



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**September 9, 2025
5:30 PM**

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

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

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Meeting Minutes 07-29-2025
- b. Meeting Minutes 08-12-2025
- c. Poleline & Zorros Special Use Permit Reasoned Decision File No SUP-25-3
- d. River City Corners Subdivision Reasoned Decision File No. SUBD-25-1
- e. River City Corners Special Use Permit Reasoned Decision File No. SUP-25-1
- f. G2 Development Annexation Zoning Recommendation File No. ANNX-25-2

- g. G2 Development Annexation Reasoned Decision File No. SUBD-25-2
- h. Painted Rock Subdivision Reasoned Decision File No. SUBD-25-3

2. CITIZEN ISSUES

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

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Harvest Meadows PUD and Subdivision File Nos. PUD-25-2 and SUBD-25-4
- b. Echo Estates Annexation File No. ANNX-24-5

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

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

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

Media Center telephone number is 208-457-3341.

Chair: James Steffensen Vice Chair: Ray Kimball

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

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

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

5:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

Present: Carey, Kimball, Steffensen, Wilhelm, Schreiber

Excused: Schlotthauer, Walton

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

None

AMENDMENTS TO THE AGENDA

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None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

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

1. CONSENT CALENDAR

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calendar in order that it be discussed in greater detail. Explanatory information is included in the Commission agenda packet regarding these items and any contingencies are part of the approval.

ACTION ITEMS:

None

2. CITIZEN ISSUES

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4. PUBLIC HEARINGS

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ACTION ITEMS:

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

Public Hearing Opened: 5:33 PM

Staff report

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

address off-site impacts.

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

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

Applicant:

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

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

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

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

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

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

Public Testimony:

In Favor: None

Neutral:

Bryan Stark, Post Falls, ID – Asked the developer about mitigation plans addressing safety due to the proximity of the proposed commercial development to a high-traffic school zone. Cited multiple past traffic fatalities along Greensferry Road and expressed concern for child and pedestrian safety in the area.

Requested information on whether traffic control measures, such as increased school zone protections, will be implemented.

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

Opposed:

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

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

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

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

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

Rebuttal:

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

Public Hearing Closed: 6:29PM

Deliberation:

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

Review Criteria:

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

SUBD-25-1

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

Second by Commissioner Kimball

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

Motion Moved

Review Criteria:

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

SUP-25-1

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

Second by Commissioner Carey

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

Motion Moved

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

Public Hearing Opened: 7:18 PM

Staff report

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

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

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

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

Applicant:

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

Testimony:

In Favor: None

Neutral:

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

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

Opposed:

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

Rebuttal:

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

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

Public Hearing Closed: 8:26 PM

Deliberation:

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

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

ANNX-25-2 & ZC-25-1

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

Second by Commissioner Schreiber

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

Motion Moved

SUBD-25-2

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

Second by Commissioner Schreiber

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

Motion Moved

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

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

7. ADJOURNMENT

8:45 PM

Date: _____

Chair: _____

Attest: _____

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Chair: James Steffensen Vice Chair: Ray Kimball

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**August 12, 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 - Present, Walton - Present, Steffensen - Present, Schlotthauer - Present, Schreiber - -
Excused – Wilhelm, Kimball

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

ACTION ITEM

None

AMENDMENTS TO THE AGENDA

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ACTION ITEMS:

- a. Meeting Minutes 07/08/2025

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

**Motion by Commissioner Carey to approve the content calendar as presented.
Second by Commissioner Schreiber**

Vote:

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

Motion Carried

2. CITIZEN ISSUES

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ACTION ITEMS:

None

4. PUBLIC HEARINGS

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ACTION ITEMS:

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

Public Hearing Opened: 5:34 PM

Staff Presentation:

Justin Sauder presented the application. The proposed subdivision is located at the northwest corner of Midway Avenue and McGuire Road. The site, currently not zoned, is pending annexation and zoning approval (ANNX-25-3) for R-2, scheduled to be heard by City Council on August 19, 2025. The subdivision includes one

existing single-family home, proposed to remain on Lot 16, with access required via Leahy Avenue. Staff proposed a condition to re-address the home from Leahy Avenue and designate its Leahy frontage as the front yard for emergency access. The subdivision will provide necessary public infrastructure, including water (East Greenacres Irrigation District) and sewer (City of Post Falls). Street improvements along Midway and McGuire will meet city standards. The development satisfies subdivision criteria relating to utility provision, transportation consistency, zoning conformity, and impact mitigation. Conditions include formation of an HOA responsible for common landscaping and snow removal along collector and arterial frontages. A further condition was proposed, making approval contingent upon City Council approval of the annexation and zoning request.

Engineering Comments:

City Engineer Rob Palus addressed concerns about dead-end streets and confirmed fire code compliance regarding turnaround design. He noted that Wilhelm Way does not exceed the 150-foot threshold requiring a turnaround, whereas Leahy Avenue includes a proposed hammerhead to meet fire access requirements.

Applicant Presentation:

Austin Fuller, Whipple Consulting Engineers, affirmed that the development complies with all requirements, including density, street layout, and service provision. He confirmed that addressing and emergency egress for the existing residence will be coordinated with staff and fire services prior to platting.

Testimony

In-Favor: - None

Neutral - None

In Opposition - Debi Vocca, Post Falls, ID (Written comment submitted): She expressed concerns about loss of agricultural/residential character, increased traffic, inadequate infrastructure, and the potential for rental properties to decrease neighborhood quality. Believes the area should remain as-is and criticized the rapid growth in Post Falls.

Rebuttal: None

Public Hearing Closed: 5:50 PM

Deliberation:

The Commission reviewed the six criteria for subdivision approval. Members found the proposal satisfied all requirements, including adequate utility services, appropriate transportation design, zoning compliance, and equitable distribution of development impacts. Commissioners discussed the HOA's responsibilities, particularly regarding snow removal and sidewalk maintenance, and concluded the existing condition language was sufficient.

Two additional conditions were proposed and supported: 1. Re-address Lot 16 from Leahy Avenue and designate its Leahy frontage as the front yard. 2. Make subdivision approval contingent on City Council's approval of the annexation and R-2 zoning.

Review Criteria:

1. Adequate Water Supply

Finding: Definite provision has been made for a water supply system that is adequate in quantity and quality for the proposed subdivision.

Analysis: A will-serve letter was submitted by East Greenacres Irrigation District, confirming its capacity and commitment to provide potable water service to the subdivision. This meets the applicable standard.

2. Adequate Sewer System

Finding: Adequate provisions have been made for a public sewage system, and the existing municipal system has sufficient capacity to accommodate projected flows.

Analysis: The city of Post Falls has reviewed and confirmed that adequate sewer capacity exists. Sewer service will be extended along Midway Avenue and routed to the Montrose lift station. This criterion is satisfied.

3. Consistency with the Transportation Element of the Comprehensive Plan

Finding: The proposed street layout and transportation infrastructure are consistent with the adopted transportation element of the City's comprehensive plan.

Analysis: Midway Avenue will be widened to meet minor collector standards (44' back-of-curb to back-of-curb). McGuire Road will meet minor arterial standards. The street network is designed to facilitate interconnectivity and aligns with the City's transportation master plan. This criterion is met.

4. Hazard Identification and Compatibility

Finding: All areas within the proposed subdivision that may involve soil or topographical conditions presenting hazards have been identified, and the proposed land uses are compatible with such conditions.

Analysis: No geotechnical or environmental hazards were identified on the site. The area is located above the Rathdrum Prairie Aquifer and outside any high-risk pipeline corridors. Existing on-site septic systems will be decommissioned. The criterion is met.

5. Zoning and Use Conformance

Finding: The proposed subdivision is zoned appropriately for the proposed use and conforms to other applicable zoning and land use requirements.

Analysis: The subject property is pending annexation and zoning to the R2 (residential) district. The proposed single-family residential subdivision is a permitted use in R2 and complies with development standards in Titles 17 and 18 of the Municipal Code. This criterion is met.

6. Fair Cost Allocation

Finding: The developer has made adequate provisions to ensure that the community will bear no more than its fair share of the cost of the services necessary for the subdivision.

Analysis: Impact fees will be assessed on a per-lot basis for public safety, transportation, parks, multimodal access, and fire services. Required frontage and internal street improvements will be constructed by the developer. This criterion is satisfied.

Commissioner Schreiber moved to approve the Painted Rock Subdivision, File No. SUBD-25-3, finding it meets the approval criteria in PFMC 17.12.060, subject to conditions 1 through 12 in the staff report, plus Condition 13 (re-addressing Lot 16 from Leahy Avenue) and Condition 14 (City Council approval of annexation and R-2 zoning).

Second by Commissioner Walton

Vote:

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

Motion Carried

5. ADMINISTRATIVE / STAFF REPORTS

City Engineer Rob Palus announced a Transportation Master Plan open house scheduled for Thursday, August 28, from 4:00 to 7:00 PM at City Hall. The public is invited to review projections and provide feedback for future traffic infrastructure planning through 2045.

6. COMMISSION COMMENT

Commissioners requested updated school enrollment data and noted an upcoming October workshop focused on HOAs and their roles in development.

7. ADJOURNMENT

6:07 PM

Date: _____

Chair: _____

Attest: _____

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

**Poleline & Zorros
File No. SUP-25-3
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

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

LOCATIONS: Northwest corner of East Poleline Avenue and North Zorros Road.

REQUEST: Special Use Permit to allow for 96 multifamily units on approximately 4.76 acres of Community Commercial Services (CCS) zoned property.

B. RECORD CREATED:

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

The public hearing was noticed correctly and conducted under the requirements of Idaho Code §§ 67-6512 and 67-6509, and Post Falls Municipal Code (PFMC) § 18.20.060. The purpose of the hearing was to allow the Applicant and the public to provide testimony and documentation to the Planning and Zoning Commission in application of PFMC § 18.20.070B.

Jon Manley, Planning Manager

Mr. Manley presented the request for a Special Use Permit submitted by property owner Lanzce Douglass and represented by Austin Fuller of Whipple Consulting Engineers. The proposal seeks approval for 96 multifamily units on approximately 4.76 acres at the northwest corner of East Poleline Avenue and Zorros Road within the CCS zoning district. Mr. Manley explained that the project area is not contiguous with prior nearby proposals reviewed the same evening, necessitating a separate hearing.

Mr. Manley noted that the site is surrounded primarily by CCS-zoned properties to the west and north, R-1 residential to the east across Zorros Road, and county residential to the south across Poleline Avenue. He explained that the CCS district's intent includes providing opportunities for mixed-use areas and housing located near commercial corridors to encourage walkable, economically sustainable neighborhoods.

Mr. Manley displayed the conceptual site plan, showing direct vehicular access to Zorros Road and internal connectivity to the Bluegrass Apartments to the west. He noted that the proposed design reflects clustering principles, placing higher density near commercial services and major transportation corridors. Mr. Manley noted that the development would be served by Ross Point Water District and the City of Post Falls wastewater system and referenced the Meyer line surcharge and 12th Avenue force main basin limitations as utility considerations to be addressed during site plan review.

Rob Palus, City Engineer

Mr. Palus noted that Poleline Avenue and Zorros Road, both function as collector and arterial routes adjacent to the site. Mr. Palus clarified that although the conceptual site plan did not depict a roundabout at Poleline and Zorros, the annexation agreement already accounted for this improvement. Planning-level roundabout designs were prepared in coordination with the applicant's engineer, and the agreement requires the applicant to dedicate the additional right-of-way necessary to construct it. This ensures site plan review will be able to integrate the roundabout without requiring demolition of newly built improvements.

Mr. Palus also confirmed that the city will require a reciprocal access easement between this project and the adjacent Bluegrass Apartments to ensure shared vehicular access. He noted that the main challenge for any near-term roundabout installation would be securing the required right-of-way on the south side of the intersection, outside of the applicant's property proposal.

Mr. Manley summarized agency comments, including Phillips 66's notice of the petroleum pipeline along the southern boundary and the Post Falls Police Department's concerns about service call capacity and safety associated with development. He explained that pipeline setbacks would be addressed during site plan review and reiterated that SUP approval allows the Commission to impose additional conditions beyond those normally applicable in standard zoning requests to ensure compatibility, amenity delivery, and public benefit.

Austin Fuller, Whipple Engineering, Applicant

Mr. Fuller presented the Owner's proposal. The development is located on a 4.76-acre parcel within the CCS zoning district, south of Grocery Outlet and 7-Eleven. The site lies within city limits and meets zoning requirements both in terms of land use and density. With a base allowance of 85 units and a 30% bonus density for proposed amenities, up to 110 units could be permitted—although the proposal is capped at 96 units. Mr. Fuller described the site layout, which is designed to integrate with the adjacent Bluegrass Apartments through shared access points and reciprocal easements, while maintaining independent vehicular access from Zorros Road. The plan accommodates an existing Phillips 66 utility pipeline by providing increased setbacks and open space, ensuring safety and compliance with separation requirements.

Mr. Fuller testified that the project provides 200 parking spaces, split evenly between 96 garages and 104 surface stalls, meeting the 2.0 parking space per unit requirement. Landscaping and open space exceed the required 21,600 square feet of amenity space by offering 27,640 square feet. Landscaping includes trees, shrubs, and centrally located green spaces.

Mr. Fuller testified that many more intense commercial uses, such as auto repair shops and warehouses are permitted in this zone without needing a special use permit. By contrast, the proposed apartments would result in less disruption and visual impact. He shared visual comparisons to illustrate how multifamily housing, when thoughtfully designed, integrates better with the surrounding area than some outright allowed commercial uses.

Mr. Fuller addressed dust control mitigation through the use of water trucks and hoses to suppress dust during dry periods and follows state and local code requirements. While enforcement typically follows complaints, he stated that their team acts proactively when dust becomes an issue. Finally, the conversation touched on the timing of the traffic impact study. Staff confirmed that such a study is not required at the special use permit stage but would be expected during the site plan review phase. Mr. Fuller affirmed they were not asked to provide a traffic study at this point but would be ready to do so when needed and expressed willingness to coordinate with the city's police liaison regarding safety and CPTED (Crime Prevention Through Environmental Design) principles and reiterated that project phasing and amenity delivery will align with SUP conditions.

The hearing was opened to public testimony.

In-Opposition:

Jeff Lorenzini, Post Falls, ID: Testified that rentals in single-family neighborhoods lead to more traffic, crime, and less upkeep. He testified that Zorros wasn't equipped to handle the additional traffic, that apartments will increase vandalism, and reduce community safety. Further that apartments near Highway 41 would limit commercial growth and that taller buildings will invade residents' privacy.

Julie Hensley, Post Falls, ID: Expressed concern over cumulative increases in density across multiple projects. Cited prior study findings indicating the city has excessive high-density zoning. Urged denial of bonus density and suggested increased parking to reduce impacts. Highlighted concerns regarding public safety, police and fire service capacity, traffic congestion, and local healthcare access delays.

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 approval criteria contained in Post Falls Municipal Code ("PFMC") § 18.20.070.

C. EVALUATION OF APPROVAL CRITERIA SUP-25-2:

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

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

C2. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.

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

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

The Commissioners find that there were some remaining concerns about traffic and density, however this proposal was less impactful than earlier proposals based on its location and siting adjacent to the existing apartments. The Commission found that the use would be compatible with the land uses in the vicinity and access limitations to Polline would alleviate traffic concerns and assist in distribution. The frontage improvements and the dedication of right-of-way would mitigate adverse impacts of traffic on the roadway systems, and the parking as conditioned would be sufficient.

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

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

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

The proposal helps build economic diversity by increasing residential density near Highway 41. Additional housing is essential to attract commercial uses such as grocery stores and retail which have stalled by reason of lack of densified population.

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.

By creating a walkable customer base and diversifying housing the proposal supports the community needs and long-term sustainability

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

The siting and clustering of the properties with adjacent multi-family uses keeps these compatible uses in the same general location, and allows the cross use of amenities in each proposal. The uses serve as transition between higher and lower density development.

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

Not applicable.

E. CONCLUSION

SUP-25-3: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, it is the conclusion of the Commission that the requested Special Use Permits meets the standards of City Code, and the Idaho Local Land Use Planning Act, and are hereby approved subject to the applicant complying with any conditions contained in the Staff Report as modified here:

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

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

CONDITION #3: Dedicate rights-of-way and easements along Poleline Avenue and Zorros Road.

CONDITION #4: Match the roadway width of Zorros Road that exists immediately north the site.

REASONED DECISION

CONDITION #5: Sanitary Sewer Surcharges for the 12th Avenue Forcemain Basin and Meyer Line Sewer per the Annexation Agreement.

CONDITION #6: No direct access to Poleline Avenue would be allowed.

CONDITION #7: Applicant will meet with the city police department to discuss their concerns with safety as indicated in the concepts contained in the CPTED flyer.

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.

**River City Corners Subdivision
File Nos. SUBD-25-1
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Nick Ebner, Ace Solutions, LLC
 OWNER: River City Corners, LLC
 LOCATION: The northeast corner of Poleline Avenue and Greensferry Road intersection.
 REQUEST: To subdivide approximately 4.06-acres into five commercial lots within the Limited Commercial (LC) zone.

B. RECORD CREATED:

1. A-1b Subdivision Application
2. A-2b Subdivision Narrative
3. A-3b Subdivision Conceptual Plan
4. A-4 Authorization Letter
5. A-5 Ross Point Water District Water Will Serve
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. S-4 Staff Correspondence
10. PA-1 PFSD Comments
11. PA-2 KCFR Comments
12. PA-3 KCCD Comments
13. PA-4 PFPD Comments
14. PA-5 YPL Comments
15. PA-6 DEQ Comments
16. PC-1 Macauly Comments
17. PC-2 Scarpelli Comments
18. PC-3 Wenger Comments
19. PC-4 Weese Comments
20. PC-5 Switzer Comments
21. P&Z Staff Report
22. Testimony at the July 29, 2025, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the July 29, 2025, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to review the request to subdivide 4.06-acres into five commercial lots within the requested Limited Commercial (LC) zoning designation. The request is evaluated under the standards of PFMC 17.12.060.

Staff Presenter: Justin Sauder, Associate Planner: Mr. Sauder presented the staff report and the request for a subdivision of 4.06 acres into five commercial lots at the northeast corner of

Poleline Avenue and Greensferry Road in the LC zone. The site is currently improved with a single-family residence and associated outbuildings. The surrounding uses of the property are primarily residential with an elementary school south across Poleline Avenue.

Mr. Sauder explained that the location of the property was a key intersection along two minor arterials, both identified for future capacity upgrades, including signal adjustments and roadway widening. He reviewed each of the six subdivision approval criteria, noting that the Ross Point Water District issued a will-serve letter, and the City confirmed adequate sewer capacity and conformance with the transportation master plan. Topographic and hazardous conditions, including a pipeline easement, had been evaluated, and appropriate setbacks and open space provisions were incorporated into the applicant's proposal. The internal configuration of the commercial lots was presented including the avoidance of permanent improvements over the pipeline area. Mr. Sauder also explained that the proposed subdivision conforms with Post Falls Municipal Code Titles 17 and 18, with impact fees to be assessed at the time of building permits. Specific conditions of approval included single-phase development, internal access requirements, and installation of street trees as part of frontage improvements.

Applicant: Nick Ebner, Ace Solutions: Mr. Ebner, on behalf of property owner Tony Marmon, presented additional information regarding the layout and infrastructure for the proposed subdivision. Mr. Ebner confirmed that existing sewer and water utilities in Poleline Avenue and Greensferry Road would serve the site and detailed the five-lot configuration, shaped partly by the existing Phillips 66 pipeline that would remain in a 50-foot easement.

He explained that the development included widening both streets, constructing a ten-foot multi-use trail on Poleline Avenue, and a five-foot sidewalk on Greensferry Road. Required buffering and landscape screening, including trees and fences, would be installed adjacent to residential properties as buffer. Mr. Ebner noted that an HOA or similar mechanism would likely be responsible for ongoing maintenance, though final arrangements were yet to be determined.

The hearing was opened for public comment.

Public Testimony

Neutral:

Brian Stark expressed concern about the history of traffic fatalities near the site and requested more clarity on what pedestrian and school zone mitigations would be implemented to ensure safety.

Mercade Christensen raised issues regarding crime, traffic, and prior sidewalk discussions. He requested that the proposal be denied to preserve local neighborhood safety.

Opposed:

Megan Frederick and Chase Setaer (letter read into record) objected to the project, citing risks to public safety, reduced property values, environmental impacts, and the incompatible commercial use near schools and residential neighborhoods.

Mary Jo McNally opposed the gas station due to safety hazards near an elementary school, increased traffic, and the abundance of nearby gas stations.

Dustin Anderson argued the proposal was a surprise to many and expressed community willingness to oppose the project further. He emphasized safety risks and questioned the necessity of another gas station.

Angel Homan opposed the development, noting proximity to four schools, safety concerns for children, and the availability of other gas stations within one mile.

Rebuttal:

Mr. Ebner responded by affirming compliance with safety and design standards, emphasizing road improvements and sidewalk connections as part of the project.

Deliberations:

After the public hearing was complete, the hearing was closed and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code (“PFMC”) § 17.12.060.H.

C. SUBDIVISION REVIEW CRITERIA: No subdivision shall receive approval unless findings and conclusions are made that:

C1. 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.

Based on the testimony supplied and the staff report, the Commission finds that the Ross Point Water District will be the water provider and issued a will-serve letter for the project. No deficiencies were identified.

C2. Adequate provision has been made for a public sewage system and the existing system can accommodate the proposed sewer flows.

The Commission determines that the City of Post Falls has adequate capacity and is willing to provide services to the subdivision as proposed in the conceptual sewer layouts.

C3. The proposed streets are consistent with the transportation element of the comprehensive plan.

The Commissioners found that the subdivision and proposed internal streets are generally consistent with the city’s transportation plan and completion of intersection infrastructure and pedestrian connectivity are essential improvements.

C4. 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 Commission determines that no testimony or evidence was presented that identified any soil or topographical conditions that would prevent or hinder the development of the property except for the Phillips 66 pipeline as identified which required its 50-foot easement maintained as open space without permanent buildings thereon.

C5. The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in the code.

The Commission determined that this subdivision and proposed lots conform to the requirements for the LC zoning.

C6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of the cost of providing services by paying fees or otherwise.

The Commission determines that impact fees will be assessed on individual building permits at the time of issuance to mitigate the off-site impacts to parks, public safety and streets.

C7. Additional Recommended Conditions necessary to ensure compliance with the adopted standards:

The Commission decides that the requested subdivision can meet the city's standards. However, certain conditions will need to be completed to meet the criteria. Those conditions, 1-6 listed below, when imposed, will ensure that the six criteria found in PFMC 17.12.060.H are met. Based upon the presentations made to the Commission at a properly noticed public hearing, the record compiled in this matter, the applicant must meet the following conditions:

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. The proposed subdivision must be completed in a single phase, which includes internal access circulation.
4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
6. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards.

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

Not applicable.

E. CONCLUSION

SUBD-25-1: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein.

Approved by the Planning and Zoning Commission on _____

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.

River City Corners Special Use Permit File No. SUP-25-1

Planning and Zoning Commission Reasoned Decision

A. INTRODUCTION:

APPLICANT: Nick Ebner, Ace Solutions, LLC

OWNER: River City Corners, LLC

LOCATION: The northeast corner of Poleline Avenue and Greensferry Road intersection.

REQUEST: Special Use Permit for fuel pumps at a proposed convenience store location at Lot 3 of the proposed Subdivision.

B. RECORD CREATED:

1. A-1a Special Use Permit Application
2. A-2a Special Use Permit Narrative
3. A-3a Special Use Permit Conceptual Plan
4. A-4 Authorization Letter
5. A-5 Ross Point Water District Water Will Serve
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. S-4 Staff Correspondence
10. PA-1 PFSD Comments
11. PA-2 KCFR Comments
12. PA-3 KCCD Comments
13. PA-4 PFPD Comments
14. PA-5 YPL Comments
15. PA-6 DEQ Comments
16. PC-1 Macauly Comments
17. PC-2 Scarpelli Comments
18. PC-3 Wenger Comments
19. PC-4 Weese Comments
20. PC-5 Switzer Comments
21. P&Z Staff Report
22. Testimony at the July 29, 2025, Planning and Zoning public hearing:

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

Staff Presenter: Justin Sauder, Associate Planner

Mr. Sauder presented the staff report and testified that the applicant has requested approval to operate a convenience store with fuel pumps on Lot 3 of a five-lot commercial subdivision in the

Limited Commercial (LC) zone. While a convenience store is permitted outright in this zone, the addition of the fuel pumps component requires special use approval.

The surrounding properties include dense residential development to the north and east with an elementary school located directly south across Poleline Avenue. Mr. Sauder showed that the project site is currently developed with a single-family residence, which would be replaced. He described the location as a key intersection along two minor arterials, both identified for future capacity upgrades, including signal adjustments and roadway widening. The roadways are identified as a capable of accommodating the traffic volumes associated with a gas station/convenience store. He emphasized that the applicant's design plan includes buffers, setbacks, and landscaping, including a 15-foot landscape screen with trees and shrubs between the commercial lot and adjacent residential properties.

Finally, the proposed use as a gas station facility could be supported by the City's goals and policies, supporting infill development, contributing to the redevelopment of underutilized properties, multimodal connectivity and neighborhood-scale commercial services. Additionally, the proposal includes infrastructure improvements such as a 10-foot multi-use trail along Poleline Avenue and a 6-foot sidewalk along Greensferry Road. These improvements would fill existing pedestrian infrastructure gaps, especially around a wellhead easement. Staff emphasized that the proposed fuel pumps would be located over 500 feet from the elementary school entrance, set back from the existing natural gas pipeline and that underground fuel storage would comply with DEQ standards.

Applicant: Nick Ebner, Ace Solutions

Mr. Ebner described the site layout and design intent for Lot 3. The lot would host a convenience store with four double-sided fuel islands, allowing for eight fueling positions. Fuel storage would be located in underground tanks situated centrally on the site, away from residential boundaries and the 50-foot pipeline easement would be maintained as open space. Mr. Ebner confirmed that required buffers and a screening fence would be installed between commercial and residential uses, replacing an existing chain-link fence if necessary.

Mr. Ebner explained that EPA guidance recommends a 1,000-foot school setback for gas stations dispensing more than 3.6 million gallons annually. He stated that the proposed station would dispense significantly less, and no such setback requirement exists in local or state code. He also addressed concerns regarding a letter from Phillips 66, explaining that the applicant had resolved all outstanding pipeline crossing issues with the utility provider and had conducted potholing and design updates in response.

Mr. Ebner reiterated that the project met applicable standards and added that other commercial uses were permissible on the site by right, such as a convenience store without gas pumps. He concluded by stating that the applicant would comply with any additional mitigation measures requested by the city to address pedestrian and school zone safety.

The hearing was opened for public comment.

Public Testimony:

Neutral:

Brian Stark expressed concern about the history of traffic fatalities near the site and requested more clarity on what pedestrian and school zone mitigations would be implemented to ensure safety.

Mercade Christensen raised issues regarding crime, traffic, and prior sidewalk discussions. He requested that the proposal be denied to preserve local neighborhood safety.

Opposed:

Megan Frederick and Chase Setaer (letter read into record) objected to the project, citing risks to public safety, reduced property values, environmental impacts, and the incompatible commercial use near schools and residential neighborhoods.

Mary Jo McNally opposed the gas station due to safety hazards near an elementary school, increased traffic, and the abundance of nearby gas stations.

Dustin Anderson argued the proposal was a surprise to many and expressed community willingness to oppose the project further. He emphasized safety risks and questioned the necessity of another gas station.

Angel Homan opposed the development, noting proximity to four schools, safety concerns for children, and the availability of other gas stations within one mile.

Rebuttal:

Mr. Ebner addressed the safety concerns by reiterating that the development would include the installation of new crosswalks, sidewalks, and traffic signal modifications as required by the city's transportation plans. He clarified that the fuel station was set back approximately 500 feet from the school to the south and confirmed willingness to meet any required striping or traffic-calming standards which would be conditioned for approval.

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

C. EVALUATION OF APPROVAL CRITERIA:

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

Based on the testimony supplied and the staff report, the Commission's findings were divided that the proposed use for fuel services at the convenience store location would conform to the purpose of the LC zone which permits neighborhood compatible commercial retail in areas not conveniently serviced by existing or proposed commercially designated lands. Discussion on the compatibility of fuel services component with the adjacent residential and education facilities focused on potential traffic increases and conflicts with pedestrians and school-age children.

C2. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved and complies with all other applicable laws, ordinances, and regulations of the city and the state.

The Commission finds that the proposed use is permitted in the Land Use Table as a special use and that no legal or technical violations of other applicable laws, ordinances or regulations were identified.

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

The majority of the Commission, having reviewed the application in light of this criterion finds that the evidence provided that the proposed project is not compatible with the surrounding land uses considering the close proximity to schools, heavy pedestrian activity and increased traffic necessitated by the addition of fuel services at this location. The use as a fuel filling station component would be incompatible with the safety of the existing neighboring uses in the vicinity.

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

The Commission finds that the proposal was supported by the following components of the Comprehensive Plan:

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

The Commission finds that the goal was supported through improving access to walkable small-lot commercial developments and integrating some limited commercial services within established neighborhoods.

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

The Commission finds that the development would complete missing sidewalk segments and add a ten-foot multi-use trail and a six-foot sidewalk along two arterial frontages, supporting Policies 25, 26, and 27, which call for improving pedestrian and transportation connectivity. These improvements would close critical gaps in the pedestrian network, especially in school access routes.

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

The Commission finds that the proposed project could support this policy as it would enhance trail and greenbelt connections, which are incorporated in the proposed design.

Despite support of some goals, the Commission found that the proposal failed to overcome child safety and traffic conflicts and ensure safe, compatible, and context-sensitive development near sensitive land uses such as schools.

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

Review comments and concerns from neighbors and public regarding traffic mitigation and safety for students and pedestrian and present concrete proposals and solutions to limit and/or mitigate the adverse impacts of additional traffic which the requested fuel pumps at that location would bring.

E. CONCLUSION

SUP-25-1: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, it is the conclusion of the Commission that the requested Special Use Permit does not meet the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby denied.

_____ 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.

G2 Development Annexation & Zone Change File No. ANNX-25-2 & ZC-25-1

Planning and Zoning Commission Zoning Recommendation

A. INTRODUCTION:

APPLICANT: Scott McArthur, McArthur Engineering LLC o/b/o G2 Real Property Holdings, LLC

LOCATION: The property is generally located southeast of the intersection of E. Horsehaven Avenue and N. Syringa Street.

REQUEST: Zoning recommendation of Residential Mixed (RM) on an approximate 10.05-acre annexation together with a rezone on the 8.3 acres adjacent parcel from Single Family Residential (R-1) to RM.

B. RECORD CREATED:

1. A-1a Annexation Application
2. A-1b Rezone Application
3. A-2a Annexation Narrative
4. A-2b Rezone Narrative
5. A-3 Vicinity Map
6. A-4 Owners Authorization
7. A-5 Title Report
8. S-1 Vicinity Map
9. S-2 Preliminary Plat
10. S-3 Future Land Use Map
11. S-4 "The Crossings" Infill Regulation Plan
12. PA-1 PFSD Comments
13. PA-2 KCFR Comments
14. PA-3 PFPD Comments
15. PA-4 PFHD Comments
16. PA-5 Phillips 66 Comments
17. PA-6 DEQ Comments
18. PC-1 Thompson Comments
19. PZ Staff Report
20. Testimony at the July 29, 2025, Planning and Zoning Commission ("Commission") hearing including:

Planning and Zoning Commission (hereinafter "Commission") heard the request at the July 29, 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. The applicant is seeking a recommendation for both a rezone of an existing R-1, 8.3 -acre parcel and an initial zoning designation of RM upon annexation of the adjacent 10.05 acres into the City of Post Falls. Mr. Manley explained the location of the site is generally at the southeast corner of Syringa Street and Horsehaven Avenue. The annexation parcel is currently located within Kootenai County and is adjacent to city limits.

During the hearing, Mr. Manley provided information about the surrounding zoning which includes a transitioning Smartcode development area to the north, residential uses and duplexes, and single large lot parcels in unincorporated Kootenai County to the south. The area is identified as low density residential in the Future Land Use Map and RM zoning designation would be an implementing zone. Mr. Manley testified that the proposal is consistent with the Comprehensive Plan's Low-Density Residential land use category, which supports up to eight dwelling units per acre.

The property lies within the Central Island Focus Area, which emphasizes infill development and recognizes that the annexation of unincorporated areas would be promoted by reliance on developer incentives with higher densities or modified design standards. Manley also addressed utility provisions, noting that water service will be provided by Ross Point Water District and sanitary sewer service by the City of Post Falls. He confirmed the availability and adequacy of services, as well as compliance with notification requirements to affected agencies.

Mr. Manley testified that the request for zoning could be supported by and in accordance with Goals 6 and 7 and Policies 24 and 26 of the comprehensive plan by supporting transportation infrastructure improvements through the acquisition of rights-of-way and the extension and improvement of pedestrian sidewalks and trails. Mr. Manley also testified that there were no demonstrable adverse impacts identified from the noticed agencies.

Scott McArthur, Applicant

Mr. McArthur testified in support of the annexation, emphasizing the project's contribution to infill growth and housing diversity within city limits. He confirmed that the existing home on the parcel would remain during early phases and be connected to sanitary sewer at the time of future development. McArthur agreed to a maximum density of eight units per acre, and to limit development to single-family detached homes, excluding multifamily or commercial uses.

Mr. McArthur re-affirmed that the annexation would facilitate needed infrastructure improvements along the public frontage, and committed to integrating open space, pedestrian connectivity, and to ensuring a CC&R-based funding mechanism for future infrastructure maintenance.

Public Testimony:

In Favor: None

Neutral:

Angle Hohman expressed support for single-family homes but voiced concerns about potential drainage towards her adjacent property located in unincorporated Kootenai County, fencing, and potential impacts on adjacent properties.

Opposed:

Tera Wolfe opposed the density and requested the area remain at R-1 rather than rezoned to RM upon annexation.

Krish Lassiter raised issues regarding traffic, drainage, utility access, and the impact of increased density near existing rural-style homes.

Rebuttal:

Mr. McArthur addressed concerns by confirming drainage would remain on-site per engineering standards, no commercial uses would be introduced, and that infrastructure improvements would be included as part of the annexation agreement.

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 ZONING (INITIAL AND REZONE REQUEST):

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 and rezoning of RM zoning on approximately 18.02-acres. The Future land Use map designates this area as Low-Density Residential, which permits up to eight dwelling units per acre and RM is an implementing zoning district for that use. The Central Island Focus Area' supports the incorporation of "County islands" to implement transportation improvements, helps to reduce jurisdictional fragmentation and supports city-planned growth.

The Commission finds that the proposed Residential Mixed zone is in consistent with eh 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 RM zoning/rezoning request to be consistent with the following goals and policies contained in the comprehensive plan.

Goals: The proposal is consistent with Goals 6 as it maintains and improves Post Falls' transportation network through required frontage improvements on Horsehaven Avenue and Syringa Street and additional right of way. It is also supported by Goal 7 by expanding the availability of housing types and densities that meet a range of incomes, ages, and household sizes.

Policies: The proposal is consistent with 24, 26 and 23 encouraging annexation of county islands, increasing and protecting transportation corridors from encroachment while maintaining and improving sidewalk and street connectivity.

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 were provided and as such, the Commission finds this criterion satisfied.

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-25-2, INITIAL ZONING; ZC-25-1, ZONE CHANGE: 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 and zone change 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 Residential Mixed (RM) zoning on the approximate 10.05-acres annexation and rezone of approximately 8.3 acres upon successful annexation and rezone of the property.

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.

**G2 Development Subdivision
File No. SUBD-25-2
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Scott McArthur, McArthur Engineering, LLC
 OWNER: G2 Real Property Holdings, LLC
 LOCATION: Southeast of the intersection of E. Horsehaven Avenue and N. Syringa Street.
 REQUEST: To subdivide approximately 18.02-acres into 105 residential lots within the Residential Mixed (RM) zone.

B. RECORD CREATED:

1. A-1c Subdivision Application
2. A-2c Subdivision Narrative.
3. A-3 Vicinity Map
4. A-4 Preliminary Plat
5. A-5 Will Serve Letter
6. A-6 Authorization Letter
7. S-1 Vicinity Map
8. S-2 Zoning Map
9. S-3 Future Land Use Map
10. S-4 "The Crossings" Infill Regulation Plan
11. PA-1 PFSD Comments
12. PA-2 KCFR Comments
13. PA-3 PFPD Comments
14. PA-4 PFHD Comments
15. PA-5 Phillips 66 Comments
16. PA-6 DEQ Comments
17. PC-1 Thompson Comments
18. P&Z Staff Report
19. Testimony at the July 29, 2025, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the July 29, 2025, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to review the request to subdivide 18.02-acres into 105 single family lots within the requested Residential Mixed (RM) zoning designation. The request is evaluated under the standards of PFMC § 17.12.060.

Staff Presenter: Jon Manley, Planning Manager

Mr. Manley presented the G2 application which included requests for annexation, zone change, and subdivision approval. Mr. Manley explained that the proposed subdivision encompasses 18.02 acres in its request for creation of 105 single-family residential lots. The subdivision design reflects two housing types: standard single-family detached lots of roughly 7,000 to 9,000 square

feet located on the western, southern and eastern portions, with a denser cluster of 62 cottage lots situated on the northern tier. The subdivision layout demonstrates a transition in lot size and density from the exterior boundaries, reflecting compatibility with surrounding land uses.

Mr. Manley explained that stormwater runoff will be retained and treated onsite as per city engineering standards, with no identified hazardous topographic or soil conditions. Water service will be provided by the Ross Point Water District and wastewater by the City of Post Falls, both of which confirmed available capacity. Parking requirements for the cottage homes are met through individual garages and additional designated overflow spaces. Staff noted that cottage homes require at least 0.25 off-site parking spaces per unit, which has been addressed.

The subdivision will include public streets and a private road to serve the cottage home cluster. All necessary public infrastructure improvements—including rights-of-way dedications, sewer connections, and stormwater management systems—will be completed or bonded for prior to the commencement of phase three. A total of 70,730 square feet of open space was provided, exceeding city code requirements for both residential mixed zoning and cottage developments. The proposed subdivision layout also includes connectivity stubs to adjacent undeveloped parcels to facilitate future integration into the city's street network. There were no topographically conditions presenting hazards and upon the rezone request, the area proposed for the subdivision would conform to the proposed use.

Applicant: Scott McArthur, MacArthur Engineering

Mr. McArthur provided further detail on the subdivision layout and phasing. He described the subdivision as a transitional development bridging the denser SmartCode zoning to the north with more conventional R1 zoning to the south and east. Mr. McArthur emphasized that the proposed density of approximately 5.83 units per acre falls within the comprehensive plan's allowable range for low-density residential development, which permits up to eight dwelling units per acre. He confirmed that the development will be phased, beginning with the western portion. The existing homes on site will remain in use until future phases commence, at which time they will be connected to the city's sewer system.

Mr. McArthur addressed community concerns regarding drainage, clarifying that stormwater will be retained onsite per engineering standards and will not be directed to adjacent properties. He also reiterated that the subdivision will not include multifamily or commercial development, despite the RM zoning. The RM zoning was sought to allow the incorporation of the cottage homes along with the single-family residences. All homes will be detached single-family units. He confirmed the applicant's willingness to limit the subdivision to 8.0 units per acre and exclude multifamily or commercial uses accordingly.

Public Testimony

Neutral:

Angle Hohman requested clarification on fencing, drainage, and buffering along her property. She expressed concern about water runoff and home placement but supported single-family residential use.

Opposed:

Tera Wolfe voiced concern about the scale of development and potential impacts to neighborhood character, traffic, and emergency access.

Krish Lassiter cited issues with traffic near the nearby elementary school, stormwater management, and potential loss of privacy. She requested more information about infrastructure timing and housing pricing.

Rebuttal:

Mr. McArthur clarified that all drainage would be contained on-site, sidewalks and traffic improvements would be made during early phases, and the project would comply with all engineering and design standards. He emphasized the subdivision was consistent with city infill policies.

Deliberations: The Commission found the subdivision met all requirements under the city's subdivision code. Commissioners noted the project's consistency with the Comprehensive Plan's vision for infill and connectivity. Conditions were discussed and applied, including limiting the development to detached single-family homes, prohibiting commercial and multifamily use, ensuring improvements or bonding prior to Phase 3, and requiring a sinking fund for private infrastructure maintenance. The subdivision was approved with conditions as proposed.

C. SUBDIVISION REVIEW CRITERIA: (Post Falls Municipal Code Title 17.12.060, Subsection H): No subdivision shall receive approval unless findings and conclusions are made that:

C1. 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.

Based on the testimony supplied and the staff report, the Commission finds that the Ross Point Water District will be the water provider and issued a will-serve letter for the project. No deficiencies were identified.

C2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.

The Commission determines that the City of Post Falls has adequate capacity and is willing to provide services to the subdivision as proposed in the conceptual sewer layouts.

C3. Proposed streets are consistent with the transportation element of the comprehensive plan.

The Commission finds that the subdivision and proposed internal streets are generally consistent with the city's transportation plan, including the connections to future adjacent parcels and infrastructure and pedestrian connectivity improvements. There were no traffic capacity issues identified.

C4. 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 Commission determines that no testimony or evidence was presented that identified any soil or topographical conditions that would prevent or hinder the development of the property. The site is generally flat and previously disturbed through agricultural and rural residential use. All development will be required to comply with drainage and geotechnical standards during final engineering and permitting. The applicant has committed to retaining stormwater on-site and constructing approved drainage facilities during each phase.

C5. The area proposed for subdivision is zoned for the proposed uses and the uses conforms to other requirements found in this code.

The Commission determines that this subdivision and proposed lots conform to the requirements for RM zoning. If zoning is approved, the subdivision will be located within the RM zone, which permits the proposed lot sizes and detached single-family housing types. The plat meets all dimensional standards for lot area, frontage, and setbacks. No commercial or multifamily development is included, and the applicant voluntarily limited the density to no more than eight units per acre.

- C6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.**

The Commission determines that impact fees will be assessed on individual building permits at the time of issuance to mitigate the off-site impacts to parks, public safety, and streets.

- C7. Additional Recommended Conditions necessary to ensure compliance with the adopted standards:**

The Commission decides that the requested subdivision can meet the city's standards. However, certain conditions will need to be completed to meet the criteria. Those conditions, 1-15 listed below, when imposed, will ensure that the six criteria found in PFMC 17.12.060.H are met. Based upon the presentations made to the Commission at a properly noticed public hearing, the record compiled in this matter, the applicant must meet the conditions: following:

1. This subdivision may only be approved subject to annexation and rezone approval for a zone that can facilitate both Single Family Residential and Cottage Lots.
2. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
3. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
4. The proposed subdivision must be completed in three (3) phases and all improvements shall be constructed or bonded for prior to construction of phase three.
5. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
6. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflected only the Phase I construction. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
7. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
8. Roadway improvements with the subdivision shall include the provisions of frontage improvements in the southeast corner of the Horsehaven Ave. / Syringa St. intersection for the lot identified in the plans as "Not a Part"
9. No "on-street" parking will be allowed on the proposed private street "Givens Lane" except for the 90-degree perpendicular parking shown on the concept plans. Marked parking shall comply with applicable ADA requirements.
10. Direct vehicular access to or from Lots 1-4 of Block 2 and Lot 1 Block 1 with Syringa Street shall be prohibited on the face of the plat.

11. The existing driveway accessing Syringa Street to Lot 5 Block 1 will be allowed to remain and access Syringa Street.

12. Direct vehicular access from Lots within the proposed subdivision with Horsehaven Avenue shall be prohibited on the face of the plat.

13. A Homeowners Association (HOA) shall be formed to provide for ownership and maintenance of the internal private roadway and "Tract A"

14. Existing structures identified to remain shall pay appropriate capacity fees, connect to the City sewer system and remove existing septic systems in conformance with Panhandle Health requirements.

15. Developer will include provision in the HOA CCR's a required funding mechanism for maintenance and capital replacement of common areas, common amenities, common features.

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

Not applicable.

E. CONCLUSION

SUBD-25-2: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein, and conditioned upon approval by City Council of the zoning/rezoning request to the RM zoning designation.

Approved by the Planning and Zoning Commission on _____

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.

**Painted Rock Subdivision
File No. SUBD-25-3
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Austin Fuller, Whipple Consulting Engineers

OWNER: Ryno Land, LLC

LOCATION: The northwest corner of McGuire Road and Midway Avenue.

REQUEST: To subdivide approximately 4.67-acres into 21 detached single-family lots within the Medium Density Residential (R2) zone.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative.
3. A-3 Subdivision Plan
4. A-4 Authorization Letter
5. A-5 East Green Acres Irrigation District Will Serve
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 DEQ Comments
12. PA-4 ITD Comments
13. P&Z Staff Report
14. Testimony at the August 12, 2025, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the August 12, 2025, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to review the request to subdivide 4.67-acres into 21 single family lots within the Medium Density Residential (R-2) zone. The request is evaluated under the standards of PFMC § 17.12.060.

Staff Presenter: Justin Sauder, Planner 1

Mr. Sauder presented the staff report for the requested subdivision of 4.67 acres into 21 single-family detached residential lots. The property is located at the northwest corner of the intersection of Midway Avenue and McGuire Road. The property is zoned as R2 and abuts unincorporated county land to the north and west.

The site is currently improved with a single-family residence Lot 16, which will remain. The lots will be accessed via internal streets and direct access to both Midway and McGuire for individual lots would be prohibited. He reviewed each of the six subdivision approval criteria, noting that East Greenacres Water District issued a will-serve letter, and the City confirmed adequate sewer capacity and conformance with the transportation master plan through the additional rights of way and

connections for future adjacent lot development. All on-site septic systems will be decommissioned. Mr. Sauder also explained that the proposed subdivision conforms with Post Falls Municipal Code Titles 17 and 18, with impact fees to be assessed at the time of building permits. Specific conditions of approval included the re-addressing of Lot 16 from Leahy Avenue and the designation of the Leahy frontage as the front yard to ensure emergency accessibility.

Austin Fuller, Whipple Consulting Engineers, Applicant

Mr. Fuller presented the applicant’s rationale for the subdivision, noting the proposed density of 4.5 units per acre conforms with the R2 zone and is consistent with surrounding land use patterns. He affirmed the site is served by existing infrastructure and described the layout and serviceability of the lots. He addressed each of the six subdivision criteria, confirming compliance with water, sewer, transportation, hazard identification, zoning, and fiscal responsibility. Mr. Fuller expressed willingness to coordinate readdressing Lot 16 with city staff and emergency services.

The hearing was opened for public comment.

Public Testimony

In Favor: None

Neutral: None

Opposed: Debi Vocca, Post Falls: Submitted written testimony in opposition, expressing concern over the loss of rural character by development, increased traffic, and diminishing aesthetics due to the development of smaller lots. She described the area as peaceful and self-sufficient and criticized the pace of development in Post Falls, warning of increased rental properties and degraded neighborhood quality.

Deliberations: After the public hearing was complete, the hearing was closed and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code (“PFMC”) § 17.12.060.H.

C. SUBDIVISION REVIEW CRITERIA: (Post Falls Municipal Code Title 17.12.060, Subsection H): No subdivision shall receive approval unless findings and conclusions are made that:

C1. 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.

Based on the testimony supplied and the staff report, East Green Acres Irrigation District provided a will-serve letter confirming the adequacy of water supply in terms of quantity and quality for the proposed subdivision.

C2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.

The Commission determines that the city confirmed sufficient sewer capacity via the Montrose Lift Station service area. On-site septic systems will be abandoned, and connections to the municipal system will be made with capacity fees assessed.

C3. Proposed streets are consistent with the transportation element of the comprehensive plan.

The Commission determines that the internal street layout are consistent with the Transportation Master Plan. Midway Avenue and Meguire Road will be improved to city standards and no direct access from lots to these roads is allowed. A turnaround is included for fire access on Leahy Avenue.

- C4. 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 Commission determines that no hazardous conditions have been identified.

- C5. The area proposed for subdivision is zoned for the proposed uses and the uses conforms to other requirements found in this code.**

The Commission determines that the subject property at RS zoning allows for the single-family detached home usage and the proposed density of 4.5 units per acre conforms to zoning and Title 17/18 standards.

- C6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.**

The Commission determines that impact fees will be assessed on individual building permits at the time of issuance to mitigate the off-site impacts to parks, public safety and streets. The Commission determines that impact fees will be collected on a per-lot basis.

- C7. Additional Recommended Conditions necessary to ensure compliance with the adopted standards:**

The Commission decides that the requested subdivision can meet the city's standards. However, certain conditions will need to be completed to meet the criteria. Those conditions, 1-14 listed below, when imposed, will ensure that the six criteria found in PFMC 17.12.060.H are met. Based upon the presentations made to the Commission at a properly noticed public hearing, the record compiled in this matter, the applicant must meet the following conditions:

1. Corrections and additions, if any, to the Subdivision requested by staff and/or Planning and Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. The proposed subdivision must be completed in a single phase.
4. A Construction Improvement Agreement will be prepared and executed prior to commencement of construction for the subdivision.
5. Midway Avenue shall be designed and constructed as a 44-foot wide Minor Collector Roadway.
6. McGuire Avenue shall be designed and constructed as a Minor Arterial Roadway, matching the roadway configuration that exists to the south of Midway Avenue.
7. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.

- 8. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. No exceptions were requested with the application.
- 9. Direct access to or from residential lots with Midway Avenue or McGuire Road shall be prohibited on the face of the plat.
- 10. The existing residential structure on Lot 16 shall be connected to the City's sewer system with construction of the project. Existing septic systems shall be decommissioned in accordance with Panhandle Health requirements and connection fees paid, to the City, as part of the Construction Improvement Agreement.
- 11. A Homeowners Association shall be formed and responsible for landscaping, irrigation and maintenance of the common rights-of-way frontages along Midway Avenue and McGuire Road. Maintenance includes the removal of snow from sidewalks, paths and trails.
- 12. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
- 13. The existing residence on Lot 16 must be addressed from Leahy Avenue. The applicant must coordinate with staff and emergency services for acceptable egress and access into residence prior to platting.
- 14. Subdivision approval is contingent upon approval of the annexation and R2 zoning by the City Council.

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

Not applicable.

E. CONCLUSION

SUBD-25-3: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein.

Approved by the Planning and Zoning Commission on _____

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

**CITY OF POST FALLS
 STAFF REPORT**

DATE: August 22, 2025
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JON MANLEY, PLANNING MANAGER, imanley@postfalls.gov, 208-457-3344
SUBJECT: STAFF REPORT FOR THE September 9, 2025, P&Z COMMISSION MEETING
 HARVEST MEADOWS PUD & SUBDIVISION

PROJECT NAME/FILE NUMBER: Harvest Meadows PUD/File No. PUD-25-2
 Harvest Meadows Subdivision/File No. SUBD-25-4

OWNERS: Blackwell Homes and Development, 2229 W Dakota Ave., Hayden, ID 83835

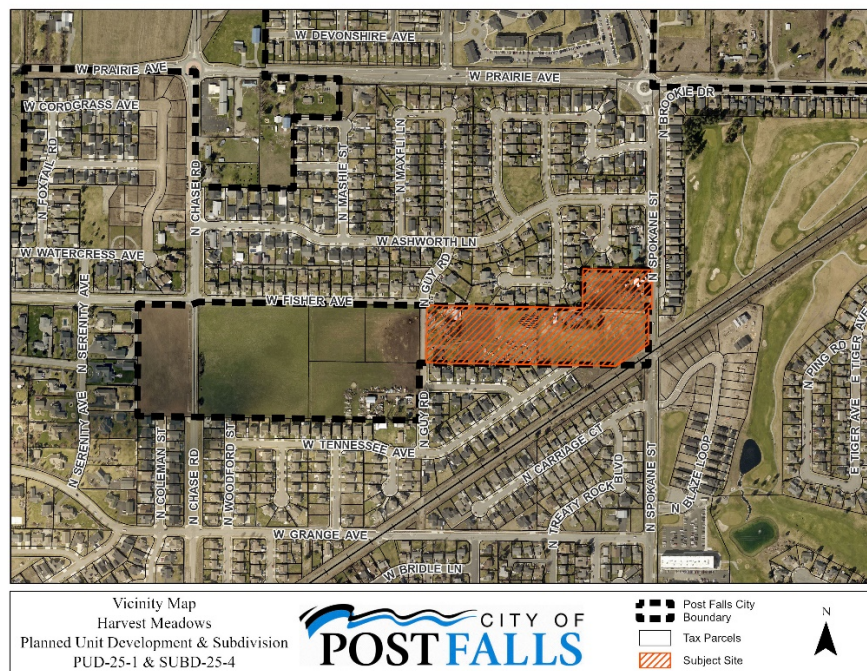
APPLICANT: Merle Van Houten, 401 ½ E. Sherman Ave. Ste 208, Coeur d’Alene, ID 83814

PROJECT DESCRIPTION: Merle Van Houten has requested, on behalf of the property owner Blackwell Homes and Development, to subdivide approximately 11.2 acres into 85 single family residential lots within the Medium Density Residential (R-2) zoning designation. A Planned Unit Development (PUD) is requested to propose design modifications per Post Falls Municipal Code (PFMC) section 18.20.080 and to subdivide the property to meet subdivision requirements per PFMC 17.12.060.

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

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

Vicinity Map:



PARCEL INFORMATION:

Property Size: 11.2 acres consisting of 3 contiguous parcels

Current Land Use: Previously large lot single family lands in the County

Current Zoning: Medium Density Residential (R-2)

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

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

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

Water Provider: East Greenacres Irrigation District

Sewer: City of Post Falls

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

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

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

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

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

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

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

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

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

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

Staff Response: The applicant intends to provide more than the required 2 off-street parking stalls for each residence as required per Post Falls Municipal Code (PFMC) (see condition #4) for a total of 340 qualifying off-street parking stalls. Additionally, On sheet C5.0 of Exhibit A-3: Harvest Meadows PUD and Subdivision Preliminary Plan the applicant intends to create an additional 114 on-street parking opportunities for the 85 proposed lots. This nets to approximately 454 parking stall opportunities for 85 lots.

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

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

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

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

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

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

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

3. The proposed PUD provides enhanced community design by:

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

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

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

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

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

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

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

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

- a. Reduction in minimum lot size from 4,000 sf to 2,800 sf (not to exceed 7.35 lots/ac).
 - b. Rear loaded lots will be a minimum of 35' and provide two garage parking spaces, two driveway parking spaces and 1.5 on-street parking spaces per lots.
 - c. Front loaded lots to be a minimum of 40' to provide two garage parking spaces, two driveway parking spaces and one on-street parking space per lot.
 - d. Vehicular access to lots of forty-five (45) feet or less may be front loaded.
 - e. Reduction in right-of-way width of a local residential road with parking on both sides from 65 feet to 60 feet. See typical sections, Sheet C5.1.
 - f. Building side yard setbacks in lots 48 and 65 at private road tract boundary shall be reduced from 15 feet (flanking street) to 5 feet (side) where adjacent tract separate these lots from rights-of-way.
- d. Providing at least ten percent (10%) of the gross land area for open space that meets the recreational needs of the users of the development and provides for a variety of recreational uses;

Staff Response: Per Exhibits A-2 and A-3 the applicant proposes 1.187-acres of open space divided among two tracts, which equates to approximately 10.25% open space based on 11.57 gross acres.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

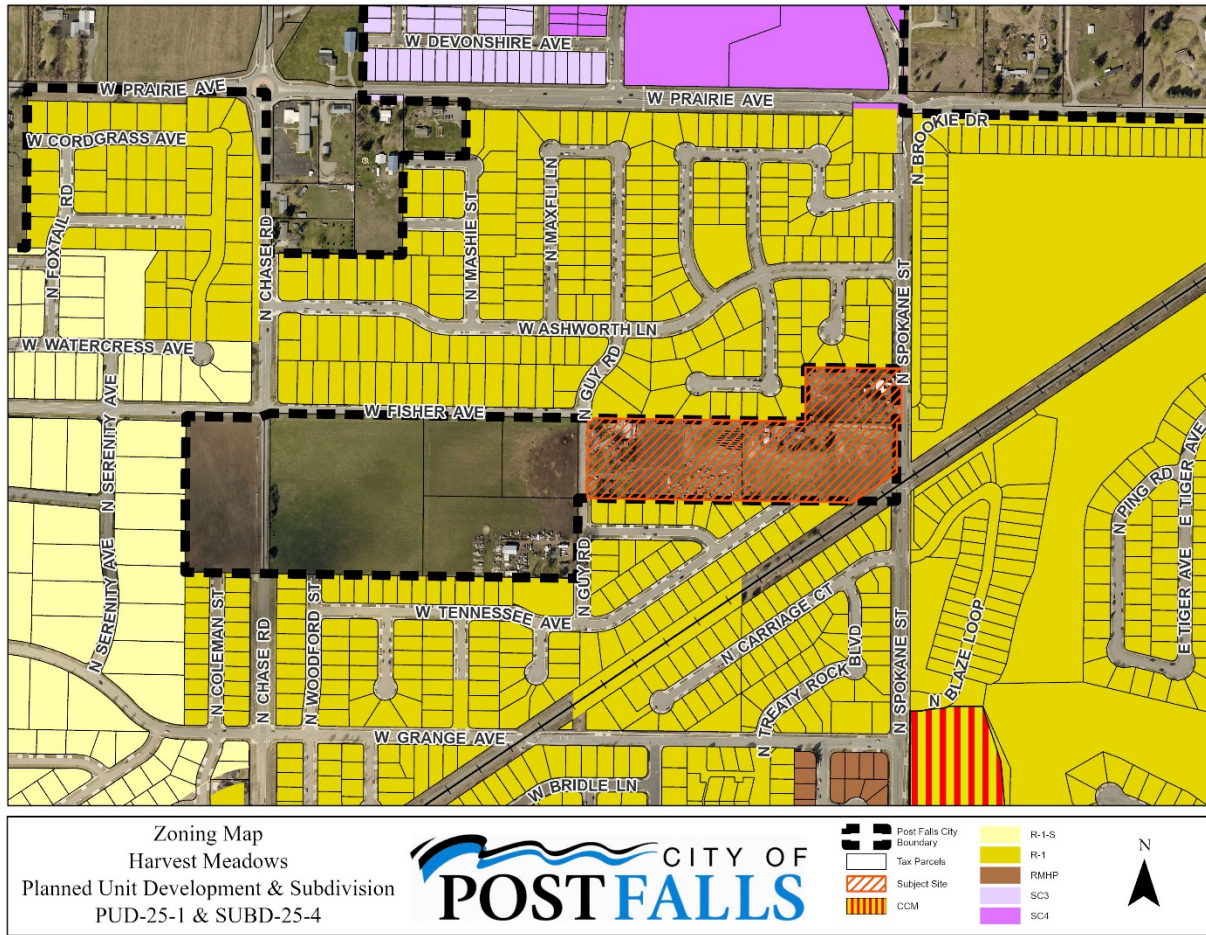
The Homeowners Association for the project will be responsible for maintenance of private roads and for landscaping and irrigation, including snow removal from sidewalks/trail, for the public rights-of-way adjoining open space tracts within the project.

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

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

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

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



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

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

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

Bonneville Power Administration	City Link	Post Falls Area Chamber
Post Falls Post Office	Post Falls Parks & Rec	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

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

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

Notice of the proposed PUD and Subdivision was sent to appropriate jurisdictions and mailed to property owners within 300 feet of the proposed project on August 19, 2025. Notice has been published in the Coeur d'Alene Press on May 21, 2025. The property will be posted by August 29, 2025.

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

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

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

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

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.

3. The proposed subdivision must be completed in 3 phases or less.
4. The following design deviations and conditions are approved as part of this PUD application:
 - a. Reduction in minimum lot size from 4,000 sf to 2,800 sf (not to exceed 7.35 lots/ac).
 - b. Each residential lot will have at minimum a 16' wide driveway.
 - c. Rear loaded lots will be a minimum of 35' and provide two garage parking spaces, two driveway parking spaces and 1.5 on-street parking spaces per lots.
 - d. Front loaded lots to be a minimum of 40' to provide two garage parking spaces, two driveway parking spaces and one on-street parking space per lot.
 - e. Vehicular access to lots of forty-five (45) feet or less may be front loaded.
 - f. Reduction in right-of-way width of a local residential road with parking on both sides from 65 feet to 60 feet. See typical sections, Sheet C5.1.
 - g. Building side yard setbacks in lots 48 and 65 at private road tract boundary shall be reduced from 15 feet (flanking street) to 5 feet (side) where adjacent tract separate these lots from rights-of-way.
5. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
6. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
7. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards.
8. Direct vehicular access from residential lots to Spokane St. and N. Guy Rd. shall be prohibited on the face of the plat.
9. Direct vehicular access to Holstein for Lots 48 through 64 shall be prohibited on the face of the plat.
10. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
11. The Homeowners Association (HOA) for the project shall be required to maintain the common right-of-way frontage adjacent to open space tracts and along Guy Rd., south of Holstein Ave., including all landscaping, irrigation, and removal of snow from sidewalks and trails.
12. A 6-foot fence shall be constructed along the UPRR rights-of-way with the first phase and prior to final plat.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1A	PUD Application
Exhibit A-1B	Subdivision Application

Exhibit A-2	Narrative
Exhibit A-3	Preliminary Plan
Exhibit A-4	Letter of Authorization
Exhibit A-5	East Greenacres Irrigation District Water Will Serve Letter

Staff Exhibits:

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



PUD-25-1

PUD Application

Status: Active

Submitted On: 4/17/2025

Primary Location

47.741678, -116.949053

Owner

No owner information

Applicant

Merle Van Houten

208-930-4000

merle@vanhoutencd.com

401 1/2 E. Sherman Ave. Ste.

#208

Coeur d'Alene, ID 83814

Applicant Information

Applicant Type*

Engineer

Application Type*

Preliminary PUD

Applicant Name*

Merle Van Houten

Company

Van Houten Consulting and Design, LLC

Phone*

2089304000

Email*

merle@vanhoutencd.com

Address*

401 1/2 E Sherman Ave STE #208

City, State, Zip Code

Coeur d'Alene, ID 83814

Owner Information

Name*

Ben Steckman

Company Name

Blackwell Homes and Development

Phone*

2086615871

Email*

ben.steckman@blackwellhomesllc.com

Address*

2229 Dakota Ave

City, State, Zip Code

Hayden, ID 83835

Site Information**PUD Name***

Harvest Meadows

Size of Site

11.6 Acres

Number of Lots

92

Average Lot Size

0.071

Existing Zoning

R-2

Adjacent Zoning

R-1

Current Land Use

Residential

Adjacent Land Use

Residential

Density

7.95 Lots/Acre

Description of Project*

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

Application Certification

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



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



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



Merle Van Houten

Apr 17, 2025



SUBD-25-4

Subdivision Application

Status: Active

Submitted On: 4/17/2025

Primary Location

47.741686, -116.949128

Owner

No owner information

Applicant

Merle Van Houten

208-930-4000

merle@vanhoutencd.com

401 1/2 E. Sherman Ave. Ste.

#208

Coeur d'Alene, ID 83814

Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Engineer

Proposed Subdivision Name*

Harvest Meadows

Number of Lots*

92

Size of Site

11.6

Average Size of Lots

0.071

Existing Zoning

R-2

Adjacent Zoning

R-1

Current Land Use

Residential

Adjacent Land Use

Residential

Density

7.95 Lots/Acre

Description of Project*

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

Site Information

Comprehensive Plan Designation

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

Location of Proposed Access to Site

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

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

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

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

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

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

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

Size & Point of Water Connection

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

Size & Point of Sewer Connection

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

Name & Location of Nearest School

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

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

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

Physical Description of Site (topography, cover, features)

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

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

No

Water District*

East Greenacres Water District

Owner Information

Name*

Ben Steckman

Company

Blackwell Homes and Development

Phone*

2086615871

Email*

Ben.Steckman@BlackwellHomesLLC.com

Address*

2229 Dakota Ave

City, State, Zip Code

Hayden, ID 83835

Application Certification

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

*

Merle Van Houten
Apr 17, 2025

Exhibit A-2

Project Narrative

HARVEST MEADOWS PUD

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

For:

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

Prepared by:

Merle Van Houten, P.E., LEED AP



**Van Houten Consulting and Design, LLC
401 E. Sherman Ave. Ste. #208
Coeur d'Alene, ID 83814
(208) 930-4000**

July 18th, 2025

Project Narrative For Harvest Meadows PUD

Harvest Meadows PUD is a proposed single family residential subdivision designed to address the needs of attainable housing in the City of Post Falls. The subject parcels were assigned the R-2 zoning designation by the Planning and Zoning Commission and City Council during public hearings for annexation. A PUD and subdivision hearing occurred before the City of Post Falls Planning and Zoning Commission on June 10th, 2025. A split vote of 3-3 was made on the PUD request by the Commissioners, denying the proposal. A rendered decision was issued by the City on 07/08/2025 citing road width, snow storage and both on-street and off-street parking concerns as reasons for denial. Application is now being made for a refined PUD proposal that addresses concerns made by the Commissioners. The following narrative has been updated from the original application accordingly. Added dialogue directly addressing the findings of the Reasoned Decision is printed in italics.

Highlighted changes to the Harvest Meadows PUD proposal are as follows:

- *Widening front-loaded lots to a minimum of 40 ft in order to provide two garage parking spaces, two driveway parking spaces and one on-street parking space per lot (5 spaces total/lot).*
- *Rear loaded lots will be a minimum of 35 ft wide and provide two garage parking spaces, two driveway parking spaces and 1.5 on-street parking space per lot (5.5 spaces total/lot).*
- *Snow storage areas at the east and west ends of the private road (Ayrshire Lane) have increased by over 4,500 sq. ft. in size.*
- *Lot count has been reduced from 92 to 85 residential parcels. Density has decreased to 7.35 lots per acre, putting it well below the 8.0 lot/acre density P&Z and City Council approved during annexation.*

The vision behind Harvest Meadows PUD remains as a place to address the affordable housing needs of the city while providing a well-designed

community that is compatible with its surroundings.

Project Overview:

Existing Conditions

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

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

East Greenacres Irrigation District (EGID) is the water purveyor. There is an 8" PVC water main stubbed at the end of Tennessee Ave, and another 8" PVC water main within Guy Road. No EGID owned water

main exists in Spokane Street between the railroad crossing and the intersection at Ashworth Lane. A 6” AC water main served the residence at 3599 Spokane Street, the pipe runs along the north edge of parcel #0-3020-27-022AA east from Guy Road into parcel #0-3020-27-21AA.

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



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



Looking west from Spokane St along the southern parcel boundary.



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



Looking East from Guy Road at northwest boundary



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



Existing Conditions Aerial Image

Summary of Planned Development

Harvest Meadows PUD will feature a total of 85 residential lots. Each with a single-family residence with an attached garage. The development will help address the need for affordable housing in Post Falls by putting homes on the housing market that are below the median home value in Kootenai County. The developer has also engaged with the Panhandle Affordable Housing Alliance (PAHA) to deed restrict a certain percentage of the housing created to ensure they will be made available to those who would otherwise be priced out of realizing the dream of homeownership.

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

Harvest Meadows will provide a total of 1.19 acres of open space divided among two tracts. This equates to 10.6% of the total subdivision area. Open space Tract D will be located in the SE corner of the development and border Spokane Ave, Railroad ROW, Peregrine Place Subdivision and Tennessee Ave. Tract D was seen as an ideal location for an open space tract to provide a buffer from the railroad and create a transition along Tennessee Ave from one development to the next. The location also provides an opportunity to construct a 10' wide multi-use path that will connect the path on Spokane Ave to the sidewalk on Tennessee and enhance pedestrian movements for those people who commute or recreate by bike or foot. Landscaped areas and lighting will flank the pathway. Tract D will also feature a 6' tall privacy fence and landscaped buffer along the full border of the railroad right of way as well as rolling grassy terrain to provide a scenic aesthetic. The other open space tract is designated as Tract C and is directly across Tennessee Ave from Tract D. The location of Tract C is also meant to provide a transition from the neighboring development to the south. It will feature an expansive level grassed area conducive to allowing children to run and play. Tract C will be bordered by sidewalk on three sides and feature two park benches as well as a few trees to provide shade.

Harvest Meadows will be developed in three phases. The first will feature 23 lots, open space Tract D, Spokane St improvements and the connection of Tennessee Ave to Spokane Ave. Six of the lots in this phase will front Spokane St, necessitating the creation of an alley for vehicular access. Phase 2 will improve Guy Road and create 24 more lots, open space Tract C and a new public road connecting Guy Rd to Tennessee Ave. The final phase of development will be a private road serving 38 additional lots. Further details, including the phasing of utilities can be found in the PUD drawings.

Spokane Ave and Guy Rd will both be improved to their respective classifications. Tennessee Ave and the new public road (Holstien Ave) will meet the city's standards for local residential roads. The new private roads (Ayrshire Ln and Tract A) will be 29' wide with parking and sidewalk on one side. Stormwater and snow storage areas have been dedicated and the east and west ends of Ayrshire Lane next to Lots 65 and 48, respectively.

Harvest Meadows PUD exceeds all parking requirements set by city code. PPMC 18.24.070 requires a minimum of two off-street parking spaces per lot. Each residential lot in Harvest Meadows will have a minimum 16' wide driveway with a two-car garage, thereby providing four off-street parking spots. Each driveway will be a minimum of 20 ft long in order to comply with PPMC 18.24.020.H.1. Public roads in the PUD will provide on-street parking on both sides of the street while private roads will provide on-street parking on one side. The PUD drawings include an on-street parking map which depicts extended areas of on-street parking unincumbered by driveway approaches. Areas where on-street parking will be located between driveways have been highlighted on the map as well. The cumulative result is 114 on-street parking spots serving 85 lots.

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

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

1. Reduction in minimum lot size from 4,000 sf to 2,800 sf.
2. Vehicular access to lots of forty-five (45) feet or less may be front loaded.
4. Reduction in right-of-way width of a local residential road with parking on both sides from 65 feet to 60 feet. See typical sections, Sheet C5.0.
5. Building setbacks in lots 48 and 65 at private road tract boundary shall be reduced from 15 feet (flanking street) to 5 feet (side) where Tract B is wider than 30 feet.

CITY REVIEW

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

SUBDIVISION CRITERIA:

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

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

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

- All wastewater will be gravity fed to the existing sewer main in Guy Road. A doghouse manhole will be installed on the existing sewer main in Guy Road and a new 8" main will be extended across Phase 2 to serve all lots in Phase 1. Preliminary engineering determined the combination of sewer depth and topographical constraints prohibited some Phase 1 lots from being served from the manhole in Spokane St. With that in mind, it was no longer economical to cut Spokane St to serve wastewater to a portion of the lots and the decision was made to send all wastewater to Guy Rd.
- All remaining lots in phases 2 & 3 will be routed to the Guy Road sewer main. The existing sewer main in Tennessee Ave will not be utilized as part of this development.

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

- Improvements will occur to Spokane St during Phase 1 of the development, and to Guy Road during Phase 2. Phase 1 improvements will also feature the extension of Tennessee Ave to a connection point with Spokane St. An alley will be provided for vehicular access to homes fronting Spokane St and a small private road tract will extend north from Tennessee Ave to serve Lots 19-21.
- A new public road will be constructed to connect Guy Rd and Tennessee Ave during Phase 2. A private road will be constructed during Phase 3. All public roads will feature on street parking on both sides. Private road tracts will offer on street parking on one side.
- *All streets meet the width requirements of PFMCI7.28.040 Table B-1. This is discussed in greater detail in the PUD section of this document.*

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

- The subdivision is in a relatively flat prairie area, and no known soil or topographical hazards are present in and around the subdivision boundary. The elevation change across the subdivision is minor and no significant challenges are expected at either

the road connections, shared boundaries with surrounding subdivisions, or on the shared boundary with the railroad right-of-way.

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

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

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

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

PUD CRITERIA:

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

- a. Providing a public water supply system that has adequate supply to serve the proposed development; and
 - The project has received a will-serve letter from EGID.
- b. Providing a public wastewater collection system that is designed in accordance with the City's adopted Wastewater Master Plan and has sufficient capacity to accommodate the proposed sewer flows; and
 - The PUD drawings include a phased sewer layout which has been reviewed by city staff.
- c. Providing adequate accommodation for other utilities necessary to support the proposed development; and
 - Connections for power, gas, phone, cable and internet are readily available and will be supplied throughout the subdivision.
- d. Providing sufficient parking throughout the development to adequately meet the parking needs of all uses proposed in the PUD.
 - *PFMC18.24.070 requires two off-street parking spaces for each single-family unit. Each residence at Harvest Meadows will have, at a minimum, a two-car garage and a driveway capable of parking two more vehicles for a total of four off-street parking spaces per lot.*
 - *PFMC18.24.020.H.1 states "Driveways to individual residences must be twenty (20) feet in length". Harvest Meadows is designed for all residential lots to meet this requirement.*

- *Harvest Meadows PUD exceeds the requirements of on-street parking set by city code. Public roads in the PUD will provide on-street parking on both sides of the street while private roads will provide on-street parking on one side. The PUD drawings include an on-street parking map which depicts extended areas of on-street parking unincumbered by driveway approaches. Areas where on-street parking will be located between driveways have been highlighted on the map as well. The cumulative result is 114 on-street parking spots serving 85 lots.*

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

- a. Providing for the continuation of arterial and collector streets, meeting City standards for traffic volume, in a manner consistent with the City's adopted Transportation Master Plan; and
 - The adjacent portion of Spokane St will be widened and improved in a manner consistent with the City's Transportation Master Plan. Improvements will occur to Spokane St during Phase 1 of the development.
- b. Providing a local street network that allows adequate traffic circulation and snow storage throughout the entire development; and
 - *The public roads in Harvest Meadows will appear no different than those of neighboring subdivisions nor deviate in width from city standards. PFMCI7.28.040 Table B-1 requires local residential streets with parking on both sides to be 32 ft wide. All public roads in Harvest Meadows (Holstien and Tennessee) meet this requirement. No deviation from the city's standard road width is requested. This PUD proposal seeks to reduce the required right-of-way width from 65 ft to 60 ft and offset that by proposing 15 ft roadside easements rather than the standard 10 ft.*
 - *The private roads in Harvest Meadows (Ayrshire and Tract A) will comply with the road width set in PFMCI7.28.040 Table B-1 for a local residential road with parking on one side (28 ft).*
 - *Snow storage areas designated at the east and west ends of Ayrshire Lane have increased by over 4,500 sq ft (0.10 acres) from the original PUD proposal to facilitate better snow removal for the private road.*
 - Phase 1 improvements will also feature the extension of Tennessee Ave to a connection point with Spokane St. An alley will be provided for vehicular access to homes fronting Spokane St and a small private road tract will extend north from Tennessee Ave to serve Lots 19-21.
 - The adjacent portion of Guy Rd will be widened and improved in a manner consistent with the City's local residential road standards. Improvements will occur to Guy Road during Phase 2. A new public road will be constructed to connect Guy Rd and Tennessee Ave during Phase 2. A private road will be constructed during Phase 3. All public roads will feature on street parking on both sides. Private road tracts will offer on street parking on one side.

- Many of the homes will be rear loaded from an alley or private road tract. This leaves long stretches of swale area located between the curb and sidewalk unincumbered by driveways which provides a better snow storage area than a typical residential road.
- c. Providing a pedestrian and bicycle system designed to provide adequate circulation throughout the entire development and to all open space areas.
 - This project will fill in gaps in pedestrian routes along Spokane St and Guy Rd where there currently are none. A pedestrian trail will also extend from Spokane St through an open space tract and connect with the project's interior sidewalks. This will provide residents of this subdivision, and surrounding ones, with a more direct route to Spokane St.
 - All new public roads will have sidewalks on both sides. All new private roads will have sidewalks on one side.

3. The proposed PUD provides enhanced community design by:

- a. Conserving and incorporating the sites significant natural, scenic and/or historical features in the development, if any; and
 - The properties were all previously used for agriculture. No significant natural or historical features are present. The street frontage and landscaping will be designed to match the surrounding residential subdivisions.
- b. Integrating a mix of compatible land uses in the development and adequately buffering and/or separating any incompatible uses in the development; and
 - The City's Comprehensive plan locates these properties within the Central Prairie Focus Area and states, "with land values increasing, new projects are more likely to integrate higher density housing with community amenities" and "future growth should embrace a variety of housing types and land uses, [and] maintain quality standards". One of the main goals of this proposal is to create affordable housing for the residents of Post Falls and it will be achieved by implementing the ideas defined in this focus area.
 - Harvest Meadows PUD will consist of single-family residences with a density of 8 units per acre or less. These were conditions put on the project by the City Council during the Annexation Hearing to create a compatible use. Open space occupied by small parks and paths will provide further buffering and compatibility.
 - A six-foot-tall fence and a landscaped buffer of trees and shrubs will be constructed along The Union Pacific Rail R.O.W. bordering the southeast corner of the subdivision.
- c. Locating the proposed uses and lot sizes in the proposed PUD in a manner that blends with the surrounding uses, neighborhoods and public facilities located in the City; and
 - *During the annexation process the Planning and Zoning Commission as well as the City Council conditioned the housing type as detached-single-family only and set the maximum density as 8 units per acre to create an "R-2 Light" development which they decided was compatible with both the City's Comprehensive Plan and the surrounding neighborhoods. The 8.0 unit per acre density granted by the city allows up to 92 lots to be constructed within this development. This proposal requests 85 detached-single-family lots (7.35 units/acre), placing the density lower than what P&Z and City Council approved during annexation.*

- The project's direct connection to Spokane St. will serve as the point of ingress and egress for nearly all new vehicle trips. The extension of Tennessee Ave to Spokane St will likely reduce traffic volumes on some neighboring local roads.
- d. Providing at least ten percent (10%) of the gross land area for open space that meets the recreational needs of the users of the development and provides for a variety of recreational uses.
- Harvest Meadows will provide a total of 1.187 acres of open space divided among two tracts. This equates to 10.6% of the total subdivision area. Open space Tract D will be located in the SE corner of the development and border Spokane Ave, Railroad ROW, Peregrine Place Subdivision and Tennessee Ave. Tract D was seen as an ideal location for an open space tract to provide a buffer from the railroad and create a transition along Tennessee Ave from one development to the next. The location also provides an opportunity to construct a 10' wide multi-use path that will connect the path on Spokane Ave to the sidewalk on Tennessee and enhance pedestrian movements for those people who commute or recreate by bike or foot. Landscaped areas and lighting will flank the pathway. Tract D will also feature a 6' tall privacy fence and landscaped buffer along the full border of the railroad right of way as well as rolling grassy terrain to provide a scenic aesthetic. The other open space tract is designated as Tract C and is directly across Tennessee Ave from Tract D. The location of Tract C is also meant to provide a transition from the neighboring development to the south. It will feature an expansive level grassed area conducive to allowing children to run and play. Tract C will be bordered by sidewalk on three sides and feature two park benches as well as a few trees to provide shade.

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

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

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SURVEYOR
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COEUR D'ALENE, ID 83814
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SHEET INDEX

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

PROJECT STATISTICS

ZONING: R-2 PUD
LOTS: 85
GROSS AREA: 11.57 AC
DENSITY PROPOSED: 7.35 LOTS/GROSS ACRE
MAXIMUM DENSITY ALLOWED: 8.0 LOTS/GROSS ACRE
SPOKANE ST R.O.W. DEDICATION: 0.303 AC (40' WIDTH FROM CENTERLINE)
GUY ROAD R.O.W. DEDICATION: 0.114 AC (35' WIDTH FROM CENTERLINE)
NET AREA: 11.16 AC
TENNESSEE AVE R.O.W.: 1.012 AC
HOLSTEIN AVE R.O.W.: 1.362 AC
INTERNAL PRIVATE ROADS/ALLEYS: 1.005 AC (TRACTS A, B AND E)
GREENSPACE REQUIRED (10% OF NET AREA): 48,600 SF; 1.116 AC
TOTAL COMMON GREENSPACE (TRACTS C AND D): 51,718 SF; 1.187 AC
TOTAL RESIDENTIAL AREA: 6.59 AC
AVERAGE LOT SIZE: 3,377 SF
SMALLEST LOT SIZE: 2,800 SF (LOTS 82, 83, AND 84)
LARGEST LOT SIZE: 6,183 SF (LOT 5)

PROJECT OVERVIEW

- ZONE: R-2 PUD
- SUBDIVISION APPLICATION FOR THE CREATION OF 85 RESIDENTIAL LOTS AND 5 OPEN SPACE/ROADWAY TRACTS.
 - ALL DWELLINGS SHALL BE A SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE.
 - OPEN SPACE TRACTS SHALL HAVE PATHWAY AND AMENITIES.
 - THE 10' MULTI-USE TRAIL WILL BE EXTENDED ALONG SPOKANE STREET.
 - THE STREET NETWORK WILL CONSIST OF AN EXTENSION OF TENNESSEE AVE TO SPOKANE STREET AND A NEW PUBLIC ROAD (HOLSTEIN AVE) TO CONNECT TENNESSEE AVE TO GUY ROAD, AS WELL AS A PRIVATELY OWNED AND MAINTAINED ROAD (AYRSHIRE LANE).
 - R.O.W. SHALL BE DEDICATED AND FRONTAGE IMPROVEMENTS SHALL BE CONSTRUCTED ALONG SPOKANE STREET AND GUY ROAD TO MATCH SURROUNDING ADJACENT PARCELS AS PRESCRIBED BY THE CITY.
 - HARVEST MEADOWS WILL BE CONSTRUCTED IN THREE PHASES.

PROJECT DEVIATIONS

THE FOLLOWING DEVIATIONS FROM EXISTING STANDARDS ARE REQUESTED:

- REDUCTION IN MINIMUM LOT SIZE FROM 4,000 SF TO 2,800 SF (NOT TO EXCEED 8.0 LOTS/AC)
- VEHICULAR ACCESS TO LOTS OF FORTY-FIVE (45) FEET OR LESS MAY BE FRONT LOADED.
- REDUCTION IN RIGHT-OF-WAY WIDTH OF A LOCAL RESIDENTIAL ROAD WITH PARKING ON BOTH SIDES FROM 65 FEET TO 60 FEET. SEE TYPICAL SECTIONS, SHEET C5.0.
- BUILDING SETBACKS IN LOTS 48 AND 65 AT PRIVATE ROAD TRACT BOUNDARY SHALL BE REDUCED FROM 15 FEET (FLANKING STREET) TO 5 FEET (SIDE) WHERE TRACT B IS WIDER THAN 30 FEET.

CONDITIONS OF THE ANNEXATION AGREEMENTS

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

HARVEST MEADOWS PUD

SUBDIVISION OVERVIEW

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

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

NOTES:

- DRIVEWAYS TO INDIVIDUAL RESIDENCES MUST BE TWENTY (20) FEET IN LENGTH. (PFMC 18.24.220.H.1)
- THE FRONT YARD AND SIDE YARD SETBACK TO THE FRONT OF GARAGES IS A MINIMUM OF TWENTY (20) FEET MEASURED FROM THE FRONT OF THE GARAGE TO THE PROPERTY LINE OR THE EDGE OF THE SIDEWALK NEAREST THE STRUCTURE IF THE SIDEWALK HAS BEEN CONSTRUCTED OUTSIDE OF THE RIGHT-OF-WAY (IN AN EASEMENT), WHICHEVER IS CLOSER TO THE GARAGE (PFMC 18.24.040 OFFICIAL BULK AND PLACEMENT REGULATIONS TABLE, NOTE #2).
- SINGLE RESIDENTIAL DRIVEWAY APPROACHES MUST NOT EXCEED FORTY (40) PERCENT OF THE STREET FRONTAGE OF THE PROPERTY SERVED BY SUCH DRIVEWAY APPROACHES (PFMC 12.12.060.A)

LOT TABLE			20			42			64		
LOT	AREA (SF)	AREA (ACRES)	LOT	AREA (SF)	AREA (ACRES)	LOT	AREA (SF)	AREA (ACRES)	LOT	AREA (SF)	AREA (ACRES)
1	5689	0.131	21	4412	0.101	43	3164	0.073	65	3153	0.072
2	4622	0.106	22	4196	0.096	44	3164	0.073	66	3158	0.072
3	4622	0.106	23	4196	0.096	45	3164	0.073	67	3158	0.072
4	4622	0.106	24	3941	0.090	46	3165	0.073	68	3158	0.072
5	6183	0.142	25	3158	0.072	47	3956	0.091	69	3158	0.072
6	4175	0.096	26	3158	0.072	48	2872	0.066	70	3158	0.072
7	3312	0.076	27	3158	0.072	49	2872	0.066	71	3158	0.072
8	3312	0.076	28	3159	0.073	50	2871	0.066	72	3158	0.072
9	3312	0.076	29	3159	0.073	51	2871	0.066	73	3158	0.072
10	3312	0.076	30	3159	0.073	52	2871	0.066	74	3158	0.072
11	3312	0.076	31	3160	0.073	53	2871	0.066	75	3158	0.072
12	4057	0.093	32	3160	0.073	54	2870	0.066	76	3158	0.072
13	3224	0.074	33	3160	0.073	55	2870	0.066	77	3158	0.072
14	3224	0.074	34	3161	0.073	56	2870	0.066	78	3158	0.072
15	3224	0.074	35	3161	0.073	57	2870	0.066	79	3158	0.072
16	3239	0.074	36	3161	0.073	58	2869	0.066	80	3158	0.072
17	3239	0.074	37	3162	0.073	59	2869	0.066	81	4302	0.099
18	3785	0.087	38	3162	0.073	60	2869	0.066	82	2800	0.064
19	6106	0.140	39	3162	0.073	61	2869	0.066	83	2800	0.064
			40	3163	0.073	62	2868	0.066	84	2800	0.064
			41	3163	0.073	63	2868	0.066	85	3428	0.079

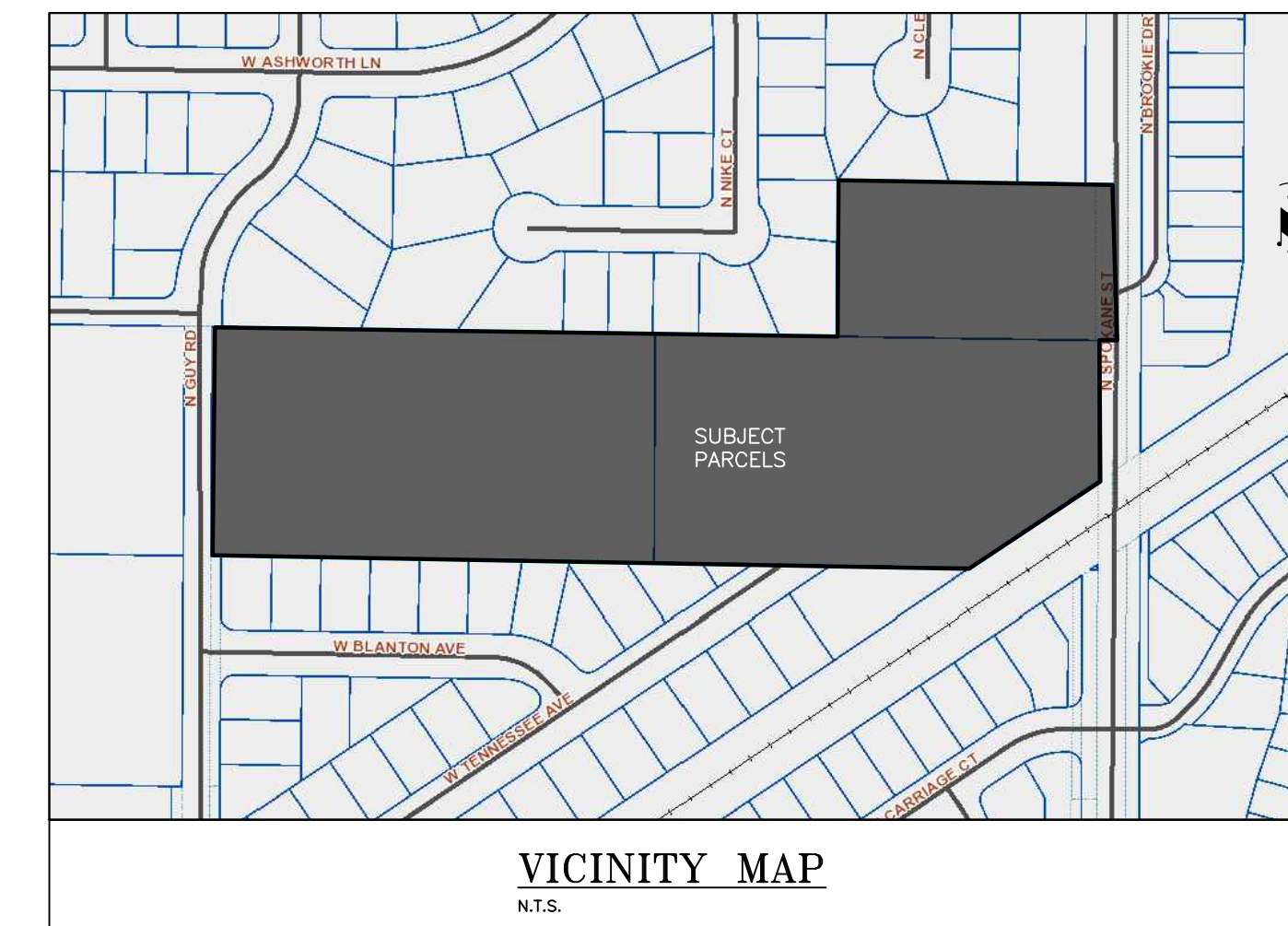
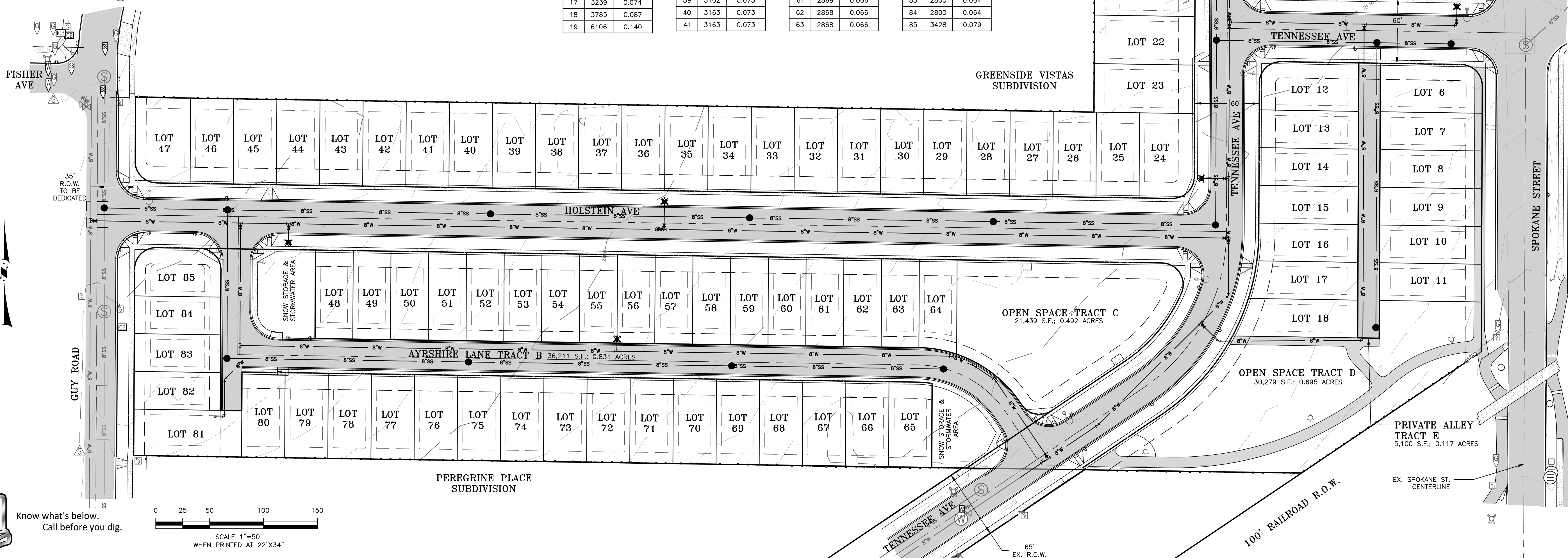


Exhibit 3



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PROFESSIONAL ENGINEER
REGISTERED
STATE OF IDAHO
MERLE A. VAN HOUTEN

HARVEST MEADOWS PUD
R-2 PUD SUBDIVISION OVERVIEW

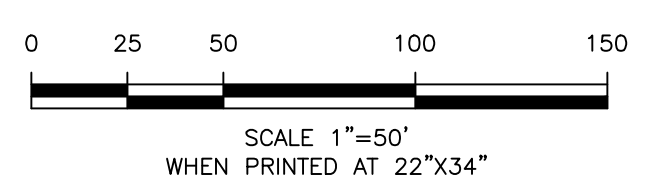
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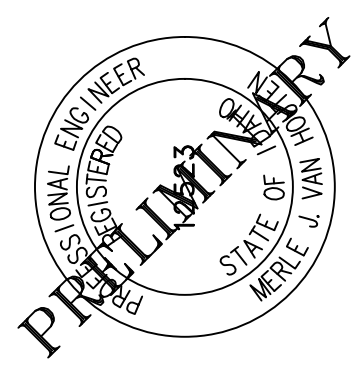
DATE: 7/8/2025	PROJECT: #04-0300	DRAWN: JAH	CHECKED: JAH
PARCEL: #51N05W-27-2950	SHEET: 1 OF 11	DATE: 7/8/2025	SCALE: AS SHOWN

C0.0
SHEET
1 OF 11

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





HARVEST MEADOWS PUD
 EXISTING CONDITIONS MAP

POST FALLS, IDAHO

NO.	DATE	DESCRIPTION	BY

DATE: 7/18/2025	PROJECT: #A-0300
PARCEL: #51N05W-27-2950	DRAWN BY: [Signature]
CHECKED BY: [Signature]	DATE: 7/18/2025
STATIONING: 2024/74-0300 - 517/DESIGN/DWG/PRODUCTION DRAWINGS	

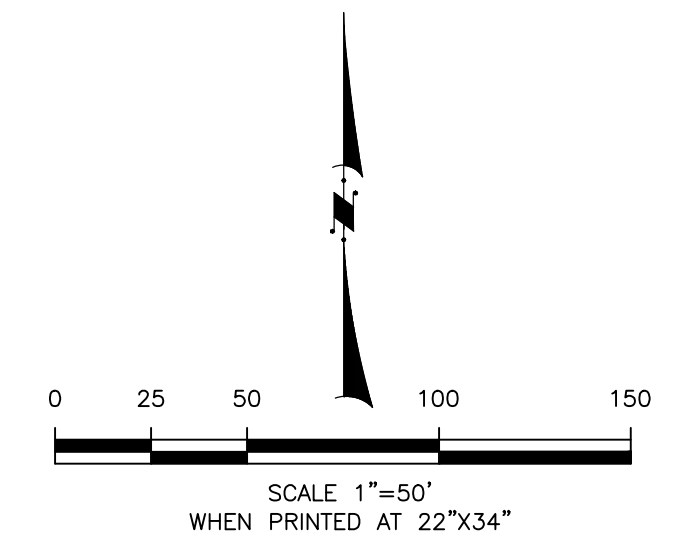
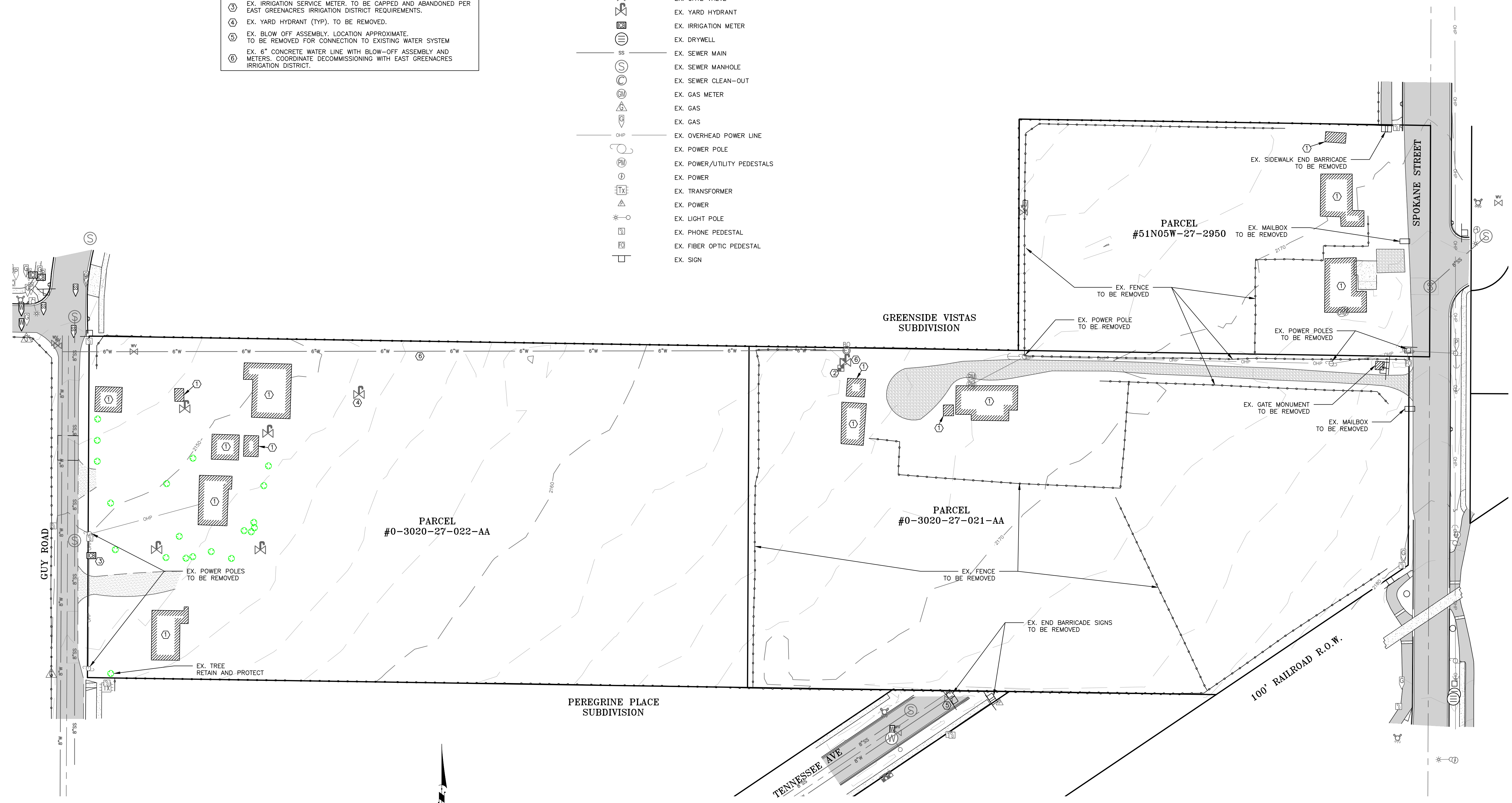
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 SHEET
 2 OF 11

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LEGEND

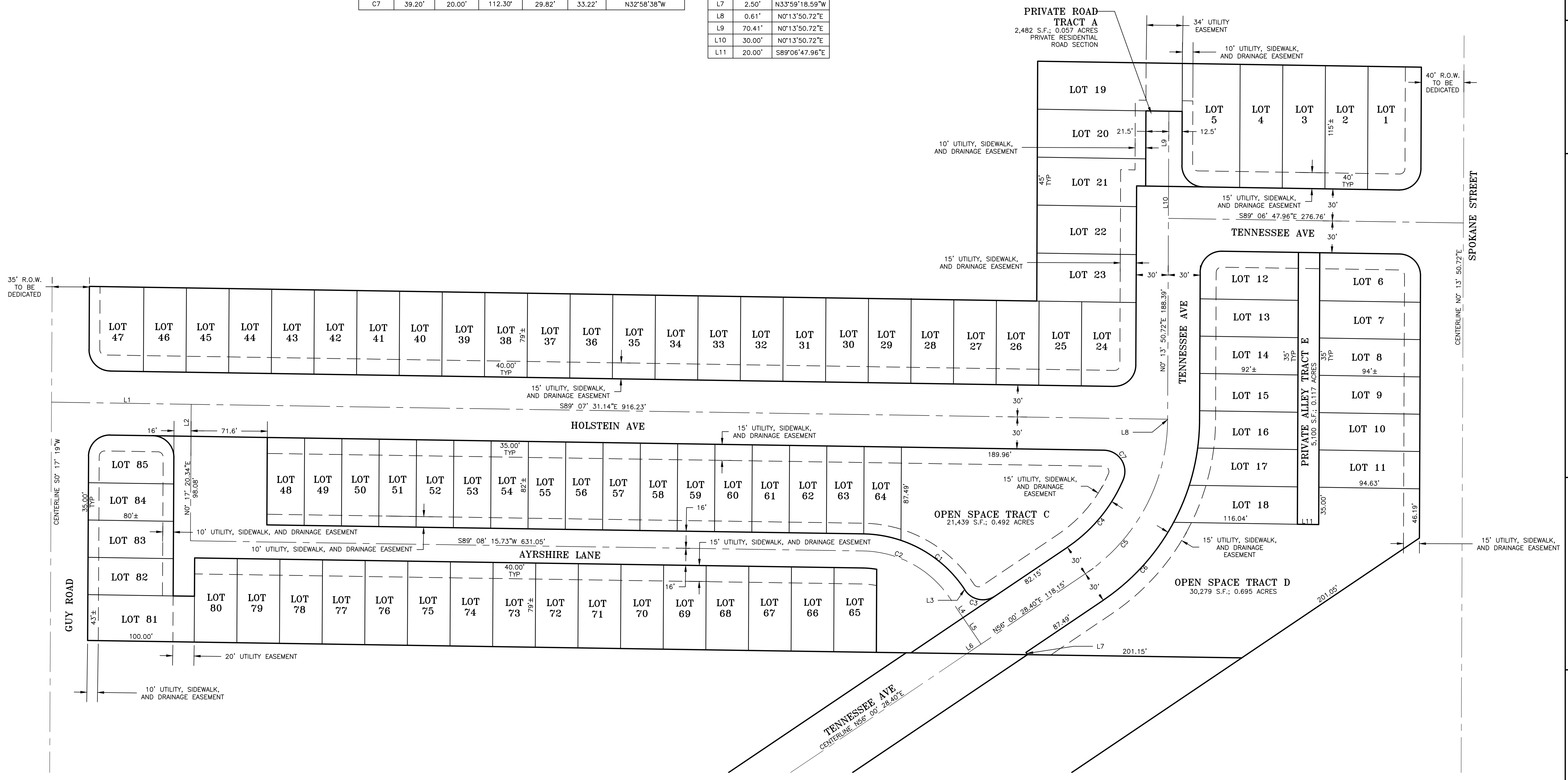
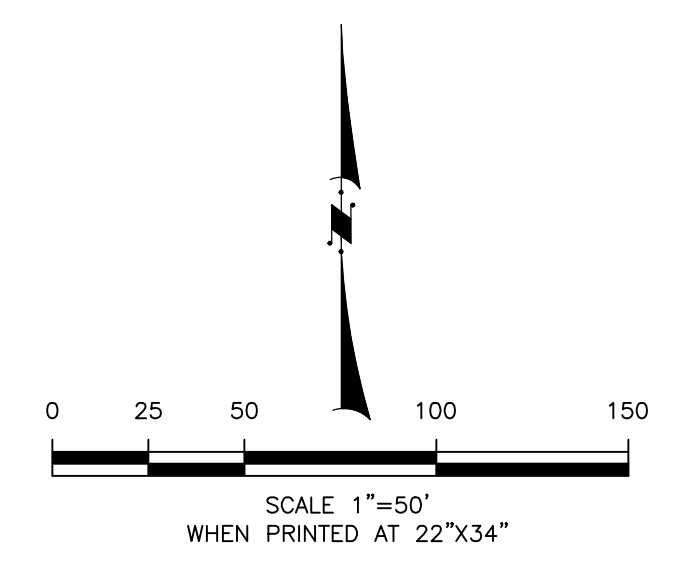
- SUBDIVISION BOUNDARY
- EX. ROAD CENTERLINE
- EX. EDGE OF PAVEMENT
- FENCELINE
- EX. BUILDING FOOTPRINT
- EX. TREE/SHRUB
- EX. WATER MAIN
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. GATE VALVE
- EX. YARD HYDRANT
- EX. IRRIGATION METER
- EX. DRYWELL
- EX. SEWER MAIN
- EX. SEWER MANHOLE
- EX. SEWER CLEAN-OUT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

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

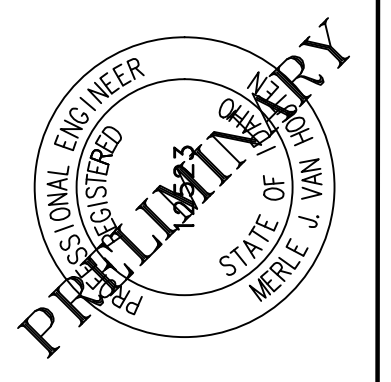


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	75.59'	116.00'	37.34'	39.19'	74.26'	S52°39'41"E
C2	96.25'	100.00'	55.15'	52.22'	92.58'	S61°33'54"E
C3	31.42'	20.00'	90.00'	20.00'	28.28'	S78°59'32"E
C4	83.10'	145.00'	32.84'	42.73'	81.97'	N39°35'22"E
C5	170.36'	175.00'	55.78'	92.61'	163.71'	N28°07'10"E
C6	99.55'	205.00'	27.82'	50.78'	98.58'	N42°05'45"E
C7	39.20'	20.00'	112.30'	29.82'	33.22'	N32°58'38"W

LINE TABLE	
LINE	BEARING
L1	S89°07'31.14"E
L2	N0°17'20.34"E
L3	S33°59'31.60"E
L4	S33°59'31.60"E
L5	S33°59'31.60"E
L6	N56°00'28.40"E
L7	N33°59'18.59"W
L8	N0°13'50.72"E
L9	N0°13'50.72"E
L10	N0°13'50.72"E
L11	S89°06'47.96"E



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 WWW.VANHOUTENCD.COM



HARVEST MEADOWS PUD
PRELIMINARY PLAT
 POST FALLS, IDAHO

REVISIONS	
NO.	DESCRIPTION

DATE: 7/8/2025	PROJECT: #A-0300
PARCEL: #AN02W-27-2950	DRAWN: JAH
CHECKED: MMH	DATE: 7/8/2025
57/03/2025/03/2024/74-0300 - 3434 SPokane Falls, IDAHO PRELIMINARY PRODUCTION DRAWINGS	

C2.0
SHEET
3 OF 11

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UTILITY PURVEYORS

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

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

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

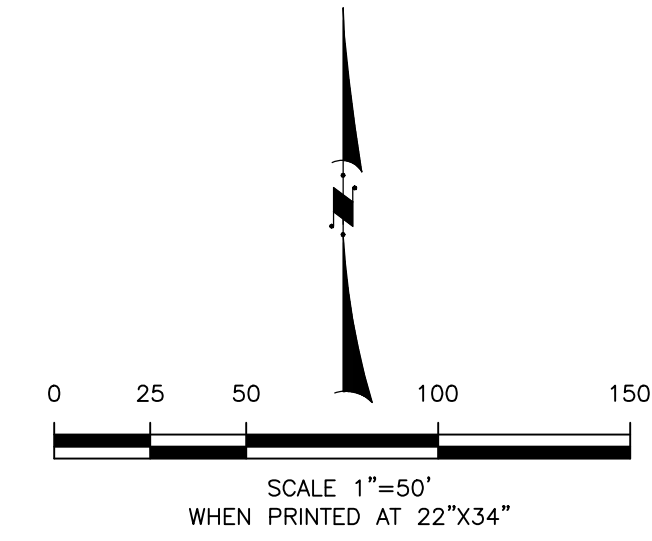
EASEMENT INFORMATION

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

SEWER INFORMATION						
MANHOLE	INV IN	INV OUT	LENGTH (FT)	GRADE	EX. ELEVATION	PHASE
#1, DOGHOUSE	2131.89 (E, S)	2131.79 (N)			2147.99	1
			110.54 (E)	3.87% (E)		
#2	2136.27 (E, S)	2136.17 (W)			2149.89	1
			239.77 (E), 133.70 (S)	3.93% (E), 3.99% (S)		
#3	2145.80	2145.70			2156.83	1
			236.34	1.17%		
#4	2148.67	2148.57			2161.57	1
			222.01	1.17%		
#5	2151.37	2151.27			2167.33	1
			202.05	1.26%		
#6	2154.01	2153.91			2170.76	1
			167.29	0.40%		
#7	2154.78	2154.68			2167.96	1
			127.66 (N), 144.94 (E)	0.42% (N), 5.73% (E)		
#8	--	2155.32			2165.62	1
			--	--		
#9	2163.18 (E, S)	2163.08 (W)			2170.66	1
			64.68 (E), 260.06 (S)	0.40% (E, S)		
#10	--	2163.44			2172.09	1
			--	--		
#11	--	2164.22			2174.90	1
			--	--		
#12	2141.70	2141.60			2152.34	3
			220.07	3.25%		
#13	2148.96	2148.86			2158.86	3
			240.08	2.19%		
#14	2154.32	2154.22			2164.22	3
			192.38	2.35%		
#15	--	2158.84			2168.84	3
			--	--		

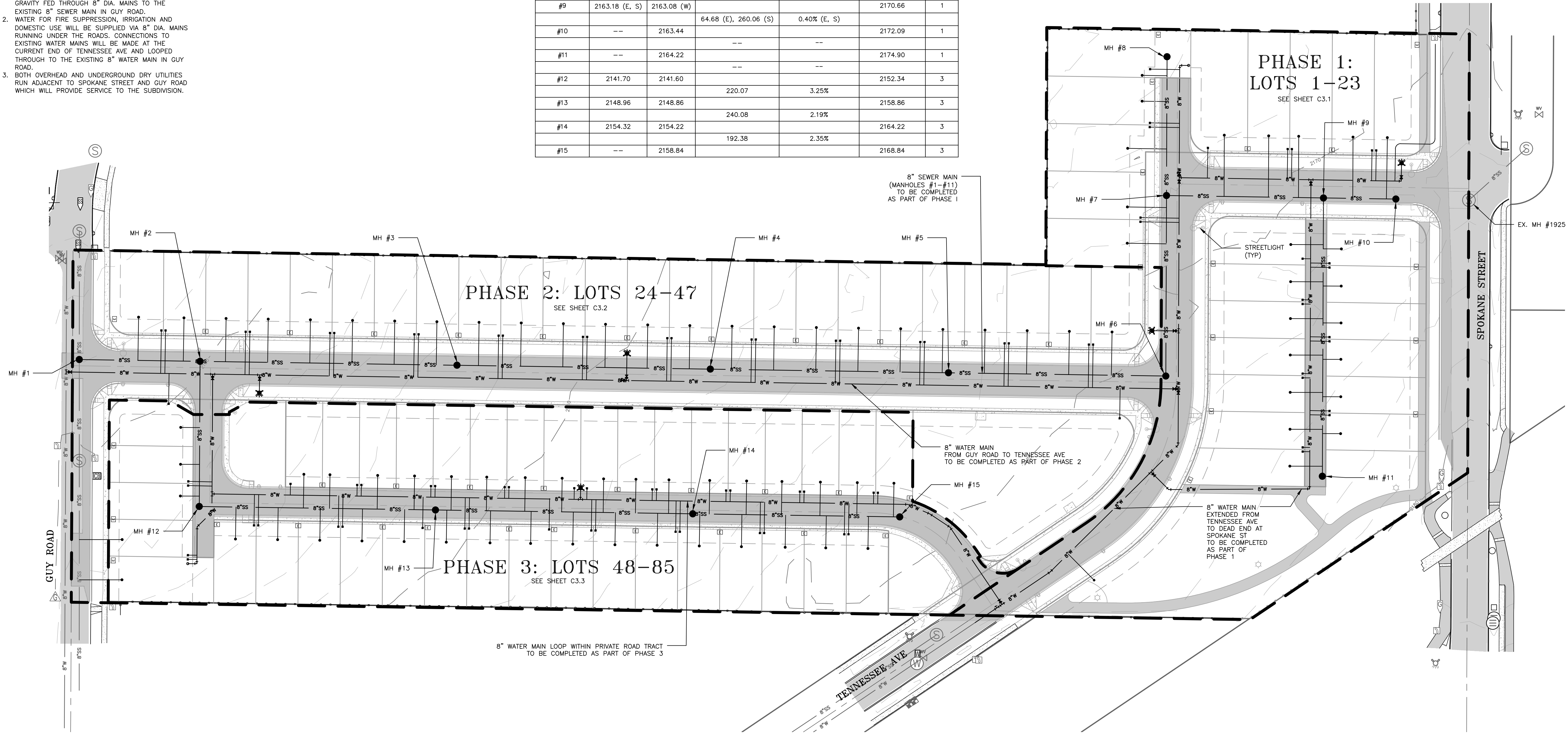


Know what's below.
Call before you dig.

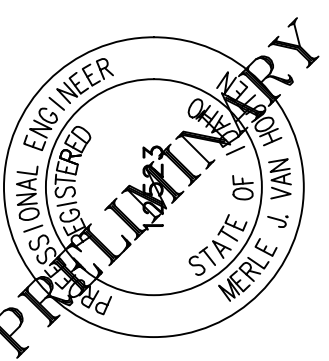


UTILITY OVERVIEW

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



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 VAN HOUTEN CONSULTING & DESIGN, LLC



HARVEST MEADOWS PUD
 PHASING OVERVIEW
 POST FALLS, IDAHO

NO.	DATE	DESCRIPTION	BY

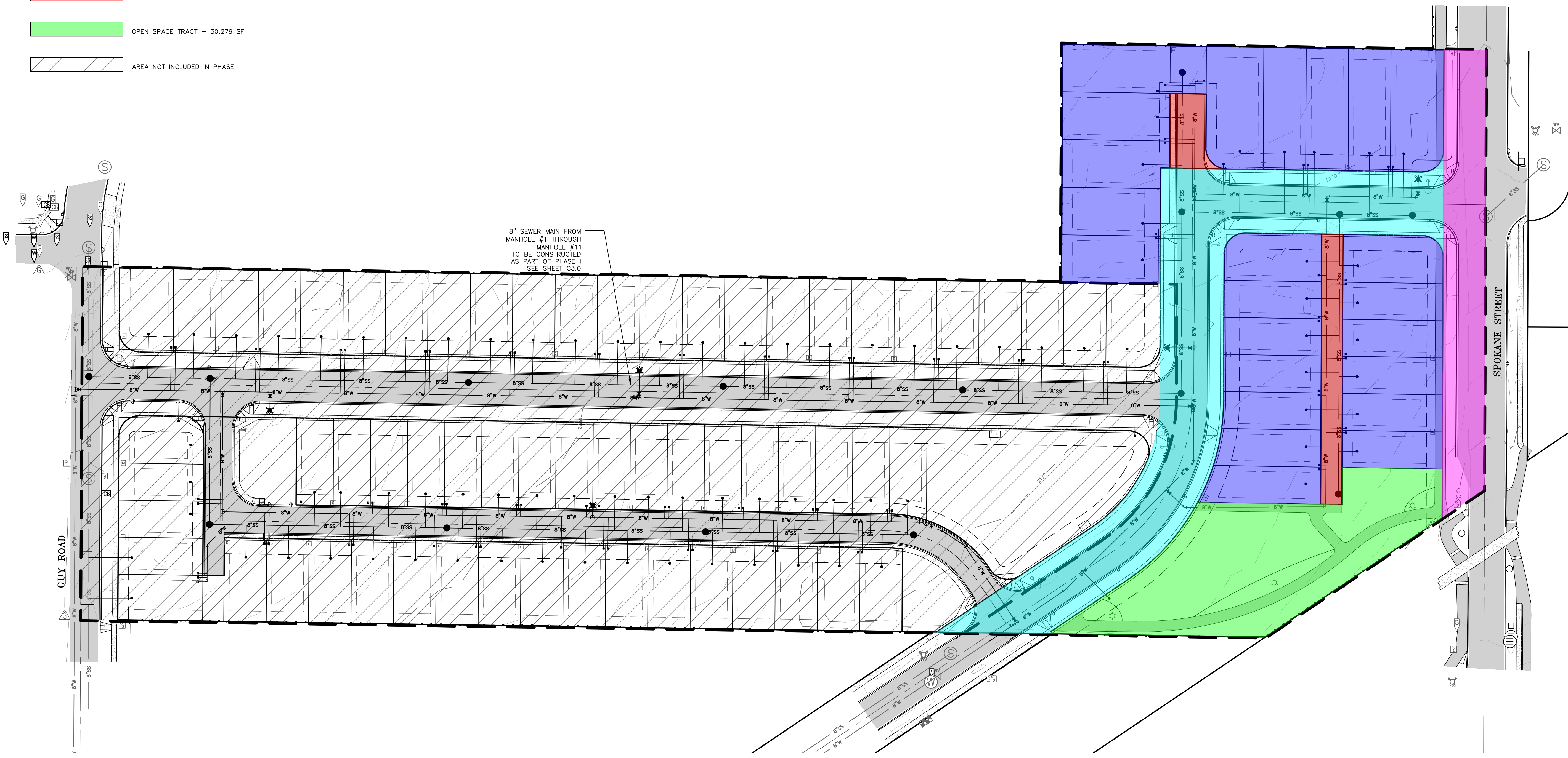
DATE: 7/18/2025	PROJECT: #A-0300
PARCEL: #AN02W-27-2900	DRAWN: JAH
CHECKED: MMH	DATE: 7/18/2025
SHEET: 4 OF 11	

C3.0
 SHEET
 4 OF 11

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LEGEND

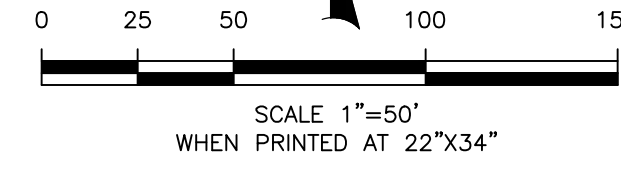
- R.O.W. FRONTAGE IMPROVEMENTS – 13,199 SF R.O.W. DEDICATION
- RESIDENTIAL AREA (23 LOTS) – 94,120 SF
- PUBLIC ROAD R.O.W. (TENNESSEE AVE) – 44,135 SF
- PRIVATE ALLEY/ROAD TRACT – 7,583 SF TOTAL
- OPEN SPACE TRACT – 30,279 SF
- AREA NOT INCLUDED IN PHASE



8" SEWER MAIN FROM
MANHOLE #1 THROUGH
MANHOLE #11
TO BE CONSTRUCTED
AS PART OF PHASE I
SEE SHEET C3.0



Know what's below.
Call before you dig.

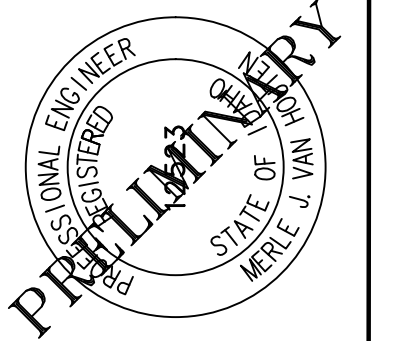


VH

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**HARVEST MEADOWS PUD
PHASE 1 PLAN**

POST FALLS, IDAHO

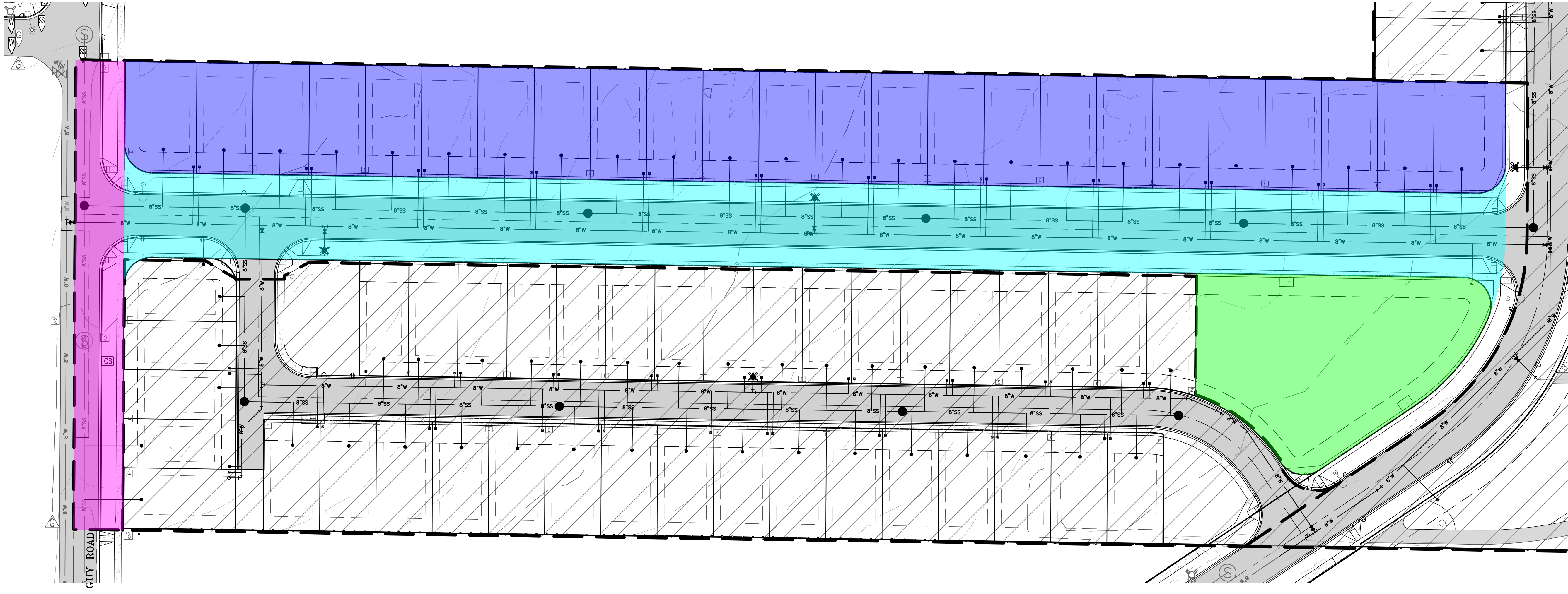
NO.	DATE	DESCRIPTION	BY

DATE: 7/18/2025	PROJECT: #24-0300	PARCEL: #31020W-27-2950	DRAWN: JMH	CHECKED: MWH	DATE: PROJECTS/2024/04-0300 - 3832 SPOKANE	1/7/2025/DWG/PRODUCTION DRAWINGS
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C3.1

**SHEET
5 OF 11**

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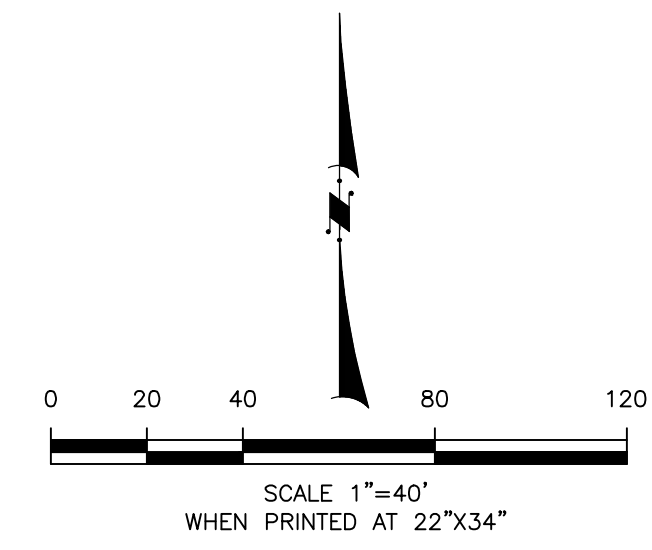


LEGEND

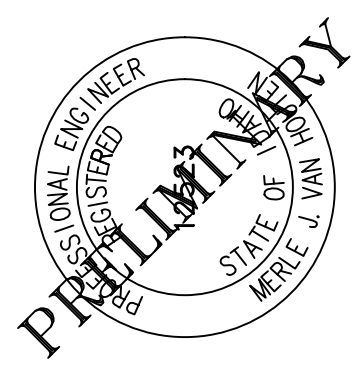
- R.O.W. FRONTAGE IMPROVEMENTS – 4,966 SF R.O.W. DEDICATED
- RESIDENTIAL AREA (24 LOTS) – 77,446 SF
- PUBLIC ROAD R.O.W. (HOLSTEIN AVE) – 59,341 SF
- OPEN SPACE TRACT – 21,439 SF
- AREA NOT INCLUDED IN PHASE



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HARVEST MEADOWS PUD

PHASE 2 PLAN

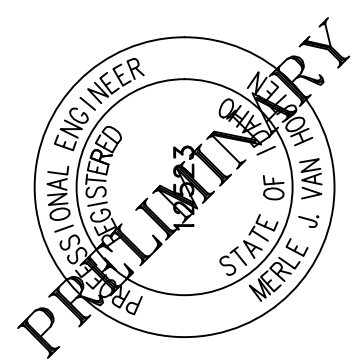
POST FALLS, IDAHO

REVISIONS	
NO.	DESCRIPTION

DATE 7/18/2025
 PROJECT #24-0300
 PARCEL #FINDSW-27-2950
 DRAWN JAH
 CHECKED MMH
 SALES REPRESENTATIVE
 5178/SIGN/DWG/PRODUCTION DRAWINGS

C3.2
SHEET
6 OF 11

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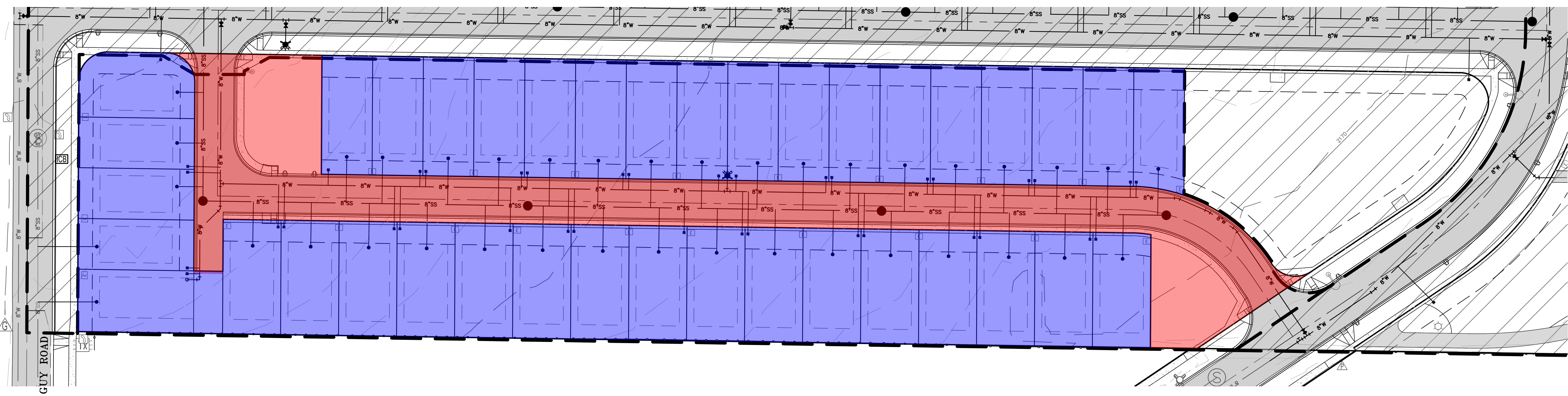
HARVEST MEADOWS PUD
PHASE 3 PLAN
POST FALLS, IDAHO

REVISIONS		BY
NO.	DATE	DESCRIPTION

DATE: 7/18/2025	PROJECT: #24-0300
PARCEL: #FINDSW-27-2950	DRAWN: JAH
CHECKED: JAH	DATE: 7/18/2025
SCALE: 1"=40'	PROJECT: #24-0300 -
517/AS/SGN/DWG/PRODUCTION DRAWINGS	

C3.3
SHEET
7 OF 11

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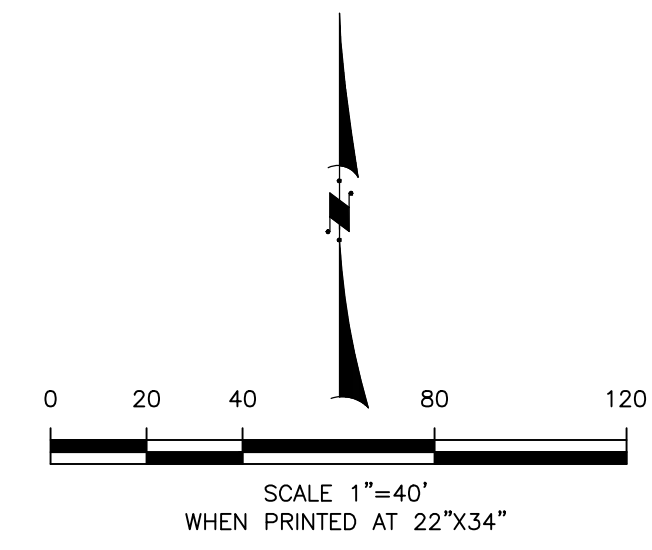


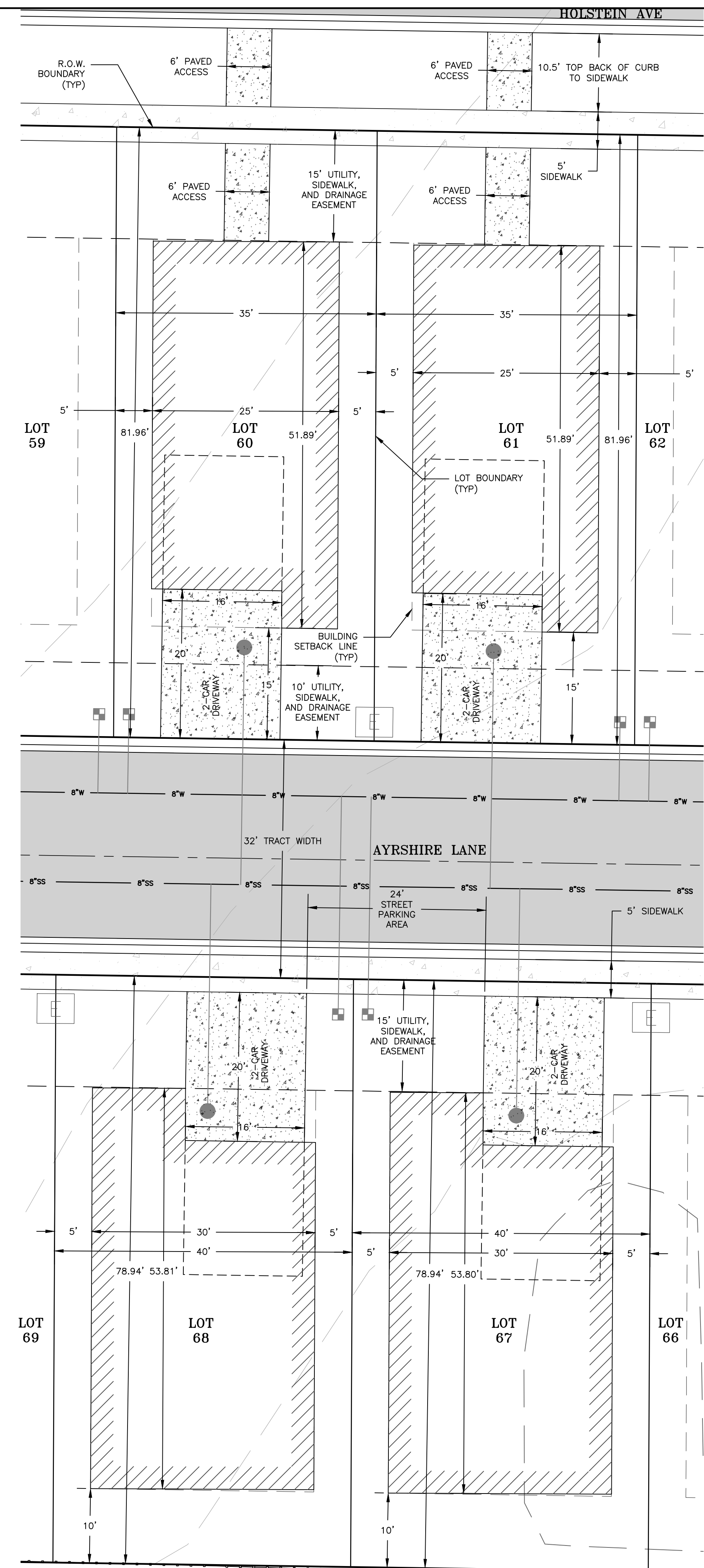
LEGEND

- RESIDENTIAL AREA (38 LOTS) – 115,501 SF
- PRIVATE ALLEY/ROAD TRACT (AYRSHIRE LANE) – 36,211 SF
- AREA NOT INCLUDED IN PHASE

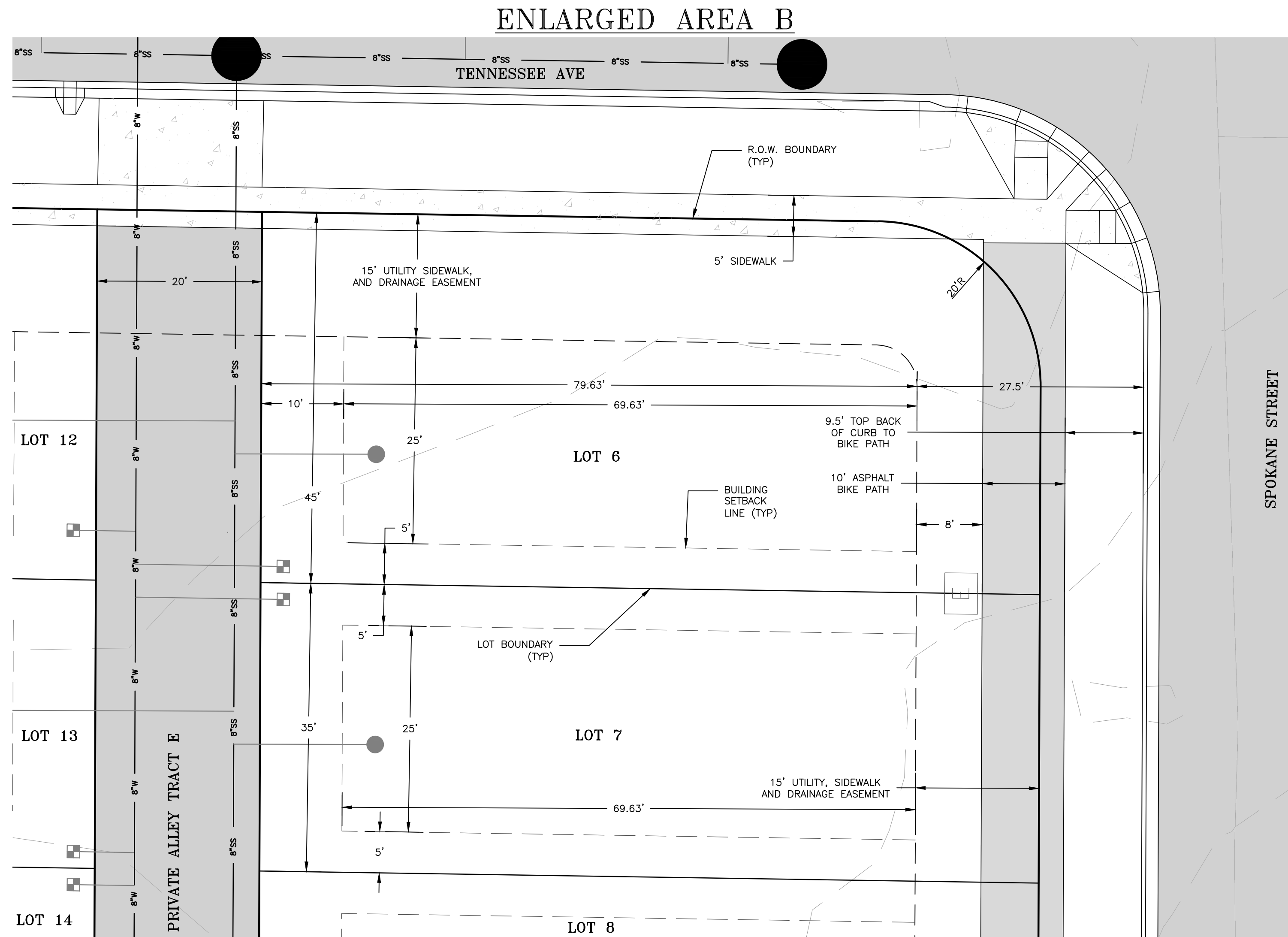
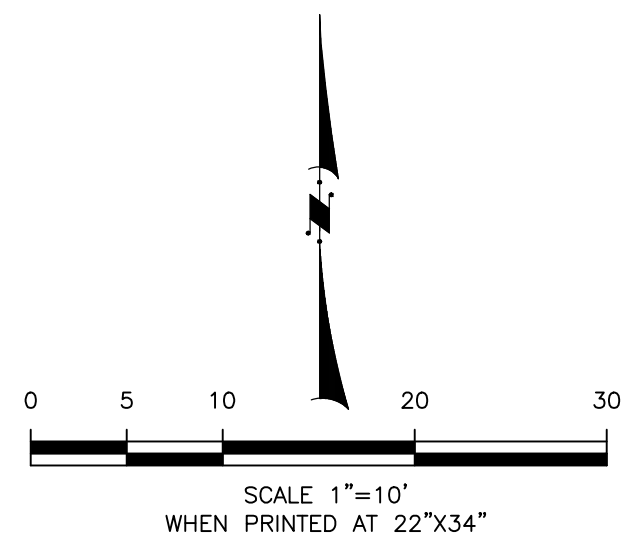


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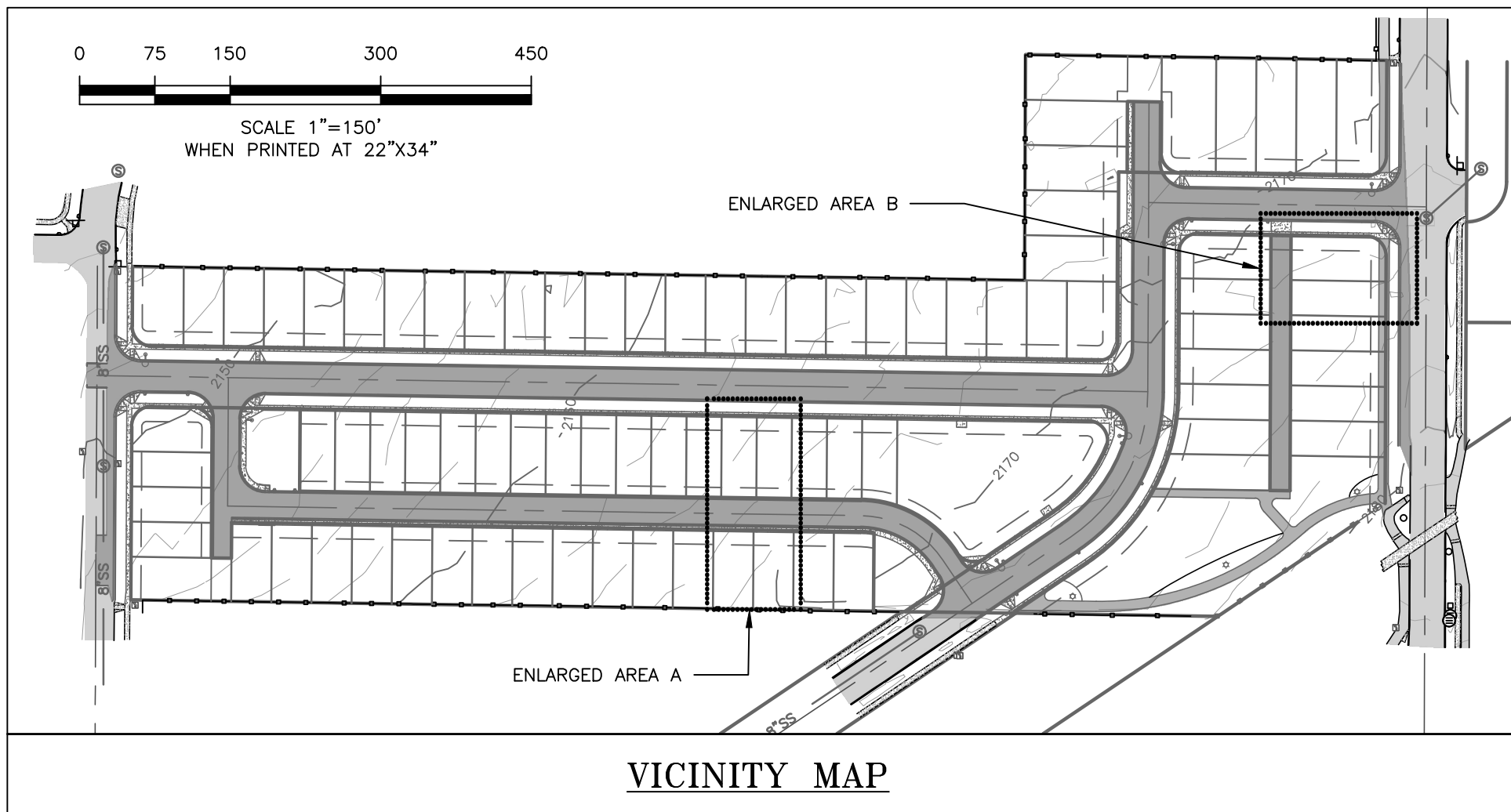
ENLARGED AREA A



ENLARGED AREA B

DENSITY TABLE

DESIGNATION	DENSITY
R-2 STANDARD DENSITY	10.9 UNITS/AC
COMPREHENSIVE PLAN DENSITY	UP TO 8.0 UNITS/AC
DENSITY GRANTED AT ANNEXATION	8.0 UNITS/AC
PROPOSED DENSITY	7.35 UNITS/AC
R-1 STANDARD DENSITY	6.7 UNITS/AC

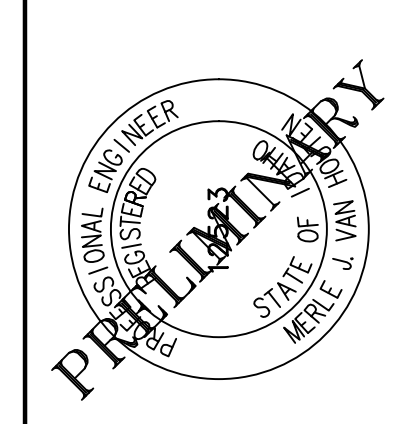


ZONING INFO

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

- NOTES:**
1. DRIVEWAYS TO INDIVIDUAL RESIDENCES MUST BE TWENTY (20) FEET IN LENGTH. (PFMC 18.24.220.H.1)
 2. THE FRONT YARD AND SIDE YARD SETBACK TO THE FRONT OF GARAGES IS A MINIMUM OF TWENTY (20) FEET MEASURED FROM THE FRONT OF THE GARAGE TO THE PROPERTY LINE OR THE EDGE OF THE SIDEWALK NEAREST THE STRUCTURE IF THE SIDEWALK HAS BEEN CONSTRUCTED OUTSIDE OF THE RIGHT-OF-WAY (IN AN EASEMENT), WHICHEVER IS CLOSER TO THE GARAGE (PFMC 18.24.040 OFFICIAL BULK AND PLACEMENT REGULATIONS TABLE, NOTE #2).
 3. SINGLE RESIDENTIAL DRIVEWAY APPROACHES MUST NOT EXCEED FORTY (40) PERCENT OF THE STREET FRONTAGE OF THE PROPERTY SERVED BY SUCH DRIVEWAY APPROACHES (PFMC 12.12.060.A)

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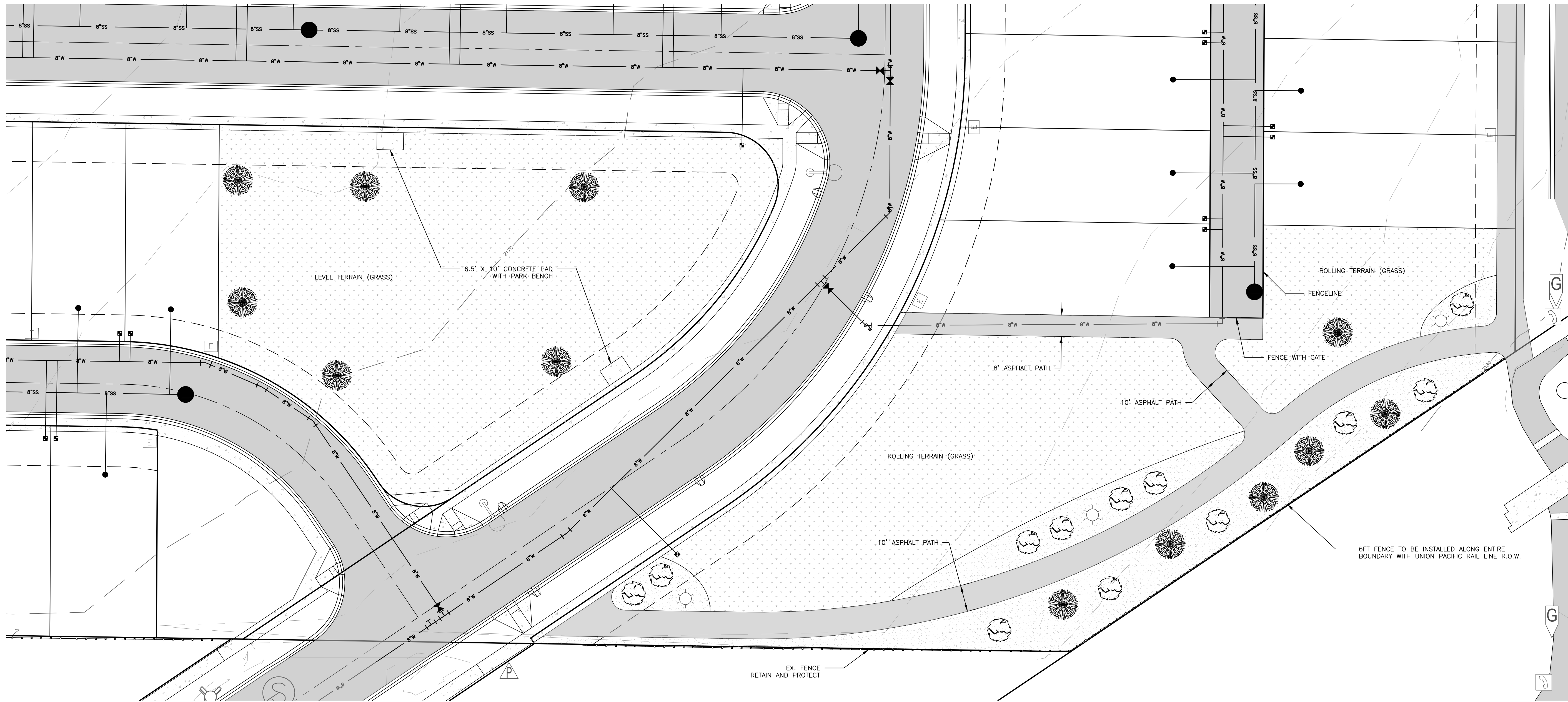
HARVEST MEADOWS PUD
LOT DETAILS
POST FALLS, IDAHO

NO.	DATE	REVISIONS DESCRIPTION	BY









DATE: 7/18/2025
PROJECT: #24-0300
PARCEL: #FINSOW-27-2950
DRAWN: JAH
CHECKED: MMH
SCALE: AS SHOWN
SHEET: 8 OF 11
S17/AS/2025/2024/74-0300 - PRODUCTION DRAWINGS

C3.4
SHEET
8 OF 11

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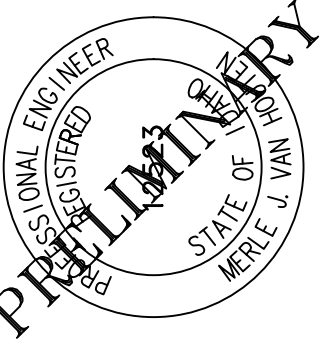
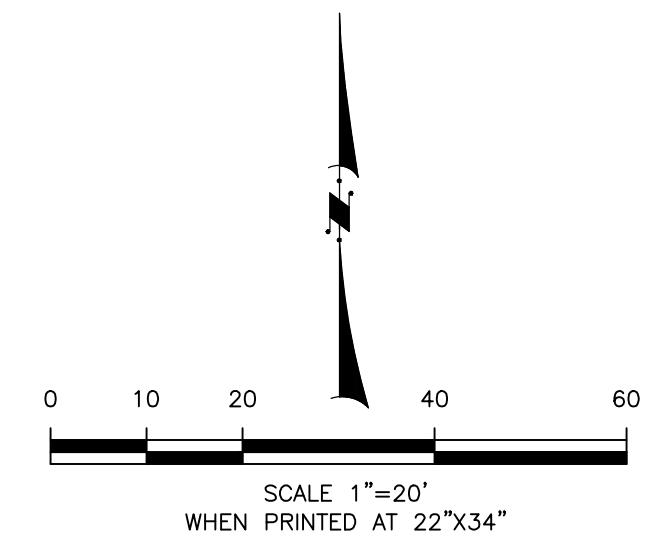


LEGEND

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



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Call before you dig.



HARVEST MEADOWS PUD
 PRELIMINARY LANDSCAPE PLAN
 POST FALLS, IDAHO

REVISIONS		BY
NO.	DATE	DESCRIPTION

DATE: 7/18/2025	PROJECT: #24-0300	DRAWN: JAH	CHECKED: JAH
PARCEL: #FINSOW-27-2950	DATE: 07/18/2025	SCALE: AS SHOWN	SHEET: 9 OF 11
STATION: 2024/74-0300 - PRODUCTION DRAWINGS			

LEGEND

ON-STREET PARKING



- ON-STREET PARKING BETWEEN DRIVEWAY APPROACHES.
- 42 ON-STREET PARKING SPACES
 - A 40' LOT CAN ACCOMMODATE A 16 FT WIDE DRIVEWAY AND A 24 FT ON-STREET PARKING SPOT



- ON-STREET PARKING UNENCUMBERED BY DRIVEWAY APPROACHES.
- 72 ON-STREET PARKING SPACES
 - CALCULATED BY DIVIDING THE LENGTH OF EACH INDIVIDUAL PURPLE LINE BY 23 FT.

TOTAL ON-STREET PARKING SPACES PROVIDED

114 PARKING SPACES (1.3 PARKING SPACES/LOT)

OFF-STREET PARKING



- FRONT LOADED LOT W/ 2-CAR GARAGE (50 LOTS)
- DRIVEWAY = 2 PARKING SPACES
 - GARAGE = 2 PARKING SPACES
 - TOTAL PROVIDED = 4 PARKING SPACES/LOT = 200 PARKING SPACES



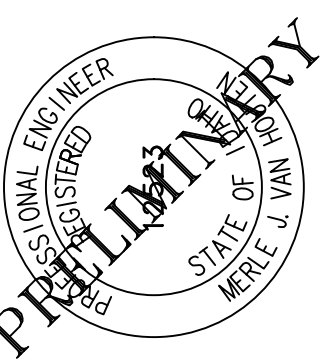
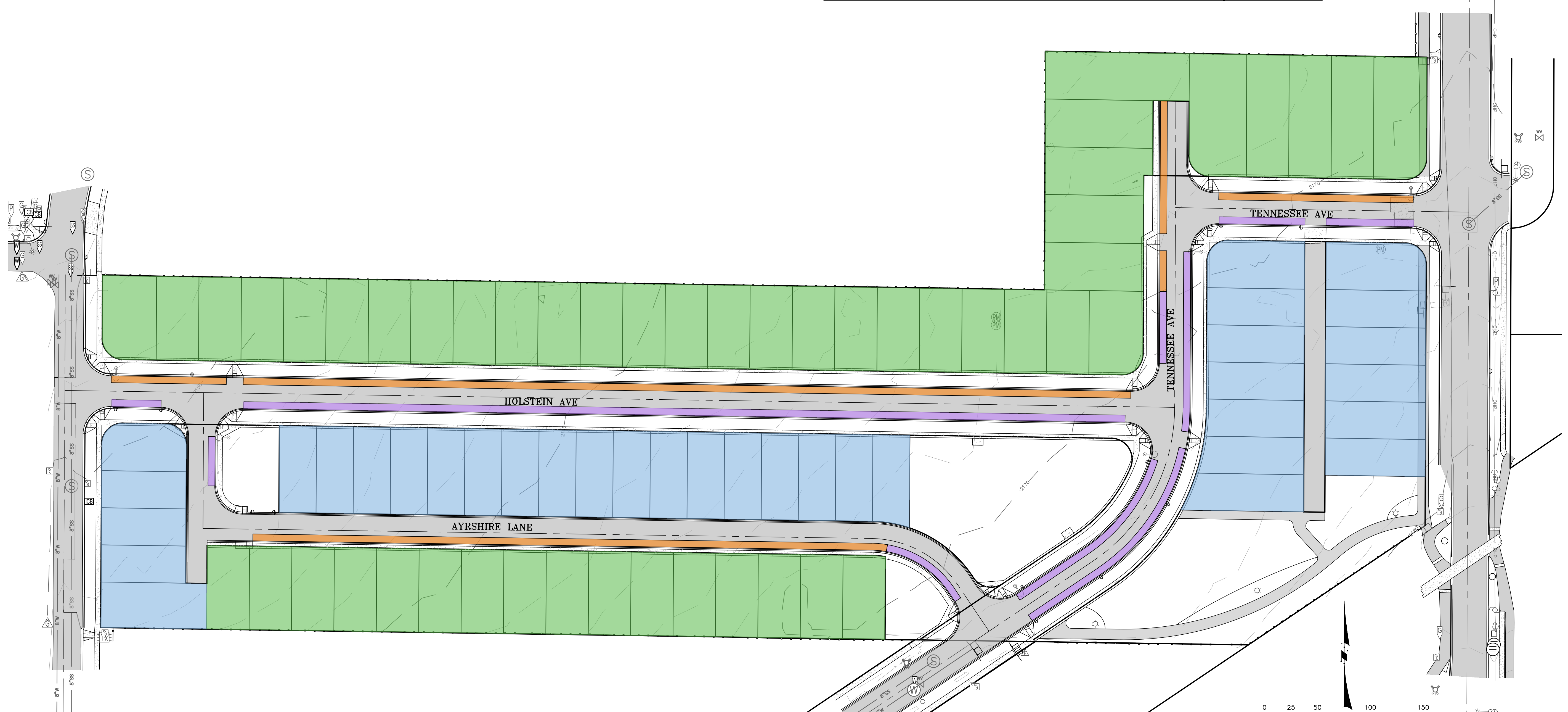
- REAR LOADED LOT W/ 2-CAR GARAGE (35 LOTS)
- DRIVEWAY = 2 PARKING SPACES
 - GARAGE = 2 PARKING SPACES
 - TOTAL PROVIDED = 4 PARKING SPACES/LOT = 140 PARKING SPACES

TOTAL OFF-STREET PARKING SPACES PROVIDED

340 PARKING SPACES (4 PARKING SPACES/LOT)

Type of Residence	Parking Spaces
Single-family or two-family dwelling	2 for each unit (spaces within garages/carports are calculated in the overall requirement)

PFMC 18.24.070 - OFF STREET PARKING REQUIREMENTS



HARVEST MEADOWS PUD PARKING PLAN

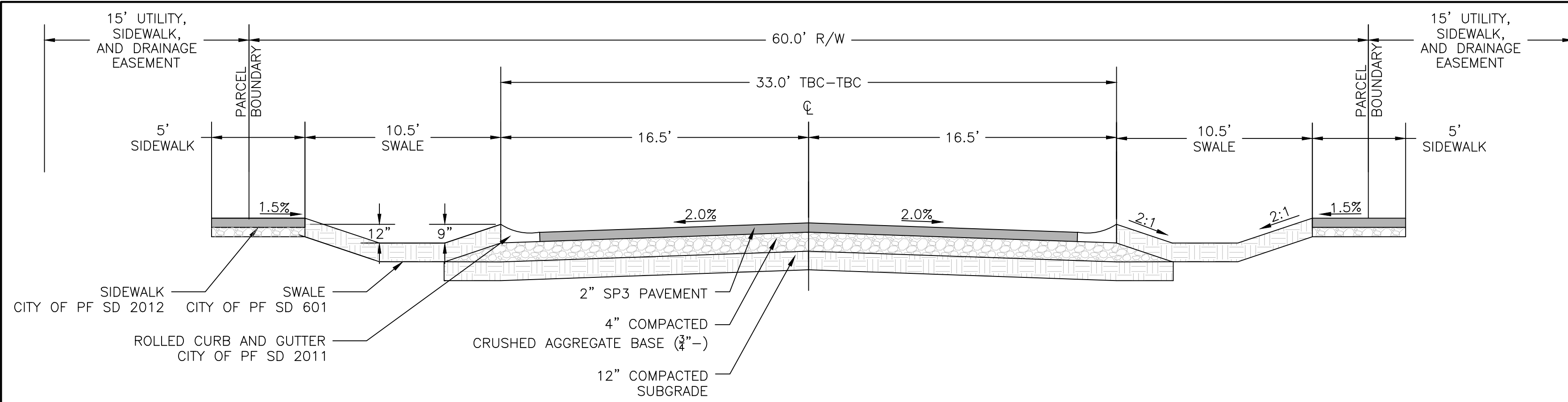
POST FALLS, IDAHO

NO.	DATE	REVISIONS	DESCRIPTION	BY

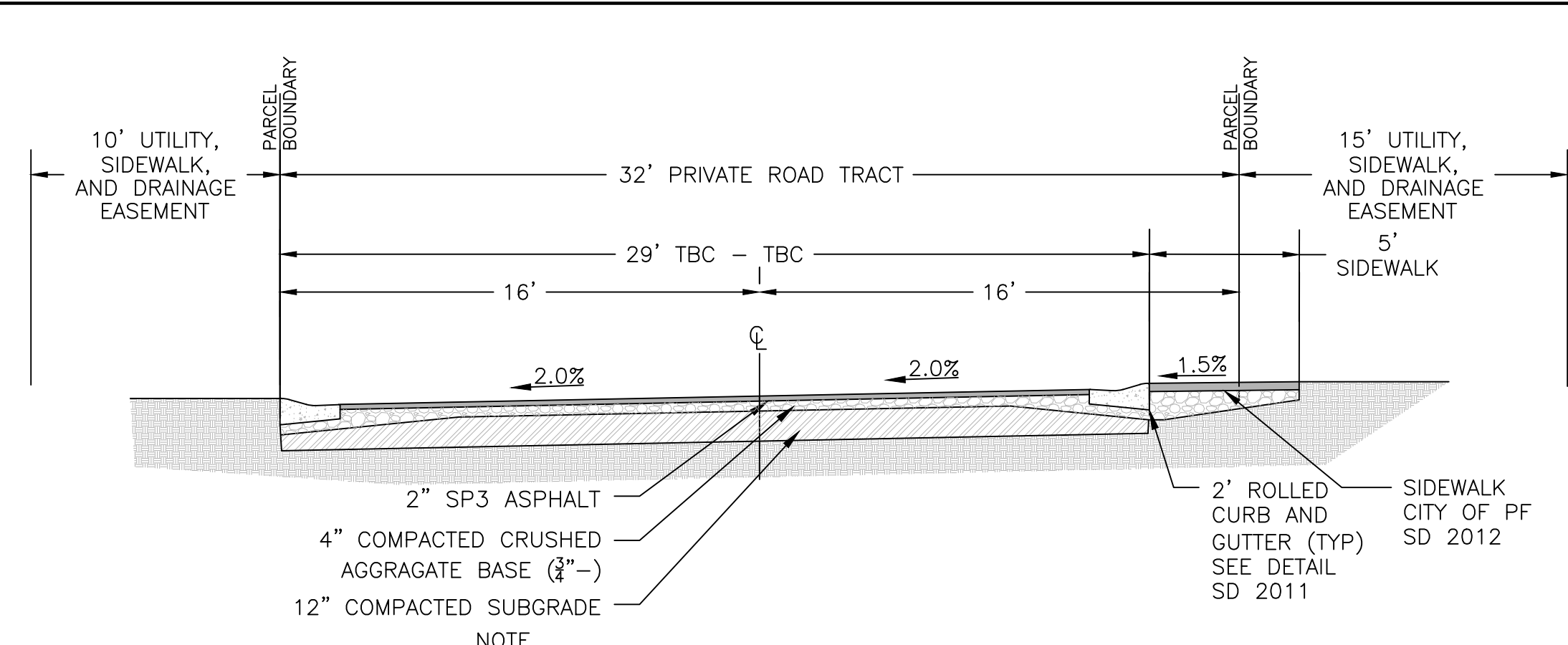
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PARCEL: #AN20W-27-2050	DRAWN: JAH
CHECKED: JAH	DATE: 7/18/2025
SCALE: 1"=50'	
SHEET: 10 OF 11	

C5.0
SHEET
10 OF 11

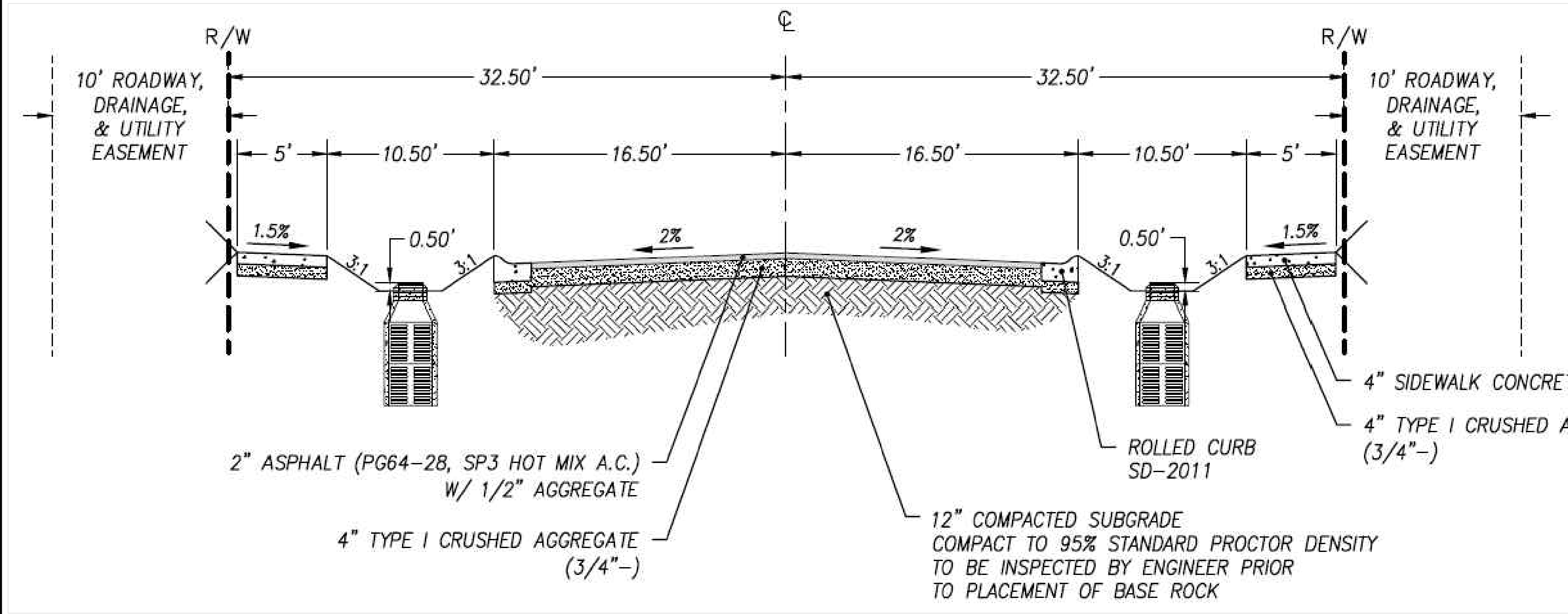
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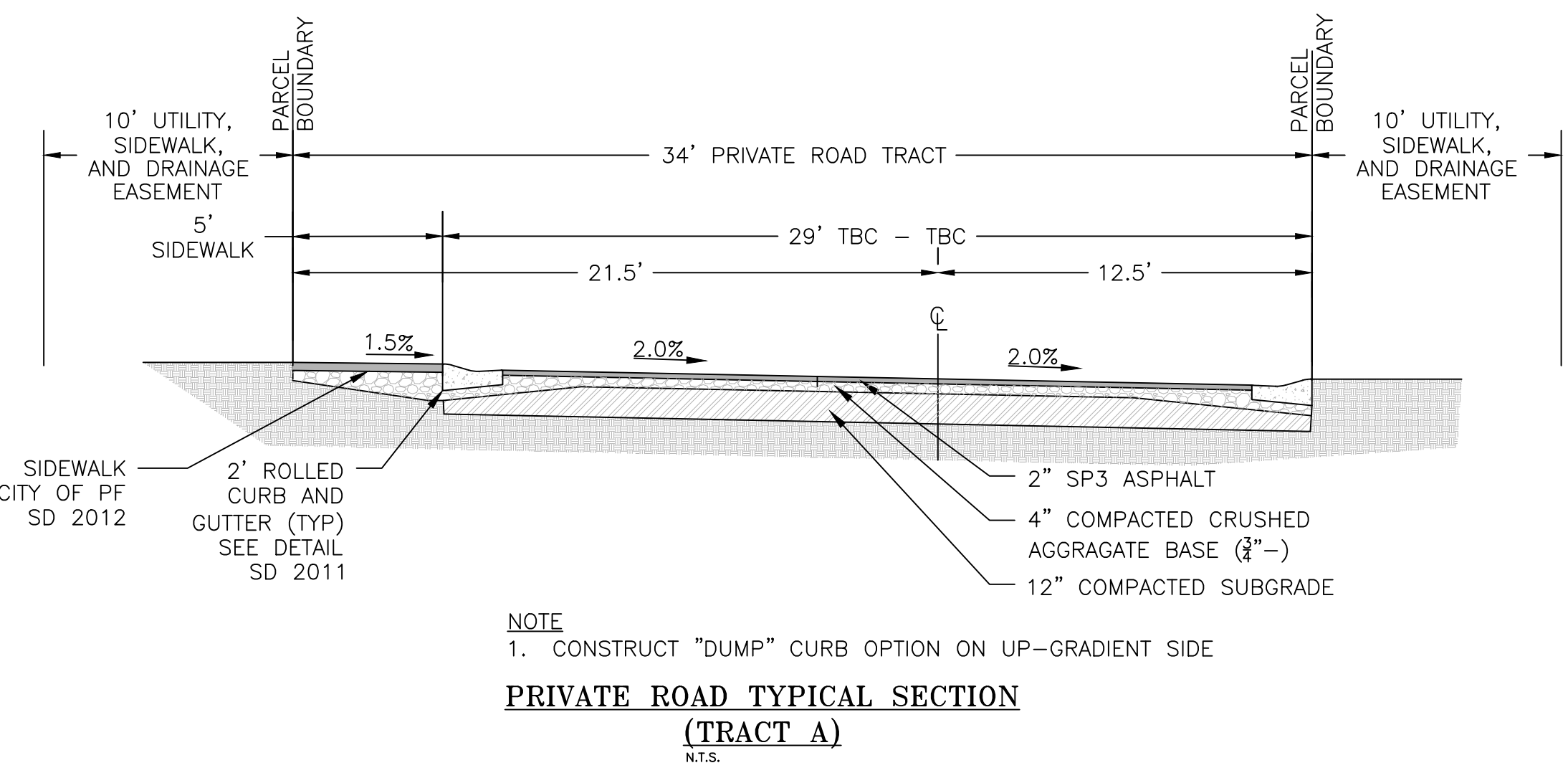
PROPOSED PUBLIC ROAD TYPICAL SECTION
(TENNESSEE AVE, HOLSTEIN AVE)
N.T.S.



PRIVATE ROAD TYPICAL SECTION
(AYRSHIRE LANE)
N.T.S.



EXISTING TENNESSEE AVE TYPICAL SECTION
SOURCE: PEREGRINE PLACE RECORD DRAWINGS
(NOT A PART OF THIS PROPOSAL, FOR REPRESENTATION ONLY)



PRIVATE ROAD TYPICAL SECTION
(TRACT A)
N.T.S.

ALTERNATE SECTIONS			
PAVED WIDTH	R/W WIDTH	PARKING LANES	OTHER
24'	N/A	NONE	PRIVATE ONLY
28'	60'	1 SIDE	
32'	65'	2 SIDES	
36'	70'	2 SIDES	
38'	70'	NONE	5' BIKE LANE

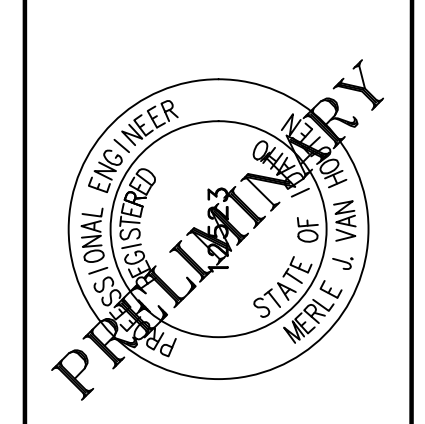
NOTES:

- RIGHT-OF-WAY WIDTHS, EASEMENTS, AND PAVEMENT SECTIONS SHOWN ARE MINIMUM REQUIREMENTS.
- PAVED WIDTH IS MEASURED FROM CURB FLOW LINE TO CURB FLOW LINE.
- ALL SIDEWALKS SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS.
- WHERE CONTINUOUS SWALE IS NOT PROVIDED, THE SEPARATION BETWEEN BACK OF CURB TO FACE OF SIDEWALK MAY BE REDUCED TO A 6' PLANTER STRIP.
- MAXIMUM ALLOWABLE SLOPES WITHIN RIGHTS-OF-WAY OR EASEMENTS SHALL BE 3H:1V. WHERE BICYCLE OR PEDESTRIAN FACILITIES EXIST NEAR THE EDGE OF EASEMENTS, THE 3H:1V SLOPE SHALL EXTEND AT LEAST 5' BEYOND SAID FACILITY.
- PRIVATE STREETS SHALL BE CONSTRUCTED WITH THE SAME PAVEMENT STRUCTURAL SECTION AS PUBLIC ROADWAYS.

Street Classification	Rights-of-Way ¹	Street Width ³	Curb Requirements ⁵
Local residential (parking ¹ side)	60 feet	28 feet	Yes
Local rural residential ² (without on street parking)	65 feet	28 feet	No
Local residential (parking both sides)	65 feet	32 feet	Yes
Local residential collector (with parking both sides)	70 feet	36 feet	Yes

PFMC 17.28.040 TABLE B-1

Consulting & Design
VAN
MERLE@VANHOUTENCD.COM
404 E. SHERMAN AVE. STE. #211
COEUR D'ALENE, ID 83814
WWW.VANHOUTENCD.COM
VAN HOUTEN CONSULTING & DESIGN, LLC



HARVEST MEADOWS PUD
TYPICAL SECTIONS
POST FALLS, IDAHO

NO.	DATE	DESCRIPTION	BY

DATE: 7/8/2025
PROJECT: #24-0300
PARCEL: #AN20W-27-2950
DRAWN: JAH
CHECKED: MMH
SCALE: 1/8" = 1'-0"
SHEET: 11 OF 11
5/17/2025/09:00AM/PRODUCTION DRAWINGS

C5.1
SHEET
11 OF 11

UNAUTHORIZED REPRODUCTION OR TRANSLATION OF ANY PART OF THIS WORK WITHOUT THE WRITTEN PERMISSION OF VAN HOUTEN CONSULTING AND DESIGN, LLC IS STRICTLY PROHIBITED.

Exhibit A-4

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

December 2, 2024

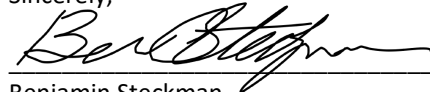
Re: Client Letter of Authorization

To Whom it May Concern,

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

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

Sincerely,



12/2/2024

Benjamin Steckman
Managing Member
Blackwell Homes, LLC

Date



EAST GREENACRES IRRIGATION DISTRICT

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

April 2, 2025

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

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

Dear Mr. Van Houten:

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Wilson', is written over the typed name.

Ron Wilson
District Manager
ron@eastgreenacres.org

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



Exhibit S-1

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



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



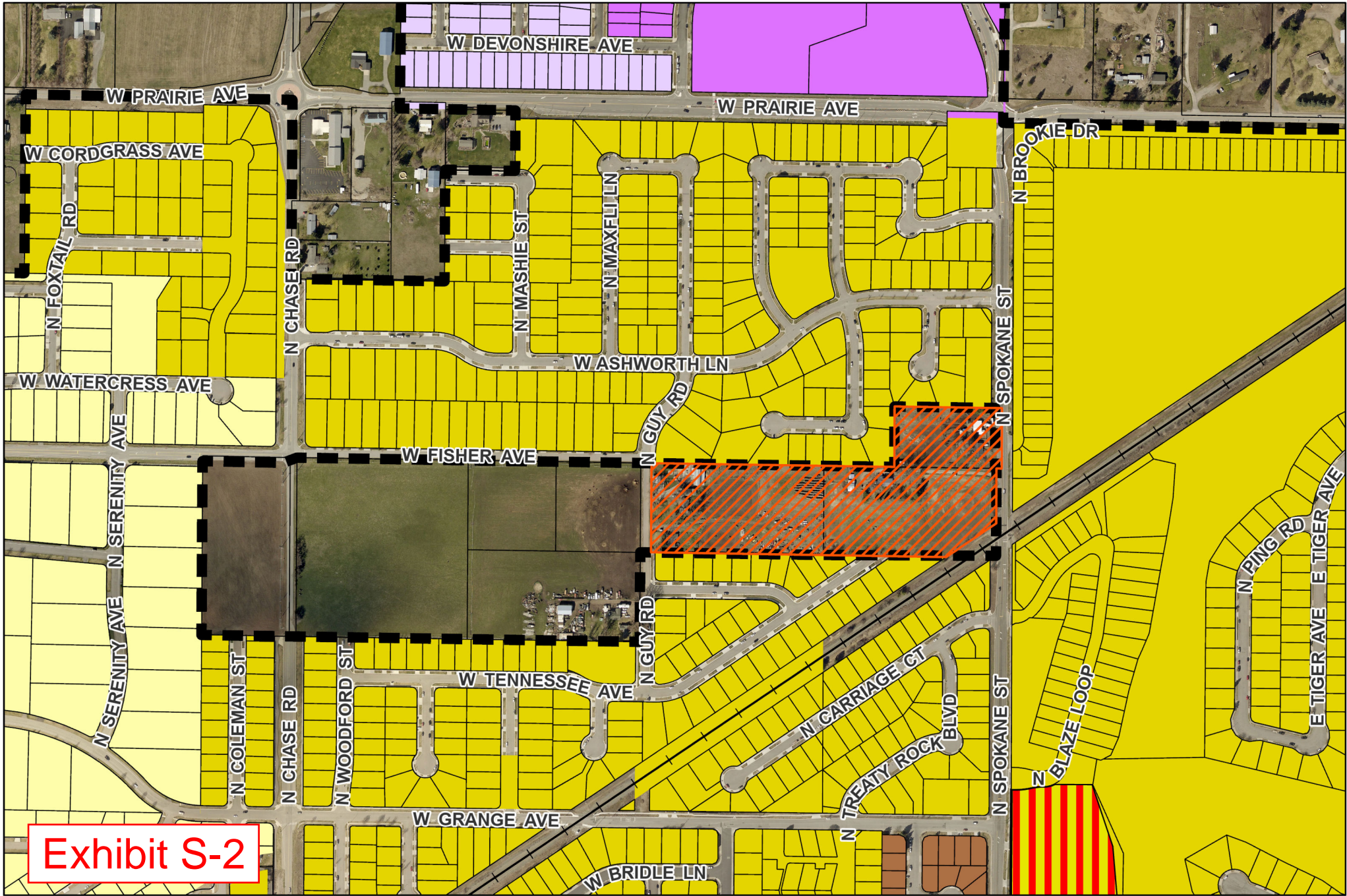









Exhibit S-2

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



- | | | | |
|---|--------------------------|---|-------|
|  | Post Falls City Boundary |  | R-1-S |
|  | Tax Parcels |  | R-1 |
|  | Subject Site |  | RMHP |
|  | CCM |  | SC3 |
| | |  | SC4 |



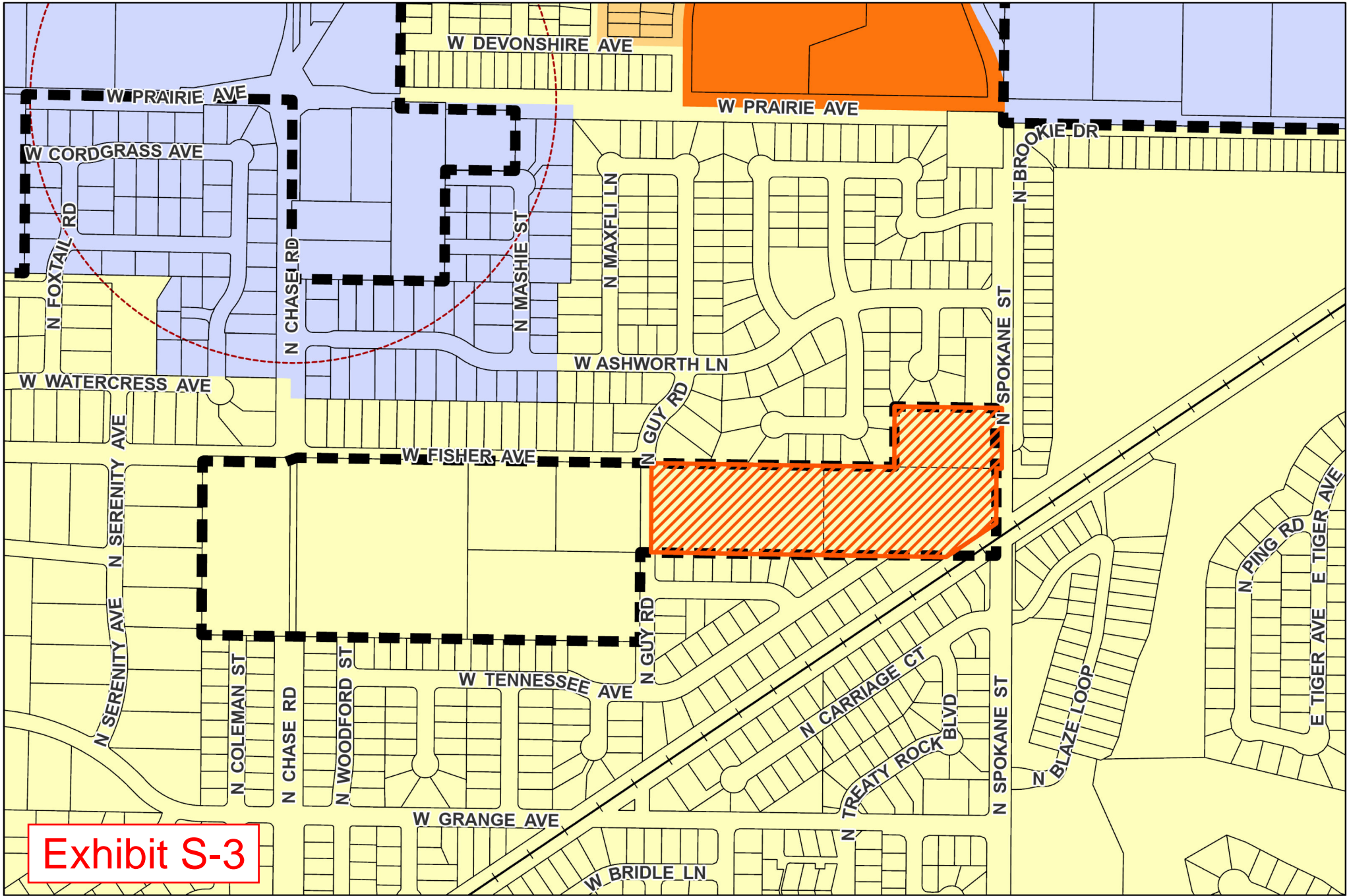










Exhibit S-3

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



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site
-  Commercial Activity Node
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Transitional





POST FALLS
SCHOOL DISTRICT #273

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

October 17, 2024

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

Dear Bob,

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

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 23, 2025

Nancy Thurwatcher
Planning Administrative Specialist
nthurwatcher@postfalls.gov

RE: Notice to Jurisdiction Response

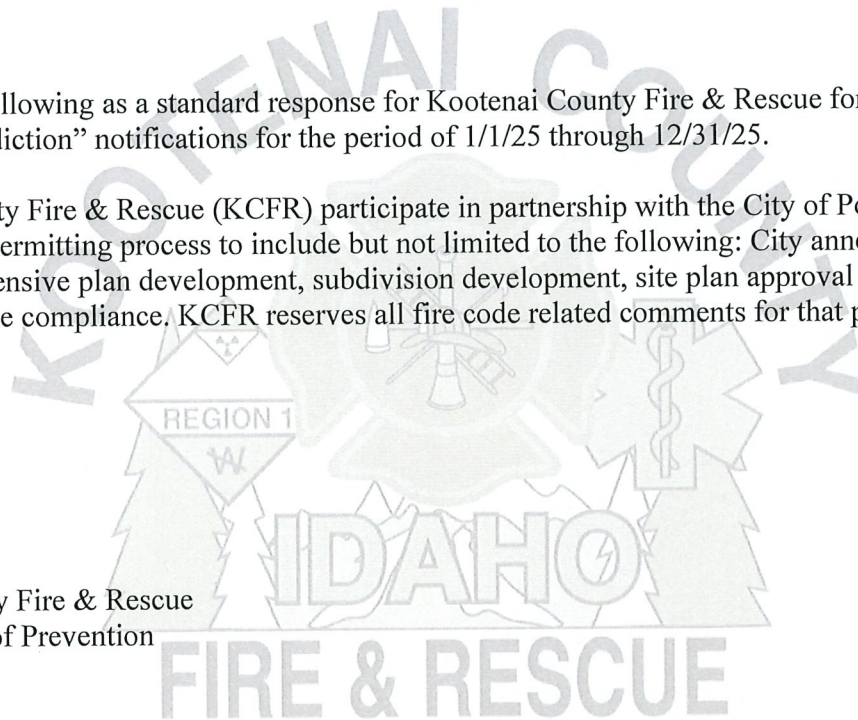
Dear Nancy,

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

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

Respectfully,

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



Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Monday, August 25, 2025 2:05 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions
Attachments: Exhibit PH-2 NTJ_Harvest Meadows PUD & SUBD.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 utilities within your attached project vicinity.
(Response 13091)


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 22, 2025 10:54 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrincac <Daniel.Mavrincac@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) <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

<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 <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>

Cc: Andrew Millar <amillar@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Justin Sauder <jsauder@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: [EXTERNAL]Notice to Jurisdictions

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Please find attached the Notice to Jurisdictions for the Harvest Meadows PUD and Subdivision File Nos. PUD-25-2 and SUBD-25-4 that is scheduled for the Planning & Zoning meeting 9/9/25. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

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

Nancy Thurwachter

From: noreply@civicplus.com
Sent: Friday, August 22, 2025 3:45 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	Tristan
Last Name	Beach
Address	369 W Tennessee Ave
Email Address	trist.beach@gmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Harvest Meadows Planned Unit Development (PUD) & Subdivision

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	In Favor
Comments	<p>I am generally in favor of this development. I like the additional exit out of the neighborhood via Tennessee Ave and the additional walking paths. I don't think there will be much of a change to traffic in Peregrine Place as I feel like most people will go directly to Spokane Street or use Fisher Ave to enter/exit. It is a little denser than the surrounding area, but I don't think it is out of place.</p> <p>I won't be living in the new development but my main concern is parking on the new Holstein Ave, maybe limit parking to one side of the street since lots 48-64 have rear side access. Also, I'd prefer the main streets to be built in one shot instead of phases to prevent traffic being forced onto Tennessee for a time.</p> <p>For Guy Road, I have a concern about parking. Parties seem to be common at the Guy farm (their music and pickup trucks are loud enough to be heard across half the block), I have seen 10-15 cars piled up on both sides of Guy Road. This causes a choke point for traffic and limited visibility. If the Guy farm comes up for development at some point, I would like to see part of it become a public park as there isn't a lot of public green space in this block.</p>

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



Nancy Thurwachter

From: noreply@civicplus.com
Sent: Wednesday, September 3, 2025 6:49 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:

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1. [Annexation Review Criteria \(PDF\)](#)
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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	kristin
Last Name	Nelson
Address	Tennessee ave
Email Address	kristinannelson@gmail.com
City	Post Falls
State	Idaho
Zip Code	83854
Public Hearing	Harvest Meadows Planned Unit Development (PUD) & Subdivision

Select Hearing Body

Planning & Zoning

Please Provide Your
Position on the Public
Hearing

Opposed

Comments

My name is Kristin, I have lived on Tennessee Ave in Post falls for 5 years. I love my neighborhood as it is now, low density, with homeowners that take pride in their homes.

I strongly oppose the medium (light) density zoning. I strongly ask that you consider changing the Harvest Meadows subdivision back to low density.

The surrounding neighborhoods are all low density. The developer is asking for medium density and lowering the lot sizes under 4000 sqft. Please do not allow this exception for the following reasons.

1. There is not adequate public transportation, the city link bus is at poleline and Spokane street slightly less than a mile away.
2. The grocery stores and amenities are inadequate; there is one higher-end convenience store at the golf course.

All of the above should be met by the city's definition of medium density (light) and clearly these items are not met. There will not be adequate parking, or yards for children to play in. They children will play in the street which is a huge safety concern. There will be no playground equipment, because the HOA will be too expensive to add playground but you are going to require them to plow snow and pave and maintain their private asphalt roads, which can be very expensive.

I am very concerned about the value and equity I have established in my home. All the similar neighborhoods like the developer is asking to build here, look unfortunately unbearable to me, from cars parked everywhere, to lack of upkeep, and kids playing in the street. My family and I like to walk and enjoy the neighborhood, and I want to continue to enjoy my neighborhood. Further, I want to continue to live in my house in Post Falls but if it becomes unbearable, like all medium density neighborhoods, I will have no choice but to move out of the City of Post Falls.

This is a recipe for disaster and my neighbors and I will be the ones dealing with the disaster.

Please understand my concerns and consider changing this back to low density just like all the surrounding neighborhoods.

Thank you.

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



**CITY OF POST FALLS
STAFF REPORT**

DATE: AUGUST 25, 2025

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: JUSTIN SAUDER, ASSOCIATE PLANNER • jsauder@postfalls.gov / 208-457-3336

SUBJECT: STAFF REPORT FOR THE SEPTEMBER 9, 2025, P&Z COMMISSION MEETING
ECHO ESTATES ANNEXATION ANNX-24-5

INTRODUCTION:

Olson Engineering, on behalf of Eagle Crest Land LLC, the property owner, is requesting approval to annex approximately 9.72-acres within the City of Post Falls with a zoning request of Medium Density Residential (R2) per Exhibit A-2. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Number: Echo Estates Annexation File No. ANNX-24-5

Owner: Eagle Crest Land LLC, 8720 Kulka Road, Las Vegas, NV 89161

Applicant: Olson Engineering, 1649 N Nicholson Center St., Post Falls, ID 83854

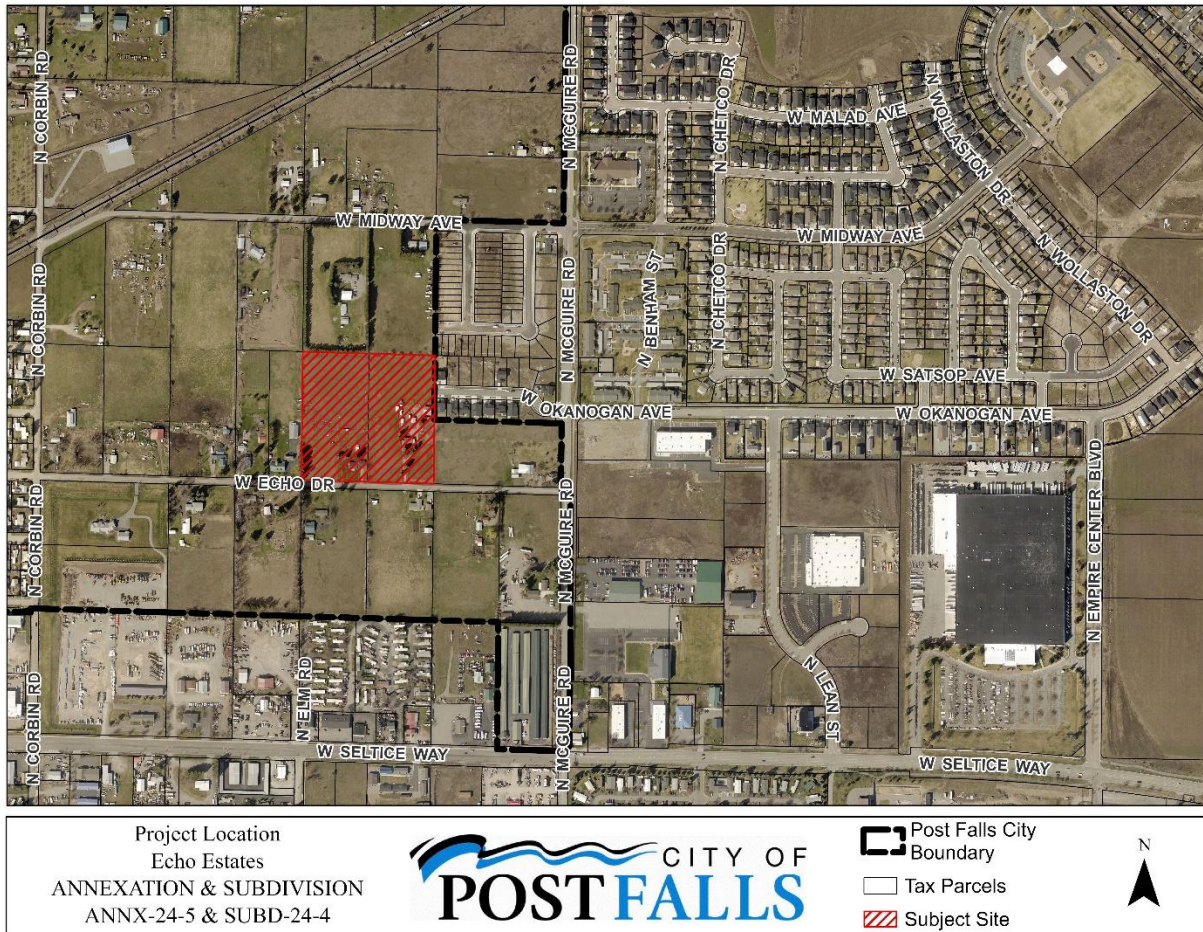
Project Description: Annex approximately 9.72-acres within the City of Post Falls with a zoning request of Medium Density Residential (R2).

Project Location: The property is generally located west of Gabrio Estates Subdivision at the terminus of W. Okanogan Street. It is north of W. Echo Drive and west of N. McGuire Road.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: Surrounding the subject site is predominately single-family residential. Located to the north, south and west is single-family uses on larger lots within Kootenai County. Directly east is Gabrio Estates single-family subdivision and a larger county lot being used as a single-family.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

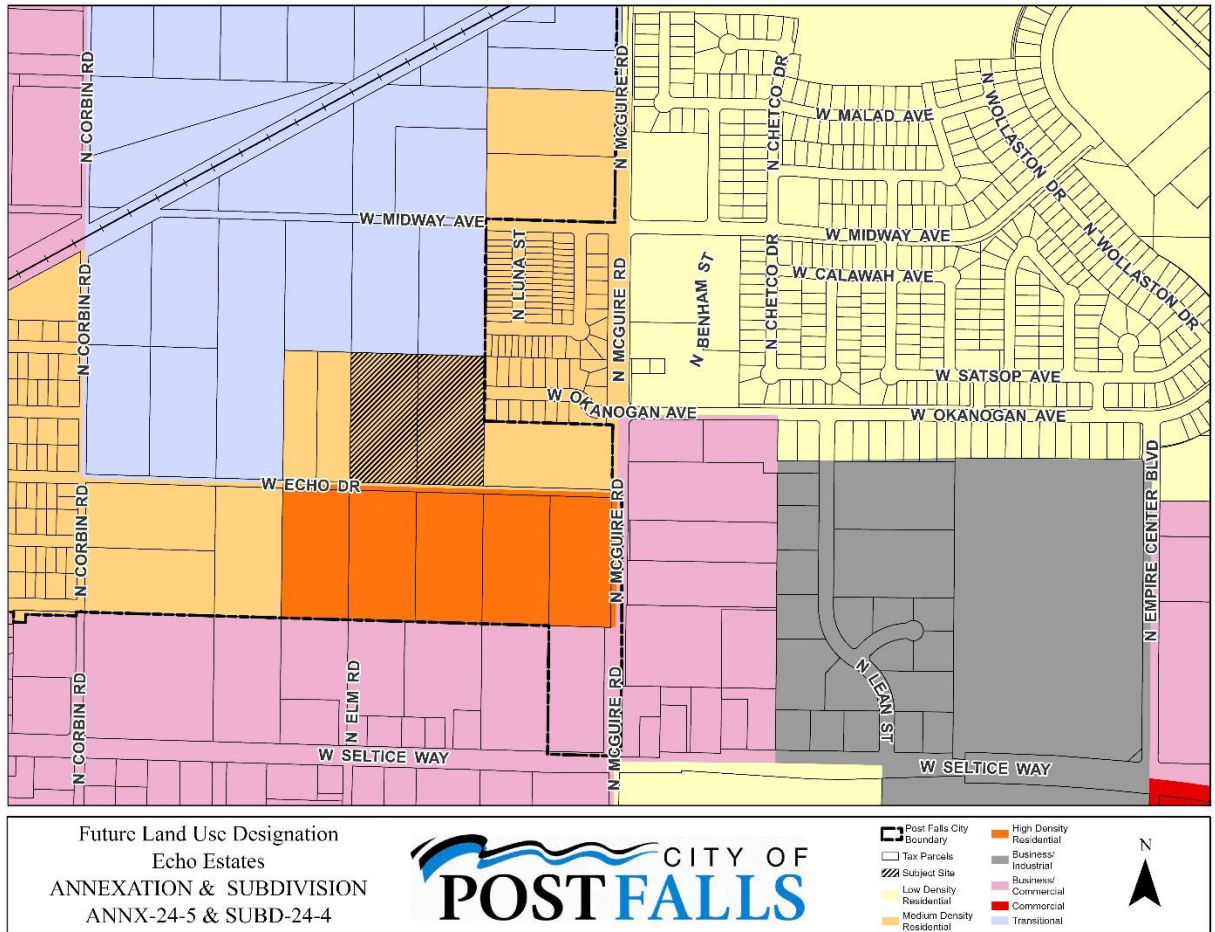
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria 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 also 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. Use patterns blending commercial and residential may be considered in areas as they develop, provided they feature higher traffic volumes, and/or are located and designed to function as a pedestrian-friendly focal point of the surrounding neighborhood. Such patterns should feature an interconnected street system allowing easy, all-modes access to adjoining neighborhoods. The following are the Implementing Zoning Districts: R-2, R-3, RM, SC4, Per Focus Area.

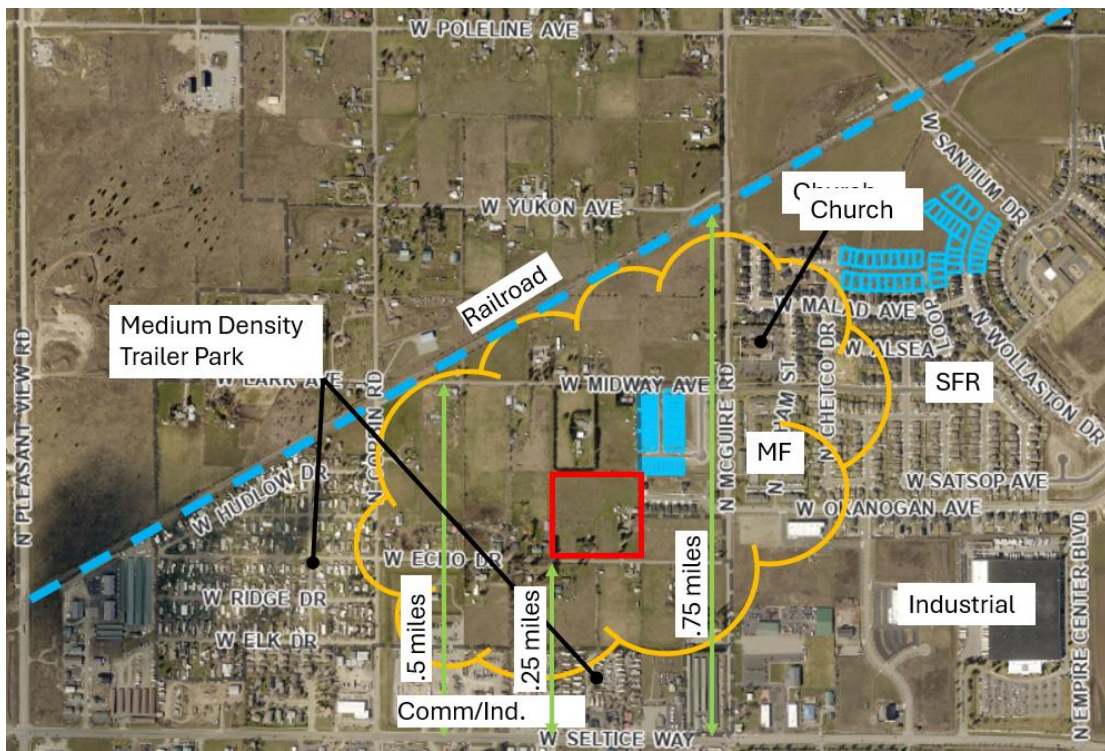


The proposed annexation is located within the West Prairie Focus Area, which states the following:

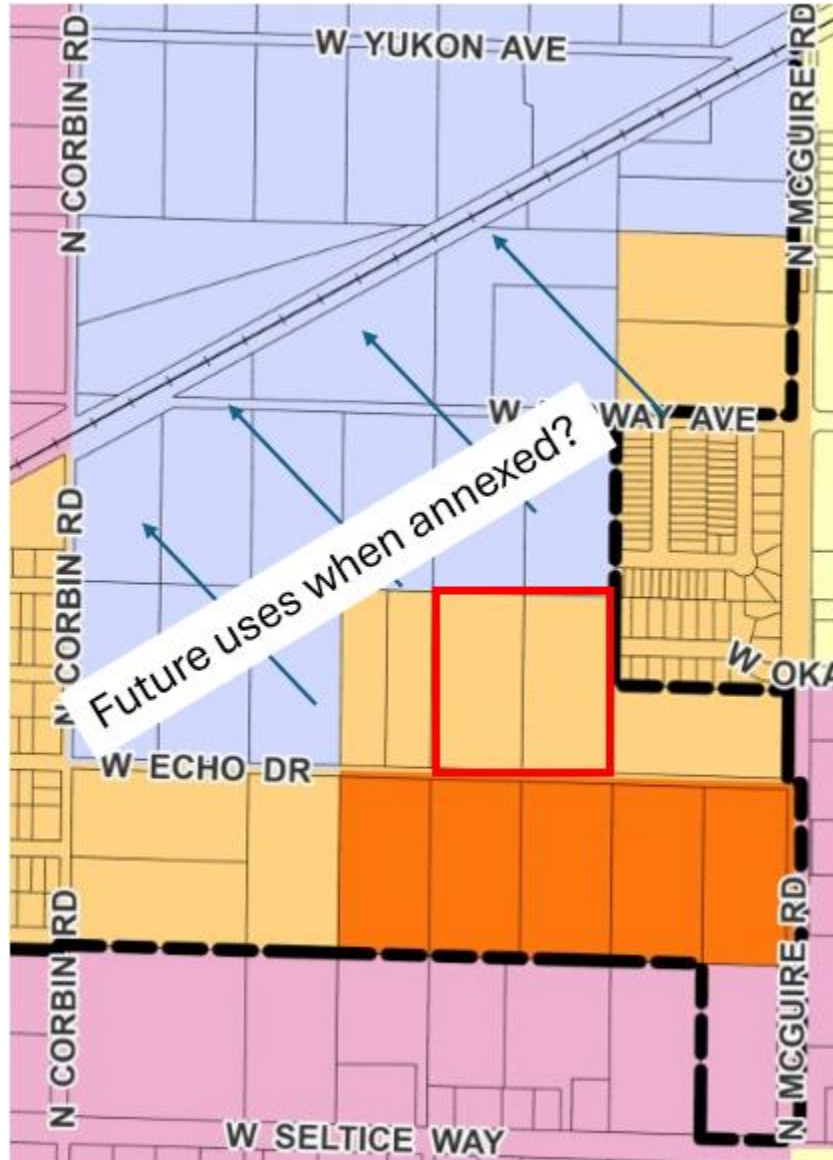
Just north of Riverbend, West Prairie is a transitional area with portions expected to develop as future residential, commercial and industrial uses. The area includes three Area of City Impact (ACI) tiers: Exclusive Hauser, Exclusive Post Falls, and Shared Tier. Infrastructure to support urban development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

Staff Comment: The proposed Medium Density Residential (R2) zone is consistent with the Future Land Use Map and aligns with the above identified focus area. 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 (not the site specifically) that are in the City or the county are of the medium density residential (Trailer Parks) or higher in land use intensity. 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 within proximity to more intensive uses in the City a quarter mile north of Seltice Way. These matters were the basis within the current Comprehensive Plan (see following image-proposed annexation in red box) future land use designation. The goals and policies in the Comprehensive 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 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 5: Keep Post Falls' neighborhoods safe, vital, and attractive.

Residents prize the character and unhurried pace of Post Falls neighborhoods, and wish to ensure their neighborhoods are kept safe, active and aesthetically pleasing. A diverse set of policies have been included in the Comprehensive Plan to support this goal such as, encouraging attractive, pedestrian-friendly development, provision of diverse housing types, parks facilities, and neighborhood-scale commercial services.

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

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. Consequently, the Comprehensive Plan supports the allocation of land use types, parks features and other areas sufficient to achieve overall plan objectives. 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 environment 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 12: Maintain the City of Post Falls' long-term fiscal health.

Services that cities provide cannot be sustained without fiscal balance and accountability. This goal serves to anchor the City of Post Falls' obligation to sustain its fiscal health – achieved through the gathering of income in responsible, equitable ways, and through decisions, investments and actions that provide ratepayers with efficient, effective services now and in the future.

The 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: Annexing this property in the City may assist enhancing the resident's quality of life through further development. Being in a planned area within the Area City Impact, much of the area has county roads without urban improvements

such as sidewalks and multi-use trails, which may be a less than desirable scenario compromising public safety. Annexation and development of the site could help by providing improvements that are lacking in this area. Additionally, there is the W. Seltice Way commercial corridor approximately 0.40 miles (via roadways) from the subject site to provide commercial activity to any new homes on the subject site.

- Promote compatible, well-designed development.

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

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

Staff Comment: Transportation impacts, sewer and water capacity are reviewed by City staff. Any anticipated inadequacies identified are addressed and/or have a plan on how to comply 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 existing use of the subject site is currently a single-family home that is compatible with the surrounding residential subdivisions. The request of R2 zoning would also be compatible with the surrounding residential homes.

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer for the site is adjacent to the site in Okanogan Ave. 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.

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 the Gabrio Estates Subdivision, located immediately to the east, through which Okanogan Ave. (Local Residential Street) would provide access to McGuire Rd.

Echo Drive, along the property’s southern boundary, is a classified as a Local

Residential Street. Echo Drive provides connection between McGuire Rd. And Corbin Road. As such, Echo Drive should be designed based on the Local Residential / Residential Collector roadway Standard. Additional rights-of-way dedication would be required with annexation, along with dedication of a sidewalk, drainage, and utility easement, complying with adopted City Design Standards:

Echo Drive should be designed with 70-foot road rights-of-way, with 15 feet of new rights-of-way to be dedicated, as measured from the existing northern rights-of-way line for Echo Drive, a 10-foot sidewalk, drainage, and utility easement to be provided adjacent to the dedicated rights-of-way.

- 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 6: 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;
- Development and utilization of alleys for parking and service access; and,
- Vertical or horizontal mixed use where appropriate along the ID-41 corridor and in neighborhood and regional centers.

Staff Comment: Development patterns are projected to be in the Medium Density Residential per the Comprehensive Plan and Future Land Use Map. This could allow for housing types that face the street edge and support future terminus roadways to create an interconnected street network. Alleys could be utilized for parking and service access depending on the housing types and products proposed. Sidewalks and street design will be required to meet City standards upon development.

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

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

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

Staff Comment: 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.

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

Staff Comment: Certain uses within the R2 zoning district would allow for clustering of residential units as well as providing opportunities for private, or community, open space.

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 subdivision development, roadway and pedestrian improvements will be required to be completed. This allows for continuity of roadways and help to create further pedestrian connections through sidewalks and trails.

Policy 38: Plan new development to ensure provision of public services at current Levels of Service (LOS) or the LOS identified in City-adopted master plans.

Staff Comment: Per the West Prairie Focus Area of the Comprehensive Plan the infrastructure to support urban development is mostly not in place at this time but has been planned for since the most recent Comprehensive Plan Update.

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

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

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

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

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

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 and

a will serve letter is provided that are willing to serve the proposed site upon development (Exhibit A-6).

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 time.

Agencies Notified:

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

PUBLIC PROCESS: Notice of the proposed annexation was sent to appropriate jurisdictions on August 25, 2025, and mailed to property owners within 300 feet of the proposed project on August 19, 2025. Notice has been published in the Coeur d’Alene Press on 21, 2025. The property will be posted by August 21, 2025.

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

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Dedication of Rights-of-way and easements along W. Echo Drive
 - a. 70-foot rights-of-way (15 feet of new rights-of-way on the north side measured from existing northern rights-of-way line of W. Echo Drive)
 - b. 10-foot sidewalk, drainage, and utility easement

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

ATTACHMENTS:

Applicant Exhibits:

- Exhibit A-1 Annexation Application
- Exhibit A-2 Narrative
- Exhibit A-3 Vicinity Map
- Exhibit A-4 Auth Letter
- Exhibit A-5 Will Serve Letter

Staff Exhibits:

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

Annexation

ANNX-24-5

Submitted On: Aug 14, 2024

Applicant

 Eric Adomah
 307 761 4285
 ea@oecivil.com

Primary Location

Point Location: 47.7206, -116.9840

Application Information

Did an Annexation Pre-app take place?

Yes

Applicant Type

Engineer

Description of Project/Reason for Request

The proposed project will consist of 53 single family residential lots. However the property lies just outside the city limits and will need to be annexed. Water service will be provided by EGID. Adjacent Okanogan Street will be extended into the subdivision for traffic circulation and access.

Existing Zoning

Agriculture

Adjacent Zoning

Agriculture to the W,N and S ; R-2 to the E

Current Land Use

Residential

Adjacent Land Use

Single Family Residential

Proposed Zone

R-2 Medium Density Residential

Owner Information

Name

Ryne Stoker

Company

Eagle Crest Land LLC

Phone

702 939-1603

Email

rstoker@geotekusa.com

Address

8720 Kulka Road

City, State, Zip Code

Las Vegas, NV, 89161

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

Echo Estates Subdivision



Narrative for Annexation and Subdivision of Parcels (AIN#119077) and (AIN#113021)

July 2025



1649 N Nicholson Center St.

Post Falls, ID 83854

(208) 640-1584

ss@oecivil.com

Prepared by:



Background:

Eagle Crest Land LLC owns two parcels located at 2641 and 2709 W Echo Dr in Post Falls just west of McGuire Road adjacent to the Gabrio Estate subdivision. The said parcels are in the Southeast quarter of Section 32, Township 51 North, Range 5 West, Boise Meridian and comprise approximately 9.72 acres.

Legal Descriptions:

GREENACRES IRR DISTRICT PLAT 5, TR 94 and GREENACRES IRR DISTRICT PLAT 5, TR 93 3251N05W

The Project:

The proposed subdivision will consist of 53 single family and twinhome lots including a lot for the existing residence at 2709 W Echo Drive. The average lot size is 5425 SF. The goal of the proposed project is to provide affordable and attractive housing and mobility in the surrounding neighborhood. The lot size allows for small shops on the majority of the lots. The proposed subdivision is compatible with the surrounding land use area in the City and consistent with goals (G.03, G.05, G.06, G.08) and Policies (P.01, P.02, P.06,) of the *City of Post Falls Comprehensive Plan*.

Land Use:

The subject property is currently zoned County Agricultural. Existing land uses to the north, south and west are large lot County parcels with single family uses. To the east is Gabrio Estates (annexed in 2020), with the Montrose PUD across McGuire Road.

Annexation Requirements:

Per PFMC 18.20.100.C, the proposed zoning shall be consistent with all the requirements as follows:

- Consistency with Future Land use map in the adopted Post Falls Comprehensive Plan (Medium Density Res.)
- Consistency with the goals and policy in the adopted Post Falls Comprehensive Plan
- No adverse impact upon the delivery of services within the city.

The proposed zoning is R-2 Medium Density Residential.

Pre-Development Characteristics:

This project is located on the Spokane Valley Rathdrum Prairie Aquifer with deep, extremely well-drained granular soils. These soils are well equipped for residential use and road construction. The topography is relatively flat with slopes between 0-5%. There are no constraining natural features of the property that will prohibit the proposed design. There is an existing residential structure on each of the parcels. However, the existing structure at 2641 W Echo Drive will be demolished.

There is no evidence of drainage channels/pathways, floodplains, or wetlands on the property.

Post Development Characteristics:

Transportation and Roads:

The subject property is bound to the east by Gabrio Estates. Okanogan Avenue is the Local Street within Gabrio Estates, and it connects to McGuire Road – A Collector facility. The 65-ft Okanogan Avenue Right-of-Way (ROW) will be extended to the proposed subdivision with 10’ drainage, roadway, and utility easements on both sides. Okanogan will interconnect with the interior local roads of the subdivision for traffic circulation. The proposal provides for continuation of public streets to the north, east, and west.

The proposed roads within the subdivision will be considered local streets per the *City of Post Falls Comprehensive Plan*. The subdivision will also have southerly access to Echo Dr. The owner is ready to dedicate additional ROW and provide frontage improvements on Echo Dr. per the city’s recommendation. The proposed road layout and alignments complies with PFMC 17.28.040.

Domestic Water:

The property is served by East Greenacres Irrigation District with an 8" PVC water main in Okanogan Ave and a 6" AC water main in Echo Drive. The sizes and depths appear to be adequate to serve a residential development.

Sanitary Sewer:

City sewer is available via an 8" PVC sewer main in Okanogan Ave.

Fire Protection:

Fire protection and service will be provided by Kootenai County Fire Department. The development will coordinate with the department regarding addressing requirements and travel distances within/around proposed shops.

Other Utilities:

All necessary dry utilities will be extended in accordance with the requirements of other applicable agencies.



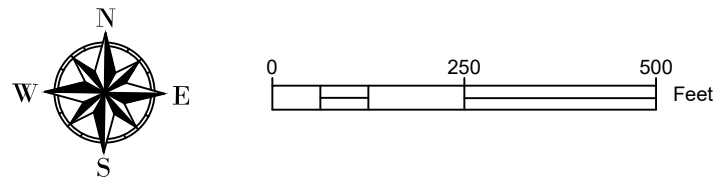
Figure 2: Proposed Subdivision.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Soltys".

Steven P. Soltys, PE

Exhibit A-3



c:\users\gregory\olson_engineering\olson_engineering - projects\2023\23094-echo_estates\dwg\plans\vicinity_map.dwg

<p>Olson Engineering 208-651-4152 eo@oecivil.com</p>	prj:	ECHO ESTATES
	loc:	2709 AND 2641 W. ECHO DRIVE POST FALLS, ID
	sht:	VICINITY MAP

PRELIMINARY

April 19, 2024

To whom it may concern,

This document is to grant authorization for OLSON ENGINEERING to act on behalf of EAGLE CREST LAND, LLC for land use processes in the City of Post Falls, Idaho. The properties in question are commonly known as 2641 W Echo Dr. and 2709 W Echo Dr., (AIN 119077 and 113021) respectively.

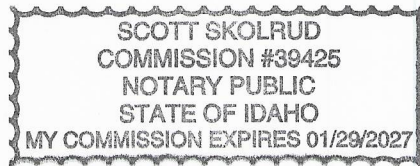
[Signature]
Authorized Agent

April 23, 2024
Date

State of Idaho, Kootenai County

This record was signed before me on April 23, 2024 by Ryne C Sicker

[Signature]
Commission expires on 01-29-2027





EAST GREENACRES IRRIGATION DISTRICT

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

May 14, 2024

Olson Engineering
1649 Nicholson Center St
Post Falls, ID 83854
ea@oecivil.com

RE: Echo Estates, Conceptual Approval

The Subject received conceptual approval by the Board of Directors during our regular scheduled meeting held January 10, 2023. The project is located in Section 32, Township 51 N., Range 05 W., B.M. of Kootenai County, Idaho. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

We have the capacity, willingness and intent to serve the Subject 50 lot residential subdivision conditional upon final review, and acceptance of the project drawings.

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

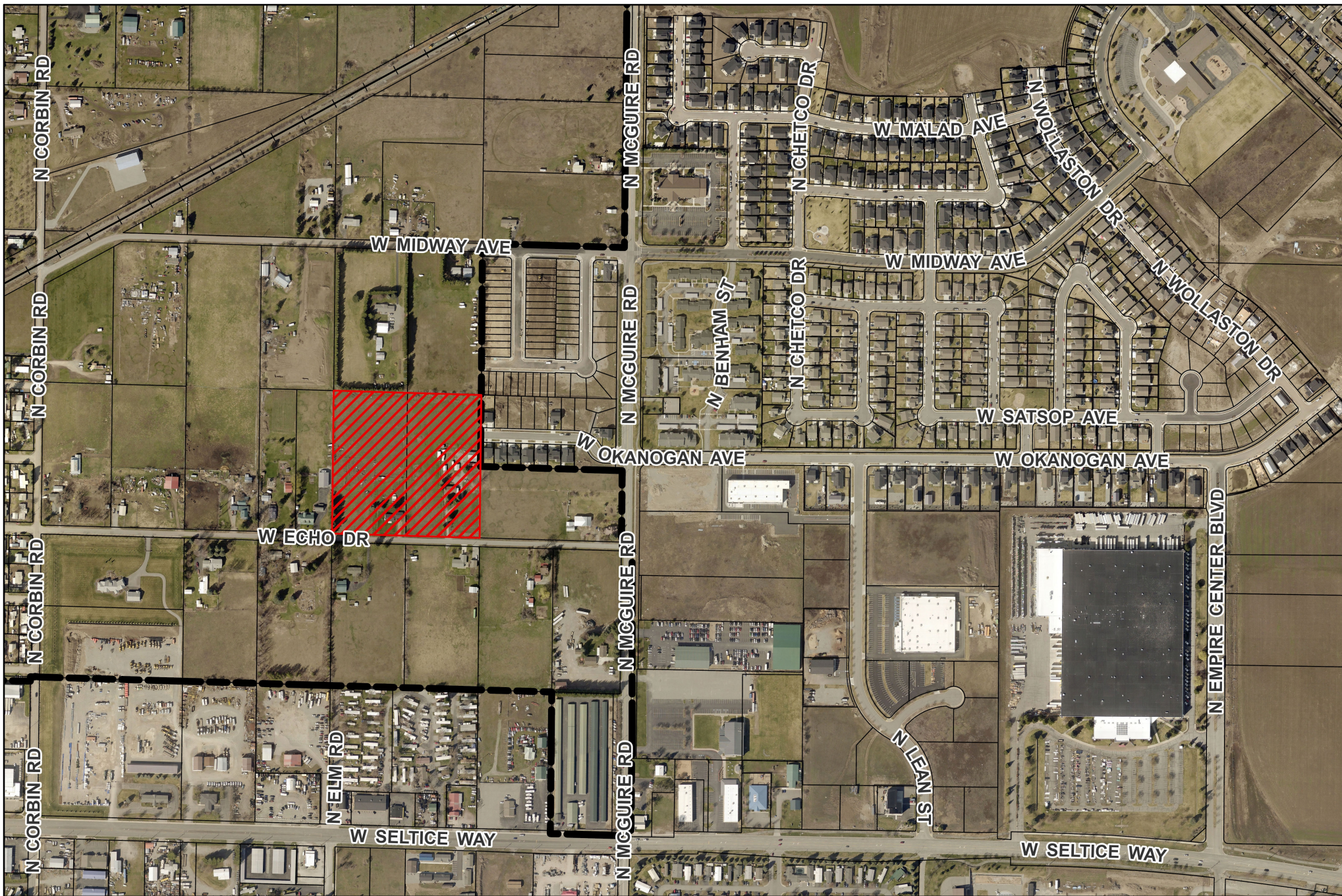
Should you have any questions, please do not hesitate to contact our office.

Sincerely,

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

Ron Wilson
District Manager
ron@eastgreenacres.org


cc: Steve Soltys – ss@oecivil.com
Rob Palus – rpalus@postfalls.gov



Project Location
Echo Estates

ANNEXATION
ANNX-24-5



 Post Falls City
Boundary

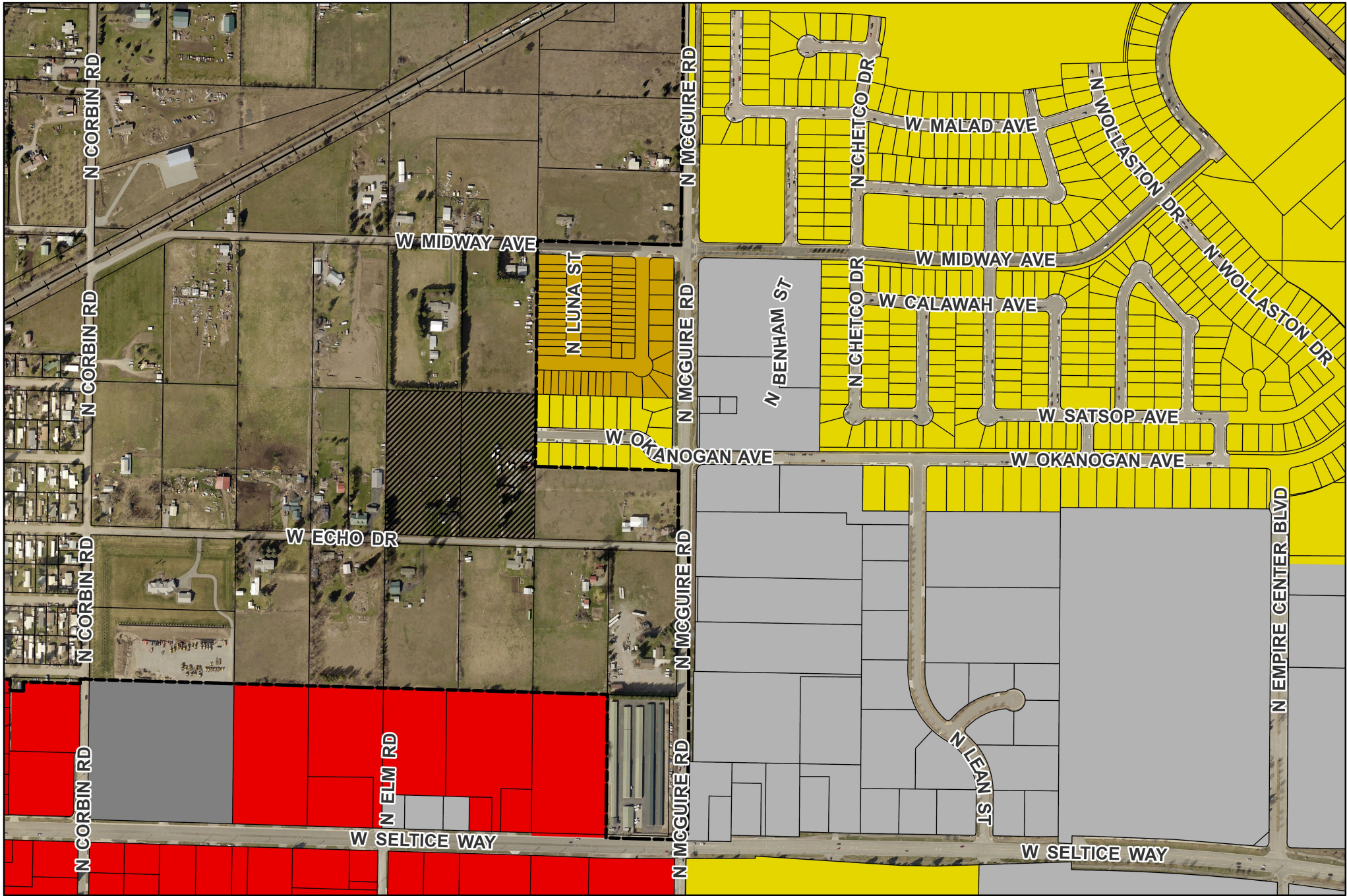
 Tax Parcels

 Subject Site

Exhibit S-1

N



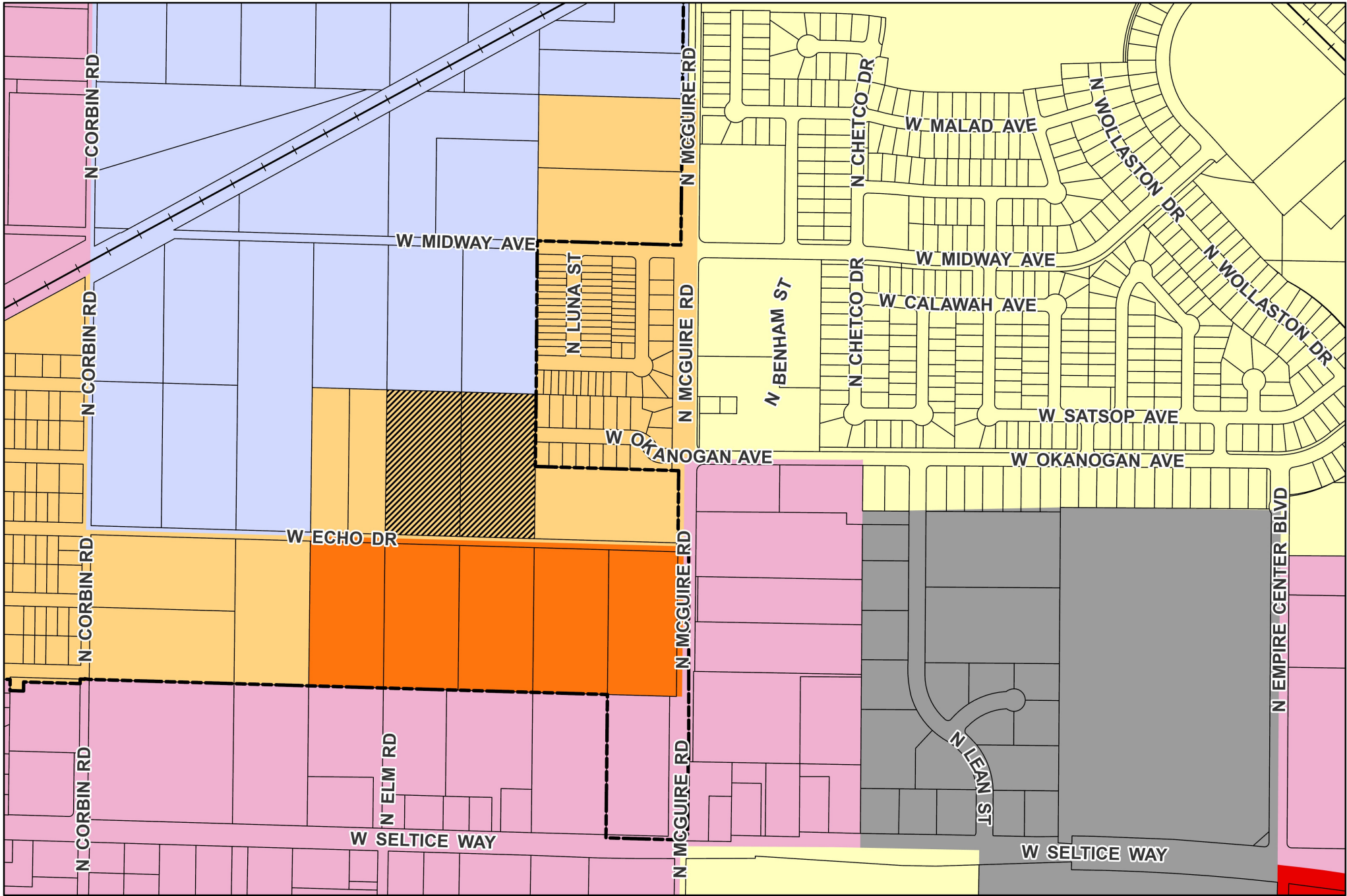


Zoning Map
Echo Estates
ANNEXATION
ANNX-24-5



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





Future Land Use Designation
 Echo Estates
 ANNEXATION
 ANN-24-5



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Business/Industrial
-  Business/Commercial
-  Commercial
-  Transitional



POST FALLS
SCHOOL DISTRICT #273

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

October 17, 2024

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

Dear Bob,

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

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 23, 2025

Nancy Thurwatcher
Planning Administrative Specialist
nthurwatcher@postfalls.gov

RE: Notice to Jurisdiction Response

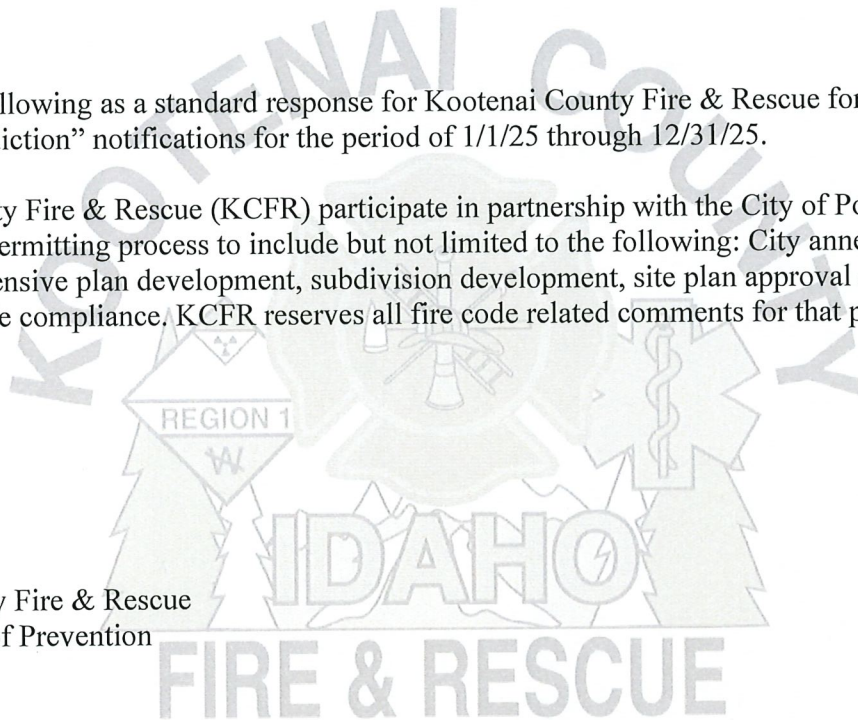
Dear Nancy,

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

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

Respectfully,

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



Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Tuesday, August 26, 2025 9:32 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions for the Echo Estates Annexation and Subdivision File Nos. ANNX-24-5 and SUBD-24-4
Attachments: Exhibit PH-2 NTJ Echo Estates_PZ.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 13094)



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: Monday, August 25, 2025 3:42 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 <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 Mavrinar <Daniel.Mavrinar@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) <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 Sanders

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, September 4, 2025 2:11 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions for the Echo Estates Annexation and Subdivision File Nos. ANNX-24-5 and SUBD-24-4

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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: Monday, August 25, 2025 3:42 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 Mavrinc <Daniel.Mavrinc@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 Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>

Cc: Andrew Millar <amillar@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Justin Sauder <jsauder@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdictions for the Echo Estates Annexation and Subdivision File Nos. ANNX-24-5 and SUBD-24-4

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

Please find attached the Notice to Jurisdictions for the Echo Estates Annexation and Subdivision File Nos. ANNX-24-5 and SUBD-24-4 that is scheduled for the Planning & Zoning meeting 9/9/25. The draft staff report will be on the city's website shortly.

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



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

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

From: noreply@civicplus.com
To: [Public Hearing Notice](#)
Subject: Online Form Submittal: Submit Written Public Testimony
Date: Thursday, November 21, 2024 9:47:25 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	Brenda and Glen
Last Name	Whipple
Address	2825 , W. Echo dr.
Email Address	bwhipped@rocketmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Echo Estates Annexation and Subdivision
Select Hearing Body	Planning & Zoning

Please Provide Your
Position on the Public
Hearing

Opposed

Comments

We are the immediate adjacent property owners to the west and are opposed to this annexation plan. We moved here 35 years ago to be away from the city, raise our family and enjoy country living. We understand growth however there is plenty of open farm land that has been developed and continues to be developed. We and our neighbors cherish our small ranch areas. We've put our lives into our property and to have multi family medium density right up to our fence line is sickening to us. The noise, construction and traffic this will create will be horrible. We would be looking out our picture windows at the back of townhouses. If this must be developed, we beg of you at most to only allow single home dwellings as this would be less population and traffic as well as home owners verses rentals. We beg of you, please don't take our way of life away from us.

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Nancy Thurwachter

From: noreply@civicplus.com
Sent: Monday, December 2, 2024 2:22 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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Review Criteria

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3. [Special Use Permit \(SUP\) Review Criteria \(PDF\)](#)
4. [Subdivision Review Criteria \(PDF\)](#)
5. [Variance Review Criteria \(PDF\)](#)
6. [Zone Change Review Criteria \(PDF\)](#)

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

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<p>I live on Echo Dr. a lot away from this property. Echo Drive is a small rural sized road with no streetlights. I feel the zoning request for 50 lots is very excessive for this area and unsafe for the street size. This development would completely change the dynamics of our street. Some of the city's oldest historic homes are on Echo Dr., my house is over 100 years old. The city's Future Land Use Map was generated a while ago before all the development started in Post Falls so it isn't really accurate for what needs to happen now. Medium density is not a good fit for this very rural area of Post Falls. Properties in our neighborhood are used for small farms with animals and gardens. My property has a small vineyard on it that supports a small business in Post Falls. There are now many different options for people to afford to live in Post Falls since the recent development of many apartments, cottage homes, duplexes, etc. Adding more of these types of living options is not what the city needs. Medium density should be used sparingly and in more central parts of the city, near shopping, etc. Post Falls was a nice small safe town to live in but the more it gets over developed it will become more crowded and less attractive to live in. The State of Idaho has statutes that require land to be kept for agriculture as much as possible and for cities to be careful on what changes they allow so it will not make adverse impacts on current property owners. Please consider the preservation of the land for future generations and not the current requests of developers. Thank you.</p>

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Nancy Thurwachter

From: noreply@civicplus.com
Sent: Sunday, December 8, 2024 4:02 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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Review Criteria

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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	Holly
Last Name	Hatcher
Address	3560 N Shelburne Loop
Email Address	ereghiril@yahoo.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Echo Estates Annexation and Subdivision

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	We do not need more high density housing built. Especially building closer to the border. Doing so just entices people to live in Idaho and work in Washington. That does nothing to bring in needed experienced workers into our city. It also causes congestion and puts further strain on the resources we have to build so many dwelling units in such small areas

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Nancy Thurwachter

From: noreply@civicplus.com
Sent: Tuesday, September 2, 2025 8:42 AM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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Submit Written Public Testimony

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Review Criteria

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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	Melissa
Last Name	Morris
Address	2598 W Okanogan Ave
Email Address	bagoobeemama@gmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Echo Estates Annexation and Subdivision

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<p>Opposition to Proposed Annexation and R2 Zoning File No. NNX-24-5 & SUBD 24-4</p> <p>Dear Planning & Zoning Commission,</p> <p>I am writing as a resident of Post Falls to formally oppose the proposed annexation and subsequent R2 zoning of the property adjacent to mine. While I understand the city’s need to plan for growth, this proposal fails to meet the standards previously upheld in recent annexations and does not serve the best interests of our community.</p> <p>The annexation lacks the financial upside that justified past approvals. In the Painted Rock annexation, Council Member Westlund stated, “There is no financial downside, only a financial upside because we are not having to purchase the right of way.” In contrast, the current proposal offers no such infrastructure benefit, nor does it align with the city’s stated goals of sustainable development.</p> <p>Furthermore, the R2 zoning designation raises serious concerns. While developers claim R2 zoning supports “starter homes,” the reality is far more complex. R2 zoning:</p> <ul style="list-style-type: none"> • Increases traffic on narrow, poorly lit streets not designed for higher density. • Strains public services without demonstrable benefit, violating the city’s own review criteria. • Encourages transient residency, undermining neighborhood stability. • Reduces green space and disrupts the rural character of adjacent properties. <p>I speak from experience. My neighborhood was promised thoughtful development, but instead received broken commitments and a developer who failed to deliver. We were told one thing and given another. I urge you not to repeat this mistake.</p> <p>Please consider the long-term impact on residents, infrastructure, and the integrity of Post Falls’ planning process. I respectfully request that you reject both the annexation and the R2 zoning designation.</p>

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Nancy Thurwachter

From: Marsha Lynne Marhofke <gtxmlm@yahoo.com>
Sent: Monday, September 1, 2025 4:05 PM
To: Public Hearing Notice
Subject: Echo Estates Annexation & Subdivision FILE NO. Annex 24-5. and. Sub 24-4

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These comments are against Annexation and a new Subdivison... File No Annex 24-5 and Sub 24-4.

After watching the disasterous process and appearance of wildflower Meadows (just a couple of blocks north) No is the only answer.

Yes, I know this could be totally different but the chances are not great. Contractors now days are in a rush for their money and to get units built. The very next subdivison to the north of Echo Rd still has a large pile of dirt sitting near the mailboxes weeds in both new areas are growing like wildflowers. The attention to detail is gone.

Why can't Post Falls keep some natural areas(not parks) just leave the land like it has been for years. There is nothing better than driving down a small country road and feeling the love in the area and the neat old houses.

McGuire road at times has traffic moving very fast. If the city had more police officers they could make a fortune just writing speeding tickets. This will only bring more traffic and longer waits at the stop lights.

Thank you.
Respectfully,
Marsha Marhofke
2337 N Howell RD
Post Falls

Nancy Thurwachter

From: noreply@civicplus.com
Sent: Wednesday, September 3, 2025 11:29 AM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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Review Criteria

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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	Kathleen
Last Name	Bliesner
Address	2931 W Echo Dr
Email Address	krblies@frontier.com
City	Post Falls
State	Idaho
Zip Code	83854-4489
Public Hearing	Echo Estates Annexation and Subdivision

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<p>I oppose the Developer wanting to build 49 double residences on the 10 acres to the east of us! our road was never built to handle that much traffic, I realize he is only responsible for widening the road front of his development, as he informed me he didn't care about the narrow road on our end as that was not his problem, and I disagree, He will be adding approx 200 cars to our road, what he doesn't realize is Mom's walk their children with dogs, and baby strollers down our road we have people walking here all year long if the road is cleared enough, why should we and others have to change our life style, we have lived here for 32 years, we moved from the city to be able to raise our cows and raise our family there are other families on this road as well I would like to see a report on how many vacant acres that are in the city now, as well as the number of multi family units along with the capacity at this time. Again I oppose this development</p>

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