



**CITY COUNCIL
MEETING AGENDA**

**August 19, 2025
6:00 PM**

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

WORKSHOP – 5:00 pm 2nd Floor Conference Room

- a. Budget: Final Workshop

REGULAR MEETING – 6:00 pm City Council Chambers

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

CALL TO ORDER BY MAYOR JACOBSON

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

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

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

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Minutes – August 5, 2025, City Council Meeting
- b. Payables 08/06/25 - 08/20/25

- c. June Cash and Investments
- d. Apartments 26 Final Plat Application
- e. Tedder Business Condominiums II Final Plat Application

2. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Painted Rock Annexation (ANNX-25-3)
- b. Lingar Annexation (ANNX-24-11)
- c. FY 2026 Budget and Foregone Hearing
- d. FY 2026 Fee Hearing

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

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

ACTION ITEMS:

4. NEW BUSINESS

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

ACTION ITEMS:

- a. Crown Reserve Phase 1 Addendum III to the Construction Improvement Agreement

5. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for the public

hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

6. ADMINISTRATIVE / STAFF REPORTS

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

7. MAYOR AND COUNCIL COMMENTS

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

8. EXECUTIVE SESSION

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

ACTION ITEMS:

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

RETURN TO REGULAR SESSION

ADJOURNMENT

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

Mayor Ronald G. Jacobson

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

Mission
Building Community.

CITY OF POST FALLS
AGENDA REPORT
WORKSHOP – 5:00 pm 2nd Floor Conference Room
MEETING DATE: 8/19/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM:

SUBJECT: Budget: Final Workshop

ITEM AND RECOMMENDED ACTION:

DISCUSSION:

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

APPROVED OR DIRECTION GIVEN:

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

BUDGET CODE:

ATTACHMENTS:

None



**CITY COUNCIL
MEETING MINUTES**

**August 5, 2025
6:00 PM**

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

WORKSHOP – 5:00 pm 2nd Floor Conference Room

a. FY26 Budget

Items discussed:

Amount budgeted for replacement funds

Capital/operating funded from FY25 carryover

Potential enterprise fee offset

Impact from potential budget increases

- Impact on levy rate from new construction/annexation

- Impact of a 3/4% increase to Homeowner from Capital Forgone coming off levy

Next Steps

REGULAR MEETING – 6:00 pm City Council Chambers

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CALL TO ORDER BY MAYOR JACOBSON

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

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

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

ACTION ITEM

The City is updating its Comprehensive Plan - a long-range guide for growth and development in Post Falls. We're asking for your input through a quick online survey. Your feedback will help shape the future of our community. The survey closes August 11th, so don't miss your chance to weigh in! Visit postfalls2045.org to participate.

AMENDMENTS TO THE AGENDA

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

None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

Steigleder states a conflict of interest on Consent Calendar Item e and Unfinished Business Item a.

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Minutes – July 15, 2025, City Council Meeting
- b. Accounts Payable 07/16/25 - 08/06/25
- c. May Cash and Investments
- d. Consent to Assignment and Assumption Agreement – Post Falls Landing Development Agreement
- e. MVBC Annexation Grants of ROW and Easement (ANNX-23-6)
- f. Montrose 18th Addition Subdivision Construction Improvement Agreement
- g. FY2026 Intergovernmental Agreements for Prosecution Services
- h. Police Department IT Asset Disposals

Motion by Malloy to approve the Consent Calendar as presented.

Second by Ziegler.

Vote: Steigleder - Abstain on item e, Aye on rest, Plew-Aye, Malloy-Aye, Ziegler-Aye, Westlund-Aye

Motion Carried

2. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Vacation - Villa Point North File No VAC-25-2

Public Hearing opened at 6:05 PM.

Staff Report Jon Manley, Planning Manager: Owner requests the vacation of the 10-foot utility easement running through the center of the lots within Villa Point North. The easement was established solely for the benefit of the platted parcels. No utilities have been installed, and no external parcels or utility providers are affected. Staff have no concerns about the proposed Vacation of the easement on the plat.

Applicant Jeff Scott, Jeff Scott Properties: The subject properties were platted for 8 townhomes and had construction drawings prepared and approved on 6/30/2020. The construction drawings were created for these 8 townhomes, with an open walkway separating the residential structures from the garages. The easement was dedicated to solely provide power connectivity to each townhome. The approved design for the townhomes was never constructed.

Testimony None

Public Hearing closed at 6:09 PM.

Motion by Malloy to approve the Vacation - Villa Point North File No VAC-25-2.

Second by Westlund.

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

Motion Carried

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

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

ACTION ITEMS:

- a. Ordinance - MVBC Annexation File No. ANNX-23-6

Motion by Malloy to place the Ordinance MVBC Annexation File No. ANNX-23-6 on its first and only reading by title only while under suspension of the rules.

Second by Ziegler.

Vote: Malloy-Aye, Ziegler-Aye, Westlund-Aye, Steigleder-Abstain, Plew-Aye

Motion Carried

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY 3.60 ACRES LOCATED AT THE SOUTHEAST CORNER OF NORTH CHASE ROAD AND EAST PRAIRIE AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF;

Motion by Malloy to approve the Ordinance MVBC Annexation File No. ANNX-23-6 and to direct the clerk to assign the appropriate number and that it be published by summary

only.

Second by Ziegler.

Vote: Malloy-Aye, Ziegler-Aye, Westlund-Aye, Stiegleder-Abstain, Plew-Aye

Motion Carried

- b. Ordinance - Title 18 Frontage Improvement Code Amendment

Motion by Malloy to place Ordinance Title 18 Frontage Improvement Code Amendment on its first and only reading by title only while under suspension of the rules.

Second by Ziegler.

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

Motion Carried

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

Motion by Malloy to approve Ordinance Title 18 Frontage Improvement Code Amendment and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by Ziegler.

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

Motion Carried

- c. Public Works Operations Center

Andrew Arbini, Projects Division Manager: Staff negotiated a contract with Integrus Architecture, who is on the City's approved roster for architectural services and who has assisted with prior phases of this project. This scope will provide design services for the first phase of the project. This phase includes an operations shop for the water division, streets heated storage, support facilities streets, water, and fleet operations staff, and office space for public works administrative support staff. As part of the design work, staff will work with Integrus to consider any improved phasing recommendations which might allow for better functionality of the site at a similar cost. The contract value for the requested services is \$721,707. Staff requests a 5% contingency in the amount of \$36,085 in the event additional services will benefit the project.

Motion by Malloy to approve the Public Works Operations Center.

Second by Ziegler.

Vote: Westlund-Aye, Stiegleder-Aye, Plew-Aye, Malloy-Aye, Ziegler-Aye

Motion Carried

- d. WRF Tertiary Treatment Improvements, Contract Amendment with Panhandle Area Council

Andrew Arbini, Projects Division Manager: The facility is in continuous operation and treating wastewater. Outstanding items are the final report for the membrane system, claim for additional time related to HVAC, and warranty resolution. Panhandle Area Council (PAC) role is to

document compliance with prevailing wage requirements, This is necessary as prevailing wages required to use State Revolving Fund Loan. The reporting is required up to substantial completion of the project. This amendment is for \$2,000 and funded through the WRF Tertiary Treatment Project and the funding sources remain aligned with the master plan financial strategy. The next steps is final acceptance of the membrane system and contractual documentation and remedies with the construction contractor.

Motion by Malloy to approve the WRF Tertiary Treatment Improvements, Contract Amendment with Panhandle Area Council.

Second by Ziegler.

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

Motion Carried

- e. Prairie Trail, Zorros to SH41, Additional Services - Amendment #1

Rob Palus, City Engineer: In March 2025, the City of Post Falls entered into a Professional Services Agreement with Welch Comer and Associates, for the design and construction management services associated with the Prairie Trail extension, Zorros Rd to SH41. The professional services agreement did not include project specific materials testing during construction. Geotechnical inspection is important to verify that the materials and compaction methodology the contractor uses meets City Specifications in filling the existing borrow pit and constructing the Prairie Trail Extension. Proper materials and the compaction thereof reduces the likelihood of settlement and reduces the long-term maintenance and operational costs for the City. Typically, geotechnical inspection is made a part of the contractor's responsibility in the contract. for this project, the geotechnical inspection was not included in the construction contract to give the City additional oversight and insurance of the final product. Welch Comer's original professional services agreement was for \$72,940 and City Council authorized expenditures not to exceed \$80,000. Approval of amendment #1 would result in a approved amount of \$104,500.

Motion by Malloy to approve the Prairie Trail, Zorros to SH41, Additional Services Amendment #1.

Second by Westlund.

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

Motion Carried

- f. Fiscal year 2026 budget resolution

Jason Faulkner, Finance Director: Before Council is the publication to set the highest limit the FY26 budget could be. The final budget will be lower.

Motion by Malloy to approve the Fiscal year 2026 budget publication.

Second by Ziegler.

Vote: Malloy-Aye, Ziegler-Aye, Westlund-Aye, Stiegleder-Aye, Plew-Aye

Motion Carried

4. NEW BUSINESS

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ACTION ITEMS:

a. Memorandum of Understanding with Post Falls School District #273

Dave Fair, Parks and Recreation Director: The MOU establishes a reciprocal use framework under which each party provides the other with priority access to specified facilities when not in use for their own programs. Schedules are submitted seasonally, and each party retains full operational control of its own properties. Key provisions include priority use structure, maintenance and cleaning responsibilities, cost sharing, supervision requirements, damage and liability, annual review, and duration. The City's primary cost obligation under the MOU relates to shared resurfacing of school gymnasium floors. Annual costs will vary and funding is subject to annual budget approval. No new appropriations are required for current fiscal year implementation.

Motion by Malloy to approve the Memorandum of Understanding with Post Falls School District #273.

Second by Ziegler.

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

Motion Carried

5. CITIZEN ISSUES

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

Rob Dorsey discussed the issue his parents are having with the City and their property that is in the county. His parents wanted to build a house on the property and the county told them that since they are in the City of Post Falls Area of Impact, they would have to annex into to the City and develop to City standards. They do not want to annex into the city and find this requirement too much.

Larry Spencer spoke about the same issue and how city codes need to change.

Lloyd Dorsey said that it is his property and he and his wife wanted to build a house on the property. He does not want to annex into the City.

Warren Wilson, Deputy City Administrator, said that this requirement is a county requirement and not a City requirement.

Mayor spoke that the City staff will work with the Dorsey's to rectify this situation.

6. ADMINISTRATIVE / STAFF REPORTS

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

a. Fleet Update

John Beacham, Public Works Director: The Fleet program has 5 full-time employees with one vacancy right now. The fleet includes 530 units (this is not all vehicles and includes mowers and other machinery). The replacement value of the fleet is \$19.1 million. In the general fleet, an

average of \$390 per vehicle/year is spent on parts and service and the average is 10 years. The police fleet, an average of \$445, is spent per vehicle/year on parts and service and the average age is 9 years.

7. MAYOR AND COUNCIL COMMENTS

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

Steigleder - The Triathlon was a great success. Asked for a workshop on HOA's

Ziegler - Sorry for all the trouble the Dorsey's are going through and hope City staff can clear this up fast.

Westlund - Expressed same opinion.

8. EXECUTIVE SESSION

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

ACTION ITEMS:

None

RETURN TO REGULAR SESSION

ADJOURNMENT

7:30 PM

Ronald G. Jacobson, Mayor

Shannon Howard, City Clerk

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Mayor Ronald G. Jacobson

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

Mission
Building Community.

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 8/19/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Nancy Wolf, CSR/AP
SUBJECT: Payables 08/06/25 - 08/20/25

ITEM AND RECOMMENDED ACTION:

The Finance Department recommends that the City Council review, and approve, the Post Falls Check Approval and Hand Check Accountability reports dated August 20, 2025. Approval of the reports acknowledges receipt of the required reports and approves making the payments. No presentation is planned on this item.

DISCUSSION:

As required by Idaho Code 50-1017 *Presentation of Claims* and 50-1018 *Payment of Claims*, the Finance Department provides a report at each council meeting detailing payments to be made on all accounts payable received during the prior two weeks. Generally, claims are presented prior to payment being issued, however, at times it is necessary for payment to be issued prior to approval (i.e. to avoid late fees), these checks are presented on the Hand Check Accountability Report for ratification at the next council meeting. The attached Post Falls Check Approval reports checks totaling \$1,163,312.05 to be dated August 20, 2025. The Hand Check Accountability is for hand checks issued August 01 – August 08, 2025, and total \$59,668.11.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$1,222,980.16

BUDGET CODE:

Various

ATTACHMENTS:

1. Check Run 08.20.25
2. Check Run Manual Cks 08.20.25
3. AP Hand Check Accountability for Check Run 08.20.25

Post Falls Check Approval



City of Post Falls

Packet: APPKT16679 - Check Run (council 8.19) 08.07.25
Vendor Set: 01 - Vendor Set 01

Check Date: 8/20/2025

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 001 - GENERAL FUND							
Balance Sheet Accounts							
VEN11757	ANTHEM PACIFIC HOMES						
APMWB	Check			BOND RELEASE -	BOND RELEASE - 1446 N LUKE LN	001-22115	2,000.00
VEN13860	ANTHEM PACIFIC LLC						
APMWB	Check			BOND RELEASE -	BOND RELEASE - 4423 E. SAVEA	001-22115	2,000.00
VEN06558	ARCHITERRA HOMES						
APMWB	Check			BOND RELEASE -	BOND RELEASE - 3439 N. CYPRUS FOX	001-22115	2,000.00
				BOND RELEASE -	BOND RELEASE - 3423 N. CYPRUS FOX	001-22115	2,000.00
VEN11835	SORBONNE HOMES LLC						
APMWB	Check			BOND RELEASE -	BOND RELEASE - 1152 E. BLAIR	001-22115	2,000.00
				BOND RELEASE -	BOND RELEASE - 1396 E. PERCIVAL	001-22115	2,000.00
Balance Sheet Accounts Total:							12,000.00
Dept: 412 Information Systems							
VEN14393	Firstline Communications, Inc						
APMWB	Check			185130-7.28.25	Network Support for public works Firewall	001-412.0000.66043	140.00
Dept 412 Total:							140.00
Dept: 415 City Clerk							
A4761	APS Inc						
APMWB	Check			96407	PostBase Inkjet Cartridge VISION High Cap	001-415.0000.66080	310.00
Dept 415 Total:							310.00
Dept: 418 Human Resources							
D09750	DeVries Info Management						
APMWB	Check			0197440	- On-Site Record Destruction Lg for HR and I001-418.0000.63060		62.00
VEN15091	Simpliverified, LLC						
APMWB	Electronic Funds Transf			69173	July 2025 Background Checks	001-418.4000.72070	525.00
Dept 418 Total:							587.00
Dept: 421 Police							
A254	Allegra Print & Imaging						
APMWB	Electronic Funds Transf			212895	PD Letterhead Envelopes	001-421.0000.63060	414.51
C1799	Cerium Networks						
APMWB	Check			0000081309	Avaya Phone System Services	001-421.0000.65030	2,553.43
C220	Coleman Oil Co						
APMWB	Check			CP-0282152	PD Gasoline	001-421.0000.64030	6,636.35
VEN14874	Debra J Salish						
APMWB	Check			25-100	PD Uniform Tailoring - Desjarlais	001-421.4000.72000	8.00
S55000	Division of Occupational and Professional Licenses						
APMWB	Check			H000943 - 2024	Captured Invoice from Division of Occupatio	001-421.0000.68060	125.00
				H000943-2024	PD Elevator Annual Fees	001-421.0000.68060	125.00
VEN14950	Dynamic Designs						
APMWB	Check			7246	New Patrol Car Wraps 2025	001-421.0000.90020	1,795.00
				11482-Q	New Police Vehicle Wraps	001-421.0000.90020	1,877.00
G020	Galls, LLC						
APMWB	Electronic Funds Transf			032088041	New Hire Equipment - Asp Scabbard, Heads	001-421.0000.67020	205.70
				032001919	PD New Hire Equipment	001-421.0000.67020	783.66
				032088039	New Hire Equipment - Handcuff Cases	001-421.0000.67020	151.80
				032073806	PD New Hire Equipment - Mace Holder	001-421.0000.67020	42.41
				032067209	New Hire Equipment Duty Belts	001-421.4000.72000	110.53
J07050	John E Reid & Assoc., Inc						
APMWB	Check			RNOTL83K-0001	Training Registration - Zentgraf	001-421.0000.64020	630.00

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
VEN14952	Magnet Forensics, LLC				
APMWB	Check	SIN083943	Magnet Forensics Training Annual Pass	001-421.0000.64020	6,995.00
VEN14015	Midway Hyundai				
APMWB	Check	188029	PFPD140 Tire Servicing	001-421.0000.67170	228.95
VEN08971	Mister Green				
APMWB	Check	35617	PD Summer Weed Control	001-421.0000.68010	200.00
M2005	Motorola Solutions				
APMWB	Electronic Funds Transf	8282176836	PD Portable Radio Holsters	001-421.0000.67020	1,434.20
		8282169074	Motorola L6Q Quick Deploy Camera	001-421.0000.90050	9,937.36
N001	Napa Auto Parts				
APMWB	Check	351185	PFPD113 Transmission Filter	001-421.0000.67100	76.83
		352307	PD Stock - Engine Oil	001-421.0000.67100	258.78
		351187	PD Stock - Motor Oil	001-421.0000.67100	258.78
		352264	PD Warranty & Core Deposit	001-421.0000.67100	-144.55
		352385	PD Stock - Cabin Air Filter	001-421.0000.67100	11.33
P220	Post Falls Area Chamber of Commerce				
APMWB	Check	71316	Connect4Lunch Table - May	001-421.0000.64010	125.00
P4384	Proforce Law Enforcement				
APMWB	Check	580022	Patrol Rifle Optics	001-421.0000.67020	597.76
VEN04236	Ramey's Yard Care				
APMWB	Check	815346	PD Quarterly Pest Control	001-421.0000.68010	115.00
S022	Salt Lake Wholesale Sports				
APMWB	Check	105883	Department Ammunition	001-421.0000.63300	4,112.20
R251	Serights Ace Hardware				
APMWB	Check	368645/1	PD Shop Cartridge Filter	001-421.0000.67100	24.69
S275	Solar Eclipse				
APMWB	Check	55875	Bed boxes for PFPD167	001-421.0000.67020	2,985.44
		55876	PFPD167 Bed Drawer Locks	001-421.0000.67100	96.00
		55873	PFPD167 Rail & Cap Installation	001-421.0000.67100	560.36
		55874	PFPD167 Bed Cap Installation	001-421.0000.67100	413.13
VEN02035	Staples, Inc				
APMWB	Check	6038267564	REFUND for Sign in forms	001-421.0000.63060	-58.29
		6038267563	Office supplies- PD	001-421.0000.63060	58.29
VEN14902	The Bunker Tri-Cities LLC				
APMWB	Check	INV/2025/01998	PD New Hire Uniforms - Hansen	001-421.4000.72000	1,260.50
U0010	ULINE				
APMWB	Check	195721653	Dispenser & Mat for Evidence	001-421.0000.63920	737.58
Dept 421 Total:					45,742.73
Dept: 423 Oasis					
VEN14036	Amendola Doty & Brumley				
APMWB	Check	CV28-25-2936a	VSU Client Legal Services	001-423.1153.68400	1,495.00
VEN15139	Featherston Law Firm, Chtd				
APMWB	Check	67624	VSU Client Legal Services	001-423.1153.68400	1,495.00
		67625		001-423.1153.68400	1,495.00
VEN02035	Staples, Inc				
APMWB	Check	6038267563	Office supplies- PD	001-423.1153.68400	76.99
VEN02102	Stevens, Randi M.				
APMWB	Electronic Funds Transf	1006	VSU Support Group - June	001-423.1153.68400	820.00
		1005	VSU Support Group - May	001-423.1153.68400	820.00
		1007	VSU Support Group - July	001-423.1153.68400	825.00
		1004	VSU Support Group - April	001-423.1153.68400	820.00
VEN14365	Valiant Law				
APMWB	Check	CV28-25-4280	VSU Client Legal Services	001-423.1153.68400	1,495.00
Dept 423 Total:					9,341.99
Dept: 424 Legal					
C220	Coleman Oil Co				
APMWB	Check	CP-0279813	Gas E10 87 Regular	001-424.0000.64030	50.25
D09750	DeVries Info Management				
APMWB	Check	0197440	- On-Site Record Destruction Lg for HR and I001-424.0000.63060		62.00

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
VEN14845	Smith & Malek, PLLC				
APMWB	Electronic Funds Transf	58953	PF & CDA v KC	001-424.0000.62040	1,269.24
Dept 424 Total:					1,381.49
Dept: 427 Animal Control					
C220	Coleman Oil Co				
APMWB	Check	CP-0282152	PD Gasoline	001-427.0000.64030	157.45
G020	Galls, LLC				
APMWB	Electronic Funds Transf	032073814	PD Uniform Pants - Benner	001-427.4000.72000	154.56
VEN04236	Ramey's Yard Care				
APMWB	Check	815941	Quarterly Pest Control - AC Shelter	001-427.0000.68010	85.00
Dept 427 Total:					397.01
Dept: 431 Streets					
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	99874	REELCRAFT 3/8"X30" COMPACT REEL 26	001-431.0000.68100	473.82
A293	Allwest Testing & Engin., LLC				
APMWB	Check	241732	Testing of Chip Seal process	001-431.0000.68110	625.68
A365	American On-Site Services				
APMWB	Check	179887	Street Dept PortaPotty cleanout	001-431.0000.68130	227.06
VEN05261	CDA PAVING				
APMWB	Check	107672	Dumping Asphalt/Gravel Mixed	001-431.0000.68130	41.38
		107561	Dumping Asphalt/Gravel mixed	001-431.0000.68130	132.13
VEN14467	CDA Redi Mix & Precast, Inc				
APMWB	Check	96933	Riser Rings	001-431.0000.68130	1,715.00
C220	Coleman Oil Co				
APMWB	Check	CP-0279813	Gas E10 87 Regular	001-431.0000.64030	10,811.50
I340	Interstate Concrete & Asphalt				
APMWB	Electronic Funds Transf	1066073	Asphalt for Paving Prep - Woodland Drive	001-431.0000.68130	189.36
		1066338	Asphalt for paving Woodland Dr - Part 3	001-431.0000.68130	20,326.32
		1066715	Asphalt for Osprey Paving Prep	001-431.0000.68130	513.36
		1063649	Asphalt for paving Woodland Drive - Part 1	001-431.0000.68130	19,924.80
		1065646	Asphalt for Paving Woodland Drive - part 2	001-431.0000.68130	12,657.60
VEN14930	National Safety Inc				
APMWB	Check	0764206-IN	Uniform Shirts - Jami Campbell	001-431.4000.72000	37.50
		0764642-IN	Uniform Shirt - Paul Strobel	001-431.4000.72000	21.85
N107	Norlift Inc				
APMWB	Electronic Funds Transf	45027710	On site repair of S357	001-431.0000.68150	222.97
VEN08121	PacWest Machinery LLC				
APMWB	Check	30428921	1 pallet of Tymco gutter brooms	001-431.0000.63520	3,600.00
P325	Poe Asphalt Paving, Inc.				
APMWB	Check	10349	Asphalt for paving Woodland Dr	001-431.0000.68130	25,673.56
		10410	Asphalt for paving Osprey Drive	001-431.0000.68130	34,369.12
P217	Porter W Yett Company, Inc.				
APMWB	Check	25573-1	Grinding of Osprey Drive	001-431.0000.68130	10,606.85
		25565-1	Grinding of Greensferry Road	001-431.0000.68130	9,120.52
		25569-1	Grinding of Woodland Drive	001-431.0000.68130	13,776.54
VEN02884	Rodda Paint				
APMWB	Check	45259768	250 gallons of white paint	001-431.0000.68100	3,600.00
R251	Serights Ace Hardware				
APMWB	Check	368783/1	PROPANE	001-431.0000.63260	17.69
		368661/1	PROPANE, Acetone & tubing	001-431.0000.68100	95.21
		368674/1	PROPANE	001-431.0000.68100	19.72
		368663/1	7PIN electrical plug for trailers	001-431.0000.68130	13.30
		368826/1	PROPANE	001-431.0000.68130	16.24
		368820/1		001-431.0000.68130	20.88
		368595/1		001-431.0000.68130	28.13
		368776/1	Tools for Truck Wash basin	001-431.0000.68130	34.71
		368412/1	GARDEN SPRAYER 2GAL ACE	001-431.0000.68130	41.38
VEN15091	Simpliverified, LLC				
APMWB	Electronic Funds Transf	69173	July 2025 Background Checks	001-431.0000.62080	60.00

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
VEN14980	Solid Rock Gate Supply				
APMWB	Check	25809	Preventative Maintenance on Operator	001-431.0000.68010	275.00
VEN13988	Tacoma Screw Products, Inc				
APMWB	Check	240155348-00	Nuts & bolts for Signage	001-431.0000.63260	39.39
T1195	Traffic Safety Supply Co, Inc.				
APMWB	Check	INV083011	Thermoplastic traffic arrows	001-431.0000.68105	5,496.54
VEN14310	US Fleet Tracking LLC				
APMWB	Check	501539	Monthly Vehicle Tracking Service	001-431.0000.66016	592.68
W090	Welch Comer & Associates, Inc.				
APMWB	Electronic Funds Transf	41354110-034	Spokane St. Rehab Welch Invoice June 202	001-431.1811.95040	5,675.00
VEN01033	Western Systems				
APMWB	Check	0000068244	Traffic signal head back plates	001-431.0000.68140	23,676.41
Dept 431 Total:					204,769.20
Dept: 433 Facility Maintenance					
VEN14834	Carrier Corporation				
APMWB	Electronic Funds Transf	90466219	Technician Labor Standard Time	001-433.0000.68030	597.00
		90467692	repairs to H.P.43	001-433.0000.68030	1,750.00
C220	Coleman Oil Co				
APMWB	Check	CP-0279813	Gas E10 87 Regular	001-433.0000.64030	95.69
VEN15134	Norsk Kriger LLC				
APMWB	Check	#13007	Interior Window Cleaning Clean 79 total uppr	001-433.0000.68010	553.00
VEN04236	Ramey's Yard Care				
APMWB	Check	814789	-PEST QUARTERLY -PEST CONTROL - -	001-433.0000.68010	115.00
R251	Serights Ace Hardware				
APMWB	Check	367930/1 (1)	HVAC Supplies	001-433.0000.68030	50.82
		367930/1CM	Wrong amount	001-433.0000.68030	-50.08
W0226	Walter E Nelson Co				
APMWB	Electronic Funds Transf	552511	TOWEL, MULTIFOLD WHITE 4000/CS PAC	001-433.0000.63140	481.55
		552512	EXCELON POMBERRY FOAM SOAP E19	001-433.0000.63150	413.26
Dept 433 Total:					4,006.24
Dept: 434 Fleet Maintenance					
VEN14572	Axon Enterprise, Inc				
APMWB	Electronic Funds Transf	INUS354822	PFPD 175 Axon Camera system	001-434.0000.90010	36,068.64
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4238167629	Fleet Laundry & Rug Service	001-434.0000.63160	89.02
		4238898731		001-434.0000.63160	99.32
C220	Coleman Oil Co				
APMWB	Check	CP-0279813	Gas E10 87 Regular	001-434.0000.64030	434.93
C3818	Cooper Fabrication, Inc.				
APMWB	Check	30865	LABOR AND MATERIALS TO FABRICATE	001-434.0000.63011	806.13
VEN01683	Goodyear Tire & Rubber Company				
APMWB	Check	197-1160745	Tires for Parks Gator	001-434.0000.67190	934.96
VEN09696	Modern Machinery Co, Inc				
APMWB	Check	3115732	Sublet repair - S306	001-434.0000.67170	1,119.27
N001	Napa Auto Parts				
APMWB	Check	353166	Filter Stock	001-434.0000.63012	27.24
		353167	Milwaukee WETDRY VAC - F101	001-434.0000.67090	199.00
B100	Owen Equipment Company				
APMWB	Check	00131372	Sublet Repair of S556	001-434.0000.67170	1,004.79
VEN08121	PacWest Machinery LLC				
APMWB	Check	30428833	Rear Dump Seal - S555	001-434.0000.63011	601.93
P1001	Pape Machinery				
APMWB	Check	16311007	Filters for S555	001-434.0000.63011	287.67
P180	Perfection Tire				
APMWB	Check	1093743	Tires for P464	001-434.0000.67190	489.80
VEN07942	RWC International LTD				
APMWB	Check	XA106101426 01	STARTER MOTOR - R200	001-434.0000.63012	391.58
		RA106015666 01	Replaced driveline & computer relays - R200	001-434.0000.67170	1,146.40
R251	Serights Ace Hardware				

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB S275	Check Solar Eclipse	368575/1	Philip head screws	001-434.0000.63012	4.43
APMWB VEN13988	Check Tacoma Screw Products, Inc	55824	Rockchip Repair -P139	001-434.0000.67170	39.95
APMWB	Check	240155001-00	Parts Cleanre	001-434.0000.63011	40.34
				001-434.0000.63012	40.34
				001-434.0000.63013	34.58
VEN13040	Turf Star Western				
APMWB VEN13987	Check Western Peterbilt, LLC	INV103591	Parts for P464	001-434.0000.63012	25.96
APMWB W180	Check Western States Equipment	027P96163	Dumptruck mud flaps - stock	001-434.0000.63011	679.89
APMWB	Check	IN003273745	Battery - R200	001-434.0000.63012	668.36
Dept 434 Total:					45,234.53
Dept: 441 Urban Forestry					
C220	Coleman Oil Co				
APMWB I110	Check Idaho Fence Co, Inc.	CP-0279813	Gas E10 87 Regular	001-441.0000.64030	871.79
APMWB	Check	0039706	Fencing material for PF Community Forest	001-441.0000.68170	958.50
		0039753	UF Fencing	001-441.0000.68170	61.80
O050	Oxarc Inc.				
APMWB R251	Electronic Funds Transfr Serights Ace Hardware	0032376617	STARGON #9 172 CF C-25 MIX	001-441.0000.67010	80.35
APMWB	Check	368359/1	REWIND SPRING RETURN FOR DEFECTI	001-441.0000.66190	-13.49
		368530/1	REWIND SPRING	001-441.0000.67010	22.48
Dept 441 Total:					1,981.43
Dept: 442 Cemetery					
C2961	Cold Spring Granite Company				
APMWB C220	Check Coleman Oil Co	RI 2413249	Peters, Betty VA Plaque	001-442.0000.63760	367.00
APMWB M0942	Check Metalcraft, Inc.	CP-0279813	Gas E10 87 Regular	001-442.0000.64030	776.01
APMWB N210	Check Northland Nursery	279357	Vases	001-442.0000.63760	1,551.91
APMWB R251	Check Serights Ace Hardware	220000070882	Soil CDA GRN PLANTING	001-442.0000.68170	302.40
APMWB W230	Check Wilbert Precast Inc.	368287/1	THREAD TAPE 1429X1/2"BLU	001-442.0000.68230	37.76
APMWB	Check	343848-1	12 30G Graveboxes	001-442.0000.63420	3,660.00
		#347215-1	MM-Headstone 471516 32" Flat + Shipping +	001-442.0000.63760	1,096.05
		#335574-1	MM-Headstone 456836 Eberlein, 42" Slant L	001-442.0000.63760	176.00
		#339249-1	MM-Headstone 456597 Wisniewski, 24" Slar	001-442.0000.63760	206.00
		#332403-1	MM-Headstone 453883 Cherniy 24" Flat + sl	001-442.0000.63760	453.00
		321861-1	MM-Headstone Flat 16x8x4 White Marble #4	001-442.0000.63760	350.00
		#347082-1	GG35 Final Engraving 472593 Miller, Micha	001-442.0000.63760	225.00
		#339249-1	MM-Headstone 456597 Wisniewski, 24" Slar	001-442.0000.63760	916.00
		#348216-1	MM-Headstone 471973 36" Slant + Shipping	001-442.0000.63760	1,417.60
		#348811-1	GG35 Final Engraving 474011 Stinebaugh, f	001-442.0000.63760	225.00
		#346627-1	GG35 Final Engraving 472208 Hildesheim, T	001-442.0000.63760	225.00
		#346200-1	GG35 Final Engraving 471527 Raley, Diane	001-442.0000.63760	225.00
		#335574-1	MM-Headstone 456836 Eberlein, 42" Slant L	001-442.0000.63760	842.00
		#343365-1	MM-Headstone 465948 30" Flat + Shipping	001-442.0000.63760	626.05
		#342791-1	McKenzie Memorial	001-442.0000.63760	2,517.70
		#346795-1	MM-Headstone 469563 30" Slant + Shipping	001-442.0000.63760	1,202.75
		#323261-1	Teisl Memorial	001-442.0000.63760	2,163.00
		#335756-1	Marias Memorial	001-442.0000.63760	2,064.50
		#342336-1	Latham Memorial	001-442.0000.63760	1,578.45
		#346634-1	GG35 Final Engraving 472206 Litzenberger,	001-442.0000.63760	225.00

Packet: APPKT16679 - Check Run (council 8.19) 08.07.25

Check Date: 8/20/2025

Vendor Set: 01 - Vendor Set 01

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
Dept: 443 Parks					
A228	A-L Compressed Gases, Inc.				
APMWB	Check	0003055206	Acetylene for Welder	001-443.0000.64030	9.08
A365	American On-Site Services				
APMWB	Check	182286	Landings portable restrooms	001-443.0000.65050	296.80
		182263	Black Bay Portable Restroom	001-443.0000.65050	275.00
		182262	4th St Trailhead Portable Restroom	001-443.0000.65050	255.00
		182347	Skate Park Portable Restroom	001-443.0000.65050	200.00
		182288	Q'emiln portable restrooms	001-443.0000.65050	400.00
		182349	Community Garden Portable Restroom	001-443.0000.65050	200.00
		182343	Tennis Ct Portable Restroom	001-443.0000.65050	200.00
		182341	Hilde Kellogg portable restroom	001-443.0000.65050	200.00
		182264	MTH Construction Unit - Jul 1, 2025 - Jul 31,	001-443.0000.65050	115.00
		182342	Warren Park Portable Restroom	001-443.0000.65050	200.00
VEN14808	Ardurra Group, Inc				
APMWB	Electronic Funds Transf	220689 - 16	Q'emiln Well Improvements	001-443.1658.62330	2,466.80
A5189	Aspen Nursery				
APMWB	Check	052125	Hanging Baskets for Spokane Street	001-443.0000.68210	6,930.00
C130	Coeur d'Alene Tractor				
APMWB	Check	1087954	Parts for a mower	001-443.0000.66190	771.86
C220	Coleman Oil Co				
APMWB	Check	CP-0279813	Gas E10 87 Regular	001-443.0000.64030	5,614.22
VEN14423	Crazy Clean Carpet Cleaning LL				
APMWB	Check	#58758	Commercial Carpet Cleaning at the Trailhear	001-443.1658.62330	792.00
F084	Five Star Concrete, Inc.				
APMWB	Check	06-002-5782	Pour approach at Beck & Sidewalk at Woodt	001-443.0000.68170	5,280.00
VEN03826	FMI Equipment				
APMWB	Check	SPK-1014474	Mower Parts	001-443.0000.66190	722.02
H003	H.D. Fowler Company				
APMWB	Check	17050496	6" SCH 40 IPS SOLVENT WELD PVC PIPE	001-443.1658.62330	359.94
VEN01373	Intermountain Sign & Safety				
APMWB	Check	21123	Road signs for Triathlon	001-443.0000.63260	1,202.00
P27001	Pineview Horticultural Service				
APMWB	Check	31632	Forest Service Native Dry Site Mix for Q'emil	001-443.0000.80150	150.00
P468	Prothman				
APMWB	Check	2025-9045	Parks & Recreation Director Search 2nd pay	001-443.0000.62080	5,833.34
S050	Saturday Night Inc.				
APMWB	Electronic Funds Transf	107950	Uniform shirts for staff	001-443.4000.72000	1,722.39
R251	Serights Ace Hardware				
APMWB	Check	368512/1	CABLE	001-443.0000.66190	35.99
		368621/1	CABLE CREDIT RETURN Orig: 368512/1	001-443.0000.66190	-35.99
		368619/1	Hardware for Parks	001-443.0000.67030	9.54
		368642/1	Parts for Syringa drinking fountain	001-443.0000.67030	59.34
		368643/1	Parts for City Hall Irrigation Repair	001-443.0000.68230	5.00
A565	SiteOne Landscape Supply, LLC				
APMWB	Check	156254676-001	Irrigation part for North Parks	001-443.0000.68230	30.56
		156847193-001	Irrigation parts for Black Bay	001-443.0000.68230	985.69
W0226	Walter E Nelson Co				
APMWB	Electronic Funds Transf	552257	Cleaning supplies for Parks	001-443.0000.63150	1,705.03
		552653	Parks cleaning supplies	001-443.0000.63150	502.86
VEN03968	Wilbur-Ellis Company - Spokane				
APMWB	Check	17362797	Herbicides for lawn & landscape care	001-443.0000.68220	9,734.20
Dept 443 Total:					47,227.67
Dept: 444 Parks - Construction					
A365	American On-Site Services				
APMWB	Check	182340	Chase Park Portable Restrooms	001-444.1665.93180	416.40
VEN14924	Angler Fencing and Construction, LLC				
APMWB	Check	R02-16052025	Temp fence rental for Warren project.	001-444.0000.94180	2,176.56

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
VEN05261	CDA PAVING				
APMWB	Check	107316	Earthfill disposal from Warren	001-444.0000.94180	79.80
VEN14866	CDN Fence Company LLC				
APMWB	Check	509803	Temporary fencing for Warren Park Improver	001-444.0000.94180	6,361.50
H003	H.D. Fowler Company				
APMWB	Check	17046676	Warren Project Irrigation	001-444.0000.94180	77.88
		17046542		001-444.0000.94180	239.29
R251	Serights Ace Hardware				
APMWB	Check	368738/1	Warren Project Irrigation Parts	001-444.0000.94180	72.75
Dept 444 Total:					9,424.18
Dept: 445 Recreation					
VEN01020	Cindy Jacobs				
APMWB	Check	072325	Yoga	001-445.0000.62040	60.90
C220	Coleman Oil Co				
APMWB	Check	CP-0279813	Gas E10 87 Regular	001-445.0000.64030	106.97
VEN14917	Crystal Reiber				
APMWB	Check	072325B	Ballroom, Tango	001-445.0000.62040	840.00
VEN05955	Darrell Hull				
APMWB	Check	07.23.25	Contractual services for adult golf lessons	001-445.0000.62040	3,388.00
		07.23.25B	Contractual services for Youth Golf Camp	001-445.0000.62040	1,750.00
V040	ODP Business Solutions				
APMWB	Check	432394061001	Office Supplies-Recreation	001-445.0000.63060	10.39
		432392037001		001-445.0000.63060	150.36
S050	Saturday Night Inc.				
APMWB	Electronic Funds Transf	107721	Camp Ka-mee-lin t-shirts	001-445.0000.63430	1,703.91
VEN15091	Simpliverified, LLC				
APMWB	Electronic Funds Transf	69173	July 2025 Background Checks	001-445.0000.62080	500.50
VEN14985	Wes Pitter				
APMWB	Check	07.30.25	Summer Adventure Camp - Brix camp	001-445.0000.62040	7,350.00
VEN09501	Yoke's Foods Inc				
APMWB	Check	06-2363187	P & R Council Park Tour	001-445.0000.64010	119.95
Dept 445 Total:					15,980.98
Dept: 451 Planning & Zoning					
VEN02035	Staples, Inc				
APMWB	Check	6038267566	Office Supplies-CD	001-451.0000.63060	13.36
Dept 451 Total:					13.36
Dept: 452 Building Inspector					
C220	Coleman Oil Co				
APMWB	Check	CP-0279813	Gas E10 87 Regular	001-452.0000.64030	572.71
VEN02035	Staples, Inc				
APMWB	Check	6038267566	Office Supplies-CD	001-452.0000.63060	13.37
Dept 452 Total:					586.08
Dept: 453 Engineering					
C220	Coleman Oil Co				
APMWB	Check	CP-0279813	Gas E10 87 Regular	001-453.0000.64030	187.83
VEN01373	Intermountain Sign & Safety				
APMWB	Check	21030	CP 36" WHT EFX WHT FHIP FG336UR w/ t	001-453.0000.63530	236.00
VEN02035	Staples, Inc				
APMWB	Check	6038267566	Office Supplies-CD	001-453.0000.63060	13.36
Dept 453 Total:					437.19
Dept: 481 Capital Improvements/Contracts					
S55000	Division of Occupational and Professional Licenses				
APMWB	Check	H001705 2025 -	Captured Invoice from City of Post Falls	001-481.0000.68060	125.00
VEN14850	Legacy Heating and Cooling				
APMWB	Check	31972010	PD Service Call	001-481.0000.68395	181.25

Dept 481 Total: 306.25

Fund 001 Total: 423,296.51

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Vendor Set: 01 - Vendor Set 01

Check Date: 8/20/2025

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
Fund: 003 - PERSONNEL BENEFIT POOL					
Dept: 482 Personnel Pool					
VEN15121	BPA Health, Inc				
APMWB	Check	607564	July 2025 EAP Services	003-482.4000.73000	54.30
VEN14039	OneBridge				
APMWB	Check	INV-4497	August 2025 FSA Administrative Fees	003-482.4155.71210	150.00
A6000	Rehn & Associates, Inc.				
APMWB	Check	INV-00208804	COBRA Specific Rights Notice Letters	003-482.0000.62160	84.00
Dept 482 Total:					288.30
Fund 003 Total:					288.30
Fund: 007 - DRUG SEIZURE PROGRAM					
Dept: 425 Drug Seizure Program					
VEN14643	The Links Golf Club				
APMWB	Check	2025-K9	2025 K9 Golf Tournament	007-425.1525.34242	8,115.00
Dept 425 Total:					8,115.00
Fund 007 Total:					8,115.00
Fund: 011 - FACILITY BUILDING RESERVE					
Dept: 491 Facility Building Reserve					
VEN08973	Dardan Enterprises, Inc				
APMWB	Check	City Hall Remodel P	City Hall Remodel Pay App #9 Final	011-491.1801.93163	36,218.98
		City Hall Remodel P	City Hall Remodel Pay App #8	011-491.1801.93163	12,474.76
VEN07815	LaRiviere, Inc				
APMWB	Electronic Funds Transf	PayApp1	Parks maint. yard paving contract work.	011-491.0000.95015	124,156.69
Dept 491 Total:					172,850.43
Fund 011 Total:					172,850.43
Fund: 017 - ANNEXATION FEES					
Dept: 410 General Government Services					
VEN15043	Urban3 LLC				
APMWB	Check	AC000384B	Consulting Fees	017-410.0000.62040	10,647.25
Dept 410 Total:					10,647.25
Fund 017 Total:					10,647.25
Fund: 023 - SPECIAL EVENTS					
Dept: 446 Special Events					
A090	Accurate Testing Labs LLC				
APMWB	Check	147708	Traithlon water testing	023-446.1602.67070	50.00
VEN14772	Family Friendly DJ				
APMWB	Check	2016	MC for Sprint Triathlon	023-446.1602.62095	400.00
S050	Saturday Night Inc.				
APMWB	Electronic Funds Transf	107904	Shirts for the Triathlon	023-446.1602.63430	2,182.50
R251	Serights Ace Hardware				
APMWB	Check	368695/1	GRADE STAKE 1X2X36 EA	023-446.1602.63000	22.54
Dept 446 Total:					2,655.04
Fund 023 Total:					2,655.04
Fund: 650 - RECLAIMED WATER OPERATING					
Dept: 463 Wastewater Operating					
A090	Accurate Testing Labs LLC				
APMWB	Check	147060	TM 11 Ag,As,Cd,Cr,Cu,Pb,Mo,Ni,Hg,Se,Zn	650-463.0000.68360	625.00

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	100468	Echo 3/8-9/16 500'	650-463.0000.63400	1,350.00
A228	A-L Compressed Gases, Inc.				
APMWB	Check	0003055275	High Pressure Rental	650-463.0000.68025	9.08
A424	Anatek Labs, Inc.				
APMWB	Check	2519546	DOC [10 days]	650-463.0000.68360	475.00
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4238167848	WWTP TSHIRT/SHP/CARHRTT/M/HTRGR\	650-463.4000.72000	185.14
C220	Coleman Oil Co				
APMWB	Check	CP-0279813	Gas E10 87 Regular	650-463.0000.65005	656.61
C3090	Columbia Electric Supply				
APMWB	Check	1120-1022049	600V 15A CC TD FUSE	650-463.0000.68025	175.50
G098	Grainger				
APMWB	Check	9592932470	SAFETYGOGGLES,PC;TPR,CLR,WRAPAR	650-463.0000.63110	390.38
		9585977102	MANUAL 2-WAY BALL VALVE,NPT,PVC M	650-463.0000.68025	233.77
		9586550346	MANUAL 2-WAY BALL VALVE,NPT,PVC M	650-463.0000.68025	23.77
		9591197976	UNION, 1 IN, SCHEDULE 80, FNPT, GRAY	650-463.0000.68025	41.11
		9586431620	FLANGE GASKET, FULL FACE TYPE, 1" SI	650-463.0000.68025	54.00
H030	Hach Company				
APMWB	Check	14592197	NUTRIENT BFR SOLN PLWS 3ML PK/50	650-463.0000.63400	67.15
		14589957	mc KIT, 2.5-GAL GLASS, FOR REFRIG	650-463.0000.63400	30.10
		14592197	NUTRIENT BFR SOLN PLWS 3ML PK/50	650-463.0000.63400	1,044.77
		14589957	mc KIT, 2.5-GAL GLASS, FOR REFRIG	650-463.0000.63400	405.00
H1957	Horizon				
APMWB	Electronic Funds Transf	2S240269	Treatment Irrigation Supplies	650-463.0000.68010	658.45
N001	Napa Auto Parts				
APMWB	Check	353425	Treatment Skid Steer	650-463.0000.67170	68.74
N210	Northland Nursery				
APMWB	Check	220000071037	Cherry Tree	650-463.0000.68010	55.00
O040	Overhead Door Company				
APMWB	Check	587930	Overhead door replacement	650-463.0000.68010	30,054.00
P1001	Pape Machinery				
APMWB	Check	16285046	WINDOWPANE	650-463.0000.67170	502.79
R1691	River City Paint & Decorating				
APMWB	Check	CMFBR	5 gal buckets & Command Gloss	650-463.0000.68010	251.37
		QKYSD	Gloss & Paint Brushes	650-463.0000.68010	102.67
R1913	Rockhound Landscape Supply				
APMWB	Check	7.29.2025	4yds Bark	650-463.0000.68010	160.00
R251	Serights Ace Hardware				
APMWB	Check	368662/1	S/F RESPIRATOR 2PK	650-463.0000.63110	11.69
		368722/1	L&G FOOD 20LB 16-16-16	650-463.0000.68010	22.94
		368628/1	TOILT REPAIR ADJ W/FLT -	650-463.0000.68010	20.69
		368555/1	COUPLNG GLV 1/2X1/2"	650-463.0000.68025	5.02
		368451/1	11IN1 SCRWNUT DRVR SQR Return Value	650-463.0000.68025	-2.00
		368496/1	MLE ADPTR MPTXINSRT 1/2"	650-463.0000.68025	1.25
		368451/1	11IN1 SCRWNUT DRVR SQR Return Value	650-463.0000.68025	6.29
		368496/1	MLE ADPTR MPTXINSRT 1/2"	650-463.0000.68025	109.39
		368562/1	KWIKWELD SYRINGE .85OZ	650-463.0000.68025	24.27
		368451/1	11IN1 SCRWNUT DRVR SQR Return Value	650-463.0000.68025	5.39
		368562/1	KWIKWELD SYRINGE .85OZ	650-463.0000.68025	15.42
		368451/1	11IN1 SCRWNUT DRVR SQR Return Value	650-463.0000.68025	13.49
		368562/1	KWIKWELD SYRINGE .85OZ	650-463.0000.68025	2.33
		368555/1	COUPLNG GLV 1/2X1/2"	650-463.0000.68025	2.69
VEN10028	Shannon Industrial Contractors, Inc				
APMWB	Check	1393	Radar install	650-463.0000.68025	2,842.00
VEN02035	Staples, Inc				
APMWB	Check	6038267565	Office supplies-Wastewater	650-463.0000.63060	54.29
W0226	Walter E Nelson Co				
APMWB	Electronic Funds Transf	553324	CENTERPULL TOWEL CONTROL 6 RLS/C	650-463.0000.63400	515.02
VEN13163	Wapiti Consulting, LLC				
APMWB	Electronic Funds Transf	537	PF WRF Mixer E300 Programming	650-463.0000.68025	400.00

Dept 463 Total: 41,669.57

Packet: APPKT16679 - Check Run (council 8.19) 08.07.25

Check Date: 8/20/2025

Vendor Set: 01 - Vendor Set 01

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Dept: 466 Wastewater - Collections							
A1395	Advanced Compressor & Hose Inc						
APMWB	Check			100524	Bushing	650-466.0000.63000	19.38
				100359	Poly Sling & Poweer Scrub	650-466.0000.63000	145.26
				100412	Gauge 2 1/2	650-466.0000.63006	53.84
VEN14736	Cintas Corporation No. 3						
APMWB	Check			4238167848	WWTP TSHIRT/SHP/CARHRTT/M/HTRGR\	650-466.4000.72000	185.14
C220	Coleman Oil Co						
APMWB	Check			CP-0279813	Gas E10 87 Regular	650-466.0000.65005	2,411.66
VEN06650	Cummins Sales and Service						
APMWB	Check			02-250770564	Water pump for Seltice Generator	650-466.0000.68021	459.56
N001	Napa Auto Parts						
APMWB	Check			352207	Big Shot Can	650-466.0000.63000	15.98
				351552	Hydraulic Filter	650-466.0000.63000	7.14
				050169	Wiper Blades	650-466.0000.67170	24.98
VEN14559	One Call Concepts, Inc						
APMWB	Check			5075025	Tickets: 607 @	650-466.0000.62320	324.74
P180	Perfection Tire						
APMWB	Check			1093486	DIAGNOSTIC LABOR DIAG AIR BAG LIGH	650-466.0000.67170	447.50
R251	Serights Ace Hardware						
APMWB	Check			368640/1	HEX BUSHING GLV 3/4X1/4"	650-466.0000.63000	6.82
VEN05954	Toby's Battery & Auto Electric, LLC						
APMWB	Check			25070466	31DC Deep Cycle & SLA 12V 5.0AH	650-466.0000.63006	928.42
VEN13163	Wapiti Consulting, LLC						
APMWB	Electronic Funds Transf			530	Guy Lift Station HMI troubleshooting 2 hours	650-466.0000.68021	320.00
				538	PF 4th Ave Lift Station Fixing alternating of p	650-466.0000.68021	480.00
				548	Matt Johnson Replace PLC	650-466.0000.68021	240.00
Z026	Ziegler Lumber Co #017						
APMWB	Check			954753	E26140 50' 12/3 SJTW Yellow Extension Co	650-466.0000.67090	51.99

Dept 466 Total: 6,122.41

Dept: 468 Wastewater - Surface Water							
C220	Coleman Oil Co						
APMWB	Check			CP-0279813	Gas E10 87 Regular	650-468.0000.65005	745.81
H1957	Horizon						
APMWB	Electronic Funds Transf			2S240456	SW/Plant irrigation for stock	650-468.0000.68380	554.28
L060	Les Schwab Central Billing Dep						
APMWB	Check			10501085491	Mini-x tracks	650-468.0000.67170	2,712.00
N001	Napa Auto Parts						
APMWB	Check			353138	SW/D200 Trailer Plug	650-468.0000.67170	31.91
VEN14559	One Call Concepts, Inc						
APMWB	Check			5075025	Tickets: 607 @	650-468.0000.62320	60.70
R251	Serights Ace Hardware						
APMWB	Check			368630/1	PREMIUM STEEL WAND H&G	650-468.0000.68380	43.18

Dept 468 Total: 4,147.88

Fund 650 Total: 51,939.86

Fund: 651 - RECLAIMED WATER CAPITAL - WWTP

Dept: 463 Wastewater Operating

[W090](#) Welch Comer & Associates, Inc.

APMWB	Electronic Funds Transf			41354130-016	Lundy Blvd Waterline Ext June 2025	651-463.6505.95520	122.50
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Dept 463 Total: 122.50

Fund 651 Total: 122.50

Fund: 652 - RECLAIMED WATER CAPITAL - COLLECTOR

Dept: 463 Wastewater Operating

[W090](#) Welch Comer & Associates, Inc.

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Electronic Funds Transf			41354160-017	Guy Rd LS Fisher Grav Sewer Welch Invoice	652-463.3232.95520	12,672.05
Dept 463 Total:							12,672.05
Fund 652 Total:							12,672.05

Fund: 700 - SANITATION

Dept: 461 Sanitation

VEN05261	CDA PAVING						
APMWB	Check			107806	Asphalt disposal	700-461.0000.65050	20.44
				107764	Earth fill disposal	700-461.0000.65050	2.36
				107235	Earthfill disposal	700-461.0000.65050	19.69
				107673	Earth fill disposal	700-461.0000.65050	19.16
				107400		700-461.0000.65050	192.93
C2150	City of Spokane						
APMWB	Check			111897300 072825	Evidence Drug Burn	700-461.0000.65050	127.51
K100	Kootenai County Solid Waste						
APMWB	Check			09-30289/12-63032	Wood waste from parks	700-461.0000.65050	11.15
				09-30289/45-38194	OVERSIZED TIRE-CLASS D	700-461.0000.65050	35.00
C115	Northwest Waste and Recycling						
APMWB	Electronic Funds Transf			2205	4/26/2025 SPRING CLEAN UP HOURS	700-461.0000.62041	8,357.68
				8.6.25	96 Gallon Cart Resident	700-461.0000.62042	396,687.44
Dept 461 Total:							405,473.36
Fund 700 Total:							405,473.36

Fund: 750 - WATER OPERATING

Dept: 462 Water Operating

VEN14551	Andy's Heating & Cooling						
APMWB	Check			41717736	Commercial Only-Thoroughly clean the outd	750-462.0000.68010	368.00
C220	Coleman Oil Co						
APMWB	Check			CP-0279813	Gas E10 87 Regular	750-462.0000.64030	3,057.68
C360	Consolidated Supply Co.						
APMWB	Electronic Funds Transf			S012429181.001	710J47 10.75x15.25 METER ADAPTOR - 1"	750-462.0000.63280	1,004.10
H215	Core & Main LP						
APMWB	Check			X179957	Single Check Valves & Repair Kit	750-462.0000.63280	2,476.33
VEN14305	General Pacific, Inc						
APMWB	Electronic Funds Transf			1522581	2" Badger Meters	750-462.0000.68235	3,884.00
H003	H.D. Fowler Company						
APMWB	Check			I7048288	Fire Hydrant	750-462.0000.63280	3,924.45
				I7048206	2nd Street Fire Hydrant	750-462.0000.63280	3,753.91
				I7044849	2nd Ave Multi Meter Boxes	750-462.0000.63280	1,838.36
N001	Napa Auto Parts						
APMWB	Check			051547	Wiper Blade W116	750-462.0000.67170	26.98
				353823	Well Supplies	750-462.0000.68025	58.91
N0991	Norco Inc						
APMWB	Check			0044154844	WHEEL DRESSER REFILL 10/BOX	750-462.0000.63280	20.01
VEN14559	One Call Concepts, Inc						
APMWB	Check			5075025	Tickets: 607 @	750-462.0000.62320	385.45
R251	Serights Ace Hardware						
APMWB	Check			368431/1	ANCHR WDGE 1/2X5.5"BX25	750-462.0000.63280	43.19
				368650/1	GLASS CLEANER FRESH 19OZ	750-462.0000.63280	6.46
				368446/1	IBEAM LEVEL HD 48" 4VIAL	750-462.0000.63280	37.79
S580	Strata						
APMWB	Check			CD2501233-IN	Well #4 Rehab Strata Invoice June 2025	750-462.3227.95550	4,197.50
Dept 462 Total:							25,083.12
Fund 750 Total:							25,083.12
Report Total:							1,113,143.42



Fund	Account	Amount
001 - GENERAL FUND		
	001-22115	12,000.00
	001-412.0000.66043	140.00
	001-415.0000.66080	310.00
	001-418.0000.63060	62.00
	001-418.4000.72070	525.00
	001-421.0000.63060	414.51
	001-421.0000.63300	4,112.20
	001-421.0000.63920	737.58
	001-421.0000.64010	125.00
	001-421.0000.64020	7,625.00
	001-421.0000.64030	6,636.35
	001-421.0000.65030	2,553.43
	001-421.0000.67020	6,200.97
	001-421.0000.67100	1,555.35
	001-421.0000.67170	228.95
	001-421.0000.68010	315.00
	001-421.0000.68060	250.00
	001-421.0000.90020	3,672.00
	001-421.0000.90050	9,937.36
	001-421.4000.72000	1,379.03
	001-423.1153.68400	9,341.99
	001-424.0000.62040	1,269.24
	001-424.0000.63060	62.00
	001-424.0000.64030	50.25
	001-427.0000.64030	157.45
	001-427.0000.68010	85.00
	001-427.4000.72000	154.56
	001-431.0000.62080	60.00
	001-431.0000.63260	57.08
	001-431.0000.63520	3,600.00
	001-431.0000.64030	10,811.50
	001-431.0000.66016	592.68
	001-431.0000.68010	275.00
	001-431.0000.68100	4,188.75
	001-431.0000.68105	5,496.54
	001-431.0000.68110	625.68
	001-431.0000.68130	149,428.24
	001-431.0000.68140	23,676.41
	001-431.0000.68150	222.97
	001-431.1811.95040	5,675.00
	001-431.4000.72000	59.35
	001-433.0000.63140	481.55
	001-433.0000.63150	413.26
	001-433.0000.64030	95.69
	001-433.0000.68010	668.00
	001-433.0000.68030	2,347.74
	001-434.0000.63011	2,415.96
	001-434.0000.63012	1,157.91
	001-434.0000.63013	34.58
	001-434.0000.63160	188.34
	001-434.0000.64030	434.93
	001-434.0000.67090	199.00
	001-434.0000.67170	3,310.41
	001-434.0000.67190	1,424.76
	001-434.0000.90010	36,068.64
	001-441.0000.64030	871.79

001-441.0000.66190	-13.49
001-441.0000.67010	102.83
001-441.0000.68170	1,020.30
001-442.0000.63420	3,660.00
001-442.0000.63760	18,653.01
001-442.0000.64030	776.01
001-442.0000.68170	302.40
001-442.0000.68230	37.76
001-443.0000.62080	5,833.34
001-443.0000.63150	2,207.89
001-443.0000.63260	1,202.00
001-443.0000.64030	5,623.30
001-443.0000.65050	2,341.80
001-443.0000.66190	1,493.88
001-443.0000.67030	68.88
001-443.0000.68170	5,280.00
001-443.0000.68210	6,930.00
001-443.0000.68220	9,734.20
001-443.0000.68230	1,021.25
001-443.0000.80150	150.00
001-443.1658.62330	3,618.74
001-443.4000.72000	1,722.39
001-444.0000.94180	9,007.78
001-444.1665.93180	416.40
001-445.0000.62040	13,388.90
001-445.0000.62080	500.50
001-445.0000.63060	160.75
001-445.0000.63430	1,703.91
001-445.0000.64010	119.95
001-445.0000.64030	106.97
001-451.0000.63060	13.36
001-452.0000.63060	13.37
001-452.0000.64030	572.71
001-453.0000.63060	13.36
001-453.0000.63530	236.00
001-453.0000.64030	187.83
001-481.0000.68060	125.00
001-481.0000.68395	181.25
Fund 001 Total:	423,296.51
003 - PERSONNEL BENEFIT POOL	
003-482.0000.62160	84.00
003-482.4000.73000	54.30
003-482.4155.71210	150.00
Fund 003 Total:	288.30
007 - DRUG SEIZURE PROGRAM	
007-425.1525.34242	8,115.00
Fund 007 Total:	8,115.00
011 - FACILITY BUILDING RESERVE	
011-491.0000.95015	124,156.69
011-491.1801.93163	48,693.74
Fund 011 Total:	172,850.43
017 - ANNEXATION FEES	
017-410.0000.62040	10,647.25
Fund 017 Total:	10,647.25
023 - SPECIAL EVENTS	
023-446.1602.62095	400.00
023-446.1602.63000	22.54
023-446.1602.63430	2,182.50
023-446.1602.67070	50.00
Fund 023 Total:	2,655.04
650 - RECLAIMED WATER OPERATING	
650-463.0000.63060	54.29
650-463.0000.63110	402.07
650-463.0000.63400	3,412.04
650-463.0000.65005	656.61
650-463.0000.67170	571.53

650-463.0000.68010	31,325.12
650-463.0000.68025	3,962.77
650-463.0000.68360	1,100.00
650-463.4000.72000	185.14
650-466.0000.62320	324.74
650-466.0000.63000	194.58
650-466.0000.63006	982.26
650-466.0000.65005	2,411.66
650-466.0000.67090	51.99
650-466.0000.67170	472.48
650-466.0000.68021	1,499.56
650-466.4000.72000	185.14
650-468.0000.62320	60.70
650-468.0000.65005	745.81
650-468.0000.67170	2,743.91
650-468.0000.68380	597.46
Fund 650 Total:	51,939.86
651 - RECLAIMED WATER CAPITAL - WWTP	
651-463.6505.95520	122.50
Fund 651 Total:	122.50
652 - RECLAIMED WATER CAPITAL - COLLECTOR	
652-463.3232.95520	12,672.05
Fund 652 Total:	12,672.05
700 - SANITATION	
700-461.0000.62041	8,357.68
700-461.0000.62042	396,687.44
700-461.0000.65050	428.24
Fund 700 Total:	405,473.36
750 - WATER OPERATING	
750-462.0000.62320	385.45
750-462.0000.63280	13,104.60
750-462.0000.64030	3,057.68
750-462.0000.67170	26.98
750-462.0000.68010	368.00
750-462.0000.68025	58.91
750-462.0000.68235	3,884.00
750-462.3227.95550	4,197.50
Fund 750 Total:	25,083.12
Report Total:	1,113,143.42

Post Falls Check Approval



City of Post Falls

Packet: APPKT16671 - Check Run Manual Cks 08.07.25
Vendor Set: 01 - Vendor Set 01

Check Date: 8/20/2025

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
Fund: 001 - GENERAL FUND					
Dept: 421 Police					
C210	City of Post Falls				
APMWB	Check	INV0150828	City Utilities 07/25	001-421.0000.65004	1,667.97
Dept 421 Total:					1,667.97
Dept: 431 Streets					
C210	City of Post Falls				
APMWB	Check	INV0150828	City Utilities 07/25	001-431.0000.65004	618.02
Dept 431 Total:					618.02
Dept: 442 Cemetery					
C210	City of Post Falls				
APMWB	Check	INV0150828	City Utilities 07/25	001-442.0000.65004	7,235.70
Dept 442 Total:					7,235.70
Dept: 443 Parks					
C210	City of Post Falls				
APMWB	Check	INV0150828	City Utilities 07/25	001-443.0000.65004	21,706.16
				001-443.0000.68230	74.95
Dept 443 Total:					21,781.11
Dept: 445 Recreation					
VEN01438	Northwest Martial Arts				
APMWB	Check	07232025	Northwest Martial Arts Aikido Tues. Class - 4001-445.0000.62040		140.00
Dept 445 Total:					140.00
Dept: 481 Capital Improvements/Contracts					
C210	City of Post Falls				
APMWB	Check	INV0150828	City Utilities 07/25	001-481.0000.68390	1,515.53
Dept 481 Total:					1,515.53
Fund 001 Total:					32,958.33
Fund: 650 - RECLAIMED WATER OPERATING					
Dept: 463 Wastewater Operating					
C210	City of Post Falls				
APMWB	Check	INV0150828	City Utilities 07/25	650-463.0000.65080	140.36
Dept 463 Total:					140.36
Dept: 466 Wastewater - Collections					
C210	City of Post Falls				
APMWB	Check	INV0150828	City Utilities 07/25	650-466.0000.65080	367.44
				650-466.0000.65081	1,749.79
Dept 466 Total:					2,117.23
Dept: 468 Wastewater - Surface Water					
C210	City of Post Falls				
APMWB	Check	INV0150828	City Utilities 07/25	650-468.0000.65080	144.52
				650-468.0000.65081	13,664.28
Dept 468 Total:					13,808.80
Fund 650 Total:					16,066.39

Packet: APPKT16671 - Check Run Manual Cks 08.07.25
Vendor Set: 01 - Vendor Set 01

Check Date: 8/20/2025

Vendor Number	Vendor Name					
Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount	
Fund: 750 - WATER OPERATING						
Dept: 462 Water Operating						
C210	City of Post Falls					
APMWB	Check	INV0150828	City Utilities 07/25	750-462.0000.65004	1,143.91	
Dept 462 Total:					1,143.91	
Fund 750 Total:					1,143.91	
Report Total:					50,168.63	



Fund	Account	Amount
001 - GENERAL FUND		
	001-421.0000.65004	1,667.97
	001-431.0000.65004	618.02
	001-442.0000.65004	7,235.70
	001-443.0000.65004	21,706.16
	001-443.0000.68230	74.95
	001-445.0000.62040	140.00
	001-481.0000.68390	1,515.53
	Fund 001 Total:	32,958.33
650 - RECLAIMED WATER OPERATING		
	650-463.0000.65080	140.36
	650-466.0000.65080	367.44
	650-466.0000.65081	1,749.79
	650-468.0000.65080	144.52
	650-468.0000.65081	13,664.28
	Fund 650 Total:	16,066.39
750 - WATER OPERATING		
	750-462.0000.65004	1,143.91
	Fund 750 Total:	1,143.91
	Report Total:	50,168.63

ACCOUNTS PAYABLE HANDCHECK ACCOUNT/

8/1/2025	\$20.54	APA000428 AT&T Mobility
8/1/2025	\$47.45	APA000429 AT&T Mobility
8/1/2025	\$137.96	APA000430 Avista
8/1/2025	\$169.99	APA000431 Charter Communications
8/1/2025	\$140.03	APA000432 Charter Communications
8/1/2025	\$16.94	APA000433 Charter Communications
8/1/2025	\$850.00	APA000434 East Greenacres Irrigation
8/1/2025	\$32.50	APA000435 Kootenai Electric
8/1/2025	\$919.23	APA000436 Level 3 Communications
8/1/2025	\$624.37	APA000437 Level 3 Communications
8/1/2025	\$700.00	APA000438 Ross Point Water
8/1/2025	\$2,554.72	APA000439 T-Mobile
8/1/2025	\$500.36	APA000440 Verizon Wireless
8/1/2025	\$6,371.20	APA000441 Zply Fiber
8/1/2025	\$114.61	APA000442 Zply Fiber
8/1/2025	\$103.74	APA000443 Zply Fiber
8/1/2025	\$1,915.05	101225 Avista Utilities - Install Services
8/8/2025	\$52.40	APA000602 AT&T Long Distance
8/8/2025	\$520.91	APA000603 AT&T Mobility
8/8/2025	\$628.05	APA000604 AT&T Mobility
8/8/2025	\$655.07	APA000605 AT&T Mobility
8/8/2025	\$225.00	APA000606 AT&T Mobility
8/8/2025	\$1,459.68	APA000607 Avista
8/8/2025	\$134.98	APA000608 Charter Communications
8/8/2025	\$149.98	APA000609 Charter Communications
8/8/2025	\$722.35	APA000610 H & H Business Systems
8/8/2025	\$29,408.97	APA000611 Idaho State Tax Commission
8/8/2025	\$552.77	APA000612 Kootenai Electric
8/8/2025	\$1,355.55	APA000613 Level 3 Communications
8/8/2025	\$435.07	APA000614 Post Falls Food Bank
8/8/2025	\$3,607.75	APA000615 Ross Point Water
8/8/2025	\$2,961.00	APA000616 Tetiri, LLC
8/8/2025	\$558.03	APA000617 Verizon Wireless
8/8/2025	\$80.02	APA000618 Verizon Wireless
8/8/2025	\$120.03	APA000619 Verizon Wireless
8/8/2025	\$485.13	APA000620 Verizon Wireless
8/8/2025	\$216.65	APA000621 Verizon Wireless
8/8/2025	\$120.03	APA000622 Verizon Wireless
	\$59,668.11	

ABILITY FOR CHECK RUN 08/20/25

Pay Before Due Date	Various
Pay Before Due Date	001-424.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	001-412.0000.65040
Pay Before Due Date	001-417.0000.63080
Pay Before Due Date	750-462.0000.62040
Pay Before Due Date	001-443.0000.65021
Pay Before Due Date	Various
pay Before Due Date	Various
Pay Before Due Date	750-462.0000.62040
Pay Before Due Date	001-421.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	650-463.0000.65030
Pay Before Due Date	650-463.0000.65030
Pay to start work Q'emiln Park	001-443.1658.62330
Pay Before Due Date	001-445.0000.65030
Pay Before Due Date	001-421.0000.65030
Pay Before Due Date	650-463.0000.65030
Pay Before Due Date	650-466.0000.65030
Pay Before Due Date	001-421.0000.63920
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	001-22095/700-22095
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-22110
Pay Before Due Date	Various
Pay Before Due Date	001-421.0000.62040
Pay Before Due Date	Various
Pay Before Due Date	001-445.0000.63080
Pay Before Due Date	001-453.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	001-424.0000.65030

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 8/19/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Victoria Howell, Purchasing/CSR

SUBJECT: June Cash and Investments

ITEM AND RECOMMENDED ACTION:

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

DISCUSSION:

Each month the Finance Department provides a report detailing the expenditures, to date, under the adopted budget (per Idaho Code 50-208) and a report on the cash and investments for that month (per Idaho Code 50-135) to ensure that the council, and the public is aware of the city's financial position. Idaho Code 50-708 requires at least quarterly during the year council review a treasurer's report that includes the accounts and doings of the chief finance officer of the city. The attached reports are for June 2025. The budget summary report details the budgeted amount by expenditure type and the amount expended through the end of June in both dollars and by percentage. The Cash and Investments Report shows the amounts the city has on deposit with the noted institutions as well as cash on hand. At the end of June, the total of investments and cash on hand was \$224,958,952.68. Finally, the Treasurer's Report of Cash and Investment Transactions details the receipts and disbursements to each fund during the month of June.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

None

APPROVED OR DIRECTION GIVEN:

None

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$224,958,952.68

BUDGET CODE:

Various

ATTACHMENTS:

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

CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED June 30, 2025

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
411 - MAYOR COUNCIL	Operating	\$ 171,935.60	\$ 124,399.09	72.4%
	Personnel	<u>127,189.88</u>	<u>86,651.87</u>	68.1%
		299,125.48	211,050.96	70.6%
412 - INFORMATION SYSTEMS	Operating	144,650.00	263,368.82	182.1%
	Capital	17,500.00	-	0.0%
	Personnel	<u>730,352.76</u>	<u>519,930.14</u>	71.2%
		892,502.76	783,298.96	87.8%
413 - GENERAL SERVICES	Operating	27,000.00	9,512.73	35.2%
	Personnel	<u>575,111.36</u>	<u>423,652.64</u>	73.7%
		602,111.36	433,165.37	71.9%
414 - FINANCE	Operating	624,485.00	537,742.79	86.1%
	Personnel	<u>705,291.14</u>	<u>505,351.83</u>	71.7%
		1,329,776.14	1,043,094.62	78.4%
415 - CITY CLERK	Operating	53,603.00	28,996.11	54.1%
	Capital	-	-	0.0%
	Personnel	<u>93,315.60</u>	<u>56,988.39</u>	61.1%
		146,918.60	85,984.50	58.5%
417 - MEDIA/CABLE FRANCHISE	Operating	64,850.00	38,773.30	59.8%
	Capital	-	-	0.0%
	Personnel	<u>161,845.81</u>	<u>116,646.81</u>	72.1%
		226,695.81	155,420.11	68.6%
418 - HUMAN RESOURCES	Operating	6,950.00	5,291.80	76.1%
	Personnel	<u>248,491.12</u>	<u>182,237.19</u>	73.3%
		255,441.12	187,528.99	73.4%
421 - POLICE	Operating	945,243.54	741,228.37	78.4%
	Capital	330,000.00	235,895.92	71.5%
	Personnel	<u>9,150,342.05</u>	<u>6,013,460.94</u>	65.7%
		10,425,585.59	6,990,585.23	67.1%
423 - OASIS	Operating	4,100.00	34,917.91	851.7%
	Capital	-	-	0.0%
	Personnel	<u>133,544.76</u>	<u>116,643.90</u>	87.3%
		137,644.76	151,561.81	110.1%
424 - LEGAL (PROSECUTING)	Operating	82,446.00	228,311.58	276.9%
	Capital	-	-	0.0%
	Personnel	<u>1,061,552.81</u>	<u>718,994.97</u>	67.7%
		1,143,998.81	947,306.55	82.8%
427 - ANIMAL CONTROL	Operating	17,050.00	7,788.66	45.7%
	Personnel	<u>209,315.89</u>	<u>150,190.97</u>	71.8%
		226,365.89	157,979.63	69.8%
431 - STREETS	Operating	1,993,650.00	565,847.62	28.4%
	Capital	6,650,000.00	1,768,433.36	0.0%
	Personnel	<u>1,674,238.01</u>	<u>1,087,116.90</u>	64.9%
		10,317,888.01	3,421,397.88	33.2%

CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED June 30, 2025

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
432 - PUBLIC WORKS ADMIN.	Operating	21,030.00	3,415.80	16.2%
	Personnel	-	121.89	0.0%
		<u>21,030.00</u>	<u>3,537.69</u>	16.8%
433 - FACILITY MAINTENANCE	Operating	48,880.00	26,125.76	53.4%
	Capital	40,000.00	92.96	0.2%
	Personnel	<u>346,802.57</u>	<u>244,357.23</u>	70.5%
		<u>435,682.57</u>	<u>270,575.95</u>	62.1%
434 - FLEET MAINTENANCE	Operating	257,537.00	215,603.54	83.7%
	Capital	2,784,000.00	2,074,355.94	74.5%
	Personnel	<u>507,623.03</u>	<u>279,198.89</u>	55.0%
		<u>3,549,160.03</u>	<u>2,569,158.37</u>	72.4%
435 - --GIS	Operating	62,050.00	49,852.29	80.3%
	Personnel	<u>205,163.73</u>	<u>147,537.14</u>	71.9%
		<u>267,213.73</u>	<u>197,389.43</u>	73.9%
441 - URBAN FORESTRY	Operating	53,975.00	45,966.50	85.2%
	Capital	-	25,985.05	0.0%
	Personnel	<u>297,460.01</u>	<u>219,887.25</u>	73.9%
		<u>351,435.01</u>	<u>291,838.80</u>	83.0%
442 - CEMETERY	Operating	117,725.00	73,120.92	62.1%
	Capital	-	-	0.0%
	Personnel	<u>256,391.79</u>	<u>186,942.09</u>	72.9%
		<u>374,116.79</u>	<u>260,063.01</u>	69.5%
443 - PARKS	Operating	1,068,108.00	676,115.54	63.3%
	Capital	812,004.00	199,064.02	24.5%
	Personnel	<u>1,550,224.34</u>	<u>1,034,422.97</u>	66.7%
		<u>3,430,336.34</u>	<u>1,909,602.53</u>	55.7%
444 - PARKS CONSTRUCTION	Operating	-	-	0.0%
	Capital	<u>80,000.00</u>	<u>238,175.82</u>	297.7%
		<u>80,000.00</u>	<u>238,175.82</u>	297.7%
445 - RECREATION	Operating	253,358.00	177,430.10	70.0%
	Capital	-	-	0.0%
	Personnel	<u>986,129.35</u>	<u>528,516.00</u>	53.6%
		<u>1,239,487.35</u>	<u>705,946.10</u>	57.0%
451 - PLANNING & ZONING	Operating	32,918.95	15,981.29	48.5%
	Capital	-	-	100.0%
	Personnel	<u>402,502.26</u>	<u>239,110.52</u>	59.4%
		<u>435,421.21</u>	<u>255,091.81</u>	58.6%
452 - BUILDING INSPECTOR	Operating	27,500.00	19,570.62	71.2%
	Personnel	803,157.89	550,965.90	68.6%
	Capital	-	-	
		<u>830,657.89</u>	<u>570,536.52</u>	68.7%
453 - ENGINEERING	Operating	46,600.00	17,175.33	36.9%
	Capital	10,000.00	-	100.0%
	Personnel	<u>837,813.54</u>	<u>510,269.89</u>	60.9%
		<u>894,413.54</u>	<u>527,445.22</u>	59.0%

CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED June 30, 2025

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
454 - Community Development Admin	Operating	90,705.00	134,247.97	148.0%
	Capital	-	-	0.0%
	Personnel	243,835.96	178,851.89	73.3%
		<u>334,540.96</u>	<u>313,099.86</u>	93.6%
465 - STREET LIGHTS	Operating	660,000.00	544,163.75	82.4%
		<u>660,000.00</u>	<u>544,163.75</u>	82.4%
481 - CAPITAL IMPROVMENTS/CONTRACTS	Operating	1,825,386.00	900,318.97	49.3%
	Capital	-	-	0.0%
		<u>1,825,386.00</u>	<u>900,318.97</u>	49.3%
482 - PERSONNEL POOL	Operating	4,894,400.00	3,670,800.03	75.0%
	Personnel	(375,483.02)	42,332.72	-11.3%
		<u>4,518,916.98</u>	<u>3,713,132.75</u>	82.2%
497 - TRANSFERS OUT	Operating	-	-	0.0%
		<u>-</u>	<u>-</u>	0.0%
TOTAL GENERAL FUND		<u>45,251,852.73</u>	<u>27,838,451.19</u>	61.5%
002 - INSURANCE FUND	Operating	403,409.00	426,424.00	105.7%
		<u>403,409.00</u>	<u>426,424.00</u>	105.7%
003 - PERSONNEL FUND	Operating	52,500.00	36,790.15	70.1%
	Capital	-	-	0.0%
	Personnel	4,996,900.00	3,077,562.28	61.6%
		<u>5,049,400.00</u>	<u>3,114,352.43</u>	61.7%
004-Street Lights	Operating	-	-	0.0%
		<u>-</u>	<u>-</u>	
007 - DRUG SEIZURE FUND	Operating	168,000.00	25,575.42	15.2%
	Capital	-	-	
		<u>168,000.00</u>	<u>25,575.42</u>	15.2%
008 - 911 FUND	Operating	2,378,737.23	223,742.11	9.4%
	Capital	-	167,682.20	0.0%
	Personnel	30,723.47	18,407.28	59.9%
		<u>2,409,460.70</u>	<u>409,831.59</u>	17.0%
011 - FACILITY BUILDING RESERVE FUND	Operating	3,772,000.00	-	0.0%
	Capital	8,548,000.00	898,504.38	0.0%
		<u>12,320,000.00</u>	<u>898,504.38</u>	0.0%
017 - ANNEXATION FUND	Operating	220,000.00	148,055.99	67.3%
	Capital	1,500,000.00	-	
		<u>1,720,000.00</u>	<u>148,055.99</u>	8.6%
023 - SPECIAL EVENTS FUND	Operating	145,470.00	11,997.15	8.2%
		<u>145,470.00</u>	<u>11,997.15</u>	8.2%
029 - CEMETERY IMPROVEMENTS FUND	Operating	208,000.00	38,986.00	18.7%
	Capital	42,000.00	4,400.00	
		<u>250,000.00</u>	<u>43,386.00</u>	17.4%
034- KOOTENAI FIRE/EMS IMPACT FEES	Operating	1,000,000.00	396,543.84	39.7%
		<u>1,000,000.00</u>	<u>396,543.84</u>	39.7%

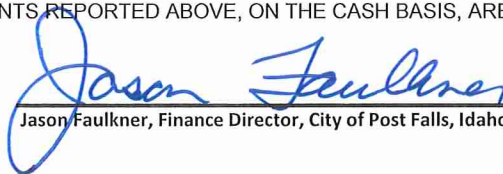
CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED June 30, 2025

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
035 - PUBLIC SAFETY IMPACT FEES FUND	Operating	2,190,000.00	48,035.94	2.2%
	Capital	<u>15,000.00</u>	<u>17,389.50</u>	0.0%
		2,205,000.00	65,425.44	3.0%

CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED June 30, 2025

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
037 - STREET IMPACT FEE FUND	Operating	2,150,000.00	104,868.37	0.0%
	Capital	950,000.00	167,264.68	
		<u>3,100,000.00</u>	<u>272,133.05</u>	0.0%
038 - PARK IMPACT FEE FUND	Operating	319,000.00	10,072.37	0.0%
	Capital	3,311,000.00	1,176,303.96	35.5%
		<u>3,630,000.00</u>	<u>1,186,376.33</u>	32.7%
039 - STREET CAPITAL PROJECTS	Operating	-	-	0.0%
		<u>-</u>	<u>-</u>	0.0%
402 - LID 99-1 FUND	Operating	-	-	0.0%
		<u>-</u>	<u>-</u>	0.0%
410 - LID 2004	Operating	-	-	0.0%
		<u>-</u>	<u>-</u>	0.0%
450 - LID GUARANTEE FUND	Operating	-	-	0.0%
		<u>-</u>	<u>-</u>	0.0%
650 - RECLAIMED WATER OPERATING FUND incl: ww, collections, recycled, surface	Operating	17,979,557.86	11,458,054.20	63.7%
	Capital	17,457,931.00	641,446.41	3.7%
	Personnel	3,129,033.14	1,729,531.63	55.3%
		<u>38,566,522.00</u>	<u>13,829,032.24</u>	35.9%
651 - RECLAIMED WATER - CAPITAL WWTP FUND	Operating	930,509.00	678,209.00	72.9%
	Capital	6,000,990.00	2,011,232.49	33.5%
		<u>6,931,499.00</u>	<u>2,689,441.49</u>	38.8%
652 - RECLAIMED WATER CAPITAL - COLLECTOR FUND	Capital	16,090,000.00	977,226.93	6.1%
	Operating	6,455,000.00	-	
		<u>22,545,000.00</u>	<u>977,226.93</u>	4.3%
700 - SANITATION FUND	Operating	4,711,427.00	3,641,301.08	77.3%
		<u>4,711,427.00</u>	<u>3,641,301.08</u>	77.3%
750 - WATER OPERATING FUND	Operating	2,379,409.73	981,052.41	41.2%
	Capital	4,213,756.00	818,688.32	
	Personnel	1,184,793.71	707,976.73	59.8%
		<u>7,777,959.44</u>	<u>2,507,717.46</u>	32.2%
753 - WATER CAPITAL FUND	Operating	-	-	0.0%
	Capital	6,775,136.00	10,942.76	0.2%
		<u>6,775,136.00</u>	<u>10,942.76</u>	0.2%
GRAND TOTAL		<u>\$ 164,960,135.87</u>	<u>\$ 58,492,718.77</u>	35.5%

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


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

City of Post Falls
Cash and Investments
6/30/2025

Description	City's Balance
<u>Idaho State Investment Pool</u>	
LGIP Acct 1399	89,573,635.02
LGIP Acct 1441	297,614.88
<u>First Financial Equity Corporation</u>	
General Accts Investments	20,400,626.66
Contingency Accts	8,841,656.22
Replacement & Reserve Accts	62,599,265.50
<u>Moreton Capital Investments</u>	
Moreton Securities	21,243,236.22
<u>Mountain West bank</u>	
Repurchase Sweep Account	21,919,615.46
Checking Account	81,602.72
<u>Cash on Hand</u>	
Finance	300.00
Animal Control	150.00
Police	525.00
Recreation	175.00
Park	400.00
Planning and Zoning	150.00
Total	<u><u>\$ 224,958,952.68</u></u>

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



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

City of Post Falls
Treasurer's Report of Cash and Investment Transactions
6/30/2025

FUND	BALANCE 05/31/2025	RECEIPTS	DISBURSEMENTS	BALANCE 06/30/2025
001 - GENERAL FUND	\$32,010,021.28	\$2,123,074.20	\$2,728,906.69	\$ 31,404,188.79
002 - COMPREHENSIVE LIABILITY	550,176.43	\$11,642.44	\$ -	561,818.87
003 - PERSONNEL BENEFIT POOL	(147,112.47)	\$419,850.18	\$362,826.59	(90,088.88)
004 - STREET LIGHTS	-	\$ -	\$ -	-
007 - DRUG SEIZURE PROGRAM	190,272.55	\$659.15	\$ -	190,931.70
008 - 911 SUPPORT	3,683,065.81	\$66,051.18	\$26,514.95	3,722,602.04
011 - FACILITY BUILDING RESERVE	12,219,660.81	\$40,179.95	\$35,816.58	12,224,024.18
017 - ANNEXATION FEES	1,786,638.84	\$22,383.23	\$5,285.00	1,803,737.07
023 - SPECIAL EVENTS	457,445.79	\$9,361.03	\$1,379.00	465,427.82
029 - CEMETERY CAPITAL IMPROVEMENT	561,303.36	\$3,643.58	\$ 12,050.50	552,896.44
034 - KOOTENAI FIRE/EMS IMPACT FEES	62,758.13	\$127,372.40	\$7,365.60	182,764.93
035 - PUBLIC SAFETY IMPACT FEES	3,273,815.64	\$113,474.63	\$12,120.53	3,375,169.74
037 - STREETS IMPACT FEES	8,320,000.82	\$475,468.14	\$29,607.34	8,765,861.62
038 - PARKS IMPACT FEES	5,541,479.07	\$343,968.11	\$28,131.54	5,857,315.64
039 - STREETS CAPITAL PROJECTS	-	\$ -	\$ -	-
402 - LID 99-1	(30,979.88)	\$ -	\$ -	(30,979.88)
410 - LID 2004	(19,894.01)	\$110.62	\$ -	(19,783.39)
450 - LID GUARANTEE	18,887.36	\$46.01	\$ -	18,933.37
650 - RECLAIMED WATER OPERATING	75,360,412.59	\$2,018,888.58	\$1,405,127.32	75,974,173.85
651 - RECLAIMED WATER CAPITAL - WWTP	28,183,560.45	\$1,053,267.86	\$588,651.05	28,648,177.26
652 - RECLAIMED WATER CAPITAL - COLLECTOR	18,073,865.10	\$943,626.24	\$41,287.50	18,976,203.84
653-WASTEWATER STORM WATER	-	\$ -	\$ -	-
700 - SANITATION	1,290,728.64	\$470,936.38	\$479,782.65	1,281,882.37
750 - WATER OPERATING	26,126,972.35	\$461,021.18	\$592,414.02	25,995,579.51
753 - WATER CAPITAL	4,989,781.97	\$128,104.90	\$ 19,771.08	5,098,115.79
GRAND TOTAL:	\$ 222,502,860.63	\$ 8,833,129.99	\$ 6,377,037.94	\$ 224,958,952.68

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



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

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 8/19/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Palus, City Engineer

SUBJECT: Apartments 26 Final Plat Application

ITEM AND RECOMMENDED ACTION:

With approval of the Consent Agenda, City Council authorizes the Mayor's signature of the final plat for the Apartments 26 Minor Subdivision.

DISCUSSION:

This is a 2-lot minor subdivision located on W. Expo Pkwy near N. Inkwood. The plat has been reviewed by staff and found to be in conformance with City Standards. Construction plans were approved and the Construction Improvement Agreement was executed on May 3, 2022.

Under the subdivision ordinance, the plat is returned to City Council for authorization of the Mayor's signature. Certification is required from the Engineering Division that infrastructure improvements have been completed, or that surety has been provided to guarantee completion of the improvements. The infrastructure improvements have been completed so no surety is required.

***Approved plat attached. Original Mylars to Clerk prior to meeting.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

May 3, 2022 - Construction Improvement Agreement

APPROVED OR DIRECTION GIVEN:

Approved

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

Acceptance of operations and maintenance costs for public infrastructure.

BUDGET CODE:

N/A

ATTACHMENTS:

1. FINAL PLAT
2. Apartments 26 Location Map

APARTMENTS TWENTY-SIX

PORION OF LOT 1, BLOCK 9, WOODBRIDGE SOUTH FIRST ADDITION, SECTION 6,
TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK: PAGE:
INSTRUMENT No.

BASIS OF BEARING
THE BASIS OF BEARING USED FOR THIS SURVEY IS N00°50'22"E LOCATED ALONG THE WEST LINE LOT 1, BLOCK 9 OF THE PLAT OF WOODBRIDGE SOUTH FIRST ADDITION AS RECORDED IN BOOK L OF PLATS, PAGE 266, RECORDS OF KOOTENAI COUNTY, IDAHO AND THE WEST LINE OF EXHIBIT E OF INSTRUMENT NUMBER 2796642000, RECORDS OF KOOTENAI COUNTY, AS SHOWN ON THE RECORD OF SURVEY AS RECORDED IN BOOK 31 OF SURVEYS AT PAGE 561, RECORDS OF KOOTENAI COUNTY, IDAHO.

- REFERENCES**
- (R-1) RECORD OF SURVEY PREPARED BY WELCH, COMER & ASSOCIATES, INC., AND RECORDED IN BOOK 16 OF SURVEYS, PAGE 70, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (R-2) RECORD OF SURVEY PREPARED BY RUEN-YEAGER & ASSOCIATES, INC., AND RECORDED IN BOOK 28 OF SURVEYS, PAGE 449, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (R-3) RECORD OF SURVEY PREPARED BY LAKE CITY ENGINEERING, AND RECORDED IN BOOK 31 OF SURVEYS, PAGE 561, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (R-4) RECORD OF SURVEY PREPARED BY WHIPPLE CONSULTING ENGINEERS, AND RECORDED IN BOOK 32 OF SURVEYS, PAGE 294, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-1) PLAT OF WOODBRIDGE SOUTH PREPARED BY LAKE CITY ENGINEERING, AND RECORDED IN BOOK L OF PLATS, PAGE 203, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-2) PLAT OF WOODBRIDGE SOUTH FIRST ADDITION PREPARED BY LAKE CITY ENGINEERING, AND RECORDED IN BOOK L OF PLATS, PAGE 258, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-3) PLAT OF WOODBRIDGE SOUTH SECOND ADDITION PREPARED BY LAKE CITY ENGINEERING, AND RECORDED IN BOOK L OF PLATS, PAGE 281, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-4) PLAT OF THE POINT AT POST FALLS THIRD ADDITION PREPARED BY T-T-O ENGINEERS, AND RECORDED IN BOOK L OF PLATS, PAGE 294, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (D-1) UNDERGROUND ELECTRIC & NATURAL GAS PIPELINE RIGHT OF WAY EASEMENT FILED AS INSTRUMENT NUMBER 1844509, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (D-2) AFFIDAVIT OF SCRIVENER'S ERROR RECORDED DECEMBER 3, 2018 AS INSTRUMENT NUMBER 2672824000, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (D-3) BOUNDARY LINE ADJUSTMENT QUITCLAIM DEED FILED AS INSTRUMENT NUMBER 2796642000, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (D-4) SEWER EFFLUENT LINE EASEMENT AGREEMENT FILED AS INSTRUMENT NUMBER 2800785000, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (D-5) GRANT OF EASEMENT FOR PUBLIC SANITARY SEWER FILED AS INSTRUMENT NUMBER 2914446000, RECORDS OF KOOTENAI COUNTY, IDAHO.

PORION OF LOT 1 BLOCK 9
WOODBRIDGE SOUTH FIRST ADDITION
TAX #27245

PORION OF LOT 1 BLOCK 9
WOODBRIDGE SOUTH FIRST ADDITION
TAX #27244

PORION OF LOT 1 BLOCK 9
WOODBRIDGE SOUTH FIRST ADDITION
TAX #27244

PORION OF LOT 1 BLOCK 9
WOODBRIDGE SOUTH FIRST ADDITION
TAX #27244

PORION OF LOT 1 BLOCK 9
WOODBRIDGE SOUTH FIRST ADDITION
TAX #27244

PORION OF LOT 1 BLOCK 9
WOODBRIDGE SOUTH FIRST ADDITION
TAX #27244

PORION OF LOT 1 BLOCK 9
WOODBRIDGE SOUTH FIRST ADDITION
TAX #27244

PORION OF LOT 1 BLOCK 9
WOODBRIDGE SOUTH FIRST ADDITION
TAX #27244

SURVEYOR'S NOTES

- DATE OF W.C.E. SURVEY, MAY, 2025.
- THE PURPOSE OF THIS SURVEY IS TO CREATE TWO PARCELS.
- THIS SURVEY DOES NOT ATTEMPT TO SHOW ALL EASEMENTS, RIGHTS-OF-WAY OF RECORD OR PHYSICAL FEATURES OF THE SUBJECT PROPERTY. FEATURES WHICH MAY BE SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY.

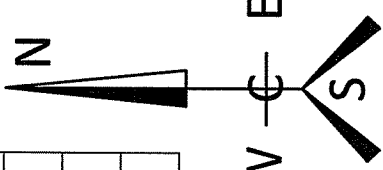
Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	213.80'	962.50'	N77°05'08"W	213.36'
C2	222.13'	1000.00'	S77°05'08"E	221.67'

Line Table		
Line #	Direction	Length
L1	S89°09'38"E	60.02'
L2	S0°50'22"W	20.78'
L3	N0°50'22"E	35.78'

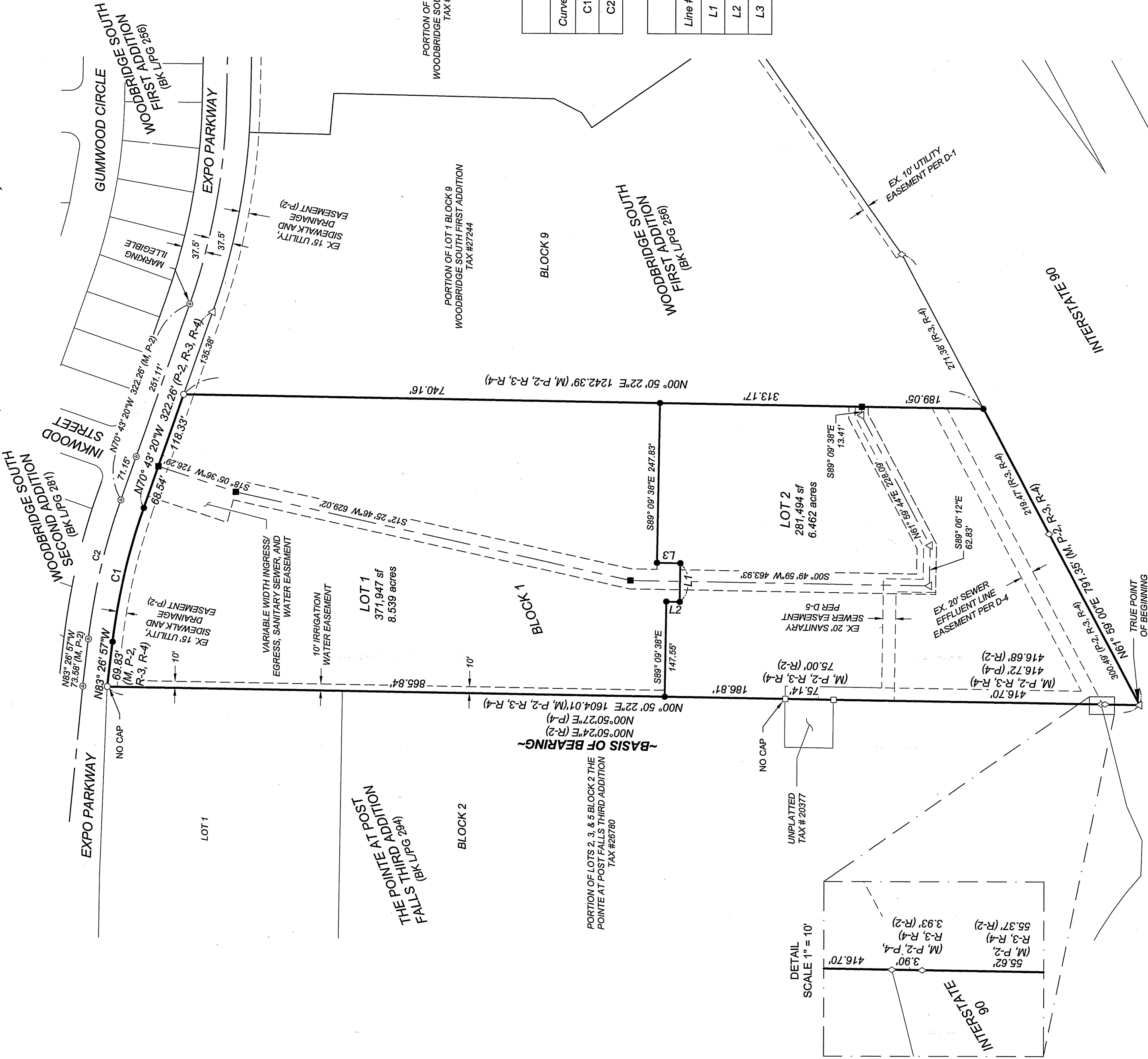
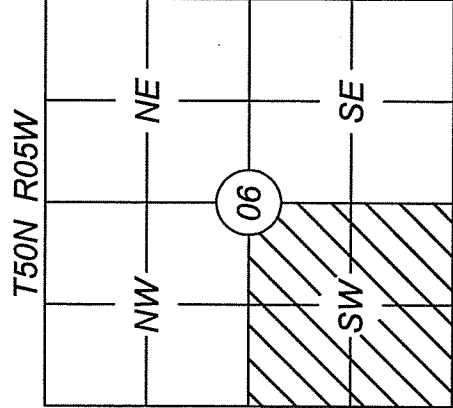
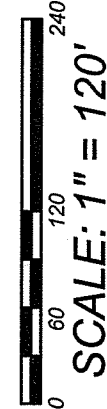
LEGEND

- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PLS 23242"
- SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PLS 23242"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LCE PLS 4182", OR AS NOTED
- FOUND 2" ALUMINUM CAP MARKED "LCE PLS 4182", OR AS NOTED
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LCE PLS 4182", OR AS NOTED
- FOUND 1/2" REBAR WITH ORANGE PLASTIC CAP MARKED "MOORE PLS 4101", OR AS NOTED
- FOUND 3 1/4" BRASS CAP HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED POINT, NOTHING FOUND OR SET, OR AS NOTED

- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- EASEMENT CENTER LINE
- CENTER LINE
- MEASURED DISTANCE (M)



GRAPHIC SCALE



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

FINAL PLAT OF
APARTMENTS TWENTY-SIX
CITY OF POST FALLS,
KOOTENAI COUNTY,
IDAHO

SHEET
1 OF 4

JOB NUMBER
25-4017

PORTION OF LOT 1, BLOCK 9, WOODBRIDGE SOUTH FIRST ADDITION, SECTION 6,
TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

LEGEND

- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WOE PLS 23242"
- SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WOE PLS 23242"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LOE PLS 4182", OR AS NOTED
- FOUND 2" ALUMINUM CAP MARKED "LOE PLS 4182", OR AS NOTED
- ⊖ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LOE PLS 4182", OR AS NOTED
- FOUND 1/2" REBAR WITH ORANGE PLASTIC CAP MARKED "MOORE PLS 4101", OR AS NOTED
- △ FOUND 3 1/4" BRASS CAP HIGHWAY RIGHT-OF-WAY MONUMENT
- △ CALCULATED POINT, NOTHING FOUND OR SET, OR AS NOTED

————— BOUNDARY LINE

————— LOT LINE

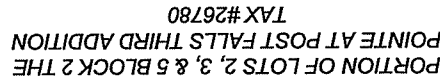
————— ADJACENT LOT LINE

— — — — — EASEMENT LINE

— — — — — EASEMENT CENTER LINE

— — — — — CENTER LINE

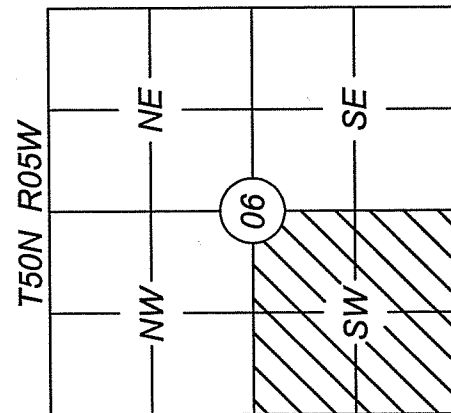
————— MEASURED DISTANCE (M)



GRAPHIC SCALE



SCALE: 1" = 50'



PROJ #:	25-4017	CIVIL
DATE:	06/25/25	STRUCTURAL
DRAFTED BY:	MAS	☒ SURVEYING
REVIEWED BY:	WAL	TRAFFIC
F.B.:	22-3254	PLANNING-
		LANDSCAPE
		OTHER

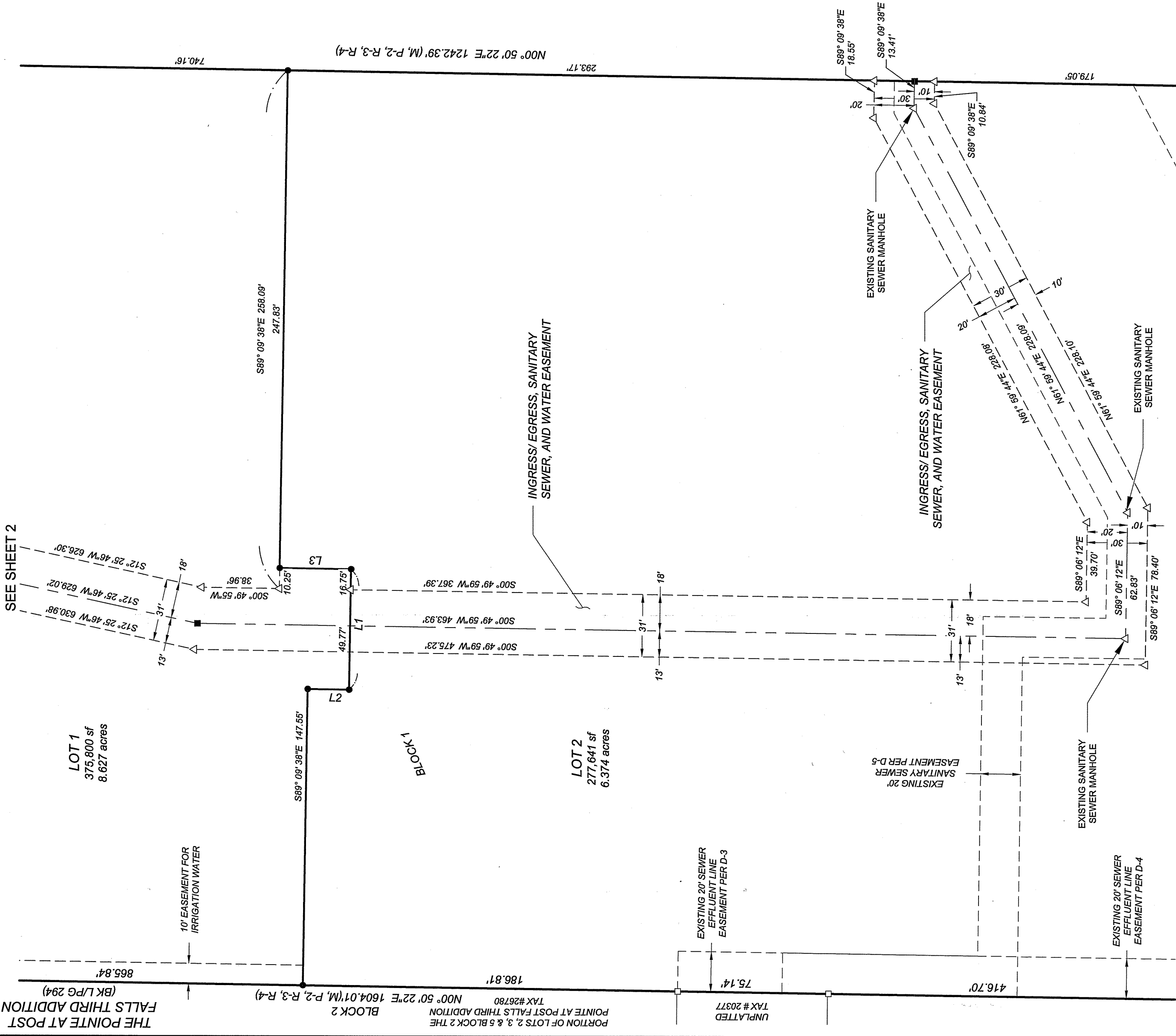
WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

FINAL PLAT OF
APARTMENTS TWENTY-SIX
CITY OF POST FALLS,
KOOTENAI COUNTY,
IDAHO

SHEET
2 OF 4
JOB NUMBER
25-4017

APARTMENTS TWENTY-SIX

PORTION OF LOT 1, BLOCK 9, WOODBRIDGE SOUTH FIRST ADDITION, SECTION 6,
TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO



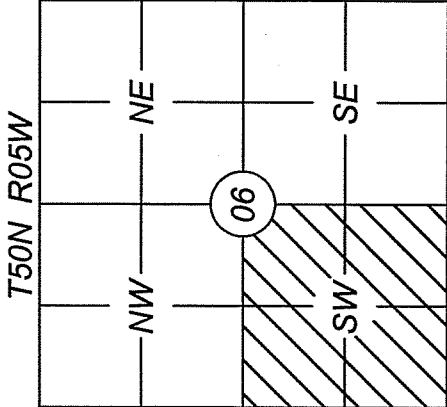
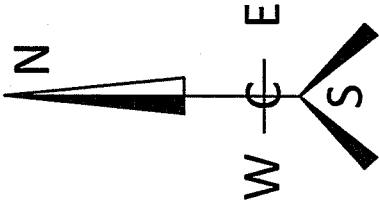
- LEGEND**
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PLS 23242"
 - SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PLS 23242"
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LCE PLS 4182", OR AS NOTED
 - ◎ FOUND 2" ALUMINUM CAP MARKED "LCE PLS 4182", OR AS NOTED
 - ▣ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LCE PLS 4182", OR AS NOTED
 - ◇ FOUND 3 1/4" BRASS CAP HIGHWAY RIGHT-OF-WAY MONUMENT
 - △ CALCULATED POINT, NOTHING FOUND OR SET, OR AS NOTED
 - BOUNDARY LINE
 - LOT LINE
 - ADJACENT LOT LINE
 - - - EASEMENT LINE
 - - - EASEMENT CENTER LINE
 - - - CENTER LINE
 - MEASURED DISTANCE (M)

Line Table		
Line #	Direction	Length
L1	S89°09'38"E	60.02'
L2	S0°50'22"W	20.78'
L3	N0°50'22"E	35.78'

PORTION OF LOT 1 BLOCK 9
WOODBRIDGE SOUTH FIRST ADDITION
TAX #27244

BLOCK 9

WOODBRIDGE SOUTH FIRST ADDITION
(B/K L/P G 256)



PROJ #:	25-4017	CIVIL	
DATE:	06/25/25	STRUCTURAL	
DRAFTED BY:	MAS	SURVEYING	X
REVIEWED BY:	WAL	TRAFFIC	
F.B.:	22-3254	PLANNING	
		LANDSCAPE	
		OTHER	

IWCE
WHIPPLE CONSULTING ENGINEERS
211 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-895-2617 FAX: 509-926-0227

FINAL PLAT OF APARTMENTS TWENTY-SIX CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO	SHEET 3 OF 4
	JOB NUMBER 25-4017

APARTMENTS TWENTY-SIX

PORTION OF LOT 1, BLOCK 9, WOODBRIDGE SOUTH FIRST ADDITION, SECTION 6,
TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

KOOTENAI COUNTY RECORDER

THIS PLAT WAS RECORDED AT THE REQUEST OF APARTMENTS 26 LLC, FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS, PAGE(S) _____ AS INSTRUMENT NUMBER _____ FEE \$ _____

DEPUTY CLERK
JENNIFER LOCKE, KOOTENAI COUNTY CLERK

CITY COUNCIL CERTIFICATE

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO.
DATED THIS _____ DAY OF _____, 20____.

RONALD G. JACOBSON - MAYOR

SHANNON HOWARD - CLERK

I, THE UNDERSIGNED, CITY ENGINEER FOR THE CITY OF POST FALLS, CERTIFY THAT THIS PLAT IS IN CONFORMANCE WITH CITY CODE AND THE REQUIREMENTS IMPOSED BY THE CITY COUNCIL AND IS HEREBY APPROVED FOR RECORDING.

ROBERT S. PALUS, PE - CITY ENGINEER
IDAHO PE #100039

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____, 20____.
DATED THIS _____ DAY OF _____, 20____.

KOOTENAI COUNTY TREASURER

HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEWS BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (Q/LPE) REPRESENTING CITY OF POST FALLS AND ROSS POINT WATER DISTRICT AND THE OLPE'S APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSION OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 90-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

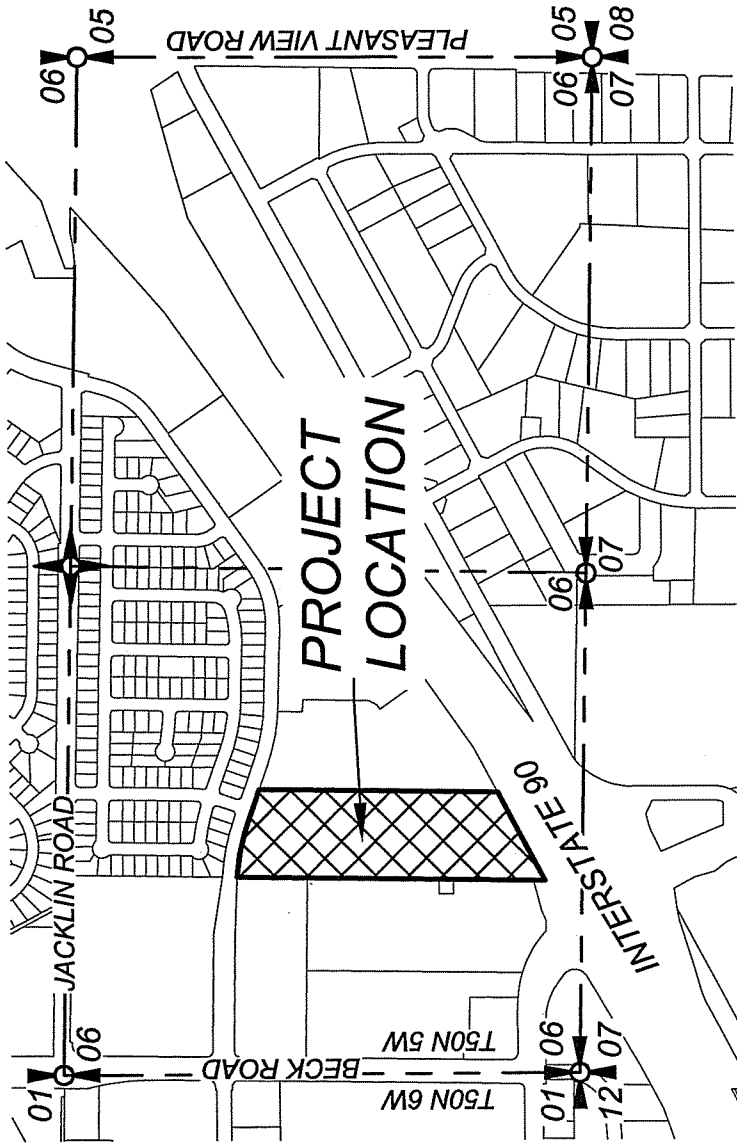
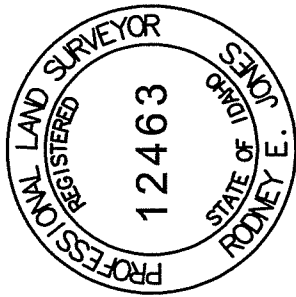
DATED THIS _____ DAY OF _____, 20____.

PANHANDLE HEALTH DISTRICT 1

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 20____.



SECTION 06, TOWNSHIP 50 NORTH, RANGE 5 WEST
VICINITY MAP
SCALE 1"= 1000'

NOTARY CERTIFICATE

STATE OF IDAHO)
COUNTY OF KOOTENAI) SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ IN THE YEAR 20____ BY KEVIN RUDEEN, MANAGER OF APARTMENTS 26 LLC, A WASHINGTON LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE LOTS MEETING THE REQUIREMENTS OF THE CITY OF POST FALLS SUBDIVISION ORDINANCE. THE REFERENCES AND MONUMENTS SHOWN HEREON WERE USED TO DETERMINE THE BOUNDARY LOCATION OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY NORTH IDAHO TITLE INSURANCE, INC., DATED APRIL 8, 2025. GUARANTEE NUMBER G-2222-000099584.

PLAT BOUNDARY IS BASED ON EXISTING SURVEY MONUMENTS OF THE PREVIOUSLY SURVEY PLAT.

THIS SURVEY WAS PERFORMED USING A COMBINATION OF FIELD TRAVERSING USING A TOPCON GT-1003 ROBOTIC TOTAL STATION AND TOPCON HIFER VR GNSS BASE UNIT AND RTK ROVER UNIT

SURVEYOR'S CERTIFICATE

I, MARK ALAN SANNER, PROFESSIONAL LAND SURVEYOR #23242, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE PLAT OF APARTMENT TWENTY-SIX IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED HEREON, UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, ARE IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS. ALL INTERIOR CORNERS WILL BE SET, AS SHOWN ON THIS PLAT, ON OR BEFORE ONE YEAR FROM RECORDING OF THIS PLAT, IN ACCORDANCE WITH IDAHO CODE 50-1331 & 50-1303.

Mark Alan Sanner
PRELIMINARY
DATE 6/25/25

MARK ALAN SANNER

BOOK: _____ PAGE: _____
INSTRUMENT No. _____

OWNER'S CERTIFICATE AND DEDICATION
BE IT KNOWN BY THESE PRESENTS THAT APARTMENTS 26 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT OWNS AND HAS LAID OUT THE LAND EMBRACED WITHIN THIS PLAT TO BE KNOWN AS APARTMENTS TWENTY-SIX, BEING A PORTION OF LOT 1, BLOCK 9 OF WOODBRIDGE SOUTH FIRST ADDITION, RECORDED IN BOOK L OF PLATS AT PAGE 286, RECORDS OF KOOTENAI COUNTY, IDAHO, LYING IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 9 OF SAID PLAT OF WOODBRIDGE SOUTH FIRST ADDITION;

THENCE ALONG WEST LINE OF SAID LOT 1, BLOCK 9, NORTH 00°50'22" EAST 1604.01 FEET TO THE SOUTH RIGHT-OF-WAY ON EXPO PARKWAY BEING A FOUND 5/8 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 12460";

THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID EXPO PARKWAY, SOUTH 83°26'57" EAST 69.83 FEET TO A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182";

THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 962.50 FEET, AN ARC LENGTH OF 213.80 FEET, A CENTRAL ANGLE OF 12°43'38" AND A LONG CHORD THAT BEARS SOUTH 77°05'08" EAST 213.36 FEET TO A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182";

THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 70°43'20" EAST 186.87 FEET;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 00°50'22" WEST 1242.38 FEET TO THE NORTH RIGHT-OF-WAY OF INTERSTATE 90;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF SAID INTERSTATE 90, SOUTH 81°59'00" WEST 519.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 15.001 ACRES, MORE OR LESS.

BE IT FURTHER KNOWN THAT:

SANITARY SEWER DISPOSAL IS PROVIDED BY CITY OF POST FALLS;

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY CITY OF POST FALLS;

10 FOOT IRRIGATION WATER EASEMENT IS HEREBY GRANTED TO THE _____;

VARIABLE WIDTH INGRESS, EGRESS, SEWER, AND WATER EASEMENT AS SHOWN HEREON, ARE HEREBY GRANTED TO THE CITY OF POST FALLS;

KEVIN RUDEEN, MANAGER
APARTMENTS 26, LLC
DATE _____

PROJ. #:	25-4017	CIVIL	
DATE:	06/25/25	STRUCTURAL	
DRAFTED BY:	MAS	☒ SURVEYING	
REVIEWED BY:	WAL	TRAFFIC	
F.B.:	22-3254	PLANNING	
		LANDSCAPE	
		OTHER	

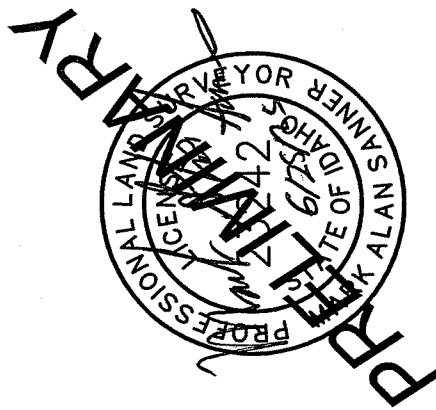


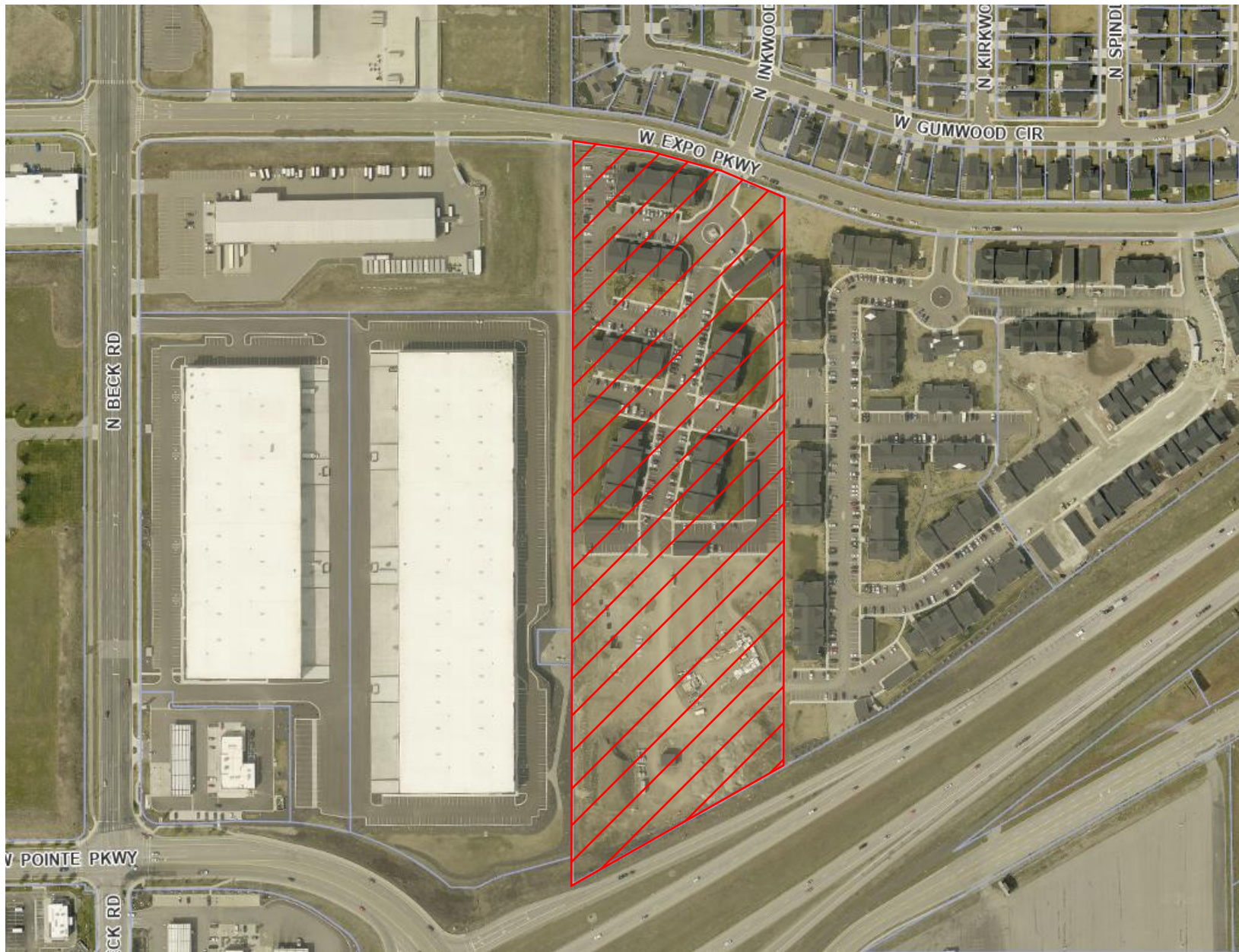
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

FINAL PLAT OF
APARTMENTS TWENTY-SIX
CITY OF POST FALLS,
KOOTENAI COUNTY,
IDAHO

SHEET
4 OF 4

JOB NUMBER
25-4017





APARTMENTS 26 LOCATION MAP

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 8/19/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Palus, City Engineer

SUBJECT: Tedder Business Condominiums II Final Plat Application

ITEM AND RECOMMENDED ACTION:

With approval of the Consent Agenda, City Council authorizes the Mayor's signature of the final plat for the Tedder Business Condominiums II.

DISCUSSION:

Block 5 of the plat for Riverbend Commerce Park Phase 1, consists of five (5) lots and is currently consolidated into one (1) tax parcel. Upon the tax parcel there are two (2) buildings. The owner of the property desires to subdivide the existing buildings, with a condominium plat, into 18 lots and a shared common space. The condominium plat will allow for individual ownership of the former tenant spaces within the buildings. Common space within the plat consists of storm water treatment areas, landscaping and the parking lot. The Condominium Owners Association will be responsible for the maintenance and upkeep of common areas. The existing driveway approaches for the property do require revisions to meet current applications of the Americans with Disabilities Act (ADA) / Public Rights-of-Way Accessibility Guidelines (PROWAG). The owner has posted surety for the required revisions to the driveway approaches. Staff reviewed the submitted plat, Condominium Declaration and existing site for conformance to City requirements (Parking, utilities, frontage improvements), and found the documents to be acceptable for Plat recordation.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

None, Condominium Plat Review is an administrative process managed by Community Development.

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

None. Public improvements exist along the property's frontages and comply substantially with City Standards. Required driveway revisions to meet applicable standards will not change the maintenance / operation costs of City infrastructure.

BUDGET CODE:

N/A

ATTACHMENTS:

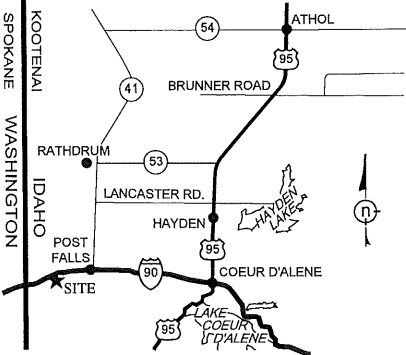
1. FINAL PLAT
2. Tedder Business Condos II Location Map

TEDDER BUSINESS CONDOMINIUMS II

BOOK _____, PAGE _____
INSTRUMENT # _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 61°45'00" E	9.92
L2	S 28°29'47" E	91.74
L3	S 28°29'47" E	90.00
L4	S 28°29'47" E	211.02
L5	S 28°34'51" E	90.00
L6	S 28°15'01" E	274.88
L7	S 28°15'03" E	276.17
L8	S 89°10'02" E	28.63
L9	N 03°00'44" E	5.35
L10	S 89°04'25" E	32.96
L11	S 03°00'44" W	5.34
L12	S 88°58'16" E	28.40
L13	N 00°56'14" E	44.57
L14	S 89°51'54" W	4.67
L15	N 58°56'01" W	20.01
L16	N 28°22'05" W	4.66
L17	S 60°51'43" W	34.74
L18	N 60°53'07" E	23.40
L19	N 28°16'30" W	5.85
L20	N 61°40'47" E	33.09
L21	S 28°19'13" E	5.43
L22	N 60°53'31" E	23.52
L23	N 28°46'39" E	8.24
L24	N 16°50'05" E	4.86
L25	N 61°27'19" E	23.00
L26	S 73°11'52" E	4.95
L27	S 16°05'48" W	4.94
L28	S 61°27'19" W	23.09
L29	N 74°58'34" W	4.70
L30	S 31°04'19" W	3.45
L31	S 58°55'41" E	7.40
L32	N 31°04'19" E	3.45
L33	S 58°55'41" E	9.35
L34	S 31°04'19" W	18.07
L35	S 58°55'41" E	1.20
L36	S 31°04'19" W	4.95
L37	S 61°45'00" E	225.00
L38	S 28°32'45" E	193.64
L39	S 28°28'19" E	289.97



VICINITY MAP
NOT TO SCALE

LOTS 1-5, BLOCK 5, RIVERBEND COMMERCE PARK PHASE I,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

SECTION CORNER
FOUND 3 1/2" IDAHO
TRANSPORTATION
DEPARTMENT BRASS CAP
PER CP&F #1579274



LEGEND

- △ = CALCULATED POSITION (NOTHING FOUND OR SET)
- ◇ = FOUND 3 1/2" ITD BRASS CAP
- ⊕ = FOUND 3/4" IRON PIPE
- H = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- F = FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "LEPARD & FRAME"
- N = FOUND 1/2" REBAR WITHOUT IDENTIFICATION (UNLESS OTHERWISE NOTED)
- O = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"

- = BOUNDARY LINE
- - - = ADJACENT PROPERTY LINE
- - - = RIGHT-OF-WAY LINE
- - - = CENTER LINE
- - - = EASEMENT LINE
- - - = SECTION LINE

BASIS OF BEARINGS

THE NORTH LINE OF LOTS 2 THROUGH 10, BLOCK 1, RIVERBEND COMMERCE PARK PHASE I, BEARS NORTH 54°56'06" EAST, BETWEEN FOUND MONUMENTS, AS SHOWN ON R1 & R3.

RECORD INFORMATION

- R1 - RIVERBEND COMMERCE PARK PHASE I, BOOK "F", PAGE 224, INSTRUMENT #1135199, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R2 - RECORD OF SURVEY, BOOK 32, PAGE 96, INSTRUMENT #2894993000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R3 - TEDDER BUSINESS CONDOMINIUMS, BOOK "L", PAGE 941, INSTRUMENT #2974961000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- D1 - WARRANTY DEED, INSTRUMENT #2846047000, RECORDS OF KOOTENAI COUNTY, IDAHO.

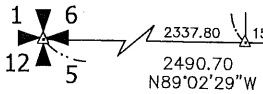
SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS CONDOMINIUM PLAT IS TO CREATE CONDOMINIUM UNITS OUT OF EXISTING COMMERCIAL SPACE.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. THE MONUMENTS SHOWN HEREON WERE LOCATED ON APRIL 20, 2023.
4. SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.
5. ASSUMED FINISHED FLOOR ELEVATION IS 0'.
6. THE MAINTENANCE ROOM, RESTROOMS, AND STORAGE AREAS ARE COMMON AREAS.
7. THE OFFICE IS NOT A COMMON AREA.

PARKING

273 PARKING SPACES
5 HANDICAPPED SPACES

SECTION CORNER
CALCULATED POSITION
PER CP&F #2513491000



QUARTER CORNER
FOUND 5/8" REBAR
WITHOUT IDENTIFICATION
PER CP&F #2162003000



SECTION INDEX

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	133.92	914.93	08°23'12"	N 65°41'49" E	133.80
C2	25.00	646.00	02°13'02"	S 27°08'30" E	25.00
C3	253.55	646.00	22°29'18"	S 14°47'20" E	251.93
C4	117.18	914.93	07°20'18"	N 65°10'22" E	117.10
C5	16.74	914.93	01°02'53"	N 69°21'58" E	16.74

SECTION CORNER
FOUND 3/4" IRON PIPE
PER CP&F #1315434



1"=150'

DATE: JUNE, 2025
PROJECT NUMBER: 2022-012

SHEET 1 OF 4



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

TEDDER BUSINESS CONDOMINIUMS II

LOTS 1-5, BLOCK 5, RIVERBEND COMMERCE PARK PHASE I,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

LEGEND

- △ = INTERIOR BUILDING CORNER (NOTHING FOUND OR SET)
- = BUILDING CORNER (NOTHING FOUND OR SET)
- ◇ = FOUND 3 1/2" ITD BRASS CAP
- ⊕ = FOUND 3/4" IRON PIPE
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- = BOUNDARY LINE
- - - = ADJACENT PROPERTY LINE
- - - = RIGHT-OF-WAY LINE
- - - = CENTER LINE
- - - = EASEMENT LINE
- - - = SECTION LINE

PARKING

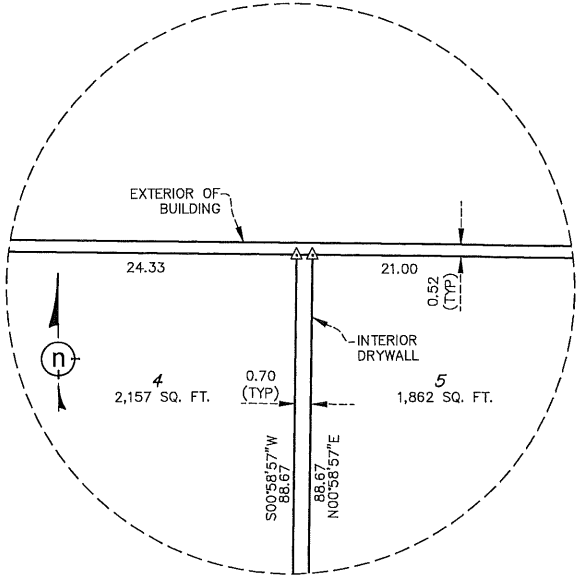
273 PARKING SPACES
5 HANDICAPPED SPACES

SECTION CORNER
FOUND 3 1/2" IDAHO
TRANSPORTATION
DEPARTMENT BRASS CAP
PER CP&F #1579274

BOOK _____, PAGE _____
INSTRUMENT # _____

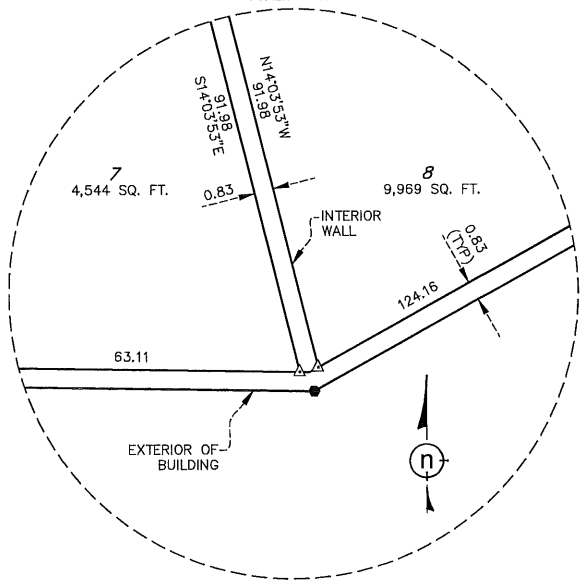
DETAIL "A"

SCALE = 1:5



DETAIL "B"

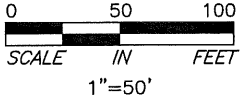
SCALE = 1:5



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DATE: JUNE, 2025
PROJECT NUMBER: 2022-012

SHEET 2 OF 4



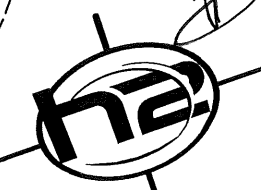
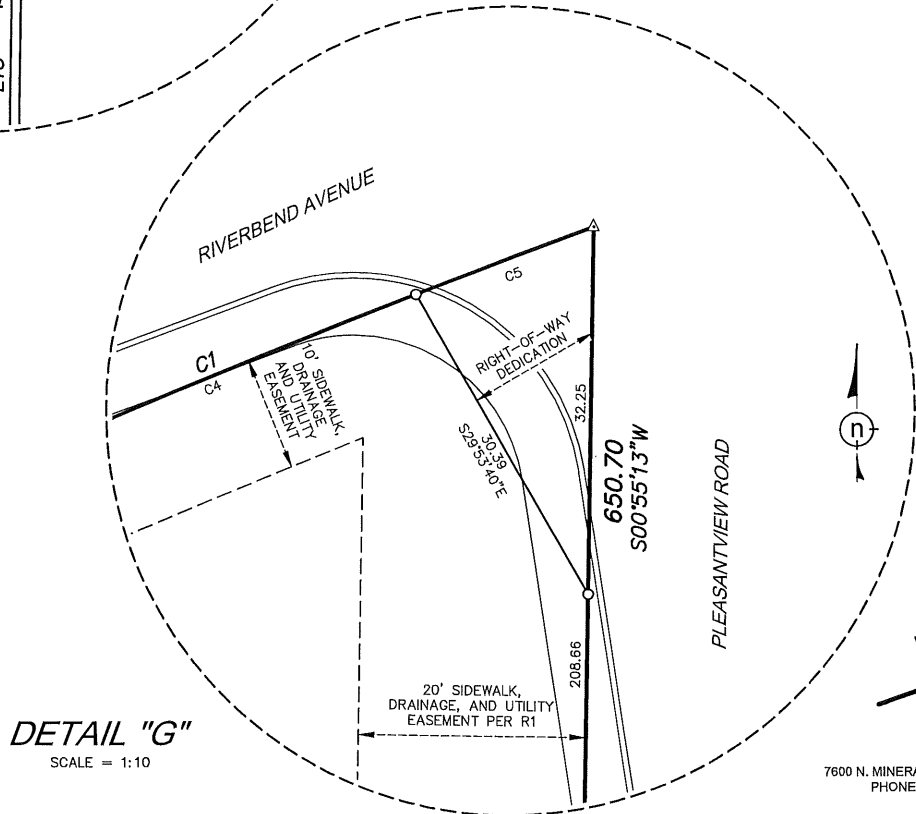
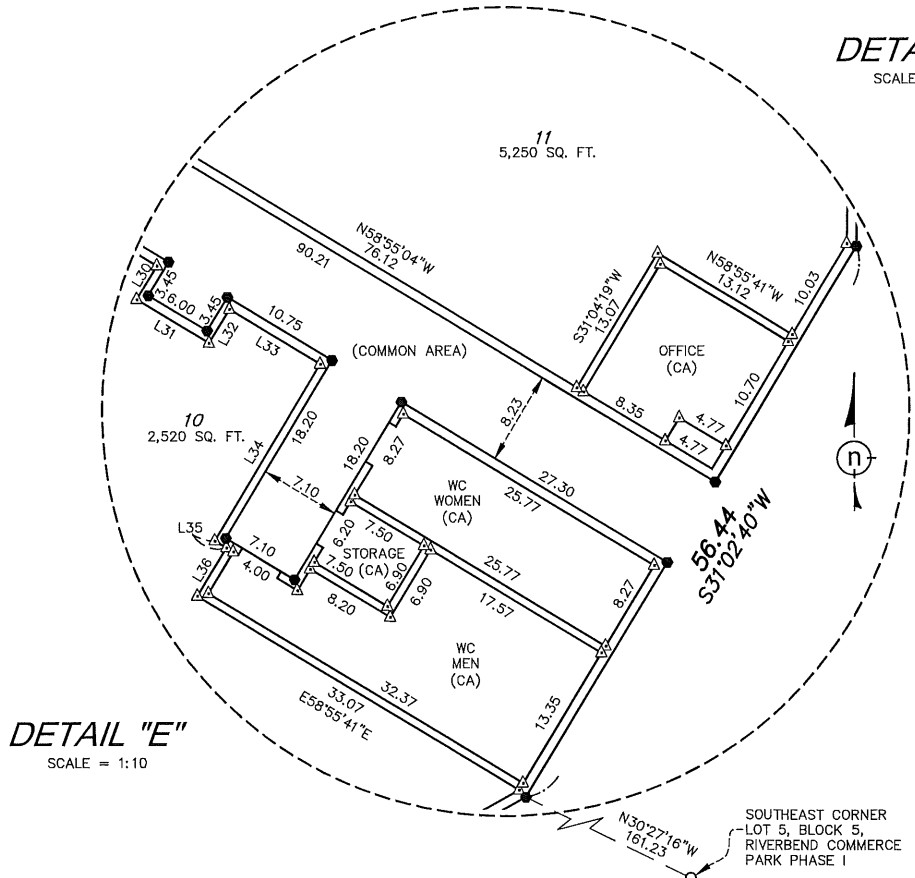
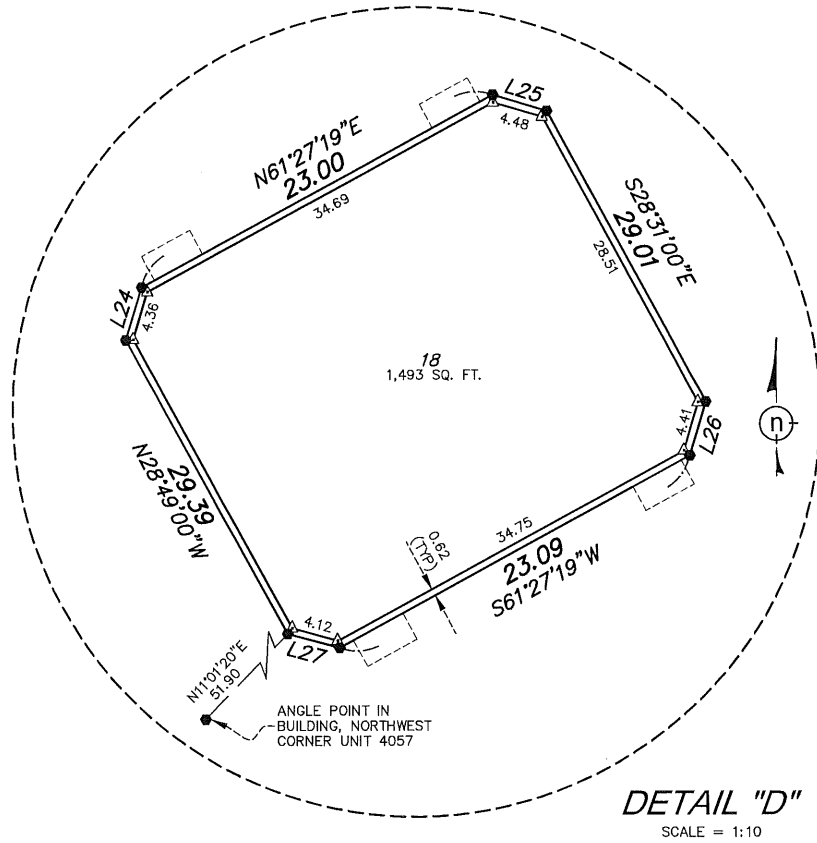
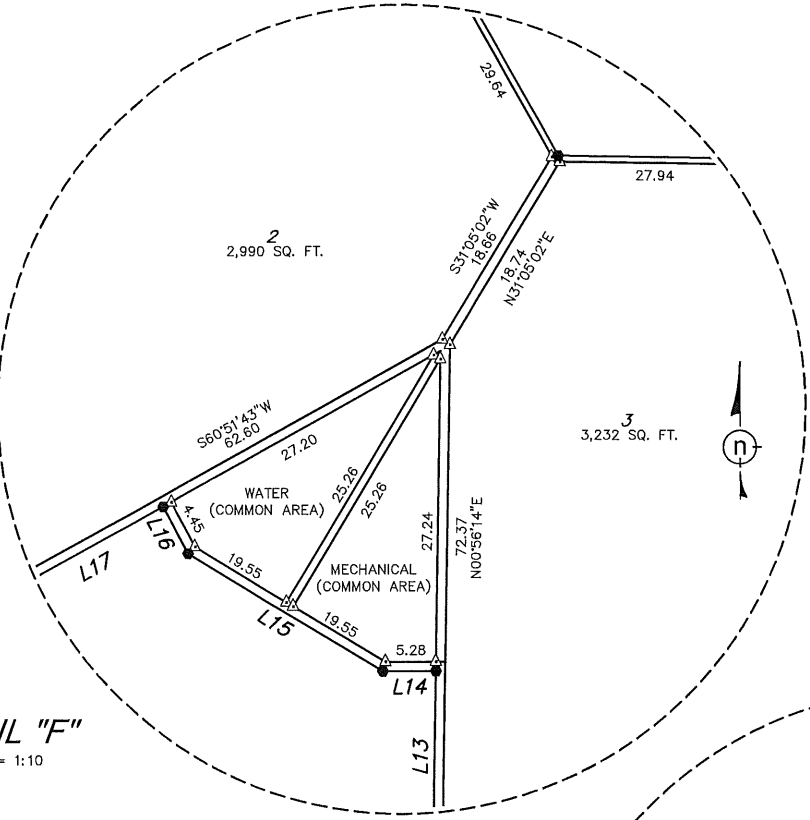
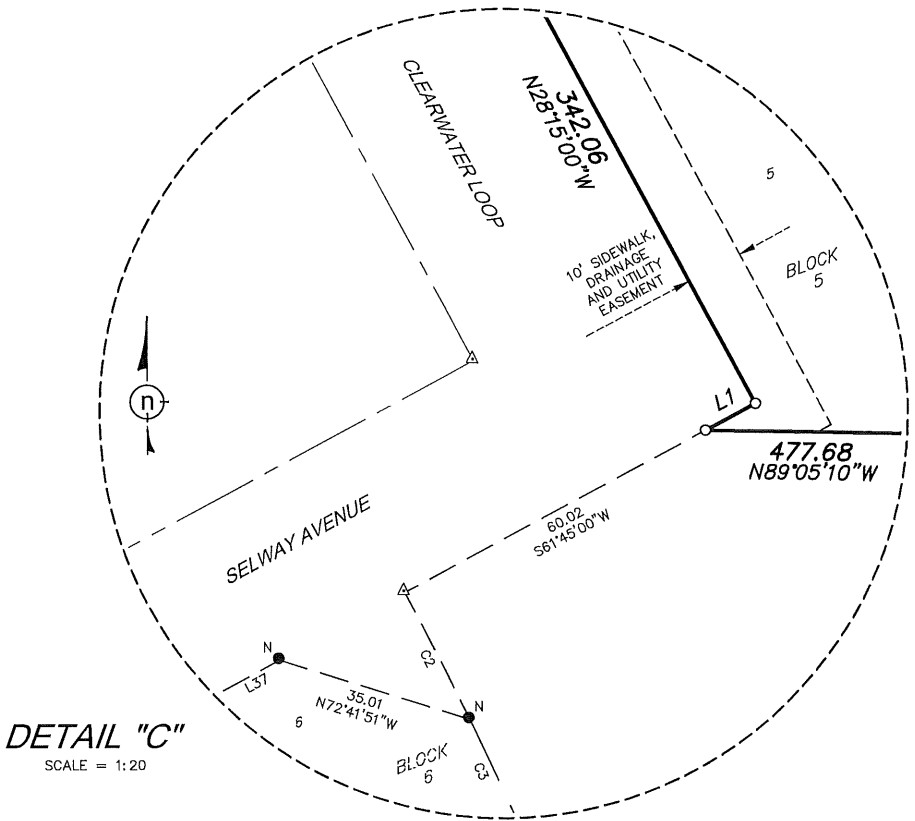
SECTION CORNER
FOUND 3/4" IRON PIPE
PER CP&F #1315434



TEDDER BUSINESS CONDOMINIUMS II

LOTS 1-5, BLOCK 5, RIVERBEND COMMERCE PARK PHASE I,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____



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WWW.H2SURVEY.COM

DATE: JUNE, 2025
PROJECT NUMBER: 2022-012

SHEET 3 OF 4

TEDDER BUSINESS CONDOMINIUMS II

BOOK _____, PAGE _____
INSTRUMENT # _____

LOTS 1-5, BLOCK 5, RIVERBEND COMMERCE PARK PHASE I,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT TEDDERLEDFORDBLED SOE LLC. IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION, HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS TEDDER BUSINESS CONDOMINIUMS II, AND CERTIFY THAT THEY CONSENT TO THE RECORDATION OF DOCUMENTS PURSUANT TO CHAPTER 15, TITLE 55 OF IDAHO CODE.

LOTS 1 THROUGH 5, BLOCK 5, RIVERBEND COMMERCE PARK PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "F" OF PLATS AT PAGE 224, RECORDS OF KOOTENAI COUNTY, IDAHO;

CONTAINING 280,747 SQUARE FEET, OR 6.445 ACRES.

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

GRANTING:

10' SIDEWALK, DRAINAGE, AND UTILITY EASEMENT, AS SHOWN ON THE FACE OF THIS PLAT.

DEDICATING:

VARIABLE WIDTH RIGHT-OF-WAY TO THE PUBLIC, IN THE NAME OF THE CITY OF POST FALLS, AS SHOWN ON THE FACE OF THIS PLAT.

BE IT FURTHER KNOWN THAT:

WATER SERVICE IS PROVIDED BY THE CITY OF POST FALLS.

SANITARY SEWER SERVICE IS PROVIDED BY THE CITY OF POST FALLS.

COVENANTS CODES & RESTRICTIONS WERE RECORDED SIMULTANEOUSLY WITH THIS PLAT AS INSTRUMENT # _____, RECORDS OF KOOTENAI COUNTY, IDAHO.

THOMAS TEDDER
TEDDERLEDFORDBLED SOE LLC.

DATE _____

UNIT SIZES

UNIT	AREA (SQ.FT.)
1	4,445
2	2,990
3	3,232
4	2,157
5	1,862
6	3,308
7	4,544
8	9,969
9	1,928
10	2,520
11	5,250
12	2,902
13	3,912
14	1,613
15	2,195
16	2,305
17	4,411
OFFICE	171
WATER	178
MECH.	178
MENS	318
WOMENS	216
STORAGE	49

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE _____ DAY OF _____, 2025.

BY: THOMAS TEDDER, TEDDERLEDFORDBLED SOE LLC.

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____

DANICA RYAN
NOTARY PUBLIC-STATE OF IDAHO
COMMISSION NUMBER 20171065
MY COMMISSION EXPIRES 12-6-2029

PANHANDLE HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE _____

DATE: _____

CITY ENGINEER CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED THIS PLAT TO BE IN CONFORMANCE WITH THE POST FALLS MUNICIPAL CODE AND THE REQUIREMENTS IMPOSED BY THE CITY COUNCIL.

ROBERT S. PALUS, P.E. IDAHO #10039

CITY COUNCIL CERTIFICATE

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO ON THIS _____ DAY OF _____, 2025.

RONALD G. JACOBSON - MAYOR

SHANNON HOWARD - CITY CLERK

KOOTENAI COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS

CERTIFICATE HAVE BEEN PAID THROUGH _____

THIS _____ DAY OF _____, 2025.

KOOTENAI COUNTY TREASURER

KOOTENAI COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO AT THE REQUEST OF TEDDERLEDFORDBLED SOE LLC.

THIS _____ DAY OF _____, 2025, AT _____ M. AND DULY RECORDED IN

BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT

NUMBER _____

FEE: \$ _____

BY DEPUTY: _____

KOOTENAI COUNTY CLERK: JENNIFER LOCKE

KOOTENAI COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET

DATED THIS _____ DAY OF _____, 2025.



SURVEYOR'S CERTIFICATE

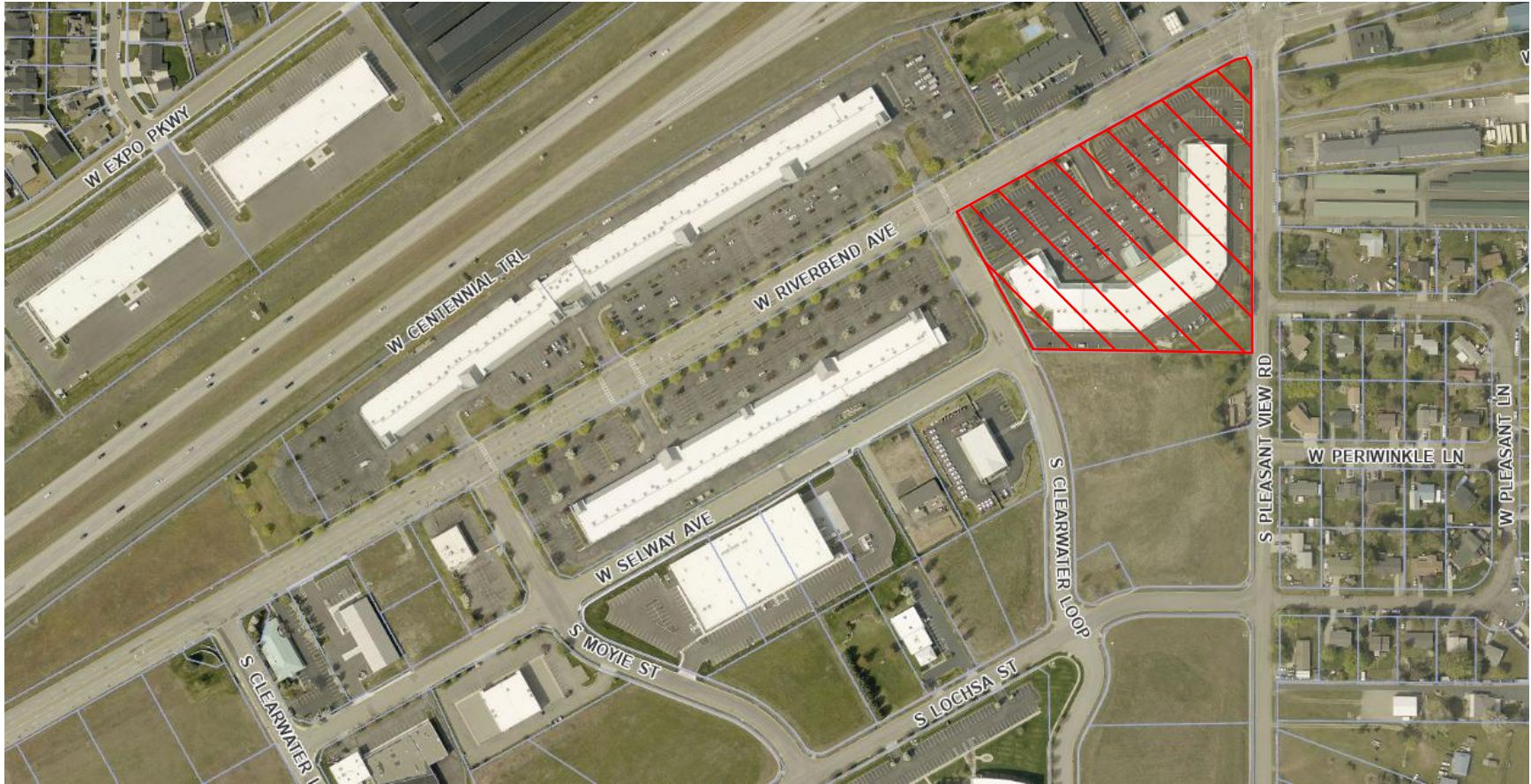
I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, CONDOMINIUMS, AND THE CORNER PERPETUATION AND FILING ACT, 55-1601 THROUGH 55-1612.



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: JUNE, 2025
PROJECT NUMBER: 2022-012

SHEET 4 OF 4



TEDDER BUSINESS CONDOMINIUMS II LOCATION MAP

**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 8/19/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Nancy Thurwachter, Planning Admin
SUBJECT: Painted Rock Annexation (ANNX-25-3)

ITEM AND RECOMMENDED ACTION:

This agenda item is a public hearing on a request to annex approximately 4.67-acres into the City of Post Falls with a zoning request of Medium Density Residential (R2). Staff requests that the City Council evaluate the testimony and evidence submitted during the public hearing process and determine if the Council desires to annex the proposed 4.67-acres per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100.

DISCUSSION:

The applicant, Whipple Consulting Engineers, Inc., is requesting the City Council annex an approximately 4.89-acre parcel, located at the northwest corner of the intersection of N. McGuire Road and W. Midway Avenue. The proposed annexation area is directly north of a mixed Medium Residential (R-2) zoned project that fronts N. McGuire Road. Annexation is a legislative process where the City Council determines whether annexing the property is in the best interest of the city. Determining the appropriate zone is a quasi-judicial decision, meaning that the City Council can only consider whether the adopted zone change criteria have been met based only on the evidence received during the hearing process. The adopted criteria are:

Annexation (Legislative):

1. Is annexation of the property in the best interest of the city?

Zone Change (Quasi-Judicial):

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

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

On June 10 , 2025, the Planning and Zoning Commission recommended that the City Council approve the proposed zoning request of Medium Density Residential (R2).

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

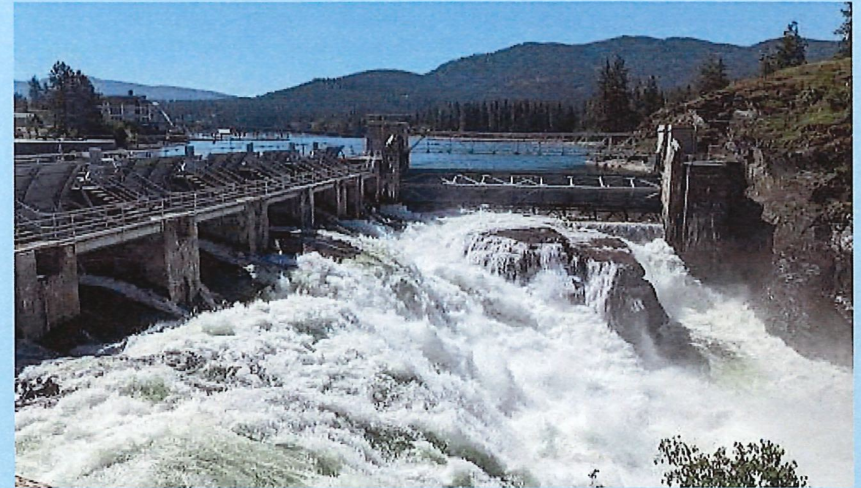
ATTACHMENTS:

1. Painted Rock Powerpoint
2. Painted Rock ANNX-25-3 CC Staff Report812
3. Exhibit PA-8 PFHD -Painted Rock ANNX-25-3
4. Exhibit PA-9 Painted Rock _ANNX-25-3_CC
5. Exhibit PA-10 Phillips 66 Comments_Painted Rock ANNX-25-3_CC
6. Exhibit PC-2 Vocca Comments_Painted Rock ANNX-25-3_CC

Painted Rock Annexation

ANNX-25-3

August 19th, 2025



OWNER: RYNO LAND, LLC

APPLICANT: Ray Kimball, Whipple Consulting Engineers.

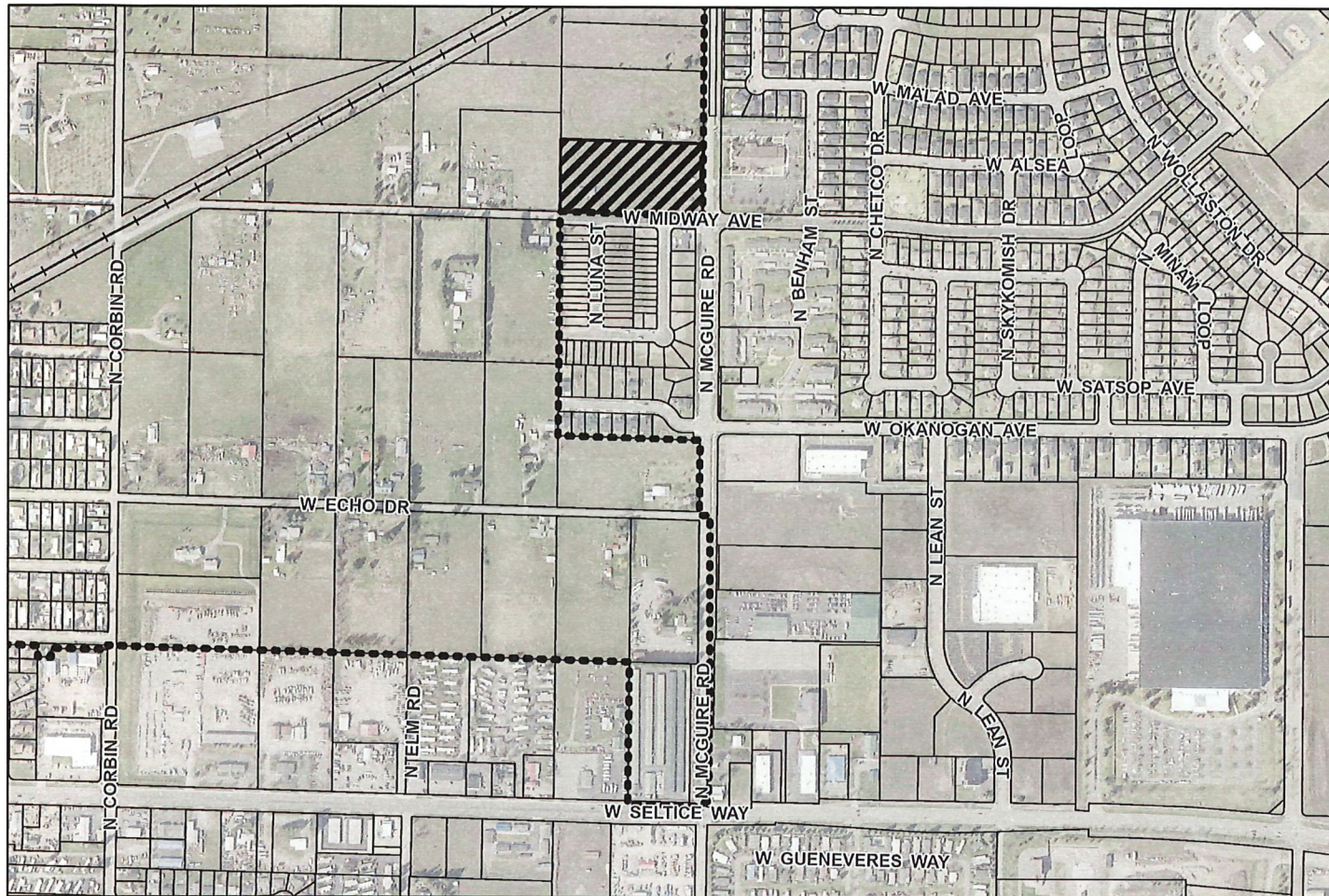
REQUESTED ACTIONS:

- Applicant is asking City Council to approve the annexation request of approximately 4.67-acres with the Medium Density Residential (R-2) zoning designation into the City of Post Falls.

Painted Rock Annexation



Project Location

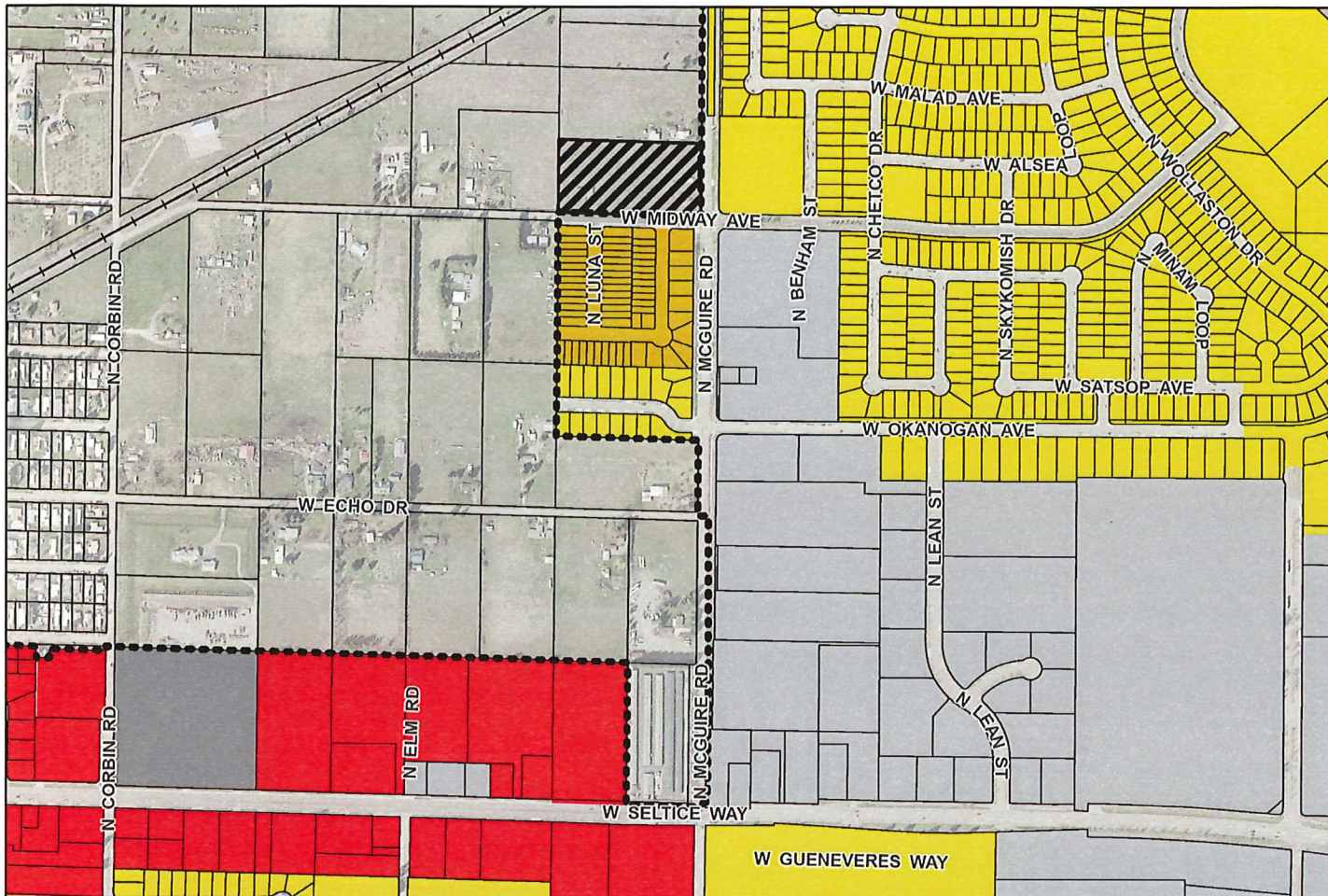


Project Location
Painted Rock
ANNEXATION
ANNX-25-3



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site





Surrounding Zoning

Zoning Map
Painted Rock
ANNEXATION
ANNX-25-3



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

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



Land Use & Site

- Currently a large lot single family use
- Over the Rathdrum Prairie Aquifer

Wastewater

- City of Post Falls
- The City has the capacity to provide service and is willing to serve to the property at the requested density
- Existing septic systems will be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system at the time of development

Water

- East Greenacres Irrigation District

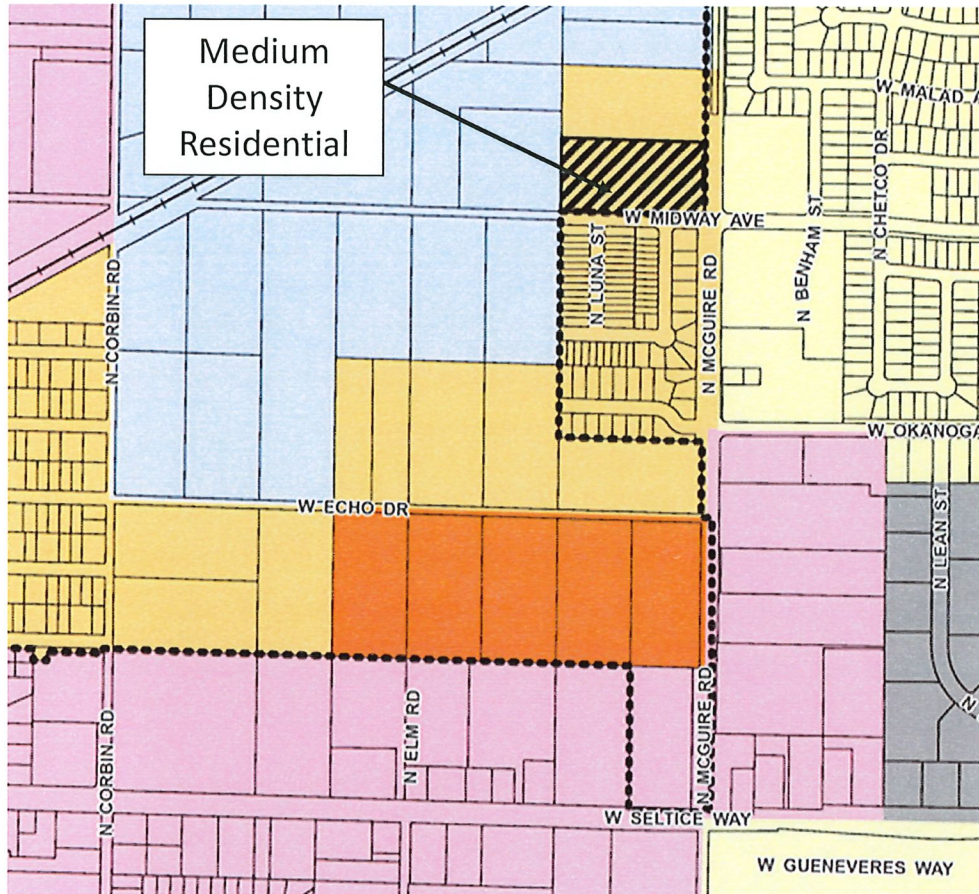
Traffic

- Midway Ave is a classified Minor Collector
- Mcguire Rd. is a Minor Arterial
- Additional rights-of-way and easement would need to be provided as part of annexation.

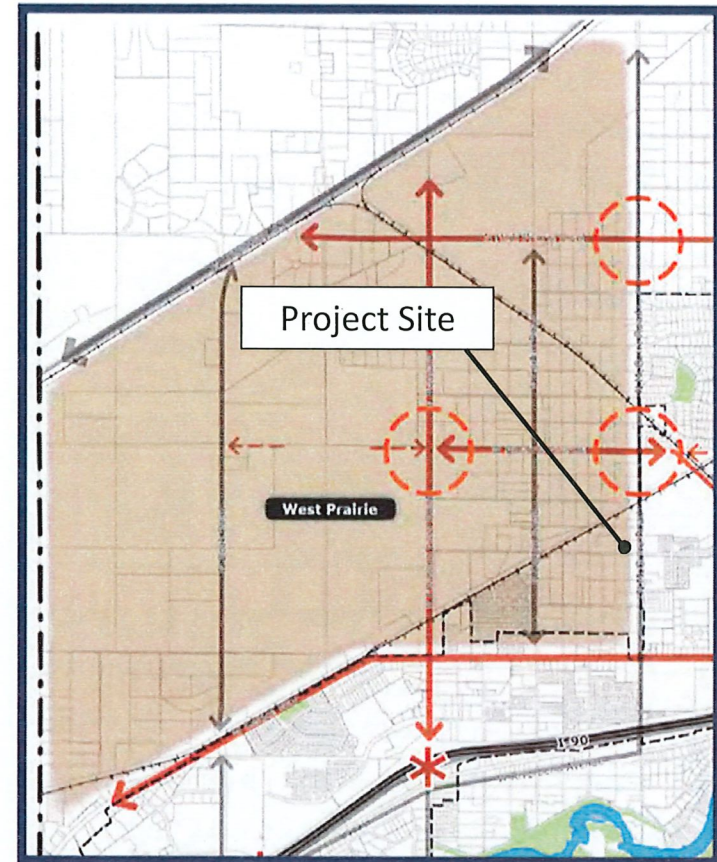
Additional Information



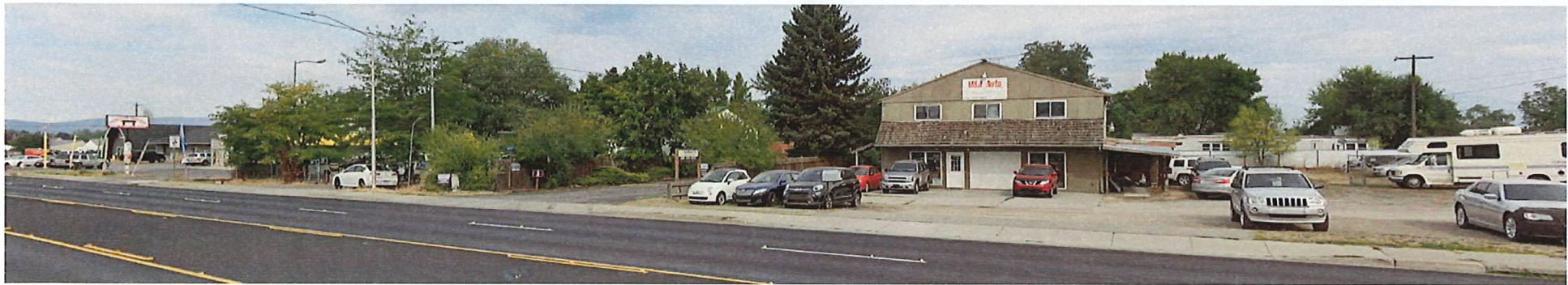
Future Land Use Designation



West Prairie Focus Area



Future Land Use Designation/Focus Area



Seltice Corridor/Street View Pictures



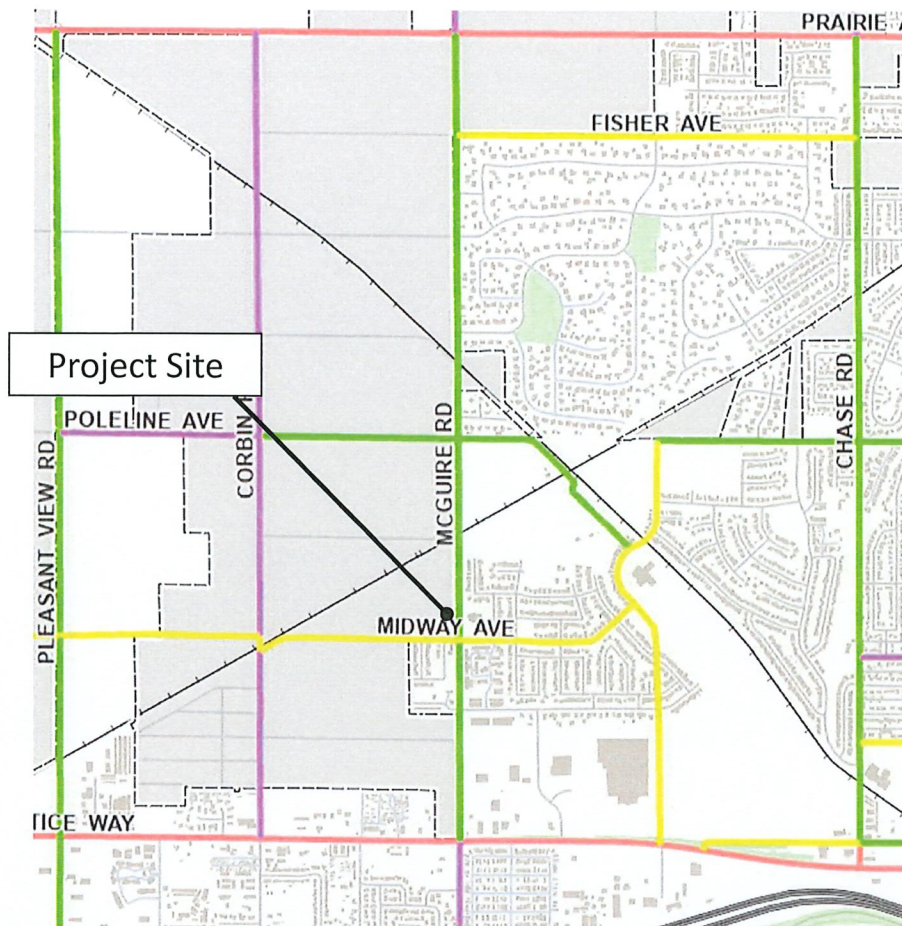


Seltice Corridor/Street View Pictures



Address of place





Post Falls Master Plan

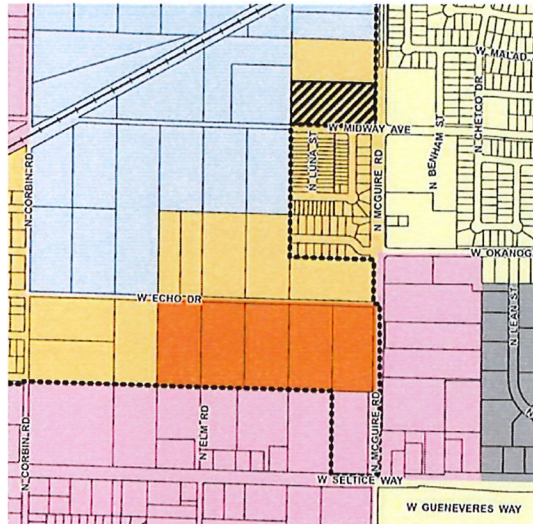
- Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Major Collector
- Proposed Major Collector
- Minor Collector
- Proposed Minor Collector
- Proposed SH41 1/8th Mile Bypass Rd
- Conceptual Huetter Bypass

Future Land Use Designation/Focus Area



Zone Change Comprehensive Compatibility

Future Land Use Designation



Focus Area

West Prairie

Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities.

Comprehensive Goals

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

Comprehensive Policies

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

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

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

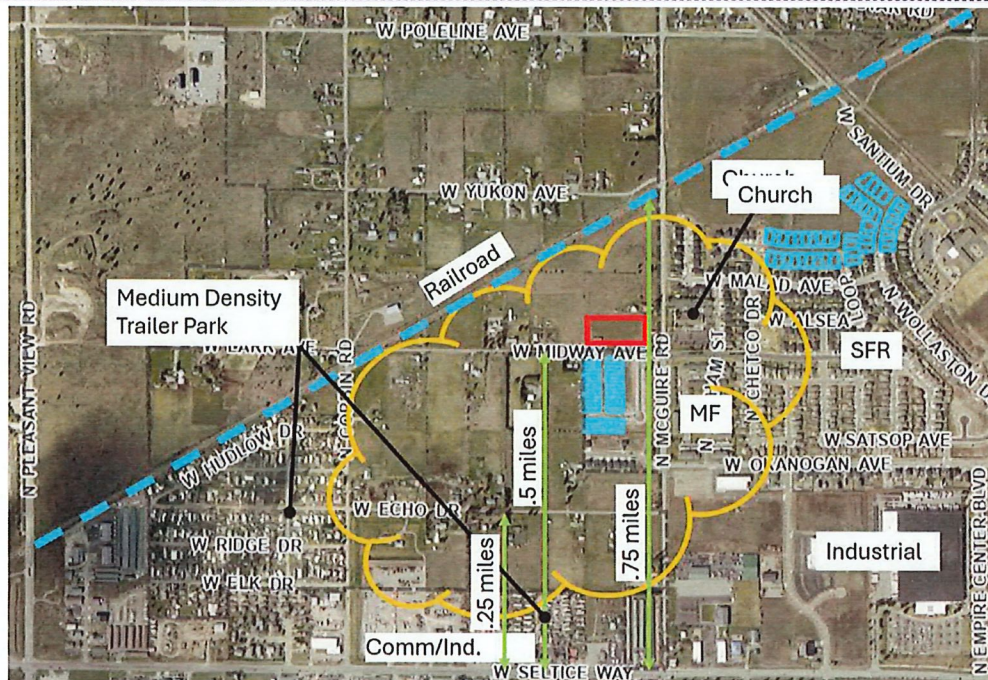
Zone Change Comprehensive Compatibility

Future Land
Use Designation

Focus Area

Comprehensive
Goals

Comprehensive
Policies



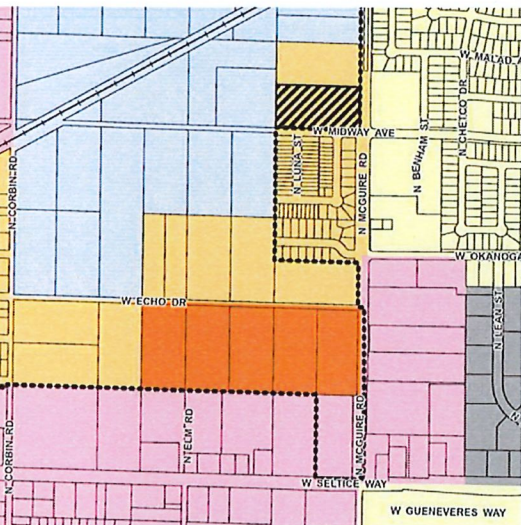
[P.24]: Plan for and protect transportation corridors from encroachment and preserve adequate rights-of-way for future corridors including utility facilities

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



Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
	<u>West Prairie</u> Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities.	[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.	[P.15]: Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provisions of diverse housing types and price levels



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

Zone Change Review Criteria



- Kootenai County Fire
- PF Highway District
- PF School District
- Avista (WWP-3)
- Dept. of Environmental Quality
- Conoco Inc. (Pipeline company)
- Yellowstone (Pipeline company)
- TransCanada GTN
- PF Parks & Rec
- Kootenai Electric
- Ross Point Water
- TDS

- Verizon
- Idaho Department of Lands
- Panhandle Health
- NW Pipeline Corp.
- PF Post Office
- East Greenacres Irrigation District
- Time Warner Cable
- Utilities
- Urban Renewal Agency
- Kootenai County Planning
- KMPO

Agencies Notified

[PA-1] Post Falls School District – Remain neutral

[PA-2] Kootenai County Fire and Rescue – Review at permitting

[PA-3] Department of Environmental Quality – No Env. Impact

[PA-4] Kootenai County - No Comments or Concerns

[PA-5] Idaho Transportation Dept. - No Comment

[PA-6] Phillips 66 (YPL) - No Utilities in Vicinity

[PA-7] Post Falls Highway District - No Concerns

Agency Comments



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

Zone Change Review Criteria



**CITY OF POST FALLS
STAFF REPORT**

DATE: AUGUST 1, 2025

TO: CITY COUNCIL

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

SUBJECT: STAFF REPORT FOR THE AUGUST 19, 2025, CITY COUNCIL MEETING
PAINTED ROCK ANNEXATION ANNX-25-3

INTRODUCTION:

Ray Kimball, on behalf of RYNO LAND, LLC the property owner, is requesting approval to annex approximately 4.67-acres into the City of Post Falls with a zoning request of Medium Density Residential (R2) per Exhibit A-2. The City Council must conduct a public hearing to review the proposed zoning and annexation per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100.

Annexation is a legislative process where the City Council determines whether annexing the property is in the best interest of the city. Determining the appropriate zone is a quasi-judicial decision, meaning that the City Council can only consider whether the adopted zone change criteria have been met based only on the evidence received during the hearing process. The adopted criteria are:

Annexation (Legislative):

Is the annexation of the property in the best interest of the city?

Zone Change (Quasi-Judicial)

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

PROJECT INFORMATION:

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

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

Applicant: Ray Kimball of Whipple Consulting Engineers, Inc

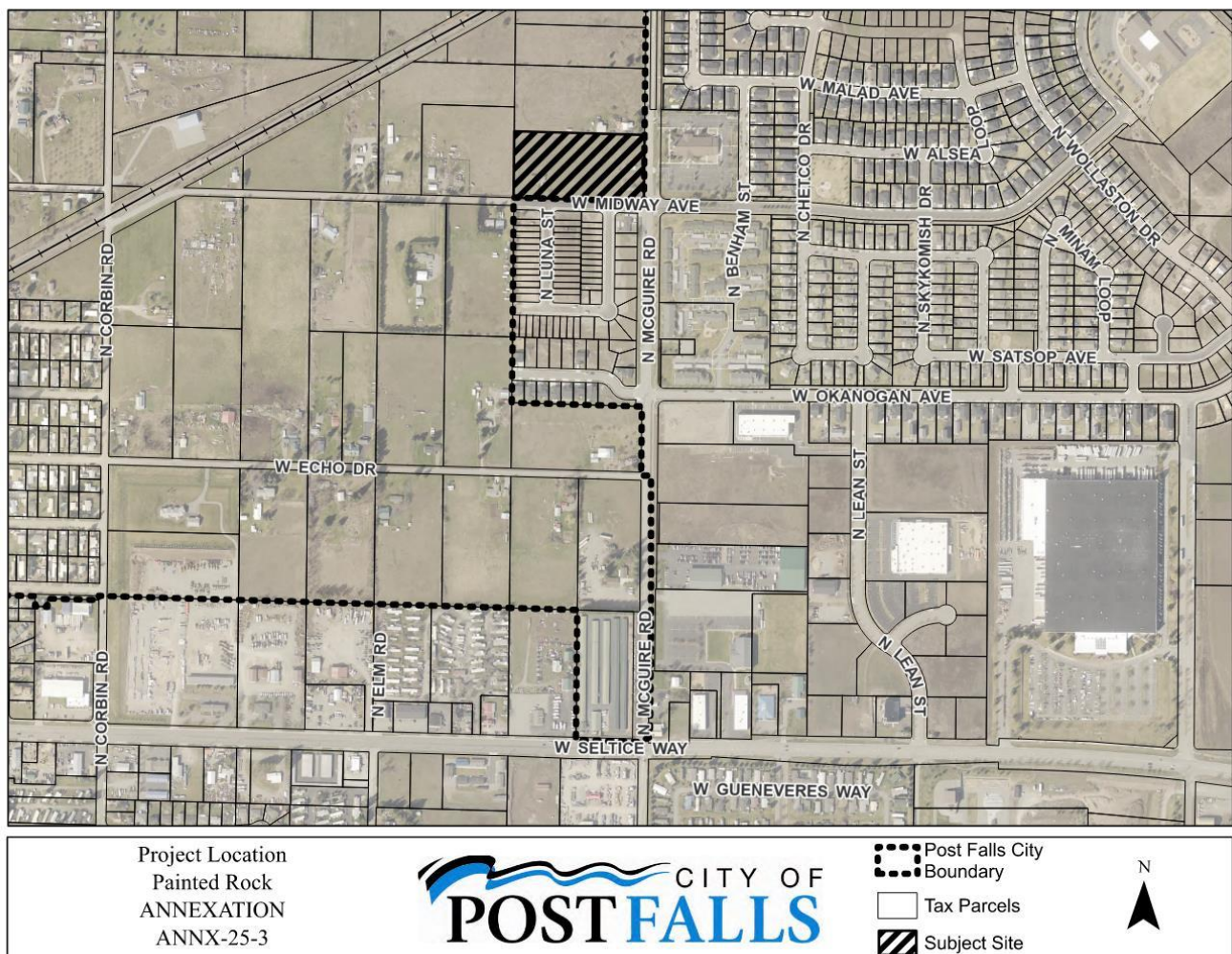
Project Description: Annex approximately 4.67-acres into the City of Post Falls with a zoning request of Medium Density Residential (R2) zoning.

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

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

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

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

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

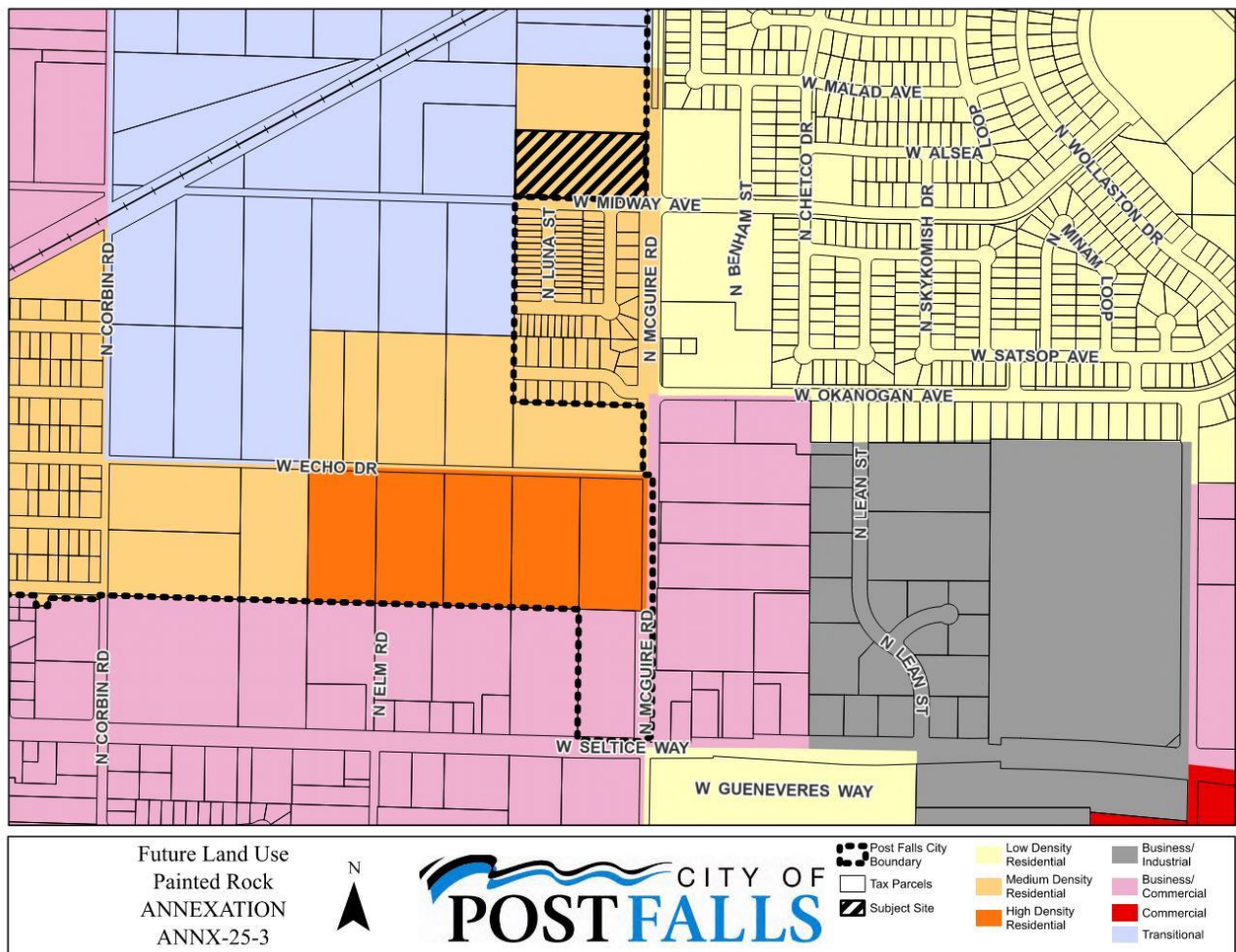
section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria provides the framework for decision making for the Planning Commission and City Council.

ZONE CHANGE REVIEW CRITERIA

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

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

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



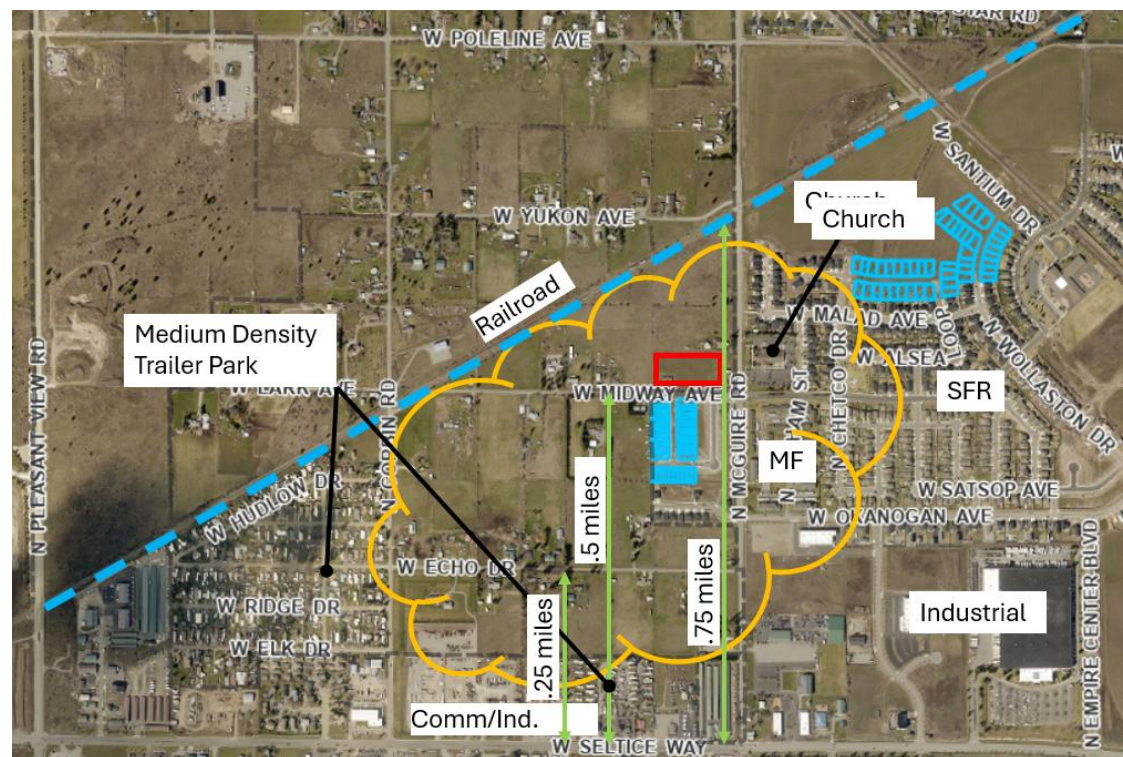
The proposed annexation is located within the West Prairie Focus Area, which states the following:

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

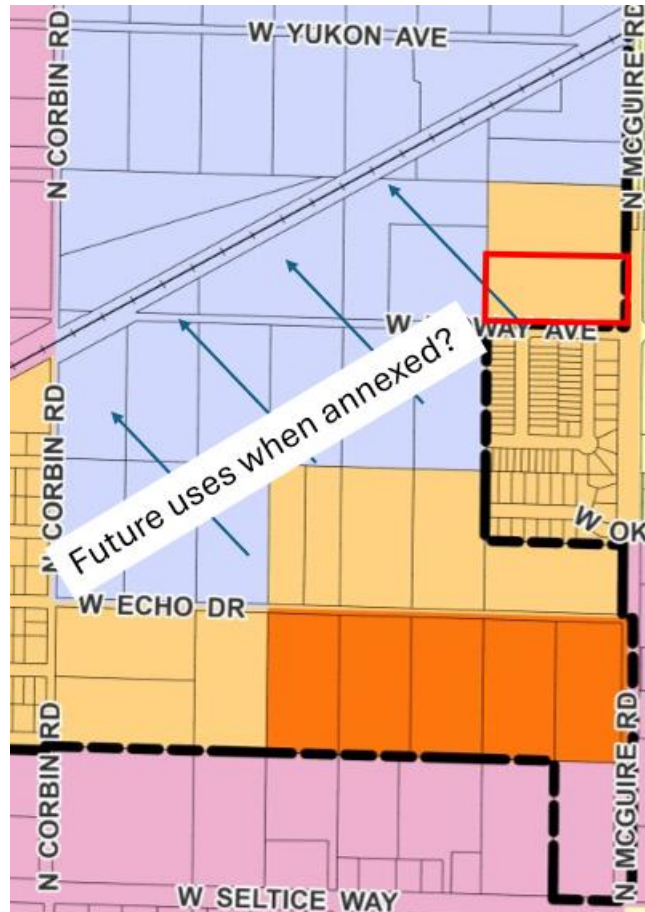
Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials. This area may benefit from a subarea plan that examines lot and block development patterns to aid transition of five-acre lots.

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

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



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



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

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

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

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

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

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

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

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

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

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

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

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

- Maintain and enhance resident quality of life.

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

- Promote compatible, well-designed development.

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

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

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

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

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

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

- Infrastructure and service plans.

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

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

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

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

- Existing and future traffic patterns.

Staff Comment: The property’s is adjacent to Midway Avenue, a classified Minor Collector roadway and McGuire Road, a classified Minor Arterial roadway. Modeling within the current Transportation Master Plan indicate that less than 10% of Midway Avenues current capacity is being utilized and approximately 80% of roadway capacity will still be available in 2035. Modeling within the current Transportation Master Plan indicate that approximately 40 10% of Midway Avenues current capacity is being utilized and approximately 30% of roadway capacity will still be available in 2035. 2035 projections are based on development of the requested property and surrounding area in accordance with the current future land use projections.

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

annexation.

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

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

- Rights-of-way: 55-foot ½ roadway, 110-feet dedication measured from the existing eastern rights-of-way line of Midway Avenue.
- Easement: 15-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.

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

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

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

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

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

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

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

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

Staff Comment: Upon the development of the site, frontage

improvements will be required to be completed. This allows for continuity of pedestrian pathways along Midway Ave. and McGuire Road.

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

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

Policy 45: Guide annexation decisions guided by and considering:

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

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

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

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

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

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

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

Staff Comment: There have been no identified "Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services

within the city” at this point in time.

Agencies Notified:

Bonneville Power Administration	City Link	Post Falls Area Chamber
Post Falls Post Office	Post Falls Parks & Rec	Coeur d’Alene Press
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

PLANNING AND ZONING PUBLIC AGENCY COMMENTS:

- Exhibit PA-1 Post Falls School District – Remains Neutral
- Exhibit PA-2 Kootenai County Fire and Rescue – Will comment during permit process
- Exhibit PA-3 Idaho Transportation Department – No comment

PUBLIC PROCESS:

On June 10, 2025, the Post Falls Planning and Zoning Commission forwarded the recommendation for a zoning designation of Medium Density Residential (R2) to be considered with the annexation application by the City Council. The Planning and Zoning Commissions Zoning Recommendation dated July 8, 2025, includes an evaluation of how the proposed development meets the required evaluation criteria for the requested zone change. Notice of the proposed annexation was sent to appropriate jurisdictions on August 1, 2025, and mailed to property owners within 300 feet of the proposed project on July 29, 2025. Notice has been published in the Coeur d’Alene Press on July 31, 2025. The property will be posted by July 31, 2025.

MOTION OPTIONS: The City Council must evaluate the testimony and evidence submitted during the public hearing process and determine if the Council desires to annex the proposed 4.67 acres and if the adopted zone change criteria have been met for the zoning designation of Medium Density Residential (R2). If the City Council has heard sufficient testimony but needs additional time to deliberate before the final action, it may close the public hearing and move the deliberations to a date certain.

ATTACHMENTS:

Applicant Exhibits:

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

Staff Exhibits:

Exhibit S-1	Vicinity Map
Exhibit S-2	Zoning Map
Exhibit S-3	Future Land Use Map
Exhibit S-4	P&Z Minutes
Exhibit S-5	P&Z Zoning Recommendation
Exhibit S-6	Annexation Agreement

Planning and Zoning Commission Testimony:

Exhibit PA-1	PFSD Comments
Exhibit PA-2	KCFR Comments
Exhibit PA-3	ITD Comments

ANNX-25-3	Primary Location	Applicant
Annexation	47.723580, -116.980929	 Raymond Kimball
Status: Active	Owner	 509-893-2617
Submitted On: 3/24/2025	No owner information	 rkimball@whipplece.com
		 21 S. Pines Road
		Spokane Valley, WA 99206

Application Information

Did an Annexation Pre-app take place?*	Applicant Type*
Yes	Engineer

Description of Project/Reason for Request*

Annexation of 5 acres as r-2

Existing Zoning*	Adjacent Zoning*
County AG	R-2/County AG
Current Land Use*	Adjacent Land Use*
Residential	Residential

Proposed Zone*
R-2

Owner Information

Name*	Company
Ryno Land, LLC	

Phone*

509.241.3555

Email*

SCOTT@RYNBUILT.COM

Address*

16309 E. Marietta Ave

City, State, Zip Code

Spokane Valley, WA 99216

Application Certification

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

*



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



Raymond Kimball

Mar 10, 2025

Exhibit A-2



Whipple Consulting Engineers, Inc.

Painted Rock Annexation/Subdivision

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

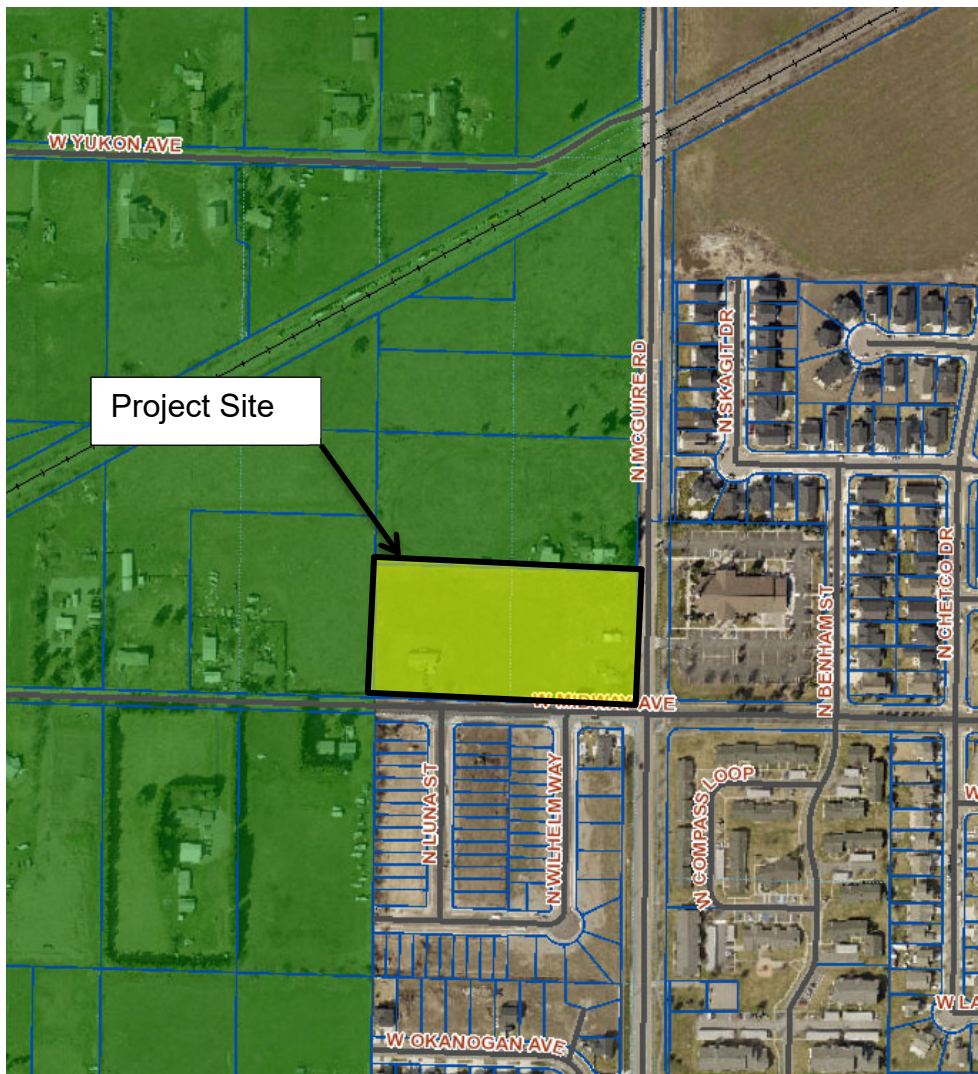


Figure 1: Vicinity Map

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

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

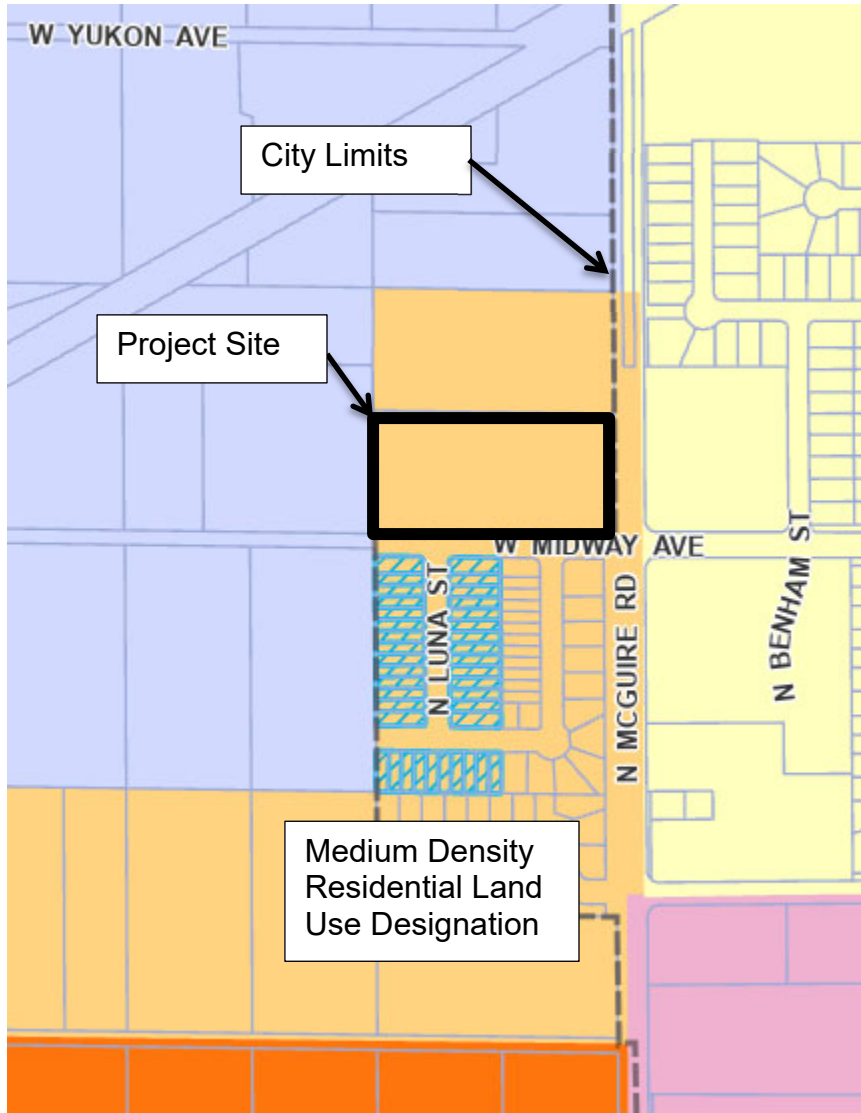
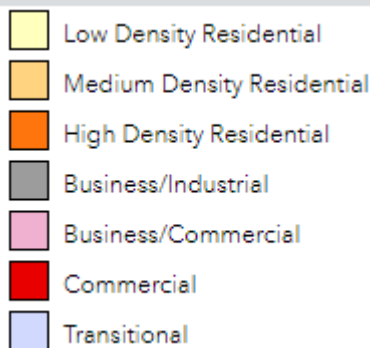


Figure 2: Future Land Use Map



Zoning:

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

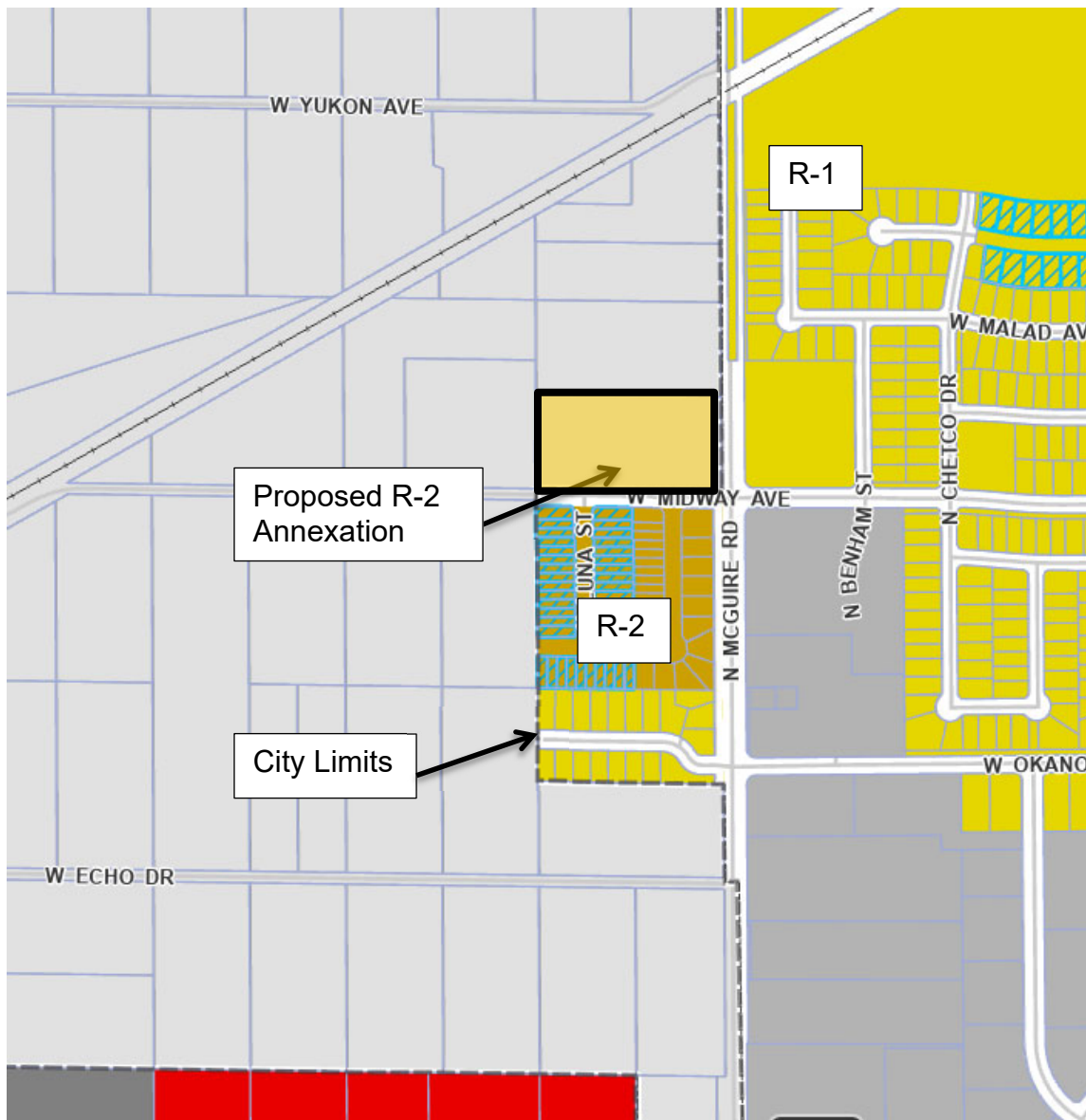


Figure 3: Zoning Map

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

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

Utilities and Access:

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

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

Subdivision:

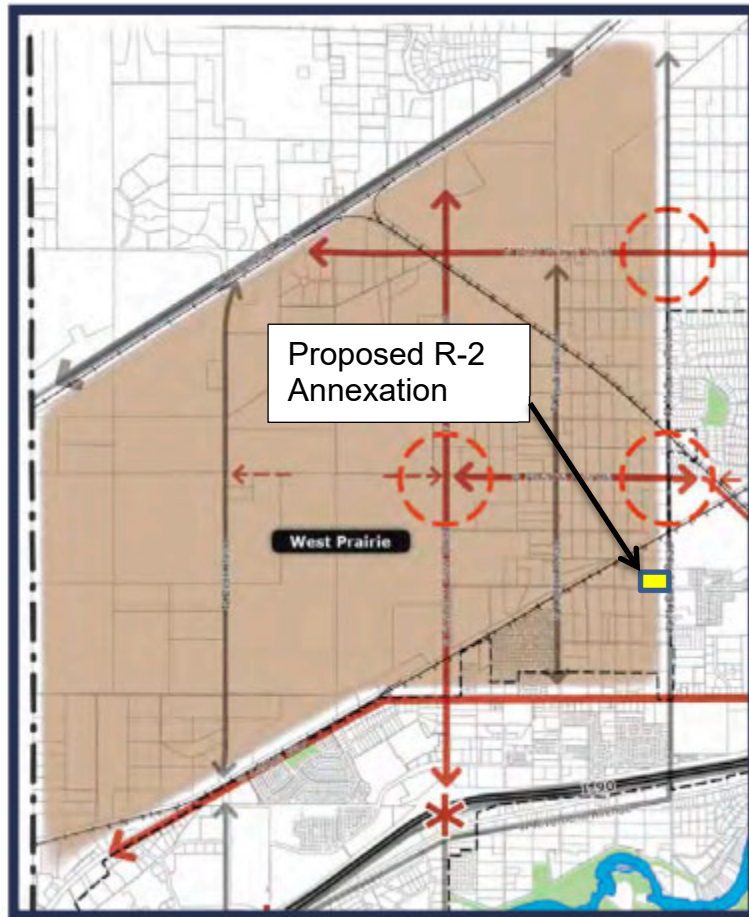
As shown on the attached subdivision plan, the proposed subdivision will result in 21 single family residential lots. The lots range in size from a minimum of 4,696 sf to a maximum of 9,825 sf with the average size in the neighborhood of 6,358 sf, and all lots meet the dimensional requirements of the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

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

Comprehensive Plan Analysis:

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

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



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

Land Use:

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

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

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

with need and plan objectives.

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

P.06 Encourage residential development patterns typically featuring:

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

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

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

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

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

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

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

Conclusion:

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

Exhibit A-3

Vicinity Map

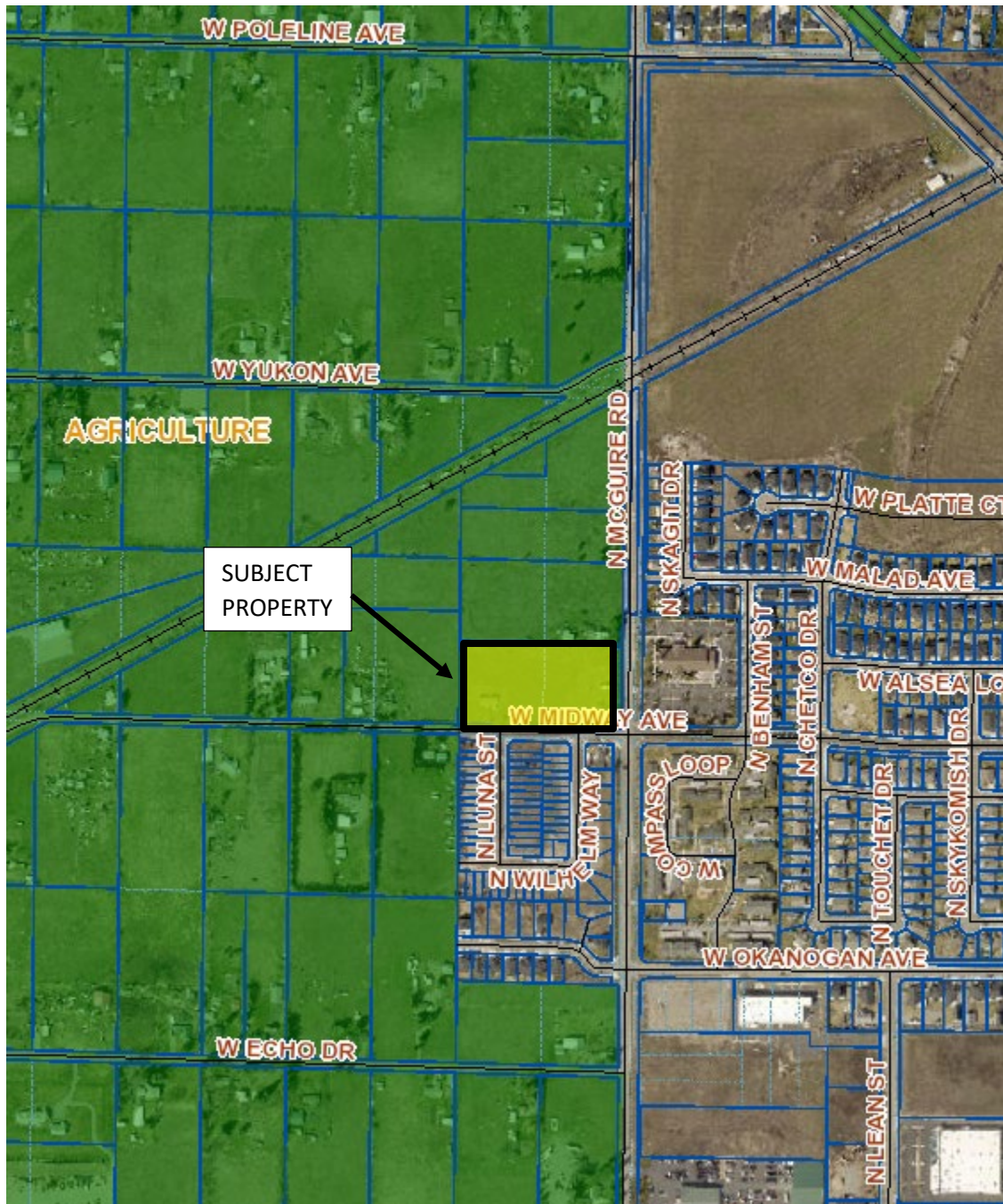


Exhibit A-4

March 10, 2025

To Whom It May Concern,

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

Sincerely,

Scott Krajack

Scott Krajack

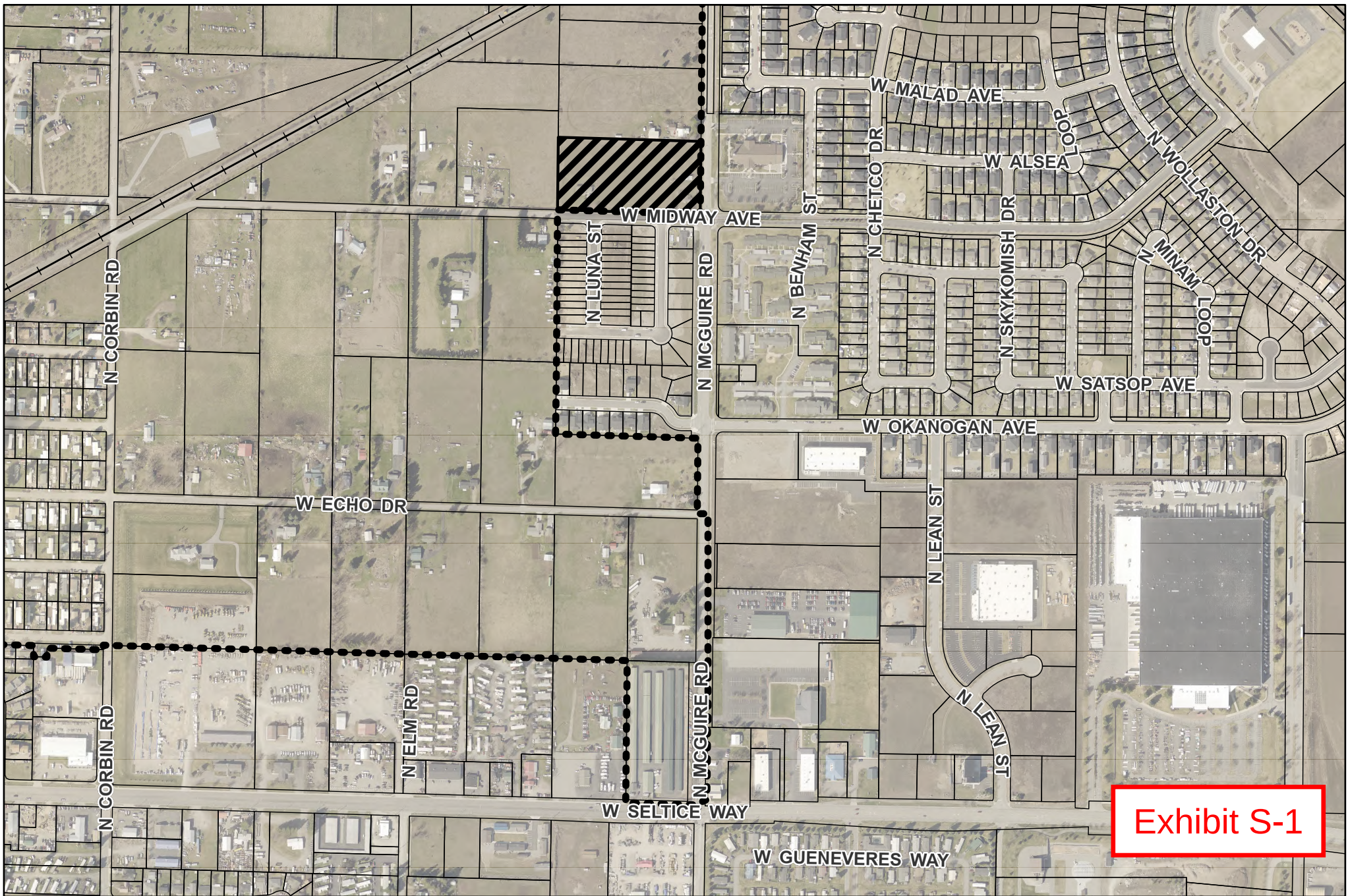
Land Development Director

scott@rynbuilt.com

208-659-4833

RYN Built Homes, LLC

RYNO Land, LLC



Project Location
Painted Rock
ANNEXATION
ANNX-25-3

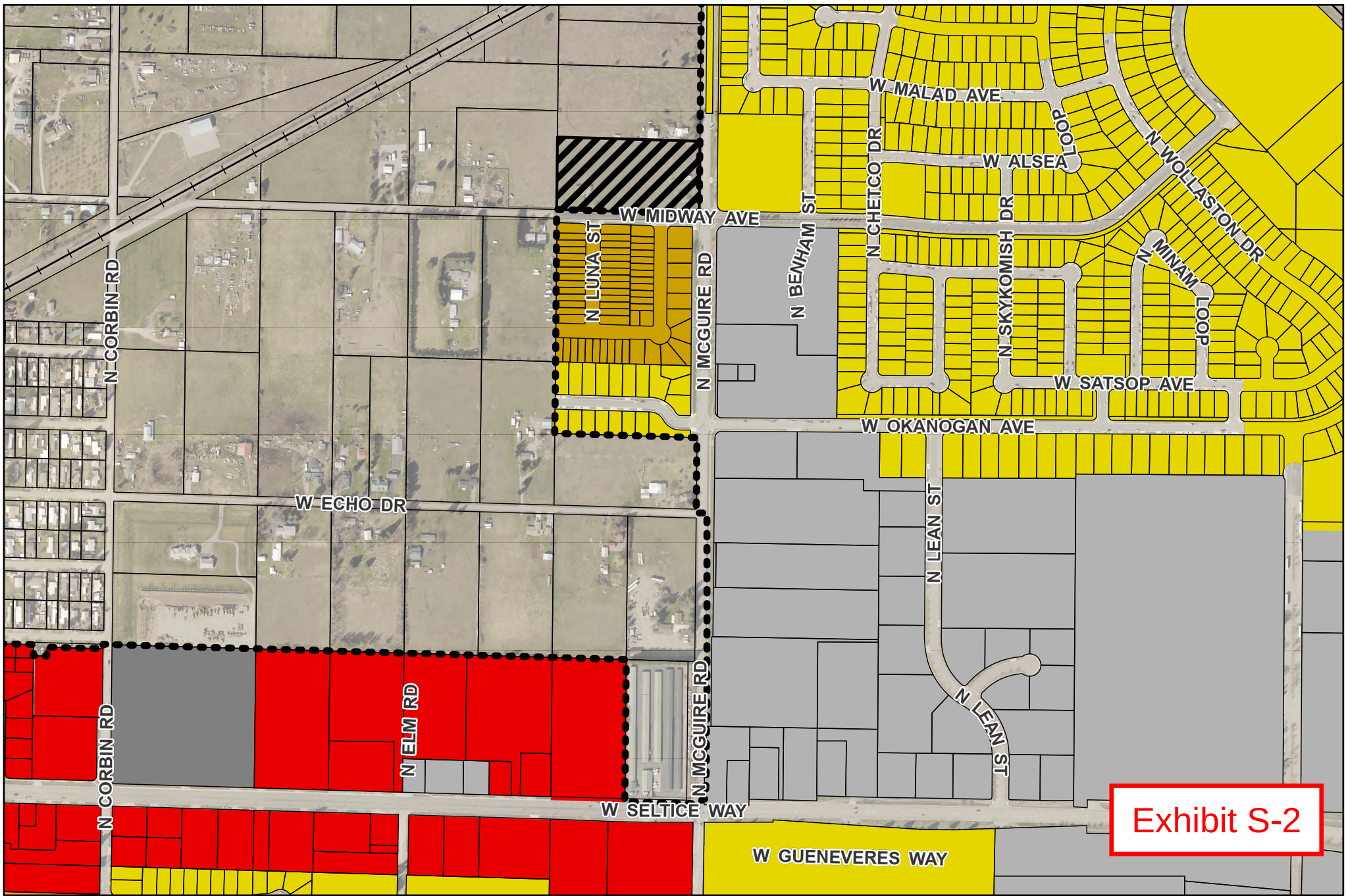


Post Falls City
Boundary

Tax Parcels

Subject Site





Zoning Map
Painted Rock
ANNEXATION
ANNX-25-3



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

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



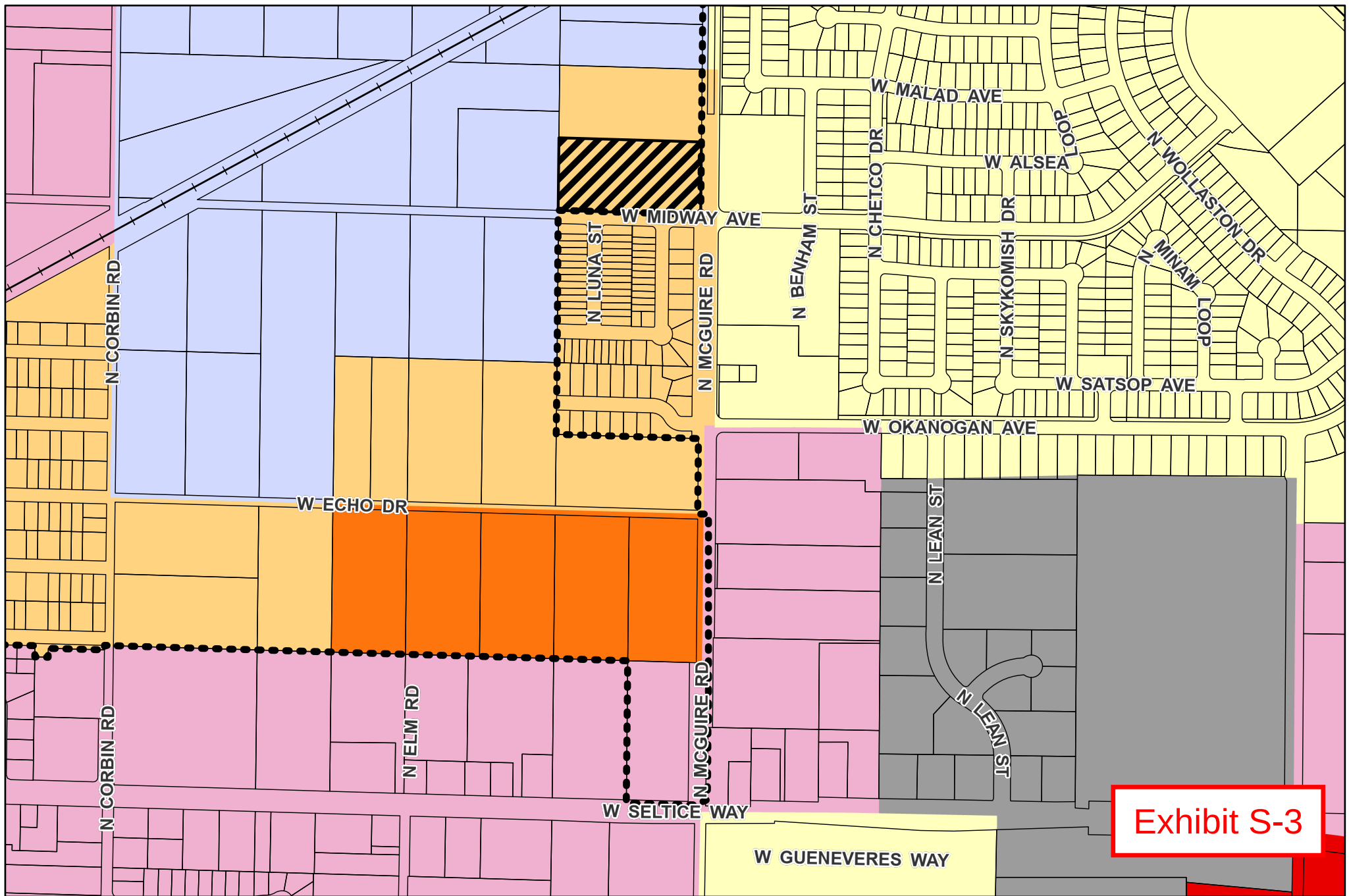


Exhibit S-3

Future Land Use
Painted Rock
ANNEXATION
ANNEX-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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

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

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

5:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

Present - Carey, Walton, Steffensen, Schlotthauer, Schreiber, Wilhelm

Excused - Kimball

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

A joint workshop between the City Council and the Planning & Zoning Commission is scheduled for June 17, 2025, at 5:00 PM on the second floor of City Hall. This public meeting will serve as the official kickoff for the Comprehensive Plan Update and is open to all community members.

In staff updates, it was noted that the Planning Department has experienced some turnover. While the departure of previous staff is acknowledged, the City has welcomed new team members who bring strong qualifications and enthusiasm to their roles.

Andrew Millar, who holds a Bachelor's Degree in Geography from Marshall University, has been with the City for about two months. He expressed excitement about joining the team and has a strong interest in Planning and Geographic Information Systems (GIS).

Justin Sauder also joined the Planning team as an Associate Planner. He earned his degree in City and Regional Planning from Cal Poly and brings seven years of experience from his roles in Palmdale and Santa Clarita, California. Mr. Sauder moved to Idaho in early 2025 with his wife and two young children and shared that his proactive outreach to city staff during a January visit helped initiate his transition into the new role. He conveyed enthusiasm about contributing to the City's planning efforts.

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 2025-05-13

Motion by Commissioner Walton to approve the consent calendar as presented.

Second by Commissioner Schreiber

Vote:

Carey - Yes, Walton - Yes, Steffensen - Yes, Schreiber - Yes, Wilhelm - Yes

Moved

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. Harvest Meadows PUD & Subdivision File Nos PUD-25-4 & SUBD-25-1

Opened: 5:36 PM

Staff Report: Jon Manley, Planning Manager for the City of Post Falls, presented the Harvest Meadows Planned Unit Development (PUD-25-1) and Subdivision (SUBD-24-4) applications, submitted by Merle Van Houten on behalf of Blackwell Home Development. Manley explained that the PUD and subdivision requests would be reviewed concurrently. The proposal involves approximately 11.22 acres of land recently zoned R2, with a proposed maximum density of 8 dwelling units per acre. The subdivision portion of the request includes 92 single-family residential lots—a slight increase from the 85 lots conceptually shown during annexation, which the commission had then referred to as "R2 Light". Based on the approximate gross acreage of 11.57 acres, the proposed density of 7.56 dwelling units per acre remains compliant with zoning conditions imposed at the annexation. The site is located between Guy Road and Spokane Street, just west of the North Brookie Drive and Spokane Street intersection. The area is identified as transitional in land use, with some prior large-lot single-family homes and visible site preparation underway, indicating a shift toward more intensive development. The site lies over the Rathdrum Prairie Aquifer, with water service being provided by the East Green Acres Irrigation District and sanitary sewer by the City of Post Falls. Surrounding zoning primarily consists of R1 single-family residential homes, present on the north, south, and east sides of the project site. With agricultural and county land to the west. A golf course and smaller residential lots front Spokane Street to the east. The subdivision criteria were reviewed. East Greenacres Water District has issued a will-serve letter, and the City of Post Falls will provide sewer service. The proposed street layout complies with the City's transportation element of the Comprehensive Plan. No topographic or environmental hazards have been identified on-site. The site is zoned R2, and the proposed single-family detached residential would be consistent with the submitted PUD and Annexation Agreement. Design deviations are proposed which are typically under a standard R2 designation, but are allowable through PUD approval. Impact and sewer cap fees at the time of building permit issuance will offset impacts on parks, streets, emergency services, and public infrastructure.

Agency Comments:

- Post Falls School District: Neutral
- Kootenai County Fire & Rescue: Coordination deferred to construction plan stage
- Idaho Department of Environmental Quality: No environmental concerns
- Idaho Transportation Department: Neutral
- Gas Pipeline Provider: No conflict
- Highway District: No comment

Commission Discussion:

Wilhelm questioned the return of the project after a prior R2 zoning recommendation had been made. Staff clarified that developers commonly seek zoning entitlements before investing in detailed subdivision design. The prior plan proposed 85 lots; the current plan includes 92. The road layout remains largely unchanged. The R2 designation with a density cap of 8 dwelling units per acre was approved by City Council and included in the annexation agreement.

Schlotthauer raised questions about the trade-offs permitted under the PUD. Staff explained that the primary benefit is the flexibility to allow smaller lots in exchange for open space and community amenities. The PUD tool enables greater housing diversity and may support affordability goals, as indicated in the City's housing

needs analysis. In this case, 1.32 acres of open space is being provided alongside 35-foot-wide lots. The proposal remains compliant with the overall density limitation.

Applicant: Merle Van Houten, Van Houten Consulting & Design LLC, representing Blackwell Homes, presented the Harvest Meadows subdivision and Planned Unit Development (PUD) proposal for an 11.57-acre R2 single-family development in Post Falls. He emphasized that the project aligns with the city's Comprehensive Plan and housing affordability goals. The intent is to create detached single-family homes, affordable to local residents, without resorting to rental development. Van Houten highlighted that the plan focuses on "scaled housing", offering modestly sized homes that are larger than cottage-style but remain affordable. The subdivision includes 92 lots using a PUD to allow smaller lot sizes (down to 2,649 sq. ft. from 4,000 sq. ft.) while still capping density at 8 units per acre, per annexation agreement terms. He emphasized community compatibility by maintaining R2 setbacks, enhancing green space buffers, and improving key roadways. The design includes front-loaded and alley-loaded access with 122 on-street parking spaces and three open space tracts, including a trail connection along Spokane Street and recreation space for children. He explained the three-phase development plan, detailing how each will proceed with road extensions, open space implementation, and utilities. He also pointed out aesthetic transitions from adjacent R1 neighborhoods and clarified minor PUD deviations, such as a few adjusted setbacks and reduced right-of-way widths. In closing, he reiterated that the proposal conforms to zoning and PUD criteria and delivers enhanced community design. He concluded by opening the floor for questions from the commission.

Carey: Regarding the lower road with parking on one side, is it a private road?

Van Houten: Yes, Aryshire Lane is a private road.

Carey: How does snow plowing work for private roads versus public roads?

Manley: The city plows public roads only. Private roads are maintained and plowed by the HOA. There are existing cases in Post Falls with mixed public and private streets, coordinated through CC&Rs.

Carey: Does this arrangement cause issues with timing between city and HOA plowing?

Manley: Sometimes plowing occurs at different times, but CC&Rs clarify maintenance responsibilities.

Carey: Are the designated snow storage areas for private plowing?

Van Houten: Yes, two designated areas at the ends of private streets are intended for snow storage and storm water management.

Steffensen: What determines the transition from Phase One to Phase Two?

Van Houten: Ideally, phases progress consecutively, but economic conditions and market demand are key factors. Interest in nearby subdivisions is encouraging.

Steffensen: Are there any structures planned in the green spaces?

Van Houten: No structures like pavilions or splash pads; the design includes trails, vegetation, benches, and play fields to keep HOA costs low.

Schreiber: Is parking provided according to requirements?

Manley: Yes, each residence has two parking spaces via one-car garages plus driveways sized 12 by 20 feet.

Manley: What are the closest public parks? The closest parks are Crown Point Park and White Pines Park, with additional open spaces such as Prairie Meadows nearby.

Manley: Proposed Condition: Completion of the second park/green space is required prior to starting Phase Three to avoid issues seen in previous projects where phases were combined before amenities were finished.

Van Houten: Acknowledged and will address the proposal during rebuttal.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Molly Lorenzo, Post Falls, ID. Ms. Lorenzo expressed concerns about the proposed development. She questioned the project's characterization as having "no environmental impact," pointing out that the land was formerly agricultural and that converting it to residential use represents a significant environmental change. Ms. Lorenzo also raised concerns about utility costs, noting a \$30 increase in her personal water bill over the past decade. She inquired whether the proposed homes would be connected to City of Post Falls utilities or the Green Acres system. Lastly, Ms. Lorenzo asked about the timing of construction activities, specifically requesting that work not be scheduled during typical sleeping hours to minimize disruption to existing residents. Staff noted that construction timing would be subject to city regulations and any applicable

conditions of
approval.

Manley responded that the Idaho Department of Environmental Quality (DEQ) had reviewed the project and reported "no environmental concerns." He clarified that this determination reflects the agency's regulatory perspective and does not negate the possibility of perceived impacts from nearby residents.

William Guy, Post Falls, ID: Mr. Guy expressed strong opposition to the proposed modifications to the Harvest Meadows subdivision. He noted that the original zoning was R1, and nearby homeowners expected similar development. He criticized the shift to smaller lots and narrower streets, stating the project is incompatible with the surrounding neighborhood and diminishes residents' privacy. He also questioned the affordability of the proposed homes, disputing claims that they qualify as low-income housing. Guy voiced concerns about traffic, parking, and future maintenance, warning the development could deteriorate over time. He urged the commission to deny the request.

Deborah Thomas, Post Falls, ID: Ms. Thomas expressed concern over the proposed Harvest Meadows PUD, citing increased density, smaller lot sizes, and incompatibility with surrounding neighborhoods. She objected to the significant reduction from the originally approved minimum lot size of 4,000 sq. ft. to 2,649 sq. ft., noting that 81 of 92 proposed lots fall below the 4,000 sq. ft. threshold. She requested conditions limiting the number of homes on the Elfers portion to 40, enforcing two-story height limits, restricting rentals, and ensuring more accurate plat information. She also requested a 10-foot setback for Lot 88, adjacent to her property, which the developer agreed to, along with the removal of a large cottonwood tree near her fence. Thomas offered to donate a replacement tree to be planted in the new development's swale area.

Kristen Nelson, Post Falls, ID: Ms. Nelson expressed concern over the shift from low to medium density, stating that it would negatively impact her property and the character of the neighborhood. She objected to the small lot and home sizes, lack of yard space, and potential safety issues from children playing in crowded streets with limited parking. Nelson raised specific concerns about overflow parking spilling onto Tennessee Avenue and compared the proposed layout unfavorably to nearby alley-access subdivisions. She expressed strong opposition to the inclusion of what she characterized as low-income housing and stated the development may cause her to leave Post Falls.

Rebuttal

Van Houten provided clarifications regarding the project. He acknowledged the validity of neighbors' concerns while emphasizing the goal of providing affordable, cottage-style single-family homes for those priced out of the local market. Van Houten confirmed that construction hours would be limited to 7:00 a.m. to 5:00 p.m. to minimize disruption. Water service will be supplied by East Greenacres, with sewer provided by the City of Post Falls, both of which have been reviewed and found sufficient. He clarified the zoning history, noting that the subject property was previously under county zoning and received its R2 zoning only upon annexation to the City. Thus, it was not a change from R1 as some had suggested. The applicant explained that the development now represents a unified Planned Unit Development (PUD) encompassing three parcels, originally proposed separately by different applicants. This consolidation allows for a cohesive site plan and compliance with city code. Addressing specific concerns, Van Houten confirmed agreement to increase the side yard setback on Lot 88 from five feet to ten feet, as requested by an adjacent property owner, and agreed to the removal of a large cottonwood tree impacting the site, with these commitments reflected in the revised plans and subject to conditions of approval. Regarding parking concerns, the applicant highlighted that the project provides more on-street parking spaces than typical subdivisions, prohibits parking in alleys, and has incorporated a trail spur to accommodate residents and guests accessing alley-facing homes. Finally, Van Houten agreed to an additional staff-proposed condition that requires completion of the second phase green space prior to commencing Phase 3 construction, citing lessons learned from prior developments. Van Houten concluded by reiterating the intent to create a compatible, attractive, and affordable single-family residential community that balances the needs of future residents and existing neighbors.

Public Hearing Closed: 6:50 PM.

PUD Review Criteria:

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

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

Based on testimony, the Commissioners confirmed that East Greenacres Irrigation District will provide public water service to the development. No concerns were raised regarding capacity or adequacy of supply.

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

Gabbert: Noted that the City of Post Falls has issued a "will serve" letter for wastewater service, confirming that the City can accommodate the sewer flows as proposed.

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

Commissioners noted no concerns related to utility access. Commissioner Schreiber stated there were no questions raised regarding easements for electricity or gas. Commissioner Gabbert referenced testimony indicating that utility easements are shown on Exhibit A3 along both public and private roads.

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

Commissioners deliberated extensively on whether the Harvest Meadows Planned Unit Development (PUD) provides sufficient parking for the proposed density and layout. While staff confirmed that the plan meets the Post Falls code for both on-street and off-street parking, several commissioners expressed concern about practical functionality:

Steffensen: questioned whether one-car garages and 20-foot driveways would accommodate modern vehicles and multi-car households, citing similar problems in existing neighborhoods.

Wilhelm and Schreiber: Echoed concerns, noting issues with large trucks overhanging into walkways or roads and the difficulty of snow removal in narrow streets.

Schlotthauer: He highlighted the trade-off between tighter roadways and the desire for open space but acknowledged it as a challenging compromise.

Gabbert: Emphasized the importance of considering community functionality beyond code compliance.

Robert Palus, City Engineer: Mr. Palus clarified that the road widths (28 feet for parking on one side, 32 feet for both sides) conform to city standards, even if the overall right-of-way is narrower.

Conclusion: There was consensus that while the development meets minimum parking standards, the real-world implications, particularly with street width, vehicle size, and increased density, could lead to congestion and accessibility issues. Concerns were formally noted for the record.

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

a. Providing for the continuation of arterial and collector streets meeting city standards for volume in a manner consistent with the city's adopted master transportation plan.

Carey: Acknowledged that the applicant has addressed street connectivity for managing immediate traffic needs

Schreiber: Stated there were no concerns with connections to Spokane Street or Guy Road, noting that these align with city requirements.

Commissioners viewed right-of-way dedications along Spokane Street positively and see it as improving overall network continuity.

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

Commissioners generally viewed the connections as adequate.

Schreiber: Raised concerns about cars in short driveways potentially blocking sidewalks.

3. The proposed PUD provides enhanced community design by:

Schreiber: clarified that while neighbors expressed concern about increased density, the property is zoned R2, which permits significantly more homes than proposed. He explained that the PUD limits the project to 92 units—fewer than the 122 units that standard zoning would allow—offering a trade-off: less density in exchange for more open space. He framed the proposal as a compromise between allowable density and community benefit.

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

The Commission found no significant scenic, natural, or historical features on the site. While a six-foot fence along the adjacent rail corridor was mentioned, there was no formal recognition or consensus that the corridor itself holds historical significance.

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

Schreiber: He acknowledged concerns about higher-density housing near existing low-density (R1) neighborhoods but emphasized that the site is zoned R2, which permits greater density. Without the PUD, the developer could build up to 122 homes under standard R2 zoning, but the current proposal limits it to 92 units and includes open space, making it a balanced trade-off between density and community benefits.

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

Commissioners evaluated how well the proposed Harvest Meadows development blends with surrounding neighborhoods.

Steffensen: Pointed out the surrounding area is zoned R1, this project falls under R2, and questioned whether the development type is appropriate.

Gabbert: Noted some efforts to position the denser units toward the interior of the site, away from neighboring R1 homes.

Schlotthauer acknowledged the applicant had made a clear effort to design a transition that respects the existing neighborhood context.

Schreiber raised questions about building height limits, but staff confirmed that both R1 and R2 zones allow up to 35 feet with no additional setback required above 25 feet.

d. Providing at least ten percent (10%) of the gross land area for open space that meets the recreational needs of the users of the development and provides for a variety of recreational uses;

Commissioners agreed the proposed PUD meets and exceeds the city's requirement to dedicate at least 10% of the gross land area to open space.

Walton: noted that the project includes approximately 11.7% open space, which is above the minimum threshold.

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

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

The commissioners discussed the phasing of the development, agreeing that the third phase should not begin until all open spaces are completed and dedicated. This condition was supported by the commissioners and agreed to by the applicant to ensure proper development and maintenance of open areas.

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

The commissioners noted that the fire department will review the development plans, and any concerns regarding access, such as roads, turnarounds, and dead ends, will be addressed before final approval. The fire department's sign-off is required prior to project finalization.

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

The commissioners discussed the requirement for a homeowners association (HOA) to maintain private common areas in the development. While the city mandates the HOA's formation and maintenance responsibilities through CC&Rs, it does not manage the HOA or enforce funding mechanisms like capital reserves. Concerns were raised about the risk to homeowners if adequate reserves are not set aside, but it was acknowledged that this is standard for HOAs and beyond the city's control.

Subdivision Review Criteria:

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

The commissioners confirmed that an adequate water supply is proposed through East Greenacres Irrigation District.

2. Adequate provisions have been made for a public sewage system and that the existing municipal

system can accommodate the proposed sewer flows.

The commissioners confirmed that the City of Post Falls can provide adequate sewage services for the development.

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

The commissioners reviewed the proposed street layout, confirming it aligns with the city's transportation plan. They noted that private streets are allowed even without a PUD, so the PUD status does not affect this aspect. The design supports connectivity and meets city standards.

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

The commissioners confirmed none were identified in the staff report.

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

Gabbert stated that the single-family detached homes proposed are compliant with regulations and would be subject to PUD approval, indicating the development meets required standards aside from the PUD considerations.

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.

The commissioners confirmed that impact fees are standard charges collected at the time of development or when individual building permits are issued. These fees help offset the costs associated with the development's impact on public infrastructure or services.

Motion by Commissioner Carey to move to approve Harvest Meadows PUD file number PUD-25-1 finding that it meets the approved criteria and Post Fall's Municipal Code 18.20.080 as outlined in our deliberation subject to conditions 1 through 12 contained in the staff report and adding condition 13 that both common areas be completed before the start of phase three of the development and direct the staff to prepare a written reason decision

Second by Commissioner Walton

Vote:

Carey - Yes, Walton - Yes, Steffensen - No, Schlotthauer - Yes, Schreiber - No, Wilhelm - No

PUD Denied

b. Painted Rock Annexation File No ANN-25-3

Opened: 7:29 PM.

Staff report Jon Manley, Planning Manager for the City of Post Falls, presented the application on behalf of Ryno Land, LLC, represented by Ray Kimble of Whipple Consulting Engineers. The request was for a recommendation to City Council to apply R2 (Medium Density Residential) zoning to approximately 4.67 acres as part of an annexation proposal. The Planning and Zoning Commission was not voting on the annexation itself, only on the zoning recommendation. The subject property is located at the northwest corner of Midway Avenue and McGuire Road. It is currently a large-lot single-family residence situated over the Rathdrum Prairie Aquifer. Wastewater services would be provided by the City of Post Falls, which has available capacity. Water service would come from East Greenacres Irrigation District. Any existing septic systems will be removed as part of the development process. Additional rights-of-way and easements will be required for Midway and McGuire as part of annexation. It was noted that McGuire Road is scheduled for a closure at its northern end in the near future. The surrounding zoning includes R2 townhome products to the south, R1 zoning to the east, and a mix of commercial, industrial, and transitional zones nearby. The proposal is consistent with the City's Comprehensive Plan and lies within the West Prairie Focus Area. This area emphasizes walkability, pedestrian connectivity, diverse housing types, and transportation network improvements. The annexation would complete all four corners of the Midway/McGuire intersection within city limits, supporting connectivity and pedestrian

access in all directions. The medium-density proposal fits within the city's vision of transitioning from higher-intensity commercial and industrial uses along Seltice Way to residential neighborhoods. Residential development can support corridor revitalization, and the proposed zoning can help meet city goals related to housing diversity. Agency comments received showed no objections. The proposed R2 zoning does not create a demonstrable adverse impact on service delivery. A previous annexation near this area at Poleline and McGuire for R1 zoning was noted as having been denied by City Council. The Midway corridor is envisioned as an east-west connector that may eventually extend to Corbin Road, helping to ease traffic loads on McGuire. The R2 zoning request aligns with the comprehensive plan and the city's long-term planning goals.

Applicant: Ray Kimble, Whipple Consulting Engineers, representing the owner, Ryno Land, LLC, for the Painted Rock Annexation. The project site covers about 4.67 acres, and we're requesting the R2 zoning designation, which aligns with the City's Comprehensive Plan designation of Medium Density Residential. This zone allows for 50-foot-wide lots, which fits well with the type of single-family homes typical in Post Falls, which are generally 40-foot-wide houses on these lots. This lot size allows for more efficient use of land compared to R1 zoning, which requires 60-foot-wide lots, and helps reduce overall development costs without compromising product quality. The property is essentially a county "peninsula" surrounded by city limits, making it an ideal candidate for infill annexation. It meets the key criteria for redevelopment—appropriate size, shape, available city utilities, and is currently on the market. Annexing and developing this parcel helps reduce isolated county islands and supports the city's growth management objectives. One important aspect I want to highlight is the transportation benefit. McGuire Road, which fronts this property, is designated as a minor arterial and has the potential for a future interchange as part of the city's long-term transportation plan. The development will include right-of-way dedication and frontage improvements valued at roughly \$355,000 in today's dollars, which the city would otherwise need to fund in the future. This developer-funded infrastructure advances the city's transportation goals without tapping into taxpayer resources. We have received no negative agency feedback, and there are no anticipated adverse impacts on public services. Overall, the proposal supports the city's goals for housing diversity, infill development, and infrastructure planning.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Public Hearing Closed: 7:50 PM.

Review Criteria:

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

The commissioners agreed that the proposed Medium Density Residential R2 zoning district is an appropriate implementing zone for this land use designation, consistent with the intent and focus of the adopted Comprehensive Plan.

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

The commissioners agreed that the proposed zoning supports Policy 15 of the Comprehensive Plan, which calls for diverse housing options that meet a range of needs in terms of size, type, and affordability. R2 zoning allows for housing that is more attainable than larger-lot single-family homes found in lower-density districts.

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

The commissioners agreed that there was no evidence in the record of any demonstrable adverse impact on the delivery of public services associated with the proposed zoning. No negative comments were received from utility or service providers. Staff identified the preservation of future transportation corridor options as a beneficial consideration for long-term planning.

Motion by Commissioner Schreiber moves to recommend approval of the Painted Rock Annexation File No ANN-25-3 finding that the requested R2 zoning meets the approval criteria in the Post Falls Municipal Code as outlined in our deliberation and direct staff to prepare a zoning recommendation to be provided to City Council.

Second by Commissioner Schlotthauer

Vote:

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

Moved

- c. Text Amendment PFMC Title 18.24.020F File No TA-25-1

Opened: 7:55 PM.

Staff report: Jon Manley, Planning Manager for the City of Post Falls. The Post Falls Planning Division proposed a text amendment to Title 18 of the municipal code to clarify when frontage improvements and right-of-way dedications are required during development. The amendment is aimed at supporting infill and small-scale residential development by eliminating the need for frontage improvements in specific scenarios, such as when constructing residential accessory structures or small-scale infill (cottages or tiny homes), provided the lot is not in a SmartCode zone and does not front a collector or arterial roadway. The change replaces an existing section (Section F) in its entirety and removes the need for individual waiver requests to City Council. The goal is to make housing investment more attainable while maintaining consistency with city infrastructure and planning standards. The Planning and Zoning Commission voted unanimously to forward the amendment to City Council with a recommendation for approval following a public hearing and staff presentation.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Public Hearing Closed: 8:08 PM.

Motion by Commissioner Carey recommend that TA-25-1 be forwarded to City Council with our recommendation to approve.

Second by Commissioner Schreiber

Vote:

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

Moved

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

None

7. ADJOURNMENT

8:10 PM

Date: 7/8/25

Chair: 

Attest: Nancy Thunwaite

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

**Painted Rock Annexation
File No. ANNX-25-3
Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: Ray Kimble, Whipple Consulting Engineers o/b/o Ryno Land, LLC
LOCATION: The property is located at the northwest corner of Midway Avenue and McGuire Road.
REQUEST: Zoning recommendation of Medium Density Residential (R2) on approximately 4.67-acres.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Owners Authorization
5. S-1 Vicinity Map
6. S-2 Zoning Map
7. S-3 Future Land Use Map
8. PA-1 PFSD Comments
9. PA-2 KCFR Comments
10. PA-3 DEQ Comments
11. PA-4 KCCD Comments
12. PA-5 ITD Comments
13. PA-6 PHILLIPS 66 Comments
14. PA-7 PFHD Comments
15. PC-1 VOCCA Comments
16. PZ Staff Report
17. Testimony at the June 10, 2025, Planning and Zoning Commission ("Commission") hearing including:

Planning and Zoning Commission (hereinafter "Commission") heard the request at the June 10, 2025, public hearing, and the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to supply testimony and documentation to be taken by the Commission in their application of City Code 18.20.100 when making the Commission's recommendation on zoning to the City Council.

Jon Manley, Planning Manager

Mr. Manley presented the staff report. He testified that the applicant was seeking a recommendation for an initial zoning designation of Medium Density Residential (R-2) on approximately 4.67 acres upon the annexation into the city of Post Falls. The subject property is located at the northwest corner of Midway Avenue and McGuire Road.

During the hearing, Mr. Manley provided information about the surrounding zoning includes R-2 zoned townhome products to the south, R-1 zoning to the east, and a mix of commercial, industrial, and transitional zones nearby. The area is identified as medium density residential in the Future Land Use map and R-2 zoning designation would be an implementing zone. Mr. Manley testified that the proposal is consistent with the City's Comprehensive Plan and lies within the West Prairie Focus Area. Mr. Manley stated this area emphasizes walkability, pedestrian connectivity, diverse housing types, and transportation network improvements.

Mr. Manley testified that the current land use is of a large lot single-family residence over the Rathdrum Prairie Aquifer and that the water provider is the East Greenacres Irrigation District. The City of Post Falls would be the wastewater service having both the capacity and ability to serve. Any existing septic system will be removed as part of the development process. Mr. Manley testified that additional rights-of-way and easements will be required for both Midway Avenue and McGuire Road as part of the annexation. He noted that McGuire Road is scheduled for a closure at its northern end at HWY 53 at some time in the near future.

Mr. Manley testified that the request for R-2 zoning could be supported by and in accordance with Goals 6 and 7 and Policies 15, 24, 26, 33 of the comprehensive plan, by supporting transportation infrastructure improvements and providing for diverse and attainable housing. Using maps, proximity metrics, and imagery, he explained the area's transitional planned land use pattern from commercial along Seltice Way to medium and high-density residential further north, justifying the R-2 designation as a means of buffering uses, promoting redevelopment, and improving multimodal access.

Mr. Manley concluded that annexation and zoning of the property would facilitate infrastructure enhancements, fill a gap at a key intersection already mostly within city limits, and help implement long-range planning objectives for housing and transportation in the West Prairie Focus Area.

Mr. Manley also testified that there have been no "demonstrable Adverse Impacts" identified from comments received by the noticed agencies in response to the annexation and initial zoning request. Mr. Manley stated that the annexation and zoning recommendation for R-2 is recommended and satisfies all known criteria.

Ray Kimball, Applicant

Mr. Kimball similarly testified about the property and the requested annexation and zoning recommendation for R-2 zoning designation, which aligns with the City's Comprehensive Plan designation of Medium Density Residential. Mr. Kimball explained this zone allows for 50-foot-wide lots, which fits well with the type of single-family homes typical in Post Falls. This lot size allows for more efficient use of land compared to R1 zoning, which requires 60-foot-wide lots, and helps reduce overall development costs without compromising product quality.

Mr. Kimball testified that the property is essentially a county "peninsula" surrounded by city limits, making it an ideal candidate for infill annexation as it meets the key criteria for redevelopment—appropriate size, shape, available city utilities, and is currently on the market. Mr. Kimball highlighted the transportation benefit and right of way dedication. McGuire Road, which fronts this property, is designated as a minor arterial and has the potential for a future interchange as part of the city's long-term transportation plan. The development will include right-of-way dedication and frontage improvements valued at roughly \$355,000, which the city would otherwise need to fund in the future. This developer-funded infrastructure advances the city's transportation goals without tapping into taxpayer resources. Mr. Kimball further stated that the proposal supports the city's goals for housing diversity, infill development, and infrastructure planning.

Public Testimony:

The hearing was opened for public testimony

In Favor (Not wishing to Speak): Scott Krajack

Rebuttal: None

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 criteria in City Code section 18.20.100.

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

C1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?

The applicant has requested initial zoning of Medium Density Residential (R-2) on approximately 4.67 acres upon the annexation into the city of Post Falls. The Future Land Use Map designates this area as medium density residential and inside the West Prairie Focus Area. The West Prairie's goals of encouraging mixed residential and commercial uses with higher densities near major corridors would be consistent with this designation.

The Commission finds that the proposed medium density residential (R-2) zone is in accordance with the Future Land Use Map and Focus Area, no other testimony or evidence was presented.

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

Based on the testimony provided and the staff report, the Commission finds the requested zone change to be consistent with the following goals and policies contained in the comprehensive plan:

Goals: The proposal is consistent with Goal 6 as it maintains and improves Post Falls' transportation network by including additional right of way in annexing the last corner of the intersection. It is also supported by Goal 7 in establishing land uses that support community needs by allowing for diverse housing types in the R-2 zone.

Policies: The proposal is consistent with Policy 15 by providing for the community in encouraging diverse and attainable housing.

C3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

The Commission finds that political subdivisions were notified, and the city received no adverse written comments. No evidence of a demonstrable adverse impact upon the delivery of services by any other political subdivisions as provided, and as such, the Commission finds this criterion satisfied.

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-25-3, INITIAL ZONING: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended zoning upon annexation was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Medium Density Residential (R2) zoning on approximately 4.67-acres upon successful annexation of the property.

7/8/25
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.

Exhibit S-6

DEVELOPMENT AND ANNEXATION AGREEMENT

Painted Rock Annexation

(File No. ANN-25-3)

THIS AGREEMENT is made this ____ day of _____, 20__, by and between the **City of Post Falls**, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 408 N. Spokane Street, Post Falls, ID, and **Ryno Land LLC**, a Washington limited liability company organized and existing pursuant to the laws of the State of Washington, with its principal place of business at 16309 E Marietta Ave, Spokane Valley, 99216.

WHEREAS, **Ryno Land LLC**, (hereinafter the “Owner”) owns a tract of land (hereinafter the “Property”) adjacent to the city limits of the City of Post Falls (hereinafter the “City”), which the Owner wishes to annex and develop within the City; and

WHEREAS, the legal description of the Property is attached hereto as Exhibit “A”; and

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

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

ARTICLE I: PURPOSE AND DESCRIPTION OF PROPERTY

- 1.1. Purpose: Owner enters into this Agreement in order to obtain annexation of the Property while the City seeks to obtain partial mitigation of the impacts of annexation of the Property on the City. Owner acknowledges that City has no duty to annex the Property and that the promises of Owner contained in this Agreement are an inducement for City to do so. The term “Owner” includes any successor in interest in the Property.
- 1.2. Description of the Property: The Property is generally located at 2555 W Midway Avenue and is more particularly described in Exhibit “A”.

ARTICLE II: STANDARDS

- 2.1. Construct to City Standards: Owner agrees that all improvements required by this Agreement or by City codes will be built to City standards or to the standards of any public agency providing service to the Property. Owner agrees to adhere to all City policies and procedures; including, but not limited to sanitary sewer improvements, water lines, fire hydrants, parks, flood works, storm water management, curbs, sidewalks, street trees, streetlights, pedestrian/bicycle facilities and roads. Such policies include extending utility lines in a manner acceptable to the City to make service available to adjoining lands and limitations on

gaining site access from arterial and collector roadways (including the KMPO Critical Access Corridor Policy).

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

ARTICLE III. UTILITIES AND PUBLIC SERVICES

- 3.1. Water: Owner agrees to use a public water supply system for any development of the Property and to pay all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. If water service cannot be obtained from a public water supply system that has the legal authority to provide service to the Property, the Owner may seek to obtain water service from any lawful source whether public or private beginning 90 days after the date that the Owner requested water service from each public water supply system that has legal authority to serve the Property.

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

ARTICLE IV. PUBLIC PROPERTY DEDICATIONS

- 4.1. Rights of Way and Easements: As partial consideration for this Agreement, Owner agrees to dedicate the following grants of rights of way and easements to the City at the time of execution of this Agreement:
- 4.1.1. By grant of right-of-way in a form acceptable to the City, Owner will dedicate an additional 20' of rights-of-way along Midway Avenue (measured from existing north line of Midway Avenue).
- 4.1.2. By grant of easement in a form acceptable to the City, Owner will grant a 10-foot wide easement along Midway Avenue and to include utilities, sidewalks, and storm drainage.

- 4.1.3 By grant of right-of-way in a form acceptable to the City, Owner will dedicate an additional 30' of rights-of-way along McGuire Road (measured as 110' feet from the existing eastern rights-of-way line of McGuire Road).
- 4.1.4. By grant of easement in a form acceptable to the City, Owner will grant a 15-foot wide easement along McGuire Road to include utilities, sidewalks, and storm drainage.
- 4.2. No Impact Fee for Dedication: Owner agrees that it is not entitled to any credit towards the payment of the City's then currently adopted Impact Fees as a result of its dedication of street right way and easements. As such, Owner waives, on behalf of itself and its successors in interest, any and all claims it may have against the City for not granting an Impact Fee credit relating to the dedication of rights of way and easements as provided in this article. The parties agree that this agreement is entered into in good faith by both parties and is intended to comply with Idaho Code 67-8209(4).

ARTICLE V. CONSIDERATION/FEEES

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

ARTICLE VI. MISCELLANEOUS

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

of the Property that does not comply with the requirements of this Agreement until such time as the development permit is amended to fully comply with the terms of this Agreement. Owner waives, on behalf of itself and its successors in interest, any and all claims Owner may have against the City relating to the City withholding development approvals and agrees to indemnify, defend at the City's sole option, and hold the City harmless from any and all claims from third parties relating to the City withholding development approvals as contemplated by this Section.

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

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

CITY OF POST FALLS

By: _____
Ronald G. Jacobson, Mayor

Attest: _____
Shannon Howard, City Clerk

RYNO LAND, LLC

By: _____
Ryan Olson,
Its Managing Member

ACKNOWLEDGEMENTS

STATE OF IDAHO)
 : ss
County of Kootenai)

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

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

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

(Stamp above)

OWNER/DEVELOPER

STATE OF Washington)
 :ss
County of Spokane)

This record was acknowledged before me on this 28th day of July, 2025, by Ryan Olson, as Managing Member of RYNO LAND LLC.

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



(Stamp above)

Kimberly Sue Anderson
Notary Public for the State of Washington
Residing at: Spokane Valley, WA
Commission Expires: 1/22/2025

PAINTED ROCK ANNEXATION LEGAL DESCRIPTION

THAT PORTION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The South half of Tract 63 and the South half of Tract 64, Plat 5, Greenacres Irrigation Districts, according to the plat thereof, recorded in Book B of Plats at Page 70, records of Kootenai County, Idaho;

Beginning at the East Quarter Corner of said Section 32 marked by a 2" aluminum cap marked "LS 9030" per CP&F number 2496959000, from which the Center Quarter Corner of said Section 32 marked by a 1" outside diameter pipe Per CP&F number 2188926000 bears North 88°17'17" West a distance of 2641.32 feet;

Thence along the South line of the Northeast 1/4 of said Section 32, North 88°17'17" West a distance of 660.22 feet;

Thence leaving said South line, North 00°35'21" East a distance of 20.00 feet to a #4 rebar with a yellow plastic cap marked "RLS 4182" located on the North Right of Way line of Midway Avenue and the **Point of Beginning of this legal description**;

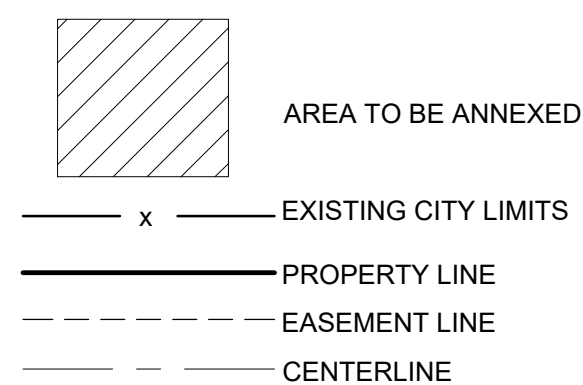
Thence leaving said North Right of Way line North 00°35'21" East a distance of 320.40 feet to found #4 rebar with a destroyed yellow plastic cap and the Northwest corner of the South half of said Tract 63;

Thence South 88°17'38" East a distance of 635.27 feet along the North line of the South half of said Tracts 63 and 64 to a found #4 rebar with a yellow plastic cap marked "LS 772" and the Northeast corner of the South half of said Tract 64;

Thence along the West Right of Way Line of McGuire Road South 00°35'52" West a distance of 320.46 feet to the intersection with the North Right of Way line of Midway Avenue;

Thence along the North Right of Way line of Midway Avenue North 88°17'17" West a distance of 635.22 feet to the **Point of Beginning of this legal description**.

RIGHT OF WAY AND EASEMENT DEDICATION
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO



Page 121 of 254



POST FALLS
SCHOOL DISTRICT #273

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

October 17, 2024

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

Dear Bob,

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

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

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

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Dena Naccarato", with a stylized, flowing script.

Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 18, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

RE: Notice to Jurisdiction Response

Nancy,

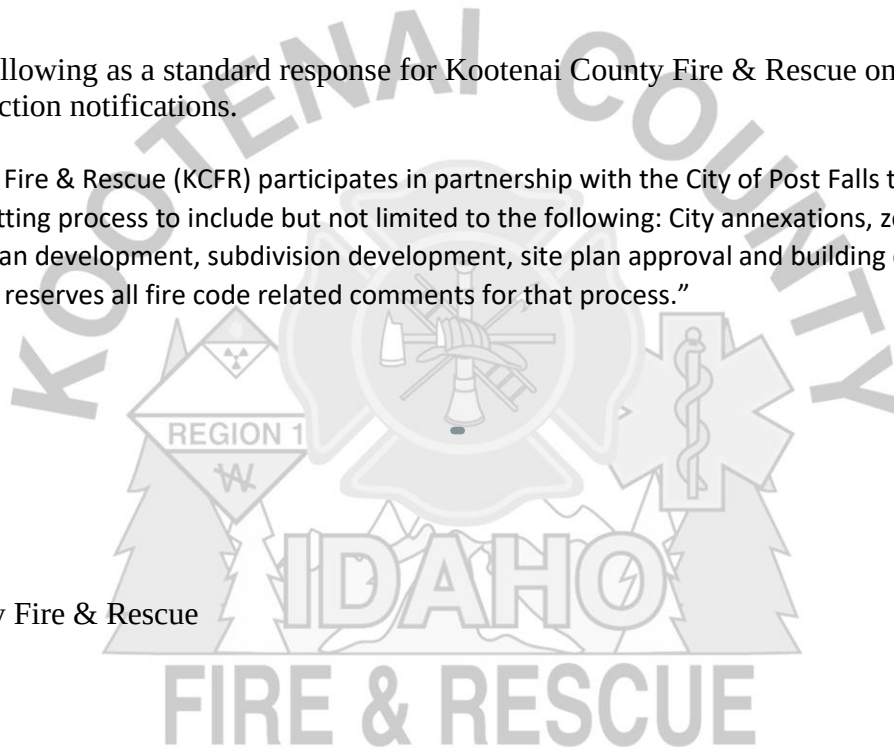
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

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

Respectfully,



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



Nancy Thurwachter

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

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

Good Afternoon,

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

Thank you,

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

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

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

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

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

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

David Callahan, AICP
Director



Kootenai County
Community Development

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

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

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

Exhibit PA-5

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

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

No Comment from the Idaho Transportation Department.

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

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

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

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

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

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

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Nancy Thurwachter

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

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.

Hello Nancy,

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

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>

Sent: Thursday, May 22, 2025 12:06 PM

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

Nancy Thurwachter

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

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The PFHD has no concerns with this annexation.

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



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

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Monday, August 4, 2025 7:33 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Painted Rock Annexation File No ANNX-25-3

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

The PFHD has no concerns with this annexation.

Kind regards,
Jonie

Jonie Anderson
Post Falls Highway District
5629 E Seltice Way
Post Falls, Idaho 83854

p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Friday, August 1, 2025 4:47 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.faver@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

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, August 7, 2025 3:01 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Painted Rock Annexation File No ANNX-25-3

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

Good Afternoon,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, August 1, 2025 4:47 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@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

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Tuesday, August 12, 2025 1:09 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Painted Rock Annexation File No ANNX-25-3
Attachments: Exhibit PH-7 NTJ_Painted Rock ANNX-25-3 (1).pdf

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

Nancy,

Phillips does not have any utilities within your attached project vicinity.
(Response 13075)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>

Sent: Friday, August 1, 2025 4:47 PM

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

Nancy Thurwachter

From: noreply@civicplus.com
Sent: Monday, August 4, 2025 7:50 AM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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

Submit Written Public Testimony

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

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

Review Criteria

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

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

Select Hearing Body	City Council
Please Provide Your Position on the Public Hearing	Opposed
Comments	This area of Post Falls is very unique due to the ability to own and raise animals, grow large gardens and crops. Changing this area would make Post Falls a less desirable place to live as that option would be gone. The small roads with no lighting in this area are not designed for more traffic. Creating small lots with cheap homes on them does not attract people to stay very long and usually they become rentals where the property is not kept up. Our neighborhood is safe, quiet and peaceful and I believe that it should stay that way. Post Falls has grown too quickly and lost some of the qualities it had. Also, the Future Land Use Map is not current due to all the changes that have happened in the past few years.

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

**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 8/19/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Nancy Thurwachter, Planning Admin
SUBJECT: Lingar Annexation (ANNX-24-11)

ITEM AND RECOMMENDED ACTION:

This agenda item is a public hearing on a request to annex approximately 4.54-acres into the City of Post Falls with a zoning request for Medium Density Residential (R2). Staff requests that the City Council evaluate the testimony and evidence submitted during the public hearing process and determine if the Council desires to annex the proposed 4.54-acres and if the adopted zone change criteria have been met for zoning designation of Medium Density Residential (R2).

DISCUSSION:

The applicant, Jo Turner of the North Idaho REI Team, is requesting the City Council annex an approximately 4.54-acre generally located 670' (.13 miles) west of the intersection of N. McGuire Road and W. Midway Avenue. The proposed annexation area is predominately single-family large lot residential within Kootenai County, except to the southeast where there is a mixed Medium Residential (R-2) zoned project that fronts N. McGuire Road. Annexation is a legislative process where the City Council determines whether annexing the property is in the best interest of the city. Determining the appropriate zone is a quasi-judicial decision, meaning that the City Council can only consider whether the adopted zone change criteria have been met based only on the evidence received during the hearing process. The adopted criteria are:

Annexation (Legislative):

1. Is annexation of the property in the best interest of the city?

Zone Change (Quasi-Judicial):

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

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

On April 8, 2025, the Planning and Zoning Commission recommended that the City Council approve the proposed zoning request for Medium Density Residential (R2).

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

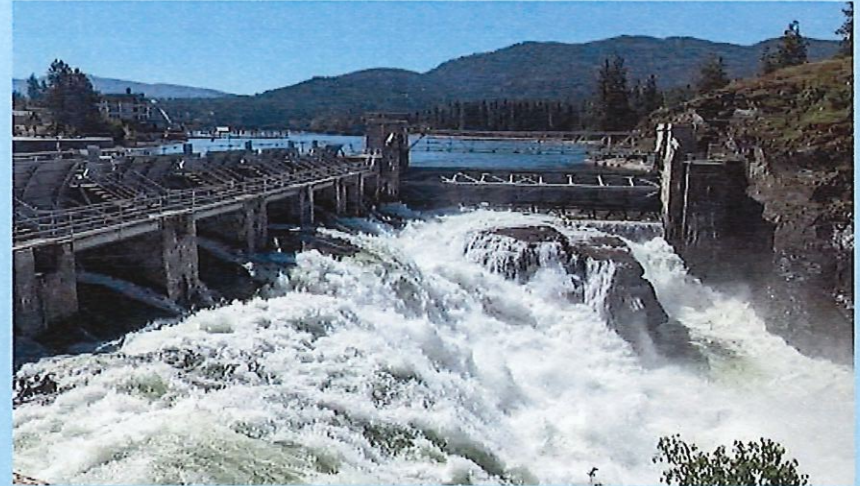
ATTACHMENTS:

1. Lingar Annexation Powerpoint
2. CC_Lingar Annexation Staff Report (ANNX-24-11)
3. Exhibit PA-9 DEQ Comments_Lingar ANNX-24-11_CC
4. Exhibit PA-10 PFHD Comments_Lingar ANNX-24-11_CC
5. Exhibit PA-11 Phillips 66 Comments_Lingar ANNX-24-11_CC
6. PC-2 Elfers Comments_Lingar ANNX-24-11
7. PC-3 Carder Comments_Lingar ANNX-24-11

Lingar Annexation

ANNX-24-11

August 19, 2025



OWNER: Mickey Lingar

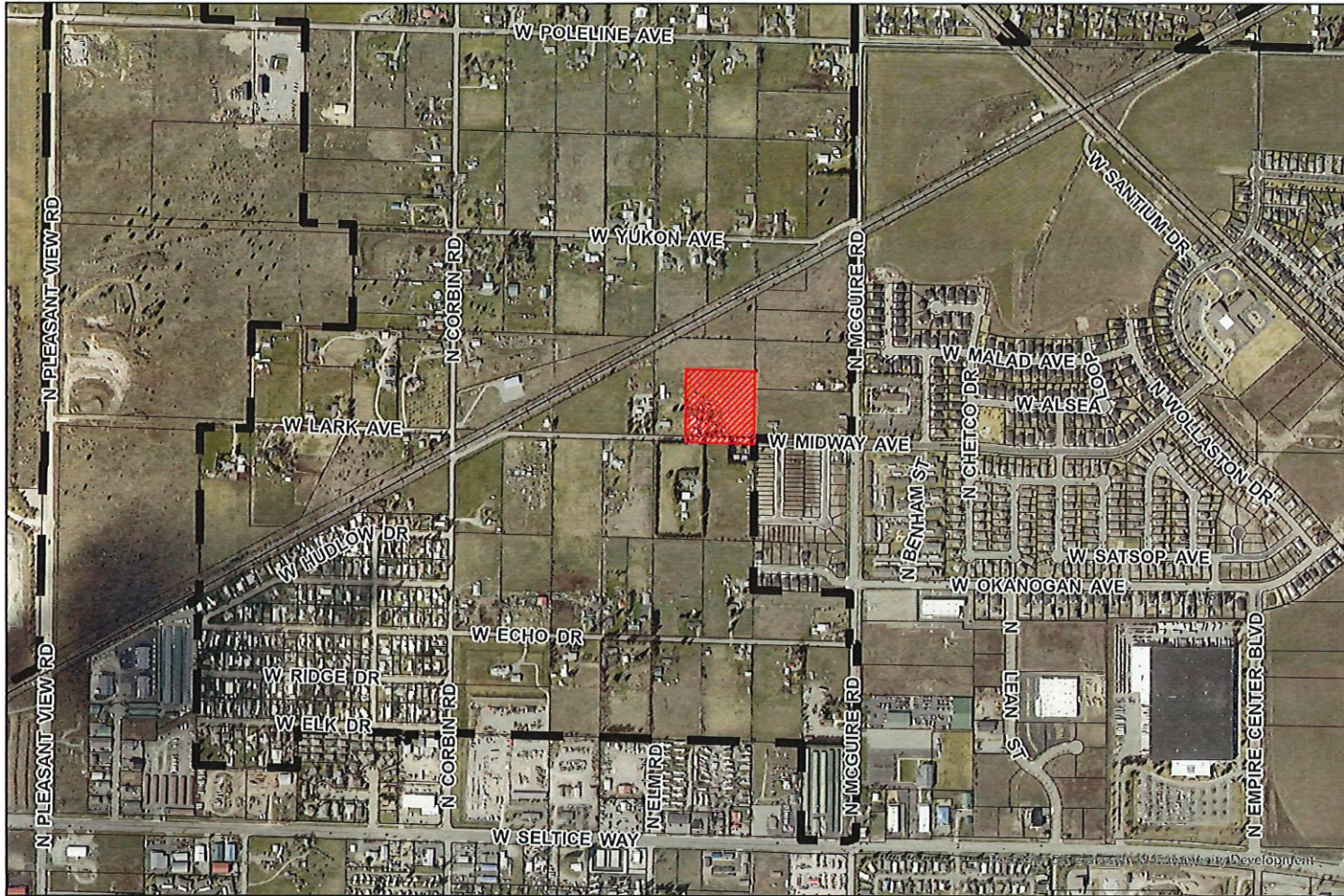
APPLICANT: Jo Turner

REQUESTED ACTIONS:

- Applicant is asking the City Council to approve the annexation request of approximately 4.54-acres for Medium Density Residential (R-2) zoning into the City of Post Falls.

Lingar Annexation





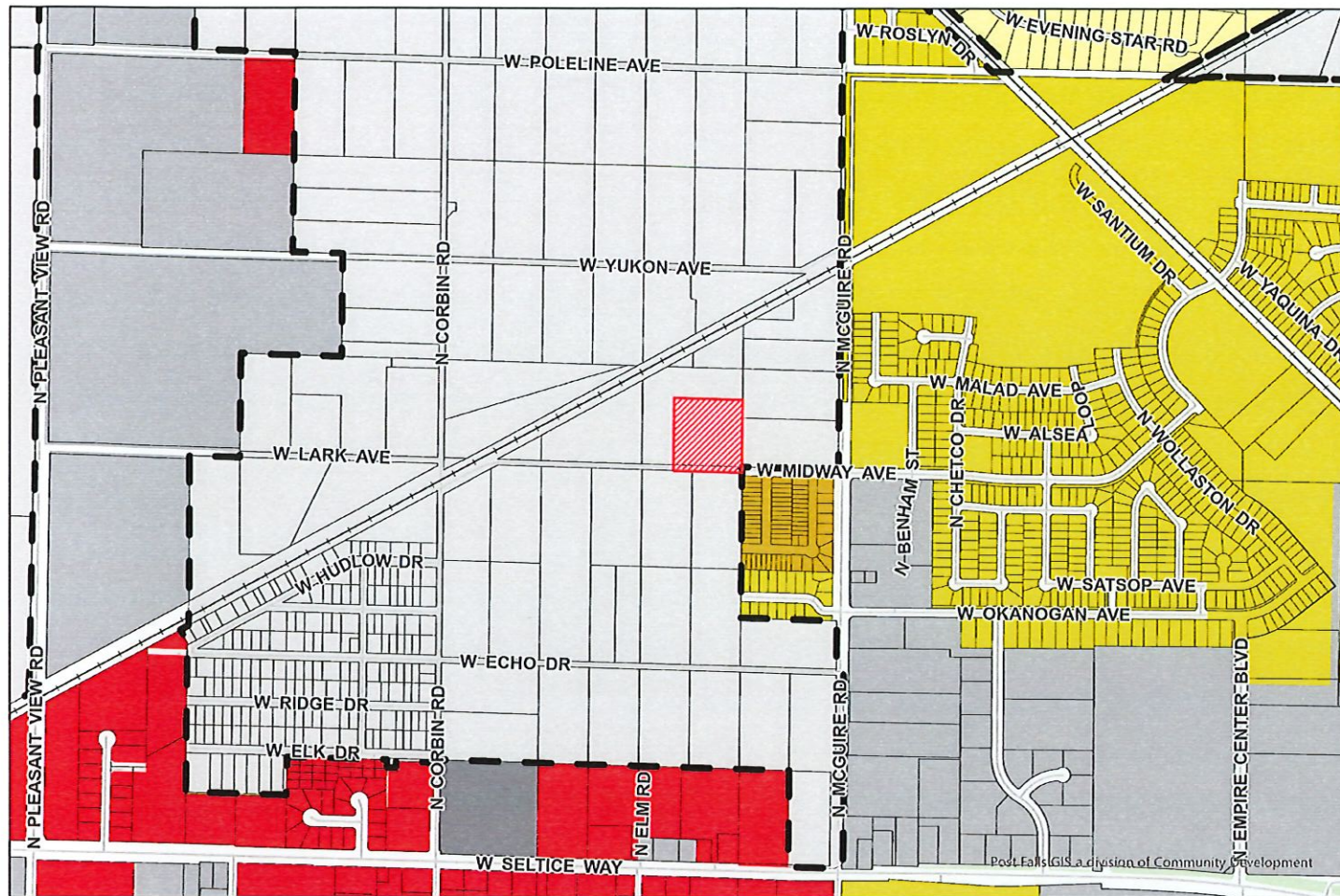
Project Location

Project Location
Lingar Annexation
ANNEX-24-11



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site





Zoning Map
Lingar Annexation
ANNEX-24-11



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCS
- HI
- I
- R-1-S
- R-1
- R-2



Surrounding Zoning



Land Use & Site

- Currently a large lot single family use
- Over the Rathdrum Prairie Aquifer

Wastewater

- City of Post Falls
- The City has the capacity to provide service and is willing to serve to the property at the requested density
- Existing septic systems will be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system at the time of development

Water

- East Greenacres Irrigation District

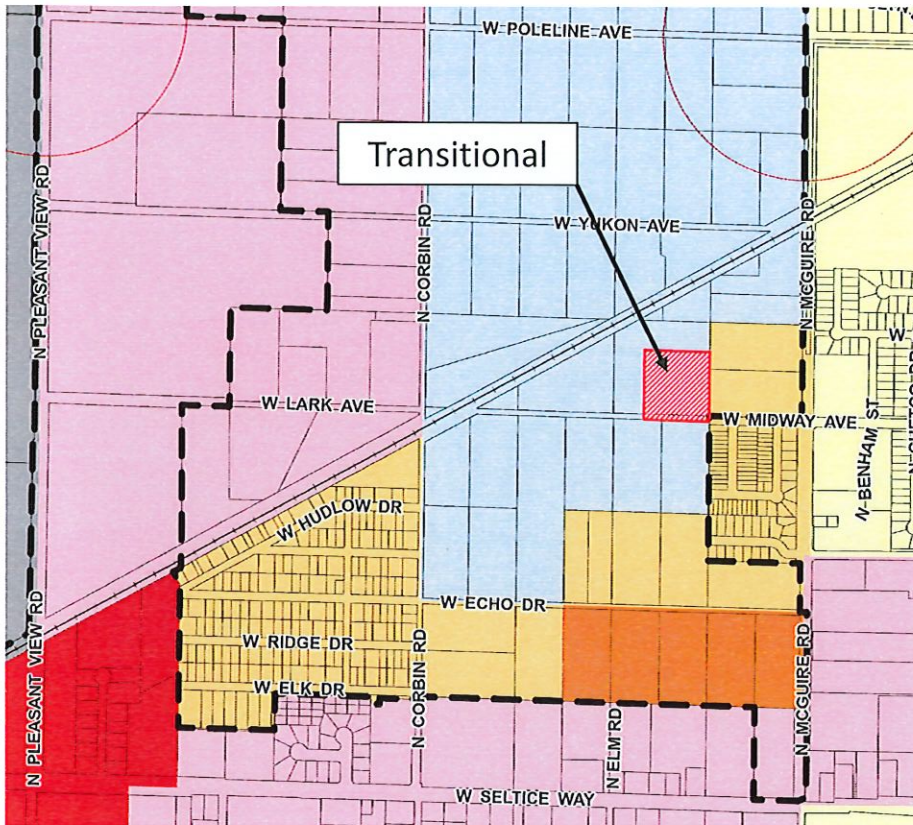
Traffic

- Midway Ave is a classified Minor Collector
- Nearby Mcguire Rd. is a Minor Arterial
- Additional rights-of-way and easement would need to be provided as part of annexation.

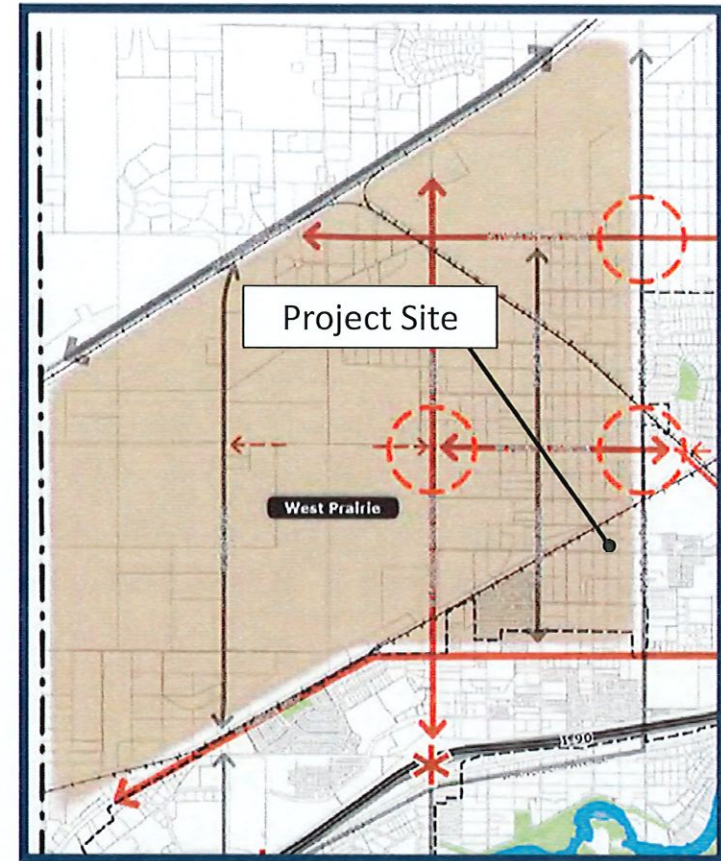
Additional Information



Future Land Use Designation

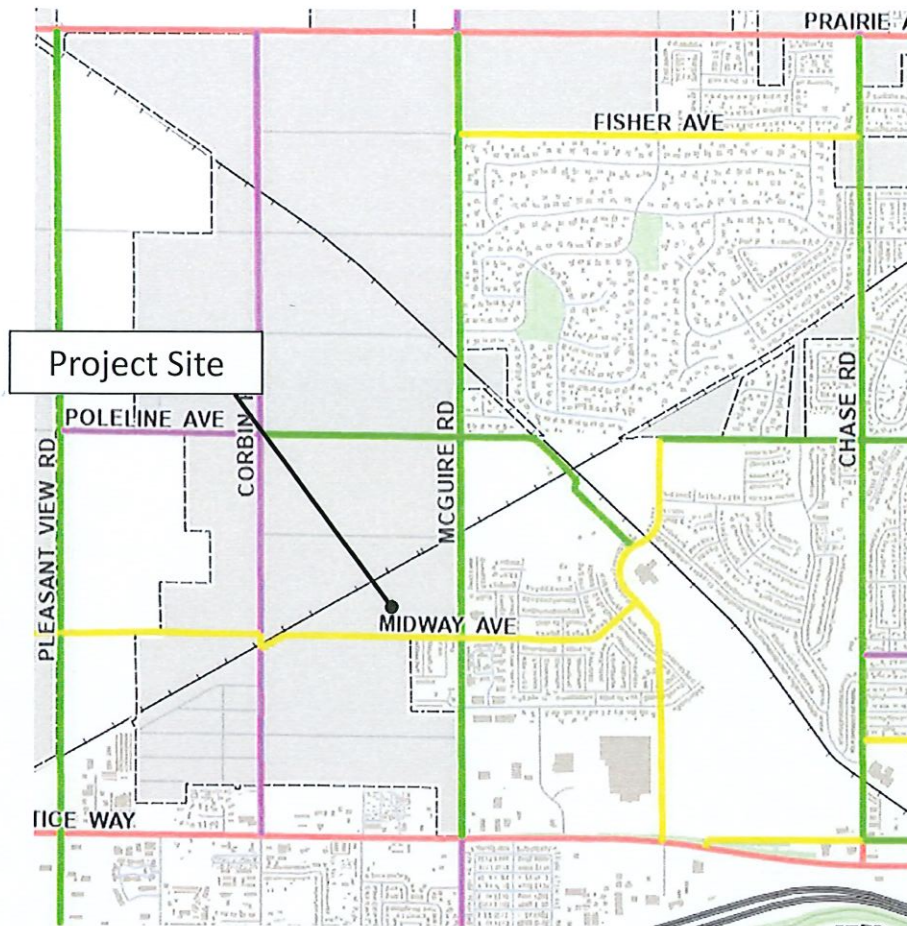


West Prairie Focus Area



Future Land Use Designation/Focus Area



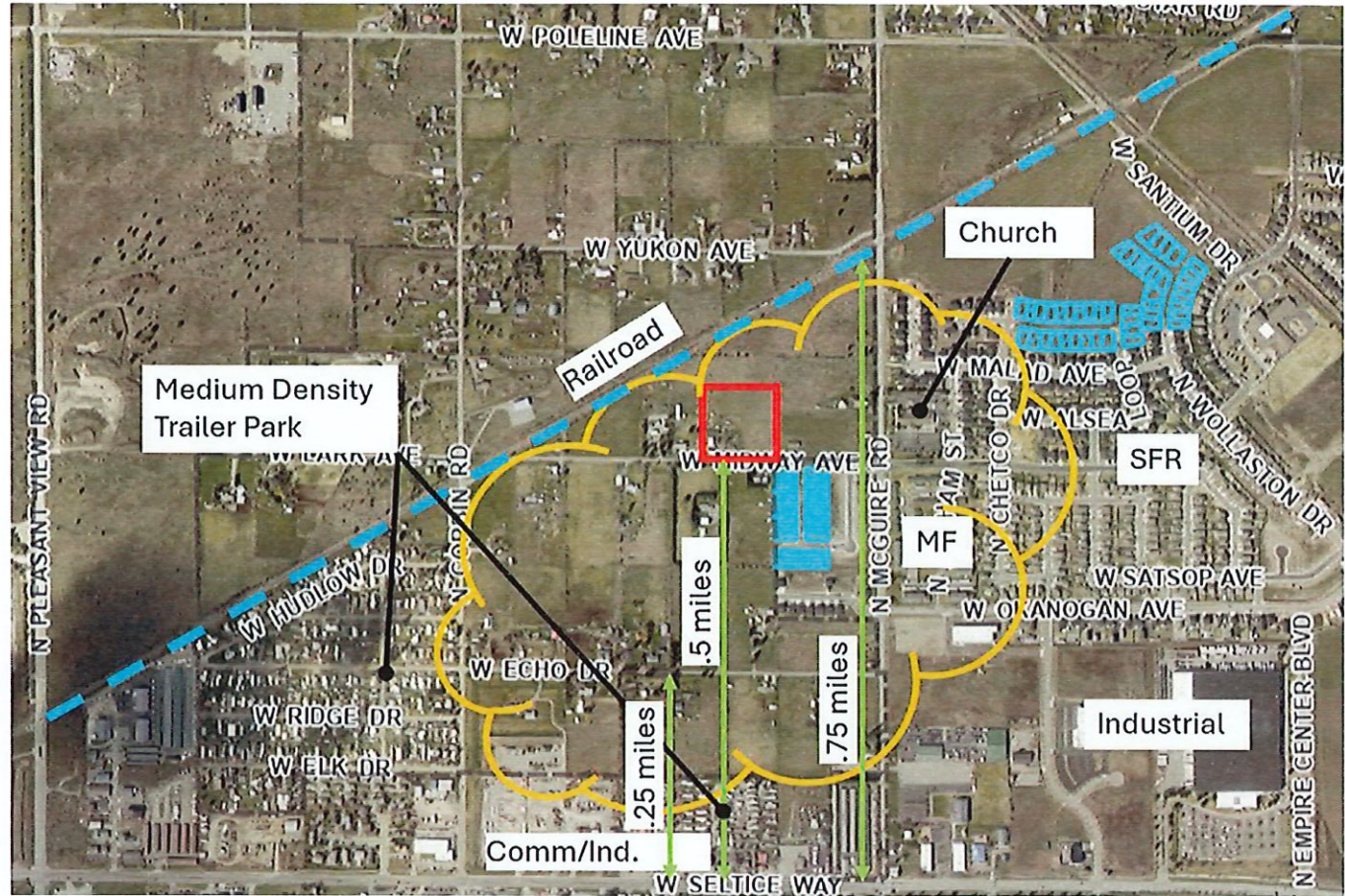
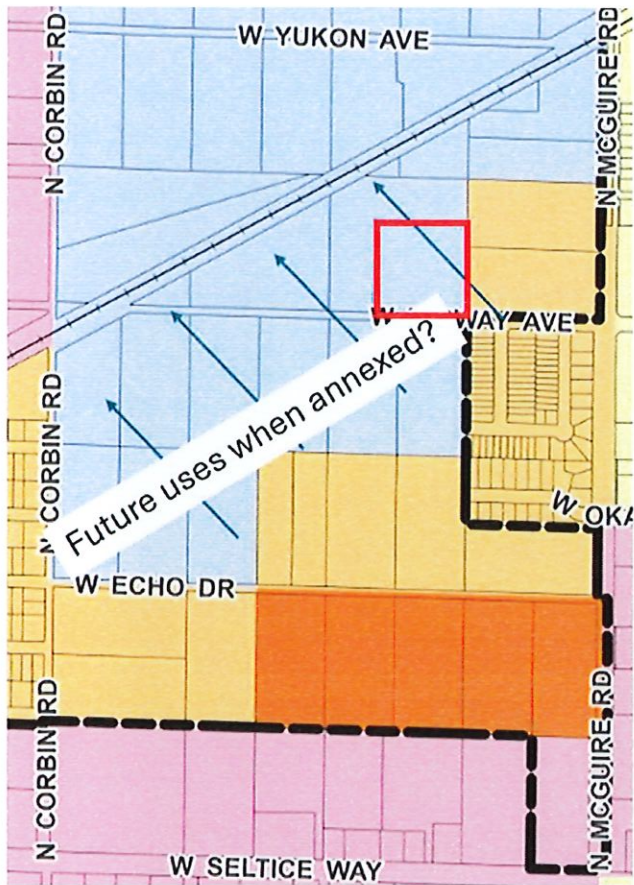


✓ Post Falls Master Plan

- Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Major Collector
- Proposed Major Collector
- Minor Collector
- Proposed Minor Collector
- Proposed SH41 1/8th Mile Backage Rd
- Conceptual Huetter Bypass

Future Land Use Designation/Focus Area

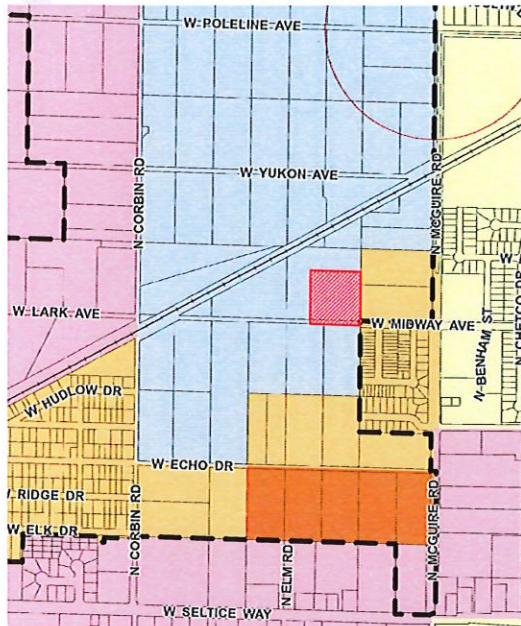




Future Land Use Designation/Focus Area

Zone Change Comprehensive Compatibility

Future Land Use Designation



Focus Area

West Prairie

Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities.

Comprehensive Goals

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

Comprehensive Policies

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

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

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

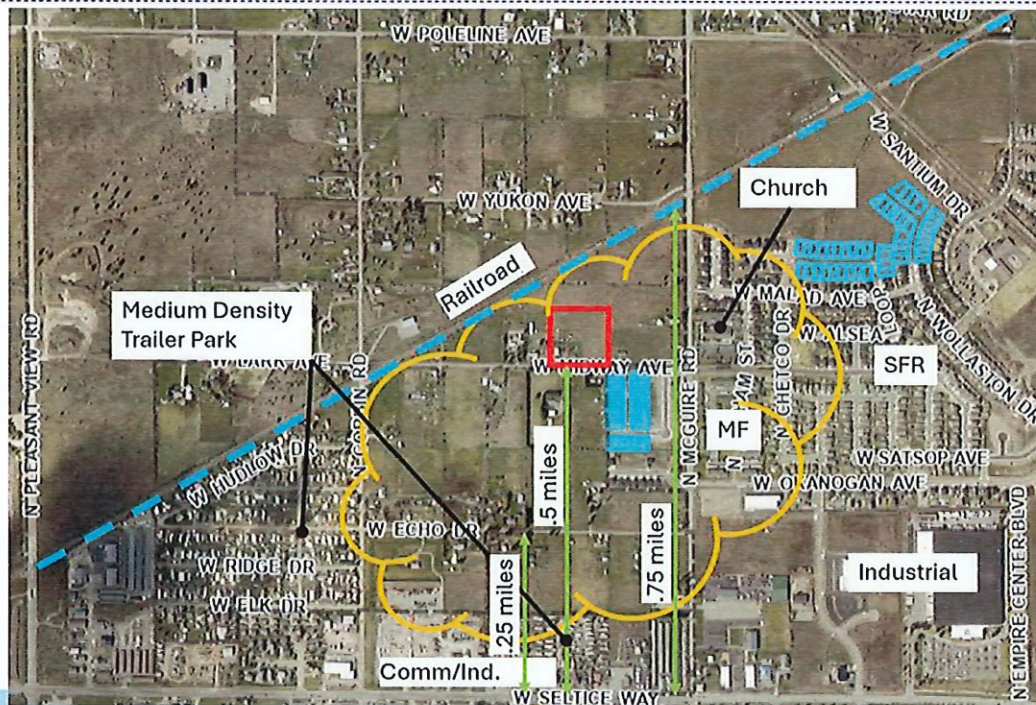
Zone Change Comprehensive Compatibility

Future Land
Use Designation

Focus Area

Comprehensive
Goals

Comprehensive
Policies



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

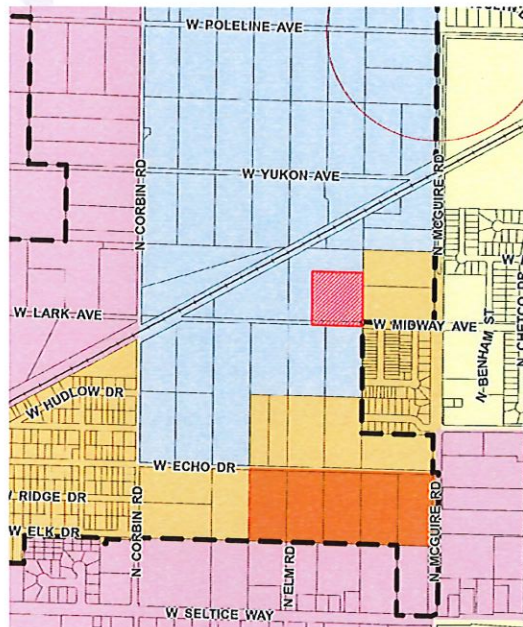
[P.26]: Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls.

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



Zone Change Comprehensive Compatibility

Future Land Use Designation



Focus Area

West Prairie

Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities.

Comprehensive Goals

[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.

Comprehensive Policies

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

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

Zone Change Review Criteria



- Kootenai County Fire
- PF Highway District
- PF School District
- Avista (WWP-3)
- Dept. of Environmental Quality
- Conoco Inc. (Pipeline company)
- Yellowstone (Pipeline company)
- TransCanada GTN
- PF Parks & Rec
- Kootenai Electric
- Ross Point Water
- TDS

- Verizon
- Idaho Department of Lands
- Panhandle Health
- NW Pipeline Corp.
- PF Post Office
- East Greenacres Irrigation District
- Time Warner Cable
- PF Police Department
- Utilities
- Urban Renewal Agency
- Kootenai County Planning
- KMPO

Agencies Notified

[PA-1] Post Falls School District – Remain neutral

[PA-2] Kootenai County Fire and Rescue – Review at permitting

[PA-3] Kootenai County - No Comments or Concerns

[PA-4] Post Falls Police - Remain Neutral

[PA-5] Department of Environmental Quality – No Env. Impact

[PA-6] Phillips 66 (YPL) - No Utilities in Vicinity

[PA-7] Post Falls Highway District - No Comment

[PA-8] Idaho Transportation Department- No Comment

Agency Comments



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

Zone Change Review Criteria



**CITY OF POST FALLS
STAFF REPORT**

DATE: August 1, 2025

TO: CITY COUNCIL

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

SUBJECT: STAFF REPORT FOR THE AUGUST 19, 2025, CITY COUNCIL MEETING
LINGAR ANNEXATION ANNX-24-11

INTRODUCTION:

Jo Turner, on behalf of Mickey Lingar, the property owner, approval to annex approximately 4.54-acres into the City of Post Falls with a zoning request of Medium Density Residential (R2) per Exhibit A-2. The City Council must conduct a public hearing to review the proposed zoning and annexation per the per the Legislative review criteria for annexations and the Quasi-Judicial Zone Change review criteria contained in Post Falls Municipal Code Section 18.20.100.

Annexation is a legislative process where the City Council determines whether annexing the property is in the best interest of the city. Determining the appropriate zone is a quasi-judicial decision, meaning that the City Council can only consider whether the adopted zone change criteria have been met based only on the evidence received during the hearing process. The adopted criteria are:

Annexation (Legislative):

Is annexation of the property in the best interest of the city?

Zone Change (Quasi-Judicial):

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

PROJECT INFORMATION:

Project Name / File Number: Lingar Annexation File No. ANNX-24-11

Owner(s): Mickey Lingar, 2671 W. Midway Ave., Post Falls, ID 83854

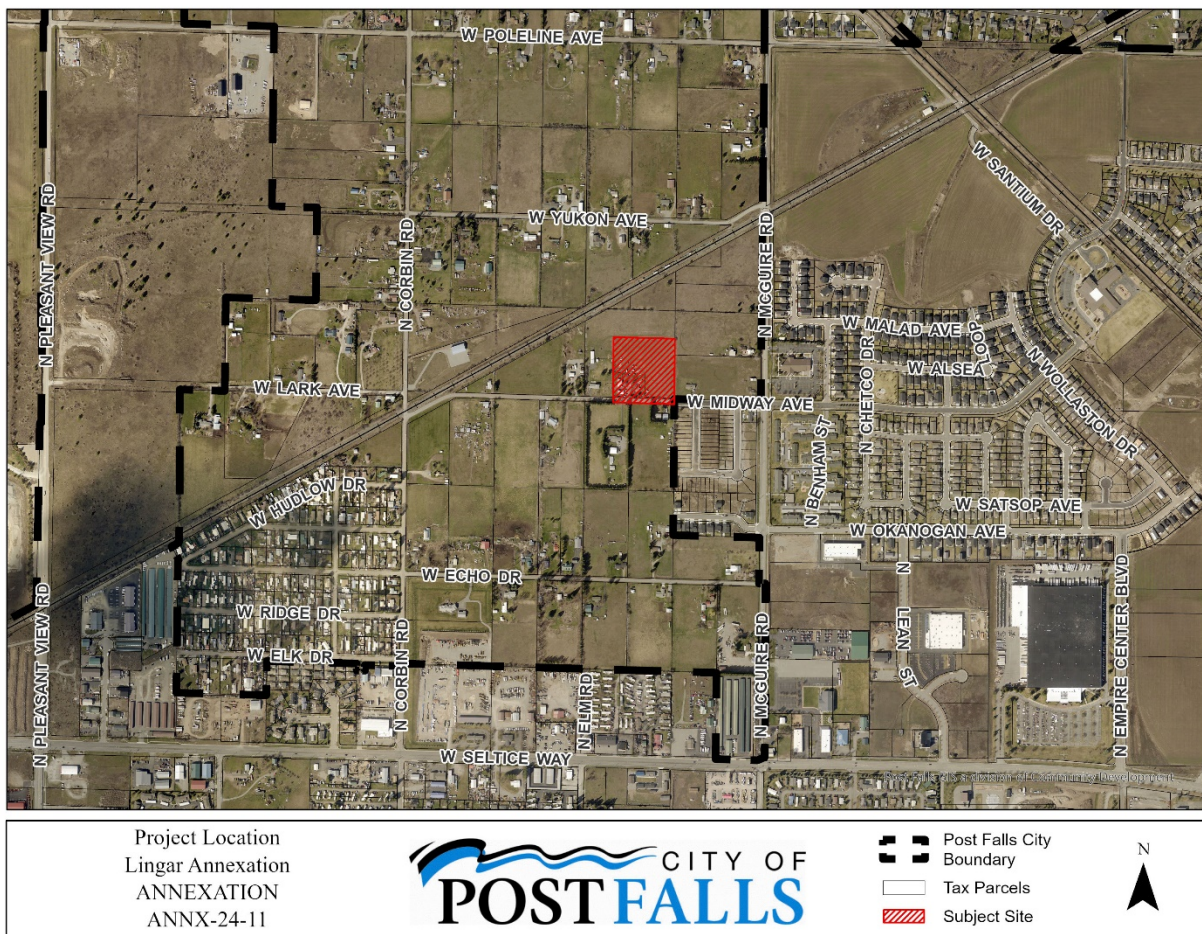
Applicant: Jo Turner

Project Description: Annex approximately 4.54-acres into the City of Post Falls with a zoning request of Medium Density Residential (R2) zoning.

Project Location: The property is generally located 670' (.13 miles) west of the intersection of N. McGuire Rd. and W. Midway Ave. The proposed annexation area is directly northwest of a mixed Medium Residential (R-2) zoned project that fronts N. McGuire Rd.

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

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

Area Context Vicinity Map:

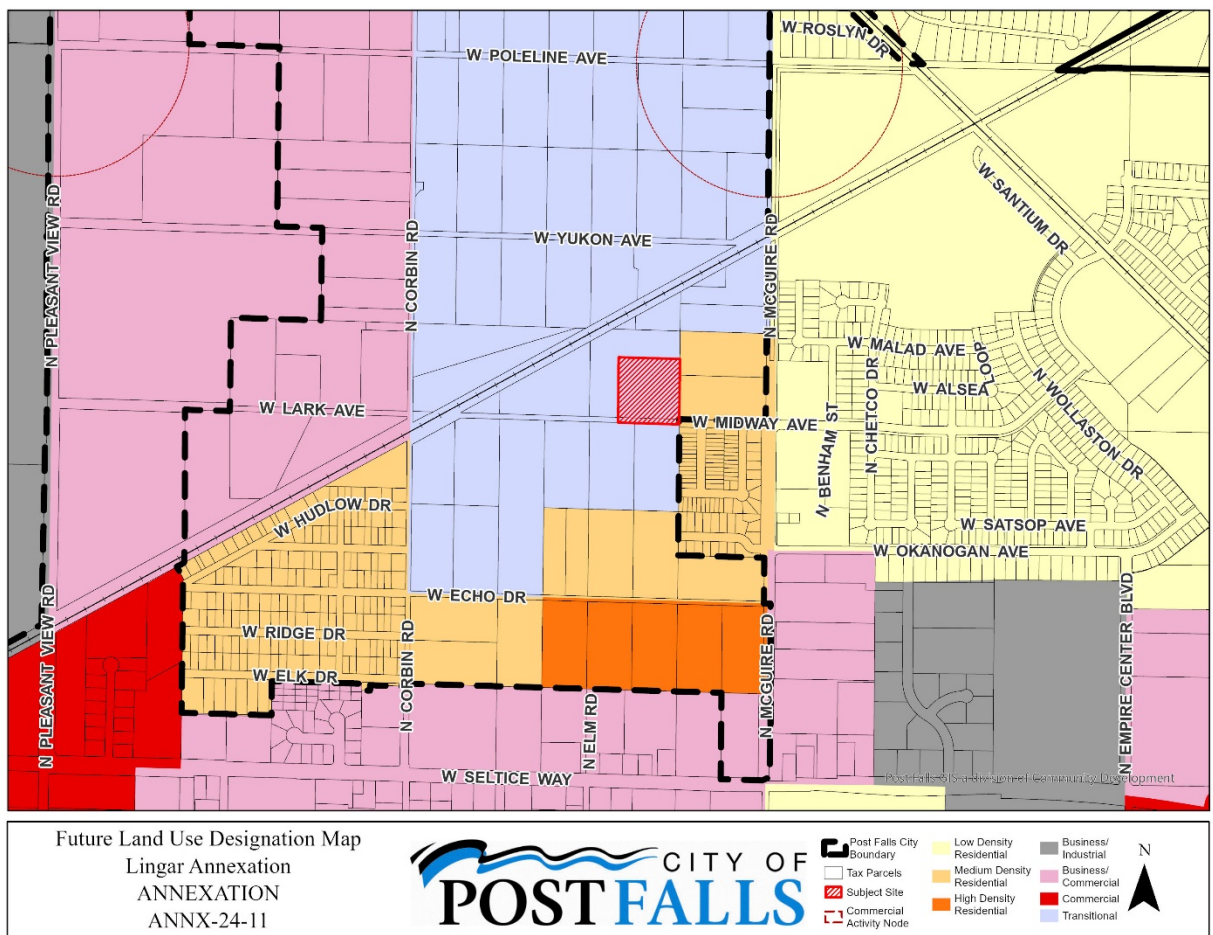
EVALUATION OF ZONING APPROVAL CRITERIA:

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

ZONE CHANGE REVIEW CRITERIA

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

The Future Land Use Map classifies this property with the land use designation of **Transitional** (See Following Image). This designation is assigned to lands suitable for growth. The timing for growth is undetermined, but guidance can be located within the associated Focused Area. Assigned zones should be compatible with the adjacent zones/uses within the City and consistent with the guiding principles within the associated focus area. The subject site is adjacent to properties with a land use designation of medium density, as depicted in the Future Land Use Map (See below).



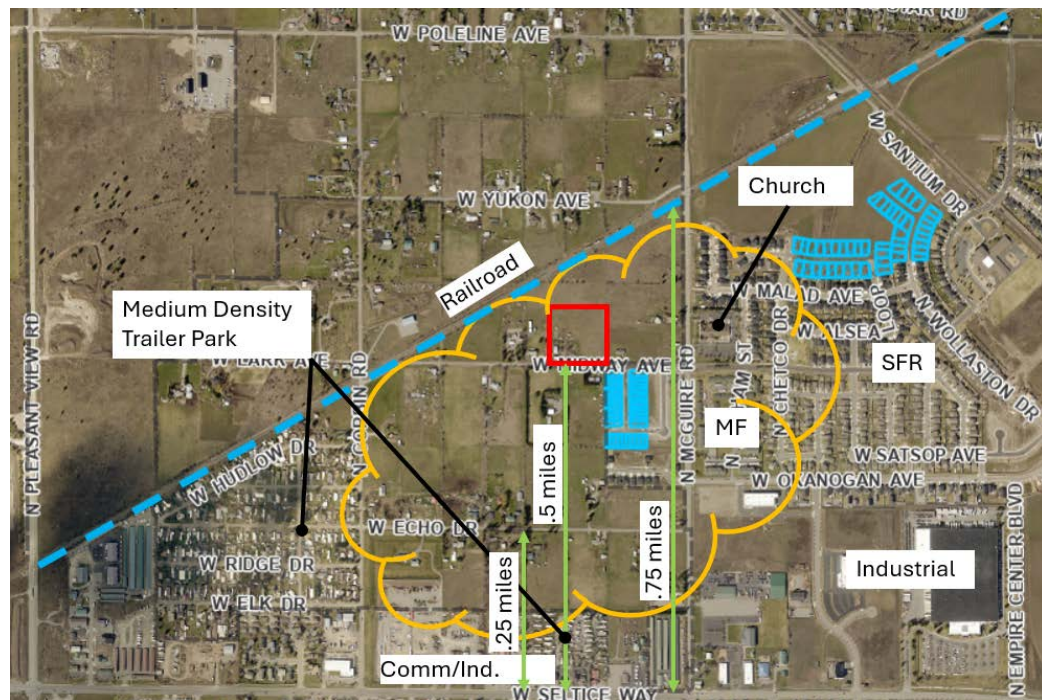
The proposed annexation is located within the West Prairie Focus Area, which states the following:

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

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

Other West Prairie areas may warrant commercial use considerations if adjacent to arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.

Staff Comment: The proposed Medium Density Residential (R2) zone would be consistent with properties zoned and annexed property in the city to the southeast. The purpose of the “Transitional” reference is to denote areas that are transitioning from being in the county jurisdiction into a municipal jurisdiction at some time in the future. This is supported by the city’s master plans and the ideology of removing septic uses over the aquifer. Referencing the following image, how is the area denoted in the orange cloud south of the railroad going to transition into the City? How should this proposed annexation denoted by the red box assist with this transition?



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

box) future land use designation. The goals and policies in the comp plan provide direction for what the future uses should be.



As cited earlier in this report the transitional designation is assigned to lands suitable for growth. The timing for growth is undetermined, but guidance can be located within the associated Focused Area. **Assigned zones should be compatible with the adjacent zones/uses within the City** and consistent with the guiding principles within the associated focus area.

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

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

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

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

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

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

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

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

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

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

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

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

- Maintain and enhance resident quality of life.

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

lacking in this area.

- Promote compatible, well-designed development.

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

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

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

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

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

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

Infrastructure and service plans.

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

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

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

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

- Existing and future traffic patterns.

Staff Comment: The property’s is adjacent to Midway Avenue, a classified Minor Collector roadway. Modeling within the current Transportation Master Plan indicate that less than 10% of the roadways current capacity is being utilized and approximately 70% of roadway capacity will still be available in 2035 with development.

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 45: Guide annexation decisions guided by and considering:

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

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

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

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

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

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

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

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

Agencies Notified:

Bonneville Power Administration	City Link	Post Falls Area Chamber
Post Falls Post Office	Post Falls Parks & Rec	Coeur d’Alene Press
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

PLANNING AND ZONING PUBLIC AGENCY COMMENTS:

- ➔ Exhibit PA-1 Post Falls School District – Remain Neutral
- ➔ Exhibit PA-2 Kootenai County Fire and Rescue – Coordinate at time of permitting
- ➔ Exhibit PA-3 Kootenai County Community Development – No comment or concerns
- ➔ Exhibit PA-4 Post Falls Police - Remain Neutral
- ➔ Exhibit PA-5 Idaho Department of Environmental Quality-No environmental Impact
- ➔ Exhibit PA-6 Phillips 66 (YPL) – No Utility Concerns
- ➔ Exhibit PA-7 Post Falls Highway District – No Comment
- ➔ Exhibit PA-8 Idaho Transportation Department– No Comment

PUBLIC PROCESS:

On April 8, 2025, the Post Falls Planning and Zoning Commission forwarded the recommendation for a zoning designation of Medium Density Residential (R2) to be considered with the annexation application by the City Council. The Planning and Zoning Commissions Zoning Recommendation dated July 8, 2025 includes an evaluation of how the proposed development meets the required evaluation criteria for the requested zone change. Notice of the proposed annexation was sent to appropriate jurisdictions on August 1, 2025 and mailed to property owners within 300 feet of the proposed project on July 29, 2025. Notice has been published in the Coeur d'Alene Press on July 31, 2025. The property will be posted by August 1, 2025.

MOTION OPTIONS: The City Council must evaluate the testimony and evidence submitted during the public hearing process and determine if the Council desires to annex the proposed 4,54-acres and if the adopted zone change criteria have been met for zoning designation of Medium Density Residential (R2). If the City Council has heard sufficient testimony but needs additional time to deliberate before the final action, it may close the public hearing and move the deliberations to a date certain.

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

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

ATTACHMENTS:

Applicant Exhibits:

- Exhibit A-1 Annexation Application
- Exhibit A-2 Narrative
- Exhibit A-3 Vicinity Map

Exhibit A-4 Authorization Letter

Staff Exhibits:

Exhibit S-1 Vicinity Map
Exhibit S-2 Zoning Map
Exhibit S-3 Future Land Use Map
Exhibit S-4 P&Z Minutes
Exhibit S-5 P&Z Zoning Recommendation
Exhibit S-6 Draft Annexation and Development Agreement

Planning and Zoning Commission Testimony:

Exhibit PA-1 Post Falls School District
Exhibit PA-2 Kootenai County Fire and Rescue
Exhibit PA-3 Kootenai County Community Development
Exhibit PA-4 Post Falls Police
Exhibit PA-5 Idaho Department of Environmental Quality
Exhibit PA-6 Phillips 66 (YPL)
Exhibit PA-7 Post Falls Highway District
Exhibit PA-8 Idaho Transportation Department
Exhibit PC-1 Broncheau Comment

Annexation

ANNX-24-11

Submitted On: Dec 6, 2024

Applicant

 Jo Turner
 208-777-5888
 @joturneridaho@gmail.com

Primary Location

Point Location: 47.7236, -116.9840

Application Information**Did an Annexation Pre-app take place?**

Yes

Applicant Type

Other

Description of Project/Reason for Request

We are hereby requesting the annexation of approximately **4.54 acres** into the City of Post Falls. The subject property is located at **2671 W Midway Avenue, Post Falls**, immediately **northwest of the new city road and sidewalks of the Blue Spruce Meadows subdivision**. The property owner, Mickey Lingar, is requesting a zoning designation of **Residential 2 (R2)** as part of this annexation.

Existing Zoning

County-AG

Adjacent Zoning

R-2

Current Land Use

Single Family Residential

Adjacent Land Use

Residential - twin homes

Proposed Zone

R-2

Owner Information**Name**

Mickey Lingar

Company

--

Phone

208-210-7212

Email

NA

Address

2671 W Midway Ave

City, State, Zip Code

Post Falls, ID 83854

Application Certification

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

true

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

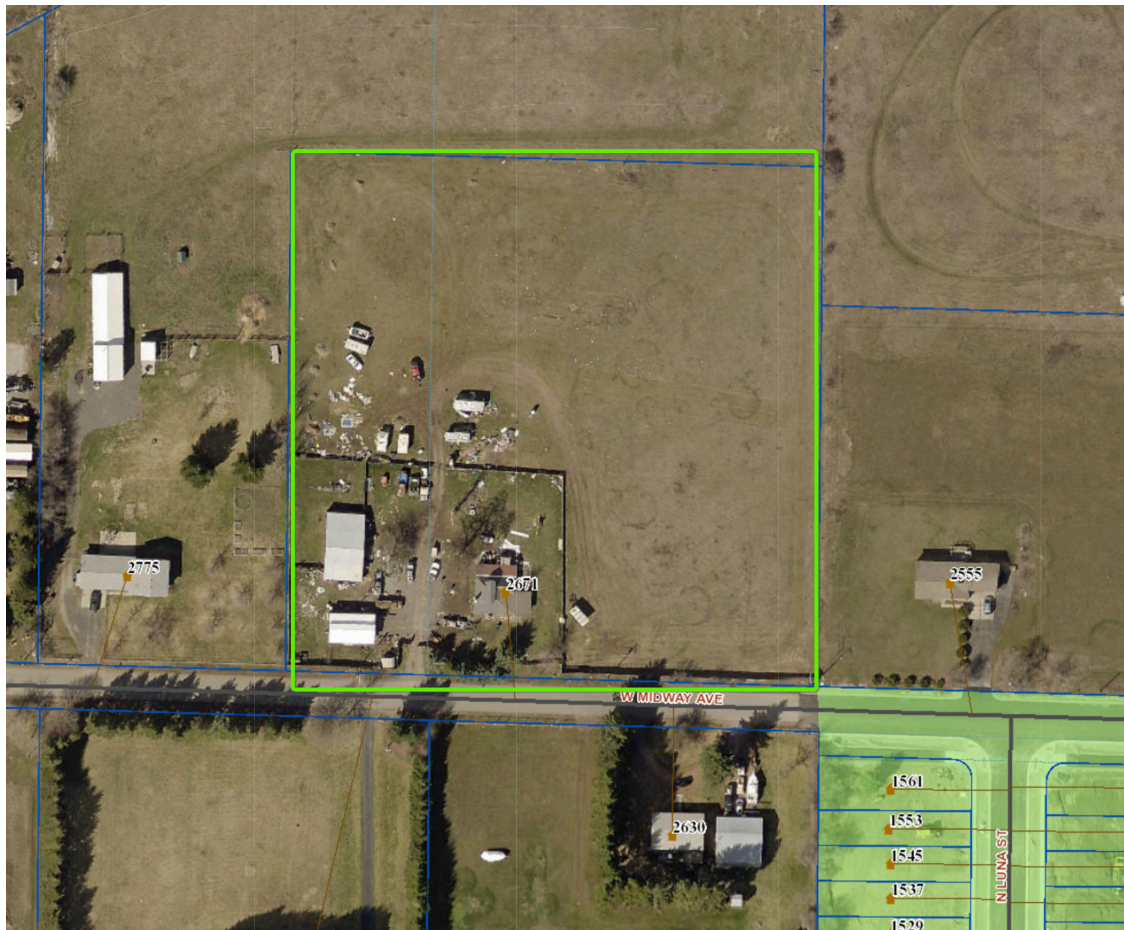
true

Annexation Narrative

INTRODUCTION

We are hereby requesting the annexation of approximately **4.54 acres** into the City of Post Falls. The subject property is located at **2671 W Midway Avenue, Post Falls**, immediately **northwest of the new city road and sidewalks of the Blue Spruce Meadows subdivision**. The property owner, Mickey Lingar, is requesting a zoning designation of **Residential 2 (R2)** as part of this annexation.

SUBJECT PARCEL



The property being requested for annexation is as follows:

- **Parcel #:** 0296032061AA
- **Parcel Area:** 4.54 acres
- **Legal Description:** GREENACRES IRR DISTRICT PLAT 5, TRS 61 & 62 EX RW EX TX# 3251N05W

The subject property is currently located in unincorporated Kootenai County and zoned **Agriculture (Ag)**. The property is undeveloped and in poor condition, with a significant accumulation of junk, trash, abandoned vehicles, RVs, and a neglected home. Currently there is no power or water utilities operating and it is unknown if the septic tank is operable. This annexation will allow the City to enforce standards that improve the property's condition, enhancing the neighborhood's safety, aesthetics, and overall value.



The property is contiguous with city limits to the north and west, where adjacent properties are zoned **R1, R2, and Agriculture**. The requested zoning of R2 aligns with the surrounding area's character and future land use.

ZONING CLASSIFICATION

The proposed R2 zoning designation is consistent with the City of Post Falls **Future Land Use Map**, which identifies this area as residential. Considering the adjacent uses and zoning designations, including **Blue Spruce Meadows subdivision** to the south and other residentially zoned developments, the requested zoning designation of R2 is appropriate for the subject property.

SANITARY SEWER

The City of Post Falls will provide sewer service to the subject property. Gravity sewer mains are available in **Blue Spruce Meadows** to the south, with adequate capacity to accommodate future development. Utility extensions will be completed as necessary as part of the development process.

DOMESTIC AND IRRIGATION WATER

The subject property is located within the boundaries of the **East Greenacres Irrigation District**. Existing water mains are present in **Blue Spruce Meadows** to the south, with adequate capacity to serve future residential development.

COMPREHENSIVE PLAN ANALYSIS

The annexation and zoning designation request align with the goals and policies outlined in the City of Post Falls Comprehensive Plan. Below are several relevant goals and policies and their applicability to this request:

Goals:

- **G.05:** Keep Post Falls' neighborhoods safe, vital, and attractive.
 - The annexation will bring the property into compliance with City standards, improving its appearance and contributing to a safe, vital, and attractive neighborhood.
- **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 proposed annexation provides additional residentially zoned land to meet housing demand while ensuring compatibility with adjacent uses.
- **G.12:** Maintain the City of Post Falls' long-term fiscal health.
 - Annexing the property into the City will generate property tax revenue to support City services and infrastructure.

Policies

- **P.01:** Support land use patterns that:
 - Maintain or enhance community levels of service;
 - Foster the long-term fiscal health of the community;
 - Maintain and enhance resident quality of life;
 - Promote compatible, well-designed development;
 - Implement goals and policies of the comprehensive plan, related to master plan and/or facility plans.

Comment: The proposed R2 zoning designation fosters land use patterns that provide quality housing opportunities, enhance community aesthetics, and complement surrounding development.

- **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.

Comment: Development under R2 zoning will feature well-planned streets and housing designs that enhance safety, pedestrian connectivity, and neighborhood appeal.

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

Comment: While this property is not within City limits, it is directly adjacent to developed residential neighborhoods and is a logical extension of the City limits. Annexation will allow for redevelopment into a productive residential neighborhood.

- **P.09:** Encourage annexation of County “islands” within the City, with priority given to areas:
 - Surrounded by incorporated areas;
 - That have readily available service infrastructure and capacity.
 - That support increased development intensity near the urban core.

Comment: The property is adjacent to incorporated areas and has infrastructure readily available with existing utilities, making it a natural candidate for annexation.

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

Comment: This annexation request adheres to all applicable City ordinances and Idaho State statutes for annexation, including appropriate public notice and hearings.

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

Comment: The proposed R2 zoning provides additional medium-density housing opportunities, addressing a critical need for diverse housing options in Post Falls.

- **P.18:** Maintain housing standards, fees, and regulations that support and sustain related services and infrastructure.

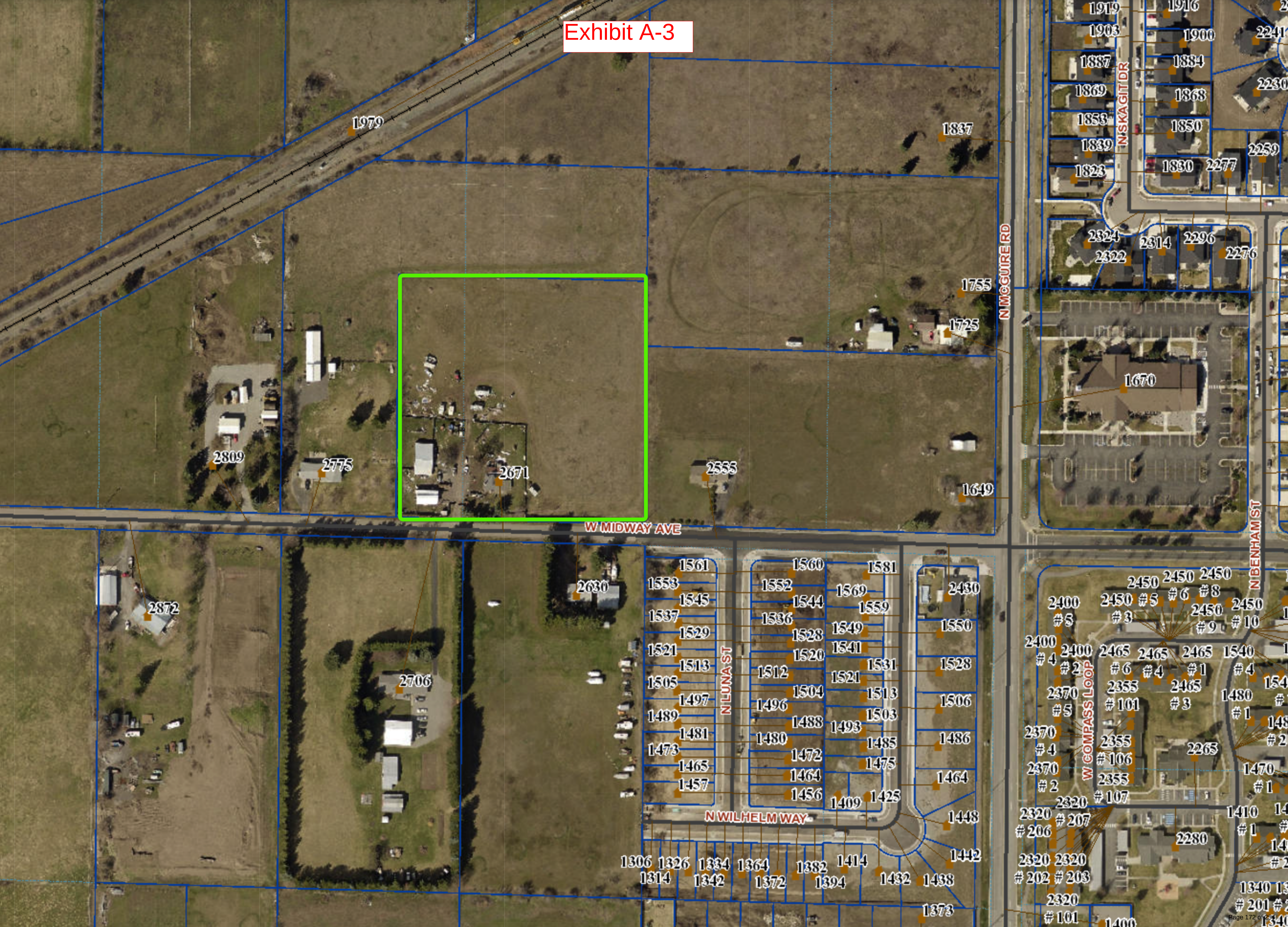
Comment: Future development under R2 zoning will adhere to the City of Post Falls standards, contributing to infrastructure funding through fees and taxes.

CONCLUSION

This annexation request represents a logical and beneficial extension of the City of Post Falls. The proposed Residential 2 (R2) zoning designation is consistent with the Future Land Use Map and Comprehensive Plan, aligns with surrounding zoning and uses, and addresses the critical need for residentially zoned land in the City.

Annexing this property will allow for its revitalization, transforming it from its current neglected state into a contributing asset to the community. We respectfully request approval for this annexation, as it supports the City's goals for responsible growth, enhanced community services, and long-term sustainability.

Exhibit A-3



Addendum to Purchase and Sale Agreement

Property Address: 2671 W Midway Avenue, Post Falls, ID 83854

File Number with TitleOne: 24524678

Seller: Mickey Lingar

Current Buyer: Nick Estates, LLC (managed by Nick Beveridge)

New Buyer: North Idaho REI Team, LLC (managed by Nick Beveridge)

Original Agreement Date: October 11, 2024

Addendum Date: November 13, 2024

This Addendum to the Purchase and Sale Agreement ("Addendum") is made and entered into as of the date signed below by and between Mickey Lingar ("Seller"), Nick Estates, LLC ("Assignor"), and North Idaho REI Team, LLC ("New Buyer" or "Assignee"), to amend the original Purchase and Sale Agreement (the "Agreement") for the property located at 2671 W Midway Avenue, Post Falls, ID 83854.

1. Purchase Price Adjustment

The purchase price of the property shall be **adjusted to \$640,000**, contingent upon the Buyer obtaining rezoning and annexation approvals from the City of Post Falls, as outlined below.

2. Net Proceeds to Seller

The Seller is estimated to receive **approximately \$30,000 at closing**, assuming no significant increases in lien amounts prior to the closing date.

3. Payment of Finder's Fee

North Idaho REI Team, LLC agrees to pay a finder's fee to Andrew from buyer funds, which will not reduce the Seller's estimated net proceeds.

4. Rezoning and Annexation Contingency

- North Idaho REI Team, LLC will apply for rezoning of the property to R1 and for annexation into the City of Post Falls.
- North Idaho REI Team, LLC shall cover all costs associated with the rezoning and annexation applications, including any required engineering fees.
- The anticipated timeframe for the rezoning and annexation process may be up to **6 months**, which Buyer will expedite to prevent foreclosure risk.

5. Contract Extension and Closing Timeline





- The contract is hereby extended by **8 months** to allow for the rezoning and annexation process.
- Closing shall occur within **30 days of obtaining approval from the City of Post Falls** for rezoning and annexation.

6. Assignment of Purchase and Sale Agreement

- **Assignment of Rights:** Nick Estates, LLC ("Assignor") hereby assigns and transfers all of its rights, interests, and obligations under the Agreement to North Idaho REI Team, LLC ("New Buyer").
- **Assumption of Obligations:** North Idaho REI Team, LLC accepts the assignment and agrees to assume and fulfill all obligations, duties, and liabilities under the Agreement as of the effective date of this Addendum.

7. No Further Changes

Except as expressly set forth in this Addendum, all terms and conditions of the original Purchase and Sale Agreement remain unchanged and in full force and effect.

Signatures

Seller:

Mickey Lingar

Date: 11-13-24

Assignor:

Nick Beveridge

Nick Estates, LLC

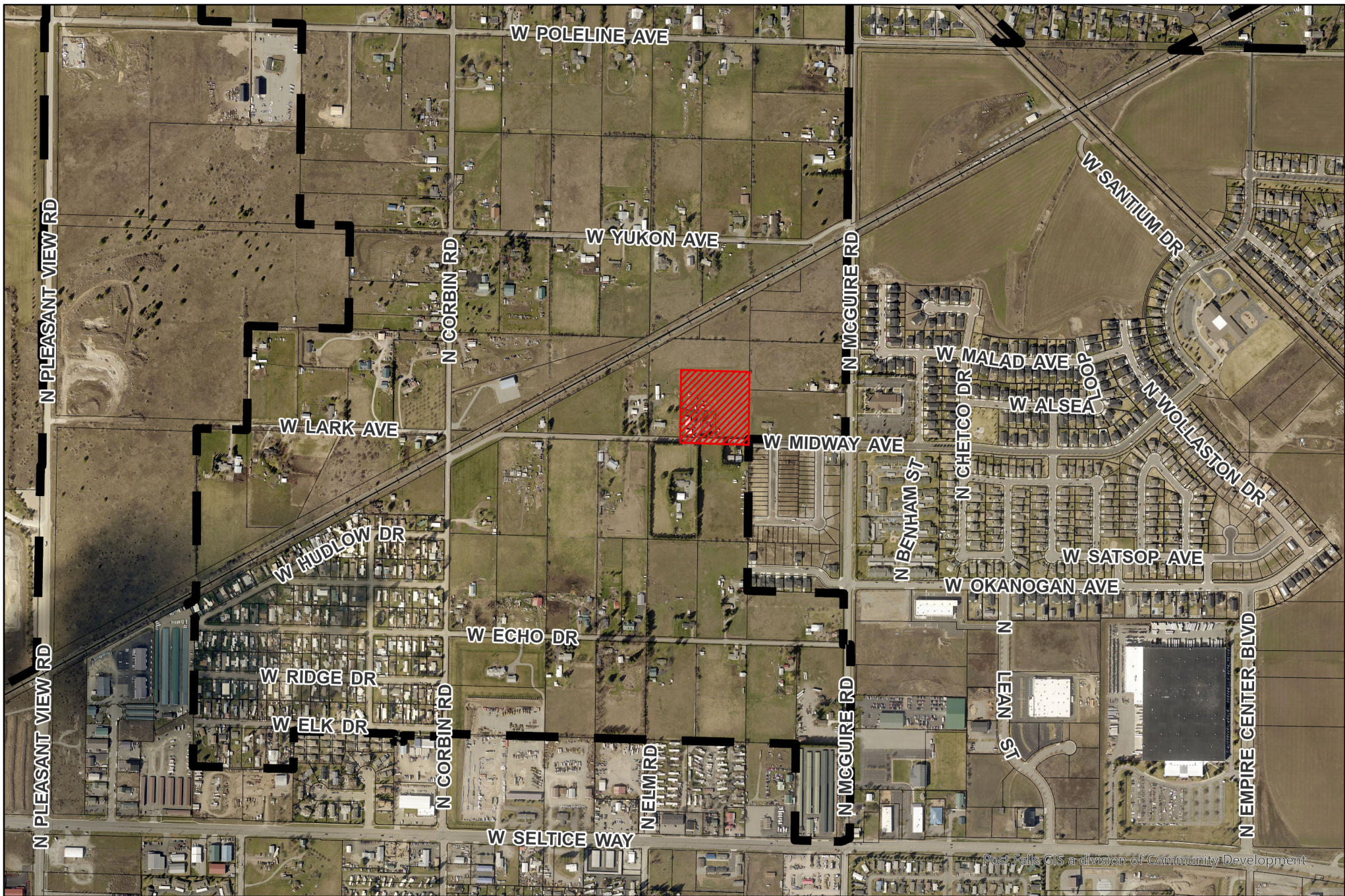
Date: 11/13/2024

New Buyer:

Nick Beveridge

North Idaho REI Team, LLC

Date: 11/13/2024

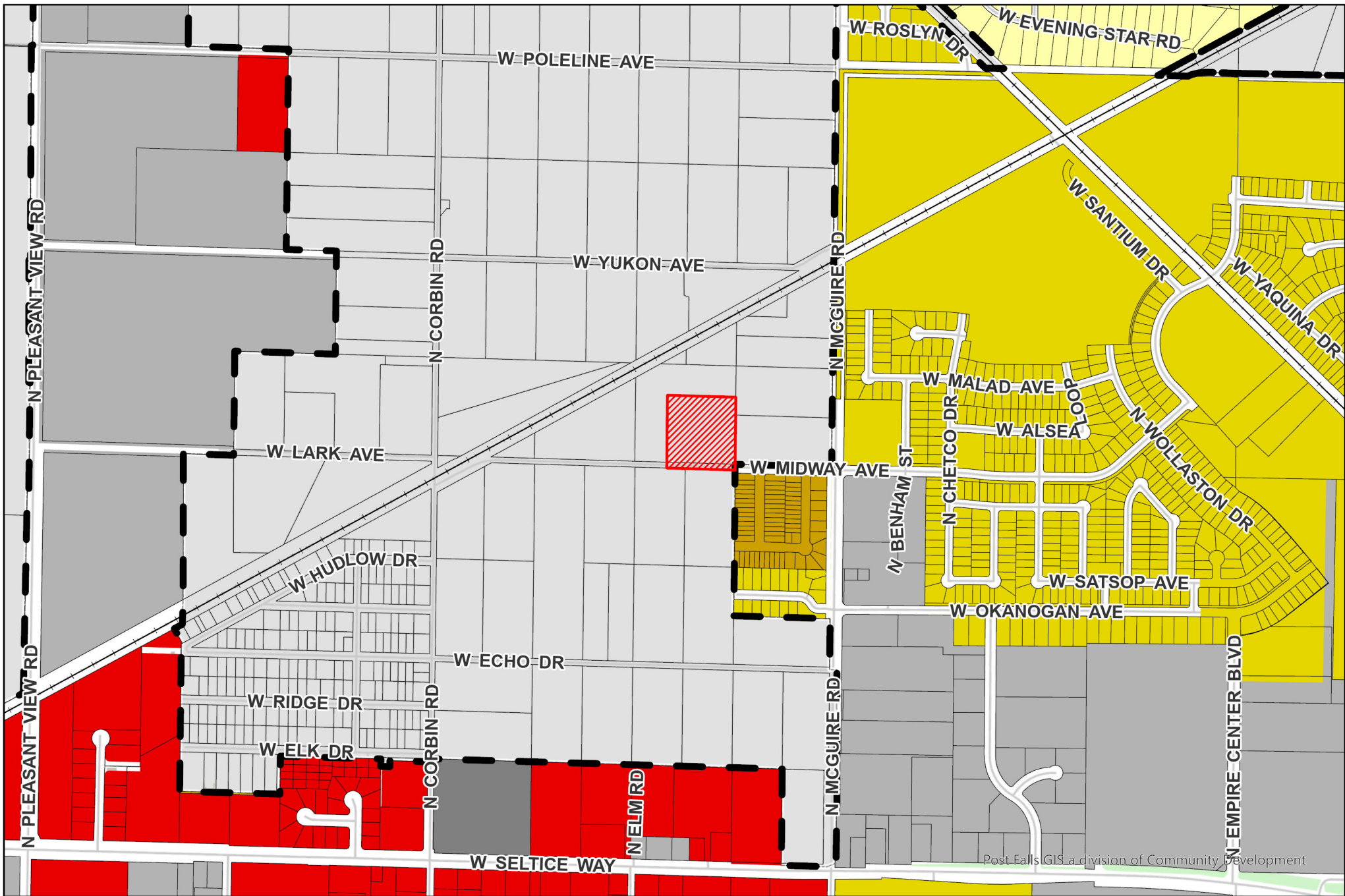


Project Location
Lingar Annexation
ANNX-24-11



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site





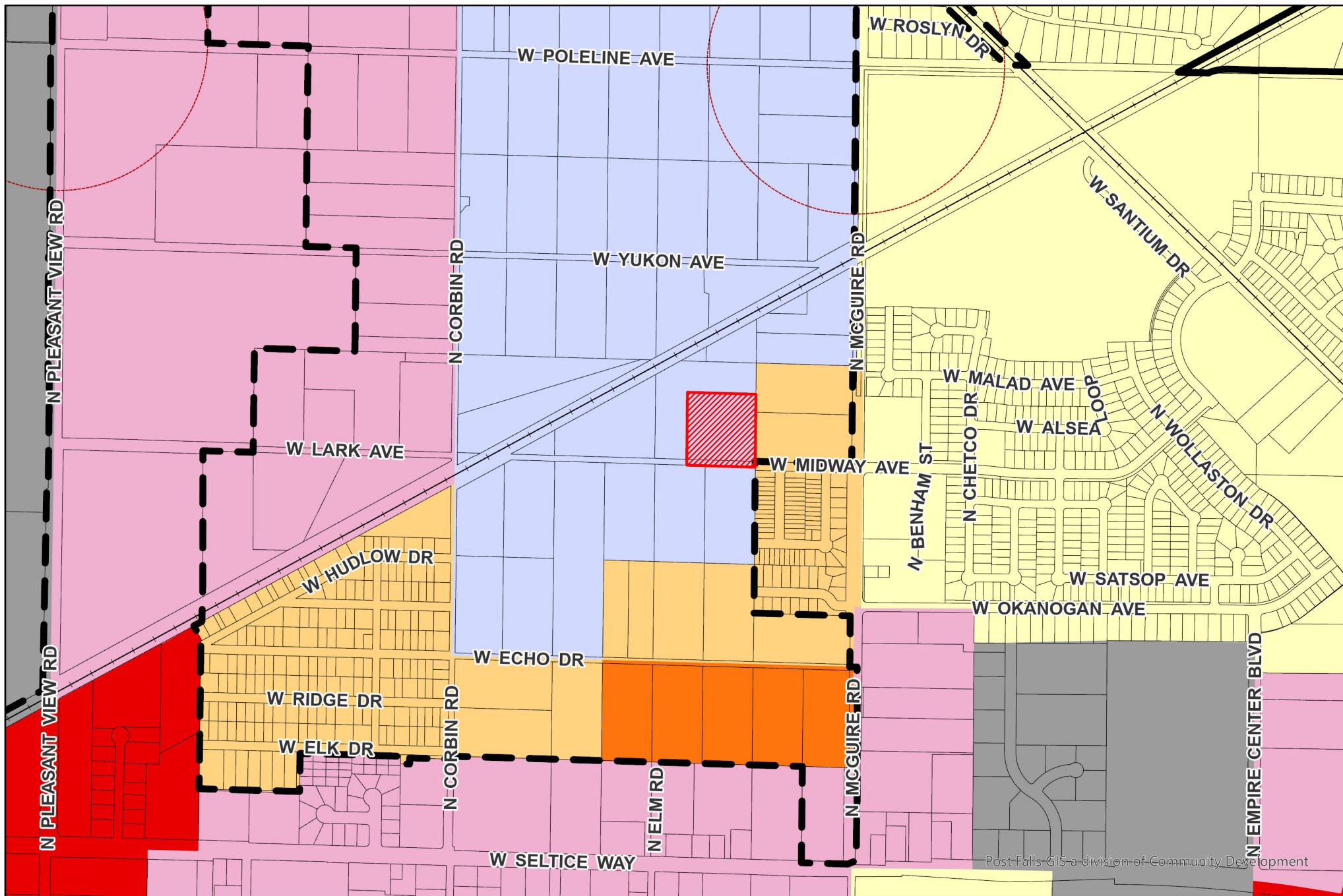
Zoning Map
Lingar Annexation
ANNX-24-11



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

- HI
- I
- R-1-S
- R-1
- R-2





Future Land Use Designation Map
Lingar Annexation
ANNEXATION
ANN-24-11



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

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

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





**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

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

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

5:30

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

Present: Carey, Walton, Steffensen, Wilhelm, Schlotthauer, Schrieber

Excused: Kimball

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

ACTION ITEM

None

AMENDMENTS TO THE AGENDA

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

None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

None

1. CONSENT CALENDAR

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 March 11, 2025
- b. Idaho Ranch Annexation Zoning Recommendation File No. ANN-24-8

**Motion by Planning and Zoning Commissioner Carey to accept the Consent Calendar as presented.
Second by Planning and Zoning Commissioner Walton
Carey - Yes, Walton - Yes, Steffensen - Yes, Wilhelm - Yes, Schlotthauer - Yes, Schrieber - Yes
Moved**

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. Lingar Annexation File No. ANN-24-11

Public Hearing Opened: 5:32 PM.

Staff Report

Jon Manley, Planning Manager: The owner is Mickey Lingar and the applicant's representative is Jeramie Terzulli of Olson Engineering, who is present tonight. They are requesting a recommendation from the City Council for Medium Density Residential R2 zoning on approximately 4.54-acres as part of the annexation request. The project is located west of the intersection of W. Midway Avenue and N. McGuire Road. Currently, it is a large-lot single-family use. It is over the Rathdrum Prairie Aquifer. Surrounding land uses include medium-density residential town homes, single-family homes, multifamily units, a church, and some industrial and commercial zoning—particularly along Seltice Way. The water provider is East Greenacres Irrigation District, and the wastewater provider is the City of Post Falls. The city has the capacity to provide service and is willing to serve the property at the requested density. The existing septic systems will be required to be abandoned and the remaining structures to be connected to the City's Water Reclamation system at the time of development. Transportation access includes Midway Avenue (a minor collector) and McGuire Road (a minor arterial), and right-of-way and easement dedication along Midway Avenue would be required as part of annexation. The future land use designation for the area is Transitional, indicating expected changes in land

use patterns due to increased urban pressure. The surrounding area includes a mix of residential and non-residential uses, with existing city planning documents recognizing the need for transitional land uses and medium-density housing to support long-term urban sustainability. The proposal aligns with several goals and policies of the city's comprehensive plan, such as encouraging diverse housing options and planning for transportation improvements through annexation. Medium-density zoning (R2) was described as critical for enabling "missing middle" housing types like town-homes, cottages, and duplexes. No significant adverse impacts or environmental concerns were identified. Comments received from public agencies and citizens were minimal and non-objectionable. Roadway improvements would occur during subsequent subdivision construction phases, not at the time of annexation approval. The recommendation for zoning will proceed to the City Council for final consideration.

Robert Palus, City Engineer: There is utility availability, water service exists along Midway Avenue and sewer service is available at the southeast corner of the site. Service extensions would be coordinated with the city, taking into account sewer basin constraints.

Applicant:

Jeramie Terzulli, Olson Engineering: I'm the land use consultant for North Idaho REI team. I'm presenting a request for annexation and rezoning of an approximately 4.54-acre parcel with an R-2 (Medium Density Residential) designation. The project is in alignment with the City's Comprehensive Plan, particularly the Future Land Use Map and the principles of the West Prairie focus area. The parcel, situated just west of McGuire Road and adjacent to a railroad line, is currently bordered by a mix of medium-density residential, commercial, and industrial uses. Due to its transitional nature and proximity to existing infrastructure, medium-density housing is the most suitable use. High-end residential development is unlikely in such proximity to a railroad corridor, further supporting the appropriateness of R-2 zoning. Key criteria for evaluating the rezoning request is: 1) Consistency with the Comprehensive Plan and Future Land Use Map. 2) Compatibility with adjacent land uses. 3) Minimal impact on service delivery, as confirmed by city staff and other agencies. This aligns with city policies promoting housing diversity, efficient infrastructure use, and walkable communities. The proposed development is within walking distance of schools, parks, churches, and local amenities, supporting goals related to sustainability and affordability, particularly for first-time homebuyers and downsizing seniors.

Testimony

In-Favor: - None

Neutral - None

In Opposition - Debbie Vocca, Post Falls, ID: Ms. Vocca is a nearby resident. She spoke in opposition, expressing concerns about losing the rural character of the area. She emphasized that the area remains quiet with limited development, and noted that most homes are on larger lots, many with animals. She feared that R2 zoning would bring more congestion, reduce property values, and favor developer profits over community values. She also raised concerns about a strain on services and odors from a nearby water treatment plant, and questioned the need for R2 when the adjacent lot is zoned R1.

Rebuttal

Jeramie Terzulli: A group of local real estate agents is requesting R2 zoning and annexation of a currently uninhabitable property adjacent to city limits. Their goal is to develop 25 single-family detached homes with slightly smaller lots than R1 zoning allows, making the project more financially feasible. They've completed a preliminary layout with an engineer and partnered with a builder, but have held off on a full subdivision application due to the risk of annexation denial. The property is well-located near key transportation corridors and residential areas, making it ideal for starter homes. They now officially own the property and are open to negotiating density restrictions with the city council.

Public Hearing Closed: 6:02 PM.

Review Criteria:

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

Schreiber: The proposed annexation and R2 zoning request align with the city's comprehensive plan and the transitional land use designation outlined for the West Prairie District. This area encourages a mix of residential and commercial uses, with higher densities near transportation corridors, which supports the developers' plan to build 25 single-family detached homes on slightly smaller lots.

Wilhelm: The property is currently in severe disrepair and previously uninhabitable and lies adjacent to other R2 zones and near railroad tracks, making it a suitable site for moderately dense residential development.

Steffensen: The benefit of homeownership over rental apartments in this location is preferred and R2 zoning would be consistent with existing nearby uses and would improve a long-neglected area. While the transitional designation is somewhat open-ended, the proposal appears to satisfy the intent of the plan by encouraging responsible redevelopment in a growing part of the city.

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

Steffensen: The proposal leverages existing city infrastructure, such as water and sewer lines located along Midway Avenue, directly supporting Goal 15 of the comprehensive plan. There was some upkeep recently on the wastewater plant that should alleviate the odor. Any application and annex that could improve the sidewalks, roads, and right-of-ways is beneficial for the city to continue that connectivity to the surrounding neighborhoods.

Wilhelm: Also Goal 7: supporting community needs for affordable housing.

Schreiber: I have some concerns about mismatches in road widths and sidewalk alignment during phased infrastructure improvements along Midway, although I consider these manageable and typical of evolving development corridors.

3. Does the proposed zoning district create a demonstrable adverse impact upon the delivery of any services?

The commissioners agreed that none were identified.

Motion by Commissioner Carey to recommend approval of Lingar Annexation File No. ANNX-24-11 finding that the requested zoning meets the approval criteria in Post Falls Municipal Code as outlined in our deliberation and direct staff to prepare a zoning recommendation of R2 to be provided to the City Council.

Second by Commissioner

Vote: Wilhelm

Carey - Yes, Walton - Yes, Steffensen - Yes, Wilhelm - Yes, Schlotthauer - Yes, Schreiber - Yes
Moved

5. ADMINISTRATIVE / STAFF REPORTS

None

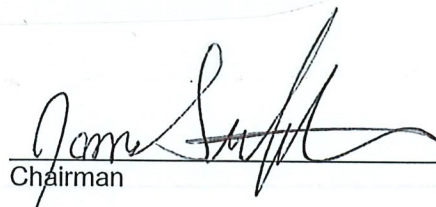
6. COMMISSION COMMENT

None

7. ADJOURNMENT

6:09 PM

5/13/25
Date


Chairman


Attest

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

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

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

Lingar Annexation File No. ANNX-24-11

Planning and Zoning Commission Zoning Recommendation

A. INTRODUCTION:

APPLICANT: Olson Engineering o/b/o Mickey Lingar, Owner

LOCATION: The property is generally located 670' (.13 miles) west of the intersection of N. McGuire Rd. and W. Midway Ave.

REQUEST: Zoning recommendation of Medium Density Residential (R2) on approximately 4.54-acres.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Owners Authorization
5. S-1 Vicinity Map
6. S-2 Zoning Map
7. S-3 Future Land Use Map
8. PA-1 PFSD Comments
9. PA-2 KCFR Comments
10. PA-3 KCCD Comments
11. PA-4 PFPD Comments
12. PA-5 DEQ Comments
13. PA-6 PHILLIPS 66 Comments
14. PA-7 PFHD Comments
15. PZ Staff Report
16. Testimony at the April 8, 2025, Planning and Zoning Commission ("Commission") hearing including:

Planning and Zoning Commission (hereinafter "Commission") heard the request at the April 8, 2025, public hearing, and the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to supply testimony and documentation to be taken by the Commission in their application of City Code 18.20.100 when making the Commission's recommendation on zoning to the City Council.

Jon Manley, Planning Manager

Mr. Manley presented the staff report. He testified that the applicant was seeking a recommendation for an initial zoning designation of Medium Density Residential (R-2) on approximately 4.54 acres upon the annexation into the city of Post Falls. The subject property is located 670' (.13 miles) west of the intersection of N. McGuire Road. and W. Midway Avenue.

Mr. Manley testified about the surrounding zoning and land uses. Surrounding the subject site are predominately single-family large residential lots within Kootenai County, except to the southeast where there is a mixed Medium Residential (R-2) zoned project within the city. The current land use is large lot residential in Kootenai County, it is located over the Rathdrum Prairie Aquifer and the water provider is the East Greenacres Irrigation District, and the City of Post Falls would be the wastewater service having the capacity and ability to serve. He further testified that the existing septic systems would be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system at the time of development, if approved for annexation. Additionally, he identified Midway Ave. as a minor collector and N. McGuire Rd. as a minor arterial.

Mr. Manley testified that the Future Land Use designates this site as Transitional, which directs that land uses be consistent with the associated focus area—specifically, the West Prairie Focus Area. Growth in this area should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities.

Mr. Manley stated that this area presents a complex case for infill development as it is bounded by a rail corridor to the north and lies just above the commercial uses along Seltice Way. The current Comprehensive Plan identifies opportunities for high-density residential development behind some of these commercial and manufactured home park uses. The proposed R2 zone would be consistent with the adjacent properties in the city

Mr. Manley testified that the proposal could be supported by goal six of the Comprehensive Plan, which seeks to maintain and improve Post Falls' transportation network and goal seven promoting diverse land uses supporting community needs and the City's long-term sustainability. Policy 15 encourages addressing housing needs by encouraging diversity in housing types and the requested R2 zone addresses the missing middle housing segment.

Finally, Mr. Manley testified that there have been no significant concerns raised regarding any adverse impacts from public services. Mr. Manely stated that the zoning recommendation for R2 is recommended and satisfies the criteria.

Jeramie Terzulli, Olson Engineering, Applicant

Mr. Terzulli similarly testified about the property and the requested annexing and zoning to R-2. He emphasized the property's designation as "Transitional" in the city's Future Land Use Map and its location within the West Prairie focus area, making it suitable for the medium-density housing zoning designation. As the property is surrounded by a mix of residential, commercial industrial uses, and a nearby railroad line, Terzulli testified that the site was not an ideal location for high-end homes but instead well-suited for entry-level housing in the R-2 zone. The proposed development contemplated approximately 25 single-family homes on smaller lots, aligning with city policies promoting housing diversity, walkability, and efficient infrastructure use. He highlighted the availability of sewer and water infrastructure, the lack of any known adverse service impacts, and the site's proximity to schools, parks, and local amenities. The project is supported by the City's long-term planning goals of affordability and sustainable growth.

Public Testimony:

The hearing was opened for public testimony.

In Favor - None

Neutral - None

In Opposition - Debbie Vocca, Post Falls, ID: Ms. Vocca testified that the area should be kept rural, there's enough medium density everywhere and there should remain places for people to have little farms. She expressed concern that the water treatment plant is already an issue.

Rebuttal:

Mr. Terzulli clarified that the “Transitional” land use designation refers back to the comprehensive plan and is not based on personal opinion. He explained that the request for R-2 zoning is driven by a small group of local real estate professionals who now own the property and are entering the development space. While they considered submitting a subdivision application alongside the annexation request, the risk of annexation denial made such an investment—costing tens of thousands of dollars—too risky without initial annexation approval. They have engaged an engineer and partnered with a builder, and although they have a preliminary plat showing 25 single-family detached units, they have paused full subdivision plans until annexation is decided. The R-2 zoning request allows for slightly smaller lots than R-1, making the project financially viable. Terzulli emphasized the property's current state as uninhabitable and argued that without annexation, it could be redeveloped into a large single-family estate, preventing future urban integration for decades. Given the property's proximity to commercial areas, transportation corridors, and existing urban development, he re-asserted that R-2 zoning and the development of starter homes is the most appropriate and responsible use.

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 criteria in City Code section 18.20.100.

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:**C1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?**

The applicant has requested initial zoning of R-2 on approximately 4.54 acres upon annexation into the city of Post Falls. The Future Land Use Map designates this location as Transitional R-2 would be an implementing zoning district within this future land use designation. The West Prairie District's goals of encouraging mixed residential and commercial uses with higher densities near major corridors would be consistent with this designation.

The Commission finds that he proposed R-2 zoning is in accordance with the Future Land Use Map and Focus Area.

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

Based on the testimony provided and the staff report, the Commission finds the requested zone change to be consistent with the following goals and policies contained in the comprehensive plan:

Goals: The proposal is consistent with Goal 6 as it improves Post Falls' transportation network by the addition of right of way upon annexation. It is also supported by Goal 7 in establishing land uses that support community needs in allowing for diverse housing types in the R-2 zone.

Policies: The proposal is consistent with policy 24 in planning for and protecting transportation corridors and preserving adequate rights-of-way by improving east/west connectivity opportunities. Policy 15 additionally supports the proposal in providing for future housing needs and encouraging housing diversification.

C3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

The Commission finds that political subdivisions were notified, and the city received no adverse

written comments. No evidence of a demonstrable adverse impact upon the delivery of services by any other political subdivisions as provided, and as such, the Commission finds this criterion satisfied.

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

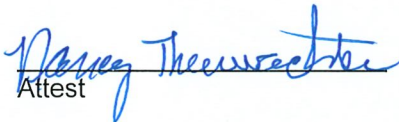
ANNX-24-11, INITIAL ZONING: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended zoning upon annexation was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Medium Density Residential (R2) zoning on approximately 4.54-acres upon successful annexation of the property.

7/8/25

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.

DEVELOPMENT AND ANNEXATION AGREEMENT

Lingar Annexation

(File No. ANNEX-24-11)

THIS AGREEMENT is made this 29 day of July, 2025, by and between the **City of Post Falls**, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 408 N. Spokane Street, Post Falls, ID, and **North Idaho REI Team, LLC**, an Idaho limited liability company organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 435 W Hanley Ave Ste #100, Coeur D Alene, 83815.

WHEREAS, **North Idaho REI Team, LLC**, (hereinafter the “Owner”) owns a tract of land (hereinafter the “Property”) adjacent to the city limits of the City of Post Falls (hereinafter the “City”), which the Owner wishes to annex and develop within the City; and

WHEREAS, the legal description of the Property is attached hereto as Exhibit “A”; an

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

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

ARTICLE I: PURPOSE AND DESCRIPTION OF PROPERTY

- 1.1. Purpose: Owner enters into this Agreement in order to obtain annexation of the Property while the City seeks to obtain partial mitigation of the impacts of annexation of the Property on the City. Owner acknowledges that City has no duty to annex the Property and that the promises of Owner contained in this Agreement are an inducement for City to do so. The term “Owner” includes any successor in interest in the Property.
- 1.2. Description of the Property: The Property is generally located at 2671 W Midway Avenue and is more particularly described in Exhibit “A”.

ARTICLE II: STANDARDS

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

manner acceptable to the City to make service available to adjoining lands and limitations on gaining site access from arterial and collector roadways (including the KMPO Critical Access Corridor Policy).

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

ARTICLE III. UTILITIES AND PUBLIC SERVICES

- 3.1. Water: Owner agrees to use a public water supply system for any development of the Property and to pay all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. If water service cannot be obtained from a public water supply system that has the legal authority to provide service to the Property, the Owner may seek to obtain water service from any lawful source whether public or private beginning 90 days after the date that the Owner requested water service from each public water supply system that has legal authority to serve the Property.

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

ARTICLE IV. PUBLIC PROPERTY DEDICATIONS

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

- 4.1.2. By grant of right-of-way in a form acceptable to the City, Owner will dedicate an additional 20' of rights-of-way along Midway Avenue (measured from existing north line of Midway Avenue).
- 4.2. No Impact Fee for Dedication: Owner agrees that it is not entitled to any credit towards the payment of the City's then currently adopted Impact Fees as a result of its dedication of street right way and easements. As such, Owner waives, on behalf of itself and its successors in interest, any and all claims it may have against the City for not granting an Impact Fee credit relating to the dedication of rights of way and easements as provided in this article. The parties agree that this agreement is entered into in good faith by both parties and is intended to comply with Idaho Code 67-8209(4).

ARTICLE V. CONSIDERATION/FEEES

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

ARTICLE VI. MISCELLANEOUS

- 6.1. Subdivision: The parties acknowledge that in the event the Owner desires to sell a portion of the Property rather than the Property as a whole, that a plat may be necessary. Owner agrees that in the event a plat is necessary, Owner will submit a proper subdivision plat and comply with the subdivision ordinance in effect at the time of the desired division.

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

approvals and agrees to indemnify, defend at the City's sole option, and hold the City harmless from any and all claims from third parties relating to the City withholding development approvals as contemplated by this Section.

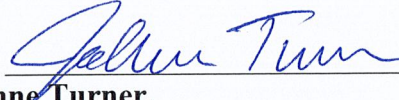
- 6.12. Covenants Run with the Land: The covenants contained herein to be performed by the Owner are binding upon the Owner and Owner's heirs, assigns and successors in interest, and shall be deemed to be covenants running with the land.
- 6.13. Promise of Cooperation: Should circumstances change, operational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

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

CITY OF POST FALLS

North Idaho REI Team, LLC

By: _____
Ronald G. Jacobson, Mayor

By: 
JoAnne Turner,
Its Manager

Attest: _____
Shannon Howard, City Clerk

ACKNOWLEDGEMENTS

STATE OF IDAHO)
 : ss
County of Kootenai)

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

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

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

(Stamp above)

OWNER/DEVELOPER

STATE OF IDAHO)
 :ss
County of Kootenai)

This record was acknowledged before me on this 29 day of July, 2025, by JoAnne Turner, as Manager of North Idaho REI Team, LLC.

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



Valarie N. Marck
Notary Public for the State of Idaho
Residing at: Kootenai County, CDA
Commission Expires: 5.5.2031

Annexation Description
Metes-and-Bounds Legal Description

2671 W. Midway Avenue, Post Falls, Idaho / Kootenai County Parcel No. 0296032061AA
 and adjoining right-of-way of Midway Avenue

A parcel of land, located within the Southeast Quarter of the Northeast Quarter (SE⁴NE⁴) of Section 32, T.51N., R.5W., B.M., Kootenai County, State of Idaho, and being a portion of Tracts 61 and 62 of the Greenacres Irrigation District Plat No. 5 as recorded in Book 'B' of Plats, Page 70, records of Kootenai County, and being the same parcel as described per Warranty deed, Inst. No. 2313948000, records of Kootenai County, and being described as a metes-and-bounds description as follows;

COMMENCING at the Quarter corner of said Section 32 and Section 33, monumented by a 1-inch iron pipe with a 2-inch aluminum cap stamped "PLS 4182 1991" and corner designation per CP&F Inst. No. 1231351, and being the centerline intersection of former 16th Avenue (now known as Midway Avenue) and McGuire Road, from which the Section corner of said Section 32 and Sections 33, 28, and 29, monumented by a 5/8-inch iron rod per CP&F Inst. No. 1231350 bears N00°34'54"W, a distance of 2,643.64';

Thence from said Quarter corner, along the section line and the centerline of said McGuire Road, N00°34'54"W, a distance of 20.00' to a calculated point being perpendicular from the southeast corner of Tract 64 of said Greenacres Irrigation District Plat No. 5 and the northwesterly right-of-way corner of said Midway Avenue and McGuire Road;

Thence departing said section line and said centerline, N89°28'12"W, a distance of 25.00' to said southeast corner of Tract 64 and said northwesterly right-of-way corner of Midway Avenue and McGuire Road, a calculated position;

Thence along the southerly-line of said Tract 64 and Tract 63 and the northerly right-of-way line of said Midway Avenue, N89°28'12"W, a distance of 635.36' to the southeast corner of said Tract 62, monumented by a 1/2-inch iron pipe with a yellow cap marked "RLS 4182", and being the

POINT OF BEGINNING;

Thence departing said southerly tract line and said northerly right-of-way line, N00°33'40"W, a distance of 441.23' to a 1/2-inch iron pipe with a yellow cap marked "RLS 4182";

Thence N89°28'53"W, a distance of 450.20' to a 1/2-inch iron pipe with a yellow cap marked "RLS 4182";

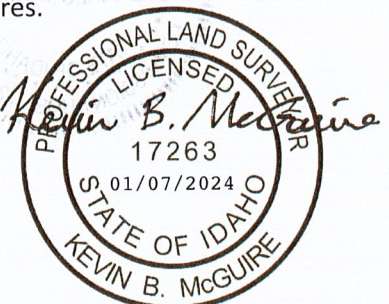
Thence S00°32'25"E, a distance of 441.14' to a point on the southerly-line of Tract 61 and said northerly right-of-way line of Midway Avenue, said point monumented by a 1/2-inch iron pipe with a yellow cap marked "RLS 4182";

Thence continuing S00°32'25"E, a distance of 40.01' to a calculated point on the southerly right-of-way line of said Midway Avenue;

Thence along said southerly right-of-way line of Midway Avenue, S89°28'12"E, a distance of 450.38' to a calculated point;

Thence departing said southerly right-of-way line of Midway Avenue, N00°33'40"W, a distance of 40.01' to the **POINT OF BEGINNING**. The above description encloses an area of 4.97± acres.

The basis of bearing, all measurements and monument descriptions within the above description are per Record of Survey by David E. Schumann, RLS 4182, recorded 09/09/1991, under Inst. No. 1231348 and associated Corner Records also prepared by the same. This description was prepared by:



LEGEND

Set 1/2" X 30" Iron pipe with yellow cap marked RLS 4182. Record distances from Plat No. 5, filed at Book 8, Page 70, of Plats.

Set 5/8" Iron rod -0.2' See C.P. & F. forms.

Set 7/8" Rubber -0.7' Set 1" Iron pipe with 2" aluminum cap. See C.P. & F. forms.

S 29 S 28 S 33

S 29 S 28 S 33

N 89°30'56"W 2637.60' (2640')

S 29 S 28 S 33

S 29 S 28 S 33

Book 10 Page 115

RECORD OF SURVEY

Portions of Tract 61 & 62 GREENACRES IRRIGATION DISTRICT

PLAT NO. 5

S 32, T 51 N, R 5 W, BM KOOTENAI COUNTY, IDAHO

COUNTY RECORDER

This map was recorded at the request of David Schumann this 9th day of September, 1981, at 4:35 o'clock P.M. as Instrument Number 1231347E, and duly filed at Book 10, Page 115, of Surveys.

By: Sharon Wilson Deputy

#52

BASIS OF BEARING

The basis of bearing for this survey is the centerline of 18th Avenue, shown as N 89°28'12"W on map filed at Book 12, Page 343, of Surveys. Records of Kootenai County.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey performed by me in accordance with the laws of the State of Idaho in August, 1981, at the request of Dan Austin.



KOOTENAI COUNTY SURVEYORS 773-3628



POST FALLS

SCHOOL DISTRICT #273

Exhibit PA-1

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

October 17, 2024

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

Dear Bob,

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

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

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

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

The enrollment status and capacity of each school for the 2024-2025 school year are listed below.

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Exhibit PA-2

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

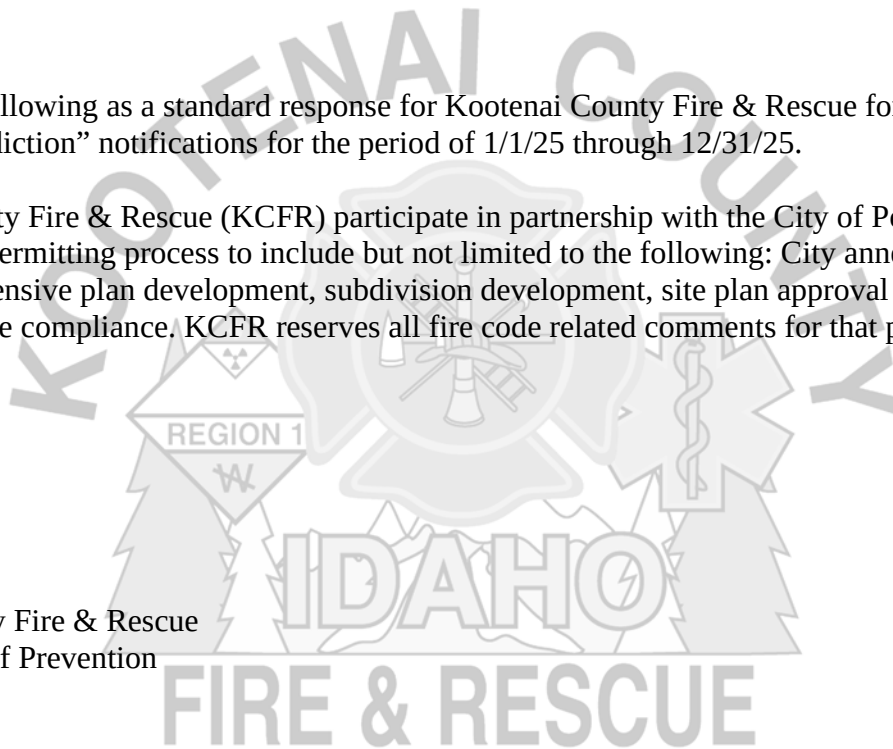
Dear Nancy,

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



From: [David Callahan](#)
To: [Nancy Thurwachter](#)
Subject: Re: Notice to Jurisdictions - Lingar Annexation File No. ANNX-24-11
Date: Friday, March 21, 2025 7:29:07 AM
Attachments: [image001.png](#)
[Outlook-Final seal.png](#)

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We have no comments or concerns.

David Callahan, AICP
Director



Kootenai County
Community Development

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, March 20, 2025 3:57 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; Chad Ingle <cingle@kcgov.us>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com <dena.naccarato@sd273.com>; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.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>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@ZiPLY.com>; URA <postfallsura@gmail.com>
Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Hollis Staal <hstaal@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: Notice to Jurisdictions - Lingar Annexation File No. ANNX-24-11

Please find attached the Notice to Jurisdictions for the Lingar Annexation File No. ANNX-24-11 that is scheduled for the Planning & Zoning meeting on April 8, 2025. The draft staff report will be on the city's website shortly.

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



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

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

March 21st, 2025

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Lingar Annexation File No. ANNX-24-11

The Police Department has reviewed the above listed annexation request and will remain Neutral on this request. The Police Department will comment further during the permitting process if approved.

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, March 21, 2025 11:14 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Lingar Annexation File No. ANNX-24-11

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

Good Morning,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, March 20, 2025 3:57 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Tuesday, March 25, 2025 9:13 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions - Lingar Annexation File No. ANNX-24-11
Attachments: Exhibit PH-2 NTJ_Lingar Annexation_PZ.pdf

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Nancy,

Phillips 66 does not have utilities within your attached project vicinity.
 (Response 12921)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, March 20, 2025 3:57 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>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Patton, Michael M <Michael.M.Patton@p66.com>; Owens, Dylan

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Thursday, March 27, 2025 11:14 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Lingar Annexation File No. ANNX-24-11

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

The Post Falls Highway District has no comment.

Kind regards,
 Jonie

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



From: contactus@postfallshd.com <contactus@postfallshd.com> **On Behalf Of** Nancy Thurwachter
Sent: Thursday, March 20, 2025 3:57 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>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Tuesday, April 8, 2025 7:47 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Lingar Annexation File No. ANNX-24-11

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

No Comment from the Idaho Transportation Department.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, March 20, 2025 3:57 PM
To: Ali Marenau <AMarienu@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber

From: noreply@civicplus.com
To: [Public Hearing Notice](#)
Subject: Online Form Submittal: Submit Written Public Testimony
Date: Wednesday, March 26, 2025 11:13:57 AM

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Submit Written Public Testimony

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

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

Review Criteria

- [Annexation Review Criteria \(PDF\)](#)
- [Planned Unit Development \(PUD\) Review Criteria \(PDF\)](#)
- [Special Use Permit \(SUP\) Review Criteria \(PDF\)](#)
- [Subdivision Review Criteria \(PDF\)](#)
- [Variance Review Criteria \(PDF\)](#)
- [Zone Change Review Criteria \(PDF\)](#)

First Name	Barbara
Last Name	Broncheau
Address	2706 W Midway Ave
Email Address	babroncheau@gmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Lingar Annexation
Select Hearing Body	Planning & Zoning

Please Provide Your
Position on the Public
Hearing

Neutral

Comments

As an adjacent property owner, we would like to find out additional information on how the road right-of-way is handled by the City of Post Falls, and if it will impact our property? Will all road right-of-way improvements be included on the north side of Midway Ave, as part of the Lingar Annexation Project? Or, if our property is impacted who will compensate us for the land, fencing, trees, utilities and driveway access that will be impacted as part of the road right-of-way?

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

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, August 7, 2025 3:01 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Lingar Annexation File No ANNX-24-11

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Good Afternoon,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, August 1, 2025 4:37 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@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

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Tuesday, August 12, 2025 12:55 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Lingar Annexation File No ANNX-24-11

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

The Post Falls Highway District requests to comment on the Annexation Agreement prior to execution of the agreement.

Jonie Anderson
Post Falls Highway District
5629 E Seltice Way
Post Falls, Idaho 83854

p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Friday, August 1, 2025 4:37 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.faver@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>; Scott Morton <smorton@republicservices.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Tuesday, August 12, 2025 1:01 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Lingar Annexation File No ANNX-24-11
Attachments: Exhibit PH-7 NTJ_Lingar ANNX-24-11.pdf

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

Nancy,

Phillips 66 does not have any utilities within your attached project vicinity.
(Response 13074)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, August 1, 2025 4:37 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Patton, Michael M <Michael.M.Patton@p66.com>; Owens, Dylan

Nancy Thurwachter

From: noreply@civicplus.com
Sent: Wednesday, August 13, 2025 4:45 PM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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

Submit Written Public Testimony

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

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

Review Criteria

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

First Name	Andy
Last Name	Elfers
Address	PO Box 1692
Email Address	andy@prestigeequitywa.com
City	Sumner
State	WA
Zip Code	98390
Public Hearing	Lingar Annexation

Select Hearing Body	City Council
Please Provide Your Position on the Public Hearing	In Favor
Comments	Dear Post Falls City Council, I urge you to approve the Lingar Annexation. By delivering entry-level single-family homes priced under \$500,000 with fixed-rate mortgages, the annexation will turn renters into homeowners, building equity and financial stability. This approach aligns with Idaho's tradition of self-reliance and expands opportunities for working families. Including the Lingar property within city limits leverages existing roads, utilities, and public services already in place on surrounding parcels. Developers will fund necessary infrastructure, sparing taxpayers those costs. This proactive annexation prevents fragmented growth and ensures cohesive, cost-effective planning. Local demand for modest single-family lots is outstripping supply, as recent subdivisions of similar size sell out quickly. Approving this annexation delivers the housing stock our community clearly requests and helps families move closer to their jobs, strengthening our local workforce. Long commutes from distant towns strain household budgets, increase traffic, and create adverse community impacts. By expanding attainable housing within city limits, the Lingar Annexation reduces these burdens and supports employee retention for local employers. It's a win for families, businesses, and the community. As an investor and landowner in Post Falls, I understand the need to attract jobs here. Feedback from employers indicates that affordable, available housing is the missing component for local expansion. I respectfully ask the Council to approve this annexation and uphold Post Falls' commitment to homeownership and strategic growth. Thank you for your consideration. Sincerely, Andy Elfers

From: noreply@civicplus.com
Sent: Wednesday, August 13, 2025 1:23 PM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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Submit Written Public Testimony

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- 4. [Subdivision Review Criteria \(PDF\)](#)
- 5. [Variance Review Criteria \(PDF\)](#)
- 6. [Zone Change Review Criteria \(PDF\)](#)

First Name	Philip
Last Name	Carder
Address	7616 N Valley Street
Email Address	barkspreader@gmail.com
City	Daulton Gardens
State	ID
Zip Code	83815
Public Hearing	Lingar Annexation

Select Hearing Body	City Council
Please Provide Your Position on the Public Hearing	In Favor
Comments	Dear Council Members, I am writing to express my strong support for the Lingar Annexation. My position is based on several logical and community-minded reasons. First, it is important to recognize that this type of housing—entry-level, attainable homes—is ideal for Idaho residents seeking affordability that multifamily housing often cannot provide. Homeownership offers the opportunity to build equity, which can later be leveraged to move into a larger home as life circumstances change. It also provides stability, with a fixed mortgage for up to 30 years, unlike leasing or renting, where costs typically increase annually. I have never heard anyone say their rent went down upon renewal. In contrast, owning a home prevents money from being lost to rent and aligns with Idaho’s values of freedom, prosperity, and financial responsibility. I believe it is the council’s obligation to help ensure that such opportunities remain available to our citizens. Second, this project represents a logical and consistent path of annexation and infill for the City of Post Falls. The neighboring properties have already undergone annexation and development. It is inevitable that growth will continue north along McGuire to Poleline and beyond as the area fills in. Third, the current supply of housing in this category is being purchased quickly as it becomes available, with no sign of oversupply. This strong demand is a clear indicator that the community values and needs this type of development. On a personal note, when I moved from Washington to open a new branch of our business on Seltice in Post Falls, I was fortunate to purchase a home in Dalton Gardens. However, some of my relatives, whom I have hired to work in our business, are not as fortunate. They would like to live in Post Falls but can only afford to share a property in Worley and commute. This annexation—and future annexations northward—would give working-wage residents the opportunity to own affordable entry-level homes in the community where they work.

I respectfully urge the council to recognize the clear demand for affordable homeownership and vote in favor of the Lingar Annexation. Doing so will strengthen our community, support working families, and uphold the values that make Post Falls a place where people want to live and thrive.

Thank you for your time and consideration.

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**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 8/19/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jason Faulkner, Finance Director

SUBJECT: FY 2026 Fee Hearing

ITEM AND RECOMMENDED ACTION:

This item is a public hearing to receive public testimony on proposed fee increases. Council is requested to consider any public input received and approve the presented fee increases or provide other direction about the requested fee increases.

DISCUSSION:

Staff will present updates to the upcoming fee resolution. Recreation made various updates to their fees based on the cost associated with providing programs. Business licenses will be changed to \$100 for new and \$50 renewal to encourage renewal. Other fees within the fee resolution are based on fee studies performed by consultants, contractual, and industry standards. Water and wastewater increase is proposed to be 1.5% and 2.5%, respectively. Sanitation increase will be 5.2% based on various indexes and the cost of diesel fuel. Impact fees will increase by 1.97%, which is based on the Engineering News Record (ENR).

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

The fees have been briefly discussed at a few of the budget workshops.

APPROVED OR DIRECTION GIVEN:

Council is allowed to approve or provide direction to staff on changing the fees.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. FY 26 Fee Public Hearing
2. Proposed Fee Resolution 2026

Fee Public Hearing FY 2026

Jason Faulkner, Finance Director

August 19th, 2025



Fee Public Hearing: FY 2026

Water rates – 1.5% increase.

Wastewater rates – 2.5% increase.

Water Cap Fees - Discussion

Wastewater Cap Fees - Discussion

Rathdrum Cap Fees – Discussion

Impact Fees – 1.97% increase (ENR index April to April).

Sanitation Fees – 5.2% increase.

Fee Public Hearing: FY 2026 (comparison to prior year rates)

	<u>FY 2025</u>	<u>FY 2026</u>	<u>Variance</u>
Sanitation	\$13.96	\$14.69	\$0.73
Water Connection	13.21	13.41	0.20
Water Use (5,000 gal.)	7.35	7.50	0.15
Wastewater	<u>70.18</u>	<u>71.94</u>	<u>1.76</u>
Total	\$104.70	\$107.54	\$2.84

Fee Public Hearing: FY 2026

Next Step: If approved, Mayor and Council authorize staff to present a Resolution to adopt the fees for FY 2026 at the September 1st, 2025, council meeting. All proposed fees will go into effect on October 1, 2025.

Questions or comments?

Admin

ADMINISTRATIVE FEES

Business Licenses & Regulations

Alcoholic Beverage Licenses

Beer (off premises)	\$50.00	Annually
Beer (on premises)	\$200.00	Annually
Wine (off premises)	\$200.00	Annually
Wine (on premises)	\$200.00	Annually
Liquor/Wine (on premises)	\$562.50	Annually
Liquor/Wine (club)	\$281.25	Annually
Liquor/Wine (golf course)	\$300.00	Annually
Catering Permit	\$20.00	Daily
Door to Door Solicitation (180 days only)	\$25.00	Annually
Merchant Security Police	\$25.00	Annually
Business Licenses	\$100.00	New annual license
	\$50.00	Annual license renewal

Media Department

Use of audio/visual equipment, including
but not limited to presentation equipment in \$35.00/hr.
the Council Chambers

Maximum Daily Fee	\$150.00
Taping/broadcast and facility use	\$50.00/hr.

City Hall Area Use Fee

Rotunda	\$100.00
Council Ante Room	\$50.00
Council Chambers	\$200.00
Plaza- Full Day	\$250.00
Plaza- Half Day	\$125.00
Carpet Soiling Surcharge	\$50.00

Deposit

Rotunda	\$50.00
Council Ante Room	\$25.00
Council Chambers	\$75.00
Plaza	\$150.00

Miscellaneous

City Street Renaming	\$250.00
----------------------	----------

Utilities

RECLAIMED WATER:

Capitalization Fees:

Basic Capitalization Fee

Commercial/Industrial Capitalization Fee - A minimum of \$7,621 plus an additional \$7,621 for each 5,000 gallons of reclaimed water flow based upon water consumption, above the first 5,000 gallons per month.

User Fees:

That pursuant to Section 13.32.120 of the Post Falls Municipal Code, requiring revision to the user fees when costs or the number of equivalent users change so as to affect the ability of the system to provide the intended service, and increases have occurred since 2012 in the number of equivalent residential users and the costs of operation, maintenance, debt service and capital replacement; and is an essential part of the protection and management of the reclaimed water collection and treatment system; and the costs associated with reclaimed surface water management should be included in the costs of maintenance of the reclaimed water collection and treatment system, the reclaimed water rates of the City of Post Falls shall be as follows:

The equivalent residential user base charge for reclaimed water service shall be increased to seventy dollars and eighteen cents (\$70.18) per month, and \$14.08 per 1,000 gallons of water used over 5,000 gallons for commercial units.

SOLID WASTE:

- A. That the base rate for current 35-gallon cart residential users shall be \$10.97 per month, with such a service to provide an opportunity to recycle as authorized by the contract between the City and its contract hauler. Maintenance of such a rate for existing 35-gallon cart customers shall depend upon compliance with the administrative rules established for the one-can rate;
- B. That the base rate for 96-gallon cart residential users shall be \$14.69 per month, with such a service to provide an opportunity to recycle as authorized by the contract between the City and its contract hauler;
- C. The base rate for one-can(now known as 35-gallon cart customers) residential users was discontinued as a rate option effective June 1, 1999, with those currently signed up for this option, and in compliance with the required sticker on their garbage can, being allowed to keep this option until such time, garbage rates are changed in the future. New residential customers shall be charged the based residential rate of \$14.69 per month with a 96-gallon cart weekly disposal allowance;
- D. That all garbage placed for collection which exceeds the per-can base rate established for the account shall be charged at the rate of three dollars and eight (\$3.08) per can equivalent, per pickup;
- E. See spreadsheet below
- F. The City Administrator is hereby authorized to establish specific rates for special services or circumstances which do not fit the categories established hereby, maintaining a proper relationship between the service provided and costs charged by the City's contractor.

MINIMUM MONTHLY UTILITY CHARGE:

The City of Post Falls finds it appropriate and necessary that property owners benefited by municipal utility systems pay, at a minimum, the fixed capital and operational costs of the utility systems maintained to serve their property. The following provisions establish a base rate for the availability of reclaimed water services and allow a temporary waiver of solid waste collection fees when the property is unoccupied for thirty days or more.

- A. Notwithstanding any provisions of prior resolution to the contrary, every residential connection to the City's reclaimed water collection and treatment system shall pay a minimum monthly charge (base rate) of \$23.93 for each month, or part of thereof, for every month that reclaimed water disposal and treatment service are available to the property by connection, but the residence is unoccupied and has been for a period of thirty (30) days or more. Commercial or industrial users shall likewise pay a base monthly reclaimed water charge of \$23.93 per month per equivalent residential unit for those months during which the property is connected to the reclaimed water collection and treatment system but is unoccupied and has been for a period of thirty (30) days or more.
- B. Further, notwithstanding any provision of prior resolutions to the contrary, the monthly sanitation (solid waste) collection charge for any property to which water service is temporarily discontinued for a period of thirty (30) days or more may be temporarily waived proportionate to the time that water service is discontinued. The standard disconnect fee will be charged in association with this water disconnection if disconnection is restored earlier than thirty (30) days.

UTILITY FEES

WATER:

Capitalization Fees:

<u>Service Size</u>	<u>Capitalization Fee</u>
3/4 - 1"	\$3,278.00
1" (Commercial)	\$5,463.00
1 1/2"	\$10,925.00
2"	\$17,479.00
3"	\$34,958.00
4"	\$54,621.00
6"	\$109,242.00
8"	\$158,291.00

Use Fees:

The sum of the following elements (A+B):

A. BASE FEE FOR ALL USERS:

<u>Meter Size</u>	<u>Monthly Fee</u>
1" or less	\$13.41
1.5"	\$22.21
2"	\$33.34
3"	\$58.87
4"	\$95.11
6"	\$185.95
8"	\$321.88

B. USAGE I

Each 1,000 gallon unit or any portion thereof for residential and irrigation accounts:

0 to 49,000 gallons	\$1.50
50,000 gallons +	\$2.13

Each 1,000 gallon unit or any portion thereof for all other accounts:

0 + gallons	\$1.50
-------------	--------

SOLID WASTE:

E. Commercial

FL = Front Load

RL = Rear Load

Container Type	Pick-ups Per					
	1	2	3	4	5	6
96 Gallon Cart	\$24.81	\$38.34				
300 Gallon Cart	\$42.81	\$94.59	\$141.91			
400 Gallon Cart	\$60.82	\$121.61	\$182.43			
FL Dumpster - 1 YD	\$37.05	\$74.34	\$105.87	\$137.37	\$16,891.00	
FL Dumpster - 1.5 YD	\$51.81	\$99.12	\$144.15	\$189.17	\$234.22	
FL Dumpster - 2 YD	\$64.23	\$122.74	\$180.19	\$236.48	\$292.76	\$336.69
FL Dumpster - 3 YD	\$94.59	\$180.19	\$265.74	\$342.33	\$433.79	
FL Dumpster - 4 YD	\$114.86	\$218.07	\$324.30	\$423.39	\$522.50	\$633.82
FL Dumpster - 6 YD	\$155.41	\$292.76	\$424.52	\$560.73	\$695.85	\$864.41
FL Dumpster - 6 YD ADA	\$172.60	\$346.24	\$503.37	\$663.19	\$822.99	
FL Dumpster - 8 YD	\$202.71	\$380.61	\$556.27	\$731.92	\$905.30	\$1,252.10
FL Dumpster - 8 YD ADA	\$203.35	\$323.58	\$470.44	\$619.80	\$1,005.92	
RL Dumpster - 1 YD	\$42.02	\$74.34	\$105.87	\$135.13	\$164.38	
RL Dumpster - 1.5 YD	\$59.70	\$103.60	\$150.92	\$177.92	\$218.45	
RL Dumpster - 2 YD	\$66.46	\$122.77	\$180.19	\$236.48	\$292.76	
RL Dumpster - 3 YD	\$96.83	\$180.19	\$265.74	\$342.33	\$434.61	
RL Dumpster - 4 YD	\$117.10	\$220.71	\$322.04	\$423.39	\$526.98	
RL Dumpster - 6 YD	\$200.45	\$351.32	\$499.93	\$646.35	\$792.71	
RL Dumpster - 8 YD	\$249.99	\$454.92	\$659.86	\$864.76	\$1,069.71	
Compactor - 4 YD	\$337.81	\$675.62	\$957.12			
Compactor - 5 YD	\$416.62	\$833.25	\$1,249.85			
Compactor - 6 YD	\$450.44	\$900.82	\$1,351.16			
Compactor - 10 YD	\$675.62	\$1,351.16	\$2,026.78			
Compactor - 15 YD	\$236.48					
Compactor - 20 YD	\$315.42					
Compactor - 30 YD	\$450.44					
Compactor - 40 YD	\$975.58					
Construction Only - 8 YD	\$249.99	\$454.92	\$659.86	\$864.76	\$1,069.71	
Construction Only - 10 YD	\$297.28	\$551.73	\$808.47	\$1,060.71	\$1,317.43	

Additional commercial sanitation

\$13.53 each a

\$21.44 each a

Roll Off Boxes:

20 YD deliver	\$99.12
20 YD dump	\$236.48
30 YD deliver	\$99.12
30 YD dump	\$236.48
Roll off return	\$72.12
Roll off round	\$45.05
Roll off turn a	\$22.57

Special Hauls:

4 YD compactor	\$123.89
5 YD compactor	\$146.41
6 YD compactor	\$162.16
10 YD compactor	\$191.44

Special Hauls on Existing and S

96 Gallon con	\$13.53	4 YD	\$49.57
300 Gallon	\$22.57	6 YD FL	\$67.59
400 Gallon	\$30.56	6 YD RL	\$81.68
1 YD	\$13.53	8 YD FL	\$87.90
1.5 YD	\$27.04	8 YD RL	\$99.20
2 YD	\$29.31	10 YD RL	\$112.60
3 YD	\$36.04		

Bin Placement

96 Gallon	\$11.31
300 Gallon	\$56.32
400 Gallon	\$56.32
1 - 8 YD FL	\$56.32
1 - 10 YD RL	\$56.32

Daily Rent:

96 Gallon	\$0.61	1 - 4 YD RL	\$2.53
300 Gallon	\$2.53	6 - 8 YD FL & 1	\$5.10
400 Gallon	\$2.53	10 YD RL	\$5.68
1 - 4 YD FL	\$2.53	20 & 30 YD Ro	\$6.69

Other Service Rates:

Delivery/Rem	\$56.32
Make Contain	\$74.63
Special Haul F	\$56.32
Gate Fee (eac)	\$11.25
Driver Assista	\$6.81
Driver Assista	\$6.81
Man and Truc	\$146.41
Commercial R	\$13.53
Fighting Creel	\$213.96
Return Trip R	\$11.31
Return Trip C	\$56.32
Additional Ca	\$11.30
96 Gallon Car	\$13.53
Return Trip R	\$11.25
Recycling Bin	\$11.25
Pack-out	
Service	

(special consideration for disabled and elderly) - (month)	\$9.04
Saturday Pick	\$22.57
Container Wa	\$74.63

MISCELLANEOUS UT

Water Shut		\$50.00
Water Shut		\$50.00
Delinquent		\$35.00
Pre-Treatm	Cost plus 15%	
Dye Test		\$95.00
Meter Fee	Cost of Meter	
	Cost of Labor and Equipment	
Dig-in-fee		

Cemetery

CEMETERY FEES

Burial Lot

Roadside	\$1,800.00
Middle	\$1,600.00
Inner	\$1,400.00
Cremation Lot	\$1,150.00
2nd Use Lot	Half of lot fee

Blocks 101, 103, 106, 107 & 108

All lots	\$2,500.00
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Double depth lots are 1.5 X the lot cost

Niche - Top	\$1,350.00
Niche - Middle	\$1,300.00
Niche - Bottom	\$1,250.00

Niches Blocks 100 -155

Row A (top)	\$1,800.00
Row B	\$1,700.00
Row C	\$1,600.00
Row D	\$1,500.00
Row E	\$1,400.00
Row F (bottom)	\$1,300.00

Opening and Closing - Lots

Single depth	Weekdays	\$600.00
Double depth - 1st	Weekdays	\$750.00*
Double depth - 2nd	Weekdays	\$600.00

Single depth/Top double	Saturday (No Sunday)	\$850.00
Double depth - 1st	Saturday (No Sunday)	\$1,050.00*

Additional to above pricing:

After 3 PM	\$250.00
Winter Surcharge	\$75.00
Holiday Weekend/Saturday	\$450.00

* plus rental cost of shoring.

Opening and Closing - Niche

Weekdays	\$400.00
Saturday (No Sunday)	\$650.00

Additional to above pricing:

After 3 PM	\$250.00
Holiday Weekend/Saturday	\$450.00

Miscellaneous

Headstone Locations	\$125.00
Setting Military Markers	\$125.00
Setting Markers*	
Moving Markers/Headstones*	
Oversize Headstones*	
Liners	2.5 X Cost
Deed Transfer	\$75.00
Engraving	2.5 X Cost
Sell Lot Back to City	\$75.00
Temporary Markers	2.5 X Cost
Markers	2.5 X Cost
Ancillary Items	2.5 X Cost
Memorial Tree	\$2,500.00
*Based upon scope of job	
Funeral Late Fee - 1	\$250.00

Recreation

Centennial Trail User Fee:

Requests for special events to use the Centennial Trail will be charged a \$1.00 per-user fee that will go towards the upkeep and maintenance of the Centennial Trail. There is also a refundable \$500.00 performance deposit required.

Contracted Programs:

Fees for contracted programs will be the amount established in the contract between the Contractor and the City of Post Falls, which will take into consideration the number of participants, supplies, equipment and Contractor's other costs.

New Programs:

Fees will be set to cover Program hard costs(staff, supplies, marketing, facility rental) plus 30% to cover administrative costs.

Tournaments:

Fees will be set to cover the use of the City facilities. The minimum charge is \$100.00 per day and up to \$500.00 per day based on the scope of the event and the fees being charged. Fees for field preparation might be charged, as necessary.

Miscellaneous Recreation Fees:

A \$75.00 fee is charged for the rescheduling and/or forfeit of games in League Sports programs. Late registrations (following the pre-season meeting) for youth sports programs will be assessed an additional \$15.00.

Special Event application fee is \$75.00. Fees are set to cover staff time in review of commercial and fund-raising event requests.

Block Trailer is \$50.00 plus a \$250.00 refundable damage deposit.

RECREATION FEES

Recreation Activities Fees:

All recreation classes will have \$2.00 added to the listed price that will go directly to the Park Trust Account.

		<u>Resident</u>	<u>Non-Resident</u>
Adult Flag Football Tournament		\$150.00	\$150.00
Adult Flag Football	Team	\$551.00	\$592.00
extra player		\$30.00	\$30.00
Adult Volleyball Leagues	Team	\$220.00	\$240.00
extra player		\$30.00	\$30.00
Archery		\$66.00	\$66.00
Art in the Park		\$34.00	\$34.00
Arts Enrichment		\$40.00	\$40.00
Basketball, Open Gym		\$5.00	\$5.00
Brix Camp		\$175.00	\$175.00
Camp No School Days - per day.		\$55.00	\$55.00
Camping 101		\$55.00	\$55.00
Cross Country Skiing		\$36.00	\$36.00
	Add gear rental	Cost	Cost
Parent Child Program		\$40.00	\$40.00
extra child		\$8.00	\$8.00
Dad's Day Out		\$75.00	\$75.00
Day Camp (K - 8th Grade) - per week.		\$250.00	\$250.00
Dodgeball Tournament	Team	\$150.00	\$150.00
E-Sports Tournaments		\$50.00	\$50.00
Flag Football Camp - per week.		\$145.00	\$145.00
Golf Lessons		\$110.00	\$110.00
Guitar, Intro.		\$50.00	\$50.00
Gym, Parent Tot		\$45.00	\$50.00
Gymnastics		\$65.00	\$65.00
Hockey Lessons		\$70.00	\$70.00
Ice Skating Lessons		\$110.00	\$110.00
Intro. To Bowling		\$39.00	\$39.00
JACC Classes		\$250.00	\$250.00
Kickball League		\$200.00	\$250.00
Kickball Tournament	Team	\$150.00	\$150.00
Ladies Day Out		\$70.00	\$80.00
Landscaping Class/Gardening		\$22.00	\$22.00
Lifeguard Classes		\$210.00	\$210.00
Martial Arts Classes		\$50.00	\$50.00
Men's Basketball League	Team	\$427.00	\$459.00
extra player		\$26.00	\$26.00
Murder Mystery Party		\$70.00	\$70.00
Photography Classes		\$30.00	\$30.00
Pickleball Lessons		\$50.00	\$50.00
Pickleball Tournament		\$75.00	\$75.00
Pre K - Kind. Instructional Basketball		\$45.00	\$53.00
Preschool - Discovery Art		\$45.00	\$45.00

Preschool Holiday Art		\$20.00	\$20.00
Preschool Workshops		\$20.00	\$20.00
River City Basketball Tournament	Team	\$300.00	\$315.00
Rock Climbing: indoor - 1 session adult		\$60.00	\$60.00
Rock Climbing: indoor - 1 session youth		\$50.00	\$50.00
Rock Climbing: indoor - 3 session youth		\$130.00	\$130.00
Rock Climbing: outdoor	Plus equipment	\$155.00	\$155.00
Running shoes & Microbrews - 5K		\$40.00	\$50.00
Safe Sitter		\$90.00	\$90.00
SkyHawk Camp		\$200.00	\$200.00
Smart Start Flag Football		\$59.00	\$65.00
Snow Tubing Trip		\$45.00	\$50.00
Snowshoe Classes		\$36.00	\$36.00
Spokane Chiefs Tickets		\$25.00	\$30.00
Sponsorships	Negotiated		Negotiated
Spring Day Kamp - per week.		\$250.00	\$250.00
Summer Dance Camp - per week.		\$60.00	\$60.00
Tennis Camp - per week.		\$120.00	\$120.00
Tennis, Individual		\$50.00	\$60.00
Theater Arts		\$60.00	\$65.00
Triathlon - Adult	Individual	\$85.00	\$85.00
	Team	\$165.00	\$165.00
	Late Fee	\$15.00	\$15.00
Volleyball and Football Clinics		\$45.00	\$55.00
Volleyball Tournament		\$150.00	\$150.00
Volleyball, Open Gym		\$5.00	\$5.00
White Water Rafting Trips	Cost + 50%		Cost + 50%
Wilderness Survival - per week.		\$450.00	\$450.00
Winter Day Kamp		\$250.00	\$250.00
Yoga Class		\$39.00	\$39.00
Youth Baseball		\$45.00	\$53.00
	Late Fee	\$8.00	\$8.00
Youth Baseball - Smart Hitters		\$53.00	\$66.00
	Late Fee	\$8.00	\$8.00
Youth Basketball		\$45.00	\$53.00
	Late Fee	\$8.00	\$8.00
Youth Basketball Camp - per week.		\$120.00	\$120.00
Youth Competitive Basketball	Team	\$485.00	\$500.00
extra player		\$46.00	\$46.00
Youth Dance		\$105.00	\$105.00
Youth Flag Football		\$56.00	\$60.00
	Late Fee	\$8.00	\$8.00
Youth Golf Camp - per week.		\$120.00	\$135.00
Youth Soccer		\$45.00	\$53.00
	Late Fee	\$8.00	\$8.00
Youth Soccer Camp - per week.		\$145.00	\$145.00
Youth Sponsorship		\$275.00	\$275.00
Youth Volleyball		\$55.00	\$59.00
	Late Fee	\$8.00	\$8.00
Youth Volleyball - Competitive	Team	\$188.00	\$214.00
extra player		\$29.00	\$29.00
Youth Volleyball - Open Gym		\$5.00	\$5.00

Youth Volleyball Camp - per week.	\$120.00	\$120.00
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Festival/Special Event Fees:

10 X 10 Food Booth	\$360.00
10x15 Food Booth	\$485.00
10x20 Food Booth	\$645.00
10 X 10 Craft Booth	\$200.00
10x20 Craft Booth	\$370.00
10x10 Prepackaged Food Booth	\$285.00
Electricity Fees	\$65.00 per plug / 220 volt outlet @ \$250
Camping Fees	\$150.00
One Day Craft Booth	\$75.00
Odd sized and special activities based upon negotiated activities.	
Event Sponsorship	Negotiated
Other Booth	\$75.00

Parks

PARK FEES

Picnic Shelter Fees:

Grand Pavilion/Tullamore Amphitheater/West Lawn Area:

	<u>Resident</u>		<u>Non-Resident</u>	
	Weekday	Weekend/Holiday	Weekday	Weekend/Holiday
Family	\$125.00	\$250.00	\$175.00	\$350.00
Non Profit	\$150.00	\$300.00	\$200.00	\$400.00
Business	\$175.00	\$350.00	\$225.00	\$450.00

Grand Pavilion Heat \$25 per hour and Lights \$25/hour

Picnic Shelter/Higgins/Tullamore South Pavilion/Black Bay:

	Weekday	Weekend/Holiday	Weekday	Weekend/Holiday
Family	\$100.00	\$175.00	\$150.00	\$225.00
Non Profit	\$125.00	\$200.00	\$175.00	\$250.00
Business	\$150.00	\$225.00	\$200.00	\$275.00

Black Bay Park Gas BBQ \$50.00

Gazebo/Corbin Park/Falls Park/Syringa/Tullamore North/ Beck/Woodbridge

	Weekday	Weekend/Holiday	Weekday	Weekend/Holiday
Family	\$50.00	\$125.00	\$100.00	\$175.00
Non Profit	\$75.00	\$150.00	\$125.00	\$200.00
Business	\$100.00	\$175.00	\$150.00	\$225.00

General Picnic Shelters:

	Weekday	Weekend/Holiday	Weekday	Weekend/Holiday
Family	\$25.00	\$50.00	\$35.00	\$60.00
Non Profit	\$30.00	\$55.00	\$40.00	\$65.00
Business	\$35.00	\$60.00	\$45.00	\$70.00

Trailhead Shelter

	Weekday *	Weekend/Holiday **
	(Mon-Thur)	(Fri/Sat/Sun)
Regular:	\$100.00/hr.	\$195.00/hr.
Holiday:	\$275.00/hr.	\$295.00/hr.

* Minimum of 2 hours.

** Minimum of 4 hours.

Parks Donation	\$5,500.00
Bench	
Transitory	
Concessionair Fee	\$25/Day + 15% of sales over \$500
Education and Fitness Activity	
User Fee (i.e. Rock Climbing	
Guide Service Activity or Yoga in the Park	\$2.00/participant in addition to any associated Shelter/Field Fee

Community Development

COMMUNITY DEVELOPMENT FEES

ANNEXATION (Standard)

Annexation Pre-Application
Conference

\$600.00 plus \$300.00/follow-up meeting

Annexation Application

\$3,000 w/out major infrastructure (includes one agreement).
Negotiated fees with infrastructure issues (includes one agreement). \$500.00 for each additional agreement.

Annexation Fee (paid w/building
permit)

\$1,000 per lot per unit (residential)

\$0.10 per square ft. of property (non-residential)

BUILDING

Commercial

Valuation

Provisional Certificate of Occupancy

\$250.00 flat fee

Board of Appeals Application Fee

\$150.00 flat fee

Residential Plan Review

25% of building permit to be paid at plan submittal.

Commercial Plan Review

65% of building permit

Commercial Mechanical Plan Review

25% of mechanical permit

Foundation Only Permit

10% of building permit in addition to the full building permit
fee

Work Performed with no valid permit

Regular Building/Mechanical permit fee X 2

Retaining Walls

\$4.50 per Linear Foot

Manufactured Home Regular Set

\$150.00 flat fee

Manufactured/Modular Home
Foundation

\$400.00 flat fee

Building Move

\$300.00 flat fee

Additions to Residential Homes

\$72.62 per sq. ft. (use Building Valuation Chart to calculate p
ermit & review fee)

Patio Cover Only

\$20.00 per sq. ft. (use Building Valuation Chart to calculate p
ermit & review fee)

Deck Only

\$15.00 per sq. ft. (use Building Valuation Chart to calculate p
ermit & review fee)

Deck w/Cover

\$20.00 per sq. ft. (use Building Valuation Chart to calculate p
ermit & review fee)

Deck/Patio Cover and Enclosure

\$25.00 per sq. ft. (use Building Valuation Chart to calculate p
ermit & review fee)

Breezeway

\$20.00 per sq. ft. (use Building Valuation Chart to calculate p
ermit & review fee)

Interior Finish Residential Homes

\$20.00 per sq. ft. (use Building Valuation Chart to calculate p
ermit & review fee)

General Building Permit Valuation per
Occupancy and Type of Construction
Basement - Finished

Per Building Safety Journal 7/2008 to establish valuation
\$96.83 per sq. ft. (use Building Valuation Chart to calculate p
ermit & review fee)

Basement - Unfinished	\$77.46 per sq. ft. (use Building Valuation Chart to calculate permit & review fee)
Pole Building Residential	\$20.00 per sq. ft. (use Building Valuation Chart to calculate permit & review fee)
Special Inspection/Re-inspection	\$100.00 per hour, one hour minimum
Re-Roof, Residential	\$150 flat fee
Re-Roof, Commercial	Based upon the valuation of the work to be performed, minimum of \$150 fee.
Residing a Structure, Residential	Residential - \$100 flat fee.
Residing a Structure, Commercial	Based upon the valuation of the work to be performed, minimum of \$100 fee.
Replacing Windows, Residential	Residential - \$100 flat fee.
Replacing Windows, Commercial	Based upon the valuation of the work to be performed, minimum of \$100 fee.
Changes to Approved plans	\$100 per hour, one half hour minimum.
Each Pole/Monument sign 8ft. or higher	\$400.00 each
All Other Signs, per type of sign per site	\$200.00 per type
Demolition-Residential per lot	\$200.00 flat fee
Demolition-Commercial per lot	\$300.00 flat fee
Swimming Pool	Based upon the valuation of the work to be performed.

TOTAL VALUATION

\$1.00 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14 for each additional \$1,000, or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000, or fraction thereof.

PERMIT FEE WORKSHEET**MECHANICAL PERMIT FEES**

Processing fee on all permits	\$45.00
Furnace, all types under 100KBTU	\$18.00
Furnace, all types over 100KBTU	\$22.00
Misc. venting, C/A, duct modifications	\$15.00
Gas fireplace	\$25.00
Residential range hood	\$16.00
Gas water heater	\$15.00
Ventilating/exhaust fans	\$10.00
Gas piping, each outlet	\$5.00

Clothes dryers	\$16.00
Heat pump, A/C 0-3 tons, Boiler/Refrig/RTU 1-100MBTU	\$16.00
Heat pump, A/C 3+-15 tons, Boiler/Refrig/RTU 101-500MBTU	\$30.00
Heat pump, A/C 15+-30 tons, Boiler/Refrig/RTU 501-1,000MBTU	\$40.00
Heat pump, A/C 30+-50 tons, Boiler/Refrig/RTU 1,001-1,750MBTU	\$60.00
Heat pump, A/C over 50 tons, Boiler/Refrig/RTU over 1,750MBTU	\$100.00
Air handlers, Fan coil units under 10,000 CFM	\$15.00
Air handlers, Fan coil units over 10,000 CFM	\$20.00
Air to air heat exchangers	\$25.00
Evaporative coolers, all types	\$15.00
Type I hood, commercial use	\$16.00/ft.
Type II hood, commercial use	\$16.00/ft.
Solid fuel stoves, inserts, must be listed	\$25.00
Installation/relocation of floor/wall/suspended heaters	\$20.00
Commercial plan review fee	25% of equipm

RESIDENTIAL/COMMERCIAL/INDUSTRIAL

Utility R-O-W	\$100.00
Commercial R-O-W (Base fee)	\$350.00
Residential R-O-W (Base fee)	\$150.00
Utility Trench Inspection	
1 - 200 ft.	\$250.00
201 - 200 ft.	\$350.00
401 - 600 ft.	\$400.00
601 - 800 ft.	\$450.00
Over 800 ft.	\$0.85 per ft.
Curb and Gutter	\$150.00 + \$0.60 per ft.
Sidewalk and Approaches	\$150.00 + \$0.60 per ft.
Swales and Drywells	\$150.00 + \$0.20 per sq. ft. Swale + \$60.00/Drywell
Pavement	\$150.00 + \$0.50 per sq. yard
Water Pressure Test	\$120.00/observed test
Sewer Pressure Test	\$120.00/observed test
Street Tree Inspection	\$40.00 per tree

MAPS

Small Map (24"-35")	\$25.00
Large Map (36" +)	\$35.00
Electronic CD	\$20.00

MAILING AND PUBLICATIONS

Public Notice Mailings	\$1.00 each
Published Notices (billed to applicant)	\$300.00

MISCELLANEOUS**Table A-33-A - Grading Plan Review Fees**

50 cubic yards or less	No fee
51 to 100 cubic yards	\$35.00
101 to 1,000 cubic yards	\$55.00
1,001 to 10,000 cubic yards	\$75.00
10,001 to 100,000 cubic yards	\$75.00 for the first 10,000 cubic yards + \$40.00 for each additional 10,000 cubic yards or fraction thereof.
100,001 to 200,000 cubic yards	\$435.00 for the first 100,000 cubic yards + \$20.00 for each additional 10,000 cubic yards or fraction thereof.
200,001 cubic yards or more	\$615.00 for the first 200,000 cubic yards + \$10.00 for each additional 10,000 cubic yards or fraction thereof.
Other Fees: Additional plan review required by changes, additions or revisions to approved plans	\$100.00 per hour*

*Or the total hourly cost to the jurisdiction, whichever is the greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Table A-33-B - Grading Permit Fees1

50 cubic yards or less	\$35.00
51 to 100 cubic yards	\$55.00
101 to 1,000 cubic yards	\$55.00 for the first 100 cubic yards + \$25.00 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$280.00 for the first 1,000 cubic yards + \$22.00 for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards	\$480.00 for the first 10,000 cubic yards + \$100.00 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$1,380.00 for the first 100,000 cubic yards + \$55.00 for each additional 10,000 cubic yards or fraction thereof.
Other inspections and Fees:	
Inspections outside of normal business hours (minimum charge - two (2) hours)	\$100.00 per hour ²
Reinspection fees assessed under provisions of Section 108.8	\$100.00 per hour ²
Inspections for which no fee is specifically indicated (minimum charge - one half (1/2) hour)	\$100.00 per hour ²
	1. The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.
	2. Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.
Road Closure/Lane Closure	\$150.00
Street/Plat Vacation	\$750.00

Off-Site Improvement Waiver	\$150.00
Special Pre-Application Meeting Requests	\$250.00 (1st Meeting No Charge, 2nd request \$250.00)
Floodplain Permit	\$50.00

SUBDIVISION

Subdivision Pre-Application Conference	\$600.00, \$300.00 follow-up meetings
Minor Subdivision	\$1,000.00
Subdivision Amendment	\$500.00
Subdivision Fee	\$2,500.00 + \$50.00/lot
Subdivision Extension	\$150.00
Construction Plan Review	\$2,000.00 + \$50.00/lot >50 lots
Condominium <50 units	\$750.00
Condominium >50 units	\$750.00 + \$10.00/unit >50 units
Final Plat <50 lots	\$600.00
Final Plat >50 lots	\$600.00 + \$10.00/lot >50 lots
Engineering Construction Svcs. (Commercial)	See Commercial R-O-W Fees
Engineering Construction Svcs. (Residential)	\$350.00/lot
Engineering Construction Improvement Agreement	\$750.00

ZONING (Standard & Smart Code)

Smart Code Regulating Plan Review	\$3,500.00
Special Use Permit	\$750.00
Zone Amendment (Map/Text)	\$1,200.00
Variance	\$350.00
Preliminary PUD	\$2,500.00
Final PUD	\$1,000.00
PUD Modification/Amendment Major	\$1,500.00
PUD Modification/Amendment Minor	\$200.00
Comprehensive Plan Amendment (Map/Text)	\$1,200.00
Site Plan Review (Commercial and 3plex+)	\$2,000 per site (two reviews), \$250.00 (additional reviews or meetings).
Administrative Permit	\$300.00
Parking Lot Permit	\$500.00
Tree Installation Fee	\$600.00
Appeal (P&Z, Staff Action, or City Council)	\$350.00
License To Use Real Property	\$1,000.00
Development Agreement Addendum	\$600.00
Fee in lieu for parking	\$17,815.00
Master Sign Permit	\$300.00
Acceptance of Private Road Application	\$2,000.00

SPECIAL EVENTS

Special Event Permit	\$100.00 Parade Fee (No Fee for other events)
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ELECTRICAL**Residential**

Up to 1,500 sq. ft.	\$130.00
1,501 to 2,500 sq. ft.	\$195.00
2,501 to 3,500 sq. ft.	\$260.00
3,501 to 4,500 sq. ft.	\$325.00
Over 4,500 sq.ft.	\$325 plus \$65 for each additional 1,000 sq. ft. or portion thereof.

New Multi-Family Dwelling (contractors only):

Duplex	\$260.00
Three or more multi-family units	\$130 per building plus \$65 per unit.
Existing Residence/Modular, Manufactured or Mobile Homes/Detached Shop/Garage	\$65 fee (one circuit included) plus \$10 per additional branch circuit, up to the maximum of the corresponding square feet of the building.
Spas and Hot Tubs	\$65.00 for each
Swimming Pools	\$130.00 (covers two (2) mandatory inspections with the exception of lighting.)
Miscellaneous	
Signs	\$65 per sign.
Outline Lighting	\$65 per occupancy.
Other	\$65 per hour.
Requested Inspection	\$65 per hour.
Power has been off for over 1 year.	\$65 per hour.
Plan Check (2 hour minimum)	\$65 per hour.
Temporary Service	\$65 for 200 amps or less; over 200 amps - see Commercial
Reinspection Fee	\$100.00
Work without permit	Failure to obtain permit prior to commencing work (fee equal to permit).

Commercial/Industrial

Total Cost of Electrical System (contracted amount)	
Up to \$10,000:	(Total cost of system * 0.02) + \$60
\$10,001 to \$100,000:	((Total cost of system - 10,000) * 0.01) + \$260
\$100,001 and over:	((Total cost of system - 100,000) * 0.005) + \$1,160
Plan Review Fee	(NEC, Building & Energy Code Compliance) 55% of Electrical Permit Fee.

PLUMBING

Bar Sinks	\$8.00 + \$35.00 processing fee on all permits.
Bath Tub, including shower	\$8.00 + \$35.00 processing fee on all permits.
Backflow Assembly (Building)	\$8.00 + \$35.00 processing fee on all permits.
Backflow Assembly (Landscape)	\$8.00 + \$35.00 processing fee on all permits.
Backwater Valve	\$8.00 + \$35.00 processing fee on all permits.
Clothes Washer	\$8.00 + \$35.00 processing fee on all permits.

Drain waste/vent piping, alteration/replacement each fixture	\$8.00 + \$35.00 processing fee on all permits.
Floor Drains/Hub Drains	\$8.00 + \$35.00 processing fee on all permits.
Gas Piping	\$8.00 + \$35.00 processing fee on all permits.
Kitchen Sinks and /or dishwasher	\$8.00 + \$35.00 processing fee on all permits.
Lavatory (wash basins)	\$8.00 + \$35.00 processing fee on all permits.
Lawn Sprinklers from water connect through backflow device.	\$8.00 + \$35.00 processing fee on all permits.
Mobile Home W/S Hook up	\$8.00 + \$35.00 processing fee on all permits.
Other	\$8.00 + \$35.00 processing fee on all permits.
Radiant Head (Quantity equals # of zones)	\$8.00 + \$35.00 processing fee on all permits.
Sewer Ejector/Sump Pump	\$8.00 + \$35.00 processing fee on all permits.
Sewer Service	\$8.00 + \$35.00 processing fee on all permits.
Showers	\$8.00 + \$35.00 processing fee on all permits.
Utility Sinks	\$8.00 + \$35.00 processing fee on all permits.
Water Closet (toilet)	\$8.00 + \$35.00 processing fee on all permits.
Water Heater	\$8.00 + \$35.00 processing fee on all permits.
Water Piping, alteration or replacement, each fixture.	\$8.00 + \$35.00 processing fee on all permits.
Water Service	\$8.00 + \$35.00 processing fee on all permits.
Water Softener	\$8.00 + \$35.00 processing fee on all permits.
Residential Fire Sprinkler Supply from Domestic Water System	\$65.00 (up to 16 heads)
Residential Fire Sprinkler Supply from Domestic Water System.	\$4.00 per head (17 heads and up)
Commercial Fee Schedule	
Up to the 1st \$20,000	3% of the contract price.
\$20,001 to \$100,000	2% of the contract price.
\$100,001 to \$200,000	1% of the contract price.
Over \$200,001	.5% of the contract price.

IMPACT FEES

Type of Use	Parks	Public Safety	Streets	Multi-modal	Fire	EMS	Total
Residential	Per Housing Unit						
Multi-Family	\$5,004	\$978	\$1,871	\$1,077	\$1,298	\$142	\$10,370
Single-Family	\$6,721	\$1,302	\$3,311	\$1,447	\$1,298	\$142	\$14,221
Non-Residential							
Commercial /Shopping Center	N/A	\$1.30	\$6.62	\$1.43	\$0.65	\$0.10	\$10.10
Office	N/A	\$0.52	\$2.59	\$0.56	\$0.65	\$0.10	\$4.42
Light Industrial	N/A	\$0.27	\$1.32	\$0.30	\$0.65	\$0.10	\$2.64
Manufacturing	N/A	\$0.22	\$1.05	\$0.24	\$0.65	\$0.10	\$2.26
Warehousing	N/A	\$0.11	\$0.47	\$0.12	\$0.65	\$0.10	\$1.45
Mini-Warehouse	N/A	\$0.10	\$0.41	\$0.11	\$0.65	\$0.10	\$1.37
Elementary School	N/A	\$0.67	\$3.43	\$0.74	\$0.65	\$0.10	\$5.59

Middle School/Junior High	N/A	\$0.69	\$3.54	\$0.78	\$0.65	\$0.10	\$5.76
High School	N/A	\$0.49	\$2.47	\$0.55	\$0.65	\$0.10	\$4.26
Day Care	N/A	\$1.65	\$8.36	\$1.79	\$0.65	\$0.10	\$12.55
Church	N/A	\$0.37	\$1.85	\$0.41	\$0.65	\$0.10	\$3.38
Assisted Living	N/A	\$0.23	\$1.12	\$0.25	\$0.65	\$0.10	\$2.35
Nursing Home	N/A	\$0.35	\$1.77	\$0.38	\$0.65	\$0.10	\$3.25
Recreational Community Center	N/A	\$1.51	\$7.66	\$1.66	\$0.65	\$0.10	\$11.58
Hotel (per room)	N/A	\$434.04	\$2,219.74	\$475.26	N/A	N/A	\$3,129.04
Hotel (per sq. foot)	N/A	N/A	N/A	N/A	\$0.65	\$0.10	\$0.75

Public Safety

PUBLIC SAFETY FEES

All Violations of Title 6 - Animal Control Violations

First Offense	\$25.00
Second Offense	\$50.00
Third Offense	\$100.00

Animal Control Impound Fees

Impound For (up to 72 hours)	\$25.00
After 72 hours	\$10.00/Day

Animal Control Licenses

Spayed/Neutered Canine	\$1.25/Month
Not Spayed/Neutered Canine	\$2.25/Month
Spayed/Neutered Cat	Free
Not Spayed/Neutered Cat	Will Not License
Miniature Pig	\$25.00 (one-time fee)
Adoption Fee	\$40.00

Police Department Fees and Fines

VIN Inspections	\$5.00
Vehicle Storage	\$25.00/Day
Parking Fine	\$40.00
Fingerprinting	\$10.00 first card \$5.00 each additional card
Salvage Permit Fee - 30 days	\$100.00
Salvage Permit Fee - 6 months	\$ 500.00*
*eligible for a \$50 refund/month if vehicle(s) is removed from the premises prior to the expiration date of the permit	

Use of Police Department Community Room

Refundable Cleaning & Damage Deposit	\$50.00
Use of Audio/Visual Equipment	\$15.00/Day
Special Room Configuration and Setup	\$25.00 minimum
Room Use	\$35.00

Title 5 Fees

Sexually Oriented Business	\$300.00 Annually
Bathhouses & Massage Parlors	\$300.00 Annually

LIDs

LOCAL IMPROVEMENT DISTRICT FEES

2 % Penalty	Charged after 30 day grace period
Idaho State judgment rate of interest, not to exceed 10% per annum	Charged as of delinquency certificate filing
Professional Services Fee	Bond Counsel Fees as billed, any other professional necessary as billed and actual staff time as calculated on staff's hourly benefited rate of pay
Early Pay-off Fee	Current LID principal, interest and penalty balance + calculated interest for current year + one year interest + a 2% penalty (calculated on the total aforementioned amounts)
Segregation Fee	Bond Counsel Fees as billed, any other professional necessary as billed and actual staff time as calculated on staff's hourly benefited rate of pay

Records

Records Oversight & Copy Fee Schedule - consistent with Records Policy and Idaho Law (no research or redaction required; over 100 copies or over 2 hours of copying or hours of records oversight, cumulatively - first 100 copies of back and white per 8 1/2" x 11" image area at no charge so long as can be done in less than 2 hours)

Records sought to be copied must be City records that actually exist. The City does not perform research projects for those who request records that require compilation. Records examination and copying must conform to available personnel to assure that regular City business can be maintained.

Prepayment is required for any records-related activities that exceed 2 hours during any calendar year. Prepayment amounts will be based upon good-faith estimates of time and resources required. When records have been produced pursuant to a prepaid request and the amount prepaid exceeds actual costs, the City will refund any balance that is not expended in the provision of services or copies. Copying will not be completed unless prepaid, as required.

Serial records requests that are related to one another in any way will be treated as one request for purposes of calculating, copying, or records oversight charges.

Records produced pursuant to this fee schedule and the policy it accompanies shall not be used for mail or telephone solicitation as prohibited by law. A person requesting such records may be asked to affirm compliance with such a requirement by signature on a request form or similar document.

RECORDS & COPY FEES

Black and White Copies	\$0.05 per page (not to exceed 11"x17")
Color Copies	\$0.10 per page (not to exceed 8 1/2"x11")
DVD Copies	\$1.00 each
CD Copies	\$1.00 each
Photos	\$2.00 each per 8 1/2"x10" or smaller image
Thumb Drive	\$15.00 each
Oversized Documents (greater than 11"x17")	Net cost of duplication by outside vendor
Records examination oversight (for services beyond 2 hours in any calendar year)	Lowest hourly wage plus benefited amount of any employee qualified to assist in the records research and oversight
Examination for redaction of confidential information	Lowest hourly wage plus benefited amount of any employee qualified to assist in the records research and oversight. Legal services concerning redaction examination will be charged at the hourly wage plus benefited amount, of the least paid attorney who is qualified to process the request.

**CITY OF POST FALLS
AGENDA REPORT
NEW BUSINESS
MEETING DATE: 8/19/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Palus, City Engineer

SUBJECT: Crown Reserve Phase 1 Addendum III to the Construction Improvement Agreement

ITEM AND RECOMMENDED ACTION:

With approval, City Council authorizes the Mayor to sign Addendum III to the construction Improvement Agreement for the Crown Reserve Subdivision

DISCUSSION:

This agreement reflects the inclusion of approximately 425 linear feet of 12-inch diameter sleeving with the construction of phase 1 of the Crown Reserve Subdivision. The Construction Improvement Agreement (CIA) for the Crown Reserve Subdivision included two (2) addendums with the original approval on June 3, 2025. The project is currently under construction.

Addendum III is for the construction of approximately 425 linear feet of 12-inch diameter sleeving. The purpose of the sleeving is to provide routing for future irrigation mains that would allow irrigation of the Crown Reserve Park with reuse water from the City's land application site. Installation of sleeving at this time would reduce future anticipated costs that would be incurred by cutting roadways to accommodate the future irrigation mains.

Installation of the sleeving at this time is to the City's advantage as it avoids future roadway reconstruction costs that would be incurred if the improvements were constructed after the roadways are. Costs have been reviewed and are reflective of current construction costs of similar work. Costs to construct the improvements are estimated at \$23,226.25 and would be based on a linear foot cost, as constructed, of \$54.65 per foot. Staff would request a 10% contingency amount for differences in actual amounts of sleeving installed. Total approval, not to exceed \$25,549.00. Reimbursement would be done after the installation of the sleeving and upon receipt of invoicing. Funding would be from the City's Water Reclamation Capital Fund account.

***Draft attached. Original to Clerk prior to meeting

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

Crown Reserve Phase 1 Construction Improvement Agreement / June 3, 2025

APPROVED OR DIRECTION GIVEN:

The original Construction Improvement Agreement with two (2) addendums was approved for construction.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$25,549.00

BUDGET CODE:

Water Reclamation Capital Fund 651-463.3100.95520

ATTACHMENTS:

1. Crown Reserve Addendum III
2. Exhibit A Crown Reserve Addendum III

**CITY OF POST FALLS
408 SPOKANE STREET
POST FALLS, IDAHO 83854**

CROWN RESERVE

CONSTRUCTION IMPROVEMENT AGREEMENT ADDENDUM III

SLEEVING REIMBURSEMENT (FUTURE REUSE WATER)

The Developer, Medalist Development, Inc., will be constructing roadway and frontage improvements along Bodine Avenue, consistent with the Crown Reserve Construction Plans, Bodine Ave Plan & Profile, by Whipple Engineering, as included in Appendix I of this Construction Improvement Agreement.

The City has requested that the Developer include the placement and construction of five (5) sections of 12-inch sleeving to accommodate future irrigation systems that would utilize City of Post Falls Reuse Water. See attached Exhibit "A" for the approximate locations. Construction at this time would be for the City's long-term benefit by reducing long term costs to install these facilities after roadway construction.

The Developer has agreed to construct the sleeving, at the City's cost, billable from GL Account 651-463.3100.95520.

Upon the completion of the installation of the sleeves, the City will reimburse the developer at a unit price of \$54.65 per linear foot for an estimated 425 linear feet of 12" 3034 sleeving being an estimated total price of \$23,226.25.

The City agrees to reimburse Developer upon completion of installation of the sleeves, based on the constructed linear footage, and within 30 days of receipt of an invoice requesting reimbursement. The invoice will be addressed to the Project Manager at the following address:

Robert S. Palus, PE - City Engineer
City of Post Falls
408 N. Spokane Street
Post Falls, ID 83854
rpalus@postfalls.gov

Past due amounts may bear a finance charge not to exceed 1% of the past due amount per month.

By: [Signature]
TAG JACKLIN, PRESIDENT
Medalist Development, Inc.

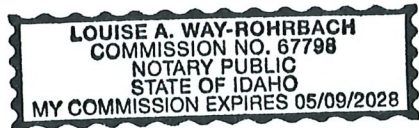
ACKNOWLEDGEMENTS

STATE OF Idaho)
County of Kootenai) ss

On this 12 day of August, 2025, before me, a Notary Public for the State of Idaho, personally appeared Tag Jacklin, the Developer of Medalist Development Inc., known or identified to me to be the person(s), who executed the foregoing **Addendum III to the Crown Reserve Subdivision Construction Improvement Agreement** and acknowledged to that they executed such Agreement.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

[Signature]
Notary Public for State of Idaho
Residing at: Post Falls
Commission Expires May 9, 2028



By: _____
Ronald G. Jacobson, Mayor

Attest: _____
Shannon Howard, City Clerk

ACKNOWLEDGEMENTS

STATE OF IDAHO)
 : ss
County of Kootenai)

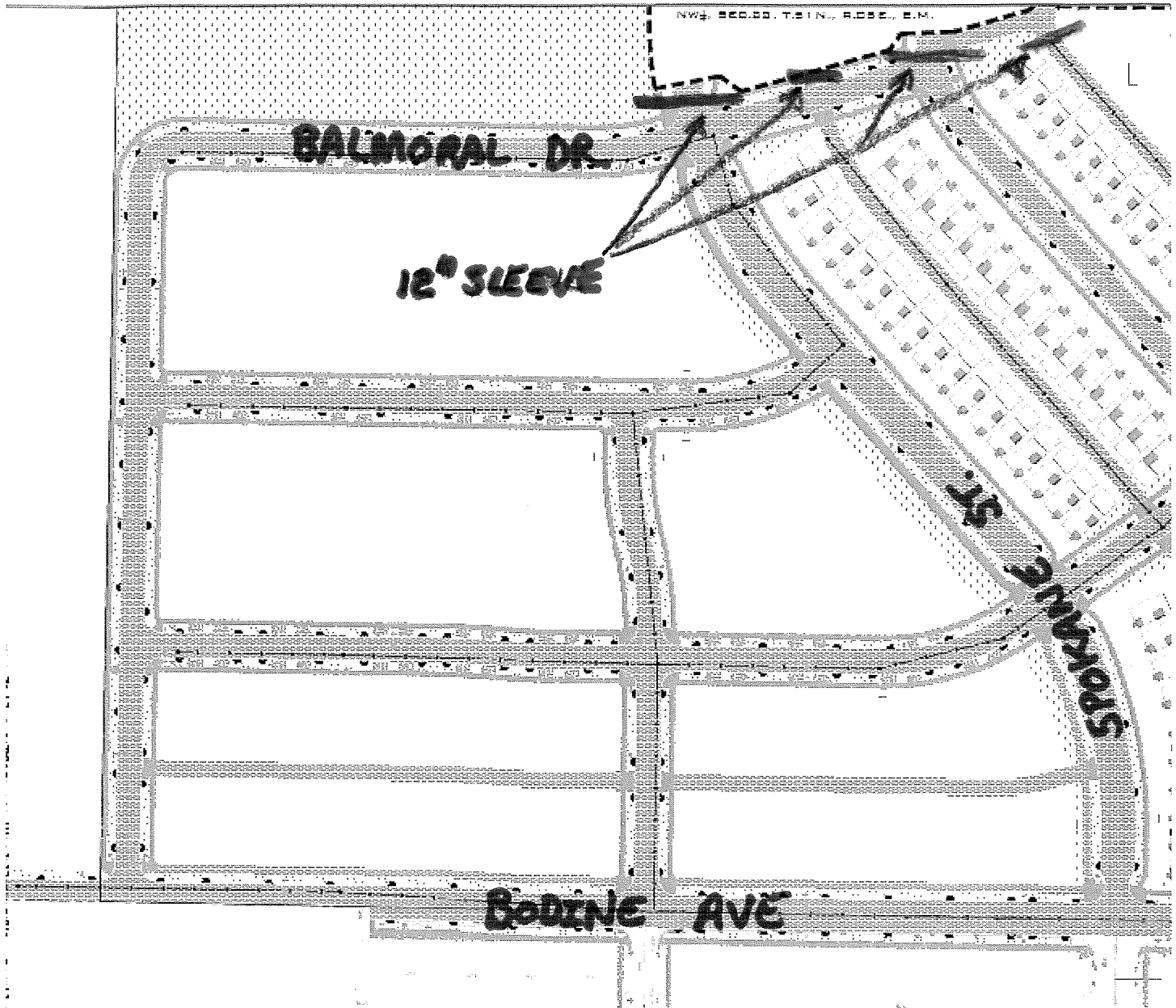
On this _____ day of _____, 20____ before me, a Notary for the State of Idaho, personally appeared **Ronald G. Jacobson and Shannon Howard** known, or identified to me to be the **Mayor** and **City Clerk**, respectively of the City of Post Falls, Kootenai County, Idaho, executing the herein instrument,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

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

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

EXHIBIT "A"

NW 1/4 SEC. 33, T.51 N., R.10 E., S.1 N.



NAVD - 88

			SCALE:		PROJ. #		24-2780	☐ DES. ☐ CIVIL ☐ SURV. ☐ ELEC. ☐ MECH. ☐ HYD. ☐ TYP.	
			HORIZONTAL		DATE		07/20/88	☐ IWC ☐ S&B CONSULTING ☐ J. L. S. & SONS ☐ S. L. S. & SONS ☐ S. L. S. & SONS	
			1" = 80'		DRAWN BY		SET		
			VERTICAL		REVIEWED BY		TJW		
NO.	DATE	BY	REVISION						