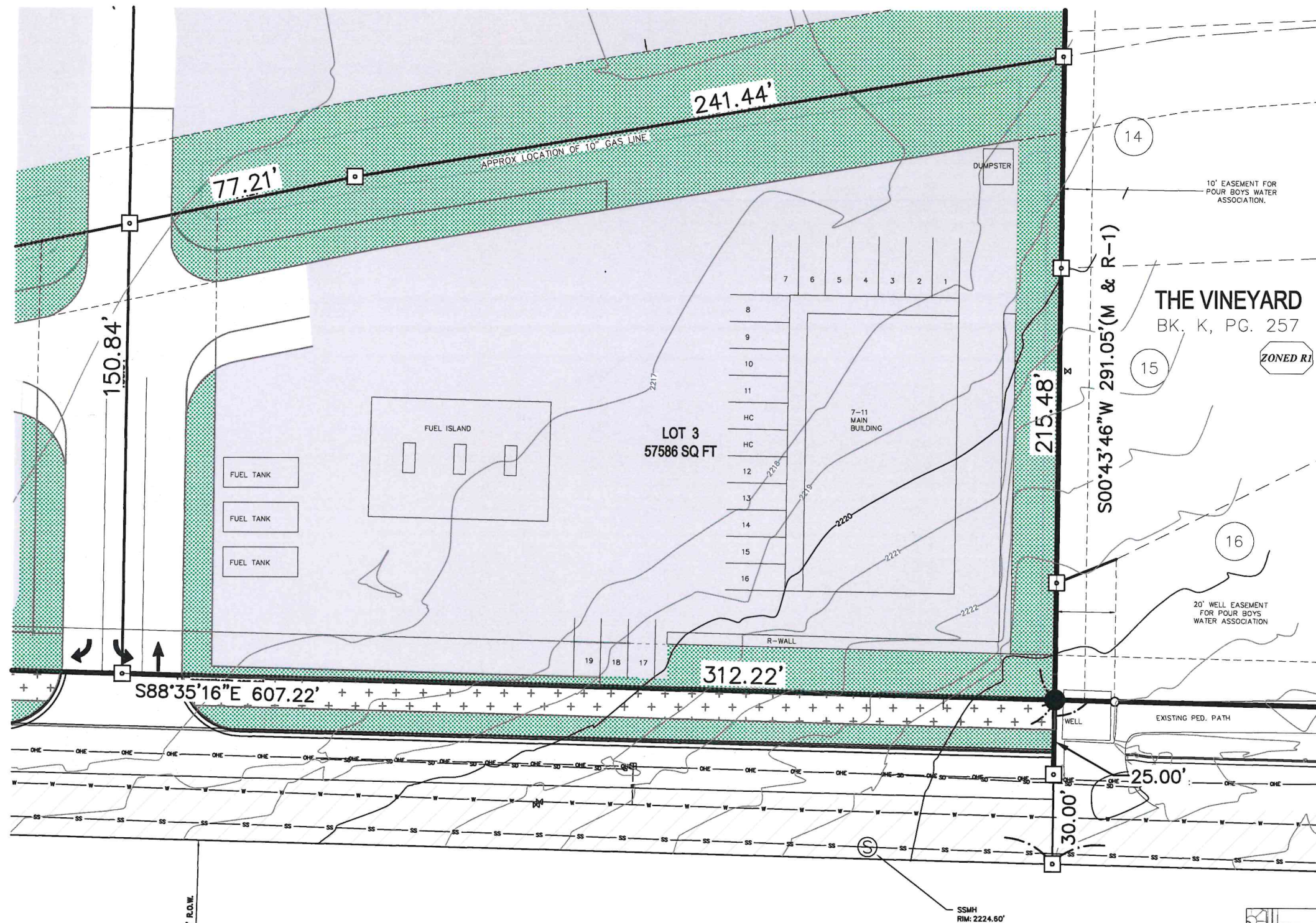
ORIGINAL ON FILE AT ACE
SOLUTIONS

EXHIBIT - LOT 3
RIVER CITY CORNERS
CITY OF POST FALLS, IDAHO

[illegible]

DUE DATE: 4/5/19
 DT DATE: 2/28/20
 AWN BY: JM
 ECKED BY: RJG
 G FILE: 24-073 SP
 QJ # 24-073
 EET TITLE:
 XHIBIT: RIVER
 CITY CORNERS
 OT 3

1



OPEN SPACE/LANDSCAPE AREA
SHOWN MAY VARY ONCE LOTS ARE
DEVELOPED.

CONTOURS SHOWN ARE PRE-DEVELOPMENT.

Parcel Number: P705025057AB
Acres: 4.06
Site Address: 2545 E POLELINE AVE, POST FALLS
Legal Description: POST FALLS IRR TRS, S2-TR 57 EX RW BLK 25 2551N05W

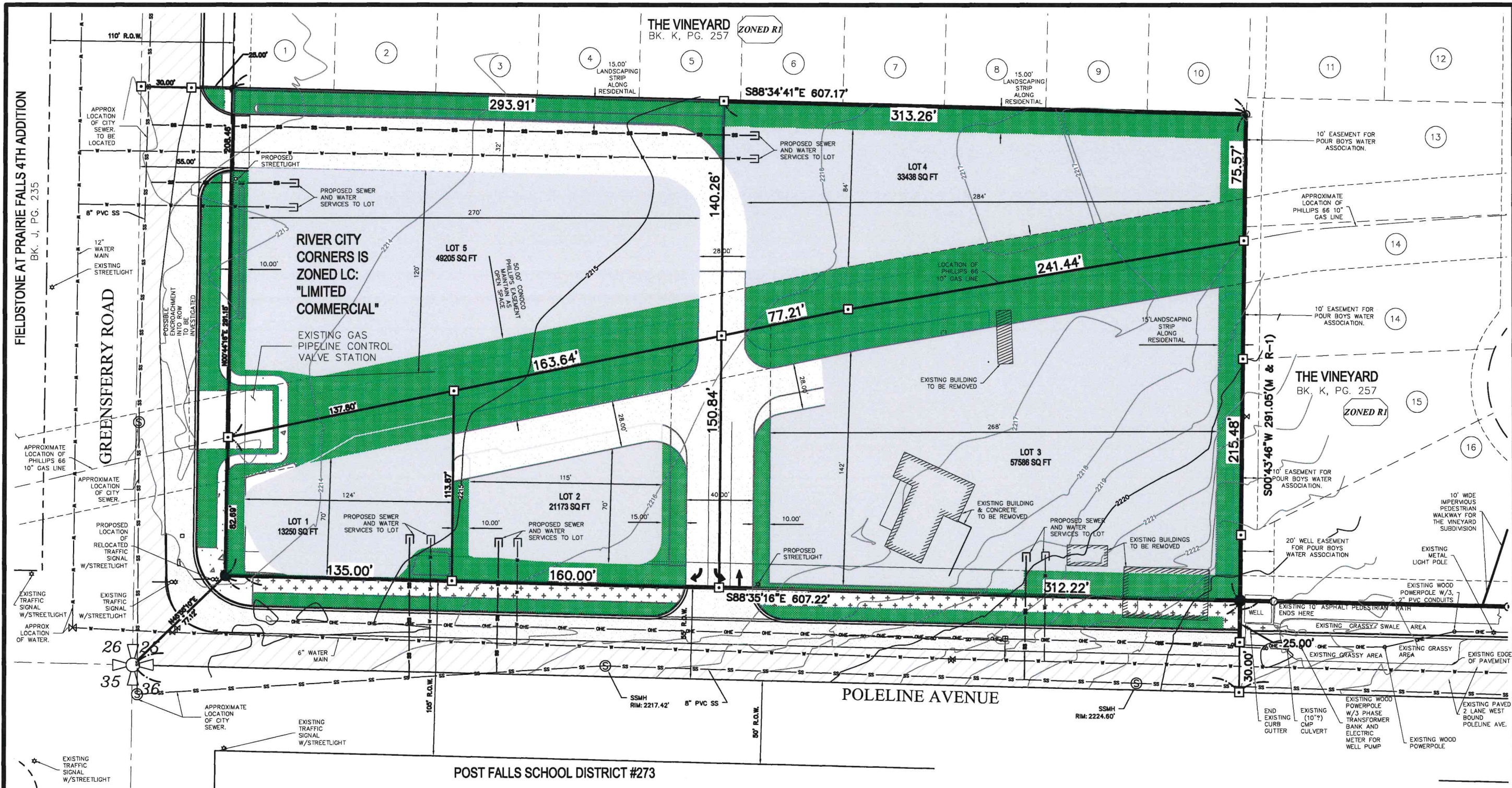
**RIVER CITY
CORNERS IS
ZONED LC:
"LIMITED
COMMERCIAL"**

	EXISTING ASPHALT		SIDEWALK		PROPERTY BOUNDARY
	PROPOSED ASPHALT		AREA TO BE DEVELOPED		RIGHT-OF-WAY
	OPEN SPACE/ LANDSCAPE AREA				EASEMENT LINE
	MULTI-USE PATH				PIPE LINE EASEMENT LINE
					PROPOSED LOT LINES
					CALC POINT OR PROPOSED PROP CORNER
					FOUND MONUMENTS

H-Scale 1" = 20'



VICINITY MAP
N.T.S.



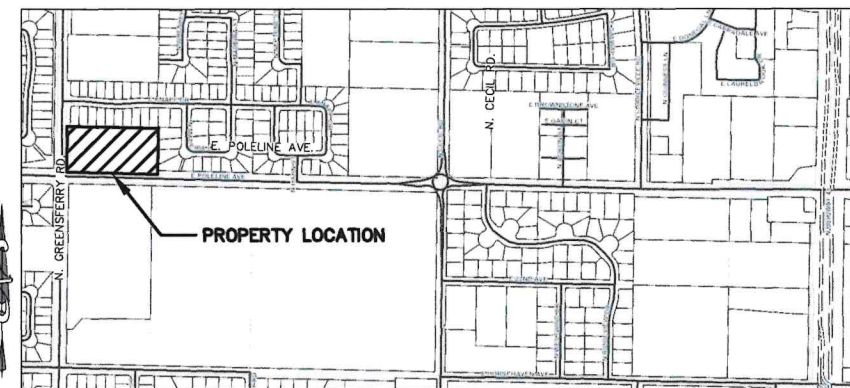
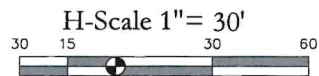
LEGEND

	EXISTING ASPHALT		SIDEWALK		PROPERTY BOUNDARY
	PROPOSED ASPHALT		AREA TO BE DEVELOPED		RIGHT-OF-WAY
	OPEN SPACE/ LANDSCAPE AREA				EASEMENT LINE
	MULTI-USE PATH				PIPE LINE EASEMENT LINE
					PROPOSED LOT LINES
					CALC POINT OR PROPOSED PROP CORNER
					FOUND MONUMENTS

NOTES

OPEN SPACE/LANDSCAPE AREA SHOWN MAY VARY ONCE LOTS ARE DEVELOPED.
CONTOURS SHOWN ARE PRE-DEVELOPMENT.

Parcel Number: P705025057AB
Acres: 4.06
Site Address: 2545 E POLELINE AVE, POST FALLS
Legal Description: POST FALLS IRR TRS, S2-TR 57 EX RW BLK 25 2551N05W

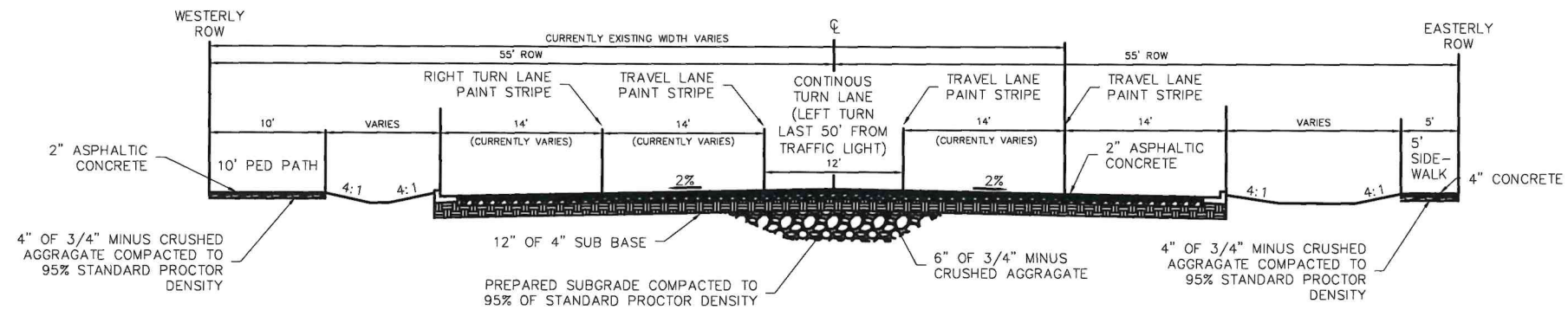


VICINITY MAP
N.T.S.

EXHIBIT
RIVER CITY CORNERS
CITY OF POST FALLS, IDAHO

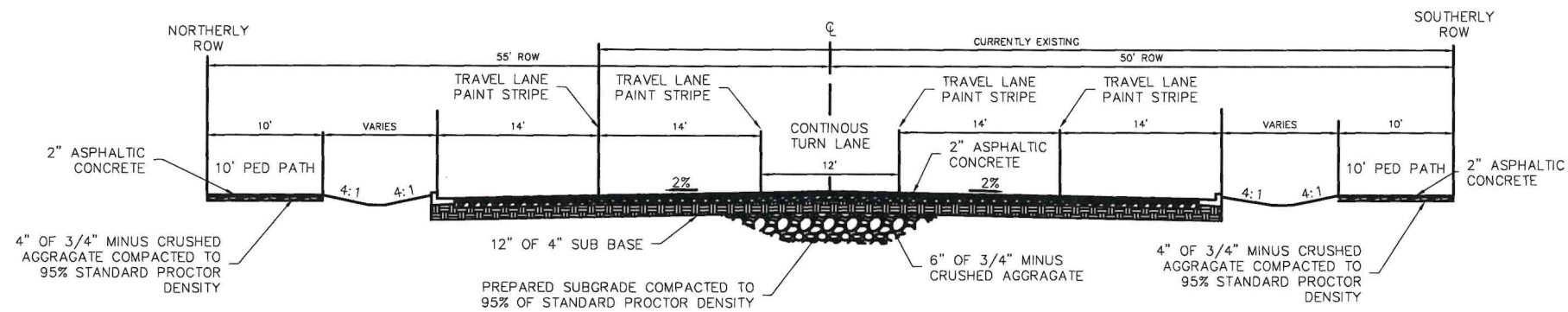
MARK	DATE	DESCRIPTION

ISSUE DATE: 4/5/19
PLOT DATE: 3/24/28
DRAWN BY: JM
CHECKED BY: RJO
DWG FILE: 24-073 0P
PROJ # 24-073
SHEET TITLE:
EXHIBIT: RIVER CITY CORNERS
KOOTENAI CO, ID



PROPOSED GREENSFERRY ROAD CROSS-SECTION

N.T.S.



PROPOSED POLELINE AVENUE CROSS-SECTION

N.T.S.

MARK	DATE	DESCRIPTION

ISSUE DATE: 4/5/10
PLOT DATE: 3/28/20
DRAWN BY: JM
CHECKED BY: RJD
DWG FILE: 24-073 SHP
PROJ. # 24-073
SHEET TITLE:
EXHIBIT: RIVER CITY CORNERS
KOOTENAI CO, ID

By: V Sony Menon

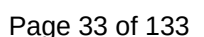
STATE OF IDAHO }
County of Kootenai } S.S.

I, Kathleen M. Landsiedel, a Notary Public for the State of Idaho, do hereby certify that on this 29 day of January, in the year 2025 personally appeared before me, Tony Marmon, being known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.


Notary Public, in and for the State of Idaho

Residing at: Post Falls

My Commission expires on: 08/04/2029



ROSS POINT WATER DISTRICT

March 3, 2025

TO: Rob Palus, P.E.
City Engineer, City of Post Falls
408 Spokane Street
Post Falls ID 83854

RE: RIVER CITY CORNERS SUBDIVISION

Dear Mr. Palus:

Ross Point Water District has reviewed the preliminary plans for on-site improvements for the above referenced project and found them to be acceptable. We will need to review the completed construction plans before we can give final approval of the water system.

Ross Point Water District's Consulting Engineer, Whipple Consulting Engineers, Inc., have completed a study, which analyses the impact the proposed subdivision will have on our water supply and distribution system. The study identifies improvements that if made by the Developer, will allow the District to provide service to the subject project and maintain the existing level of service in the Ross Point Water District.

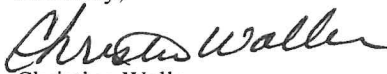
This letter is to advise you that Ross Point Water District is willing and able to provide water service to the proposed River City Corners Subdivision, to the extent of its readily available capacity if the following prerequisites are met.

Additional requirements include:

1. Annexation of the subdivision into the Ross Point Water District service area, if applicable.
2. Satisfactory completion and dedication of approved on-site and off-site water system improvements.
3. Payment of all applicable fees and charges.
4. Compliance with all Ross Point Water District policies, rules and regulations.
5. The water is currently serviced to this property by Poorboy Water Association and all of the water rights associated with project property must be transferred to Ross Point Water District.
6. The applicant must petition to annex into the District, and such annexation must be approved by the District's Board at a properly noticed public hearing.
7. All cost associated with the annexation process will be covered by the applicant.
8. The Applicant must agree to be bound by the terms and conditions set by the Board if annexation is granted.

If work on the project is not begun within one year this "Will Serve" letter becomes void. If you have any questions, please feel free to contact the District.

Sincerely,


Christine Waller
Ross Point Water District

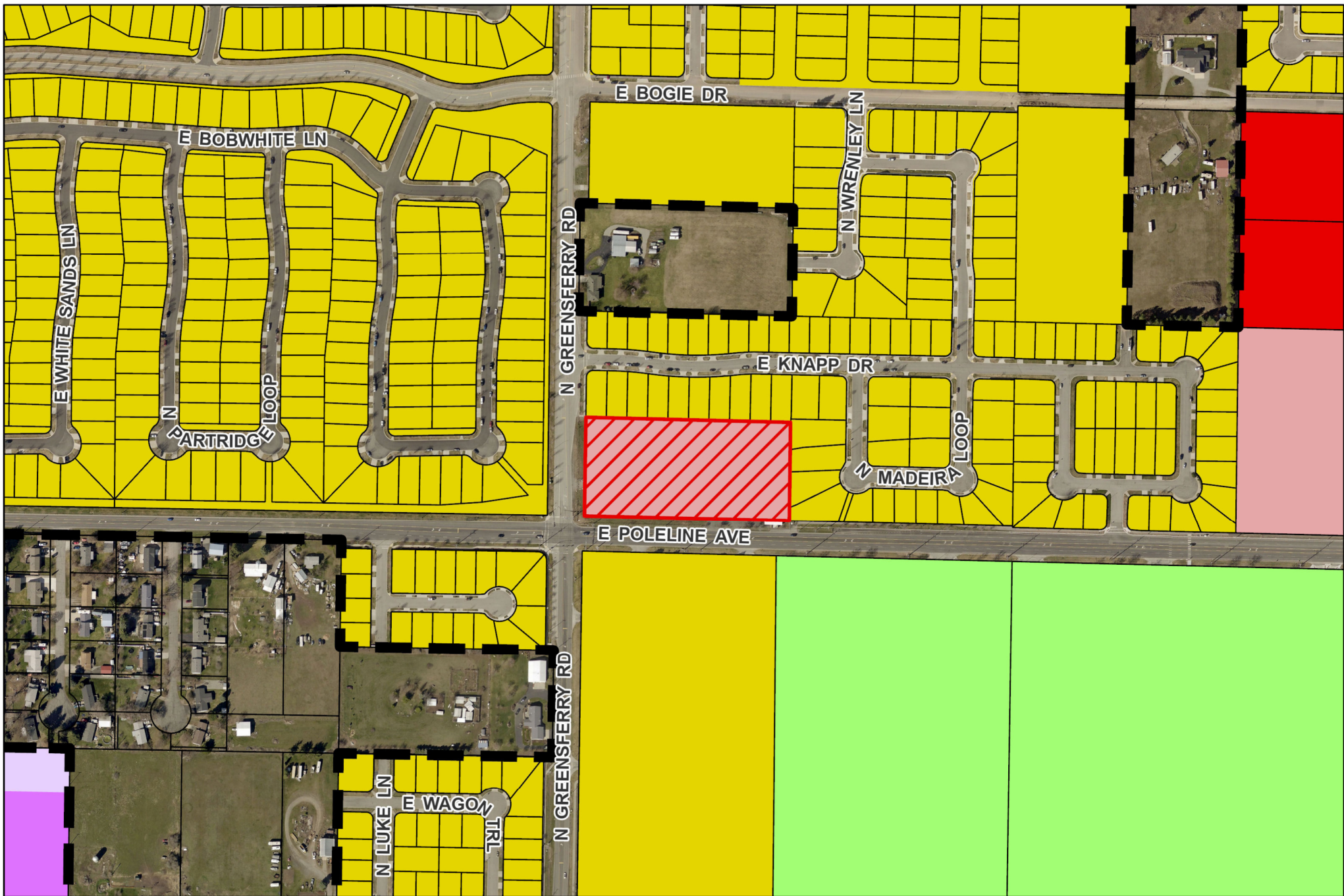
Cc: Ray Kimball, Whipple Consulting Engineers, Inc.
Idaho Department of Quality
Panhandle Health District
Ace Solutions, LLC





Project Location
River City Corners
Special Use Permit & Subdivision
SUP-25-1 & SUBD-25-1





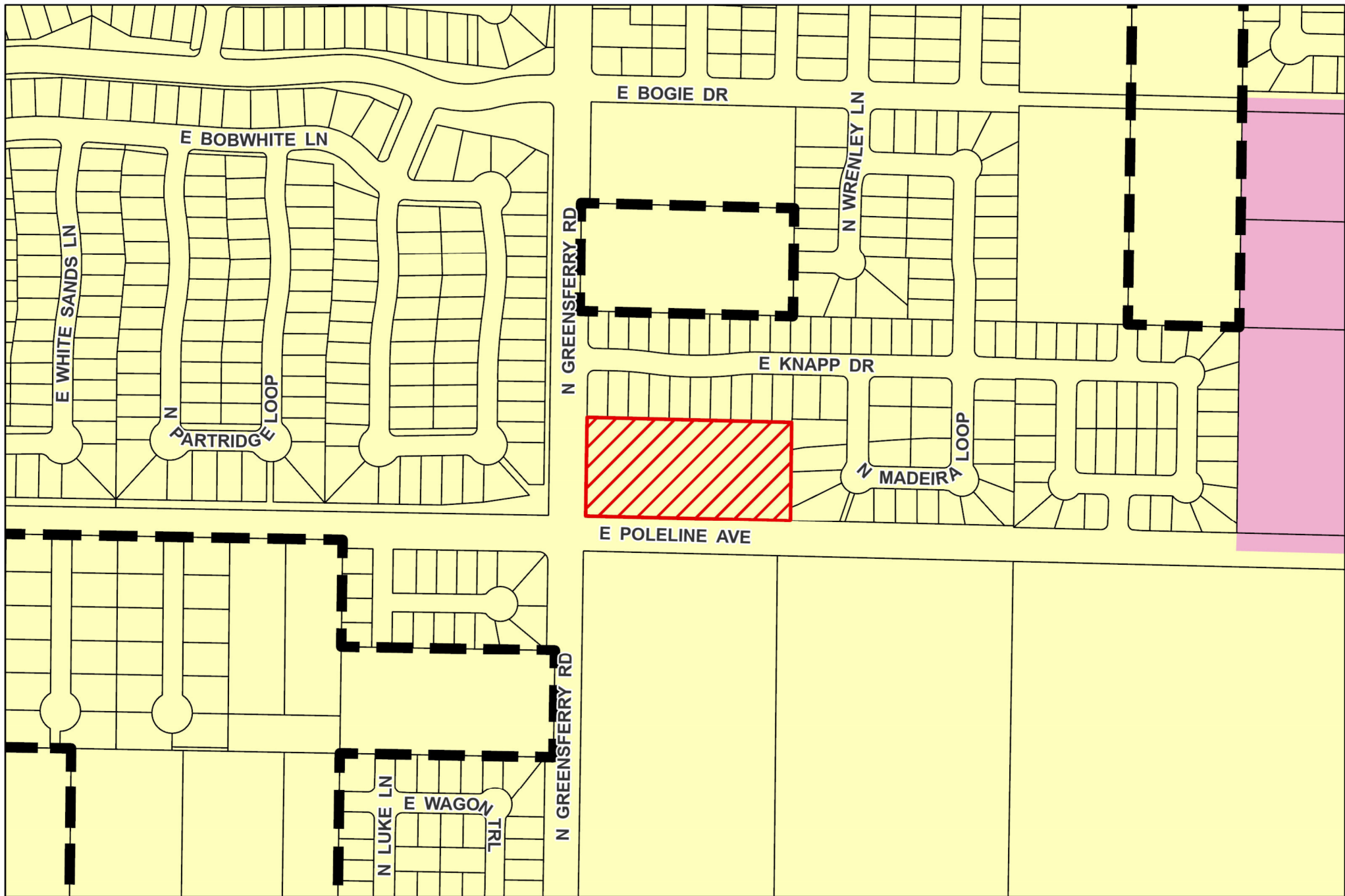
Zoning Map
River City Corners
Special Use Permit & Subdivision
SUP-25-1 & SUBD-25-1



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

-  LC
-  R-1
-  SC3
-  SC4
-  PR





Future Land Use Designation
 River City Corners
 Special Use Permit & Subdivision
 SUP-25-1 & SUBD-25-1



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site

-  Low Density Residential
-  Business/Commercial



Jon Manley

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Wednesday, June 11, 2025 8:34 AM
To: Kevin Stuss
Cc: Iverson, Seth M; Tony Marmon; Roger Glessner; Jon Manley
Subject: RE: 7-11 Store Fuel Islands Proximity To P66 10" Gas Line

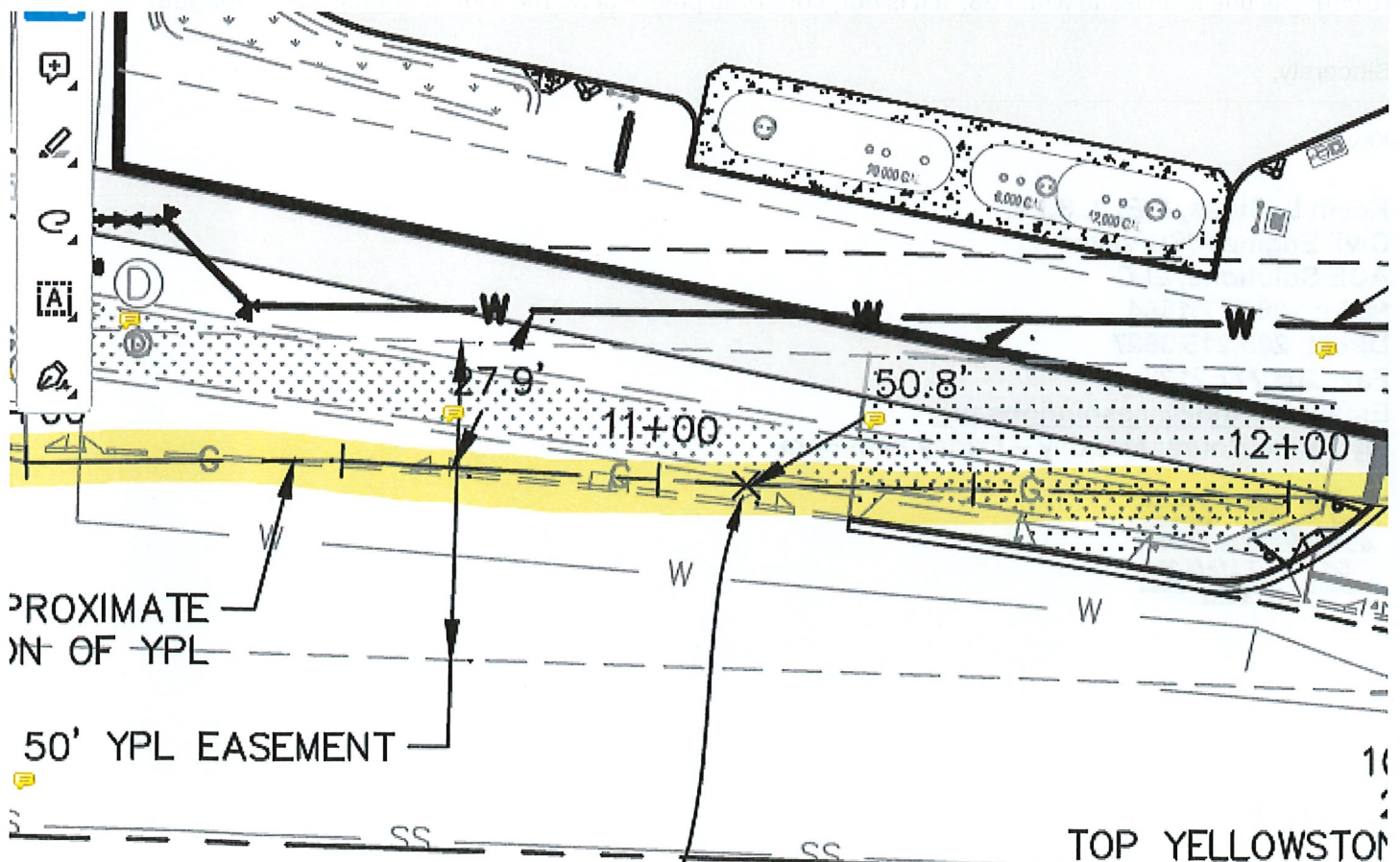
WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kevin,

This was already reviewed and approved I believe back in late 2024. Based on the feedback provided from the developer (don't recall which one as we have spoken to a number of them on this larger property), the tanks were going to be greater than 25' offset the YPL pipeline. If this has changed, please resubmit for review. Below is a snippet showing the 25' offset from the centerline of YPL. The gas station islands were greater than 50' offset and were not a concern, again, if this has changed and these items will be closer than 25' offset the centerline, please let resubmit for review.

Sincerely,

Chad





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 23, 2025

Nancy Thurwatcher
Planning Administrative Specialist
nthurwatcher@postfalls.gov

RE: Notice to Jurisdiction Response

Dear Nancy,

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

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

Respectfully,

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

Nancy Thurwachter

From: David Callahan <dcallahan@kcgov.us>
Sent: Friday, July 11, 2025 7:31 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions River City Corner File Nos SUP-25-1 & SUBD-25-1

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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, July 10, 2025 4:51 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 <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 <kronro@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: Andrew Millar <amillar@postfalls.gov>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James

Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Justin Sauder <jsauder@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 <tgallor@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdictions River City Corner File Nos SUP-25-1 & SUBD-25-1

Please find attached the Notice to Jurisdictions for the ns River City Corner File Nos SUP-25-1 & SUBD-25-1 that is scheduled for the Planning and Zoning meeting on July 29, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

July 14th, 2025

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: River City Corner File Nos SUP-25-1 & SUBD-25-1

The Police Department has reviewed the above listed special use permit/subdivision and will remain Neutral on this request. Please accept this letter as the Police Department's response to this request for both Planning and Zoning as well as City Council.

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Wednesday, July 16, 2025 10:16 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions River City Corner File Nos SUP-25-1 & SUBD-25-1
Attachments: Exhibit PH-2 NTJ_River City Corners.pdf; YPL_227.pdf

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Hello Nancy,

Phillips 66 Pipeline LLC (P66) has facilities in the project area that may conflict with your proposed plans. Attached for your information, is a copy of our Engineering Alignment Sheet depicting P66's pipeline facilities.

Please be sure to keep me updated as the project moves forward.
(P66 Response 13050)

Regards,


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, July 10, 2025 4:51 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 <carriann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie

Holderman <JHolderman@kec.com>; 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 <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: Andrew Millar <amillar@postfalls.gov>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Justin Sauder <jsauder@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: [EXTERNAL]Notice to Jurisdictions River City Corner File Nos SUP-25-1 & SUBD-25-1

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Report Suspicious

Please find attached the Notice to Jurisdictions for the ns River City Corner File Nos SUP-25-1 & SUBD-25-1 that is scheduled for the Planning and Zoning meeting on July 29, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter
Planning Administrative Specialist
408 N. Spokane Street
Post Falls, ID 83854
(208) 457-3338



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PIPELINE STATIONING

ANC

PLS

PLAN VIEW

PIPE DETAIL

PROFILE

PIPE SPECIFICATIONS

COATING DETAIL

BEGIN	END	COATING
10202+43	10242+99	LAYERED_CTE
10242+99	10243+03	VISCO/X-WRAP
10243+03	10243+04	PAINT
10243+04	10243+07	POLYGUARD/ROCK
10243+07	10243+39	PAINT
10243+39	10243+43	VISCO/X-WRAP
10243+43	10243+64	OTHER
10243+64	10294+82	LAYERED_CTE
10294+82	10295+10	POLYGUARD
10295+10	10297+32	LAYERED_CTE
10297+32	10297+44	POLYGUARD/ROCK
10297+44	10305+45	LAYERED_CTE

PIPE DETAIL

BEGIN	END	OD x WT	SPEC	SMYS	LS	INSTAL	MANUF
10202+43	10243+26	10.75 x 0.307	API-5LX	42000	ERW	1/1/1954	KAISER STEEL
10243+26	10243+65	10.75 x 0.344	API-5L	46000	ERW	10/10/1996	NEWPORT STEEL
10243+65	10305+45	10.75 x 0.307	API-5LX	42000	ERW	1/1/1954	KAISER STEEL

Legend

- Focus Pipe Line

Reference Pipe Line

AIP or Sold Pipe Lines

Township/Range Line

Section/Abstract Line

County Line

State Line

Sheet Note

Waterway

Road or Highway

Railroad

Fence

Telephone Line

OH Power Line

Buried Power Line

Television Cable / Fiber Optic Cable

Water Line

Pipeline

Sewer Line, Field Tile

Property Line

Casing

River Weight
- 1000' Station Increment
- ★

Station Equation
- ⚡

Test Lead
- ⚡

AGM / AGR
- ⚡

Bypass Valve
- ⚡

Block Valve (MOV, Manual)
- ⚡

Blowoff or Relief Valve
- ⚡

Check Valve
- ⚡

Sleeve
- ⚡

Reducer
- ⚡

Pig Signal
- ⚡

Cathodic Protection System
- ⚡

Meter
- ⚡

Regulator Setting
- ⚡

Tap, Tee, Branch Connect
- ⚡

Aerial Marker
- ⚡

Launcher, Receiver, or Scraper Trap
- ⚡

Vent

The information contained on this drawing is for the private use of Phillips 66 Pipeline LLC and is not to be disclosed, used, or duplicated except as authorized in writing by Phillips 66 Pipeline LLC.



Phillips 66 Pipeline LLC

ENGINEERING ALIGNMENT SHEET

YELLOWSTONE WEST 10 IN PRODUCTS (YP-02)
THOMPSON FALLS TO SPOKANE TERMINAL

SCALE: 0 500 1,000 2,000 Feet

GENERATION DATE
01/27/23

DRAWING NAME
YPL_W_YP02

MAP NUMBER
227 of 294

IDEQ Waste & Remediation Group Comments for SUP-25-1

1. Idaho has state program approval and regulates underground storage tanks (USTs) under the “Rules Regulating Underground Storage Tank Systems” (IDAPA 58.01.07). All Idaho UST rules are considered equal to federal regulations.

Each regulated UST system is inspected by staff every 3 years to ensure compliance. Compliance requirements include financial responsibility, training, release prevention, release detection, testing, and notifications.

New UST Systems must notify within 30 days of installation using the Notification Form found on the UST Forms Page: <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/underground-storage-tank-forms/>. A DEQ inspector will need to witness the tank set and inspect the piping prior to backfilling.

New UST Systems must be installed in accordance with manufacturers installation instructions and must meet the standards in PEI 100 “Recommended Practices for Installation of Underground Liquid Storage Systems. Be aware there are a variety of regulations and codes that apply to fueling facilities. The installer should be sure and consult the authorities having jurisdiction during the planning phases of UST fueling systems project to determine the applicable regulatory requirements.

Each regulated UST or UST compartment is assessed a tank fee of up to \$100 per tank or compartment for continued environmental protection through the Idaho UST Program. DEQ invoices fees annually in November with payment due by the first business day of each year.

Emerging fuels, including 15% ethanol, 85% gasoline (E15), may not be compatible with all UST systems, and storing emerging fuels can increase corrosion in UST systems. Regulations require that USTs are constructed, maintained, and operated in a manner that ensures petroleum and other regulated substances are stored safely.

Upon completion of the project and within 30 days, a Notification Form must be resubmitted and signed by the owner and installer. As-built Site Diagram w/dispenser numbers and product labeling must also be submitted along with installation checklists/warranties for all installed equipment. All start up testing must also be submitted along with an ATG “set-up” printout, liquid status report, and Sensor Functioning Test Results.

Once the project is complete and after online operator training is complete (Operator Training can be found here: <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/underground-storage-tank-training/>) the operator of the

facility should contact the local DEQ inspector. The DEQ inspector can perform a walkthrough with the new operator and help with organizing compliance records. The UST program can provide a management plan tailored to system configuration and compliance inserts for a facility binder.

2. The proposed project location lies within the regulatory boundary of the Spokane Valley Rathdrum Prairie Aquifer (SVRPA), an EPA designated Sole Source Aquifer (Federal Register 1978). The SVRPA is the sole source of drinking water for Kootenai County's 180,000+ residents with few exceptions. The SVRPA is uniquely singled out in Idaho statute as a Sensitive Resource Aquifer (SRA) due to both its susceptibility to contamination and Kootenai County's reliance on the resource for potable water with no alternative practical source of drinking water available. Given the socioeconomic gravity and importance of maintaining the water quality of the SVRPA for the benefit of the residents of Kootenai County, the Groundwater Quality Rule states in 58.01.11.301.01 that:

“Activities with the potential to degrade Sensitive Resource aquifers shall be managed in a manner which maintains or improves existing ground water quality through the use of best management practices and best available methods.”

It is with the above facts in mind that IDEQ emphasizes the critical nature of maintaining the region's sole source of drinking water for generations to come. Utilizing the best available methods and practices for industrial, agricultural, and residential activities overlaying the SVRPA is of paramount importance for the community at large. As such, wastewater discharges and accidental chemical releases need to be treated with urgency.

The Idaho Petroleum Storage Tank Fund (PSTF) provides an opportunity for environmental liability coverage for accidental petroleum releases from above ground and underground storage tanks. A spill over the Spokane Valley Rathdrum Prairie Aquifer needs to be cleaned up to a standard which maintains or improves background groundwater quality (58.01.11.301.01.a/b).

3. Notify IDEQ of any hazardous waste that may be generated or stored at the facility.
4. Panhandle Health District (PHD), in collaboration with Kootenai County, oversees the Critical Materials Program, which oversees chemical handling and storage over the Spokane Valley Rathdrum Prairie Aquifer. See their 2015 Best Management Practices document for the SVRPA <https://panhandlehealthdistrict.org/wp-content/uploads/2019/06/BMPs-CMR-Final-wcover-Accessible.pdf>.

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, July 17, 2025 11:31 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions River City Corner File Nos SUP-25-1 & SUBD-25-1
Attachments: IDEQ Comments - SUP-25-1.docx

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If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

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, July 10, 2025 4:51 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

Nancy Thurwachter

From: tednjanis@verizon.net
Sent: Thursday, July 10, 2025 3:53 PM
To: Public Hearing Notice
Subject: Filee Nos. SUP-25-1 & SUBD-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.

I want to voice my objection to the Special Use permit requested by “River City Corners Special Use Permit and Subdivision” published in the Post Falls Press dated 7/10/25.

Per PPMC 18.20.070 section 3

“Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or **with the land uses in the vicinity of the proposal**”

The planned subdivision and use permit are not in keeping with the surrounding area.

The area is residential to the north, west and east with a school located to the south.

This is not an appropriate location for a convenience store with a gas pump.

Highway 41 to the east is where convenience stores and gas pumps should be located,

This is a residential area and a school zone, not commercial.

Thank you,
Edward Macaulay
3516 N Mila Lane
Post Falls, ID 83854

Nancy Thurwachter

From: Krissy Albinola <albinolakrissy2@gmail.com>
Sent: Monday, July 14, 2025 11:34 PM
To: Public Hearing Notice
Subject: River city proposal

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.

To whom it may concern,

I am a homeowner that lives in the FieldStone housing development across the street from the 4.06 acres to be zoned for commercial property. I highly object this proposal for several reasons.

1. There are no commercial properties in this area so, why make it okay now in the middle of established neighborhoods? There are several gas stations on Highway 41 as it is. Why create more congestion in an already congested area with to the two schools near by.
- 2.) Safety is my next concern. A Convenience store being open 24/7 attracts crime. This is a safe neighborhood with young families that chose to live in this development because they felt safe.
- 3). Water shortages. I'm told every year to conserve my water during the summer to help save the aquifer. Has the city done a projection with the new growth how much water we will actually have once Post Falls is built to capacity? Will there be enough water year after year?
- 4). Everyone's property value will decrease due to the commercial property.

Overall, it's been sad to see every farm field built up with houses and commercial buildings. Post falls once had beautiful prairies as far as the eye could see. It would be nice to persevere what made Post Falls beautiful and really stop and think is this gas station and the commercial properties really going to help the citizens in Post Falls? Or is this about making money?

Sincerely,
Krissy (Albinola) Scarpelli

Nancy Thurwachter

From: noreply@civicplus.com
Sent: Sunday, July 20, 2025 2:05 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	Ian
Last Name	Wenger
Address	2180 E Knapp Dr
Email Address	ianwenger@gmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	River City Corners Special Use Permit & Subdivision

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	I am writing as a concerned resident of Post Falls to formally express my strong opposition to the proposed development of the vacant lot on Poleline Ave. As someone who recently purchased a house in the area that directly looks at this lot from my backyard, my neighbors and I would certainly be impacted in a negative manner if a new gas station were to be built. This area is all residential and has multiple schools, it seems very odd to want to develop a commercial use lot directly across the street from a middle school. It just does not fit in with the existing area. There simply is no need for another gas station in this area as there are already three gas stations that exist nearby. Putting a gas station directly in the line of sight from my neighbors backyards would decrease our property values and create noise and light pollution. I urge the City of Post Falls to take a look at the area of proposed development and work to maintain a nice quaint community for families and children to enjoy. Thank you

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

Nancy Thurwachter

From: noreply@civicplus.com
Sent: Monday, July 21, 2025 5:12 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	Sandra
Last Name	Weese
Address	2592 N Sparrow Loop
Email Address	Flowersandfairytale@hotmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	River City Corners Special Use Permit & Subdivision

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	I do not think it's appropriate to put a convenient store/ Gas station that sells alcohol and tobacco that close to 3 schools. The increased traffic will put kids using those crosswalks in danger every day. That intersection is too busy for a gas station. People will start cutting through the gas station to avoid the light. Not sure why that piece would ever be considered commercial. It's in the middle of a housing development in a school zone. We also have two gas stations right off 41 on Poleline. Another gas station is not needed.

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From: noreply@civicplus.com
Sent: Tuesday, July 22, 2025 3:24 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	Terry
Last Name	Switzer
Address	2638 n. Madeira Loop
Email Address	tswitz50@yahoo.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	G2 Development Annexation, Zone Change, & Subdivision

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	WHY????????? ANSWER: 1) there are four simular fuel/convenience stores and on Grocery/fuel store within less than three mile radius. 2) question Mr. Martinez rsponse letter from Phillips 66?? When the pipeline runs through my neighbors houses on Madeira loop, that backs to the development. 3) Near three schools and one a high school, from past experiences causes congetion, loitering , hang outs, possible theft? 4) Aready a highly congeted area and considerable trafic accidents. The convenient/fuel store will just add to this greatly! 5) Considerable more noice in the area, especially at night! 6) I am on retirement set income and cannot afford these up and down added taxes in property, especially when in those taxes the developer expects our fair share (F. in the PFMC 17.12.060Subdivisions). This is ludicrus, Developer should be paying for this! Has the developer considered the 12 feet concrete block wall needed for every house impacted by this proposal! It will be necessary!! Respectfully, Terry Switzer

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**CITY OF POST FALLS
STAFF REPORT**

DATE: July 10, 2025

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: STAFF REPORT FOR THE July 29, 2025, P&Z COMMISSION MEETING
G2 DEVELOPMENT ANNEXATION FILE NO. ANNX-25-2
G2 DEVELOPMENT ZONE CHANGE FILE NO. ZC-25-1
G2 DEVELOPMENT SUBDIVISION SUBD-25-2

INTRODUCTION:

Scott McArthur, is requesting, on behalf of G2 Real Property Holdings LLC, the property owner, approval to annex approximately 10.05 acres, re-zone approximately 8.3 acres and subdivide approximately 18.02-acres (area excludes ROW as part of annexation request) into a total of 105 residential lots within the City of Post Falls with a zoning request of Residential Mixed (RM) for both the annexation and zone change request (Exhibit S-1, Exhibit A-4). The Zone Change request proposes a change from the existing Single Family Residential (R-1) zoning district to the Residential Mixed (RM) zoning district. By referencing the preliminary plat (Exhibit A-4), the applicant is intending to create a mixed residential community with cottages and traditional single-family homes. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation and zone change 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 both the Annexation and Zone Change request** for review and final action pertaining to each matter. 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: G2 Development Annexation, Zone Change, and Subdivision
File No.: ANNX-25-2, ZC-25-1 & SUBD-25-2

Owner(s): G2 Real Property Holdings LLC, 1754 North Syringa St., Post Falls, ID 83854

Applicant: Scott McArthur, P.O. Box 2488, Post Falls, ID 83877

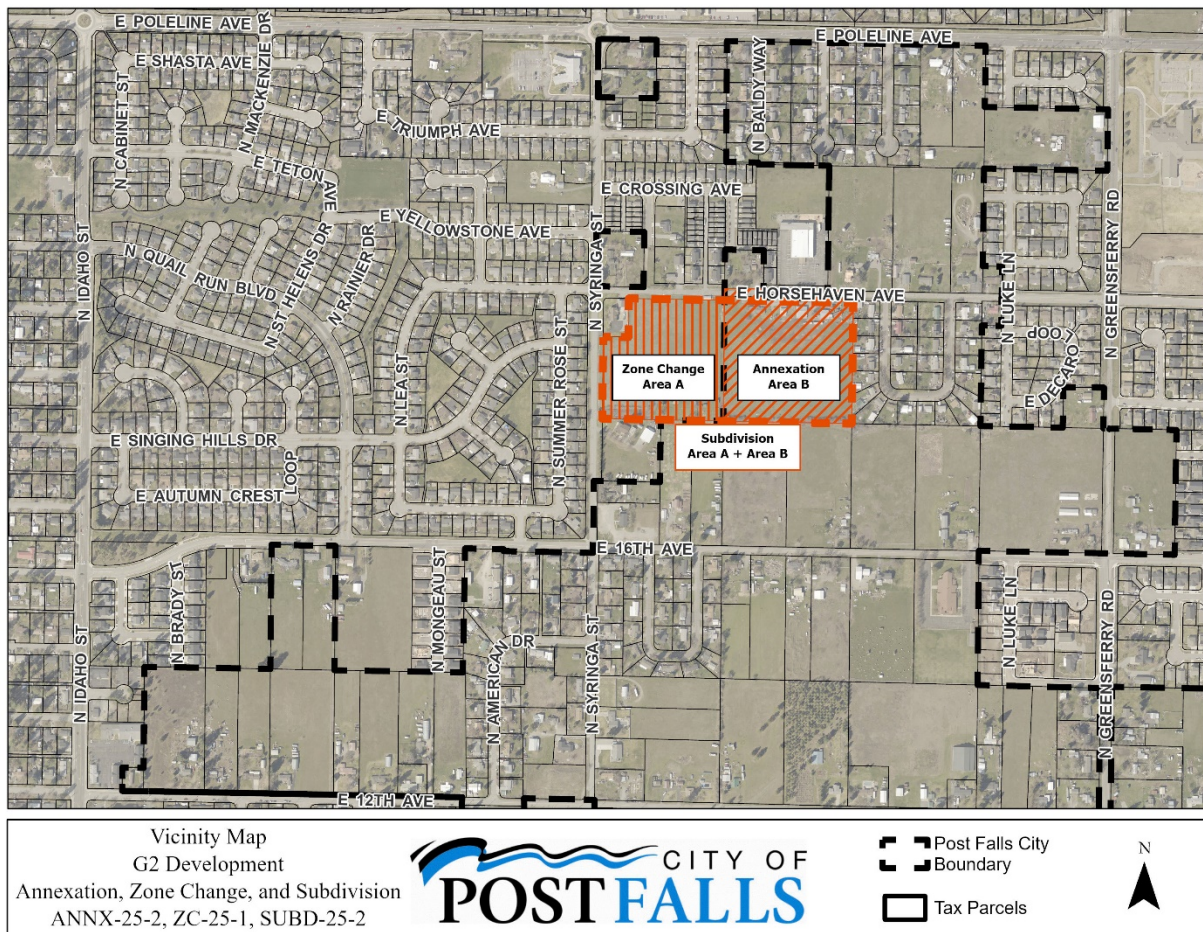
Project Description: A combination of rezoning approximately 8.3 from Single Family Residential (R-1) to Residential Mixed (RM), Annex approximately 10.05 acres with a zoning request of Residential Mixed (RM), and subdivide approximately 18.02-acres (area excludes ROW as part of annexation request) into a total of 105 residential lots within the City of Post Falls.

Project Location: The property is generally located southeast of the intersection of E. Horsehaven Ave. and N. Syringa St.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: North of E. Horsehaven Ave. is a transitioning “Crossings” Smartcode development area (Exhibit S-4); there are duplex lots, a church, and other single family uses that would be considered compatible with proposed cottages at their location. The proposed traditional single-family lots along the western, southern, and eastern limits allow for the opportunity of transitioning future annexation to provide similar traditional single family lots to the south.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

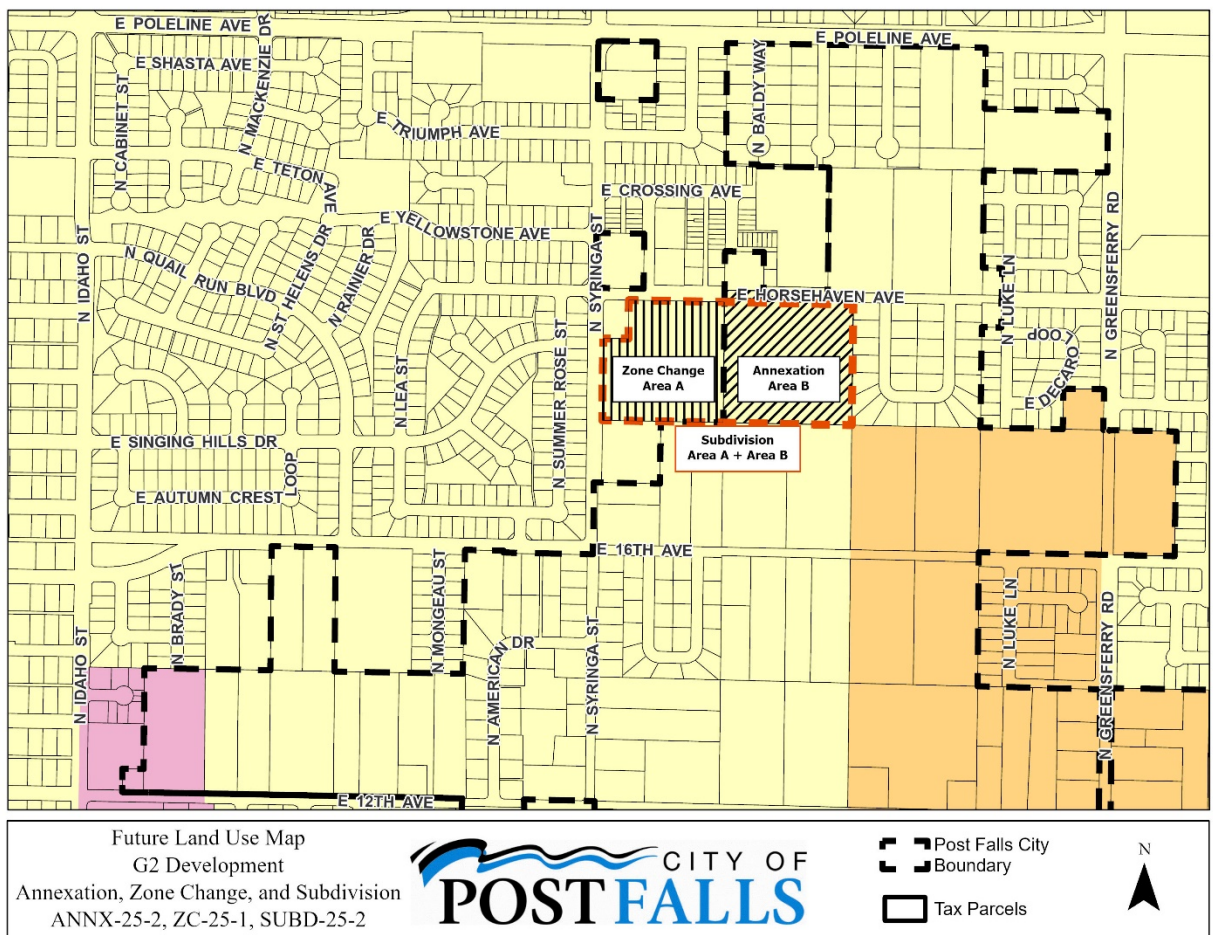
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code

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 **Low Density Residential** (See Following Image). This category encompasses all types of single-family residential uses up to eight dwelling units per acre and supports land uses such as parks, schools, and public facilities. Densities may vary as appropriate to location, street, and infrastructure capacities, planned development patterns and compatibility with existing development. The following are the Implementing Zoning Districts: R-1-S, R-1, R-2, **RM**, SC3, Per Focus Area.



The proposed annexation and zone change request is located within the Central Island Focus Area, which states the following:

A particular challenge for Post Falls has been the incorporation of "county islands" into City Limits, particularly in this portion of town. A mix of agricultural uses and large-lot single-family uses has remained in place for decades, resistant to surrounding development pressures. As it transforms over time, challenges will include struggles to match and blend street network design and

connections, ensure land use compatibility, and orchestrating improvements to utility systems. **Successful development of this area and incorporation into City Limits will likely rely on incentives rewarding developers with higher density or modified design standards in exchange for forward-thinking integration of the land into its surrounding context.** This area could benefit from a sub-area transition plan to ease the incorporation of these "county islands" into City Limits.

Staff Comment: The proposed Residential Mixed (RM) Zone, in coordination with the adjacent zoning proposal, includes traditional single-family lots along the western, southern, and eastern edges of the project. A higher-density cottage housing product is planned for the central and northern areas, situated along the south side of E. Horsehaven Avenue. The proposed subdivision with the requested RM zoning would result in a density of 5.83 d.u./acre, which is below the 8 d.u./acre as called out within the **Low Density Residential** future land use designation. The low density residential land use designation category encompasses all types of single-family residential uses and support varying densities as appropriate to location, street, and infrastructure capacities, planned development patterns and compatibility with existing development. North of E. Horsehaven Ave. is a transitioning "Crossings" Smartcode development area (Exhibit S-4); there are duplex lots, a church, and other single family uses that would be considered compatible with proposed cottages at their location. The proposed traditional single family lots along the western, southern, and eastern limits allow for the opportunity of transitioning future annexation to provide similar traditional single family lots to the south. The proposed project may also provide opportunities to address a couple of the following home ownership strategies cited within the recent Post Falls Housing Analysis Report:

Homeownership Strategy #1: Starter Homes for Affordability

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

Homeownership Strategy #2: Diverse Housing Types to Meet Needs

THE RATIONALE By focusing on mixed housing types like single-family houses, townhomes, condos, and rentals in residential neighborhoods, Post Falls can meet the maximum number of needs and price points for a growing population and diverse workforce. Developers like mixed-type developments because they reduce risk and attract a greater buyer base. There is no evidence that mixed-type neighborhoods reduce home values. From a public standpoint, mixed-type developments diffuse issues from concentrations of resident types (e.g., added kids in schools, commuter traffic, crime, etc.).

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. As cited previously a diversified residential development may assist this goal.

Goal 5: Keep Post Falls' neighborhoods safe, vital, and attractive.

Residents prize the character and unhurried pace of Post Falls neighborhoods, and wish to ensure their neighborhoods are kept safe, active and aesthetically pleasing. Supporting this goal, a diverse set of policies have been provided, including encouraging attractive, pedestrian-friendly development, provision of diverse housing types, parks facilities, and neighborhood-scale commercial services.

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

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

Goal 12: Maintain the City of Post Falls' long-term fiscal health.

Services that cities provide cannot be sustained without fiscal balance and accountability. This goal serves to anchor the City of Post Falls' obligation to sustain its fiscal health – achieved through the gathering of income in responsible, equitable ways, and through decisions, investments and actions that provide ratepayers with efficient, effective services now and in the future. The proposed Annexation and Zone Change that is within an infill development area could be considered an efficient and effective measure to provide housing closer to City provided infrastructure and services.

Goal 14: Involve the community of Post Falls in all local government planning and decision-making.

The development of the Comprehensive Plan is community-driven, involving numerous residents including some representing large groups of residents. For plans to succeed, community buy-in and support is critical. Future conditions will certainly require the creation of new objectives and strategies, and this goal supports keeping residents highly involved in such work.

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 by supporting both the Industrial and Commercial uses by supporting employment and commerce objectives. Providing housing closer to services provided by the City may be considered more beneficial.

- Maintain and enhance resident quality of life.

Staff Comment: Annexing and rezoning as requested in the City may assist improving

the resident's quality of life through further development. Being in a county island, much of the area has county roads without urban improvements such as sidewalks and multi-use trails, which may be a less than desirable scenario compromising public safety. Annexation and upon development could help enhance quality of life through providing improvements that are lacking in this area. Additionally, there are numerous commercial and medical uses that are approximately ¾ mile to 1-1/4 miles from this site.

- 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 and sewer capacity are reviewed by City staff. The water purveyor at this location is Ross Point Water. Any anticipated inadequacies identified are addressed and/or have a plan on how to be brought into compliance with the relevant agreements and city processes through the public hearing process 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: As cited earlier, there are duplex lots, a church, and other single family uses that would be considered compatible with proposed cottages at the proposed location within the preliminary plat (Exhibit A-X). The proposed traditional single family lots along the western, southern, and eastern limits allow for the opportunity of transitioning future annexation to provide similar traditional single family lots to the south. The request of RM and as proposed would be compatible with the surrounding land uses.

- Infrastructure and service plans.

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

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

The Site is currently provided water service from the Ross Point Water District. Existing mains are in the adjacent roadways of Horsehaven Avenue and Syringa Street. Ross Point Water has issued a will serve letter regarding the proposed annexation and development.

- Existing and future traffic patterns.

Staff Comment: The property's northern boundary is adjacent to Horsehaven Avenue, a classified Minor Collector roadway that connects to Syringa Street (a north/south Minor Collector to the west) and Greensferry Road (a north/south Minor Arterial) ¼ mile to the east. Additional rights-of-way dedication would be required with annexation, along with dedication of a sidewalk, drainage, and utility easement, complying with adopted City Design Standards:

Horsehaven Avenue – Minor Collector, 80-foot road rights-of-way, as measured from the existing section line / roadway centerline line of Horsehaven Avenue. Along with a 10-foot sidewalk, drainage, and utility easement to be provided adjacent to the dedicated rights-of-way.

Syringa Street – The property's western boundary is adjacent to Syringa Street, a classified Minor Collector roadway that connects between Poleline Ave. (a Minor Arterial roadway 1/4 mile to the north) and Mullan Ave. (a Minor Arterial roadway ¾ mile to the south). Rights-of-Way and easements were dedicated with previous annexation.

The City's current Transportation Master Plan model indicates that traffic volumes are projected to be at or below 50% of roadway capacity in 2035. Typical installation of required frontage improvements with site development are projected to be sufficient to mitigate any immediate transportation impacts. No Capital Improvement Projects are projected as being needed in the City's Master Plan for the intersection of Horsehaven Ave. / Syringa St. The collection of transportation impact fees with site development would be utilized to aid in the construction of future improvements (identified as being needed between 2030 and 2035) at 16th Ave. / Syringa, 12th Ave. / Syringa an Mullan / Syringa, along with other projects within the City's Capital Improvement Plan.

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

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

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

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

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

- Surrounded by incorporated areas.

Staff Comment: The site is currently within the largest County "island" in

the City.

- That have readily available service infrastructure and capacity.

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

Ross Point Water is the water purveyor for the site and has issued a will serve letter for the proposed annexation and development

Horsehaven Avenue and Syringa Street are classified Minor Collector roadway with partial completion of urban improvements, that have been completed with other projects in the area.

- That support increased development intensity near the urban core.

Staff Comment: The site is located approximately $\frac{3}{4}$ to 1-1/4 miles from commercial and medical services along Mullan Avenue.

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

Staff Comment: Idaho State Statutes and City ordinances associated with annexations have been followed.

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: The RM zoning may provide for future development of diverse housing for all ages, incomes, and abilities with diversified housing opportunities.

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 and easement would need to be provided as part of annexation. Annexation shall include all rights-of-way adjoining the site and currently within the County.

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

Staff Comment: Upon the development of the site, frontage improvements will be required to be completed. This allows for continuity of pedestrian pathways along E. Horsehaven Ave. and N. Syringa St.

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: Annexation would ensure rights-of-way and easements needed to facilitate the construction of identified roadway improvement could be completed. With site development, roadway improvements for vehicles, pedestrians and bicycles would be required to match the adopted classifications of the adjoining and proposed roadways.

Policy 45: Guide annexation decisions guided by and considering:

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

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

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

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

- Studies that evaluate environmental and public service factors.

Staff Comment: No known environmental studies have been conducted however Panhandle Health District and the Department of Environmental Quality have been notified of this request and have been given the chance to comment on the request. Per Idaho Code, Interstate pipelines located within 1,000 feet of the proposed annexation and subdivision need to be identified. Northwest Pipeline Corporation has a gas line located approximately 500 feet to the north and Phillips 66 (Yellowstone Pipeline) has a pipeline located approximately 1,500 feet to the north. Both companies are included within the City's standard agency notification. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

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

Staff Comment: The property is abutting the City of Post Falls on two (2) sides. Utilities are located adjacent to the property and capable of providing service to the property. The City of Post Falls currently maintains and operates water reclamation facilities adjoining the site.

The City currently owns, operates and maintains the road rights-of-way

adjoining the site; with the exception of a 200-foot and 100-foot section along Horsehaven Ave. that are part of a county island.

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

- Comprehensive plan goals and policies.

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

Policy 71: Promote the planting and protection of trees citywide, helping.

Staff Comment: Frontage improvements associated with future development, including the planting of street trees and adequate irrigation, are required. Policy 71 will be met through these plans as existing trees are assessed and any new proposed trees to help identify the below bulleted items.

- Beautify and enhance community value.
- Provide shade and comfort.
- Affirm the city's association with the outdoors and its historic origins.
- Provide wildlife habitat.

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.

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

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

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

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

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

Staff's Response: Water service to the project will be provided by the Ross Point Water District and Will-Serve letter is provided per 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's Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed with development of the site in conformance with City Standards and guiding Master Plans. Existing septic systems will be required to be abandoned, in conformance with Panhandle Health requirements, and remaining structures connected to the City's Water Reclamation system.

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

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

- Public Internal streets – local residential, 33-foot width shown (flow line – flow line), exceeds minimum standards.
- Private Internal street – 24-foot width, no parking and sidewalk on one side, meets minimum standards.
- Horsehaven Avenue and Syringa Street – Minor Collector Roadways, improvements would meet City Standards and include improvements in the southeast corner of the Horsehaven Ave / Syringa St. Intersection.

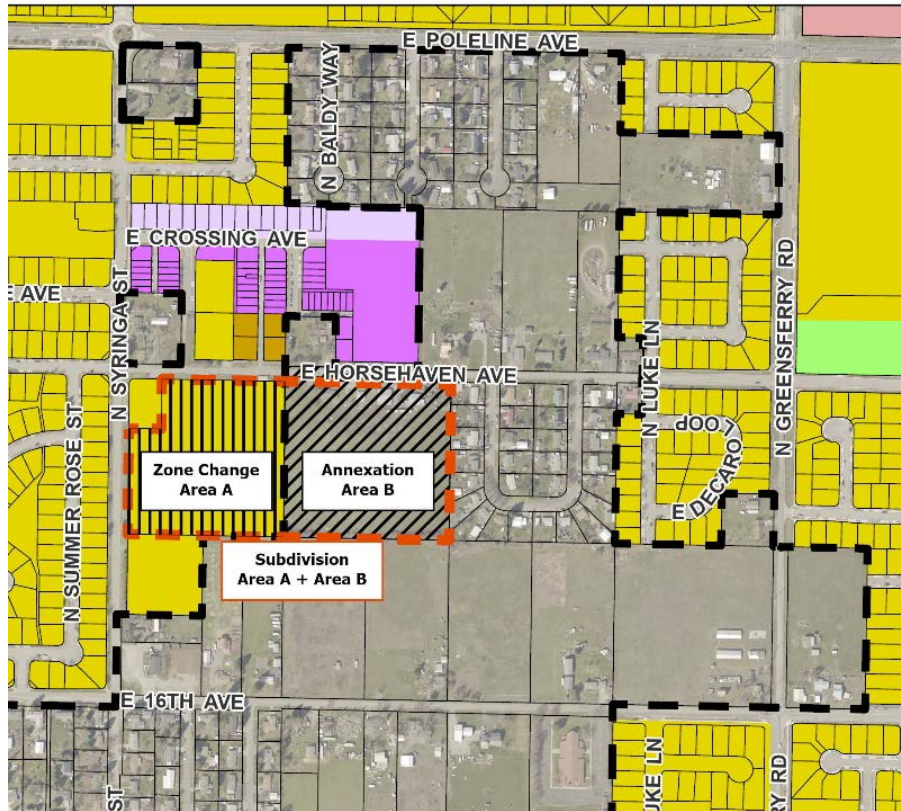
Roadway illumination, ADA ramps and roadway markings / signs shall comply with City Standards.

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

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

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

Staff's Response: The applicant is also requesting annexation into the City and a rezone on a portion of this project and the requested zoning for this subdivision is appropriate based on the existing land use in the general area (refer to zone change review criteria above). The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning), subject to annexation and rezoning of the requested areas (See Following Image).



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

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

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		

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Dedication of Rights-of-way and easements along Horsehaven Avenue
 - a. 80-foot right-of-way (40-foot half road, measured from the section line in Horsehaven Avenue).
 - b. 10-foot sidewalk, drainage, and utility easement

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 and zone change request. The recommendation to City Council for the annexation and zone change should be made separately. Accompanying the annexation and zone change request is the proposed Subdivision, which the Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

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 G2 Development Subdivision. The Commission may adopt additional conditions from review of the application or from discussion at the Commission meeting.

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

1. This subdivision may only be approved subject to annexation and rezone approval for a zone that can facilitate both Single Family Residential and Cottage Lots.
2. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
3. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
4. The proposed subdivision must be completed in two (2) phases.
5. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
6. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflected only the Phase I construction. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.

7. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
8. Roadway improvements with the subdivision shall include the provisions of frontage improvements in the southeast corner of the Horsehaven Ave. / Syringa St. intersection for the lot identified in the plans as "Not a Part"
9. No "on-street" parking will be allowed on the proposed private street "Givens Lane" except for the 90-degree perpendicular parking shown on the concept plans. Marked parking shall comply with applicable ADA requirements.
10. Direct vehicular access to or from Lots 1-4 of Block 2 and Lot 1 Block 1 with Syringa Street shall be prohibited on the face of the plat.
11. The existing driveway accessing Syringa Street to Lot 5 Block 1 will be allowed to remain and access Syringa Street.
12. Direct vehicular access from Lots within the proposed subdivision with Horsehaven Avenue shall be prohibited on the face of the plat.
13. A Homeowners Association (HOA) shall be formed to provide for ownership and maintenance of the internal private roadway and "Tract A"
14. Existing structures identified to remain shall pay appropriate capacity fees, connect to the City sewer system and remove existing septic systems in conformance with Panhandle Health requirements.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1a	Annexation Application
Exhibit A-1b	Rezone Application
Exhibit A-1c	Subdivision Application
Exhibit A-2a	Annexation Narrative
Exhibit A-2b	Annexation Narrative
Exhibit A-2c	Subdivision Narrative
Exhibit A-3	Vicinity Map W/Zoning
Exhibit A-4	Preliminary Plat
Exhibit A-5	Will Serve Letter
Exhibit A-6	Auth Letter

Staff Exhibits:

Exhibit S-1	Vicinity Map
Exhibit S-2	Zoning Map
Exhibit S-3	Future Land Use Map
Exhibit S-4	"The Crossings" Infill Regulation Plan

ANNX-25-2

Annexation

Status: Active

Submitted On: 3/12/2025

Primary Location

47.725890, -116.922730

Owner

No owner information

Applicant

 Scott McArthur

 208-964-0481

 scott@mcArthur-eng.com

 PO Box 2488
Post Falls, ID 83877

Application Information

Did an Annexation Pre-app take place?*

Yes

Applicant Type*

Engineer

Description of Project/Reason for Request*

Proposed Annexation of approximately 10-Acres of in-fill property, into the City of Post Falls, Idaho.

Existing Zoning*

AG-Sub (Kootenai County)

Adjacent Zoning*

R-1 and SC-4 (PF) // Ag-Sub (KC)

Current Land Use*

SFR / Farm / Meat Processing

Adjacent Land Use*

SFR

Proposed Zone*

RM - Residential Mixed

Owner Information

Name*

G2 Real Property Holdings LLC

Company

G2 Real Property Holdings LLC

Phone*

208.660.8913

Email*

johngivens91@gmail.com

Address*

1754 North Syringa Street

City, State, Zip CodePost Falls, Idaho 83854

Application Certification

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

*



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 contact buyer. *

✓ SCOTT L. McARTHUR
Mar 12, 2025

**ZC-25-1**

Zone Change (Map
Amendment)

Status: Active

Submitted On: 3/13/2025

Primary Location

1754 N SYRINGA ST
POST FALLS, ID 83854

Owner

GIVENS LIVING TRUST
1754 N SYRINGA ST , 83854

Applicant

 Scott McArthur
 208-964-0481
 scott@mcArthur-eng.com
 PO Box 2488
Post Falls, ID 83877

Applicant Information

Applicant Type*

Engineer

Applicant Name*

Scott McArthur

Phone*

208.446.3307

Email*

scott@mcArthur-eng.com

Address*

PO Box 2488

City, State & Zip Code

Post Falls, Idaho 83877

Owner Information

Name*

Givens Living Trust

Company

Givens Living Trust

Phone*

208.660.8913

Email*

johngivens@roadrunner.com

Address*

1754 North Syringa Street

City, State & Zip Code

Post Falls, Idaho 83854

Amendment Information

New Field

GIVENS LIVING TRUST - ZONE MAP AMENDMMENT REQUEST

Description of Project/Reason for Request*

Zone Map Amendment request from R-1 to RM to allow for a mix of Cottage home Lots with typical R-1 Single Family Residential Home Lots, through a subdivision request with the property to the East that is currently seeking annexation into the City of Post Falls under the RM zoning designation. The proposed variety of residential housing opportunities are consistent with the existing developments that are adjacent to the subject property.

Tax Parcel Number

P705035020AA

Existing Zoning

R-1

Adjacent Zoning

R-1, SC-4, R-2, and AG Sub (KC)

Current Land Use

Single Family Home and Farm

Adjacent Land Use

Residential

Proposed Zone*

RM

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.

*

✓ Scott McArthur
Mar 12, 2025

I (We) the undersigned do hereby make petition for a modification of the zoning classification 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 contact buyer. *

✓ Scott McArthur
Mar 12, 2025

SUBD-25-2

Subdivision Application

Status: Active

Submitted On: 3/13/2025

Primary Location

1754 N SYRINGA ST
POST FALLS, ID 83854

Owner

GIVENS LIVING TRUST
1754 N SYRINGA ST , 83854

Applicant

 Scott McArthur

 208-964-0481

 scott@mcArthur-eng.com

 PO Box 2488
Post Falls, ID 83877

Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Engineer

Proposed Subdivision Name*

TBD

Number of Lots*

105

Size of Site

18

Average Size of Lots

0.117

Existing Zoning

Requesting RM through Zone
Amendment

Adjacent Zoning

Requesting RM through Annexation

Current Land Use

SFR with Farm on both Parcels

Adjacent Land Use

SFR

Density

8.57

Exhibit A-1c

Description of Project*

This subdivision shall be inclusive of two contiguous parcels of land under the RM zoning designation. The West parcel is currently seeking a Zone Map Amendment request while the East parcel is seeking to Annex into the City under the RM zoning designation.

Site Information**Comprehensive Plan Designation**

Low

Location of Proposed Access to Site

Syringa Street and Horsehaven Avenue - with future connection to the South

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

Syringa Street (Existing 1/2RW adjacent=40') & Horsehaven Avenue (Existing and Proposed 1/2RW adjacent=40')

Size & Point of Water Connection

RPWD - Horsehaven = 8" // RPWD - Syringa = 12"

Size & Point of Sewer Connection

City - Horsehaven = 12" = // City - Syringa Street = 12"

Name & Location of Nearest School

Prairie View Elementary School

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

KF&R Idaho Street Station ~1.39 miles to site

Physical Description of Site (topography, cover, features)

See proposed Mass Grading Plan and existing topogrpahy - gently rolling terrain with approximately 8 feet of elevation change.

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

No

Water District*

Ross Point Water District

Owner Information

Name*

G2 Real Property Holdings / Givens
Living Trust

Company

G2 Real Property Holdings / Givens
Living Trust

Phone*

208.660.8913

Email*

johngivens@roadrunner.com

Address*

1754 North Syringa Street

City, State, Zip Code

Post Falls, Idaho 83854

Application Certification

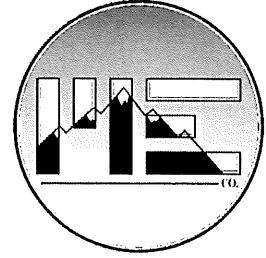
I understand that the applicant or representative shall attend the public hearing before the Planning and Zoning Commission and that the decision on a Subdivision is final; unless appealed by myself, by adjoining property owners, or by other affected persons. I also understand that the Subdivision Plat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



Scott McArthur

Mar 12, 2025

ANNEXATION
G2 REAL PROPERTY HOLDINGS
City of Post Falls, Idaho



Prepared by McARTHUR ENGINEERING COMPANY LLC

March 2025

Page 1

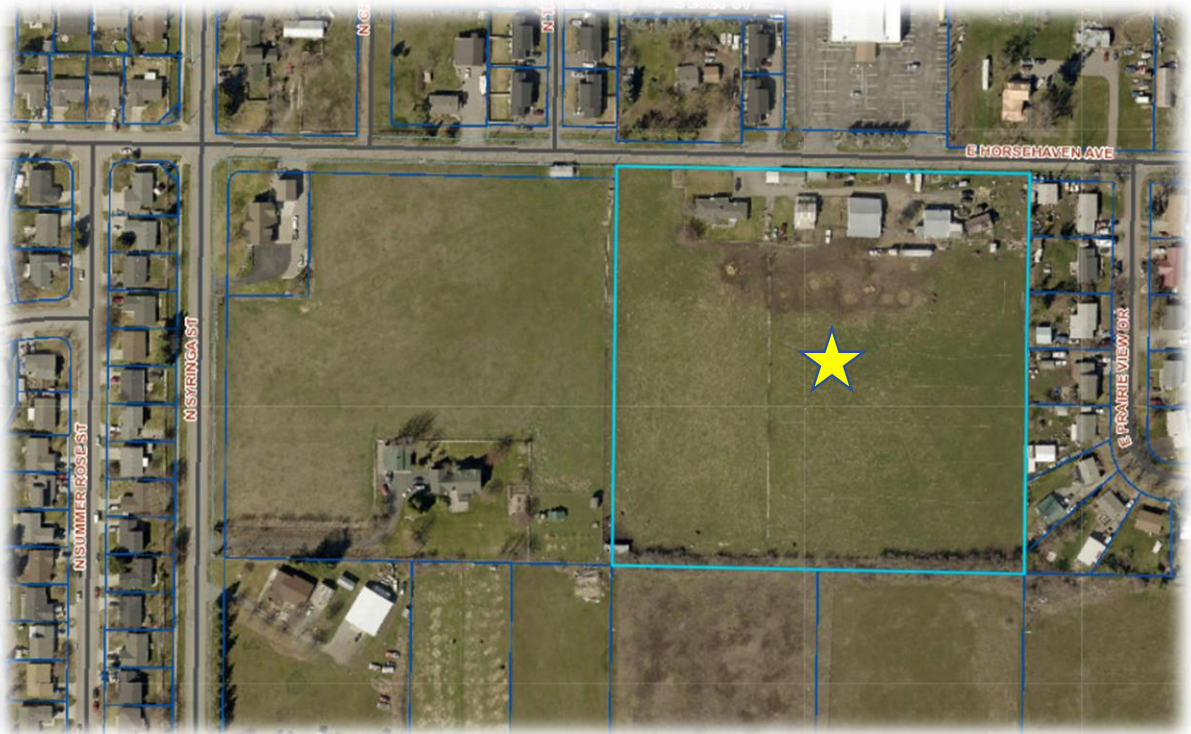
ANNEXATION

G2 REAL PROPERTY HOLDINGS

City of Post Falls, Idaho



- **Project Summary:** This narrative shall outline the proponent's request for the Annexation of their property into the City of Post Falls, Idaho. The subject property is contiguous with the City of Post Falls City Limits to the North, and to the West. The adjacent property to the West is currently seeking a Zone Map Amendment, from R-1, Residential, to RM, Residential Mixed, with the intent being to allow both this subject property, and the property to the West to seek City approval for a combined subdivision. The subject property is located East of North Syringa Street and South of East Horsehaven Avenue, in Section 35, Township 51 North, Range 05 West, Boise Meridian, Kootenai County, Idaho.



- **Address:** 1664 East Horsehaven Ave
Post Falls, Idaho 83854
- **Parcel:** 0-6360-35-019-ZZ
- **AIN:** 126776
- **Annexation:** ±10.054 acres (Parcel and Right of Way)

- **Landowner:** G2 Real Property Holdings LLC
Governor: Michel Gahard and Member: John Givens
1754 North Syringa Street
Post Falls, Idaho 83854
- **Applicant (Engineer):** McArthur Engineering Company LLC
Scott McArthur
PO Box 2488
Post Falls, Idaho 83877
Tel: 208.446.3307
Em: scott@mcArthur-eng.com

Zoning Information

- **Existing Zoning:** The Property is currently zoned “AG-Suburban” in Kootenai County, Idaho.

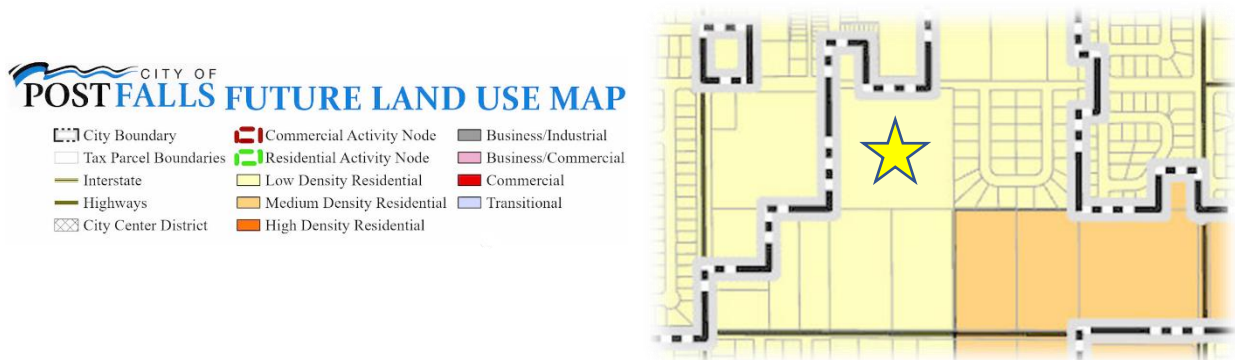


- **Proposed Zoning:** The Proposed Zoning Designation for this Parcel is “RM” Residential Mixed.



This requested zoning designation is contiguous to the Givens Living Trust property (West) that is simultaneously seeking a Zone Map Amendment to re-zone their property Residential Mixed (RM), for future development with the G2 Real Property Holds land currently requesting annexation.

- **Future Land Use Map Designation:** The property in question is designated as “Low Density Residential” per the City of Post Falls Future Land Use Map image below. This designation is consistent with the properties located to the North, South, East, and West of the subject property, with Medium Density Residential being contiguous to the Southeast corner of the subject property. Under this Future Land Use Map designation, the developed properties in this area consist of various housing options, including townhomes, duplex structures, and single family residential homes. These housing opportunities are consistent with the City’s newer Residential Mixed (RM) zoning designation.



- **Adjacent Zoning / Use:**
 - North: SC4 / R-2 (Post Falls, Idaho) – Townhomes, duplex structures, single family homes
 - East: Ag-Suburban (Kootenai County) – Single Family Homes
 - South: Ag-Suburban (Kootenai County) – Single Family Homes
 - West: R-1 (City of Post Falls) – Single Family Homes

This requested zoning designation is contiguous to the Givens Living Trust property (West) that is simultaneously seeking a Zone Map Amendment to re-zone their property Residential Mixed (RM), for future development with the G2 Real Property Holds land currently requesting annexation.

- **City of Post Falls - Annexation Review Criteria:** Per PFMC 18.16.010 (Establishment of Zoning Districts), and 18.20.100(C)(1-3), and D , the Annexation approval criteria is listed below
 - Is annexation of the property in the best interest of the city (Legislative Decision)?
 - **The proposed Annexation of this infill property is in the best interest of the City of Post Falls, as it will provide for the future expansion of pertinent infrastructure and provide connectivity to adjacent properties that are in the City of Post Falls, and that may seek Annexation into the City of Post Falls.**

- The subject property is located in the “Central Island” Focus Area, with the following pertinent policies:
 - Promote infill development in this context area;
 - This property is ideal for future development, with available public infrastructure available to the North, and future connectivity opportunities to the South and West.
 - Prioritize annexation opportunities
 - This property is contiguous with the internal City Limits, and the annexation of this land is an opportunity for the City of Post Falls to expand from within its own City boundary.
 - Support development patterns that are interconnected, and that provide pedestrian connectivity to all multi-use paths and trails
 - The future development of this land shall expand in-kind residential development, to those adjacent to the subject property, which shall then allow for the expansion and connectivity of pedestrian pathways and trails.
 - Focus growth of higher-density residential uses near higher-classified roadways
 - Horsehaven Avenue connects Greensferry Road to Syringa Street, along the North boundary of this property, providing for ease of access to higher classified roadways that are already constructed in the City of Post Falls. The requested zoning designation of Residential Mixed (RM) will allow for a responsible mix of future housing opportunities.
- 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 City of Post Falls Future Land Use Map designates this area as Low Density Residential, as previously stated, which is consistent with the Residential Mixed Zoning request, to allow for various types of housing opportunities, which is also consistent with the general area in question.
- Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration?
 - This Annexation request meets the Comprehensive Plan identified Goals and Policies.
 - Goals:
 - (G-01) Grow and Sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health
 - The Annexation of this land will allow for the future development of in kind single family residential home ownership opportunities on property that is considered in-fill, to allow for the future utilization and expansion of existing public infrastructure.

- (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 Community is in desperate need of affordable and obtainable housing opportunities, and the Annexation of this property, under this zoning designation, will allow for the future development of this property, in kind with the staff future supported development of this property.**
- (G-15) Maintain and Improve the City's water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions.
 - **The City's existing public infrastructure in this area, at the time of future development, will be improved as needed to meet the future development of this property, while continuing to serve the existing variety of housing options that surround this property.**
- **Policies:**
 - [P.01] Support land use patterns that:
 - Maintain or enhance community levels of service
 - **The future development will utilities and improve, as needed, the exiting public infrastructure that already exists adjacent to this in-fill property. Any future concerns regarding the level of service that may arise from the future development of this property can be addressed at time of development.**
 - Foster the long-term fiscal health of the community
 - **Once Annexed, this property can be developed, in kind, to the various housing opportunities in this area. This Annexation, and the future various types of housing that could be developed on this property under this zoning designation, can provide opportunities for home ownership, job creation, and further Annexation of lands that exist in the Central Island focus area of the City.**
 - Maintain and enhance resident quality of life
 - **The Residential Mixed zoning designation would allow for the future development of this property, with various types of housing, common space, and public infrastructure improvements that are all meant to improve the quality of life, and home ownership opportunities for the citizens of the City of Post Falls.**

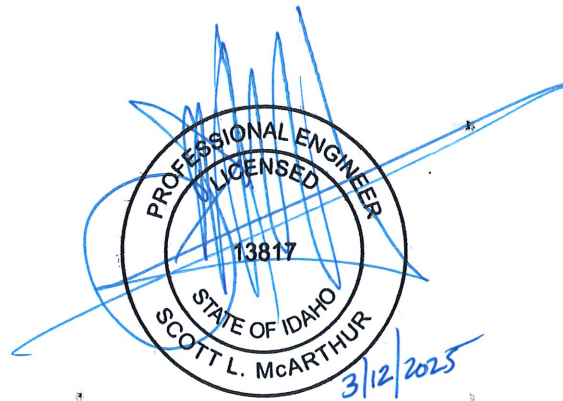
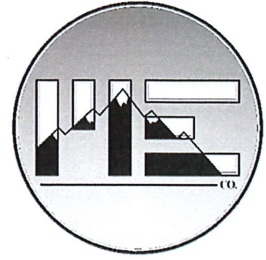
- Promote compatible well-design development
 - **The Residential Mixed zoning designation would allow for the development of various types of homes on this in-fill property. Generally speaking, these various types of homes are typically Master Planned on larger parcels of land, to improve compatibility in a new residential development.**
- Implement goals and policies of the comprehensive plan, related mater plan, and/or facility plans.
 - **The Future Land Use Map identifies this area as residential, and all future development would be in kind to the variety of residential housing opportunities that surround this in-fill City property.**
- **[P.02] Apply or revise zoning designations with careful consideration of factors including:**
 - Future land use mapping
 - **The requested Residential Mixed (RM) zoning designation is consistent with the Future Land Use Map.**
 - Compatibility with surrounding land uses
 - **The requested Residential Mixed (RM) zoning designation is consistent with the variety of housing types that exist within the vicinity of this property.**
 - Infrastructure and service plans
 - **The necessary infrastructure needed to serve the future development of this property is available in the adjacent public right of way of Horsehaven Avenue.**
 - Existing and future traffic patterns
 - **Horsehaven Avenue is considered a Minor Collector, and together with the future road networks that will also connect to this property, the traffic patterns shall have sufficient means of access to and from this property once development.**

- Goals and policies of the comprehensive plan, related master plan and/or facility plans.
 - The future development of this property shall be required to meet the intent of all City master plan and facility plan requirements.
- [P.08] Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits.
 - The future development of this infill property shall meet the intent of this policy.
- [P.09] Encourage annexation of County “islands” within the City, with priority given to areas:
 - Surrounded by incorporated areas
 - The subject property is located in the Central Island Focus Area and considered to be surrounded by incorporated property.
 - That have readily available service infrastructure and capacity
 - The existing infrastructure that is connected to the subject property can provide for the future development of this land under the requested Residential Mixed zoning designation.
- [P.14] Follow all annexation procedures established by Idaho State statutes and applicable City ordinances.
 - This Annexation request shall follow the established State statutes and applicable City ordinances. The City of Post Falls has the authority to annex this property, that is contiguous with the City of Post Falls City Limits, with consent from the landowner, through this request.
- [P.15] Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provision of diverse housing types and price levels.
 -
- [P.19] Encourage clustering of units in new residential development, providing service efficiencies and creating opportunities for private or community open space
 - Under the Residential Mixed (RM) zoning designation, portions of the future development of this property could be master planned and designed for cluster housing and community space, given that this type of development exists within the vicinity of this property, and public infrastructure is already available.

- Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?
 - **The proposed Residential Mixed Zoning designation would not have a demonstrable adverse impact on the city, or the available services in the area. This zoning designation would be consistent with the various housing types that exist in the vicinity of the subject property.**
 - **Potable Water:**
 - Ross Point Water District infrastructure is located in the adjacent rights-of-way, and service has been extended to the property, and the district has expressed their willingness to serve the future development of this property.
 - **Sanitary Sewer:**
 - City infrastructure is located in the adjacent rights-of-way, and the City has expressed their willingness to serve the future development of this property.
 - **Dry Utilities:**
 - The existing dry utility infrastructure that is currently serving the adjacent in kind residential developments, and that is needed to serve the future development of this property is sized accordingly, and it available for future connection in the adjacent right of way.
 - **Streets:**
 - The future development of this property will provide public right of way improvements to bring adjacent public street infrastructure up to current City standards, and provide for future connectivity to adjacent parcels, and other developed/undeveloped rights of way.
 - **Emergency Services:**
 - The future development of this property would provide for water line infrastructure looping opportunities, and roadway networks that will improve access for the emergency services that are already serving this area of the City of Post Falls.

March 2025

ZONE MAP AMENDMENT GIVENS LIVING TRUST City of Post Falls, Idaho



Prepared by McARTHUR ENGINEERING COMPANY LLC

March 2025

Exhibit A-2b

ZONE MAP AMENDMENT

GIVENS LIVING TRUST

City of Post Falls, Idaho



- **Summary:** The purpose of this narrative shall be to outline the proposed Zone Map Amendment for the below listed property in the City of Post Falls, Idaho. The current zoning designation of this property is R-1, Residential, and the proposed zoning designation is RM, Residential Mixed. This Zone Map Amendment request shall allow for the future development of this property to include a variety of single-family residential home ownership opportunities, as conceptually depicted on the subdivision submittal that is simultaneously being requested for this property, and the adjacent property to the West, that is currently seeking Annexation, under the RM, Residential Mixed zoning designation. The subject property is located East of North Syringa Street and South of East Horsehaven Avenue, in Section 35, Township 51 North, Range 05 West, Boise Meridian, Kootenai County, City of Post Falls, Idaho.



- **Parcel Number/AIN:** P-050-35-020-AA // 127901
- **Parcel Size:** ±8.3 acres
- **Landowner/Proponent:** Givens Living Trust ~ John Givens
1754 North Syringa Street
Post Falls, Idaho 83854
Tel: 208.660.8913
- **Applicant/Engineer:** McArthur Engineering Company LLC ~ Scott McArthur
PO Box 2488
Post Falls, Idaho 83877
Tel: 208.446.3307
Em: scott@mcArthur-eng.com

-



- [illegible]

- **Surrounding Zoning and Use:**

- North:

- R-2 and SC4 (*Post Falls*)
- These properties are located on the North side of Horsehaven Avenue, and are developed with a variety of residential structures (single family, duplex, townhomes).

- South:

- R-1 (*Post Falls*) and AG-Suburban (*Kootenai County*)
- These properties have single-family residential homes and undeveloped open space.

- West:

- R-1 (*Post Falls*)
- These Lots are located in the City of Post Falls, on the West side of Syringa Street, and they are developed with single-family residential homes.

- East:

- This property is currently located in Kootenai County, and the property is designated as “AG-Suburban”. An Annexation request has been submitted for this infill property (zoning designation requested is Residential Mixed (RM), simultaneously with this Zone Map Amendment request.
- This property is currently developed with a single-family residence, several farm outbuildings, and the remainder of the property being used for agricultural purposes.

City of Post Falls Comprehensive Plan Compliance:

1. Population and Growth

The subject property is already located in the City of Post Falls, and the development would be considered infill (Central Island Focus Area), with sufficient infrastructure surrounding the property to serve future development.

2. Economic Development

The future development of this infill property shall allow for the construction and dedication of much needed street/right of way improvements, and expand the existing City/Water Purveyor infrastructure, as well as provide for future Annexation and infrastructure connection opportunities for adjacent properties that are also located in the Central Island Focus Area.

3. Future Land Use

City of Post Falls designates this area as “Low-Density Residential” on their Future Land Use Map, with the intended development of the property, as depicted within the subdivision request that was simultaneously submitted, is consistent with neighboring properties to the North, East, and West, as well as the future growth patterns that are expected to the South of this property.

4. Public Facilities, Utilities, and Services

▪ Water System Capacity

Per the Ross Point Water District, there are water main upgrades that will be required for the existing 8" water main in Horsehaven Avenue; however, the water main in Syringa Street is currently meeting their standards, and the District has stated that they do have the capacity to serve the future development of this property. See attached Will Serve Letter.

▪ Sewer System Capacity

Per the City of Post Falls, the existing sewer infrastructure in Horsehaven Avenue, and Syringa Street have the capacity to serve the future development of this property.

▪ Dry Utilities

The existing pertinent dry utilities for residential development are currently located in the public rights of way adjacent to the property, and or on the subject property, and serve the surrounding variety of residential uses.

5. Transportation

The future development of this property shall have the potential to increase traffic along Horsehaven Avenue (Minor Collector), and Syringa Street (Minor Collector), as well as the surrounding transportation network; however, as discussed with City staff, the proposed future improvements to the existing public rights of way that are adjacent to this property, as well as the future internal road network, will be more than sufficient to serve the future development of this infill property.

Zone Map Amendment Approval Criteria:

The following Zone Map Amendment review and approval criteria can be found in the City of Post Falls Municipal Code, Section 18.20.100:

1. Comprehensive Plan – Future Land Use Map

The proposed zoning district for this property Residential Mixed (RM) is consistent with the Future Land Use Map and Central Island Focus Area that are depicted in the City's Comprehensive Plan.

2. Comprehensive Plan Goals and Policies

The proposed zoning district requested for the subject property (RM) is consistent with the Goals and Policies contained in Appendix B of the City of Post Falls Comprehensive Plan.

The requested RM zoning designation will allow for economically feasible residential development on this underdeveloped portion of the City, on property that has sufficient public infrastructure in place that is prepared for, and or that can be easily improved to allow for the future development of this property. The current R-1 zoning designation does allow for the development of single-family residential home opportunities; however, the proposed RM zoning designation will allow for a larger variety of home ownership opportunities, and development patterns that are more consistent with the existing residential developments in this area.

The following shall outline how the above noted Goals and Policies are affected by this request:

Goals:

- {G.01} Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health.
 - **This property is located in the Central Island Focus Area of the City Post Falls, and it is currently underdeveloped, with sufficient existing and proposed infrastructure that will be available to serve the future development of this property, allowing for a variety of home ownership opportunities, and the expansion of infill property that is already surrounded by public infrastructure.**
- {G.05} Keep Post Falls neighborhood safe, vital, and attractive.
 - **The development of this underdeveloped infill property would help improve this area of the City of Post Falls by improving the public rights of way, and public infrastructure, and by providing a variety of home ownership opportunities to an area of that City that has existing public infrastructure to serve this type of future development. Street trees, and maintained landscaping will be maintained on each Lot per City code, and within any designated open space by the HOA.**
- {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.
 - **Home ownership opportunities are needed in this area of the City of Post Falls. This zoning designation would allow for a variety of cottage and single family homes to be constructed on Platted Lots. This type of master planned development will be essential for sustaining managed growth in the City of Post Falls.**
- {G.15} Maintain and Improve the City's water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions.
 - **The future development of this infill property will improve, and expand the public infrastructure to serve this property, and provide for future connections to the adjacent properties in this area, further supporting responsible future population growth that will be needed to preserve the sustainability of the City of Post Falls.**

Policies:

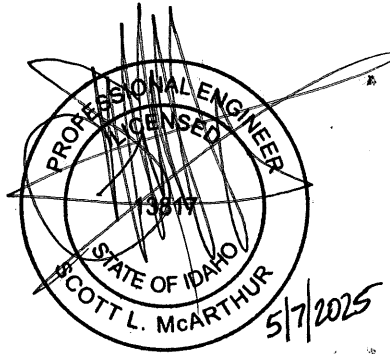
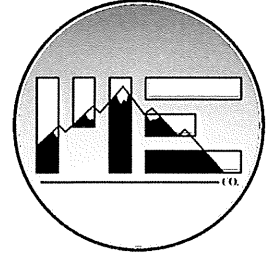
- {P.01} Support land use patterns that:
 - Maintain or enhance community levels service.
 - Foster the long-term fiscal health of the community.
 - Maintain and enhance resident quality of life.
 - Promote compatible, well-designed development.
- **The future development of this property, under the RM zoning designation, would provide opportunities for residential home ownership in this area of the City that are otherwise not obtainable in other areas of the City of Post Falls.**

- {P.02} Apply or revise zoning designations with careful consideration of factors including:
 - Future land use mapping.
 - Compatibility with surrounding land uses.
 - Infrastructure and service plans.
 - Existing and future traffic patterns.
- **This Zone Map Amendment request considered each item listed in this policy, and we feel the future development on this infill land, under the requested zoning designation will be consistent with the intentions specified under this policy.**
- {P.03} Encourage development patterns that provide suitably scaled, daily needs services within walking distance of residential areas, allowing a measure of independence for those who cannot or choose not to drive.
 - **This area of the City of Post Falls Central Island Focus Area has long remained underdeveloped, despite the available public infrastructure improvements that are extended to and adjacent to this property. The proposed zoning designation will permit the development of his property to include a variety of residential home ownership opportunities that will be within walking distance of adjacent commercial and educational areas of the City of Post Falls.**
- {P.08} Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits.
 - **This policy was the primary focus of this Zone Map Amendment request. The reclassification of zoning on this property to RM, from R-1, will allow for a variety of home ownership opportunities in this area of under-developed infill land that is already located in the City of Post Falls. The future residential development will be supported by the existing public infrastructure that is already adjacent to the subject property (and the property to the West that is seeking Annexation, for a simultaneous subdivision approval with this subject property).**
- {P.19} Encourage clustering of units in new residential development, providing service efficiencies and creating opportunities for private or community open space.
 - **This policy was also a focus of this Zone Map Amendment request. The reclassification of zoning on this property to RM, from R-1, will allow for a variety of home ownership opportunities in this area of under-developed infill land that is already located in the City of Post Falls, as well as cottage home required open space, and pedestrian sidewalk networks. The future residential development will again be supported by the existing public infrastructure that is already adjacent to the subject property (and the property to the West that is seeking Annexation, for a simultaneous subdivision approval with this subject property).**

- {P.94} Encourage space-efficient, attractive street and development patterns in Post Falls' city center, typically featuring:
 - An interconnected, grid-form streets network.
 - Contiguous buildings that abut public rights-of-way.
 - First-floor commercial uses with active storefront facades.
 - On-street parking.
 - Off-street parking to the side, rear, below or on upper stories of buildings.
 - Utilization of alleys for service and accessory parking access.
 - Ample sidewalks and frequent, well-defined crosswalks.
 - Street trees and landscaping.
 - Pedestrian-scale lighting, benches, and other street furnishings.
- **This area is prime for a RM zoning designation development, due to its proximity to existing, in kind, residential developments and available public infrastructure. Development standards will dictate the future development improvements and landscaping needed for this residential community.**
- {P.106} Encourage cooperation between local water districts and the City, supporting planning for provisions of services concurrent with community needs.
 - **Ross Point Water Districts public infrastructure will be improved and expanded to and through the subject property at the time of development, to serve this development, and the adjacent development of land within the City of Post Falls.**
- 3. Will the proposed zoning request create a Demonstrable Adverse Impact?
The proposed zoning designation of Residential Mixed (RM) will not create a Demonstrable Adverse Impact on the City of Post Falls, or the Water Purveyor's ability to deliver/distribute public services within the city limits. The ease of access to this infill development, including the expansion of the and improvements to the existing utility infrastructure (which have more than adequate capacity at this time) shall aim to minimize any impact to the public, and public infrastructure.

May 2025

**SUBDIVISION NARRATIVE
G2 REAL PROPERTY HOLDINGS
& GIVENS LIVING TRUST**
City of Post Falls, Idaho



Prepared by McARTHUR ENGINEERING COMPANY LLC

Updated May 2025

Page 1 - Subdivision

SUBDIVISION NARRATIVE

G2 REAL PROPERTY HOLDINGS & GIVENS LIVING TRUST

City of Post Falls, Idaho



- **Project Summary:** This narrative shall outline the proponent's request for a subdivision on approximately 18-acres of land. A portion of this property is currently located outside of the City of Post Falls City Limits, and is seeking Annexation under the RM, Residential Mixed zoning designation (ANNX-25-2), and the portion of the subdivision that is located within the City of Post Falls, is currently seeking a Zone Map Amendment request (ZC-25-1), seeking to change the current zoning designation to RM, Residential Mixed. The subject property, as a whole, is located in the Southeast corner of the intersection of North Syringa Street and East Horsehaven Avenue, in Section 35, Township 51 North, Range 05 West, Boise Meridian, Kootenai County, City of Post Falls, Idaho.

This subdivision request shall consist of a mix of a variety of single-family residential homes, including cottage homes, within similar residential home ownership opportunities existing adjacent to this proposed subdivision.



- **Parcel Numbers:** P-7050-35-020-AA (West Property) – *City of Post Falls*
0-6360-35-019-ZZ (East Property) – *Kootenai County*
- **AINs:** 127901 (West Property) – *City of Post Falls*
126776 (East Property) – *Kootenai County*

- **Parcel Size:** ±8.3 acres (West Property) – *City of Post Falls*
±9.8 acres (East Property) – *Kootenai County*
Areas exclude public rights of way that are being annexed into the City
- **Existing Zoning:** R-1 – City of Post Falls (West Property)
AG-Suburban – Kootenai County (East Property)



KOOTENAI COUNTY ZONING MAP



CITY OF POST FALLS ZONING MAP

- **Landowner #1 (Proponent):** Givens Living Trust (West Parcel) ~ John Givens
1754 North Syringa Street
Post Falls, Idaho 83854
Tel: 208.660.8913

- **Landowner #2 (Proponent):** G2 Real Property Holdings LLC (East Parcel) ~
Governor: Michel Gahard and Member: John Givens
1754 North Syringa Street
Post Falls, Idaho 83854
Tel: 208.660.8913 (John Givens)
- **Applicant (Engineer):** McArthur Engineering Company LLC ~ Scott McArthur
PO Box 2488
Post Falls, Idaho 83877
Tel: 208.446.3307
Em: scott@mcArthur-eng.com
- **Existing Conditions:** The West parcel is developed with one (1) single-family residential home and a large secondary barn structure. The remaining portions of property are used for agricultural purposes. The primary access to the existing home is located off of Syringa Street.

The East parcel, currently seeking Annexation into the City of Post Falls, is developed with two (2) single-family homes, and several agricultural buildings that support the small agricultural uses on the property. The access to this property is located off of Horsehaven Avenue.

The topography of this property has gently rolling terrain, with around eight (8) feet of combined elevation relief, according to the completed topographic survey. The property generally drains from the North to the South.

There are no existing stormwater management improvements on the property.

Water is provided on both parcels by Ross Point Water District.

The City of Post Falls sanitary sewer infrastructure runs parallel to the parcels but does not currently serve either property.

Adjacent properties of the subject properties are zoned R-1, SC-4, R-2, and Ag-Suburban in Kootenai County, with the uses in the area consisting of a higher density residential development, and a variety of single family homes.

Dry utilities (power, gas, phone, cable, etc.) exist in the public right of way (North Syringa Street and East Horsehaven Avenue).

- **Proposed Development:** The following shall outline the proposed development plan that is depicted on the submitted Preliminary Plat, and within the Conceptual Subdivision Plan:
 - **Structures:** The proponent intends to construct Cottage homes and Single-Family Residential Homes on the property, through a phased development plan.
 - **Timeframe:** Timing of the initial phase of onsite development shall be subject to subdivision approval, and commitments made to family members who live on the East parcel of land.

- **Access:** Access to the proposed subdivision shall be through Syringa Street, and Horsehaven Avenue, with future access connection to the South.
- **Stormwater Management:** Stormwater from the impervious surfaces shall be conveyed to stormwater swales for treatment and shall outlet to stormwater drywells or through infiltration into the onsite prairie sand/gravel soil after being treated by the organic swale soils/vegetation.
- **Landscaping:** A public right of way landscape plan shall be prepared in accordance with City of Post Falls requirements. This landscape plan shall also address the privately owned common area landscaping and shall also provide the developer with standards and guidance for individual Lot landscaping to ensure the development landscaping is cohesive.
- **Open Space:** The City of Post Falls requires dedicated open space for both Residential Mixed (RM) Zoning Designation and Cottage Home developments. The open space shall be owned/managed by a Home Owners Association (HOA) collectively in charge of the development. An HOA managed irrigation service or services shall be included in the development to serve the common areas. The following breakdown is illustrated on the attached Preliminary Plat, which is dedicated to Tract A:
 - ❖ **Residential Mixed Zoning:** Section 18.16.010, City of Post Falls Municipal Code
 - **Required:** ±54,953SF (7% of the Development Area)
 - **Provided:** 70,730SF (Tract A = 129% of the required open space)
 - ❖ **Cottage Homes:** Section 18.24.032, City of Post Falls Municipal Code
 - **Required:** 20,150 SF (325 SF per Lot x 62 Cottage Home Lots)
 - **Provided:** 70,730 SF (Tract A = 350%+ of the required open space)

Also, see the Preliminary Plat and Sheet P3.0 – Grading Plan and Typical Street Sections, for additional information pertaining to the above calculations.
- **Common Area Maintenance:** The proponent, through the development of the project CC&Rs, shall direct the Home Owner Association (HOA) to maintain the common areas and right of way frontage, inclusive of such maintenance items as irrigation, general landscaping maintenance, and snow removal/de-icing. Each Lot owner will be required to provide and maintain their own irrigation and landscaping.
- **Setbacks:** All proposed residential structures shall meet the requirements outlined in the City of Post Falls Municipal Code (Sections 18.24.032, Cottage Homes, and Section 18.20.040 – Official Bulk and Placement Regulation Table for RM).
- **Parking:** Parking for each residential home shall be provided in accordance with City of Post Falls Standards and requirements (Section 18.24.070 – Parking) and (Section 18.24.032 – Cottage Homes).
 - ❖ **Standard Single Family Homes (18.24.070):**
 - **Required:** Two (2) for each unit (spaces within garages/carports can be included)
 - **Provided:** A minimum of two (2) off-street parking spaces will be provided in each driveway/garage.

❖ Cottage Homes (18.24.032):

- Required: Each Cottage Home Dwelling Unit must provided at least two (2) off-street parking spaces for each cottage home, and the development shall provide an additional 0.25 parking spaces/Cottage Home, in a cluster. There are a total of sixty-two (62) Cottage Homes proposed, and sixteen (16) required cluster parking spaces.
 - Provided: Each Cottage Home Lot will have two (2) off-street parking spaces, and there are twenty-seven (27) clustered parking spaces provided in the proposed development.
- **Sanitary Sewer:** Sanitary sewer is provided by the City of Post Falls who shall review and approve the proposed infrastructure improvements at time of Plan submittal. A Construction Improvement Agreement (CIA) shall also be approved by the City of Post Falls prior to construction. See the Conceptual Sewer Plan is attached to this submittal.
 - **Domestic Water:** Water is provided by Ross Point Water District, who shall have their engineer review and approve the proposed infrastructure improvements at time of Plan submittal as the QLPE. See the Conceptual Water Plan is attached to this submittal.
 - **Dry Utilities:** Existing dry utilities (power, gas, phone, cable, etc.) are available in the public rights of way of Syringa Street and Horsehaven Avenue.
- **Subdivision Pre-Development Meeting:** A formal subdivision pre-application meeting was held with the City and appropriate parties, for this proposed subdivision, on September 5, 2024.
 - **Zoning:** This subdivision request shall be contingent on City approval of ANNX-25-2 (East Parcel), and ZC-25-1 (West Parcel), with both properties being zoned RM, Residential Mixed.
 - **Future Land Use Map:** The City of Post Falls Future Land Use Map designates this property, and the surrounding properties as “Low Density Residential”; however, as discussed with staff, the future development of this property will be consistent with the existing residential developments in the vicinity of this project (RM zoning did not exist at the time of adjacent property zoning).
 - **Criteria for Subdivision Approval** (Section 17.12.060(H) – City of Post Falls Municipal Code):
 - Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of Subdivision proposed.
 - **The project proponent received a Will Serve letter from Ross Point Water District stating that adequate water is available to serve this subdivision.**
 - Adequate provisions have been made for a public sewage system and that the existing Municipal system can accommodate the proposed sewer flows.
 - **The City of Post Falls has previously stated that sufficient sewer capacity is available to serve this proposed subdivision.**
 - Proposed streets are consistent with the transportation element of the comprehensive plan.
 - **The proposed public and private street configuration has been reviewed and discussed with the City staff, and then modified as presented. The existing**

adjacent public right of way improvements that do not currently meet City standards shall be improved at the time of development.

- All areas of the proposed Subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.
 - **The project proponent is currently working with a Geotechnical Engineering firm to be preparing a Preliminary Geotechnical Engineering Report for this property, but there are no known areas of concern, or no known historical uses that would otherwise be of concern.**
- The area proposed for Subdivision is zoned for the proposed use and the use conforms to other requirements found in this Code. The *Developer* has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for *Off-Site* impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, *Off-Site* mitigation will be dealt with through the obligation to pay *Development* impact fees.
 - **The proposed subdivision request shall be consistent with applicable zone districts upon City approval for ZC-25-1, and ANNX-25-2. The proponent has already started conversations with the City of Post Falls, and Ross Point Water District regarding the future development of the property, access to the property during the subdivision review period, and future development infrastructure plans.**

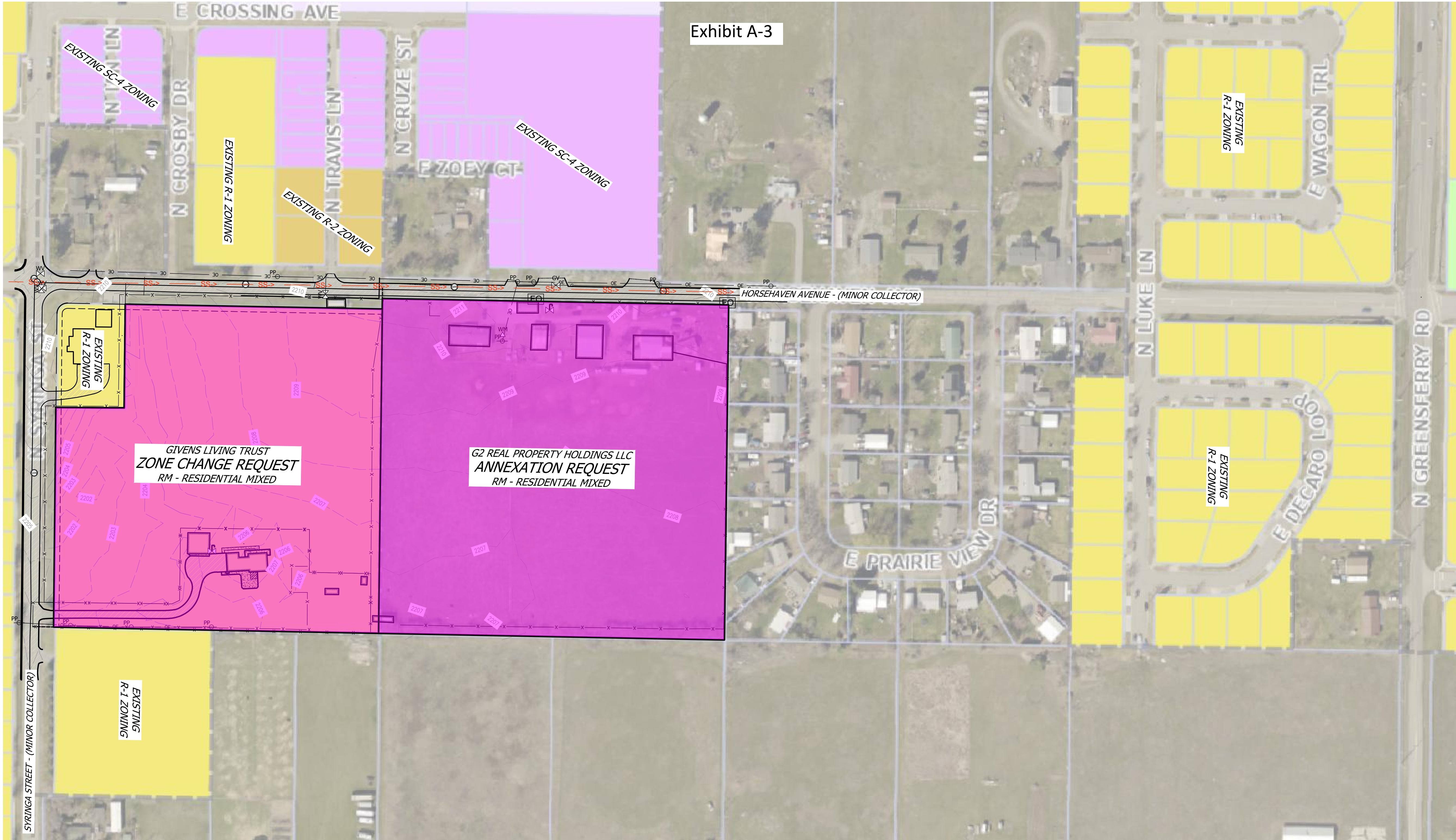
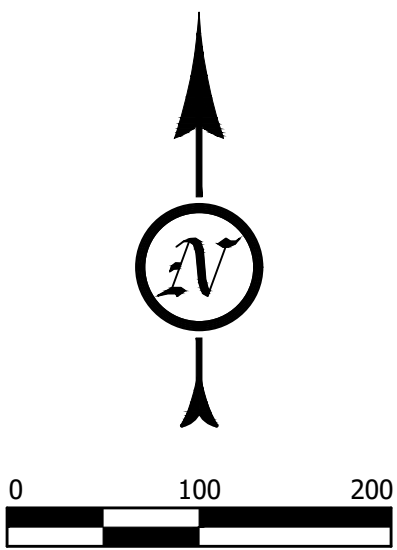


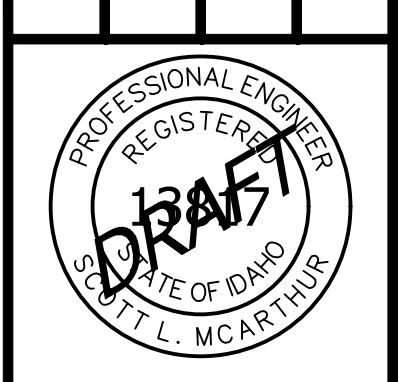
Exhibit A-3



McARTHUR
ENGINEERING
PO BOX 2488, POST FALLS, IDAHO 83877 • TEL: 208.446.3307



SURVEYED: JS
DESIGNED: ME
DRAWN: SLM
CHECKED: SLM



REVISIONS:

GIVENS LIVING TRUST
CITY OF POST FALLS, IDAHO

VICINITY MAP

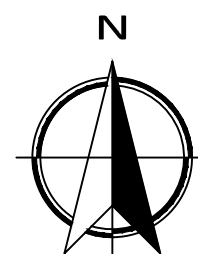
SHEET # VIC
PROJECT # ME2022-023
DATE 3/11/2025



PRELIMINARY PLAT
TRACT 19 AND A PORTION OF TRACT 20, BLOCK 35 OF POST FALLS IRRIGATED TRACTS
LOCATED WITHIN SECTION 35, TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

Exhibit A-4

H-Scale 1" = 50'
50' 25' 50' 100'



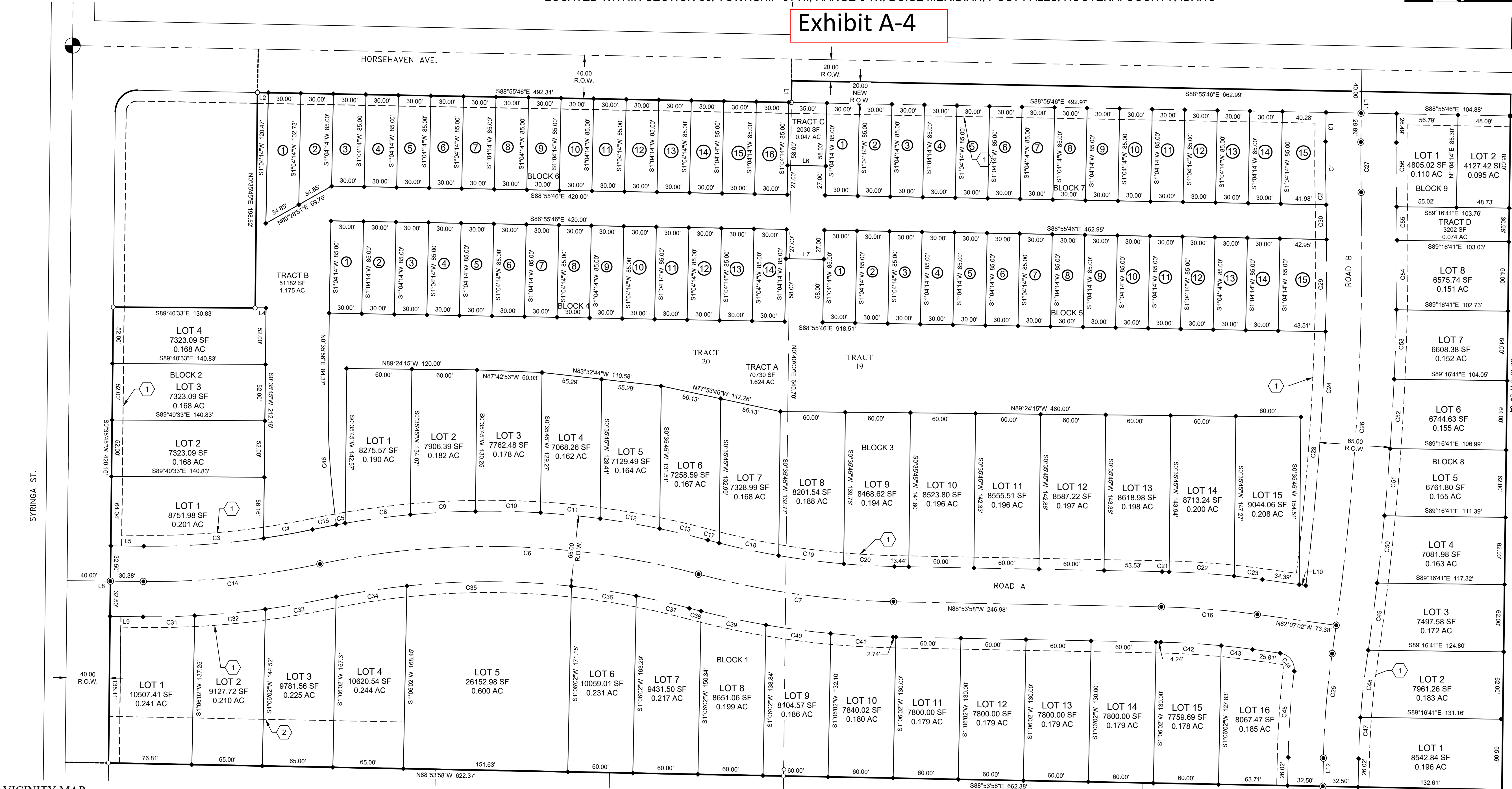
NOTES

- 1 10' SIDEWALK, DRAINAGE, AND UTILITY EASEMENT
2 43' INGRESS, EGRESS, AND UTILITY EASEMENT

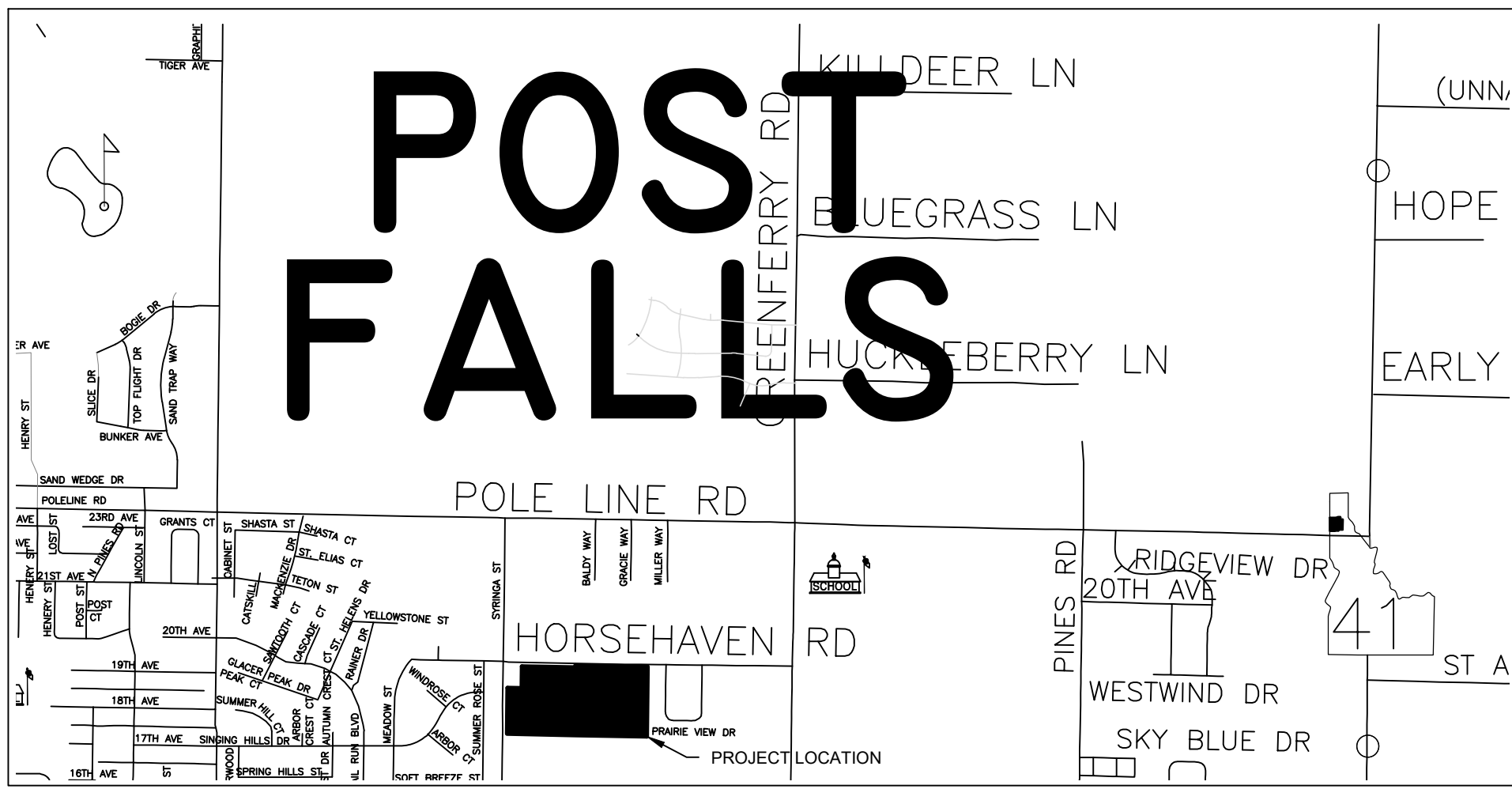
LEGEND

- FOUND 5/8" REBAR NO CAP
○ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
◇ FOUND 1/2" REBAR NO CAP
● SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
● SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
● SET 5/8" x 24" REBAR WITH 1-1/2" ALUMINUM CAP, P.L.S. 9367

Parcel Area			Parcel Area		
Parcel	BLOCK	Area	Parcel	BLOCK	Area
16	BLOCK 6	2550 SF 0.059 AC	1	BLOCK 7	2550 SF 0.059 AC
15	BLOCK 5	3695 SF 0.085 AC	2	BLOCK 7	2550 SF 0.059 AC
14	BLOCK 5	2550 SF 0.059 AC	3	BLOCK 7	2550 SF 0.059 AC
13	BLOCK 5	2550 SF 0.059 AC	4	BLOCK 7	2550 SF 0.059 AC
12	BLOCK 5	2550 SF 0.059 AC	5	BLOCK 7	2550 SF 0.059 AC
11	BLOCK 5	2550 SF 0.059 AC	6	BLOCK 7	2550 SF 0.059 AC
10	BLOCK 5	2550 SF 0.059 AC	7	BLOCK 7	2550 SF 0.059 AC
9	BLOCK 5	2550 SF 0.059 AC	8	BLOCK 7	2550 SF 0.059 AC
8	BLOCK 5	2550 SF 0.059 AC	9	BLOCK 7	2550 SF 0.059 AC
7	BLOCK 5	2550 SF 0.059 AC	10	BLOCK 7	2550 SF 0.059 AC
6	BLOCK 5	2550 SF 0.059 AC	12	BLOCK 7	2550 SF 0.059 AC
5	BLOCK 5	2550 SF 0.059 AC	11	BLOCK 7	2550 SF 0.059 AC
4	BLOCK 5	2550 SF 0.059 AC	13	BLOCK 7	2550 SF 0.059 AC
3	BLOCK 5	2550 SF 0.059 AC	14	BLOCK 7	2550 SF 0.059 AC
2	BLOCK 5	2550 SF 0.059 AC	15	BLOCK 7	3469 SF 0.080 AC
1	BLOCK 5	2550 SF 0.059 AC	1	BLOCK 6	3348 SF 0.077 AC
14	BLOCK 4	2550 SF 0.059 AC	2	BLOCK 6	2816 SF 0.065 AC
13	BLOCK 4	2550 SF 0.059 AC	3	BLOCK 6	2550 SF 0.059 AC
12	BLOCK 4	2550 SF 0.059 AC	4	BLOCK 6	2550 SF 0.059 AC
11	BLOCK 4	2550 SF 0.059 AC	5	BLOCK 6	2550 SF 0.059 AC
10	BLOCK 4	2550 SF 0.059 AC	6	BLOCK 6	2550 SF 0.059 AC
9	BLOCK 4	2550 SF 0.059 AC	7	BLOCK 6	2550 SF 0.059 AC
8	BLOCK 4	2550 SF 0.059 AC	8	BLOCK 6	2550 SF 0.059 AC
7	BLOCK 4	2550 SF 0.059 AC	9	BLOCK 6	2550 SF 0.059 AC
6	BLOCK 4	2550 SF 0.059 AC	10	BLOCK 6	2550 SF 0.059 AC
5	BLOCK 4	2550 SF 0.059 AC	11	BLOCK 6	2550 SF 0.059 AC
4	BLOCK 4	2550 SF 0.059 AC	12	BLOCK 6	2550 SF 0.059 AC
3	BLOCK 4	2550 SF 0.059 AC	13	BLOCK 6	2550 SF 0.059 AC
2	BLOCK 4	2550 SF 0.059 AC	14	BLOCK 6	2550 SF 0.059 AC
1	BLOCK 4	2550 SF 0.059 AC	15	BLOCK 6	2550 SF 0.059 AC



VICINITY MAP

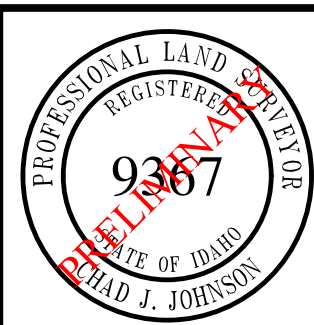


CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.	CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.	CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	1352.50'	47.43'	2°00'34"	S0°16'58"E	47.43'	C21	782.50'	6.47'	0°28'26"	N88°39'45"W	6.47'	C41	782.50'	57.31'	4°11'48"	S86°48'04"E	57.30'
C2	2467.50'	10.70'	0°14'55"	S1°09'47"E	10.70'	C22	782.50'	60.12'	4°24'07"	N86°40'15"W	60.11'	C42	717.50'	55.82'	4°27'26"	N86°40'15"W	55.80'
C3	717.50'	110.88'	8°51'17"	N86°10'07"E	110.77'	C23	782.50'	26.05'	1°54'25"	N83°04'15"W	26.04'	C43	717.50'	29.11'	2°19'29"	N83°16'47"W	29.11'
C4	717.50'	45.89'	3°39'52"	S79°54'32"W	45.88'	C24	2467.50'	362.42'	8°24'58"	S2°55'13"W	362.09'	C44	15.00'	23.31'	89°02'53"	N37°35'36"W	21.04'
C5	782.50'	8.21'	0°36'05"	N80°00'38"E	8.21'	C25	750.00'	96.68'	7°23'10"	S4°47'37"W	96.62'	C45	782.50'	79.62'	5°49'49"	S4°00'57"W	79.59'
C6	750.00'	352.44'	26°55'29"	N88°27'39"W	349.21'	C26	2500.00'	426.47'	9°46'26"	S3°35'58"W	425.95'	C46	715.81'	111.10'	8°53'35"	N3°51'02"W	110.99'
C7	750.00'	181.96'	13°54'03"	N81°56'56"W	181.52'	C27	1320.00'	46.29'	2°00'34"	S0°16'58"E	46.29'	C47	717.50'	38.19'	3°02'58"	S2°37'31"W	38.18'
C8	782.50'	60.61'	4°26'18"	S82°31'49"W	60.60'	C28	2467.50'	234.70'	5°26'59"	S4°24'11"W	234.61'	C48	717.50'	54.31'	4°20'12"	S6°19'06"W	54.29'
C9	782.50'	60.14'	4°24'12"	S86°57'04"W	60.12'	C29	2467.50'	85.01'	1°58'26"	N0°41'29"E	85.00'	C49	2532.50'	62.45'	1°24'46"	S7°35'54"W	62.45'
C10	782.50'	60.02'	4°23'41"	N88°38'59"W	60.01'	C30	2467.50'	32.01'	0°44'38"	N0°40'02"W	32.01'	C50	2532.50'	62.28'	1°24'33"	S6°11'14"W	62.28'
C11	782.50'	55.22'	4°02'36"	N84°25'51"W	55.21'	C31	782.50'	47.68'	3°29'23"	N88°51'04"E	47.65'	C51	2532.50'	62.16'	1°24'23"	S4°46'46"W	62.16'
C12	782.50'	55.70'	4°04'43"	N80°22'12"W	55.69'	C32	782.50'	65.43'	4°47'26"	N84°42'40"E	65.41'	C52	2532.50'	64.07'	1°26'58"	S3°21'06"W	64.07'
C13	782.50'	45.51'	3°19'55"	N76°39'52"W	45.50'	C33	782.50'	57.89'	4°14'21"	N80°11'47"E	57.88'	C53	2532.50'	64.02'	1°26'54"	S1°54'10"W	64.01'
C14	750.00'	163.88'	12°31'09"	S84°20'11"W	163.55'	C34	717.50'	65.97'	5°16'05"	S81°22'45"W	65.95'	C54	2532.50'	64.00'	1°26'53"	S0°27'17"W	64.00'
C15	782.50'	22.30'	1°37'59"	S78°53'36"E	22.30'	C35	717.50'	151.94'	12°07'58"	N89°55'14"W	151.65'	C55	2532.50'	30.99'	0°42'04"	S0°37'12"E	30.99'
C16	750.00'	88.78'	6°46'56"	N85°30'30"W	88.73'	C36	717.50'	60.53'	4°50'01"	N81°26'14"W	60.51'	C56	1287.50'	45.15'	2°00'34"	S0°16'58"E	45.15'
C17	717.50'	10.94'	0°52'26"	S75°26'08"E	10.94'	C37	717.50'	50.36'	4°01'18"	N77°00'34"W	50.35'						
C18	717.50'	56.10'	4°28'47"	S78°06'45"E	56.09'	C38	782.50'	11.03'	0°48'28"	S75°24'09"E	11.03'						
C19	717.50'	60.42'	4°49'30"	S82°45'54"E	60.41'	C39	782.50'	61.11'	4°28'28"	S78°02'37"E	61.09'						
C20	717.50'	46.61'	3°43'19"	S87°02'18"E	46.60'	C40	782.50'	60.39'	4°25'19"	S82°29'31"E	60.38'						

LINE TABLE				
LINE	BEARING	LENGTH		
L1	N0°40'00"E	20.00'		
L2	S88°55'46"E	10.00'		
L3	S0°43'19"W	26.89'		
L4	S89°40'33"E	10.00'		
L5	N89°24'15"W	30.38'		
L6	S88°55'46"E	35.00'		
L7	S88°55'46"E	35.00'		
L8	N89°24'15"W	70.38'		
L9	N89°24'15"W	30.38'		
L10	N82°07'02"W	6.28'		
L11	S0°43'19"W	66.69'		
L12	S1°06'02"W	26.02'		

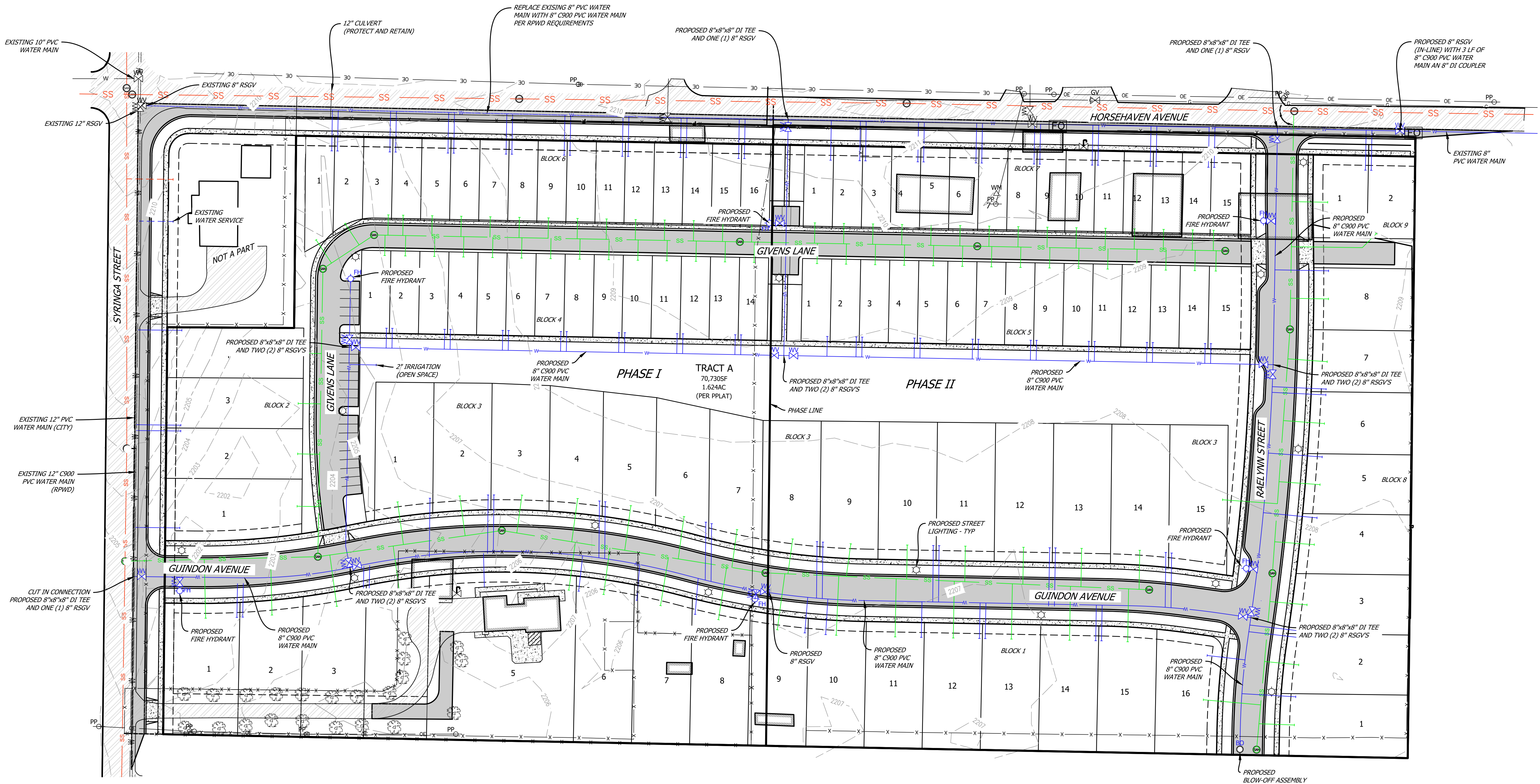
SITE DATA

RM EXISTING ZONING
18.022 AC TOTAL SITE AREA
105 # OF RESIDENTIAL LOTS
2.883 AC RIGHT-OF-WAY DEDICATION
5.83 DWELLING UNITS PER ACRE
5,069.14 SQ. FT. AVERAGE LOT SIZE
26,152.98 SQ. FT. MAXIMUM LOT SIZE
2,550.00 SQ. FT. MINIMUM LOT SIZE



PRELIMINARY PLAT				
TRCT 19 AND TAX NUMBER 24889 IN TRCT 20 BLCK 35 POST FALLS IRR TRS SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO				
DATE SURVEYED: N/A	DRAFTED BY: ERH	PLOT DATE: 11/20/2024	SHEET	
FILE NAME: 23-032	CHECKED BY: C.J.J	PROJECT No.: 23-032	1 1	

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



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

LEGEND:

- | | | | |
|--|---------------------------|--|----------------------|
| | = CALCULATED POSITION | | = PROPOSED ASPHALT |
| | = FOUND REBAR | | = PROPOSED CONCRETE |
| | = FIRE HYDRANT | | = EXISTING ASPHALT |
| | = WATER VALVE | | = PROPOSED STRUCTURE |
| | = BLOW-OFF ASSEMBLY | | = PROPOSED SWALE |
| | = SANITARY SEWER MANHOLE | | |
| | = STREET LIGHTING | | |
| | = ADJACENT PROPERTY LINE | | |
| | = BOUNDARY LINE | | |
| | = EXISTING CONTOUR | | |
| | = EXISTING SANITARY SEWER | | |
| | = PROPOSED SANITARY SEWER | | |
| | = WATER LINE | | |
| | = EASEMENT LINE | | |
| | = FENCE | | |

PARCEL INFORMATION:

OWNER(WEST PARCEL): GIVENS LIVING TRUST (AIN: 127901)
JOHN GIVENS: 208.660.8913
MICHEL GAHARD: 425.305.9933

OWNER(EAST PARCEL) G2 REAL PROPERTY HOLDINGS LLC (AIN: 126776)
JOHN GIVENS: 208.660.8913
MICHEL GAHARD: 425.305.9933

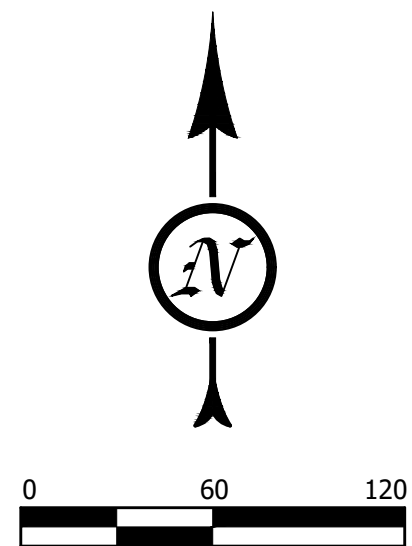
CITY: CITY OF POST FALLS
208.773.8708

WATER: ROSS POINT IRRIGATION DISTRICT
208.773.1120

SANITARY: CITY OF POST FALLS
208.773.8708

POWER/GAS: AVISTA
208.761.1158

PHONE/INTERNET: ZIPPY
208.819.8333



M^CARTHUR
ENGINEERING
1000 W. HALLAM AVE. SUITE 100
POST FALLS, IDAHO 83854
PHONE: 208.773.8377
FAX: 208.773.8377

REVISIONS:

PROFESSIONAL ENGINEER
REGISTERED
STATE OF IDAHO
DAVID L. MCARTHUR
PE No. 14483

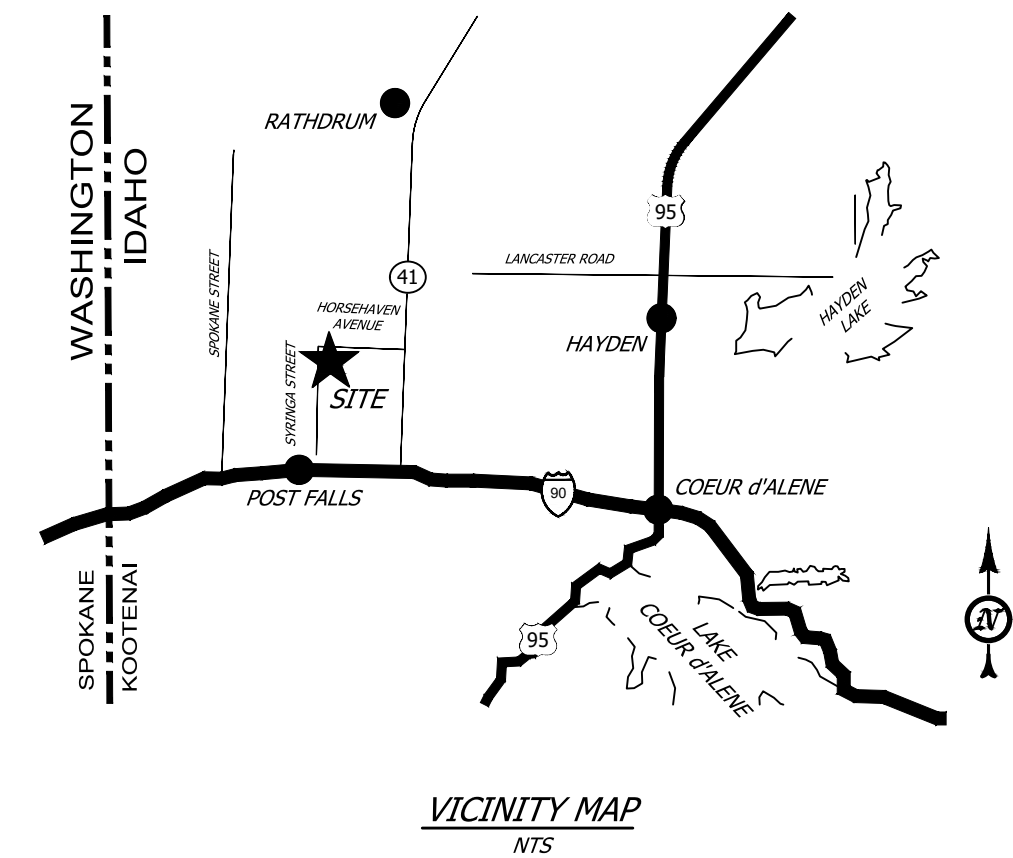
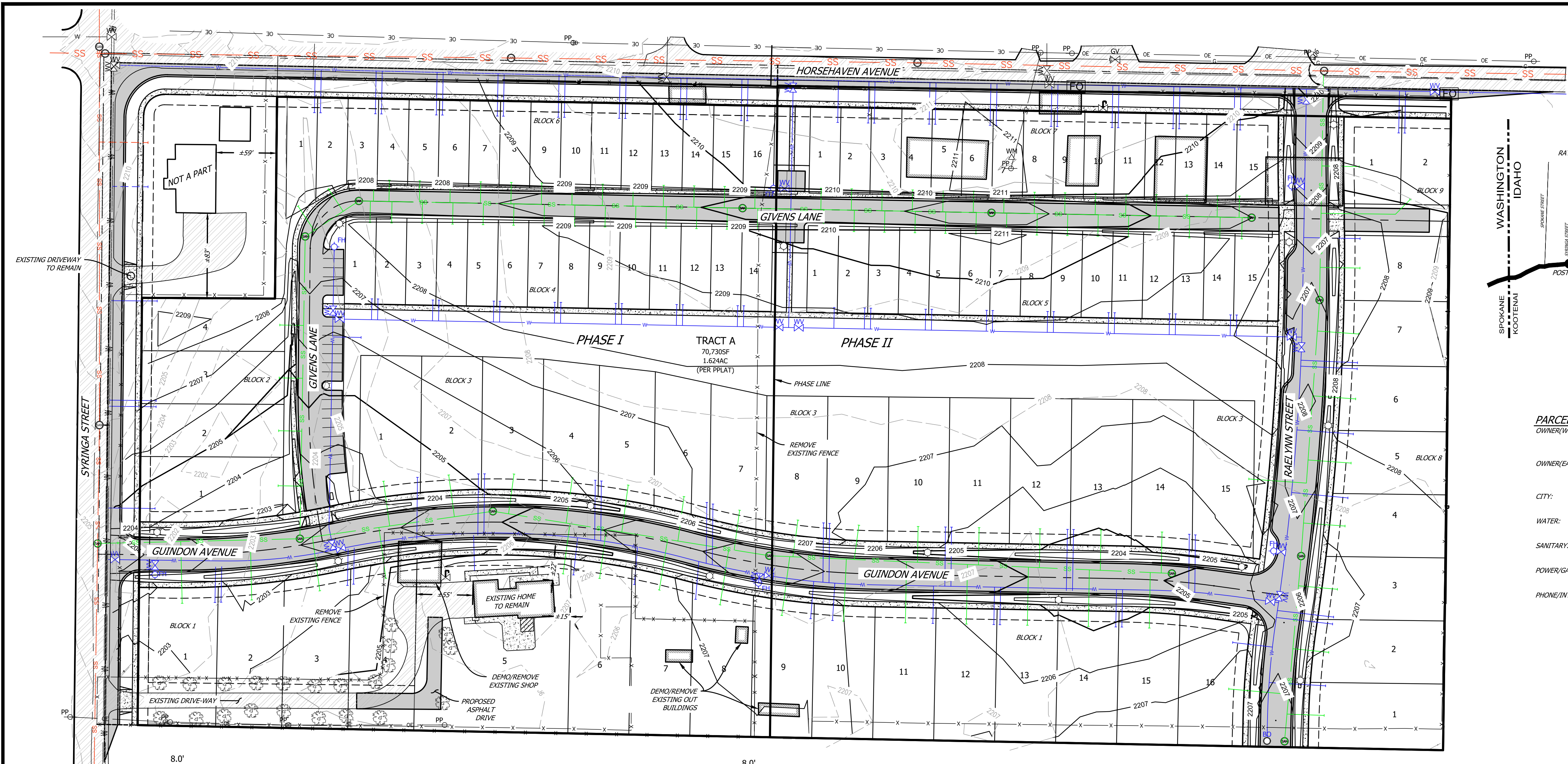
G2 DEVELOPMENT
SUBDIVISION PLAN
CITY OF POST FALLS, IDAHO
FOR CONCEPTUAL REVIEW ONLY

811
Know what's below.
Call before you dig.

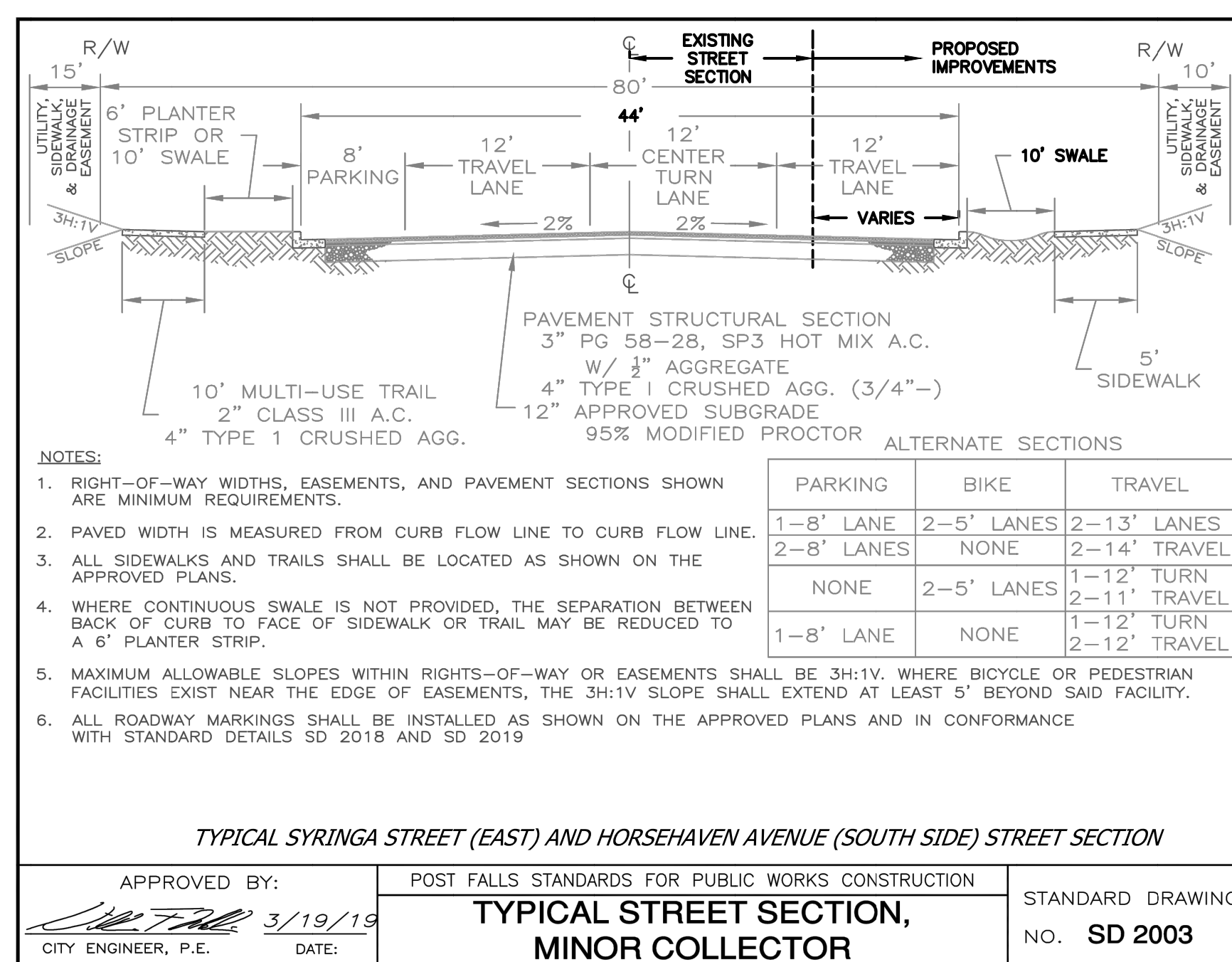
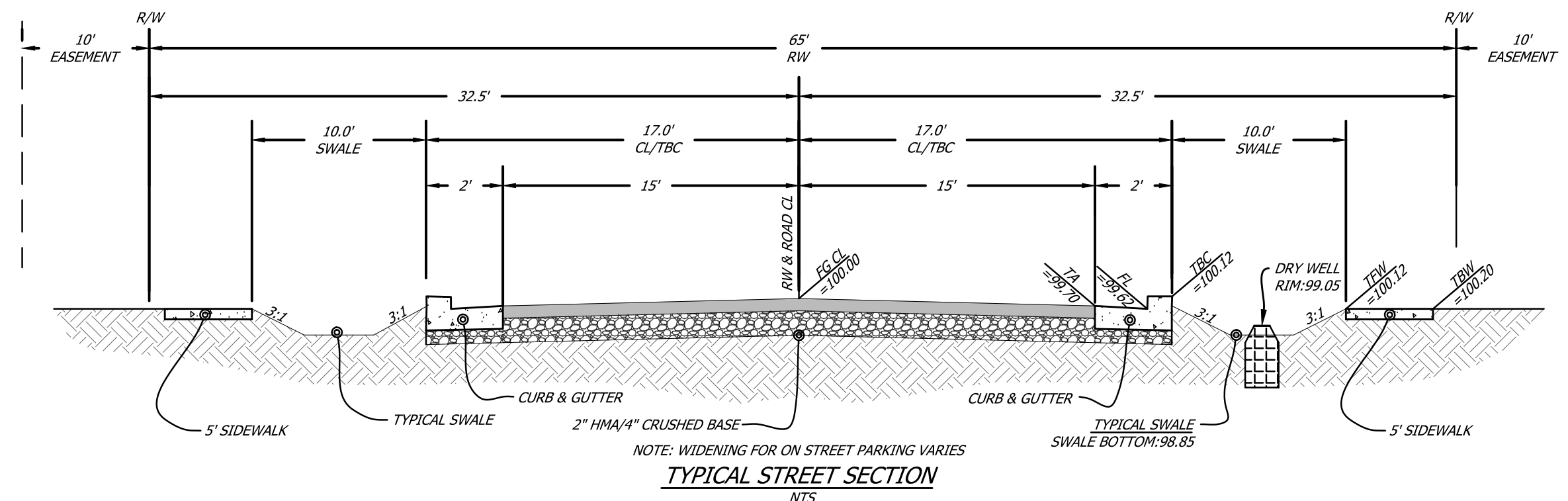
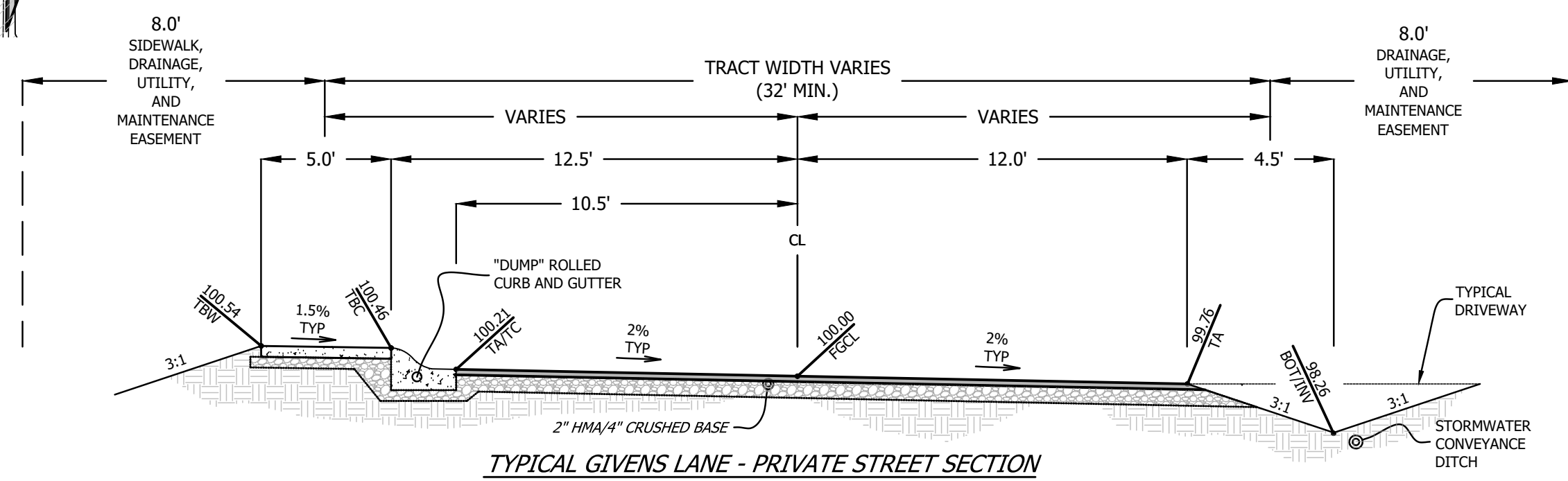
SURVEYED: TBD	DESIGNED: ME	DRAWN: SLM	CHECKED: SLM
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WATER
OVERVIEW

SHEET #	P2.0	PROJECT #	ME2022-023	DATE	5/7/2025
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PARCEL INFORMATION:
OWNER(WEST PARCEL): GIVENS LIVING TRUST (AIN: 127901)
JOHN GIVENS: 208.660.8913
MICHEL GAHARD: 425.305.9933
OWNER(EAST PARCEL): G2 REAL PROPERTY HOLDINGS LLC (AIN: 126776)
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MICHEL GAHARD: 425.305.9933
CITY: CITY OF POST FALLS
208.773.8708
WATER: ROSS POINT IRRIGATION DISTRICT
208.773.1120
SANITARY: CITY OF POST FALLS
208.773.8708
POWER/GAS: AVISTA
208.761.1158
PHONE/INTERNET: ZIPPY
208.819.8333



OPEN SPACE REQUIREMENTS:
THE PROPOSED DEVELOPMENT PLAN DEPICTS THAT THIS PROPOSED PROJECT MEETS THE CITY OF POST FALLS REQUIREMENTS FOR RESIDENTIAL MIXED ZONING, AND COTTAGE HOMES (18.24.032).

RESIDENTIAL MIXED OPEN SPACE REQUIREMENTS - 18.16.010(A)(6)(f):
- REQUIRED: AT LEAST SEVEN (7) PERCENT OF THE TOTAL DEVELOPMENT SITE MUST BE DEVELOPED AS OPEN SPACE PER THE REQUIREMENTS OF SECTION 18.20.080.C.2.
- TOTAL DEVELOPMENT AREA: 4,785,034SF (+18.02ACRES)
- 7% OF THE TOTAL DEVELOPMENT AREA: 334,952SF (+1.16ACRES)
- PROVIDED: 70,730SF (+1.62ACRES)
- SEE TRACT A ON THE ATTACHED PRELIMINARY PLAT FOR ADDITIONAL INFORMATION

COTTAGE HOME OPEN SPACE REQUIREMENTS - 18.24.032(C)(3)(a):
- REQUIRED: EXCEPT AS OTHERWISE PROVIDED, COTTAGE HOME DEVELOPMENTS MUST PROVIDE FIVE HUNDRED FIFTY (550) SQUARE FEET OF COMMON GREEN SPACE FOR EACH COTTAGE HOME. FOR COTTAGE HOMES PLACED ON INDIVIDUAL LOTS, THE AMOUNT OF COMMON GREEN SPACE MAY BE REDUCED TO THREE HUNDRED TWENTY-FIVE (325) SQUARE FEET. EACH COMMON GREEN SPACE MUST PROVIDE AT LEAST ONE PET WASTE CLEAN-UP STATION.
- TOTAL NUMBER OF COTTAGE HOMES: 62
- 325SF PER COTTAGE HOME: 20,150SF (+0.46ACRES)
- PROVIDED: 70,730SF (+1.62ACRES)
- SEE TRACT A ON THE ATTACHED PRELIMINARY PLAT FOR ADDITIONAL INFORMATION

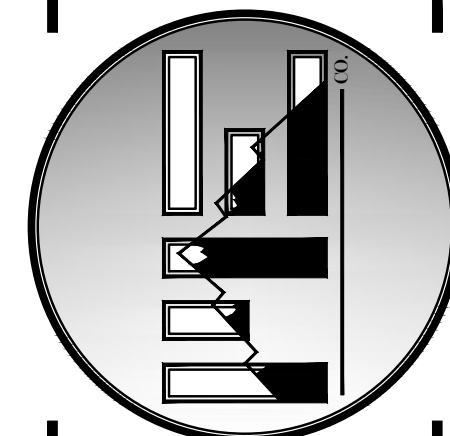
BASED ON THE ABOVE FINDINGS, THE PROPOSED DEVELOPMENT MEETS THE OPEN SPACE REQUIREMENTS FOR BOTH THE RESIDENTIAL MIXED ZONING DESIGNATION, AND THE COTTAGE HOME OVERLAY.

PARKING REQUIREMENTS:
PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF POST FALLS REQUIREMENTS FOR STANDARD SINGLE FAMILY HOMES (18.24.070), AND FOR THE PROPOSED COTTAGE HOMES (18.24.032), AS FURTHER DESCRIBED BELOW:

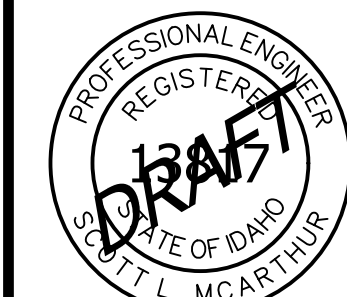
STANDARD SINGLE FAMILY HOMES (18.24.070):
- REQUIRED: TWO (2) FOR EACH UNIT (SPACES WITHIN GARAGES/CARPORTS ARE CALCULATED IN THE OVERALL REQUIREMENT)
- PROVIDED: A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES WILL BE PROVIDED IN EACH DRIVEWAY/GARAGE.

COTTAGE HOMES (18.24.032):
- REQUIRED: EACH COTTAGE HOME DWELLING UNIT MUST PROVIDE AT LEAST TWO (2) OFF-STREET PARKING SPACES FOR EACH COTTAGE HOME, AND THE DEVELOPMENT SHALL PROVIDE AN ADDITIONAL 0.25 PARKING SPACES/COTTAGE HOME IN A CLUSTER. THERE ARE A TOTAL OF SIXTY-TWO (62) COTTAGE HOMES IN THIS DEVELOPMENT, AT 0.25 PARKING SPACES PER COTTAGE HOME, THERE ARE SIXTEEN (16) CLUSTER PARKING SPACES REQUIRED.
- PROVIDED: EACH COTTAGE HOME LOT WILL HAVE TWO (2) OFF-STREET PARKING SPACES, AND THERE ARE TWENTY-SEVEN (27) CLUSTERED PARKING SPACES PROVIDED IN THE DEVELOPMENT.

M^CARTHUR
ENGINEERING
1000 W. BROADWAY, SUITE 100
PO BOX 2488, POST FALLS, ID 83877



REVISIONS



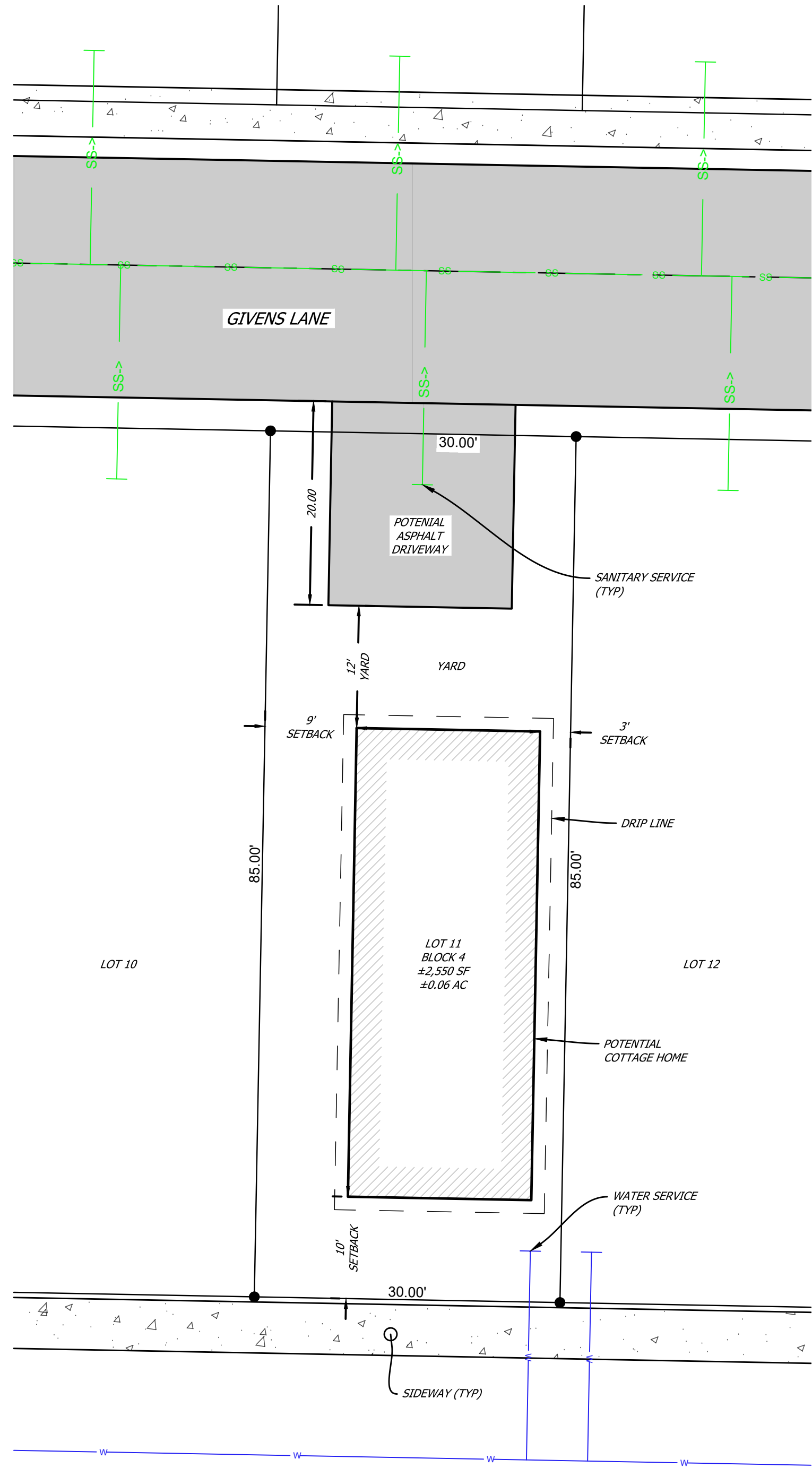
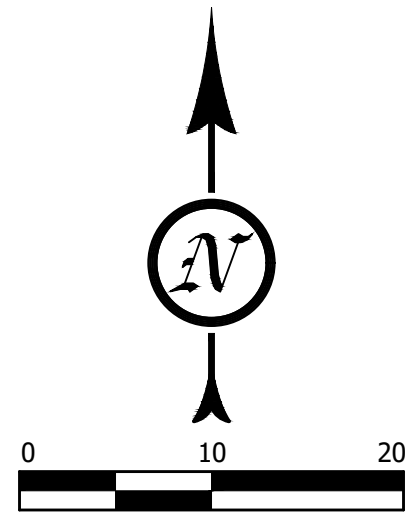
**G2 DEVELOPMENT
SUBDIVISION PLAN**
CITY OF POST FALLS, IDAHO
FOR CONCEPTUAL REVIEW ONLY



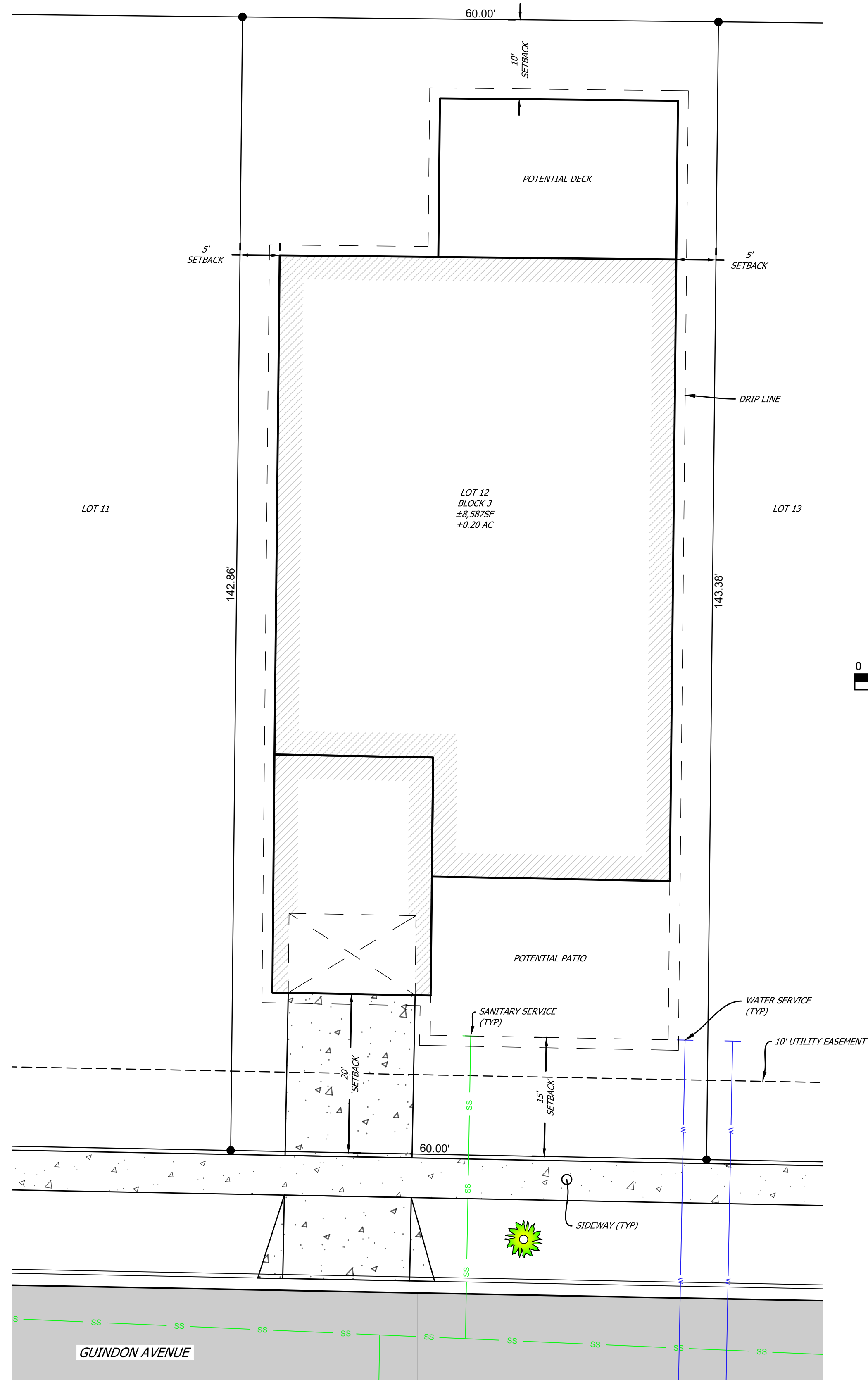
DATE: 5/7/2025
PROJECT # ME2022-023
DESIGNED: ME
DRAWN: SLW
CHECKED: SLW
SURVEYED: TBD

**GRADING PLAN
AND TYPICAL
STREET SECTIONS**

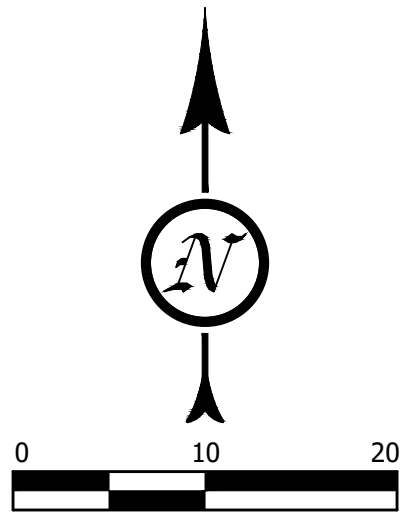
SHEET # P3.0
DATE 5/7/2025
PROJECT # ME2022-023



LOT 11, BLOCK 4 (GIVENS LANE)
SCALE: 1"=10'



LOT 12, BLOCK 3 (GUINDON AVENUE)
SCALE: 1"=10'



M^cARTHUR
ENGINEERING
1400 N. HILL ST., SUITE 100
PO BOX 2488, POST FALLS, ID 83877



REVISIONS



G2 DEVELOPMENT
SUBDIVISION PLAN
CITY OF POST FALLS, IDAHO
FOR CONCEPTUAL REVIEW ONLY



SURVEYED: TBD	DESIGNED: ME	DRAWN: SLM	CHECKED: SLM
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TYPICAL
LOT
LAYOUT

SHEET # P4.0	PROJECT # ME2022-023	DATE 5/7/2025
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NOTE:
THIS PLAN IS CONSIDERED CONCEPTUAL, AND NOT FOR CONSTRUCTION.

NOTE:
SEE PRELIMINARY PLAT FOR LOT MEASUREMENTS.

LEGEND:

-  = PROPOSED CLASS I TREE
-  = EXISTING TREE

PARCEL INFORMATION:

OWNER(WEST PARCEL): GIVENS LIVING TRUST (AIN: 127901)
JOHN GIVENS: 208.660.8913
MICHEL GAHARD: 425.305.9933

OWNER(EAST PARCEL): G2 REAL PROPERTY HOLDINGS LLC (AIN: 126776)
JOHN GIVENS: 208.660.8913
MICHEL GAHARD: 425.305.9933

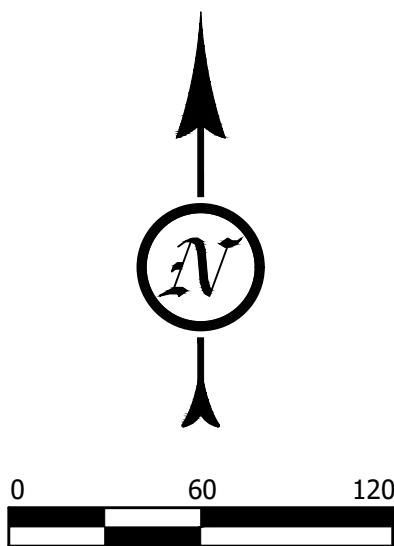
CITY: CITY OF POST FALLS
208.773.8708

WATER: ROSS POINT IRRIGATION DISTRICT
208.773.1120

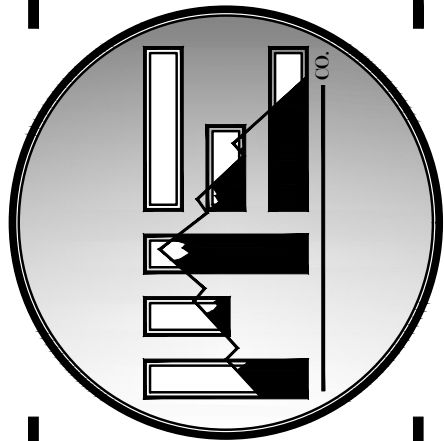
SANITARY: CITY OF POST FALLS
208.773.8708

POWER/GAS: AVISTA
208.761.1158

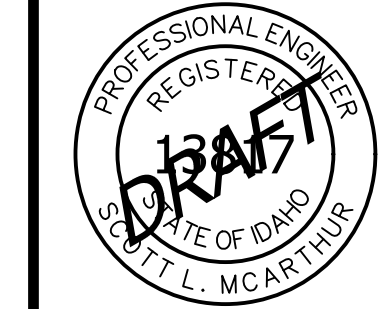
PHONE/INTERNET: ZIPPY
208.819.8333



M^CARTHUR
ENGINEERING
1600 N. HALL ST. SUITE 100
POST FALLS, ID 83877



REVISIONS:



G2 DEVELOPMENT
SUBDIVISION PLAN
CITY OF POST FALLS, IDAHO
FOR CONCEPTUAL REVIEW ONLY



SURVEYED: TBD
DESIGNED: ME
DRAWN: SLM
CHECKED: SLM

LANDSCAPE
PLAN

SHEET # P5.0
PROJECT # ME2022-023
DATE 5/7/2025

ROSS POINT WATER DISTRICT

March 13, 2025

TO: Rob Palus, P.E.
City Engineer, City of Post Falls
408 Spokane Street
Post Falls ID 83854

RE: GIVENS & G2 REAL PROPERTY SUBDIVISION

Dear Mr. Palus:

Ross Point Water District has reviewed the preliminary plans for on-site improvements for the above referenced project and found them to be acceptable. We will need to review the completed construction plans before we can give final approval of the water system.

Ross Point Water District's Consulting Engineer, Whipple Consulting Engineers, Inc., have completed a study, which analyses the impact the proposed subdivision will have on our water supply and distribution system. The study identifies improvements that if made by the Developer, will allow the District to provide service to the subject project and maintain the existing level of service in the Ross Point Water District.

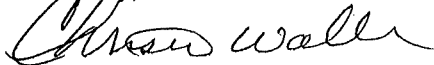
This letter is to advise you that Ross Point Water District is willing and able to provide water service to the proposed Givens & G2 Real Property Subdivision, to the extent of its readily available capacity if the following prerequisites are met.

Additional requirements include:

1. Annexation of the subdivision into the Ross Point Water District service area, if applicable.
2. Satisfactory completion and dedication of approved on-site and off-site water system improvements.
3. Payment of all applicable fees and charges.
4. Compliance with all Ross Point Water District policies, rules and regulations.
5. The water is currently serviced to this property by a well and all of the water rights associated with project property **must** be transferred to Ross Point Water District.
6. The applicant must petition to annex into the District, and such annexation must be approved by the District's Board at a properly noticed public hearing.
7. All cost associated with the annexation process will be covered by the applicant.
8. The Applicant must agree to be bound by the terms and conditions set by the Board if annexation is granted.

If work on the project is not begun within one year this "Will Serve" letter becomes void. If you have any questions, please feel free to contact the District.

Sincerely,



Christine Waller
Ross Point Water District

Cc: Ray Kimball, Whipple Consulting Engineers, Inc.
Idaho Department of Quality
Panhandle Health District
Scott McArthur, PE, McArthur Engineering

Exhibit A-5

McARTHUR ENGINEERING COMPANY AUTHORIZATION LETTER



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

Project: G2 Development

Parcel: 0-6360-35-019-22 and P-7050-35-020-AA

Company Name: G2 Real Property Holdings LLC

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

Client (Printed Name): Michel Gahard Date: 9.23.24

Client (Signature): [Signature] Company: G2 Real Property Holdings LLC Title: Manager

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

On this twenty third day of September, 2024

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

[Signature] Angela Owens

Notary Public in and for the **State of Idaho**

Residing at: Kootenai County

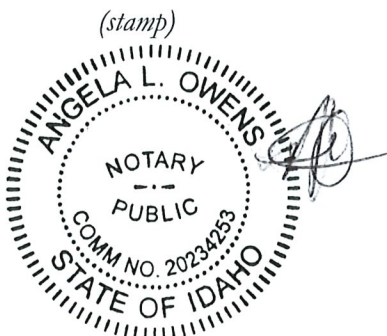


Exhibit A-6

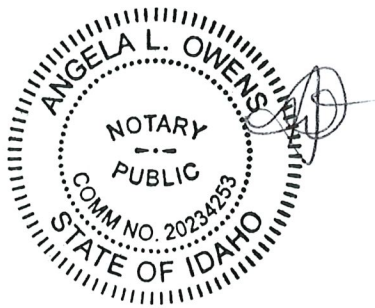
Client (Printed Name): John D. Givens Date: 9.27.24

Client (Signature): John D. Givens Company: G2 Real Property Holdings Title: Manager

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

On this twenty seventh day of September, 2024
I personally witness the above noted party execute this document authorizing **ME** to provide professional engineering services on their behalf for the specific tasks listed in their contractual agreement.

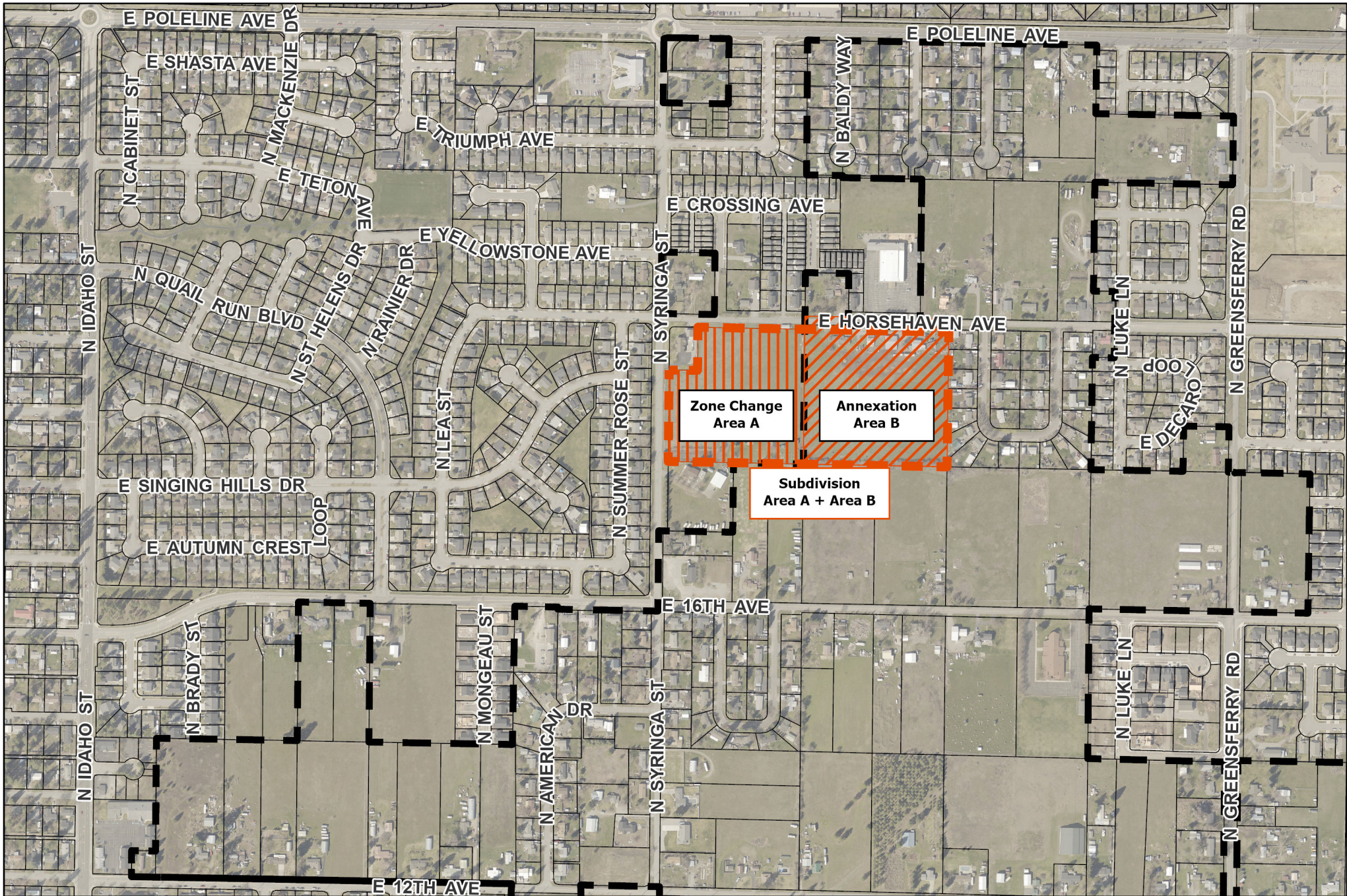
(stamp)



Angela Owens

Notary Public in and for the **State of Idaho**

Residing at: Kootenai County

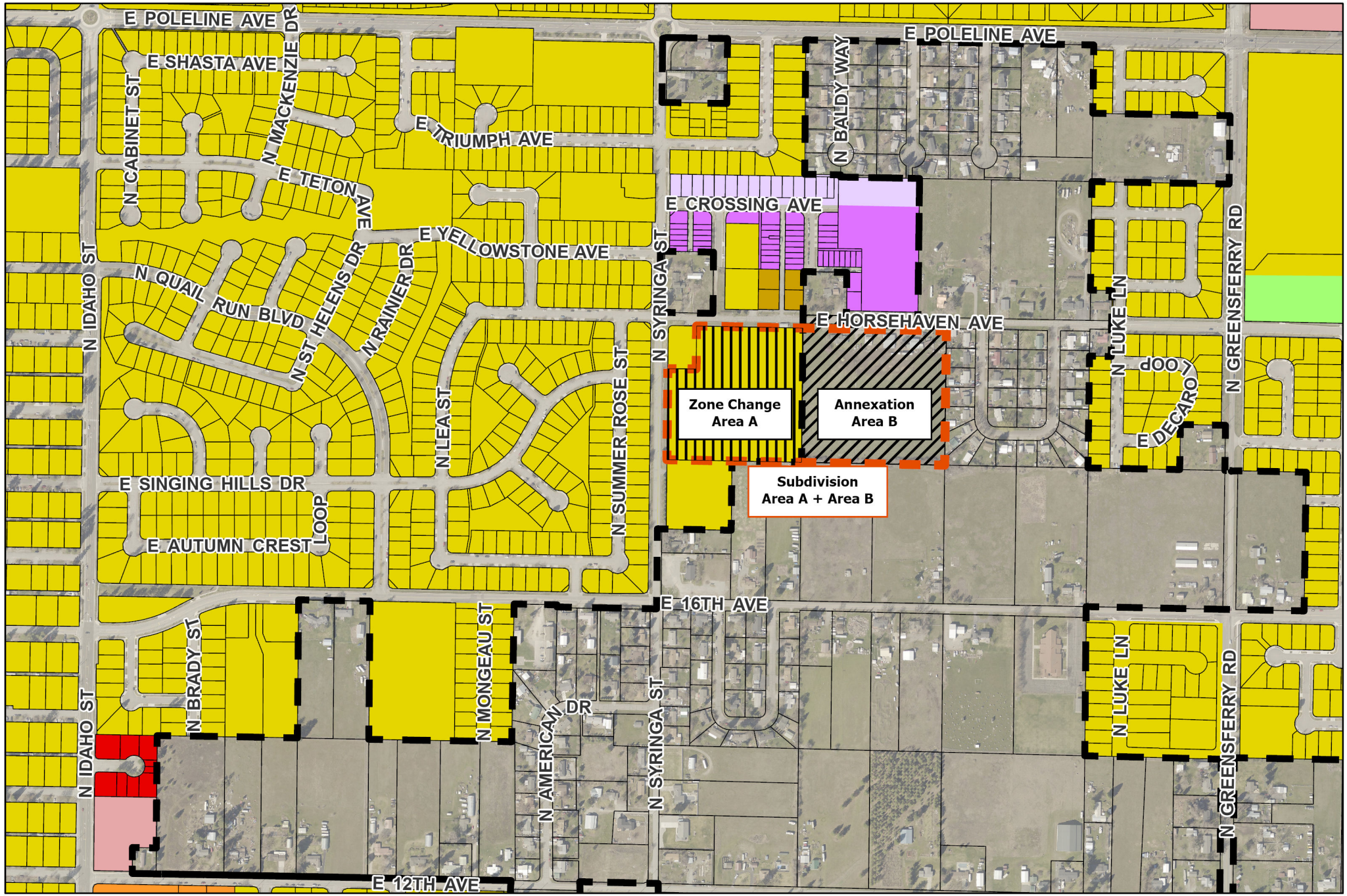


Vicinity Map
 G2 Development
 Annexation, Zone Change, and Subdivision
 ANNX-25-2, ZC-25-1, SUBD-25-2



-  Post Falls City Boundary
-  Tax Parcels

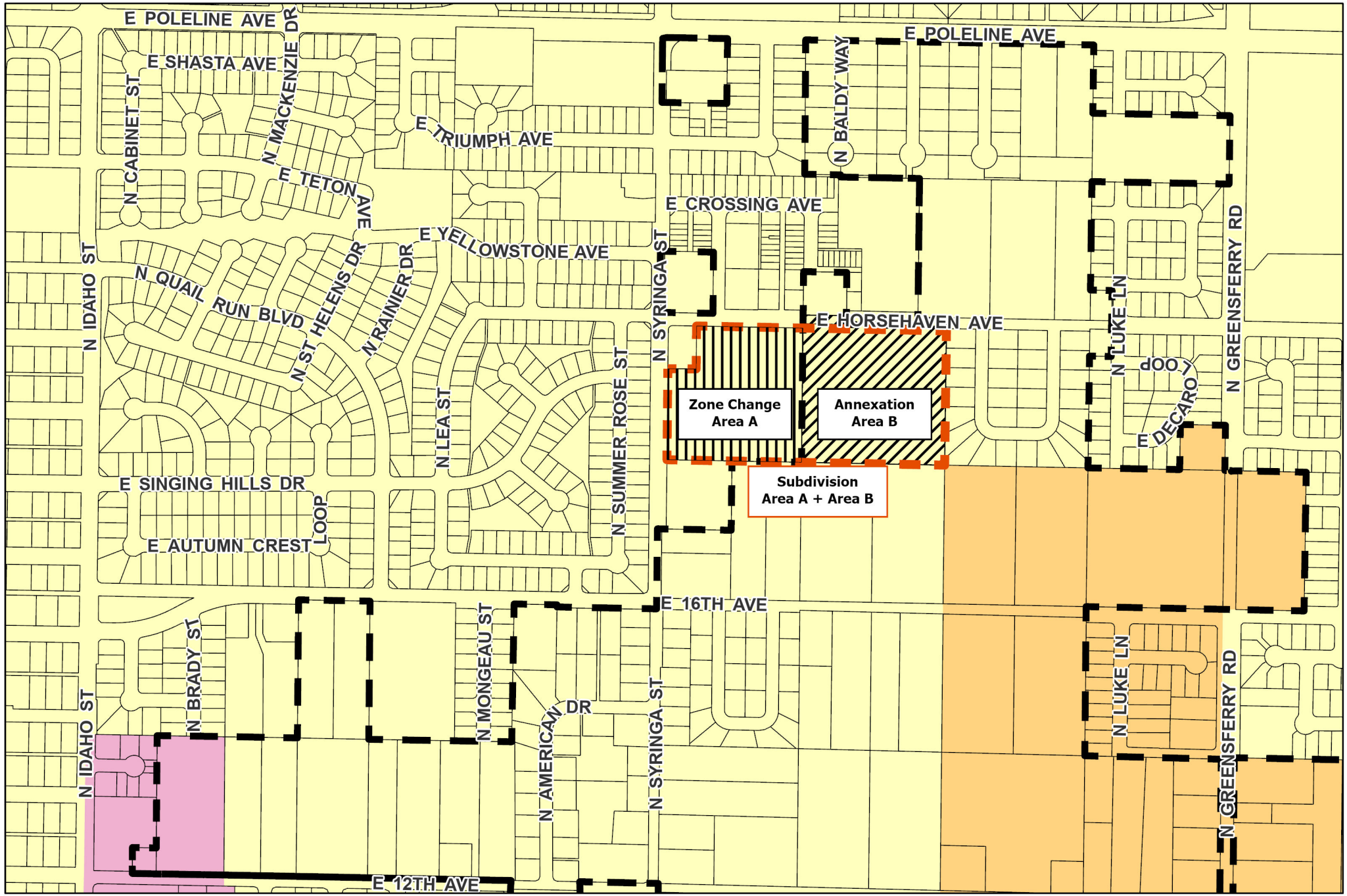




Zoning Map
G2 Development
Annexation, Zone Change, and Subdivision
ANNX-25-2, ZC-25-1, SUBD-25-2



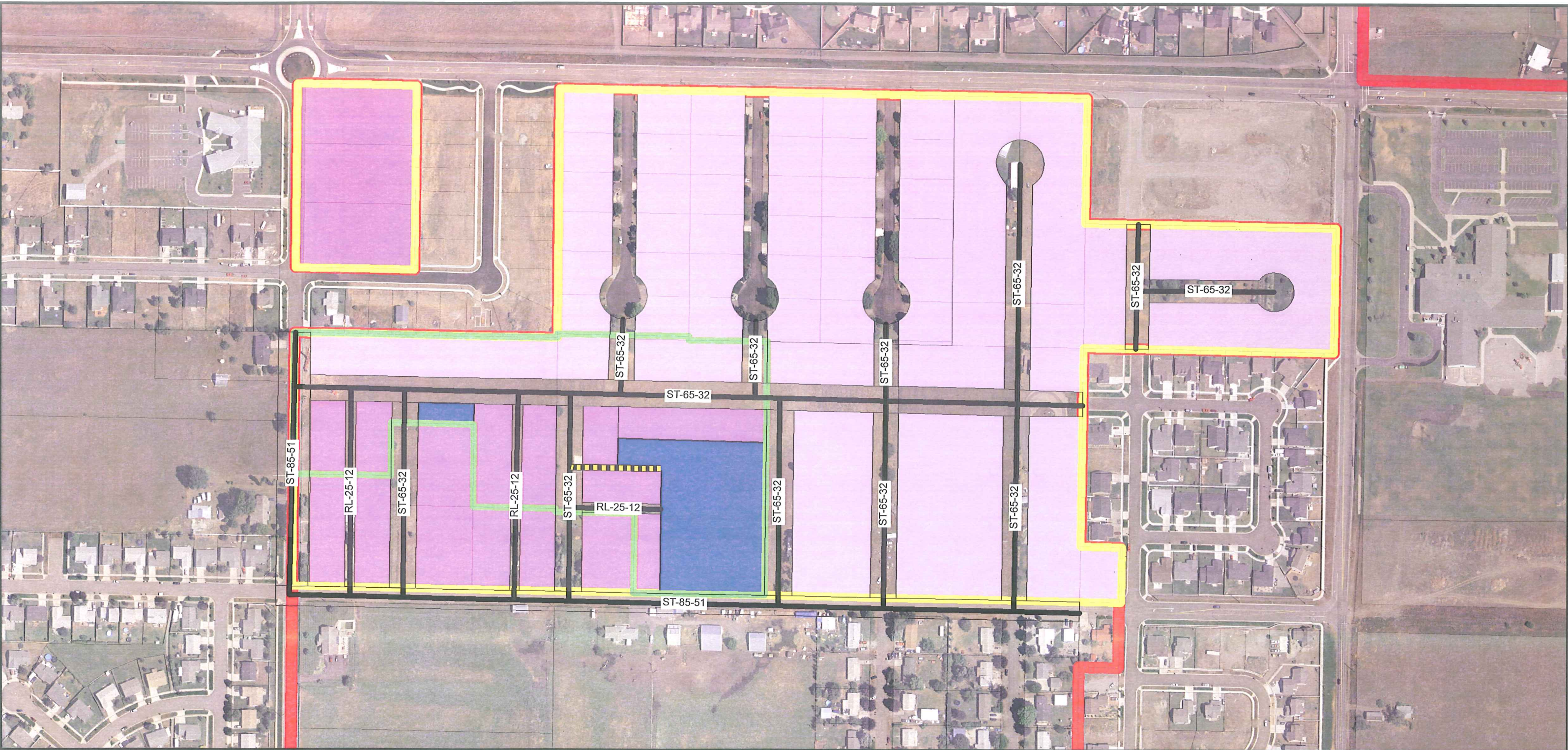
- Post Falls City Boundary
- Tax Parcels



Future Land Use Map
G2 Development
Annexation, Zone Change, and Subdivision
ANNX-25-2, ZC-25-1, SUBD-25-2



- Post Falls City Boundary
- Tax Parcels



THE CROSSING INFILL REGULATING PLAN

SITE ZONING AND THOROUGHFARE ASSIGNMENT MAP

SMARTCODE ZONING CLASSIFICATION

-  CIVIC SPACE
 T4
 T3
 THOROUGHFARES
 PASSAGE

BOUNDARIES

-  The Crossings and Falls Christian Assembly Annexation
 Infill Regulating Plan Boundary
 City Boundary



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Exhibit S-4



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 23, 2025

Nancy Thurwatcher
Planning Administrative Specialist
nthurwatcher@postfalls.gov

RE: Notice to Jurisdiction Response

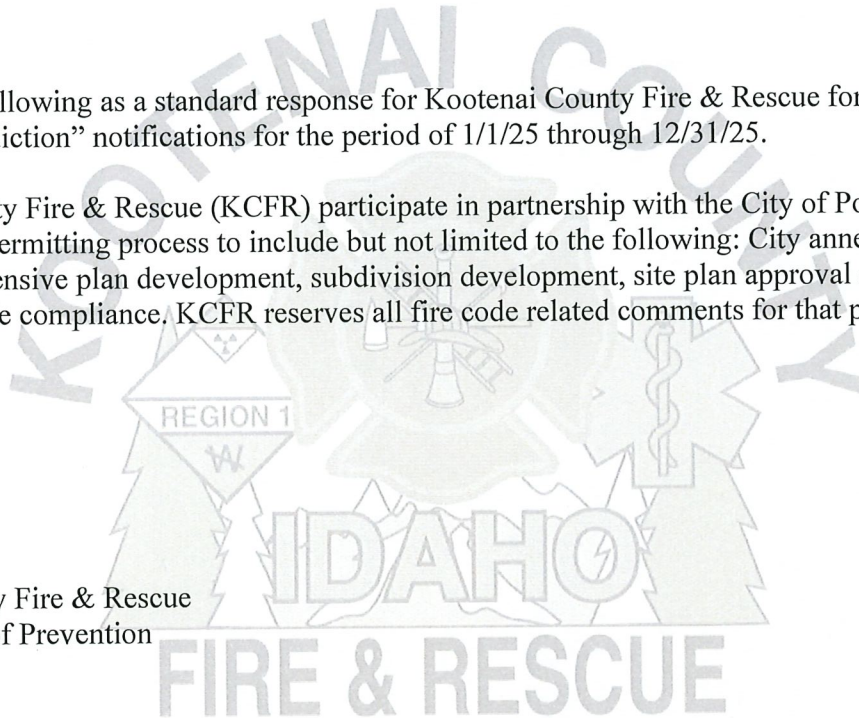
Dear Nancy,

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

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

Respectfully,

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





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

July 14th, 2025

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: G2 Development Annexation, Zone Change, and Subdivision File Nos ANNX-25-2, ZC-25-1, SUBD-25-2

The Police Department has reviewed the above listed Annexation/Zone change and will remain Neutral on this request. Please accept this letter as the Police Department's response to this request for both Planning and Zoning as well as City Council.

Any comments or concerns with this project will be addressed during the design meetings.

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, July 16, 2025 6:34 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions G2 Development Annexation, Zone Change, and Subdivision File Nos ANN-25-2, ZC-25-1, SUBD-25-2

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Good morning,
The Post Falls Highway District requests the City of Post Falls annex E Horsehaven Avenue to the northern right-of-way boundary per Idaho Code 50-222.

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



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Thursday, July 10, 2025 4:25 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>; 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: Andrew Millar <amillar@postfalls.gov>; 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>; 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>; Justin Sauder <jsauder@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 G2 Development Annexation, Zone Change, and Subdivision File Nos ANNX-25-2, ZC-25-1, SUBD-25-2

Please find attached the Notice to Jurisdictions for the G2 Development Annexation, Zone Change, and Subdivision File Nos ANNX-25-2, ZC-25-1, SUBS-25-2 that is scheduled for the Planning and Zoning meeting on July 29, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter
Planning Administrative Specialist
408 N. Spokane Street
Post Falls, ID 83854
(208) 457-3338



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Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Wednesday, July 16, 2025 9:50 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions G2 Development Annexation, Zone Change, and Subdivision File Nos ANNX-25-2, ZC-25-1, SUBD-25-2
Attachments: Exhibit PH-2 NTJ_G2 Development.pdf

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

Nancy,

Phillips 66 does not have any utilities within your attached project vicinity.
(Response 13049)

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, July 10, 2025 4:25 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>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Patton, Michael M

<Michael.M.Patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>

Cc: Andrew Millar <amillar@postfalls.gov>; 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>; 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>; Justin Sauder <jsauder@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: [EXTERNAL]Notice to Jurisdictions G2 Development Annexation, Zone Change, and Subdivision File Nos ANNX-25-2, ZC-25-1, SUBD-25-2

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Please find attached the Notice to Jurisdictions for the G2 Development Annexation, Zone Change, and Subdivision File Nos ANNX-25-2, ZC-25-1, SUBS-25-2 that is scheduled for the Planning and Zoning meeting on July 29, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, July 17, 2025 10:23 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions G2 Development Annexation, Zone Change, and Subdivision File Nos ANNEX-25-2, ZC-25-1, SUBD-25-2

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Good Morning,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, July 10, 2025 4:25 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 <carriann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; 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 Sandor <lynn.sandor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <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: Andrew Millar <amillar@postfalls.gov>; 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>; 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>; Justin Sauder <jsauder@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 G2 Development Annexation, Zone Change, and Subdivision File Nos ANNX-25-2, ZC-25-1, SUBD-25-2

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Please find attached the Notice to Jurisdictions for the G2 Development Annexation, Zone Change, and Subdivision File Nos ANNX-25-2, ZC-25-1, SUBS-25-2 that is scheduled for the Planning and Zoning meeting on July 29, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter
Planning Administrative Specialist
408 N. Spokane Street
Post Falls, ID 83854
(208) 457-3338



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Nancy Thurwachter

From: noreply@civicplus.com
Sent: Friday, July 18, 2025 9:01 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	Frederick
Last Name	Thompson
Address	1982 e prairieview dr
Email Address	Fredthompson19@hotmail.com
City	Post falls
State	Id
Zip Code	83854
Public Hearing	G2 Development Annexation, Zone Change, & Subdivision

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	Idaho is starting to see stressed resources and roadways. It is irresponsible to keep allowing all these houses to be build in high density. The fire danger of town is higher as well with homes so close together. We have many examples of this accross the country. Our taxes keep increasing as well due to this influx of people, which bring additional resources so its unethical to raise everyones taxes and fees to cover these newcomers. We STRONGLY oppose this new zoning and request you help keep idaho the great state it has been.

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