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**PLANNING AND ZONING COMMISSION  
MEETING AGENDA**

**August 12, 2025  
5:30 PM**

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

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**REGULAR MEETING – 5:30 PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS**

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

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

**AMENDMENTS TO THE AGENDA**

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

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

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

**1. CONSENT CALENDAR**

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

**ACTION ITEMS:**

- a. Meeting Minutes 07/08/2025
- b. Meeting Minutes 07/29/2025
- c. Reason Decision Soaring Learners File No SUP-25-4
- d. Hope & Zorros/Early Dawn & Zorros Special Use Permits File Nos. SUP-24-7 & SUP-25-2

**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. Painted Rock Subdivision File No SUBD-25-3

### **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



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**PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**July 8, 2025  
5:30 PM**

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

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**REGULAR MEETING – 5:30 PM**

**CALL TO ORDER**

**5:30 PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS**

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

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

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

City staff will be at the Post Falls Festival on Friday, July 11 (11:00 a.m. – 8:00 p.m.) and Saturday, July 12 (10:00 a.m. – 8:00 p.m.) to share information about two major planning efforts: the Transportation Master Plan and the Comprehensive Plan Update. Community members are encouraged to visit the booth to learn more, ask questions, and provide input. Feedback is important for shaping the future of transportation, growth, and development in Post Falls.

**AMENDMENTS TO THE AGENDA**

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

**None**

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

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

**None**

**1. CONSENT CALENDAR**

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

**ACTION ITEMS:**

- a. Meeting Minutes 06-10-2025
- b. Zoning Recommendation Lingar Annexation File No ANNX-24-11
- c. Zoning Recommendation Painted Rock Annexation ANNX-25-3
- d. Reasoned Decision Harvest Meadows PUD File No PUD-25-1

**Motion by Commissioner Carey to approve the consent calendar as presented.**

**Second by Commissioner Schreiber**

**Vote: Wilhelm - Yes, Schreiber - Yes, Carey - Yes, Schlotthauer - Yes, Steffensen - Yes**

**Motion Move**

**2. CITIZEN ISSUES**

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

**None**

**3. UNFINISHED / OLD BUSINESS**

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

**ACTION ITEMS:**

**None**

**4. PUBLIC HEARINGS**

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

**ACTION ITEMS:**

- a. Special Use Permit Soaring Learners File No SUP-25-4

**Public Hearing Opened: 5:34 PM.**

**Staff report**

**Jon Manley**, Planning Manager, presented the application on behalf of applicant Robyn Bench, represented by Scott McArthur of McArthur Engineering. The request was for a Special Use Permit (SUP) to allow a private micro-school and tutoring center to operate within an industrial zoning district. The facility is located at 1461 E. 3rd Avenue on the northwest corner of Bay and Third Street. The building was most recently used as a daycare center, a use permitted outright in this zoning district.

Surrounding Zoning and Land Use: Industrial to the west and south, R-3 Multifamily and R-2 Medium Density to the east and southeast, R-1 to the west. Future land use designation is Business Commercial, with proximity to high-density residential and park amenities. Comprehensive Plan Consistency:

- Policy 7 – Encourages diversity in educational options to support long-term community prosperity.
- Policy 8 – Promotes infill development and reuse of underutilized properties.
- Policy 10 – Favors school locations near collector roads and residential areas.
- Staff noted the site's proximity to the Centennial Trail and a public park, aligning with community values even though not explicitly stated in the current plan.

Agency Comments: No objections were submitted. Comments received were neutral or deferred to the permitting stage (utilities, site development, etc.).

### **Applicant**

**Robyn Bench**, founder of Soaring Learners, explained the micro-school concept: a small, community-based private school serving up to 25 students with project-based, hands-on learning. School hours would be 9:00 AM to 5:00 PM with staggered drop-off and pickup to reduce traffic impact. The applicant emphasized the low-impact nature of the use and commitment to meeting all city requirements.

**Scott McArthur (McArthur Engineering)** confirmed the existing building's suitability and plans to meet parking, storm water, and other city code requirements.

### **Testimony**

In-Favor: - None

Neutral - None

In Opposition - None

### **Rebuttal - None**

### **Public Hearing Closed: 5:47 PM**

### **Deliberation:**

Commissioners found the proposal consistent with zoning purposes, allowed as a special use, compatible with surrounding uses, and aligned with Comprehensive Plan policies. They noted the reduced traffic compared to previous daycare use and the benefits of proximity to parks and trails.

### **Review Criteria:**

#### **A. Whether the implementation of this special use would/would not conform to the purposes of the applicable zoning district.**

Commissioners agreed that educational use is consistent with industrial zoning goals for low-impact, service-based uses, particularly given its similarity to the previously permitted daycare.

#### **B. 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.**

Commissioners agreed it is allowed. While not explicitly listed, the use aligns with comparable educational facilities, which require a special use permit.

**C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or the land uses within the vicinity of the proposal.**

Commissioners agreed it is compatible. It presents lower traffic volume than the former daycare, complements adjacent residential and industrial uses, and serves as a buffer between them.

**D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.**

Commissioners agreed it does align. It supports community education diversity, walkability, and appropriate infill development near residential neighborhoods and existing infrastructure.

**Motion by Commissioner Schreiber moves to approve Soaring Learners Special Use Permit File No SUP-25-4 finding that it meets the approval criteria as outlined in the Post Falls Municipal Code 18.20.070 and as outlined in our deliberation, subject to the conditions of obtaining a certificate of occupancy, all building and site improvements, future improvements and any required by city code and building codes.**

**Second by Commissioner Wilhelm**

**Vote: Wilhelm - Yes, Steffensen - Yes, Schreiber - Yes, , Carey - Yes, Schlotthauer - Yes, Motion Moved**

- b. Special Use Permit Hope & Zorros File No. SUP-24-7

**NOTE:** The Planning & Zoning Commission agreed to combine the presentation and public comment on two related proposals (*Hope and Zoros* and *Early Dawn and Zoros*) due to their similarities. These items will be presented together but deliberated and voted on separately. A third proposal (Item D) will be handled separately in both presentation and deliberation. This approach was chosen to save time and reduce repetition, with agreement from both the commission and applicant.

**Public Hearing Opened: 5:53 PM**  
**Staff report**

**Jon Manley, Planning Manager:** Presented the application on behalf of the applicant. Austin Fuller of Whipple Consulting Engineers, representing property owner Lanzce Douglas, is requesting Special Use Permits for two adjacent multi-family developments in the CCS zone. The Hope & Zoros project proposes 96 units on 4.2 acres (SUP-24-7), while the Early Dawn & Zoros project proposes 192 units on 9.63 acres (SUP-25-2). Both projects utilize density bonuses supported by seven site amenities each, such as community gardens, sports courts, and BBQ areas.

Garages are placed along Zoros to buffer nearby single-family homes, and each site exceeds required open space minimums. Access will be provided via private internal roads with future frontage improvements along Hope Avenue to improve circulation and connectivity to Highway 41. The developments are consistent with the CCS zoning intent and the City's Comprehensive Plan, which encourages higher-density infill near commercial corridors.

Commissioners discussed density, traffic, and compatibility concerns. While opinions varied, most agreed the projects meet code, are well-sited, and support long-term planning goals. Suggested conditions include limiting density on one parcel, requiring two parking spaces per unit, and coordinating with police on safety measures. Approval of each SUP is considered independently.

**Applicant:**

**Austin Fuller of Whipple Consulting Engineers,** representing applicant Lanzce Douglas, presented Special Use Permit requests for two multifamily developments in Post Falls: one at Early Dawn and Zoros (SUP-25-2) and one at Hope and Zoros (SUP-24-7). Both sites are zoned CCS and proposed apartment units consistent

with allowed density, including the 30% bonus for amenities. The Early Dawn site is 9.67 acres with a proposal for 192 units (maximum allowed: 226), and the Hope site is 4.14 acres with 96 units proposed (maximum allowed). Both developments include single-story garages along Zoros Road to buffer adjacent single-family homes. Open space requirements are exceeded on both sites, with 25,948 square feet at Hope and 44,251 square feet at Early Dawn. Parking is provided through a mix of surface stalls and garages: 169 spaces at Hope and 435 at Early Dawn. Mr. Fuller emphasized compatibility with surrounding land uses and the Comprehensive Plan, citing goals related to housing diversity, infill development, and reduced sprawl. He argued that apartments are a more compatible buffer between commercial and residential uses than other permitted CCS uses such as retail or warehouses. Proposed amenities include playgrounds, sports courts, BBQ areas, a dog park, and internal sidewalks, which also qualify the projects for the density bonus. While each site includes its own qualifying amenities, they may be shared with adjacent properties under common ownership. Public concerns about density, views, and rural character were addressed. The applicant noted that the proposals are within zoning allowances and that site design—including garage placement and landscaping—addresses compatibility. Construction impacts such as dust were identified as separate code enforcement issues. The applicant also responded to police department input by highlighting CPTED strategies, although gated access is excluded due to fire code limitations. The applications are consistent with city requirements and comprehensive plan goals, and staff were asked to approve both Special Use Permits.

**Todd Whipple**, representing the applicant's development team, provided information on the proposed phasing of the multifamily developments. He explained that the project would be constructed in three phases, beginning with the southernmost site near Poleline Road (SUP-25-3), followed by the Early Dawn site (SUP-25-2), and concluding with the Hope site (SUP-24-7). Vertical construction is expected to begin in late 2025, with initial occupancy by late 2027. Subsequent phases are projected to follow in 2028–2029. In response to the commissioner's questions, Mr. Fuller confirmed that garages will be located along Zoros Road to act as a buffer for adjacent single-family homes and that each project will include on-site management. He added that while each site includes its own amenities to meet density bonus criteria, shared use of amenities across the developments is anticipated due to common ownership. Regarding transportation improvements, Mr. Whipple noted that the project will include frontage work on Hope Avenue, from the centerline out to 10–12 feet, likely including a 20–28-foot paved strip that will eventually connect to Highway 41. Although Hope Avenue currently lacks formal access, the improvements will help reduce congestion by offering an alternate route for nearby residents. Whipple also explained that traffic studies focus on intersection performance and that the intersection at Zoros and Poleline may require future improvements, such as a roundabout, depending on traffic growth.

**Testimony****In-Favor: None****Neutral:**

**Scott Sherwood, Post Fall, ID:** (not wishing to speak):

**In Opposition:**

**Robin Lorenzini, Post Fall, ID:** (not wishing to speak): Opposes the special use permit, citing concerns about lower property values, more crime and traffic, safety risks, and loss of community feeling due to renters.

**Nick Arnold, Post Fall, ID:** Opposes the project, citing speeding and unsafe traffic on North Zoros and lack of stop signs. He asks about plans for better traffic control.

**Jeff Lorenzini, Post Fall, ID:** Opposes the project, citing a study that shows rentals in single-family neighborhoods lead to more traffic, crime, and less upkeep. He worries Zoros can't handle the added traffic, that apartments will increase vandalism, and reduce community safety. He's also concerned apartments near Highway 41 will limit commercial growth and that tall buildings will invade residents' privacy.

**Julie Hensley, Post Fall, ID:** Opposes any density bonus, stating that Post Falls already has too much high-density housing with a 10% vacancy rate. If allowed in R1 areas, limit buildings to two stories to preserve the

small-town feel. The school board wants notice of large developments due to impacts on school capacity, and future bonds may be needed. Overusing R3 zoning near roundabouts is a concern.

**Peter Xhudo, Post Fall, ID:** Opposes stating that he lives near Hope. Opening the road will worsen traffic and speeding near the school. He stated that it feels like we're being pressured to approve apartments or face unwanted commercial development. He stated that we deserve more control over our community.

**Jeffery Williams, Post Fall, ID:** Opposes the special use permit and rezoning, citing heavy traffic, parking issues, and increased crime along Zoros. He shared how nearby multi-family complexes hurt property values and views. He says the area is better suited for commercial use, not more apartments, and urges the zoning to stay R1 to protect the neighborhood's character and safety.

### **Rebuttal**

**Mr. Whipple** explained that peak traffic is only about 10% of daily traffic counts. Multi-family housing generates less traffic than commercial uses, which creates more congestion. Commercial businesses face major roads, so Zoros isn't ideal for retail. Douglas apartment projects provide enough parking and good security with garages and landscaping. The apartments will be well-maintained and set back far from homes, likely better in appearance than some nearby single-family homes. Overall, these apartments should fit well with the neighborhood and not worsen traffic or safety.

### **Public Hearing Closed: 7:36 PM**

#### **Deliberation:**

**Gabbert:** Recommended closing the public hearing and starting deliberations. Mr. Gabbert reminded the council to ignore unsupported comments linking apartments to crime to avoid Fair Housing Act violations and begin the review criteria starting with application SUP-24-7, Hope and Zoros.

#### **Review Criteria:**

##### **A. Whether the implementation of this special use would/would not conform to the purposes of the applicable zoning district.**

Commissioners agreed that multifamily is allowed in CCS with a special use permit if it aligns with the zone's intent, which includes retail, services, and compatible high-density housing. The key question is whether this use fits without compromising existing uses.

##### **B. 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.**

Commissioners discussed that multi-family are allowed in CCS with a special use permit and noted that, while the process may be frustrating, it's the current legal framework. The zoning and road infrastructure support the use, and there's no evidence the project violates any laws or regulations.

##### **C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or the land uses within the vicinity of the proposal.**

Commissioners debated traffic, safety, and density. Some supported the project for its design, location, and added connectivity. Others, like Commissioner Wilhelm, opposed it due to high density, traffic concerns, and public safety impacts, calling it too much for the area.

**D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.**

Commissioners agreed the proposed developments align with the Comprehensive Plan by supporting higher-density housing near Highway 41, promoting infill and redevelopment of underutilized land, and providing a transition between commercial and single-family residential areas. The projects were also recognized for addressing the city's evolving housing needs. Overall, the location, site design, and infrastructure access were viewed as appropriate and consistent with long-term city planning goals.

**Deliberation:**

The Planning and Zoning Commission discussed concerns regarding traffic, density, and overall growth. While some commissioners expressed hesitation about the number of apartment units and potential traffic impacts, others emphasized the inevitability of growth and the need for responsible, code-compliant development. The project was acknowledged as meeting zoning and code requirements, and commissioners discussed the legal implications of denying a compliant application. Potential conditions were considered, including requiring two parking spaces per unit, capping density on one parcel at 175 units, and having the developer meet with a police liaison to address safety. Commissioners agreed that each parcel should be considered independently due to differing timelines. The overall discussion reflected a mix of concerns and support, with a general recognition that the proposal is consistent with city plans and offers needed housing while incorporating infrastructure improvements.

**Motion by Commissioner Schlotthauer to approve Sup-24-7 and SUP-25-2 finding that they meet the approval criteria in the Post Falls Municipal code 18.20.070 in our deliberations subject to conditions one through seven listed with the additional condition of meeting with the liaison for the police department to address their concerns and these concepts in the CPTED flyer and I also agree with the 2:1 parking to limit the on street parking and impact on the adjacent neighborhoods and direct staff to prepare a written reason decision.**

**Second by Commissioner Schreiber**

**Vote: Wilhelm - No, Schreiber - Yes, Carey - Yes, Schlotthauer - Yes, Steffensen - No**

**Motion Moved**

- c. Special Use Permit Early Dawn & Zorros File No SUP-25-2

**NOTE:** The Planning & Zoning Commission agreed to combine the presentation and public comment on two related proposals (*Hope and Zoros* and *Early Dawn and Zoros*) due to their similarities. These items will be presented together but deliberated and voted on separately. A third proposal (Item D) will be handled separately in both presentation and deliberation. This approach was chosen to save time and reduce repetition, with agreement from both the commission and applicant.

**Public Hearing Opened: 5:53 PM**

**Staff report**

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Garages are placed along Zoros to buffer nearby single-family homes, and each site exceeds required open space minimums. Access will be provided via private internal roads with future frontage improvements along Hope Avenue to improve circulation and connectivity to Highway 41. The developments are consistent with the

CCS zoning intent and the City's Comprehensive Plan, which encourages higher-density infill near commercial corridors.

Commissioners discussed density, traffic, and compatibility concerns. While opinions varied, most agreed the projects meet code, are well-sited, and support long-term planning goals. Suggested conditions include limiting density on one parcel, requiring two parking spaces per unit, and coordinating with police on safety measures. Approval of each SUP is considered independently.

**Applicant:**

**Austin Fuller of Whipple Consulting Engineers**, representing applicant Lanzce Douglas, presented Special Use Permit requests for two multifamily developments in Post Falls: one at Early Dawn and Zoros (SUP-25-2) and one at Hope and Zoros (SUP-24-7). Both sites are zoned CCS and proposed apartment units consistent with allowed density, including the 30% bonus for amenities. The Early Dawn site is 9.67 acres with a proposal for 192 units (maximum allowed: 226), and the Hope site is 4.14 acres with 96 units proposed (maximum allowed). Both developments include single-story garages along Zoros Road to buffer adjacent single-family homes. Open space requirements are exceeded on both sites, with 25,948 square feet at Hope and 44,251 square feet at Early Dawn. Parking is provided through a mix of surface stalls and garages: 169 spaces at Hope and 435 at Early Dawn. Mr. Fuller emphasized compatibility with surrounding land uses and the Comprehensive Plan, citing goals related to housing diversity, infill development, and reduced sprawl. He argued that apartments are a more compatible buffer between commercial and residential uses than other permitted CCS uses such as retail or warehouses. Proposed amenities include playgrounds, sports courts, BBQ areas, a dog park, and internal sidewalks, which also qualify the projects for the density bonus. While each site includes its own qualifying amenities, they may be shared with adjacent properties under common ownership. Public concerns about density, views, and rural character were addressed. The applicant noted that the proposals are within zoning allowances and that site design—including garage placement and landscaping—addresses compatibility. Construction impacts such as dust were identified as separate code enforcement issues. The applicant also responded to police department input by highlighting CPTED strategies, although gated access is excluded due to fire code limitations. The applications are consistent with city requirements and comprehensive plan goals, and staff were asked to approve both Special Use Permits.

**Todd Whipple**, representing the applicant's development team, provided information on the proposed phasing of the multifamily developments. He explained that the project would be constructed in three phases, beginning with the southernmost site near Poleline Road (SUP-25-3), followed by the Early Dawn site (SUP-25-2), and concluding with the Hope site (SUP-24-7). Vertical construction is expected to begin in late 2025, with initial occupancy by late 2027. Subsequent phases are projected to follow in 2028–2029. In response to the commissioner's questions, Mr. Fuller confirmed that garages will be located along Zoros Road to act as a buffer for adjacent single-family homes and that each project will include on-site management. He added that while each site includes its own amenities to meet density bonus criteria, shared use of amenities across the developments is anticipated due to common ownership. Regarding transportation improvements, Mr. Whipple noted that the project will include frontage work on Hope Avenue, from the centerline out to 10–12 feet, likely including a 20–28-foot paved strip that will eventually connect to Highway 41. Although Hope Avenue currently lacks formal access, the improvements will help reduce congestion by offering an alternate route for nearby residents. Whipple also explained that traffic studies focus on intersection performance and that the intersection at Zoros and Poleline may require future improvements, such as a roundabout, depending on traffic growth.

**Testimony  
In-Favor: None**

**Neutral:**

**Scott Sherwood, Post Fall, ID:** (not wishing to speak):

**In Opposition:**

**Robin Lorenzini, Post Fall, ID:** (not wishing to speak): Opposes the special use permit, citing concerns about lower property values, more crime and traffic, safety risks, and loss of community feeling due to renters.

**Nick Arnold, Post Fall, ID:** Opposes the project, citing speeding and unsafe traffic on North Zoros and lack of stop signs. He asks about plans for better traffic control.

**Jeff Lorenzini, Post Fall, ID:** Opposes the project, citing a study that shows rentals in single-family neighborhoods lead to more traffic, crime, and less upkeep. He worries Zoros can't handle the added traffic, that apartments will increase vandalism, and reduce community safety. He's also concerned apartments near Highway 41 will limit commercial growth and that tall buildings will invade residents' privacy.

**Julie Hensley, Post Fall, ID:** Opposes any density bonus, stating that Post Falls already has too much high-density housing with a 10% vacancy rate. If allowed in R1 areas, limit buildings to two stories to preserve the small-town feel. The school board wants notice of large developments due to impacts on school capacity, and future bonds may be needed. Overusing R3 zoning near roundabouts is a concern.

**Peter Xhudo, Post Fall, ID:** Opposes stating that he lives near Hope. Opening the road will worsen traffic and speeding near the school. He stated that it feels like we're being pressured to approve apartments or face unwanted commercial development. He stated that we deserve more control over our community.

**Jeffery Williams, Post Fall, ID:** Opposes the special use permit and rezoning, citing heavy traffic, parking issues, and increased crime along Zoros. He shared how nearby multi-family complexes hurt property values and views. He says the area is better suited for commercial use, not more apartments, and urges the zoning to stay R1 to protect the neighborhood's character and safety.

**Rebuttal**

Mr. Whipple explained that peak traffic is only about 10% of daily traffic counts. Multi-family housing generates less traffic than commercial uses, which creates more congestion. Commercial businesses face major roads, so Zoros isn't ideal for retail. Douglas apartment projects provide enough parking and good security with garages and landscaping. The apartments will be well-maintained and set back far from homes, likely better in appearance than some nearby single-family homes. Overall, these apartments should fit well with the neighborhood and not worsen traffic or safety.

**Public Hearing Closed: 7:36 PM**

**Deliberation:**

**Gabbert:** Recommended closing the public hearing and starting deliberations. Mr. Gabbert reminded the council to ignore unsupported comments linking apartments to crime to avoid Fair Housing Act violations and begin the review criteria starting with application SUP-24-7, Hope and Zoros.

**Review Criteria:**

**A. Whether the implementation of this special use would/would not conform to the purposes of the applicable zoning district.**

Commissioners agreed that multifamily is allowed in CCS with a special use permit if it aligns with the zone's intent, which includes retail, services, and compatible high-density housing. The key question is whether this use fits without compromising existing uses.

**B. 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.**

Commissioners discussed that multi-family are allowed in CCS with a special use permit and noted that, while the process may be frustrating, it's the current legal framework. The zoning and road infrastructure support the use, and there's no evidence the project violates any laws or regulations.

**C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or the land uses within the vicinity of the proposal.**

Commissioners debated traffic, safety, and density. Some supported the project for its design, location, and added connectivity. Others, like Commissioner Wilhelm, opposed it due to high density, traffic concerns, and public safety impacts, calling it too much for the area.

**D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.**

Commissioners agreed the proposed developments align with the Comprehensive Plan by supporting higher-density housing near Highway 41, promoting infill and redevelopment of underutilized land, and providing a transition between commercial and single-family residential areas. The projects were also recognized for addressing the city's evolving housing needs. Overall, the location, site design, and infrastructure access were viewed as appropriate and consistent with long-term city planning goals.

**Deliberation:**

The Planning and Zoning Commission discussed concerns regarding traffic, density, and overall growth. While some commissioners expressed hesitation about the number of apartment units and potential traffic impacts, others emphasized the inevitability of growth and the need for responsible, code-compliant development. The project was acknowledged as meeting zoning and code requirements, and commissioners discussed the legal implications of denying a compliant application. Potential conditions were considered, including requiring two parking spaces per unit, capping density on one parcel at 175 units, and having the developer meet with a police liaison to address safety. Commissioners agreed that each parcel should be considered independently due to differing timelines. The overall discussion reflected a mix of concerns and support, with a general recognition that the proposal is consistent with city plans and offers needed housing while incorporating infrastructure improvements.

**Motion by Commissioner Schlotthauer to approve Sup-24-7 and SUP-25-2 finding that they meet the approval criteria in the Post Falls Municipal code 18.20.070 in our deliberations subject to conditions one through seven listed with the additional condition of meeting with the liaison for the police department to address their concerns and these concepts in the CPTED flyer and I also agree with the 2:1 parking to limit the on street parking and impact on the adjacent neighborhoods and direct staff to prepare a written reason decision.**

**Second by Commissioner Schreiber**

**Vote: Wilhelm - No, Schreiber - Yes, Carey - Yes, Schlotthauer - Yes, Steffensen - No**

**Motion Moved**

- d. Special Use Permit Poleline & Zorros File No SUP-25-3

**Public Hearing Opened: 8:19 PM**

**Staff report**

**Jon Manley, Planning Manager:** Presented the application on behalf of applicant Austin Fuller, representing property owner Lanzce Douglas, is requesting a Special Use Permit to develop 96 multifamily units on 4.76 acres, utilizing a 12% density bonus above the base 86 units. The site is located at the northwest corner of Poleline Avenue and Zorros Road and falls under the Community Commercial Services- (CCS) zoning district, which allows multifamily housing through a special use permit. The area is surrounded by other multifamily and commercial uses, with Zorros Road serving as a buffer between this site and nearby R1 zoning. The project is being considered separately from adjacent proposals due to its non-contiguous location. Access to the site is primarily from Zorros, with shared access planned through the neighboring Bluegrass Apartments. A future roundabout at the intersection has been accounted for, with rights-of-way secured through the annexation agreement. Staff confirmed that a traffic study will be required during the site planning phase. Water service will be provided by Ross Point Water District, wastewater will be provided by the City of Post Falls. The property lies within the 12th Avenue force main basin and is subject to the Meyer line surcharge, which supports infrastructure expansion needed for future development, particularly east of Finnecus Road. Post Falls Police department service concerns were discussed, particularly regarding strain on public safety resources, as previously noted in related projects. Although not explicitly mentioned in this case, staff inferred those concerns apply here as well. The applicant has proposed seven on-site amenities, exceeding the two required by code. Commissioners emphasized the importance of conditioning these amenities as part of the approval to ensure they are built, especially given past cases where proposed features were not delivered. Staff indicated that without a specific condition, enforcement relies on professional discretion rather than a binding requirement. From a planning perspective, the project supports city goals related to infill, housing diversity, infrastructure funding, and connectivity. It promotes higher-density housing near major corridors like Highway 41 and contributes impact fees that support roads, sewers, and parks. The application aligns with goals for mixed-use development, clustered density, and improved pedestrian access to commercial areas. Overall, commissioners generally supported the project but discussed the need to formally condition the inclusion of amenities and ensure coordination with traffic improvements. The project was acknowledged as consistent with the comprehensive plan and zoning requirements, though some emphasized the importance of infrastructure and public safety considerations moving forward.

**Applicant:**

**Austin Fuller, Whipple consulting Engineers,** presented a proposal for a 96-unit multifamily residential development. Seeking approval for a special use permit. The proposed development is located on a 4.76-acre parcel within the Community Commercial Services (CCS) zoning district, south of Grocery Outlet and 7-Eleven. The site lies within city limits and meets zoning requirements both in terms of land use and density. With a base allowance of 85 units and a 30% bonus density for amenities, up to 110 units would be permitted—yet the proposal stays within that limit at 96 units. The project provides 200 parking spaces, split evenly between 96 garages and 104 surface stalls, meeting the 2.0 parking space per unit requirement. The project's landscaping and open space exceeds the required 21,600 square feet of amenity space by offering 27,640 square feet. Landscaping includes trees, shrubs, and centrally located green spaces. He pointed out that this level of upkeep surpasses that typically seen in nearby single-family neighborhoods, particularly because residents have a direct stake in the quality of their surroundings—unlike commercial occupants. Mr. Fuller clarified that the Bluegrass Farms apartments, used as a reference, do in fact include a dog park within their central courtyard. He also highlighted that many more intense commercial uses, such as auto repair shops, warehouses, and casinos, are permitted in this zone without needing a special use permit. By contrast, the proposed apartments would result in less disruption and visual impact. He shared visual comparisons to illustrate how multifamily housing, when thoughtfully designed, integrates better with the surrounding area than some allowed commercial uses. Dust control during construction was a concern raised by commissioners and the public. Mr. Fuller explained that the team uses water trucks and hoses to suppress dust during dry periods and follows state and local code requirements. While enforcement typically follows complaints, he stated that their team acts proactively when dust becomes an issue. Finally, the conversation touched on the timing of the traffic impact study. Staff confirmed that such a study is not required at the special use permit stage, but would be expected during the site plan review phase. Mr. Fuller affirmed they were not asked to provide a traffic study at this point but would be ready to do so when needed. In conclusion, Fuller requested that the commission approve the special use permit, noting that the project conforms to all zoning regulations, provides appropriate amenities, and offers a less intrusive alternative to what could otherwise be built on the site.

**Testimony**

**In-Favor: - None**

**In Opposition:**

**Julie Hensley, Post Fall, ID:** Ms. Hensley voiced appreciation for Commissioners Wilhelm and Stephensen for opposing higher-density development, noting they had listened to both public sentiment and a third-party study that was funded by taxpayers, that concluded the area already has too much high-density housing. While acknowledging property owners' rights, she urged the commission to exercise its authority to limit density bonuses, cap unit counts, and increase parking requirements to reduce neighborhood impacts. Ms. Hensley emphasized that even seemingly small increases, like 1%, 12%, 26% more homes, add up over time, straining local infrastructure. She pointed to concerns from the police, fire, and schools, and warned that healthcare access is already overburdened, with wait times for primary care and specialists growing longer. She urged the commission to consider the broader consequences of continued growth, particularly its effects on public services and resident well-being.

**Jeff Lorenzini, Post Fall, ID:** It was noted that Mr. Lorenzini was absent but had expressed opposition to the special use permit. It was assumed his comments would have echoed concerns he raised earlier, likely related to high-density impacts.

**Rebuttal: None**

**Public Hearing Closed: 8:52 PM**

**Deliberation:**

**Review Criteria:**

**A. Whether the implementation of this special use would/would not conform to the purposes of the applicable zoning district.**

Commissioners acknowledged the zoning supports this type of development, and no new or differing comments were raised. The consensus was to apply the same findings as previously discussed.

**B. 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.**

Commissioners agreed the proposed multifamily use is explicitly allowed under a special use permit in the CCS zone, as confirmed by the land use table. The commission moved forward without objection.

**C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or the land uses within the vicinity of the proposal.**

Commissioners agreed that this criterion warranted deeper discussion. While some earlier concerns about traffic and density remained, Commissioner Wilhelm distinguished this project was less impactful and had a more reasonable unit count. However, he expressed a preference for reducing the number of units from 96 to 86 to provide more space and lessen the overall density. Traffic impacts were discussed, particularly access limitations such as no direct access to Poleline Road, with a new access point off Zoros. Staff and commissioners noted this would help distribute traffic differently compared to larger adjacent projects. There was broad concern about the overall strain on Poleline Road, especially given parts of it lie outside city limits and are difficult to regulate. Commissioners referenced illegal racing activity, limited road capacity, and inconsistent lane widths. While these concerns were not unique to this development, they emphasized the need for careful consideration of future growth along Poleline. The commission appreciated that the project includes frontage improvements and an 80-foot right-of-way, which would enhance traffic flow and safety—funded by the developer, not the city. Several commissioners also reiterated concerns raised by police,

supporting the idea of adding a condition requiring coordination with law enforcement to help mitigate public safety concerns.

**D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.**

The project aligns with goals for mixed land use, clustering, and infrastructure support. There is a recognized need for attainable housing. Impact fees will help fund infrastructure improvements, mitigating the project's effects.

**Motion by Commissioner Carey to approve Poleline and Zorros Special Use Permit File No SUP-25-3 finding that it meets the approval criteria in the Post Falls Municipal Code 18-20.070 as outlined in our deliberations subject to conditions one through six contained in the staff report and adding condition seven that they meet with the police liaison regarding the safety and this CPTED principals and direct staff to prepare a written reasoned decision.**

**Second by Commissioner Schlotthauer**

**Vote: Wilhelm - Yes, Schreiber - Yes, Carey - Yes, Schlotthauer - Yes, Steffensen - Yes,**

**Motion Moved**

**5. ADMINISTRATIVE / STAFF REPORTS**

None

**6. COMMISSION COMMENT**

None

**7. ADJOURNMENT**

**9:05 PM.**

Date: \_\_\_\_\_

Chair: \_\_\_\_\_

Attest: \_\_\_\_\_

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Chair: James Steffensen      Vice Chair: Ray Kimball

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



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**PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**July 29, 2025  
5:30 PM**

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

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**REGULAR MEETING – 5:30 PM**

**CALL TO ORDER**

5:30 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS**

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

Present: Carey, Kimball, Steffensen, Wilhelm, Schreiber

Excused: Schlotthauer, Walton

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

None

**AMENDMENTS TO THE AGENDA**

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

None

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

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

Commissioner Wilhelm reported that an individual visited his home to discuss the Spokane Street and Grange area. He advised the person to bring concerns to the Planning and Zoning Commission and noted the individual's comment that he was the only commissioner who understood what they were doing.

Commissioner Kimball disclosed that as the engineer for the Ross Point Water District, he had discussions with the G2 Development applicant regarding a 12-inch water main in Horse Haven. He stated this would not affect the outcome of the hearing but disclosed it for the record.

**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:**

None

**2. CITIZEN ISSUES**

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

None

**3. UNFINISHED / OLD BUSINESS**

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

**ACTION ITEMS:**

None

**4. PUBLIC HEARINGS**

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

**ACTION ITEMS:**

- a. River City Corners Special Use Permit & Subdivision File Nos. SUP-25-1 & SUBD-25-1

**Public Hearing Opened: 5:33 PM**

**Staff report**

**Justin Sauder, Planner 1 for the City of Post Falls**, presented the application for River City Corners, on a request for a special use permit and a subdivision of approximately 4.06 acres into five commercial lots within the Limited Commercial (LC) zone. One of the proposed parcels would include the development of a convenience store with fuel pumps. The site is located at the northeast corner of Poleline Avenue and Greensferry Road, surrounded primarily by residential uses, with an elementary school to the south. Sauder reviewed the subdivision criteria, noting that water and sewer capacity are sufficient, streets are consistent with the city's Transportation Master Plan, and there are no identified soil or topographic hazards. He stated that the existing on-site septic systems will be removed upon development or failure, and the Phillips 66 pipeline running through the property will be protected with a 50-foot easement maintained as open space. The subdivision and proposed use conform to the city's municipal code, and impact fees will be assessed to

address off-site impacts.

Focusing on Lot 3, where the convenience store and fuel pumps are proposed, Sauder reviewed the special use permit criteria. He explained that a convenience store is permitted outright in the LC zone, while the addition of fuel pumps requires a special use permit. The project is designed to serve nearby residential neighborhoods and is located along two minor arterials that can accommodate the anticipated traffic. The site will undergo site plan review to address design, buffering, and compliance with DEQ and fire code standards for petroleum storage.

Sauder discussed how the proposal aligns with comprehensive plan goals, including supporting neighborhood-scale commercial development, promoting walkability, providing infill development, and contributing to public infrastructure through impact fees. He highlighted planned improvements such as roadway widening, relocation of traffic signals, ADA-compliant pedestrian paths, a 10-foot multi-use trail along Poleline, and a 6-foot sidewalk along Greensferry, which will complete missing segments of pedestrian and bike facilities in the area.

**Applicant:**

**Mr. Nick Ebner and Mr. Kevin Stouse, Ace Solutions**, testified on behalf of property owner Tony Marman regarding a proposed development known as River City Corners. The project site is a 4.06-acre parcel located at the intersection of Poleline Avenue and Greensferry Road, currently zoned Limited Commercial within the city of Post Falls. The proposal includes subdividing the site into five commercial lots, averaging approximately 0.81 acres each. Lot sizes range from approximately 13,250 square feet to 57,500 square feet.

The applicant explained that existing utility infrastructure includes City of Post Falls sewer lines along both Greensferry and Poleline and water service from Ross Point Water District, with a 12-inch water main on Greensferry and a 6-inch line on Poleline. A Phillips 66 gas line runs diagonally through the property and has influenced the layout of the proposed lots. The proposed road crossing over the gas line has been coordinated with Phillips 66, including potholing to determine depth and compliance with their requirements. The applicant noted that Phillips 66 has expressed satisfaction with the current design and coordination efforts, despite a conflicting letter from another department included in the city's packet.

As part of development improvements, the applicant stated they would widen both Greensferry and Poleline and install a 10-foot multi-use path extension on Poleline and a 5-foot sidewalk along Greensferry to complete existing pedestrian connections at the intersection. Coordination has occurred with the Poor Boys Water Association to avoid an active well on the site.

Lots that abut residential properties are subject to a 15-foot landscape buffer and will require a visual barrier such as a berm, solid fence, or a combination thereof. Existing chain link fencing will not satisfy the requirement; a new sight-obscuring barrier will be provided.

A special use permit is requested for Lot 3, which is proposed to be developed as a gas station with a convenience store. The applicant noted that this use is permitted by special use due to the fuel component. Preliminary discussions with city staff and Kootenai County Fire & Rescue have taken place. No specific state or local regulations were found regarding the minimum distance from schools for fuel dispensing. However, the applicant referenced a non-binding EPA guideline recommending a 1,000-foot distance for gas stations dispensing over 3.6 million gallons annually. The proposed station will include four islands and eight fueling positions, and the applicant asserted that it is unlikely to exceed typical gas sales volumes of approximately 1.1 million gallons annually.

The applicant concluded by reiterating ongoing coordination with relevant utility and safety agencies and affirmed their intent to comply with all city standards.

**Public Testimony:**

**In Favor:** None

**Neutral:**

**Bryan Stark, Post Falls, ID** – Asked the developer about mitigation plans addressing safety due to the proximity of the proposed commercial development to a high-traffic school zone. Cited multiple past traffic fatalities along Greensferry Road and expressed concern for child and pedestrian safety in the area. Requested information on whether traffic control measures, such as increased school zone protections, will be implemented.

**Tyler Wolfe, Post Falls, ID (not wishing to speak)** – Entered into the record as neutral on the proposed development.

**Opposed:**

**Chase Setzer and Megan Frederick, Post Falls, ID** – Submitted a written statement in strong opposition to the proposed commercial development, citing significant negative impacts on property values, neighborhood character, and resident safety. Expressed grave concerns regarding environmental hazards, increased traffic, and the proximity of a gas station to schools and an oil pipeline, arguing it would irreversibly harm the community's livability.

**Mary Jo McNally, Post Falls, ID** – Opposed the proposed gas station and convenience store due to safety hazards and its proximity to three schools. Highlighted existing traffic congestion, availability of nearby gas stations, and urged rezoning the parcel to residential to preserve the neighborhood's character.

**Dustin Anderson, Post Falls, ID** – Opposed the development and asked how the community could prevent the gas station from moving forward. Stressed the residential nature of the area, increased traffic risks, and the negative impact on property values. Urged the Commission to reconsider the proposal given the number of existing gas stations nearby.

**Mercade Christinsen, Post Falls, ID** – Voiced concern about increased traffic due to the proximity of three schools and noted safety issues for pedestrians in the neighborhood. Referenced prior conversations with the City regarding needed sidewalk improvements in the area.

**Angie Hohman, Post Falls, ID** – Opposed the proposal, citing the presence of four schools within proximity, including a STEM school. Stated the development would endanger children's safety and decrease property values. Urged denial of the gas station and any commercial development on the site, emphasizing the abundance of existing gas stations within a one-mile radius.

**Rebuttal:**

Mr. Stark responded by noting planned improvements to the intersection at Greensferry and Poleline, including completing crosswalks and accommodating any additional City-required safety measures. He stated the gas station would be approximately 500 feet from the nearest school and emphasized that other lots could be developed with less intensive limited commercial uses beyond the proposed gas station.

**Public Hearing Closed: 6:29PM**

**Deliberation:**

The Commission discussed the public testimony, focusing on compatibility with surrounding residential uses, traffic safety concerns near multiple schools, and potential impacts on property values and neighborhood character. Consideration was given to whether mitigation measures and intersection improvements would adequately address safety concerns and if the proposal met the applicable criteria under the municipal code.

**Review Criteria:**

The commission reviewed the subdivision proposal for a limited commercial development and found it generally compliant with all six review criteria. Water and sewer services are adequately provided, streets align with the transportation element of the comprehensive plan, and pedestrian safety will be improved through new pathways and signal upgrades. The only noted hazard—an underground pipeline—has been addressed with easements and developer coordination. The zoning is consistent with the proposed use, and the developer is covering substantial infrastructure costs, including street widening and a traffic signal relocation. The commission agreed the seven proposed conditions of approval apply to the subdivision and not the special use permit, which would be considered separately.

**SUBD-25-1**

**Motion by Commissioner Schreiber to approve the River City Corners Subdivision File No. SUBD-25-1 finding that it meets the approval criteria in Post Falls Municipal Code 17.12.060 as outlined in our deliberation and subject to the conditions one through six as contained in the staff report and direct staff to prepare a written reason decision amending condition three to say the proposed subdivision must be completed in a single phase which includes internal access.**

**Second by Commissioner Kimball**

**Vote: Steffensen - Yes, Kimball - Yes, Wilhelm - Yes, Schreiber - Yes, Carey - Yes**

**Motion Moved**

**Review Criteria:**

The discussion centered on Special Use Permit 25-1 for adding gas pumps to a proposed convenience store in a Limited Commercial zone. While the use aligns with zoning and city plans for infill development and infrastructure improvements, several commissioners raised concerns about public safety due to the site's proximity to three schools and heavy student foot traffic. To address this, the group considered limiting the number of pumps to four (eight fueling spots) as shown in the applicant's plan. Lighting and other code compliance issues were briefly noted but seen as manageable. The debate reflected a balance between planning goals and safety concerns.

**SUP-25-1**

**Motion by Commissioner Wilhelm to deny River City Corners Special Use Permit File No SUP-25-1 finding that it does not meet the approval criteria in Post Falls Municipal Code 18.20.070 as outlined in our deliberation and direct staff to prepare a written reason decision.**

**Second by Commissioner Carey**

**Vote: Steffensen - Yes, Kimball - No, Wilhelm - Yes, Schreiber - Yes, Carey - Yes**

**Motion Moved**

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

**Public Hearing Opened: 7:18 PM**

**Staff report**

**John Manley, Planning Manager for the City of Post Falls**, presented three related requests submitted by G2 Real Property Holdings LLC, with Scott McArthur as the applicant representative. The requests included the annexation of approximately 10.05 acres with a proposed Residential Mixed (RM) zoning designation; a zone change of 8.3 acres, currently within city limits, from R1 to RM; and the subdivision of the combined 18.02-acre site into 105 residential lots. The subject property is located at the southeast corner of Syringa and East Horsehaven. The requested zoning and subdivision plan are consistent with the city's Comprehensive Plan and fall within the designated Central Island Focus Area, which supports annexation of county islands and encourages infill development with varied housing types. The applicant's proposal includes both standard single-family homes on larger lots and 62 cottage-style lots on the northern portion of the site. Water service will be provided by Ross Point Water District, and a will-serve letter has been received. The City of Post Falls will provide sanitary sewer services, with sufficient system capacity confirmed. Any existing septic systems will be abandoned during development, with the exception of one existing residence that will remain on-site through Phase 1 and connect to the sewer at that time. Improvements will be made to Syringa and Horsehaven Streets, including widened roadways, curb, gutter, and sidewalks. The proposal ensures future roadway connectivity to adjacent undeveloped parcels. Open space requirements for both RM and cottage housing designations are exceeded, with approximately 70,000 square feet of common area provided. Parking requirements are met by two off-street spaces per residential lot, with additional overflow parking areas provided for the cottage homes. Homes fronting Horsehaven will also have adjacent on-street parking available.

During deliberation, commissioners confirmed that while the RM zone allows for limited neighborhood commercial uses, the development agreement should ensure single-family residential use only, consistent with

the applicant's presentation. It was also clarified that internal roads serving cottage lots would be private and all homes would have access through the internal street network. The project is expected to proceed in two phases, with existing homes incorporated accordingly.

The Planning and Zoning Commission agreed to forward favorable recommendations for the annexation and zone change to City Council. Subdivision approval and associated conditions were addressed in a separate action.

**Applicant:**

**Scott McArthur, McArthur Engineering**, presented on behalf of G2 Real Property Holdings LLC regarding an 18.02-acre site at Syringa and Horsehaven. The proposal includes annexing a 10.05-acre county parcel and rezoning the entire site to Residential Mixed (RM) to allow for a 105-lot single-family subdivision, including 62 cottage homes. The development is intended as infill housing, transitioning between high-density development to the north and lower-density R1 zoning to the south, east, and west. He emphasized the project would be limited to detached single-family homes, with no multifamily or commercial uses, and capped at eight units per acre—consistent with the comprehensive plan. The project will be phased, possibly in up to four phases, depending on the continued occupancy of an existing home on the site. Sewer and utility improvements will occur with development, and frontage improvements will be completed or bonded by Phase 3. To address long-term maintenance of private roads, McArthur agreed to include a sinking fund provision in the CC&Rs. He concluded that the proposal meets all annexation, zoning, and subdivision criteria.

**Testimony:**

**In Favor:** None

**Neutral:**

**Tera Wolfe, Post Falls, ID** – Stated that she and her husband own the former Bugs's Old House adjacent to the project. She expressed appreciation for the developer's transparency but raised concerns about HOA fees, potential loss of their driveway, and being required to use private roads without membership in the HOA. She noted increased traffic concerns with 200 cars projected and questioned the mention of small-scale commercial uses within the residential mix zone, asking if this might allow retail in the neighborhood.

**Angle Hohman, Post Falls, ID** – Asked for clarification on housing types, expressing support for single-family homes over apartments or duplexes. She echoed drainage concerns and requested assurance regarding proper fencing along property lines. She also asked for details on the planned fence line to avoid issues similar to other developments where access gates intruded into private yards.

**Opposed:**

**Krish Lassiter, Post Falls, ID** – Voiced concerns regarding the density of 105 cottage homes and the resulting traffic impacts on Prairie View Drive, particularly regarding children's safety due to unfinished sidewalks leading to Prairie View Elementary. She emphasized the need for additional green space and questioned the adequacy of planned infrastructure, including aerial utilities and drainage. She highlighted the risks to existing septic systems from improper drainage and requested information on home pricing to ensure the development improves property values. She asked the City to consider reducing the number of homes and improving pedestrian safety measures.

**Rebuttal:**

Mr. McArthur addressed concerns regarding traffic and stated the project would construct frontage improvements to city standards where rights-of-way allow. He noted that gaps in connectivity on Horse Haven are due to unannexed property to the east lacking sufficient rights-of-way. He clarified that approximately 100 R-1 lots would be allowed under current zoning, and the proposal seeks 105 lots while providing 70,000 square feet of maintained open space. He confirmed that drainage will be engineered to remain on-site and meet city requirements and that the homes' price points will align with standard single-family residences. He stated there

is no intent for commercial use in the development and clarified that existing driveways for adjacent properties, including the Wolfe residence, will remain accessible to Syringa and outside HOA obligations.

**Public Hearing Closed: 8:26 PM**

**Deliberation:**

The Commission reviewed the annexation and zone change requests for file numbers ANNX25-2 and ZC25-1 due to their shared context. Members found the proposed Residential Mixed (RM) zoning consistent with the comprehensive plan designation for low-density residential and noted the cap of eight dwelling units per acre aligns with policy goals. They recommended the inclusion of a zoning development agreement limiting the project to single-family detached homes and prohibiting commercial or multifamily uses.

For the subdivision (SUB25-2), the Commission evaluated the six approval criteria under PPMC § 18.20.100. They confirmed water service with Ross Point Water District, adequate sewer availability, and that the proposed street layouts are consistent with the transportation master plan while improving connectivity. Drainage concerns were acknowledged, with the requirement that all stormwater be retained on-site as part of the engineering review. Commissioners emphasized that HOA funding mechanisms must ensure maintenance of private streets and common areas.

**ANNX-25-2 & ZC-25-1**

**Motion by Commissioner Kimball to recommend approval of G2 Development File No. ANNX-25-2 and ZC-25-1 finding that the requesting zone of RM meets the approval criteria in Post Falls Municipal Code 18.20.10 as outlined in our deliberations and direct staff to prepare a zoning recommendation to be provided to City Council and a recommendation to include a cap on dwelling units per acre density to eight dwelling units per acre and for there to be no commercial or multifamily development included in that zoning development agreement.**

**Second by Commissioner Schreiber**

**Vote: Steffensen - Yes, Carey - Yes, Kimball - Yes, Wilhelm - Yes, Schreiber - Yes**

**Motion Moved**

**SUBD-25-2**

**Motion by Commissioner Kimball to recommend approval of G2 Development Subdivision finding that it meets the approval criteria in Post Falls Municipal Code 17.12.060H as outlined in our deliberations subject to conditions one through fourteen with number one as modified previously stated adding a condition of approval requiring the developer to put into the CCR's a funding mechanism for maintenance and capital replacement of the private road, common areas, common amenities, and common features ensuring that there is adequate funding mechanisms in place for future maintenance and direct staff to prepare a written reason decision to that effect.**

**Second by Commissioner Schreiber**

**Vote: Schreiber - Yes, Wilhelm - Yes, Steffensen - Yes, Kimball - Yes, Carey - Yes**

**Motion Moved**

**5. ADMINISTRATIVE / STAFF REPORTS**

None

**6. COMMISSION COMMENT**

During Post Falls Days, community engagement for the Comprehensive Plan went well. There was steady participation on both Friday and Saturday, with around 378 people taking part in the *Penny Poll* and strong turnout for the *Mini Poll*. A 30-question survey is also underway (open until August 11), with about 150 responses so far. Additional outreach has been done at the Farmers Market through promotional coasters. Preliminary results of the polls are available on the city's website. Overall, the outreach is providing useful public input.

**7. ADJOURNMENT**

8:45 PM

Date: \_\_\_\_\_

Chair: \_\_\_\_\_

Attest: \_\_\_\_\_

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Chair: James Steffensen      Vice Chair: Ray Kimball

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

# Soaring Learners File No. SUP-25-4

## Planning and Zoning Commission Reasoned Decision

### A. INTRODUCTION:

APPLICANT: Scott McArthur  
OWNER: Robyn Bench  
LOCATION: 1461 E 3<sup>rd</sup> Avenue  
REQUEST: Special Use Permit to operate a “microschool” within the Industrial zone.

### B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Owner Authorization
5. S-1 Vicinity Map
6. S-2 Zoning Map
7. S-3 Future Land Use Map
8. Exhibit PA-1 PFSD Comments
9. P&Z Staff Report
10. Testimony at the July 8, 2025, Planning and Zoning public hearing:

The public hearing was noticed correctly and conducted under the requirements of Idaho Code §§ 67-6512 and 67-6509, and Post Falls Municipal Code (PFMC) § 18.20.070. The purpose of the hearing was to allow the Applicant and the public to provide testimony and documentation to the Planning and Zoning Commission in application of PFMC § 18.20.070.

#### **Jon Manley, Planning Manager**

Mr. Manley presented the staff report and testified that the applicant, has requested approval to operate a private micro-school and tutoring center within an Industrial (I) zone. The existing building previously operated as a licensed daycare facility for many years, supporting a finding that the property is well-suited for continued use as an educational space. The surrounding Zoning and Land Uses consists of Industrial to the west and south, R-3 Multifamily and R-2 Medium Density to the east and southeast, R-1 to the west. The future land use map designates the property as Business Commercial. The applicant’s request does not include building modifications.

Mr. Manley summarized the applicable review criteria for the Commission’s deliberation. He testified that the requested educational facility would be located in an industrial zoning district, which encourages land uses that minimize detrimental impacts on neighboring properties such as smoke, noise, vibration, glare, and pollution. The use also emphasizes reduced demands on public services like electricity, sewer, and streets. The nature and scale of the proposed educational use align well with these intentions, making it a compatible use under the district’s standards. He also testified that while the land use table does not explicitly reference “micro schools” or “tutorial centers,” similar educational uses are all listed as requiring a special use permit and would therefore be treated in

the same manner.

The site is surrounded by a mix of residential, commercial, and industrial properties: multifamily and single-family residences to the east, commercial and industrial buildings to the west and south, and storage facilities to the north and nothing was identified that would suggest incompatibility with existing uses.

Finally, the proposed use as an education facility could be supported by the City's goals and policies, specifically by supporting objectives that promote a variety of land uses to meet community needs and ensure long-term sustainability and contributing to the redevelopment of underutilized properties. Additionally, the proposal includes modest improvements to pedestrian infrastructure, such as the addition of sidewalks on the northern and southern boundaries of the site.

**Applicant/Owner:**

Ms. Bench testified that Soaring Learners is a private microschool and tutoring center offering small-group academic instruction and enrichment programs for students in grades K–8. The location will serve as the primary education center, providing both full-time and part-time programs. The building previously operated as a licensed daycare facility for many years, making it well-suited for continued use as an educational space. Anticipated school hours would be 9:00 AM to 5:00 PM with staggered drop-off and pickup to reduce traffic impact. The applicant emphasized the low-impact nature of the use and the owners' commitment to meeting all city requirements.

Scott McArthur (McArthur Engineering) confirmed the existing building's suitability for the requested use and plans to meet parking, storm water, and other city code requirements.

**There was no public comment.**

**Deliberations:** After the public hearing was complete, the hearing was closed and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code ("PFMC") § 18.20.070.B.

**C. EVALUATION OF APPROVAL CRITERIA:**

**C1. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.**

Based on the testimony supplied and the staff report, the Commission finds that the proposed education use is consistent with the purposes of the industrial Zone to encourage low-impact, service-based uses, particularly given its similarity to the previously permitted daycare. The Commission finds that the proposed use will minimize other detrimental impacts such as smoke, noise, vibration, glare and pollution while reducing demands on public services.

**C2. 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.**

The Commission finds that the proposed use is permitted in the Land Use Table as a special use, is compatible and that the applicant has met all relevant laws and no testimony to the contrary was presented.

**C3. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.**

The Commission, having reviewed the application in light of this criterion finds that the evidence provided that the proposed project is compatible with the surrounding land uses and does not adversely affect the health safety and welfare of the public. The Commission found that the use presents lower traffic volume than the former daycare, complements adjacent residential and industrial uses, and serves as a buffer between nearby uses.

**C4. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.**

The Commission finds that the proposal meets the following of the Comprehensive Plan:

**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.*

The Commission finds that the use of the property as a schooling facility meets community needs and sustainability by providing for diversity of land uses. The inclusion of a diverse educational facility contributes to the city's prosperity by enhancing the variety of schooling options available.

**Policy 8:** Encourage compatible infill development and redevelopment of vacant and underutilized properties within City limits.

The Commission finds that the proposed project will promote infill development and reuse of underutilized properties and will improve access to education opportunities. Improving this site as an educational center addresses this goal by activating a previously underused parcel, while also incorporating public improvements such as new sidewalks along the southern and northern property edges.

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

Not applicable.

**E. CONCLUSION**

**SUP-25-4:** Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, it is the conclusion of the Commission that the requested Special Use Permit meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approves the proposed Special Use Permit presented in the Staff Report including the following condition:

**CONDITION #1:** Prior to attaining a certificate of occupancy all building and site improvements, including frontage improvements, required by building codes and City Codes must be completed.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Attest



**NOTICE OF RIGHTS:**

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

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

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

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

**Hope & Zorros  
Early Dawn & Zorros**

**File No(s). SUP-24-7/SUP-25-2  
Planning and Zoning Commission  
Reasoned Decision**

**A. INTRODUCTION:**

APPLICANT: Austin Fuller, Whipple Engineering o/b/o Douglass Properties, LLC

LOCATIONS: The southwest corner of E. Hope Avenue and N. Zorros Road and the northwest corner of E. Early Dawn Avenue and N. Zorros Road.

REQUEST: Special Use Permit (SUP-24-7) to allow for 96 multifamily units on approximately 4.2 acres of Community Commercial Services (CCS) zoned property. Special Use Permit (SUP-25-2) to allow for 192 multifamily units on approximately 9.67 acres of Community Commercial Services (CCS) zoned property.

**B. RECORD CREATED:**

1. A-1a Application for SUP-24-7
2. A-1b Application for SUP-25-2
3. A-2a Narrative for SUP-24-7
4. A-2b Narrative for SUP-25-2
5. A-3a Conceptual Plan for SUP-24-7
6. A-3b Conceptual Plan for SUP-25-2
7. A-4a Vicinity Map for SUP-24-7
8. A-4b Vicinity Map for SUP-25-2
9. A-5a Owner Authorization for SUP-24-7
10. A-5b Owner Authorization for SUP-25-2
11. S-1 Vicinity Map
12. S-2 Zoning Map
13. S-3 Future Land Use Map
14. PA-1 PFSD Comments
15. PA-2 KCFR Comments
16. PA-3 KCCD Comments
17. PA-4 PHILLIPS 66 Comments
18. PA-5 PFPD Comments
19. PA-6 DEQ Comments
20. PA-7 PFHD Comments
21. PC-1 Pettit Comments
22. PC-2 Williams Comments
23. P&Z Staff Report
24. Testimony at the July 8, 2025, Planning and Zoning public hearing:

The public hearing was noticed correctly and conducted under the requirements of Idaho Code §§ 67-6512 and 67-6509, and Post Falls Municipal Code (PFMC) § 18.20.060. The purpose of the

hearing was to allow the Applicant and the public to provide testimony and documentation to the Planning and Zoning Commission in application of PFMC § 18.20.070B.

**Jon Manley, Planning Manager**

Mr. Manley presented the staff report and testified that the applicant is requesting two special use permits to allow for multifamily apartments to be constructed on the properties. SUP-24-7 is located on the SW corner of Hope Avenue and Zorros Road and proposes 96 units on 4.2 acres, where SUP-25-2 is located on the NW corner of Early Dawn Ave and Zorros Road and proposes 192 units on 9.63 acres. Both developments propose utilizing the density bonuses beyond the base allowances in the CCS zone allowed within the Post Falls Municipal Code. These projects are being considered together due to their physical contiguity, shared internal road networks, and coordinated access points.

Mr. Manley identified that multifamily developments are permitted in the CCS zone by special use permit, and that the proposed developments are situated along collector and arterial streets, aligning with the zoning district's intent. He noted that both sites meet the density bonus criteria by providing seven amenities, including playgrounds, dog parks, barbecue areas, and community gardens, thereby qualifying them for the requested 10% and 26% increases over base density, respectively. These amenities are located within required open space areas. The amount of required open space is determined based on the bedroom counts and are incorporated into the site layouts.

Mr. Manley informed the Commission that the developments will be served by Ross Point Water District for domestic water and by the city's wastewater system via the 12th Avenue force main. He emphasized that conditions outlined in the annexation agreement for SUP-25-2, regarding sewer surcharges and capacity limitations will also apply to SUP-24-7.

**Rob Palus, City Engineer**

Mr. Palus joined the discussion to address transportation impacts and confirmed that the projects align with the city's transportation and capital improvement plans. Zorros Road, which functions as a collector and backage road to Highway 41, is intended to distribute local traffic and minimize congestion on the main highway. Palus indicated that a Transportation Impact Analysis will be required at the time of site plan review to evaluate future needs, such as potential signals or roundabouts, particularly at the Zorros and Poleline intersection.

Mr. Manley noted that while multifamily development near single-family housing is treated like a commercial use for application of buffering requirements, here Zorros Road serves as that physical and functional separation from the residential properties to the east. The site designs incorporate setbacks, landscape buffers, and internal circulation patterns that mitigate impacts and support safe, efficient access for residents and emergency services. He also emphasized that the conceptual site plans presented are not final approvals, and that the applicant is allowed flexibility to modify proposed layouts at the site plan stage so long as they remain consistent with the zoning and development standards.

Mr. Manley identified city policy and comprehensive plan goals which could support the proposals, including goals that support a resilient economy, diversified housing stock, and sustainable infrastructure investment. He testified that the city's Housing Needs Assessment identified deficiencies across all housing types and noted that multifamily currently comprises approximately one-third of Post Falls' housing. The location of these projects within the Highway 41 growth corridor was highlighted as consistent with city planning efforts to locate higher-density housing near transportation routes, commercial nodes/corridors, and employment centers.

**Austin Fuller, Whipple Engineering, Applicant**

Austin Fuller of Whipple Consulting Engineers presented the applicant's requests. Both properties are zoned CCS and qualify for density bonuses through the inclusion of seven amenities such as playgrounds, community gardens, dog parks, and sports courts. Required open space and parking standards are met or exceeded on both sites. Landscaping includes street trees, shrubs, and buffers, with garages positioned at the perimeter of the sites between the apartments and single-family properties to reduce visual impact and mitigate concerns of multistory developments looking into neighbors properties.

Fuller confirmed that multifamily housing is a permitted special use in the CCS zone and aligns with city code. The proposal supports city goals by providing infill housing and responding to demand identified in the city's housing needs analysis. The applicant noted that apartments consume less land per resident and provide housing for demographics not well-served by single-family homes.

The applicant also addressed compatibility, arguing that apartments provide a better transition in these locations and have lower impacts than many commercial uses allowed by right in the CCS zone. CPTED concerns raised by the police were acknowledged, and the applicant stated willingness to coordinate with law enforcement. Amenities will be shared across adjacent developments owned by Douglass, although each site will maintain the separate amenities to qualify for the density bonuses.

Construction would be phased over several years, starting with the Pole Line project, followed by Early Dawn and Hope. The applicant stated that required frontage improvements will be completed along Hope Avenue, including paving and utility easements. Traffic impacts will be evaluated during site plan review per city requirements.

**The hearing was opened to public testimony.**

**In-Opposition:**

**Robin Lorenzini**, Post Falls, ID: (not wishing to speak): Written testimony against the request citing concerns about lower property values, crime, traffic, safety risks, and loss of community feeling due to renters.

**Nick Arnold**, Post Falls, ID: Opposes the project, citing speeding and unsafe traffic usage on North Zorros and lack of stop signs. He asks about plans for better traffic control.

**Jeff Lorenzini**, Post Falls, ID: Testified that rentals in single-family neighborhoods lead to more traffic, crime, and less upkeep. HE stated that Zorros can't handle the added traffic, that apartments will increase vandalism, and reduce community safety. Further that apartments near Highway 41 will limit commercial growth and that tall buildings will invade residents' privacy.

**Julie Hensley**, Post Falls, ID: Opposes any density bonus, stating that Post Falls already has too much high- density housing with a 10% vacancy rate. If allowed in R1 areas, limit buildings to two stories to preserve the small-town feel. She also had concerns of impacts on school capacity and future bonds may be needed. Stated that the overuse of R3 zoning near roundabouts is a concern.

**Peter Xhudo**, Post Falls, ID: Mr. Xhudi is opposed and stated that he lives near Hope Road. He believes that opening and improving the road will worsen traffic and increase speeding near the school. He testified that that it feels like the city is pressured to approve apartments or face unwanted commercial development. He believes that they deserve more control over the community.

**Jeffery Williams**, Post Falls, ID: Opposes the special use permit, citing concerns for heavy traffic,

parking issues, and increased crime along Zorros. He shared how nearby multi-family complexes hurt property values and views. He says the area is better suited for commercial use, not apartments, and urges protection of the neighborhood's character and safety.

**Todd Whipple, Rebuttal**

Mr. Whipple responded that the estimated peak traffic is only about 10% of daily traffic counts. He stated that multifamily housing creates less traffic than commercial uses and commercial businesses desire to face major roads, so these locations off of Zorros aren't ideal for retail and commercial uses. He also responded that the Developer's other apartment projects in the vicinity provide enough parking and good security with garages and landscaping as an example of how the projects blend in with the existing residential uses. The apartments will be well-maintained and set back far from the existing homes in adjacent subdivisions and would be likely better in appearance than some nearby single-family homes. Overall, he stated that these apartments should fit well with the neighborhood and not worsen traffic or safety.

**Deliberations:** After the public hearing was complete, the hearing was closed and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code ("PFMC") § 18.20.070.

Deputy City Attorney Mr. Gabbert instructed the commission to disregard prejudicial public comments to avoid potential Fair Housing Act violations and focus its deliberations on the applicable review criteria.

**C. EVALUATION OF APPROVAL CRITERIA SUP-24-7 and SUP-25-2:**

**C1. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.**

Based on the testimony supplied and the staff report, the Commissioners find that the proposed use is consistent with the purposes of the CCS Zone which supports higher residential uses along arterials and collectors and that such uses will not compromise other present residential uses.

**C2. 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.**

The Commission finds that the proposed use is permitted in the Land Use Table as a special use, is compatible and that the applicant has met all relevant laws and no testimony to the contrary was presented.

**C3. Whether the proposed use will be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.**

The Commissioner finds that the testimony and evidence provided that the proposed project is compatible with surrounding land uses and does not adversely affect the health, safety and welfare of the public. While opposing testimony concerning parking and traffic was presented, the Commission determined that the proposal would not unduly impact traffic in the area that the proposed parking would be sufficient as conditioned and the use was less impactful than other outright permitted uses.

**C4. Whether the proposed use will comply with the goals and policies found within the comprehensive plan.**

The Commission finds that the proposal meets the following goals and policies of the Comprehensive Plan:

**Goal 1:** *Growing and sustaining a balanced and resilient economy.*

This proposal helps build economic diversity by increasing residential density near Highway 41. Additional housing is essential to attract commercial uses such as grocery stores and retail, which have previously stalled by reason of a lack of nearby population. This development pattern helps enable long-planned commercial nodes to move forward.

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

The proposed project offers additional housing variety at a time when traditional single-family homes are becoming less desirable to certain demographics, particularly younger and retired residents who prefer multifamily living.

**Policy 1:** *Support land use patterns that promote compatible, well-designed development.*

The proposal serves as an effective buffer between single-family housing and potential future commercial uses.

**Policy 19:** *Encourage clustering of units in new residential development, providing service efficiencies and creating opportunities for private or community open space.*

The proposal supports clustered development that incorporates private open space, reducing demands on public parks.

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

Not applicable.

**E. CONCLUSION**

**SUP-24-7 & SUP-25-2:** Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, it is the conclusion of the Commission that the requested Special Use Permits meets the standards of City Code, and the Idaho Local Land Use Planning Act, and are hereby approved subject to the applicant complying with any conditions contained in the Staff Report as modified here:

**CONDITION #1:** Site Access points will be required to conform with City Access Management requirements.

**CONDITION #2:** Perform a Traffic Impact Analysis (TIA) as part of the site plan review process and address any identified mitigation(s) from the TIA.

**CONDITION #3:** Dedicate rights-of-way and easements along Hope Avenue, Early Dawn Avenue and Zorros Road

**CONDITION #4:** Include additional roadway width along Early Dawn Avenue to accommodate on-street parking on both sides of the roadway, along with drive lanes and bicycle lanes.

**CONDITION #5:** Match the roadway width of Zorros Road that exists immediately south the site.

**CONDITION #6:** Construct centerline plus 10-feet for Hope Avenue along the project's frontage and westerly to the existing roadway improvements near SH41. (36-foot roadway width for centerline plus 10-feet)

**CONDITION #7:** Sanitary Sewer Surcharges for the 12<sup>th</sup> Avenue Forcemain Basin for both applications (SUP 24-7 and SUP 25-2).

REASONED DECISION

**CONDITION #8:** Applicant will meet with the city police department to discuss their concerns with safety as indicated in the concepts contained in the CPTED flyer.

**CONDITION #9:** A minimum of two (2) parking stalls per multi-family unit.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Attest

**NOTICE OF RIGHTS:**

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

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

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

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

**CITY OF POST FALLS  
STAFF REPORT**

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**DATE:** AUGUST 12, 2025  
**TO:** POST FALLS PLANNING AND ZONING COMMISSION  
**FROM:** JUSTIN SAUDER, ASSOCIATE PLANNER, 208-457-3336 / jsauder@postfalls.gov  
**SUBJECT:** STAFF REPORT FOR THE AUGUST 12, 2025, P&Z COMMISSION MEETING  
PAINTED ROCK SUBDIVISION FILE NO. SUBD-25-3 PUBLIC HEARING

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**PROJECT NAME/FILE NUMBER:** Painted Rock Subdivision (SUBD-25-3)

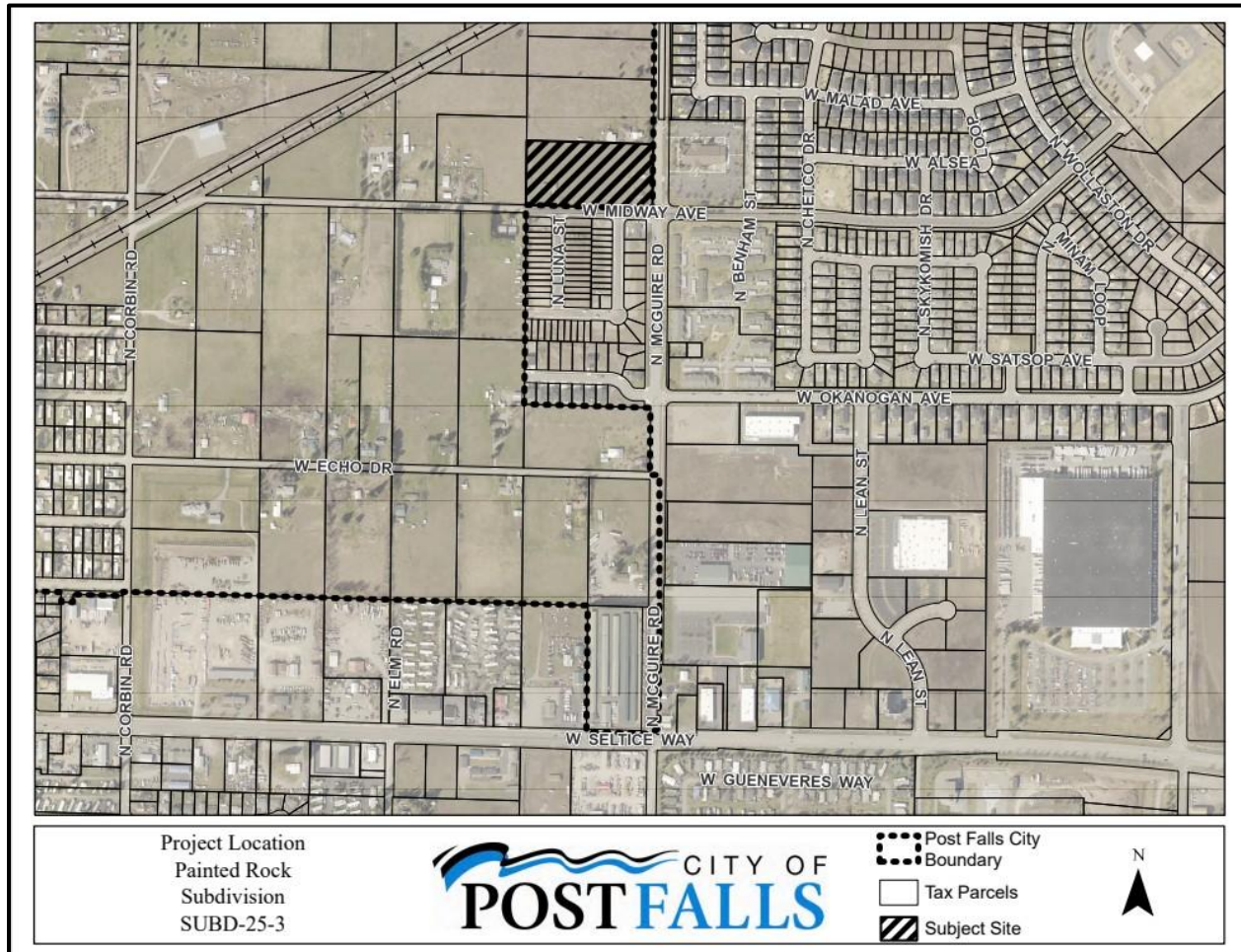
**OWNERS:** Ryno Land, LLC, 16309 E. Marietta Ave, Spokane Valley, WA 99216

**APPLICANT:** Ray Kimball of Whipple Consulting Engineers, 21 South Pines Road, Spokane Valley, WA 99206

**PROJECT DESCRIPTION:** Whipple Consulting Engineers has requested, on behalf of the property owner Ryno Land LLC, to subdivide approximately 4.67-acres into 21 detached single-family lots within the Medium Density Residential (R2) zone per Exhibit A-3. A Subdivision application is requested to subdivide the property per Post Falls Municipal Code (PFMC) Section 17.12.060.

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

**PROJECT LOCATION:** The property is located at the northwest corner of McGuire Road and Midway Avenue.

**Vicinity Map:****PARCEL INFORMATION:**Property Size: 4.67-acresCurrent Land Use: Large lot residentialCurrent Zoning: Medium Density Residential (R2)Proposed Land Use: The proposed subdivision will provide 21 lots for detached single-family homes within the R2 zone.Surrounding Land Use: Located to the north and the west of the project site is other large lot single-family homes. To the south, across Midway Avenue are the Blue Spruce Estates and Wildflower Estates subdivisions with single-family homes. To the east, across McGuire Road is a church and the Montrose subdivision with single-family homes.Surrounding Zoning Districts: The properties to the north and west are within the county. The property to the south, across Midway Avenue is within the R2 zone. The property to the east, across McGuire Road is within the Single Family Residential (R1) zone.Water Provider: East Green Acres Irrigation DistrictSewer: City of Post Falls

**SUBDIVISION REVIEW CRITERIA (Post Falls Municipal Code Title 17.12.060, Subsection H):****1. Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of subdivision proposed.**

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

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

Staff Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed. Existing sanitary sewer main is located within Midway Ave. and discharges within the Montrose Lift Stations Service Area. 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. The existing sewer has capacity to serve the project as proposed. The site is not subject to any Local Improvement Districts or Sewer Surcharges. The existing residential home shall connect to sanitary sewer with this project and pay the appropriate Capacity Fees (CAP) with the project Construction Improvement Agreement.

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

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

Midway Ave. is shown on the applicant's submittal as a Major Collector within the preliminary plans, per the Transportation Master Plan and the City's Roadway Classification Map; Midway Ave. shall be designed and constructed as a 44-foot wide, Minor Collector Roadway.

McGuire Road shall be designed and constructed as a Minor Arterial Roadway, matching the roadway configuration existing to the south of Midway Ave.

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

A Home Owners Association (HOA) be formed and responsible for maintenance of landscaping and irrigation, including snow removal from sidewalks/trail, along the public rights-of-way adjoining McGuire Road and Midway Ave.

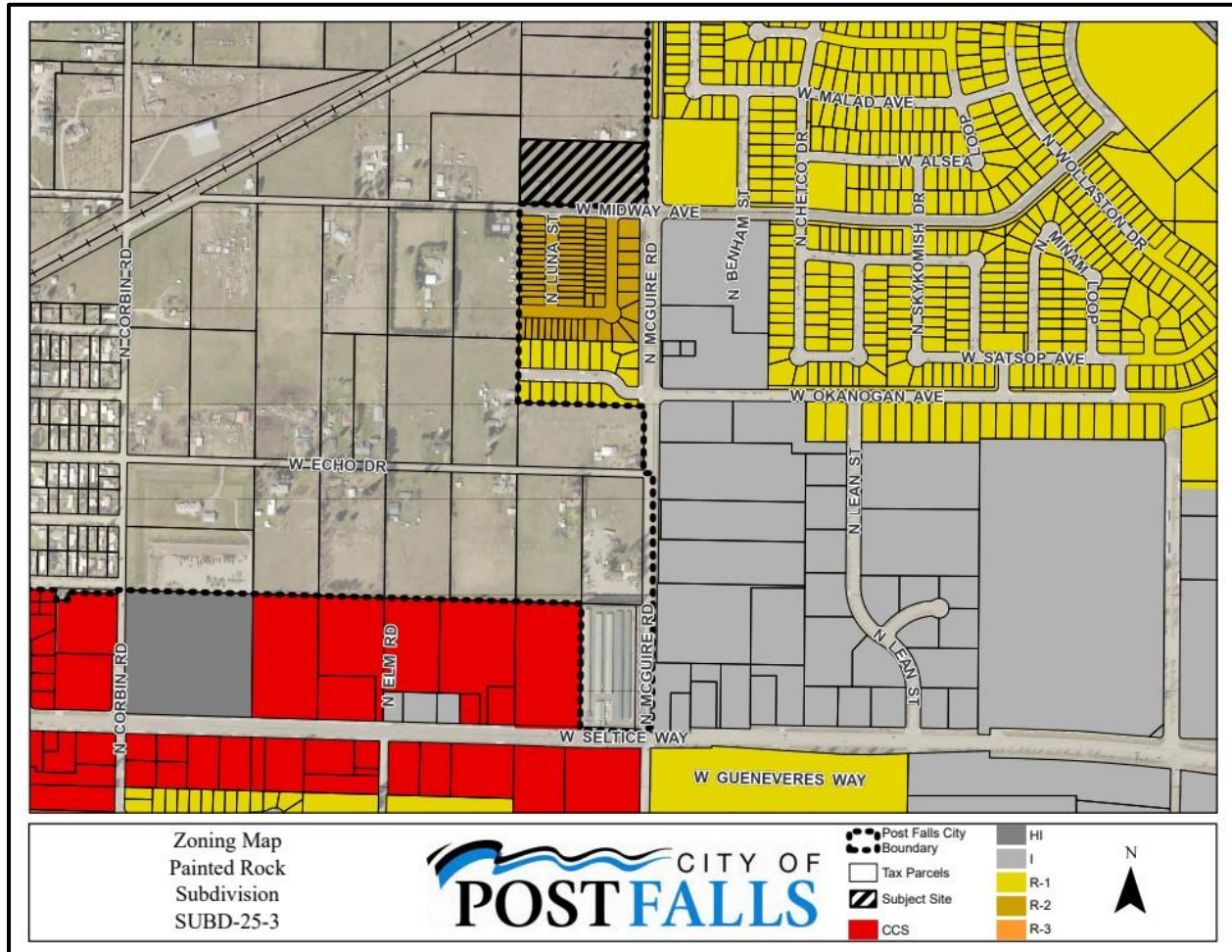
**4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.**

Staff Response: This subject property is located over the Rathdrum Prairie Aquifer. No soil or topographical conditions have been presented that could present hazards. The site is not located within 1,000 feet of an Interstate Gas Pipeline.

**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:** The subdivision and proposed lots conform to the requirements of PFMC Title 17 (Subdivisions) and Single-Family detached homes are allowed through the Land Use Table PFMC Section 18.020.030 within the R2 zone (Exhibit S-2).

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

**OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:**

## Agencies Notified:

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

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

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

Notice of the proposed subdivision was sent to appropriate jurisdictions on July 28, 2025, and mailed to property owners within 300 feet of the proposed project on July 22, 2025. Notice has been published in the Coeur d'Alene Press on July 24, 2025. The property will be posted by August 1, 2025.

**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 Painted Rock 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. 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. Midway Avenue shall be designed and constructed as a 44-foot wide Minor Collector Roadway.
6. McGuire Road shall be designed and constructed as a Minor Arterial Roadway, matching the roadway configuration that exists to the south of Midway Ave.
7. 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.
8. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. No exceptions were requested with the application.
9. Direct access to or from residential lots with Midway Ave. or McGuire Rd. shall be prohibited on the face of the plat.
10. The existing residential structure shall be connected to the City's sewer system with construction of the project. Existing septic systems shall be decommissioned in accordance with Panhandle Health requirements and connection fees paid, to the City, as part of the Construction Improvement Agreement.
11. A Homeowners Association shall be formed and responsible for landscaping, irrigation and maintenance of the common rights-of-way frontages along Midway Ave. and McGuire Rd. Maintenance includes the removal of snow from sidewalks, paths and trails.
12. 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-1 | Application                                     |
| Exhibit A-2 | Narrative                                       |
| Exhibit A-3 | Subdivision Plan                                |
| Exhibit A-4 | Letter of Authorization                         |
| Exhibit A-5 | East Green Acres Irrigation District Will Serve |

**Staff Exhibits:**

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

**SUBD-25-3**

Subdivision Application

**Applicant**

---

**Application Information****Did a Subdivision Pre-app take place?\***

Yes

**Applicant Type\***

Engineer

**Proposed Subdivision Name\***

Painted Rock

**Number of Lots\***

21

**Size of Site**

4.68

**Average Size of Lots**

6370

**Existing Zoning**

Proposed R2

**Adjacent Zoning**

R2, County Ag, Proposed R2

**Current Land Use**

Residential

**Adjacent Land Use**

Residential

**Density**

4.5 du/ac

Description of Project\*

---

## Site Information

Comprehensive Plan Designation

Location of Proposed Access to Site

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

Size & Point of Water Connection

Size & Point of Sewer Connection

Name & Location of Nearest School

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

Physical Description of Site (topography, cover, features)

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

No

Water District\*

East Greenacres Water District

---

## Owner Information

Name\*

Ryno Land, LLC

Company

Phone\*

509.241.3555

Email\*

SCOTT@RYNBUILT.COM

Address\*

16309 E. Marietta Ave

City, State, Zip Code

Spokane Valley, WA 99216

## Application Certification

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. \*

✓ Raymond Kimball  
Mar 24, 2025



Whipple Consulting Engineers, Inc.

**Painted Rock Annexation/Subdivision**

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

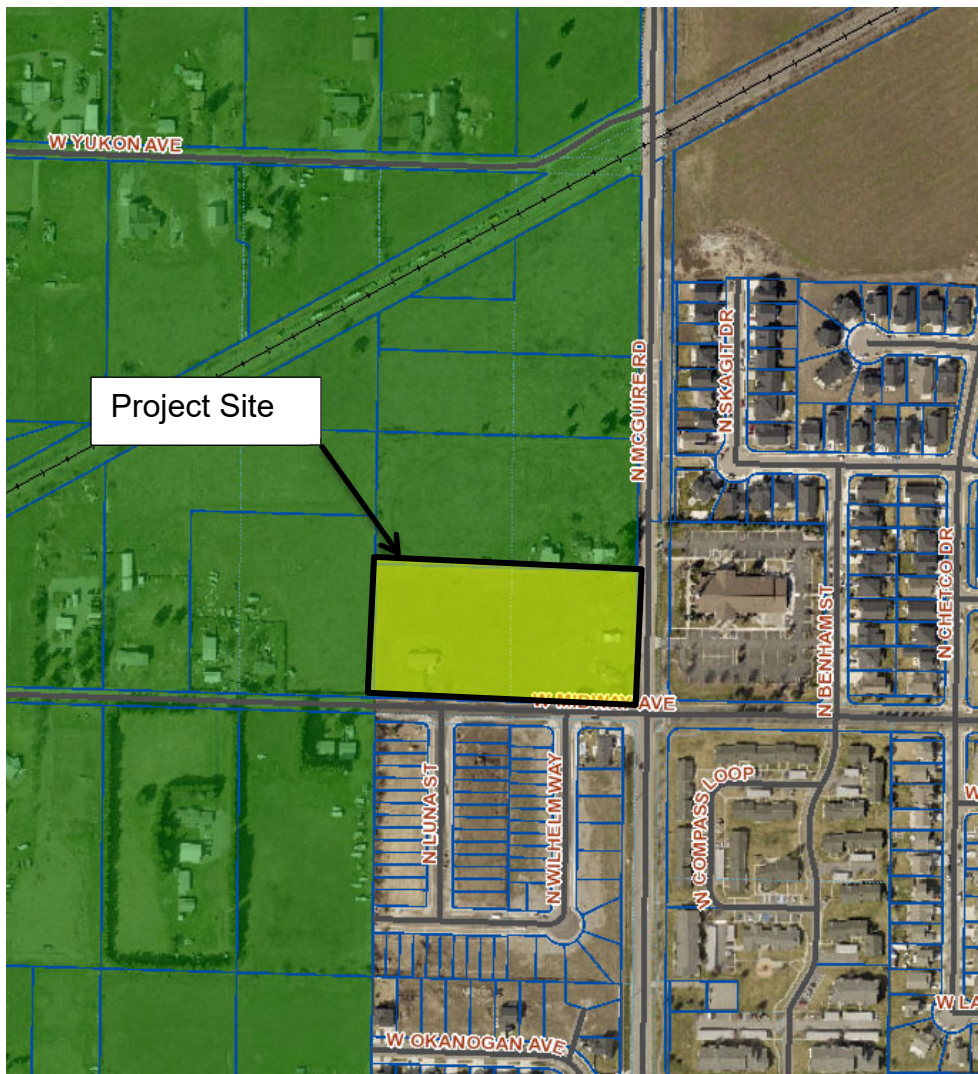


Figure 1: Vicinity Map

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

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

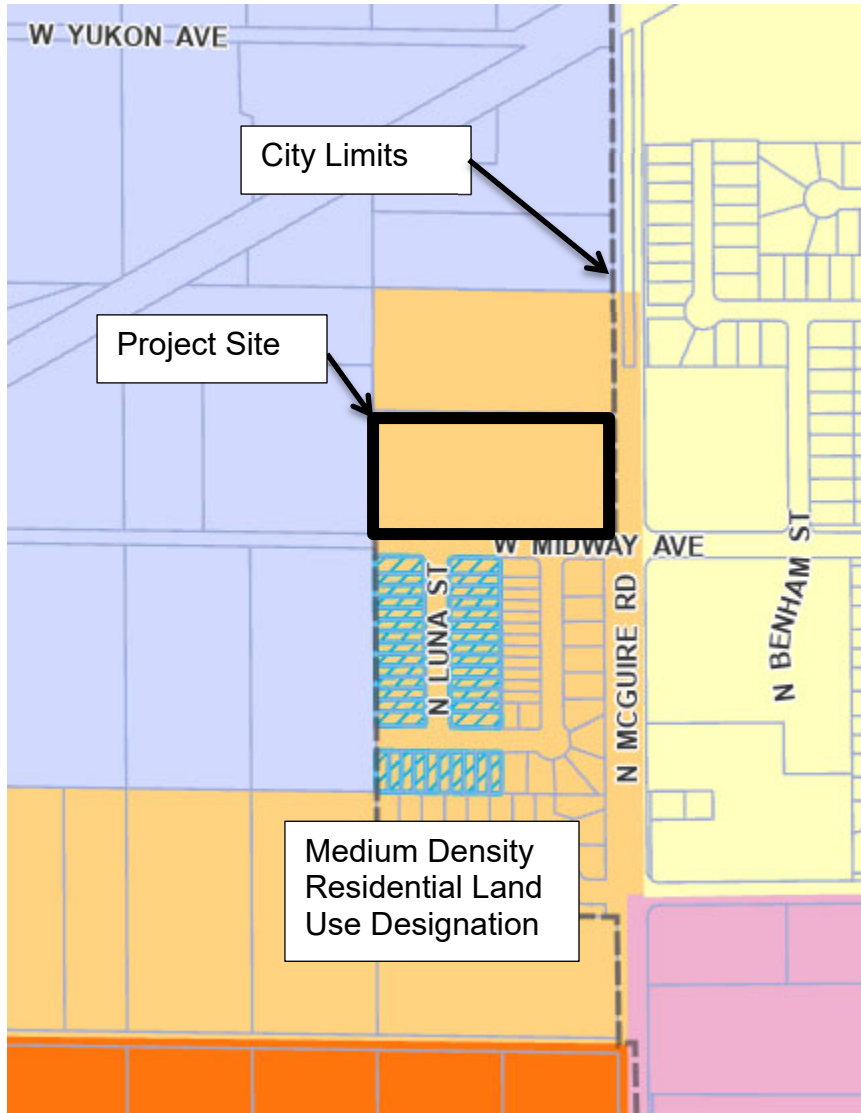
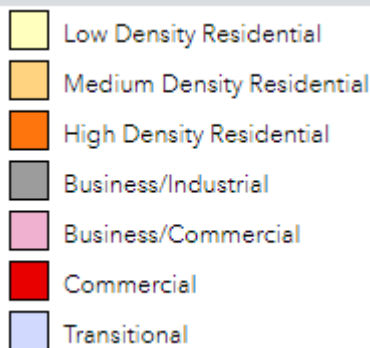


Figure 2: Future Land Use Map



### Zoning:

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

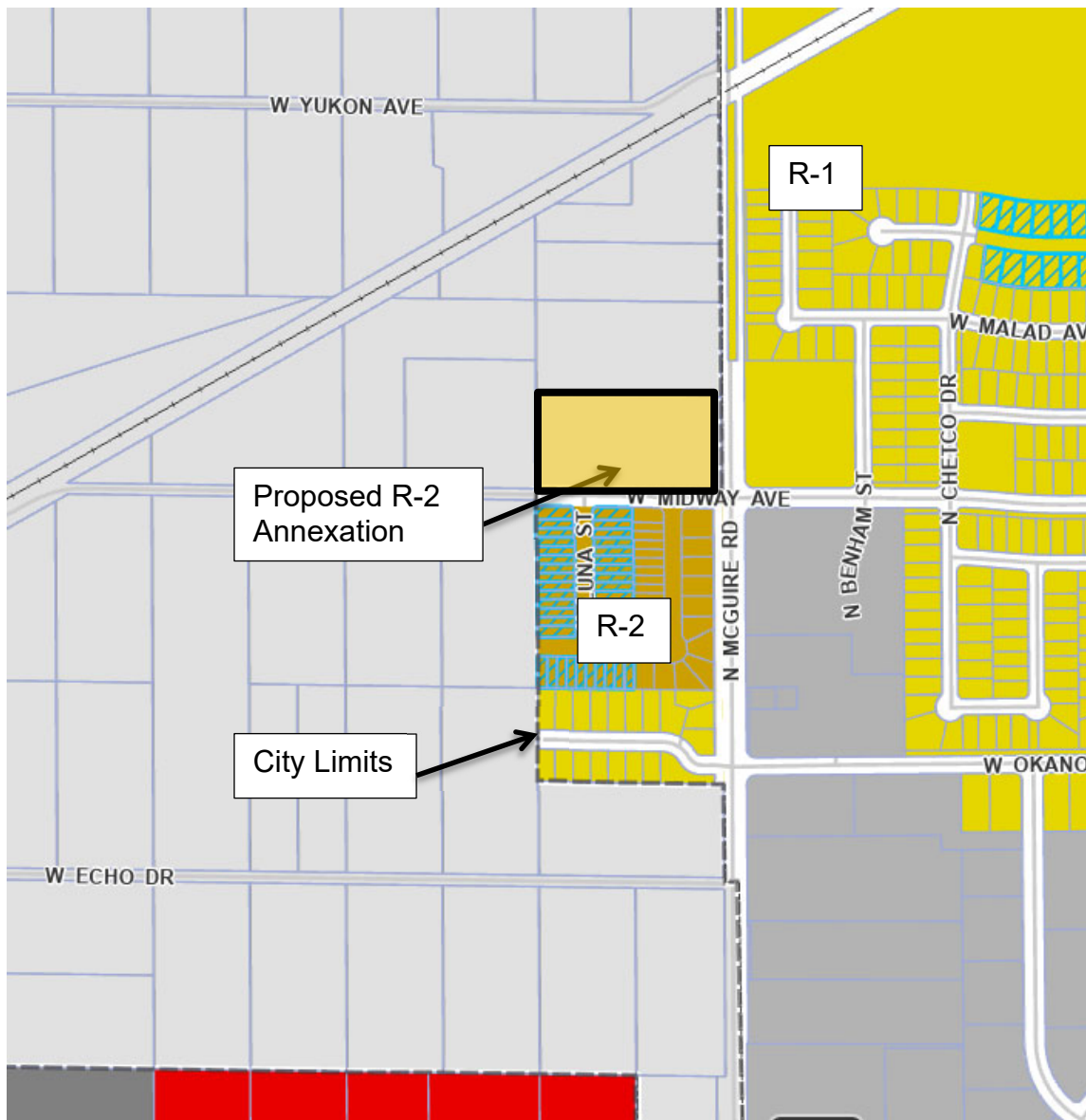


Figure 3: Zoning Map

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

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

#### **Utilities and Access:**

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

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

#### **Subdivision:**

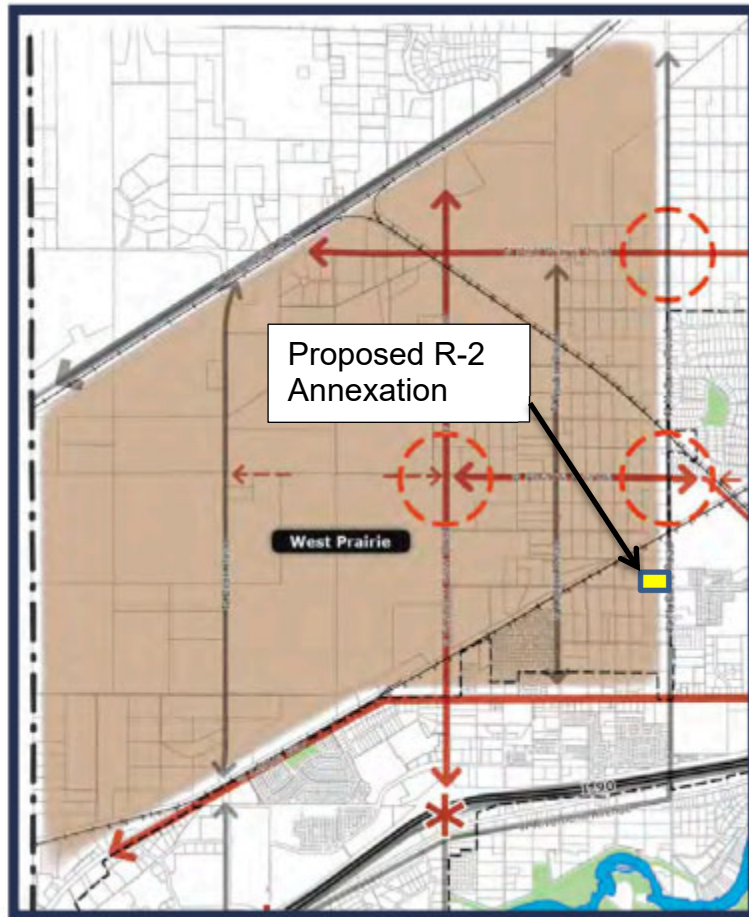
As shown on the attached subdivision plan, the proposed subdivision will result in 21 single family residential lots. The lots range in size from a minimum of 4,696 sf to a maximum of 9,825 sf with the average size in the neighborhood of 6,358 sf, and all lots meet the dimensional requirements of the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

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

#### **Comprehensive Plan Analysis:**

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

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



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

**Land Use:**

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

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

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

*with need and plan objectives.*

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

*P.06 Encourage residential development patterns typically featuring:*

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

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

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

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

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

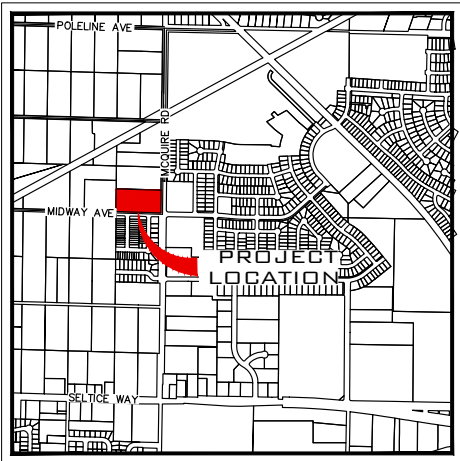
- *Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials.*

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

**Conclusion:**

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

NE 1/4, SECTION 32, T. 51 N., R. 5 W., B.M.  
PRELIMINARY PLAT  
**PAINTED ROCK**  
LOCATED IN A PORTION OF THE  
SE 1/4, SEC 32, T 51 N, R 05 W, B.M.  
CITY OF POST FALLS, ID



VICINITY MAP

| SHEET INDEX |                                     |
|-------------|-------------------------------------|
| PP1         | PRELIMINARY SITE PLAN               |
| PP2         | PRELIMINARY PROFILES & UTILITY PLAN |
| PP3         | PRELIMINARY TYPICAL ROAD SECTIONS   |
| LS          | LANDSCAPE PLAN                      |

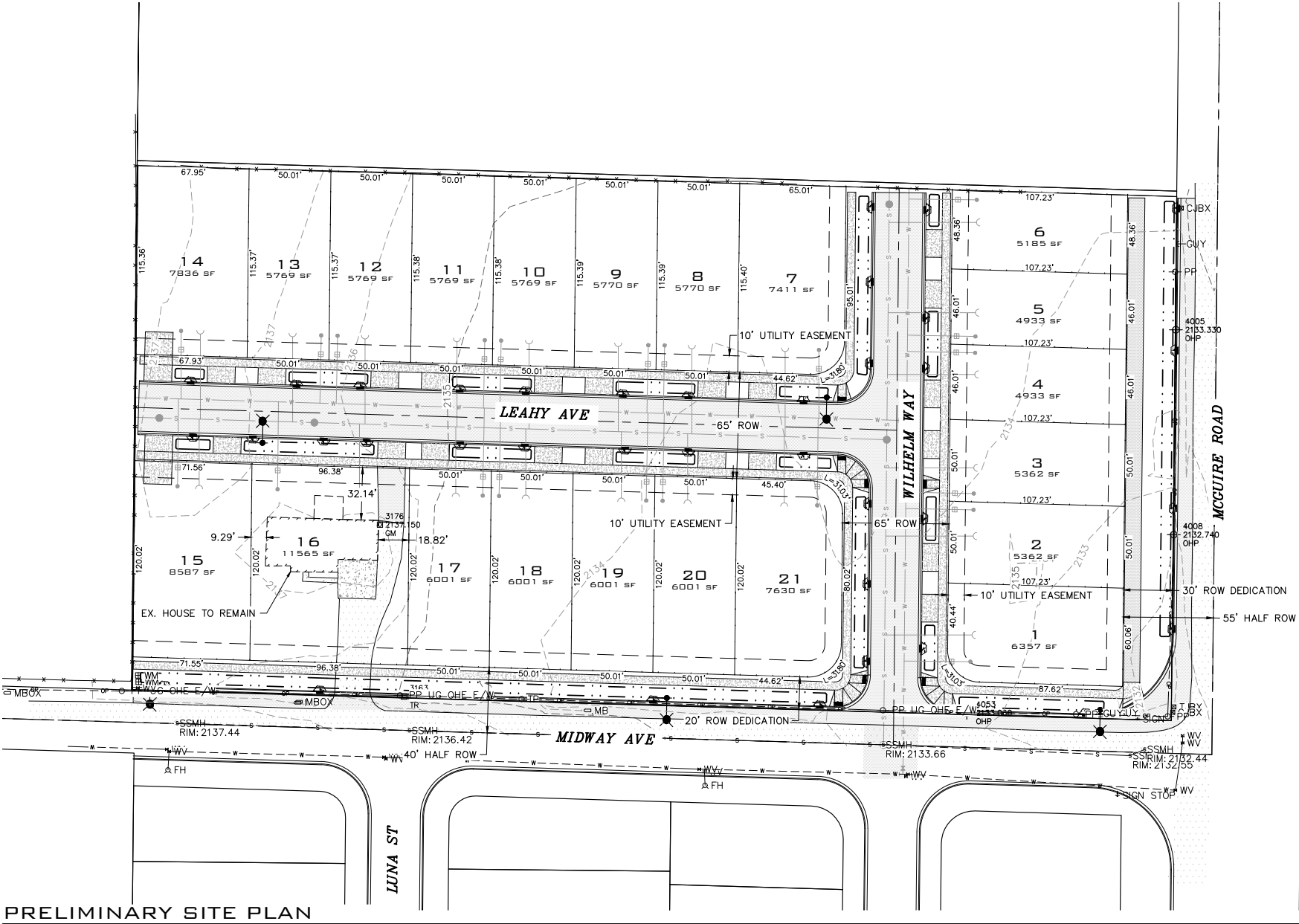
**LEGAL DESCRIPTION**  
PROPERTY ID: 0296032063AB  
GREENACRES IRR DISTRICT PLAT 5, S2-TRS 63 & 64, SECTION 32 TOWNSHIP 51N RANGE 05W.

| SITE DATA              |                                     |      |
|------------------------|-------------------------------------|------|
| PARCEL NUMBER          | 0296032063AB                        |      |
| ZONING                 | R-2 SINGLE FAMILY                   |      |
| DENSITY (LOTS/AC)      | 4.5                                 |      |
| PROJECT AREA           | SF                                  | AC   |
|                        | 203,663                             | 4.68 |
| NUMBER OF LOTS         | 21                                  |      |
| NUMBER OF TRACTS       | 0                                   |      |
| AREA OF LOTS           | SF                                  | AC   |
|                        | 133,779                             | 3.07 |
| AREA OF TRACTS         | 0.00                                | 0.00 |
| AREA OF RIGHT OF WAY   | 69,884                              | 1.60 |
| MIN LOT AREA           | 4933                                | 0.11 |
| MAX LOT AREA           | 11565                               | 0.27 |
| AVERAGE LOT AREA       | 6370                                |      |
| SERVICE PROVIDERS      |                                     |      |
| FIRE DISTRICT          | KOOTENAI COUNTY FIRE AND RESCUE     |      |
| WATER SERVICE          | EAST GREENACRES IRRIGATION DISTRICT |      |
| SANITARY SEWER SERVICE | CITY OF POST FALLS                  |      |

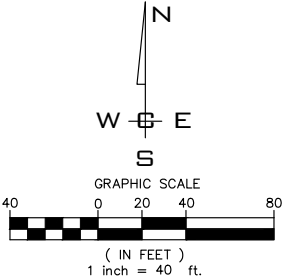
**ENGINEER/CONTACT**  
WHIPPLE CONSULTING ENGINEERS  
21 SOUTH PINES  
SPOKANE VALLEY, WA 99206  
PHONE: 893-2617  
CONTACT: RAY KIMBALL, P.E.

**SURVEYOR**  
WHIPPLE CONSULTING ENGINEERS  
21 SOUTH PINES  
SPOKANE VALLEY, WA 99206  
PHONE: 893-2617  
CONTACT: RAY KIMBALL, P.L.S.

**OWNER/DEVELOPER**  
RYNO LAND, LLC  
16309 E. MARIETTA AVE  
SPOKANE VALLEY, WA 99216  
PHONE: 509.241.3555  
CONTACT: SCOTT KRAJACK



PRELIMINARY SITE PLAN  
SCALE: 1"=40'



City of Post Falls  
Approval

Approved By:  
  
City Engineer Date

NAVD - 88  
2" ALUMINUM CAP LOCATED AT THE  
INTERSECTION OF 16TH AVE AND  
SYRINGA  
NAVD88 ELEV=2198.11

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

**SCALE:**  
**HORIZONTAL:**  
1"=40'  
**VERTICAL:**  
N/A

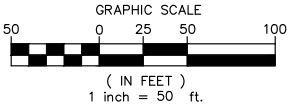
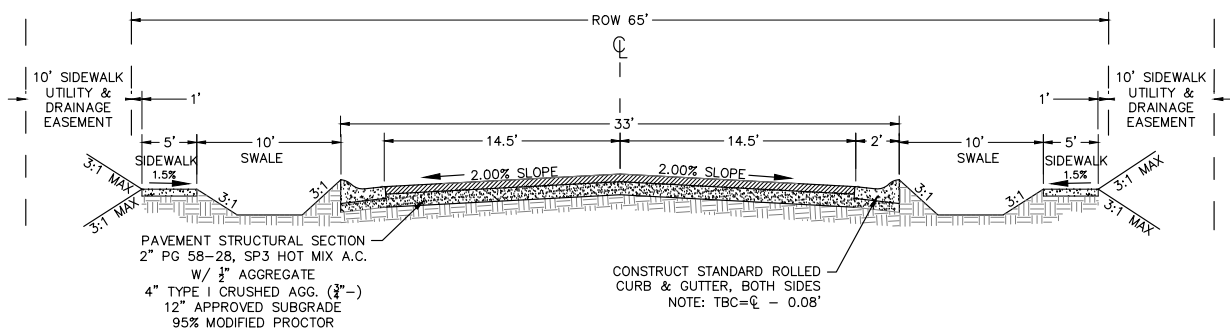
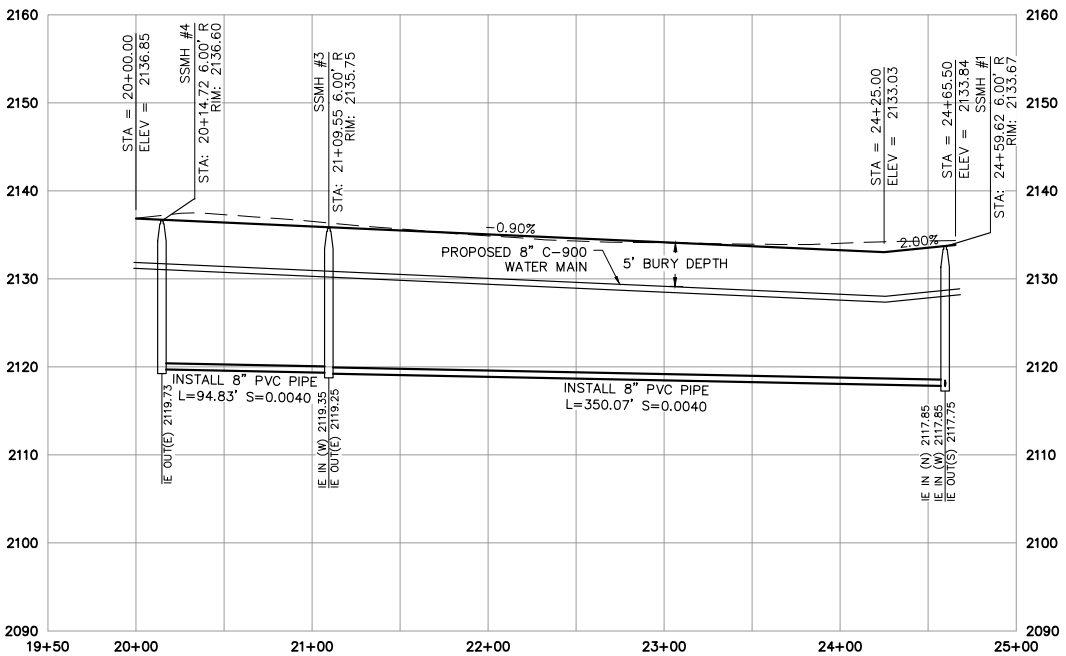
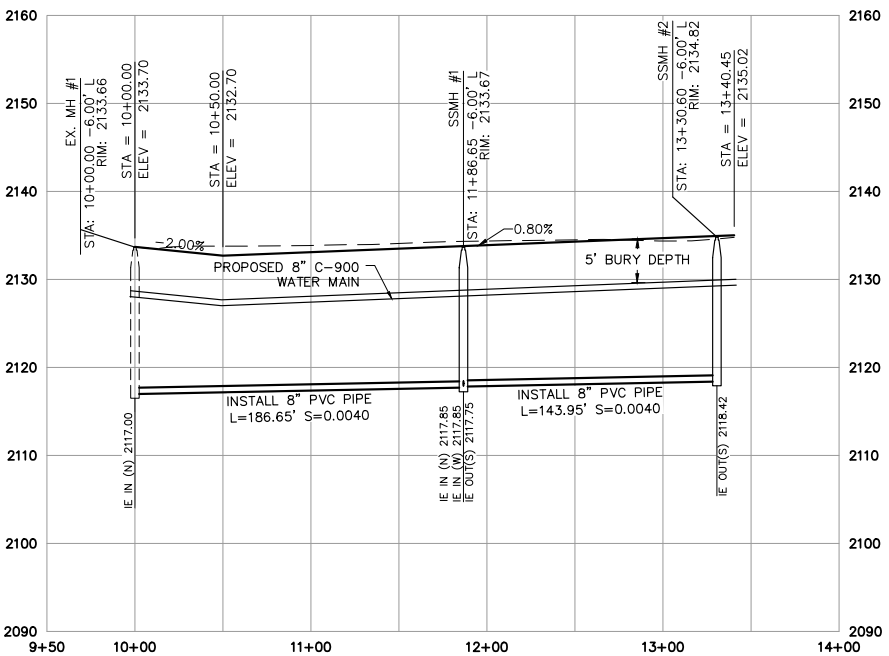
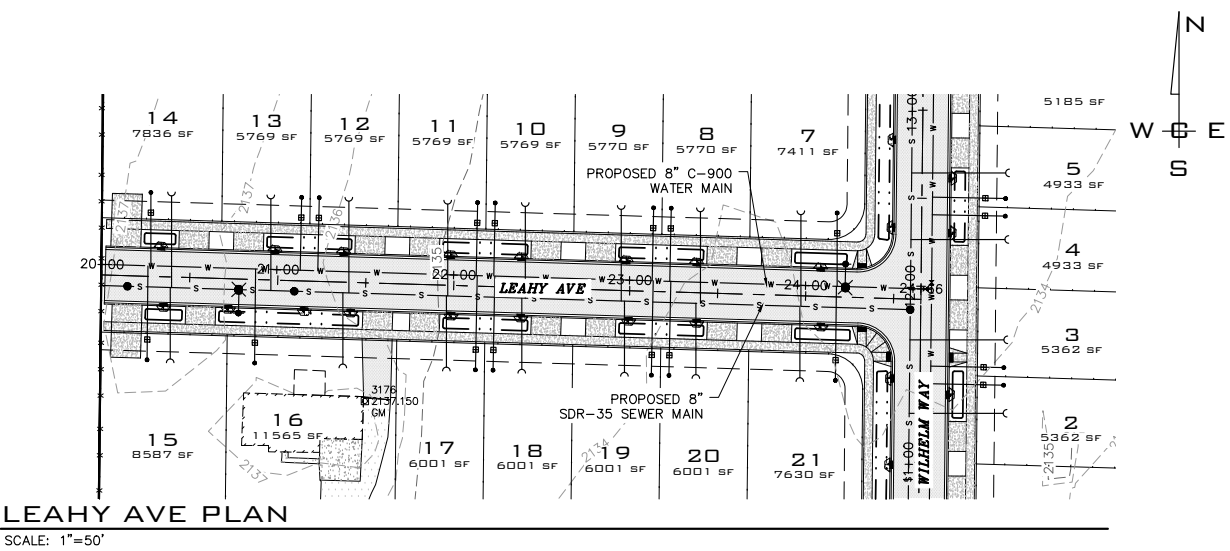
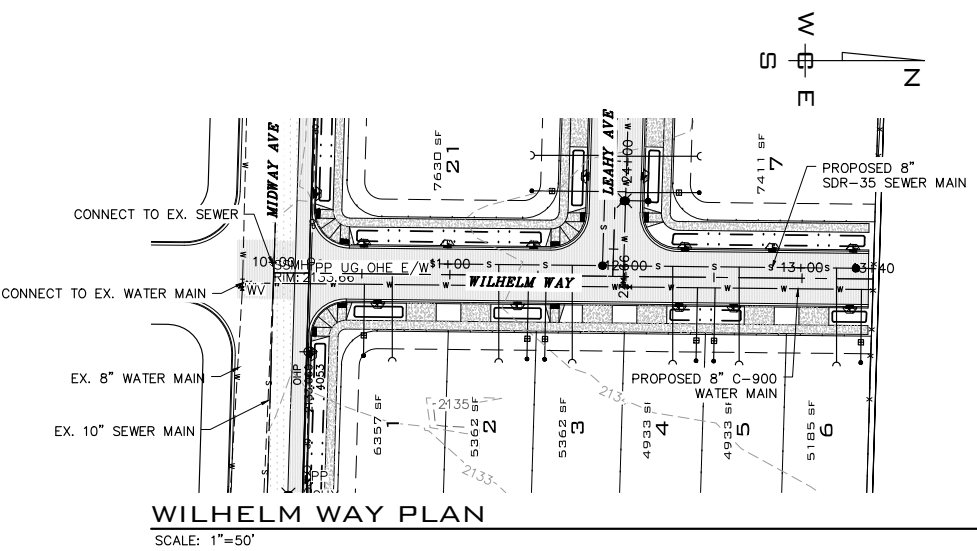
**PROJ #:** 24-3892  
**DATE:** 05/28/25  
**DRAWN:** JPP  
**REVIEWED:** RDK

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| <input type="checkbox"/> STRUCTURAL       |
| <input type="checkbox"/> SURVEYING        |
| <input type="checkbox"/> TRAFFIC          |
| <input type="checkbox"/> PLANNING         |
| <input type="checkbox"/> LANDSCAPE        |
| <input type="checkbox"/> OTHER            |



**PAINTED ROCK SUBDIVISION  
PRELIMINARY SITE PLAN  
MIDWAY AVE  
POST FALLS, ID**

**SHEET  
PP1**  
  
JOB NUMBER  
**24-3892**



City of Post Falls  
Approval  
Approved By: \_\_\_\_\_  
City Engineer Date \_\_\_\_\_

NAVD - 88  
2" ALUMINUM CAP LOCATED AT THE  
INTERSECTION OF 16TH AVE AND  
SYRINGA  
NAVD88 ELEV=2198.11

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

SCALE:  
HORIZONTAL:  
1"=50'  
VERTICAL:  
1"=10'

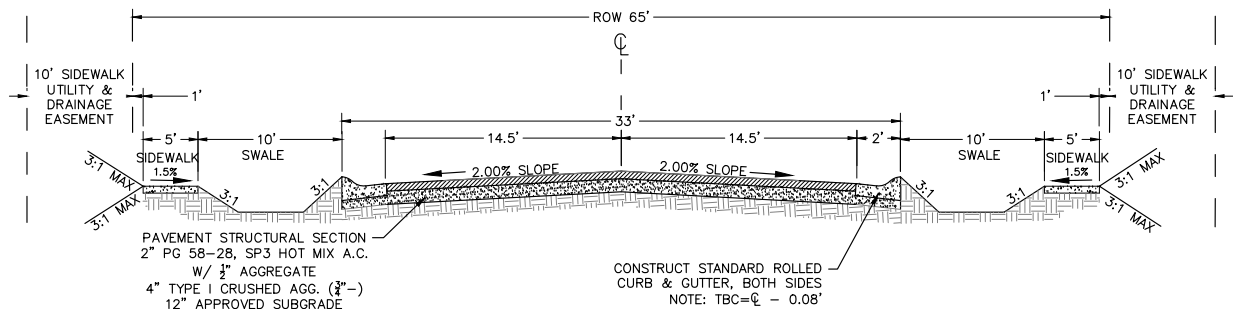
PROJ #: 24-3892  
DATE: 05/28/25  
DRAWN: JPP  
REVIEWED: RDK

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- ☐ STRUCTURAL
- ☐ SURVEYING
- ☐ TRAFFIC
- ☐ PLANNING
- ☐ LANDSCAPE
- ☐ OTHER

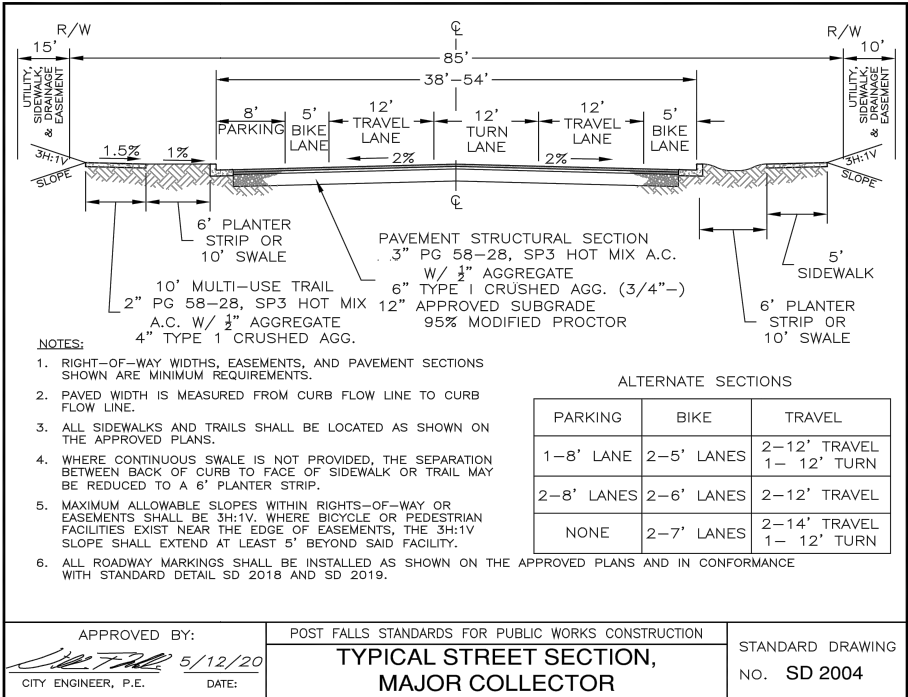
**WCE**  
WHIPPLE CONSULTING ENGINEERS  
2528 NORTH SULLIVAN ROAD  
SPOKANE VALLEY, WA 99216  
PH: 509-893-2617 FAX: 509-926-0227

**PAINTED ROCK SUBDIVISION  
PRELIMINARY PROFILES & UTILITY PLAN  
MIDWAY AVE  
POST FALLS, ID**

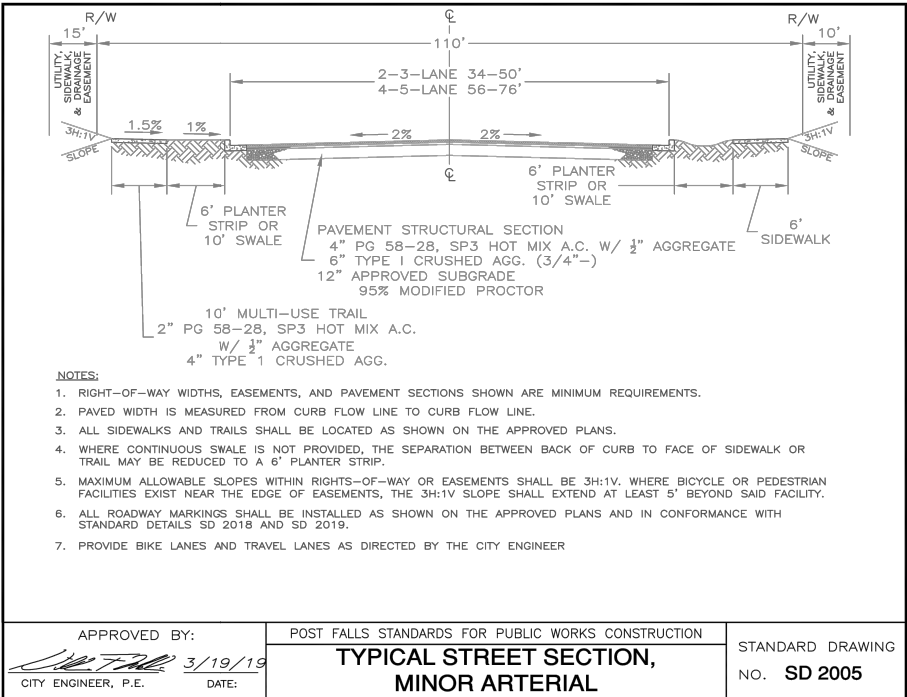
**SHEET  
PP2**  
JOB NUMBER  
**24-3892**



WILHELM WAY & LEAHY ST TYPICAL SECTION  
NOT TO SCALE



MIDWAY RD TYPICAL SECTION  
NOT TO SCALE



MCGUIRE AVE AVE TYPICAL SECTION  
NOT TO SCALE

|                                |            |
|--------------------------------|------------|
| City of Post Falls<br>Approval |            |
| Approved By: _____             |            |
| City Engineer                  | Date _____ |

NAVD - 88  
2" ALUMINUM CAP LOCATED AT THE  
INTERSECTION OF 16TH AVE AND  
SYRINGA  
NAVD88 ELEV=2198.11

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

SCALE:  
HORIZONTAL:  
N/A  
VERTICAL:  
N/A

PROJ #: 24-3892  
DATE: 05/28/25  
DRAWN: JPP  
REVIEWED: RDK

|                                           |
|-------------------------------------------|
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| <input type="checkbox"/> STRUCTURAL       |
| <input type="checkbox"/> SURVEYING        |
| <input type="checkbox"/> TRAFFIC          |
| <input type="checkbox"/> PLANNING         |
| <input type="checkbox"/> LANDSCAPE        |
| <input type="checkbox"/> OTHER            |



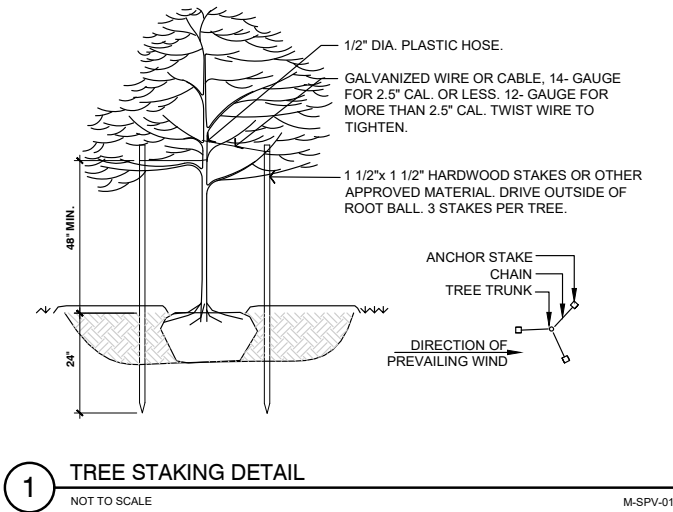
PAINTED ROCK SUBDIVISION  
PRELIMINARY TYPICAL ROAD SECTIONS  
MIDWAY AVE  
POST FALLS, ID

SHEET  
PP3  
JOB NUMBER  
24-3892

LANDSCAPE NOTES:

- SEE CIVIL PLANS FOR GRADING AND DRAINAGE INFORMATION.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OR ANY DEMOLITION OF CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
- PRIOR TO DIGGING, VERIFY LOCATION OF ALL UNDER GROUND UTILITY I.E. CABLES, CONDUIT, GAS, WATER, SEWER, ELECTRICAL AND REPAIR ANY/ALL DAMAGE, NOT AN EXTRA COST TO THE OWNER.
- INSTALLER RESPONSIBLE FOR ALL REQUIRED PERMITS AND LOCAL CODES.
- ALL PLANTS TO BE APPROVED BY THE DESIGNER OF THIS PLAN. .
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ANY QUESTIONABLE NOTE, PLANT NAMES, SIZES, AND QUANTITIES.
- IN THE EVENT OF DISCREPANCY OR SITE FACTORS AFFECTING INSTALLATION AS PER PLAN NOTIFY THE LANDSCAPE ARCHITECT.
- ALL LAWN AREAS AND PLANTING BEDS SHALL BE STRIPPED AND CLEARED OF WEEDS, ROOTS, LAWN, AND DEBRIS. SPECIFIED LANDSCAPE AREAS SHALL BE RAKED TO A SMOOTH AND EVEN GRADE, AND ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED.
- TOP SOIL TO BE INSTALLED TO A DEPTH OF 4". IN LAWN AREAS, UNLESS OTHER WISE NOTED, TOPSOIL BROUGHT TO THE SITE SHALL BE SANDY LOAM THAT IS NON-TOXIC, WELL-DRAINED AND FREE OF NOXIOUS WEEDS. GRASS, BRUSH, STICKS ROCKS, GREATER THAN 1" DIAMETER COARSE GRAVEL, HARD CLAY, AND OTHER DEBRIS UNLESS OTHERWISE NOTED, FINAL GRADE SHALL BE RAKED SMOOTH AND EVEN.
- SUB GRADE IN ALL LANDSCAPE AREAS TO BE +/-0.5'.
- AMENDED BACKFILL FOR PLANTING HOLES SHALL BE:
  - 80% OF ON SITE SOIL.
  - 20% OF ORGANIC AMENDMENT.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S NATIONAL STANDARD SPECIFICATIONS.
- ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED FOR 1-YEAR. LANDSCAPE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD, EXCEPT THOSE DUE TO VANDALISM OR NEGLECT, WITH PLANT MATERIAL EQUAL TO ORIGINAL.
- CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN THE CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF RATHDRUM PRIOR TO INSTALLATION.
- THREE INCHES OF 2" MINUS BLACK BASALT CHIP MULCH IS TO BE USED IN ALL SHRUB BEDS. UNLESS OTHERWISE NOTED. SPREAD PREEN OR EQUIVALENT, BEFORE BARK PLACEMENT, TO PREVENT WEEDS.
- FERTILIZER TABLETS SHALL BE AGRIFORM "PLANTING TABLETS" AS MANUFACTURED BY AGRIFORM INTERNATIONAL CHEMICAL, INC. OR EQUAL. FERTILIZE ONLY AFTER THE FIRST YEAR PLANTED, ONLY IF THE PLANTS NEED FERTILIZER, PER THE FOLLOWING SCHEDULE:

| PLANT SIZE       | TABLET QUAN. | TABLET STRENGTH |
|------------------|--------------|-----------------|
| 1-2 GAL.         | 1            | 10 GRAM         |
| 5 GAL.           | 2            | 21 GRAM         |
| 3/4"-1 1/4" CAL. | 4            | 21 GRAM         |
- VALLEY VIEW'S DANDY DIAMOND (OR APPROVED EQUAL) PROFESSIONAL GRADE POLYVINYL EDGING IS TO BE USED BETWEEN ALL LAWNS AND PLANTING BEDS, UNLESS OTHERWISE NOTED. CONTRACTOR TO COORDINATE WITH THE OWNER.
- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE SPRINKLER SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
- PROVIDE 4" PVC SLEEVES AS REQUIRED, WITH 24" OF COVER UNDER PAVEMENT, MIN.
- 110-VOLT ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER. INCLUDING WIRE HOOK-UP, INTO CONTROLLER, IRRIGATION CONTRACTOR TO MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
- IRRIGATED HYDROSEED SHALL BE IN ALL LAWN AREAS, UNLESS OTHERWISE NOTED.
- (RESERVED)
- A STREET TREE PERMIT IS REQUIRED.
- NO TREE SHALL BE PLANTED WITHIN (15) FEET OF ANY DRIVEWAY, ALLEY, STREETLIGHT, UTILITY POLE, NON-SAFETY STREET SIGN (EX. PARKING, STREET NAME) OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN (20) FEET OF A CRITICAL STREET SAFETY SIGN (EX. STOP, YIELD, OR PEDESTRIAN CROSSING). THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICTS WITH THE GROWTH OF EXISTING STREET TREES.
- IRRIGATION SYSTEM IS BY EACH OWNER



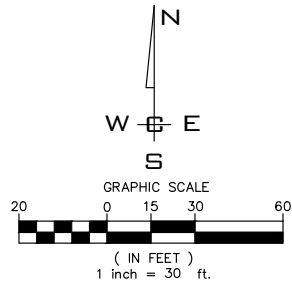
TREE STAKING DETAIL

PLANT SCHEDULE

SYMBOL CODE QTY BOTANICAL / COMMON NAME SIZE

TREES

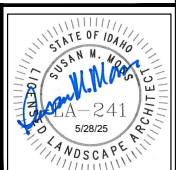
|                                                                                       |    |    |                                                      |         |
|---------------------------------------------------------------------------------------|----|----|------------------------------------------------------|---------|
|  | AC | 14 | ACER X FREEMANII 'CELZAM' CELEBRATION® FREEMAN MAPLE | 2" CAL. |
|  | CP | 11 | CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN            | 2" CAL. |
|  | MR | 18 | MALUS X 'ROYAL RAINDROPS' ROYAL RAINDROPS CRABAPPLE  | 2" CAL. |
|  | PA | 4  | PLATANUS X ACERIFOLIA LONDON PLANE TREE              | 2" CAL. |



City of Post Falls  
Approval

Approved By:

City Engineer Date



NAVD - 88  
2" ALUMINUM CAP LOCATED AT THE  
INTERSECTION OF 16TH AVE AND  
SYRINGA  
NAVD88 ELEV=2198.11

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

SCALE:

HORIZONTAL:

1"=30'

VERTICAL:

N/A

PROJ #: 24-3892

DATE: 05/28/25

DRAWN: SMM

REVIEWED: RDK

|            |   |
|------------|---|
| CIVIL      |   |
| STRUCTURAL |   |
| SURVEYING  |   |
| TRAFFIC    |   |
| PLANNING   |   |
| LANDSCAPE  | X |
| OTHER      |   |



PAINTED ROCK SUBDIVISION  
STREET TREE PLAN  
MIDWAY AVE  
POST FALLS, ID

SHEET  
L1.0

JOB NUMBER  
24-3892

Exhibit A-4 Letter of Authorization

March 10, 2025

To Whom It May Concern,

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

Sincerely,

*Scott Krajack*

Scott Krajack

Land Development Director

[scott@rynbuilt.com](mailto:scott@rynbuilt.com)

208-659-4833

RYN Built Homes, LLC

RYNO Land, LLC



## EAST GREENACRES IRRIGATION DISTRICT

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

April 2, 2025

Whipple Consulting Engineers  
Attn: Ray Kimball  
21 S Pines Rd  
Spokane Valley, WA 99206  
rkimball@whipplece.com

RE: Painted Rock Subdivision, Conceptual Approval  
Parcel ID: 0296032063AB

Dear Mr. Kimball:

The Subject received conceptual approval by the Board of Directors during our regular scheduled meeting held April 1, 2025. The project is located in Section 32, Township 51 N., Range 05 W., B.M. of Kootenai County, Idaho. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

We have the capacity, willingness and intent to serve the Subject 21 lot residential subdivision conditional upon final review, and acceptance of the project drawings.

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

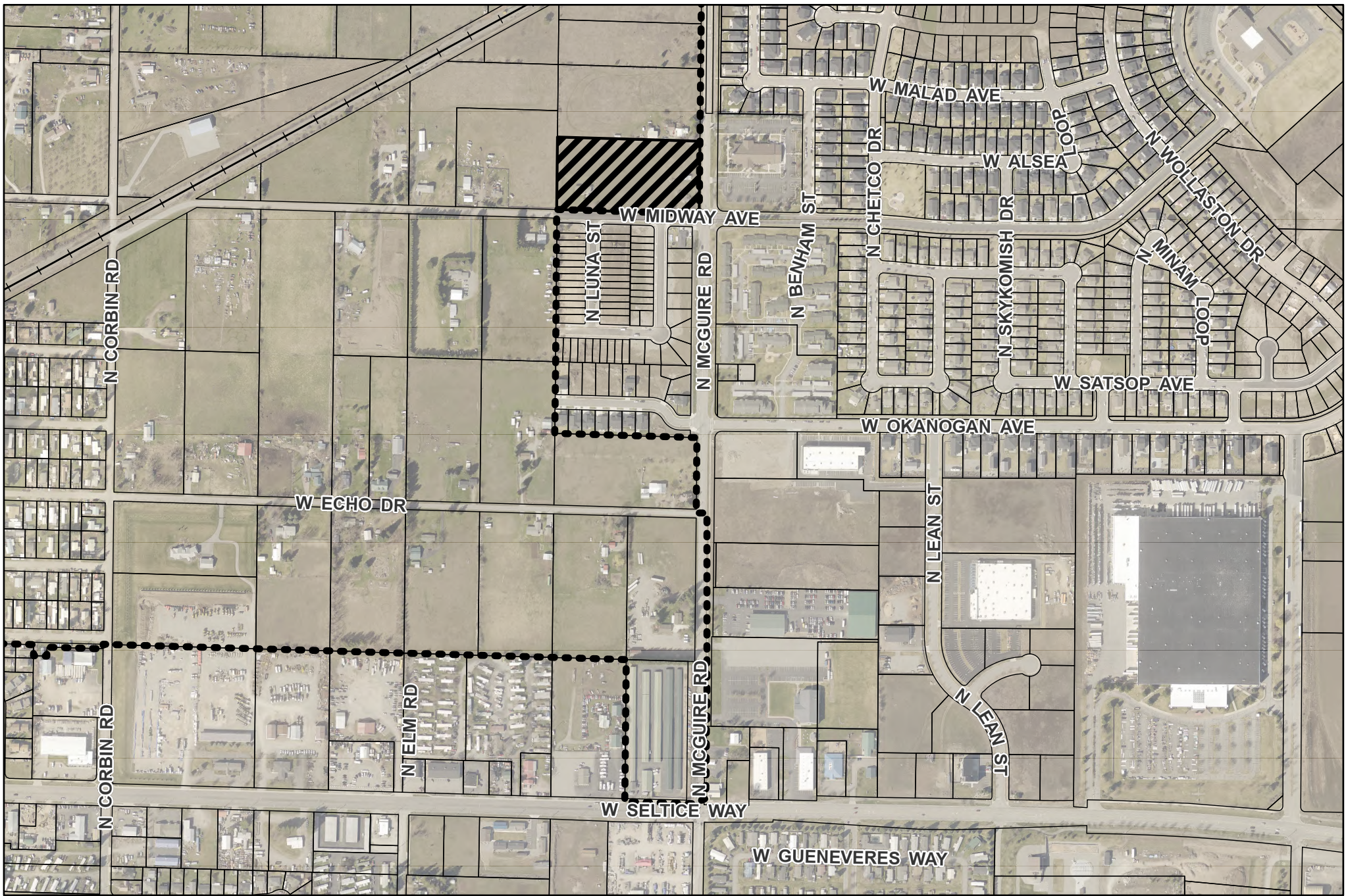
Should you have any questions, please do not hesitate to contact our office.

Sincerely,

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

Ron Wilson  
District Manager  
[ron@eastgreenacres.org](mailto:ron@eastgreenacres.org)

cc: Rob Palus – [rpalus@postfalls.gov](mailto:rpalus@postfalls.gov)  
Scott Krajack – [scott@rynbuilt.com](mailto:scott@rynbuilt.com)



Project Location  
Painted Rock  
Subdivision  
SUBD-25-3



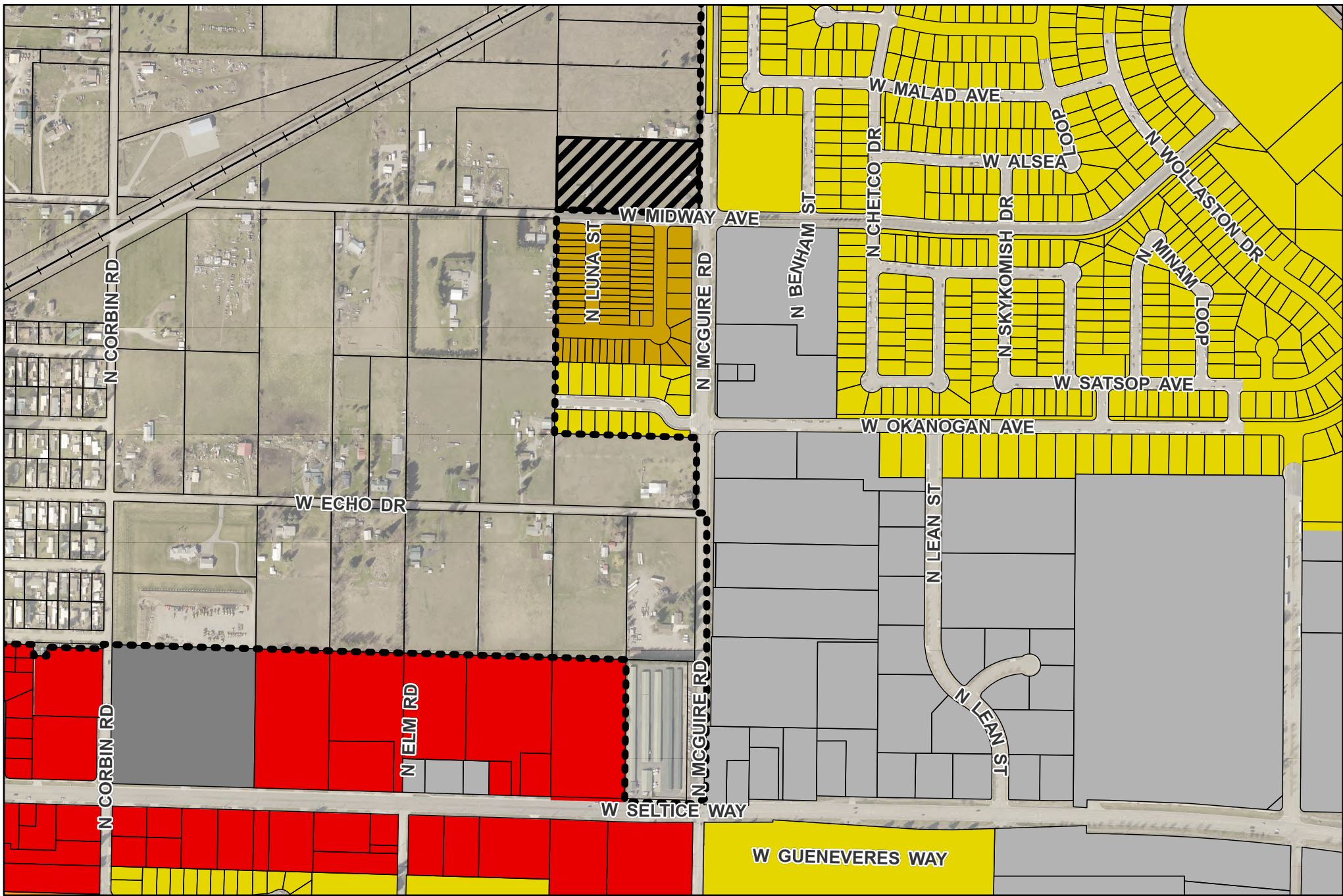
Post Falls City  
Boundary

Tax Parcels

Subject Site

Exhibit S-1 Vicinity Map





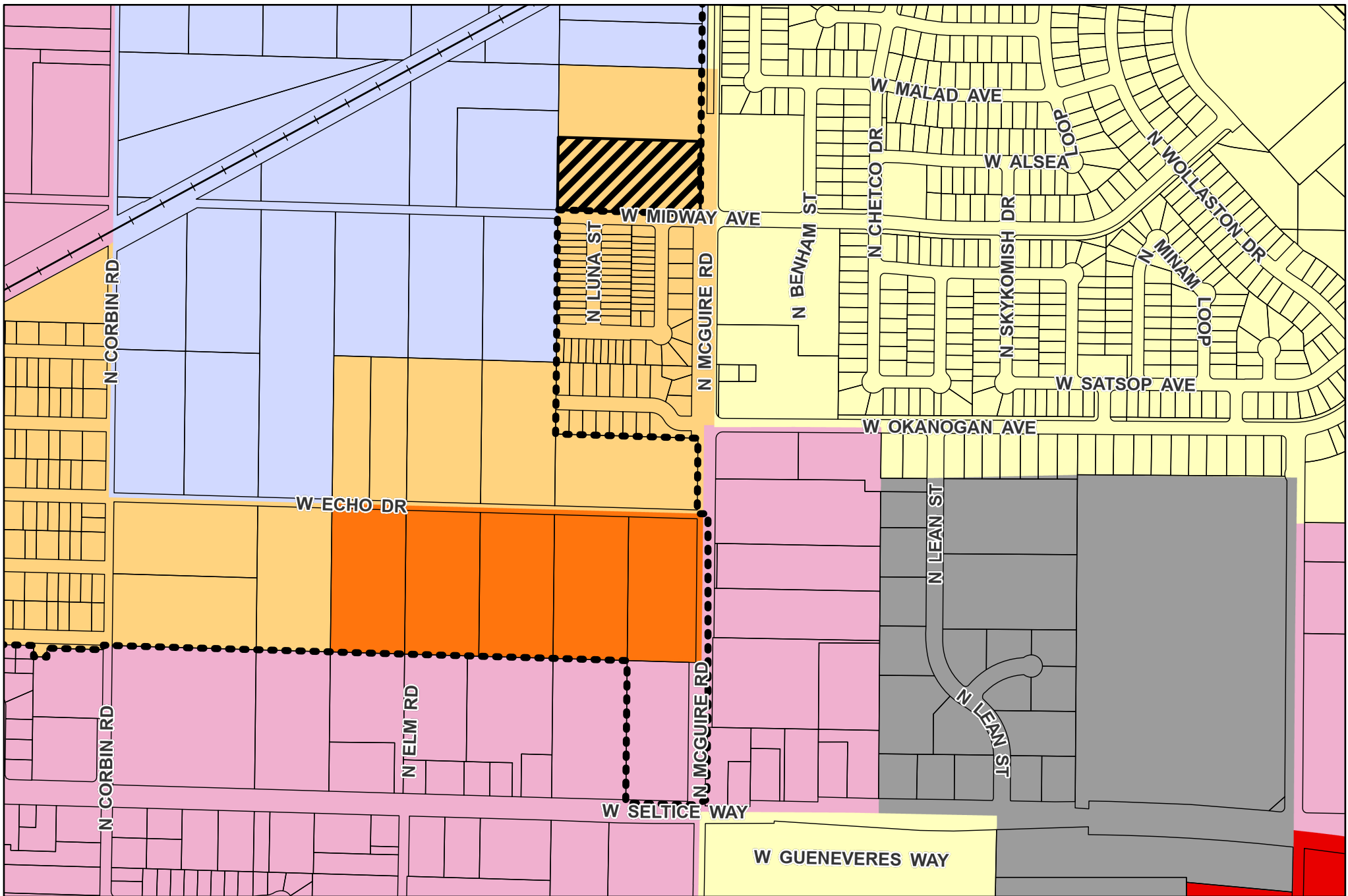
Zoning Map  
Painted Rock  
Subdivision  
SUBD-25-3



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

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





Future Land Use  
Painted Rock  
Subdivision  
SUBD-25-3



- Post Falls City Boundary
- Tax Parcels
- Subject Site

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

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

Exhibit S-3 Future Land Use Map



# 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](http://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:** Robert Beachler <Robert.Beachler@itd.idaho.gov>  
**Sent:** Monday, July 28, 2025 3:19 PM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions Painted Rock Subdivision File No. SUBD-25-3

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

No Comment from the Idaho Transportation Department.

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

---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>  
**Sent:** Monday, July 28, 2025 3:09 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>; Kris Faver <Kris.Favor@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; 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>; 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>; Shawn Magat <Shawn.Magat@tdstelecom.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