



---

**PLANNING AND ZONING COMMISSION  
MEETING AGENDA**

**November 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**

**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 10/14/2025

**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. McGuire Annexation File No. ANNX-25-4
- b. Gaul Annexation File No ANNX-25-1

**5. ADMINISTRATIVE / STAFF REPORTS**

**6. COMMISSION COMMENT**

**7. ADJOURNMENT**

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

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

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



---

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**October 14, 2025  
5:30 PM**

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

---

**REGULAR MEETING – 5:30 PM**

**CALL TO ORDER**

5:39 PM

**PLEDGE OF ALLEGIANCE**

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

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

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

Introduction of new staff member:

*Paige Hunt*, Planner I: Introduced herself, stated she has worked at the City for four months and is pursuing a degree from Eastern. She expressed appreciation for joining the team.

**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.

The public hearing for the McGuire Annexation File No. ANN-25-4 was postponed due to quorum/conflict concerns.

Rescheduled to: Wednesday, November 12, 2025

**Motion by Commissioner Kimball** to postpone McGuire Annexation File No. ANN-25-4 to November 12, 2025.

**Second by Commissioner Schreiber**

**Vote:**

Schrotthauer - Yes, Schreiber – Yes, Wilhelm – Yes, Kimball – Yes

**Motion carried**

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

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

None

**1. CONSENT CALENDAR**

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

**ACTION ITEMS:**

- a. Meeting Minutes September 9, 20225
- b. Harvest Meadows PUD and Subdivision Reasoned Decision File Nos PUD-25-2/SUBD-25-4
- c. Echo Estates Zoning Recommendation Reasoned Decision File No ANNX-24-5

**Motion by Commissioner Kimball to approve the consent calendar as presented.  
Second by Commissioner Schreiber**

**Vote:**

Wilhelm – Yes, Schreiber – Yes, Schlotthauer – Yes, Kimball – Yes

**Motion carried**

**2. CITIZEN ISSUES**

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

None

**3. UNFINISHED / OLD BUSINESS**

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

**ACTION ITEMS:**

None

#### 4. PUBLIC HEARINGS

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

#### ACTION ITEMS:

#### 5. ADMINISTRATIVE / STAFF REPORTS

- a. Impact Fee Assessment 2023-2024

**Presenter:**Paige Hunt, Planner I

- Reviewed use and distribution of development impact fees for roads, parks, and public safety.
- FY 2024 collections: approx. \$5.2 million
- Expenditures: approx. \$3.5 million
- Total fund balance: approx. \$16 million
- **Highlighted major projects:**
  - Roads: Poleline & Spokane roundabout – \$2.3M
  - Parks: Land acquisition – \$1.9M
  - Public Safety: Land and police funding – approx. \$1M

#### Discussion:

Commissioners asked about past land acquisitions.

Bob Seale, Community Development Director, explained that a significant parks/public works acquisition on Hargrave was likely responsible for the 2023 increase.

No action required; presentation only.

#### 6. COMMISSION COMMENT

None

**7. ADJOURNMENT**

5:53 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

---

**CITY OF POST FALLS  
STAFF REPORT**

---

**DATE:** OCTOBER 7, 2025

**TO:** POST FALLS PLANNING AND ZONING COMMISSION

**FROM:** JUSTIN SAUDER, ASSOCIATE PLANNER • [jsauder@postfalls.gov](mailto:jsauder@postfalls.gov) / 208-457-3336

**SUBJECT:** STAFF REPORT FOR THE OCTOBER 14, 2025, P&Z COMMISSION MEETING  
MCGUIRE ANNEXATION ANN-25-4

---

**INTRODUCTION:**

Whipple Consulting Engineers, on behalf of all property owners (listed below under project information), is requesting approval to annex approximately 18.11-acres consisting of four separate parcels 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:** McGuire Annexation File No. ANN-25-4

**Owners:** Scott and Patricia Hall, 2573 Yukon Avenue, Post Falls, ID 83854  
Weed Family Trust, 2177 North McGuire Road, Post Falls, ID 83854  
Prestige EMC LLC, 2468 Poleline Avenue, Post Falls, ID 83854  
Wild Horse Investments, LLC, 14899 West Stub Avenue, Rathdrum, ID 83858

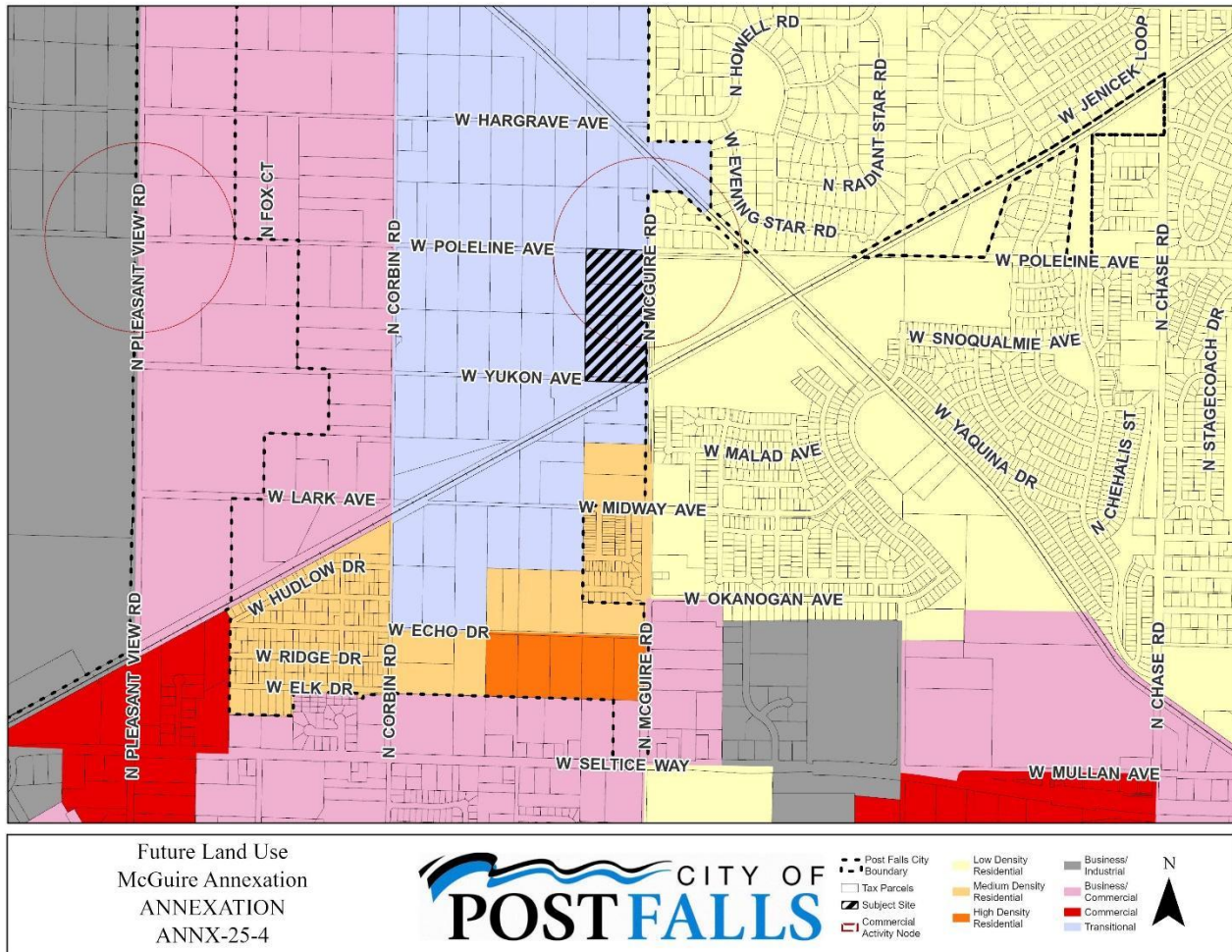
**Applicant:** Whipple Consulting Engineering, 21 South Pines Road, Spokane Valley, WA 99206

**Project Description:** Annex approximately 18.11-acres within the City of Post Falls with a zoning request of Medium Density Residential (R2).

**Project Location:** The properties are generally located on the southwest corner of North McGuire Road and West Poleline Avenue and north of West Yukon Avenue.



Assigned zones should be compatible with the adjacent zones/uses within the City and consistent with the guiding principles within the West Prairie Focus Area. The subject site is adjacent to properties with a land use designation of Transitional and Low Density Residential as depicted in the Future Land Use Map below. There are properties south of the train tracks along North McGuire Road that are within the Medium Density land use designation as well.



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 currently but is being planned for.

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

Other areas within the West Prairie may warrant commercial use considerations if adjacent to arterial/collector streets where traffic volume exceeds 4,000 vehicles per day, or within a Commercial Activity Node.



**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. Additionally, typical single-family homes make up the majority of the desired housing product in Post Falls which this applicant is intending to provide. 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 (north of the railroad tracks, east of Corbin Road, west of McGuire Road, 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 West Seltice Way commercial corridor approximately one mile (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 single-family homes that are 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 located along the eastern limits of McGuire Road, parallel to the site boundary. Sewer flow from this site would discharge to the Montrose Lift Station, which has current capacity to service the site at the requested zoning. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service, and the City is willing to serve to the property at the requested density.

Existing capacity is not a guarantee of future service. Existing septic systems would be required to be decommissioned with development, in conformance with Panhandle Health requirements.

The property is not subject to any Local Improvement Districts (LID's), Subsequent User

### Agreements or Sewer Surcharges.

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

- Existing and future traffic patterns.

Staff Comment: The property's is adjacent to the intersections of Poleline Avenue / McGuire Road and Yukon Avenue / McGuire Road.

Poleline Avenue and McGuire Road are both classified as arterial roadways, currently configured as two-lane roads. Modeling within the current Transportation Master Plan indicate over 70% of roadway capacity is available in the current configuration and modeled traffic volumes for 2025.

Yukon Avenue is classified as a Local Roadway in the City's Transportation Master Plan.

To accommodate projected traffic volumes and distribution for the year 2035; McGuire Road would require widening, at the time of site development, to a five-lane configuration. Dedication of rights-of-way and easement for a Minor Arterial roadway would be required at the time of annexation:

- Rights-of-way: 55-foot ½ roadway, measured from the section line in McGuire Road.
- Easement: 15-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.

To accommodate projected traffic volumes and distribution for the year 2035; Poleline Avenue would require widening, at the time of site development, to a three-lane configuration. Dedication of rights-of-way and easement for a Minor Arterial roadway would be required at the time of annexation:

- Rights-of-way: 55-foot ½ roadway, measured from the section line in Poleline Avenue.
- Easement: 15-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.

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

Yukon Avenue – Local Residential Roadways, 65-foot road rights-of-way, with a 32-foot-wide roadway. The roadway shall include a 10-foot sidewalk, drainage, and utility easement along the north side. Rights-of-Way to be measured from the existing railroad rights-of-way for the section of Yukon running southwest / northeast and from the center of the existing road rights-of-way for the section of Yukon running east/west.

As a condition of annexation, it should be identified in the annexation agreement that the property would be responsible for putting in full urban improvements of a 32-foot wide local road (roadway, sidewalks, swales, curb & gutter) along both sides of Yukon Avenue for the approximately 280 feet of roadway from McGuire Road and running parallel to the railroad.

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

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

**Policy 6:** Encourage residential development patterns typically featuring:

- Street sections designed for safety, traffic calming and aesthetic appeal, including narrower lanes, sidewalks, landscaping and lighting;

Staff Comment: Upon development there would be an opportunity to modify and improve Yukon Avenue to create a safer environment.

**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.

**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	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:** Notice of the proposed annexation was sent to appropriate jurisdictions on September 26, 2025, and mailed to property owners within 300 feet of the proposed project on September 24, 2025.

Notice has been published in the Coeur d'Alene Press on September 26, 2025. The property was posted on September 26, 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 McGuire Road
  - a. 55-foot ½ road rights-of-way (measured from existing section line)
  - b. 15-foot sidewalk, drainage, and utility easement
2. Dedication of Rights-of-way and easements along Poleline Avenue
  - a. 55-foot ½ road rights-of-way (measured from existing section line)
  - b. 15-foot sidewalk, drainage, and utility easement
3. Dedication of Rights-of-way and easements along Yukon Avenue
  - a. 65-foot road rights-of-way (measured from existing railroad rights-of-way on the southwest to northeast section)
  - b. 65-foot road rights-of-way (measured from existing railroad rights-of-way along the southwest to northeast section)
  - c. 12.5 feet or road rights-of-way (measured from existing northern rights-of-way line of Yukon Avenue along the east-west section)
  - d. 10-foot sidewalk, drainage, and utility easement
4. At the time of site development, the property shall complete full roadway improvements, constructing a 32-foot-wide local road (roadway, sidewalks, swales, curb & gutter) along both sides of Yukon Avenue for the approximately 280 feet of roadway from McGuire Road and running parallel to the railroad.

**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 McGuire 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 | Authorization Letters  |

**Staff Exhibits:**

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


## ANNX-25-4


Annexation

Status: Active


Submitted On: 8/5/2025

### Applicant

 Whipple Consulting Engineers

 509-893-2617

 permits@whipplece.com

 21 S. Pines Rd.

Spokane Valley, Washington 99206

## Application Information

Did an Annexation Pre-app take place?\*

No

Applicant Type\*

Engineer

Description of Project/Reason for Request\*

The site of the proposed annexation is located in the Northeast ¼ of Section 32, T51N, R5W along the west side of McGuire Road, south of Poleline Ave. The property consists of four parcels, each with an existing home and several outbuildings, totaling 18.11 acres. The applicant is requesting a City R-2 zoning. The intent is to develop these parcels as small lot detached single family subdivision, similar to that found to the southeast in Montrose. As such, this proposal is consistent with the surrounding development patterns and annexation into the City with an R-2 Zoning is consistent with both the surrounding zoning as well as the future land use map.

Existing Zoning\*

Agriculture

Adjacent Zoning\*

R-1, Agriculture

Current Land Use\*

Single-family

Adjacent Land Use\*

Single-family

**Proposed Zone\***

R-2

---

## Owner Information

**Name\***

Wild Horse Investments, LLC et. al.

**Company**

**Phone\***

314-753-6622

**Email\***

mike@stegmanns.us

**Address\***

14899 W. Stub Avenue

**City, State, Zip Code**

Rathdrum, ID 83858

---

## Application Certification

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



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

Austin J Fuller  
Aug 5, 2025



**McGuire Annexation**

The site of the proposed annexation is located in the Northeast ¼ of Section 32, T51N, R5W along the west side of McGuire Road, south of Poleline Ave. The property consists of four parcels, each with an existing home and several outbuildings, totaling 18.11 acres. The applicant is requesting a City R-2 zoning. See below for a Vicinity Map.

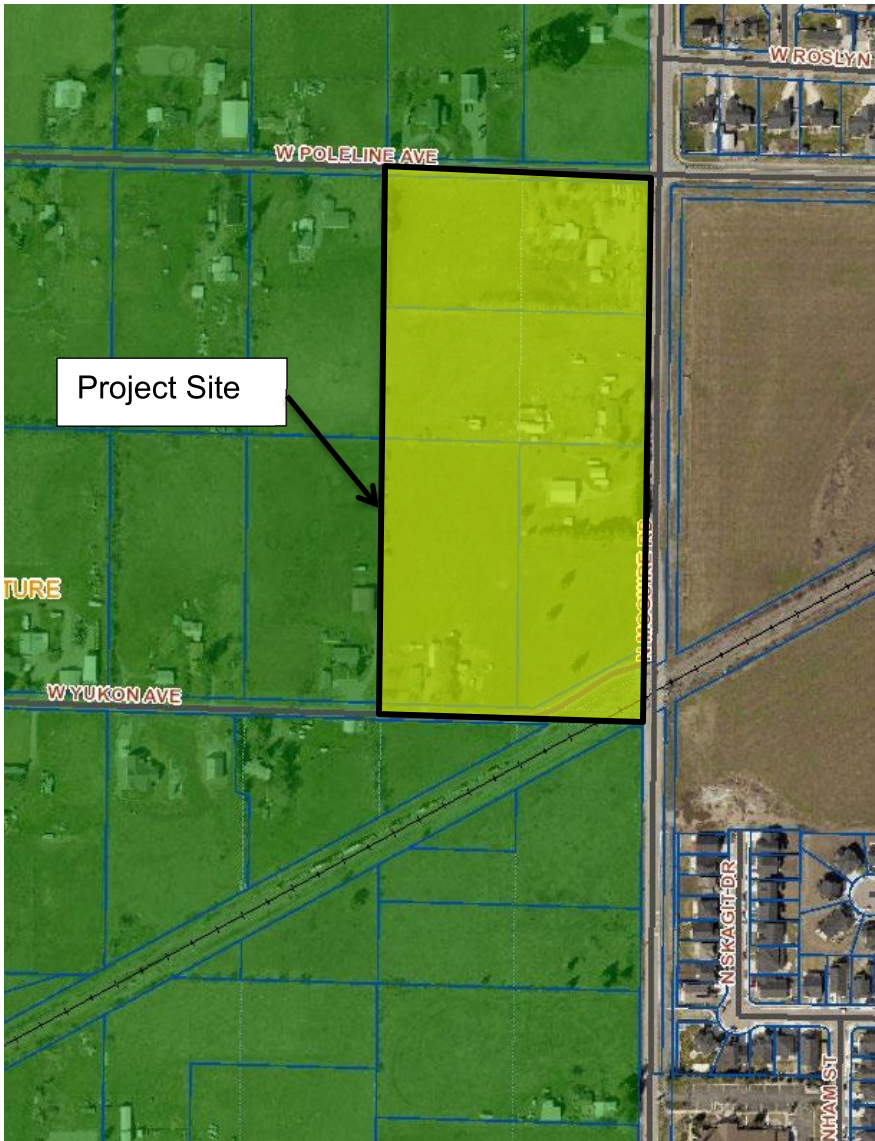


Figure 1: Vicinity Map

The Montrose subdivision is located across McGuire to the southeast. Large lot residential properties adjoin on the West.

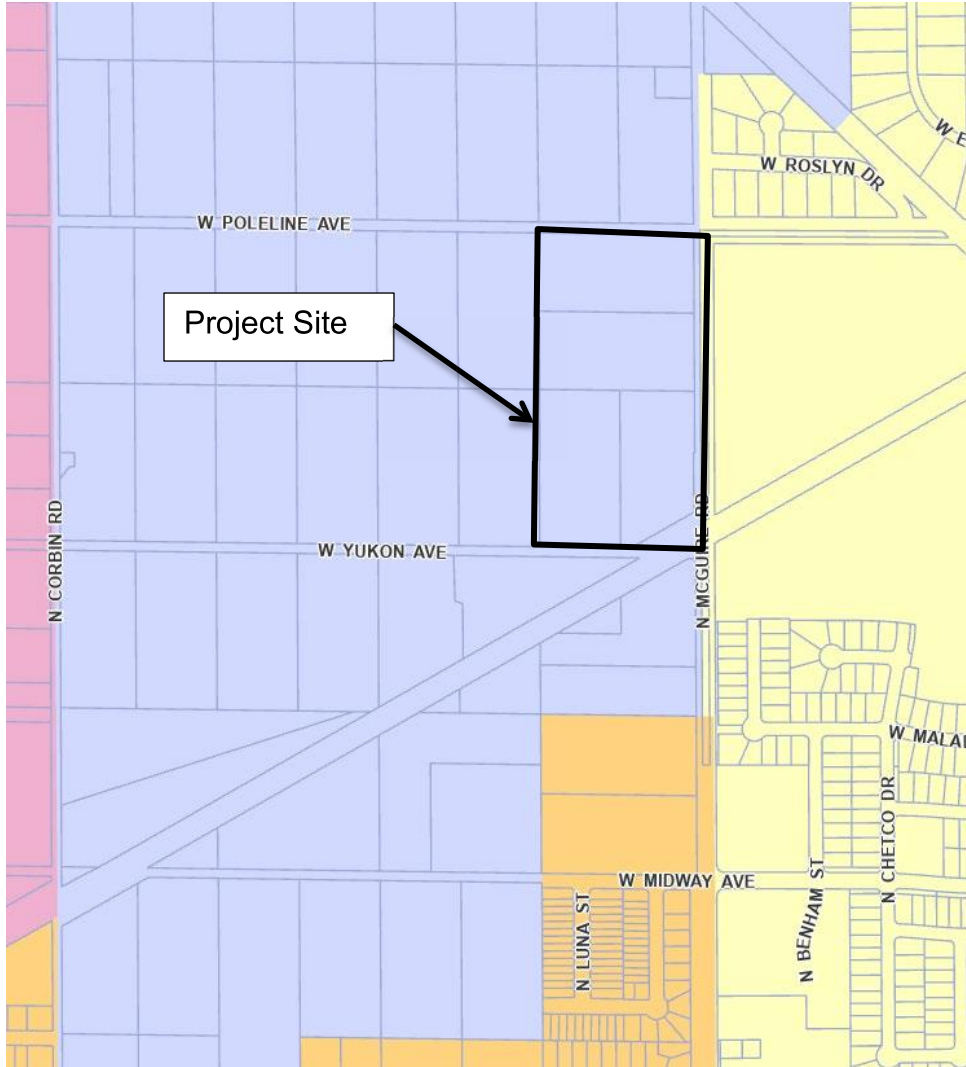









Figure 2: Future Land Use Map

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Business/Industrial
-  Business/Commercial
-  Commercial
-  Transitional

**Zoning:**

As shown on the future land use map, the property has a transitional land use designation, which then directs us to the focus area map for more guidance. This property is located within the West Prairie focus area where “Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials. This area may benefit from a subarea plan that examines lot and block development patterns to aid transition of fire-acre lots.” Because McGuire and Poleline are both designated as minor arterials, an R-2 zoning would be consistent with the focus area plan. The intent is to develop these parcels as small lot detached single family subdivision, similar to that found to the southeast in Montrose. As such, this proposal is consistent with the surrounding development patterns and annexation into the City with an R-2 Zoning is consistent with both the surrounding zoning as well as the future land use map.

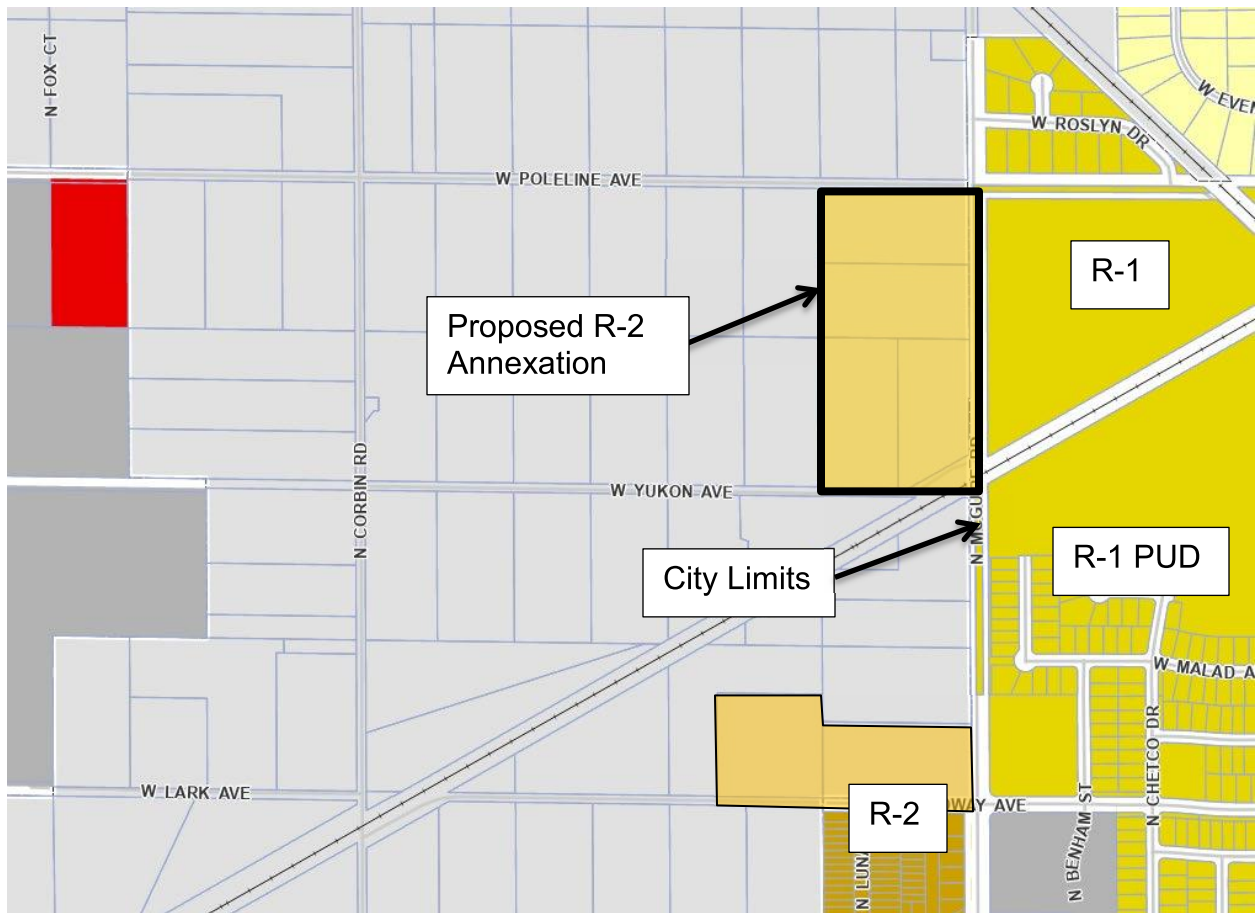


Figure 3: Zoning Map

When annexation is being considered, continuity can be an important factor in determining the timing such an action. The dedication of right of way that comes as a part of the annexation is also an important factor. The applicants for this annexation have taken considerable time and

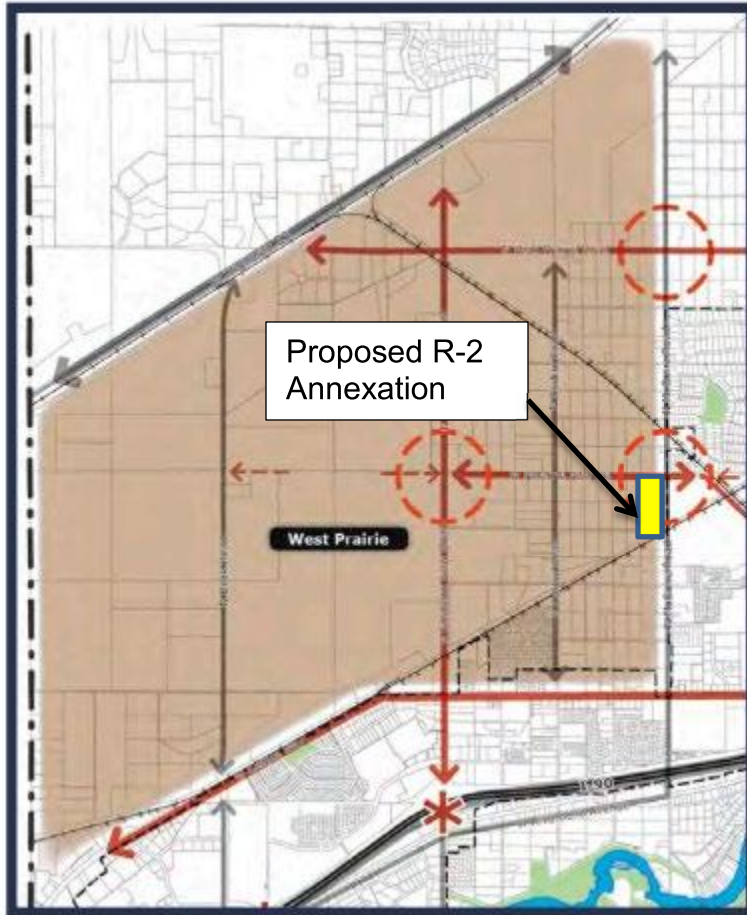
effort to consolidate these four parcels into one application for annexation. The right of way dedication that comes as part of this application is done so at no cost to the City and is a critical part of the City's transportation master plan. The southwest corner of Poleline and McGuire is especially important considering the arterial functional classification of both streets. Without the annexation, any future intersection improvements will necessitate the acquisition of right of way as a project cost. Additionally, the follow on development of the property will provide for widening to arterial standards along McGuire (1/4 mile) and Poleline (1/8 mile). Again, these improvements come at no cost to the City, and while the traffic demand at the current moment does not necessitate the need for such a widening, the City transportation master plan foresees the need for it in the future. The annexation and follow on development therefore provides for significant infrastructure construction at no cost to the public. While it's recognized that there are maintenance costs associated with early construction of such a widening project, those pale in comparison to the actual construction and right of way acquisition costs that would result from not annexing the property.

**Utilities and Access:**

Primary access to this property will be from Yukon and Poleline via local access streets. No direct access to McGuire is proposed. Water is located in all three surrounding streets, and sewer is located on the eastern side of McGuire and is of adequate size and depth to serve the property. McGuire Road and Poleline will be widened to Minor Arterial standards. Yukon will be improved to local access standards. Dry utilities are also located on the property and available to serve any future development on site.

**Comprehensive Plan Analysis:**

This property is located within the West Prairie focus area, which is a "County Peninsula" and nearly surrounded by the City. This area is considered a priority for annexation and is considered infill. The future land use map designates this area to be Medium Density Residential which encompasses all types of single family residential uses. The requested R-2 zone is an implementing zoning district in Medium Density Residential.



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

**Land Use:**

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

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

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

The proposed annexation and subdivision are located at the intersection of a minor arterial (Poleline Ave) and a minor arterial (McGuire Road). Annexation will provide for the dedication of the right of way for both of these streets along their respective frontages. The following

subdivision will provide for the widening of those streets and an expansion of the pedestrian network in that area. As such, approval of this application will improve the capacity of the adjoining street network. The street layout contained in the follow on subdivision application will provide for connectivity to the adjoining properties to allow for orderly expansion of the residential street network, thus allowing for the orderly expansion of utilities as well as the transportation network without adding an undue number of approaches onto McGuire.

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

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

The street network is designed for safety and will provide for an interconnected grid and small block street network. The streets are designed such that all homes will face the street. The existing home on the property has an existing driveway off of McGuire which will be modified to access from the internal streets.

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

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

This collaboration between adjoining land owners to annex and develop these properties is relatively unique in so much that it rarely occurs with such fractured ownership. The City's long term sustainability is served by the above discussed dedication and follow on development of two arterial streets at no cost to the City and it's tax payers. This supports the transportation master plan and reduces the financial impact that growth and development have on City infrastructure.

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

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

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

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

The decision to annex these properties when requested allows the City to exact the right of way dedication for the adjoining arterial streets at no cost to the tax payer. This right of way

acquisition, should the annexation be denied, would become a future project cost, the burden of which would fall on the tax payer rather than the developer. As such, there is a significant financial benefit to the City by annexing the property at this time.

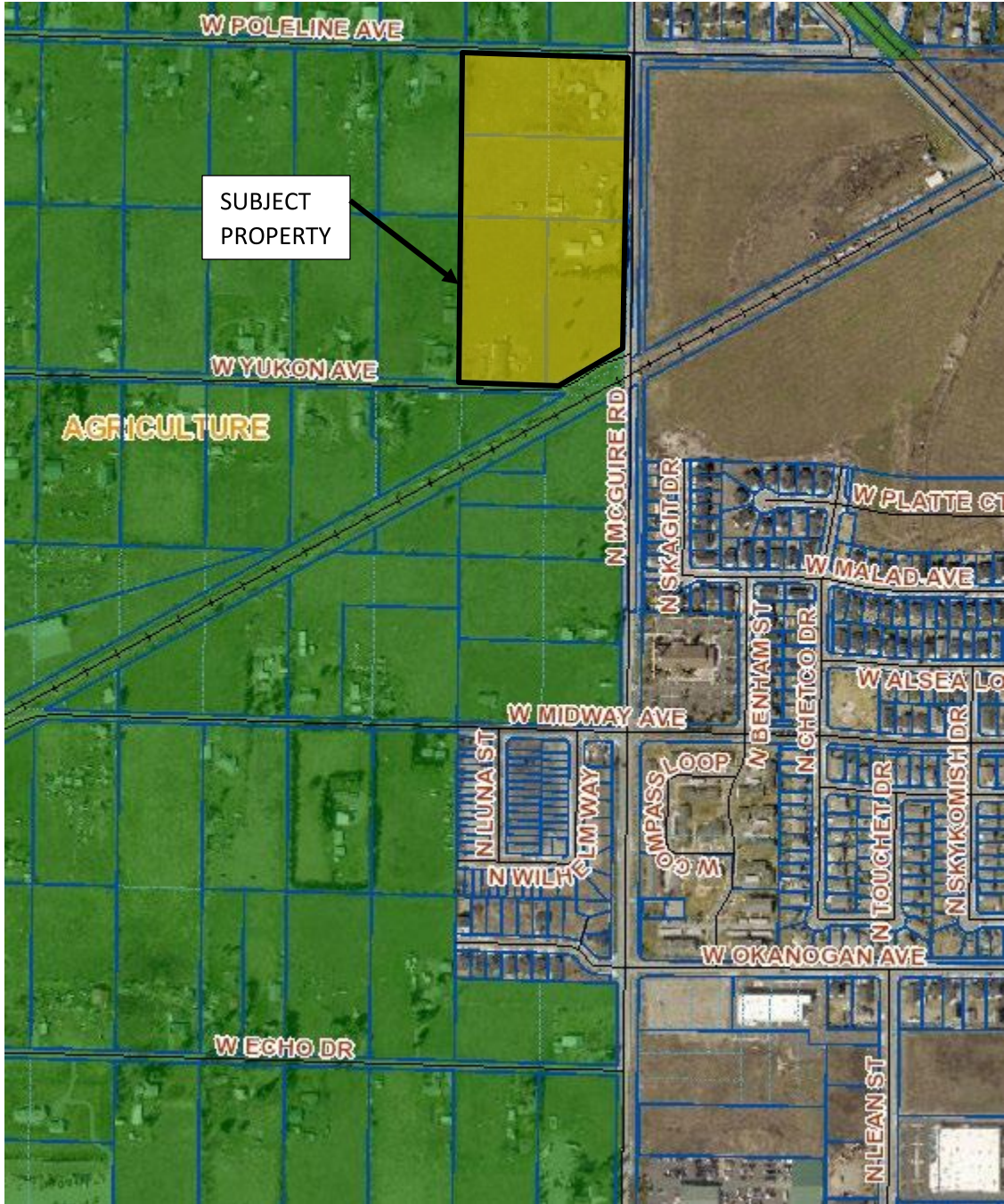
Transportation Goal G.06: *Maintain and improve Post Falls' transportation network, on pace and in concert with need and plan objectives.*

As discussed above, staying ahead of transportation needs is vital to ensuring that the City has a functional transportation network. As such, it is both fiscally responsible and prudent to take advantage of right of way acquisition when it comes available as part of an annexation, especially when those properties front arterial or collector streets.

**Conclusion:**

The proposed annexation and follow on subdivision are both supported by the comprehensive plan as outlined in this narrative therefore we are requesting approval of the annexation and zoning as presented.

Vicinity Map



May 13, 2025

To Whom It May Concern,

Until further notice, Scott and Patricia Hall hereby authorizes Ray Kimball of Whipple Consulting Engineers to act as my agent and representative for the purposes of submitting annexation requests, rezoning requests, and any other land entitlement application to the City of Post Falls on my behalf for my property located at the below address. Property owners will receive copies of all documents submitted on behalf of property address and this permission is set to expire upon closing date of September 30, 2025.

Sincerely, Scott Hall  
Patricia Hall

Address: 2573 W YUKON AVENUE  
POST FALLS, ID 83854  
\_\_\_\_\_

**Wild Horse Investments, LLC  
14899 W Stub Ave  
Rathdrum, ID 83858**

August 4, 2025

**Re: 2207 N McGuire, Post Falls, ID 83854**

To Whom It May Concern:

Ray Kimball of Whipple Consulting Engineers represents our firm and is authorized to act on our behalf for all matters related to land use, annexation, and zoning applications for the above referenced address. This authorization is effective until further notice.

Wild Horse Investments, LLC

A handwritten signature in blue ink, appearing to read "Michael D Stegmann", with a large, sweeping flourish extending to the right.

By: Michael D Stegmann, Manager

314-753-6622  
mike@stegmanns.us

Authorized Representative:  
Whipple Consulting Engineers Inc  
21 S. Pines Rd Phone:509-893-2617  
Email: rkimball@whipplece.com

Re: Client Letter of Authorization for

Weed Family Trust  
2177 N McGuire Rd  
Post Falls, ID 84854

To Whom it May Concern,

We, Larry and Rena Weed, hereby authorize Whipple Consulting Engineers Inc, Wild Horse Investments LLC and/or their agents, to act on my behalf in all manners relating to the annexation of Parcel 0296032032AA located at (2177 N McGuire Rd) including representation with the City of Post Falls, Greenacres Irrigation District and all other applicable agencies. Any and all acts carried out by Whipple Consulting Engineers Inc, Wild Horse Investments LLC and/or their agents on our behalf shall have the same effect as acts of our own.

Sincerely,

Larry Weed 08/04/2025 05:44 PM  
Print Name: Date  
Larry Weed

Rena Weed 08/04/2025 05:46 PM  
Print Name: Date  
Rena Weed

Authorized Representative:  
Whipple Consulting Engineers Inc  
21 S. Pines Rd Phone:509-893-2617  
Email: rkimball@whipplece.com

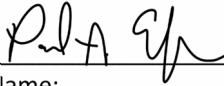
**Re: Client Letter of Authorization**

To Whom it May Concern,

Prestige EMC LLC, hereby authorizes Whipple Consulting Engineers Inc to act on our behalf in all manners relating to the annexation of Parcel 0296032001AA (AKA 2468 Poleline Ave), including representation with the City of Post Falls, Greenacres Irrigation District and all other applicable agencies. Any and all acts carried out by Whipple Consulting Engineers Inc on our behalf shall have the same effect as acts of our own.

This authorization is valid until further notice from Paul A. Elfers, authorized Representative for Prestige EMC LLC.

Sincerely,



8/04/2025

Print Name:

Date

Prestige EMC LLC, by Paul A. Elfers, member









**POST FALLS**  
SCHOOL DISTRICT #273

**DISTRICT OFFICE**  
P.O. Box 40  
Post Falls, ID 83877  
PHONE 208-773-1658  
FAX 208-773-3218  
[www.pfsd.com](http://www.pfsd.com)

---

September 15, 2025

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 requests financial mitigation for smaller developments.

The enrollment status and capacity of each school for the 2025-2026 school year are listed below.

The district will review/revise the current long-range facility plan during the 2027-2028 school year. A copy of the current plan is included with this letter.

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

School	2025-2026 Enrollment	Building Capacity
Greensferry Elementary	392	525
Mullan Trail Elementary	321	500
Ponderosa Elementry	440	570
Prairie View Elementary	376	525
Seltice Elementary	372	560
Treaty Rock Elementary	366	525
West Ridge Elementary	428	525
Post Falls Middle School	775	920
River City Middle School	554	750
Post Falls High School	1663	1800
New Vision High School	124	225

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

Sincerely,



Dena Naccarato  
Superintendent

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

# Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 23, 2025

Nancy Thurwatcher  
Planning Administrative Specialist  
nthurwatcher@postfalls.gov

## RE: Notice to Jurisdiction Response

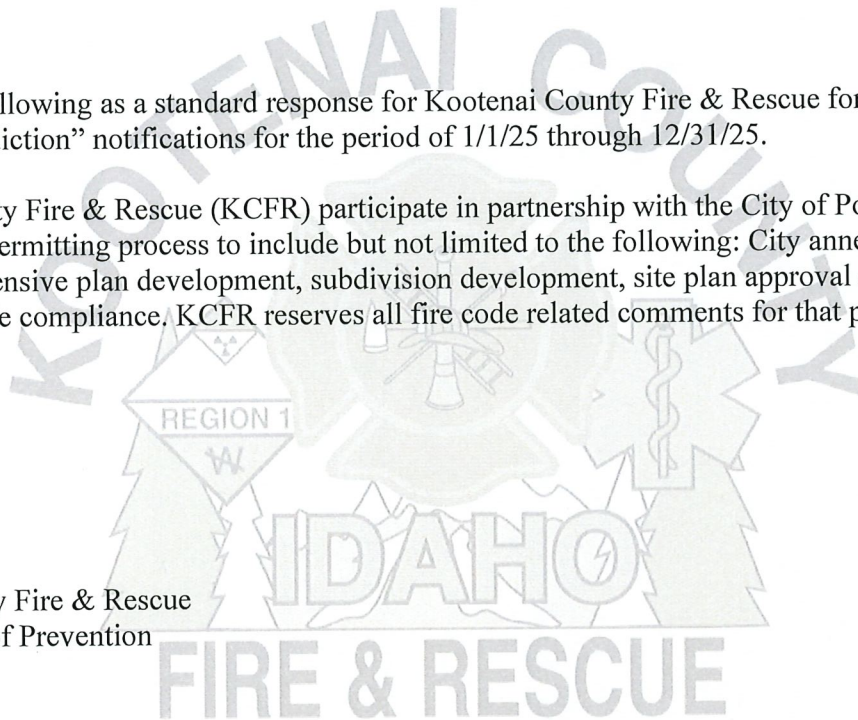
Dear Nancy,

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

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

Respectfully,

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



## Nancy Thurwachter

---

**From:** Robert Beachler <Robert.Beachler@itd.idaho.gov>  
**Sent:** Monday, September 29, 2025 9:38 AM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4

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

No Comment from the Idaho Transportation Department.

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

---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>  
**Sent:** Friday, September 26, 2025 12:09 PM  
**To:** Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; 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>; Lee Barns <lee.barnes@tdstelecom.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 <tgallon@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

**Subject:** Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4

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

Good afternoon,

Please find attached the Notice to Jurisdictions for the McGuire Annexation File No. ANNX-25-4 that is scheduled for the Planning and Zoning meeting on October 14, 2025. The draft staff report will be on the city’s website shortly.

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



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

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

## Nancy Thurwachter

---

**From:** Martinez, Leo <Leo.Martinez@p66.com>  
**Sent:** Tuesday, September 30, 2025 10:07 AM  
**To:** Nancy Thurwachter  
**Subject:** Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4  
**Attachments:** Exhibit PH-2 NTJ\_McGuire Annexation.pdf; YPL\_228.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 Marelin,

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

Please be sure to keep me updated as the project moves forward.  
(P66 Response 13120)

Thank you

---

### 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](mailto:Leo.Martinez@phillips66.com)



The information in this electronic message is privileged and confidential and is intended solely for the use of the individual(s) and/or entity named above, and any unauthorized disclosure, copying, distribution or taking of any action in reliance upon on the contents of these electronically transmitted materials is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and destroy this message and any copies.

---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>  
**Sent:** Friday, September 26, 2025 12:09 PM  
**To:** Ali Marenau <AMarienu@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 Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; 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>; Lee Barns <lee.barnes@tdstelecom.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>; 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 <tgallopp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>  
**Subject:** [EXTERNAL]Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

Good afternoon,

Please find attached the Notice to Jurisdictions for the McGuire Annexation File No. ANNX-25-4 that is scheduled for the Planning and Zoning meeting on October 14, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

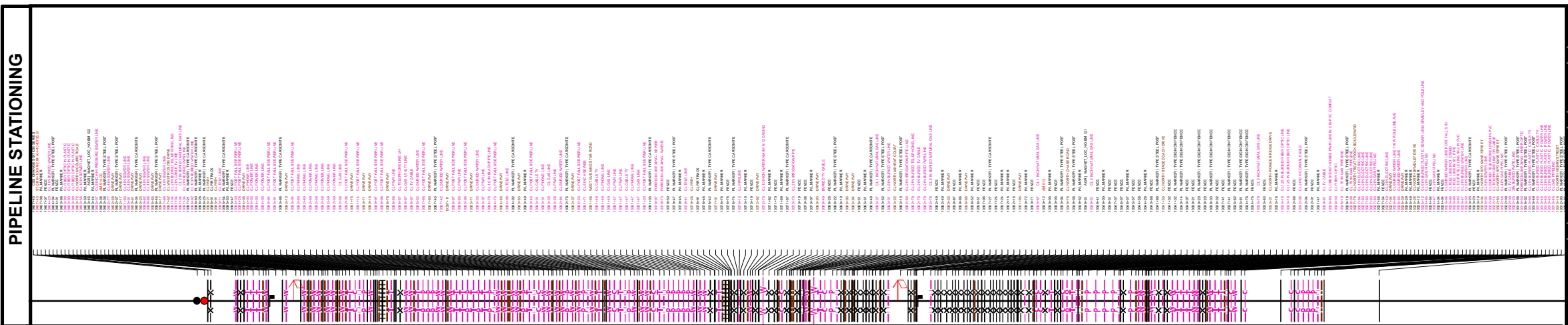
(208) 457-3338



---

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

---



### PIPE SPECIFICATIONS

CASING DETAIL			
BEGIN	END	NOM DIA	CROSSING
10378+52	10379+42	14	RAILROAD
10395+60	10396+13	14	RAILROAD
10403+37	10403+97	14	ROAD

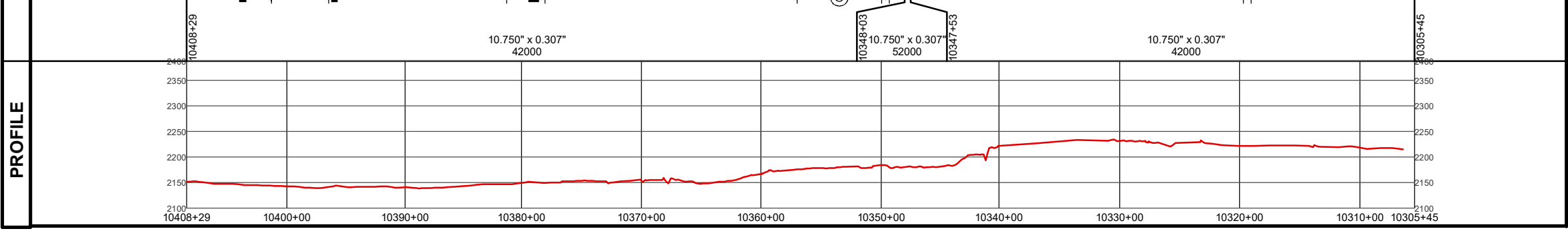
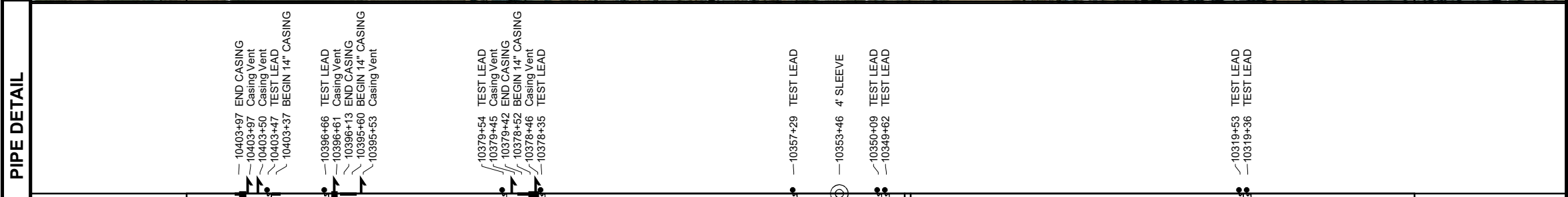
COATING DETAIL		
BEGIN	END	COATING
10305+45	10347+53	LAYERED_CTE
10347+53	10348+03	EXTRUDED
10348+03	10353+45	LAYERED_CTE
10353+45	10353+51	POLYGUARD/ROCK
10353+51	10370+70	LAYERED_CTE
10370+70	10370+73	GEOTEX
10370+73	10408+29	LAYERED_CTE

PIPE DETAIL							
BEGIN	END	OD x WT	SPEC	SMYS	LS	INSTAL	MANUF
10305+45	10347+53	10.75 x 0.307	API-5LX	42000	ERW	1/1/1954	KAISER STEEL
10347+53	10348+03	10.75 x 0.307	API-5L	52000	ERW	4/24/2001	CALIFORNIA STEEL
10348+03	10408+29	10.75 x 0.307	API-5LX	42000	ERW	1/1/1954	KAISER STEEL

ANC 10408+29 **YP-2-60 - Cataldo to ID-WA Border** 10305+45

PLS T51N R5W Sec 29 T51N R5W Sec 28 T51N R5W Sec 27



### Legend

Focus Pipe Line	1000' Station Increment
Reference Pipe Line	Station Equation
AIP or Sold Pipe Lines	Test Lead
Township/Range Line	AGM / AGR
Section/Abstract Line	Bypass Valve
County Line	Block Valve (MOV, Manual)
State Line	Blowoff or Relief Valve
Sheet Note	Check Valve
Waterway	Sleeve
Road or Highway	Reducer
Railroad	Pig Signal
Fence	Cathodic Protection System
Telephone Line	Meter
OH Power Line	Regulator Setting
Buried Power Line	Tap, Tee, Branch Connect
Television Cable / Fiber Optic Cable	Aerial Marker
Water Line	Launcher, Receiver, or Scraper Trap
Pipeline	Vent
Sewer Line, Field Tile	
Property Line	
Casing	
River Weight	

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

**ENGINEERING ALIGNMENT SHEET**  
YELLOWSTONE WEST 10 IN PRODUCTS (YP-02)  
THOMPSON FALLS TO SPOKANE TERMINAL

SCALE: 0 500 1,000 2,000 Feet

GENERATION DATE 01/27/23	DRAWING NAME YPL_W_YP02	MAP NUMBER 228 of 294
-----------------------------	----------------------------	--------------------------

## Nancy Thurwachter

---

**From:** Jonie Anderson <Jonie@postfallshd.com>  
**Sent:** Tuesday, October 7, 2025 10:21 AM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4

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

Good morning,

In review of the McGuire Annexation, ANNX-25-4, the Post Falls Highway District requests the following:

- The City of Post Falls annex the portions of W Poleline Avenue and W Yukon Avenue adjacent to their proposed boundaries.
- No direct access to W Yukon Avenue be allowed in the Annexation Agreement.

Kind regards,  
Jonie

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

p 208.765.3717  
[contactus@postfallshd.com](mailto:contactus@postfallshd.com)



---

**From:** 'Nancy Thurwachter' via Contact Us <[contactus@postfallshd.com](mailto:contactus@postfallshd.com)>  
**Sent:** Friday, September 26, 2025 12:09 PM  
**To:** Ali Marenau <[AMarienau@kmpo.net](mailto:AMarienau@kmpo.net)>; Alynette Farley <[abfarley@BPA.Gov](mailto:abfarley@BPA.Gov)>; Amanda Raymond <[arraymond@bpa.gov](mailto:arraymond@bpa.gov)>; Avista <[c01\\_Real\\_Estate@avistacorp.com](mailto:c01_Real_Estate@avistacorp.com)>; Avista <[cdaconst@avistacorp.com](mailto:cdaconst@avistacorp.com)>; Ben Tarbutton <[btarbutton@kcgov.us](mailto:btarbutton@kcgov.us)>; Carey Borchardt <[carey.borchardt@charter.com](mailto:carey.borchardt@charter.com)>; Carolyn Bostick <[cbostick@cdapress.com](mailto:cbostick@cdapress.com)>; Carrie Ann Hewitt <[carrieann.hewitt@itd.idaho.gov](mailto:carrieann.hewitt@itd.idaho.gov)>; [cingle@kcgov.us](mailto:cingle@kcgov.us); Chris Way <[cway@kootenaifire.com](mailto:cway@kootenaifire.com)>; Christina Petit <[christina@postfallschamber.com](mailto:christina@postfallschamber.com)>; Christine Harmon <[christine.harmon@deq.idaho.gov](mailto:christine.harmon@deq.idaho.gov)>; [cschneider@kec.com](mailto:cschneider@kec.com) <[cschneider@kec.com](mailto:cschneider@kec.com)>; Dan Rest <[drest@hbkengeering.com](mailto:drest@hbkengeering.com)>; Dan Ryan <[danr@kootenaifire.com](mailto:danr@kootenaifire.com)>; Dan Selden <[danselden@hotmail.com](mailto:danselden@hotmail.com)>; Dan Zeck <[dan@eastgreenacres.org](mailto:dan@eastgreenacres.org)>; Daniel Mavrinac <[Daniel.Mavrinac@BNSF.com](mailto:Daniel.Mavrinac@BNSF.com)>; David Callahan <[dcallahan@kcgov.us](mailto:dcallahan@kcgov.us)>; David Haggerty <[David.Haggerty@tdstelecom.com](mailto:David.Haggerty@tdstelecom.com)>; [dena.naccarato@sd273.com](mailto:dena.naccarato@sd273.com); DEQ <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Devin Weeks <[dweeks@cdapress.com](mailto:dweeks@cdapress.com)>; Gina Dillman <[gdillman@republicservices.com](mailto:gdillman@republicservices.com)>; Glen Miles <[Gmiles@kmpo.net](mailto:Gmiles@kmpo.net)>; Gregory Ashley <[gregory.Ashley@williams.com](mailto:gregory.Ashley@williams.com)>; Jame Davis <[jame.davis@intermaxteam.com](mailto:jame.davis@intermaxteam.com)>; Jeff Boren <[Jeffrey.Boren@charter.com](mailto:Jeffrey.Boren@charter.com)>; Jeremy Hofer <[jhofer@kec.com](mailto:jhofer@kec.com)>; Jeryl Archer <[jeryla@kootenaifire.com](mailto:jeryla@kootenaifire.com)>; Jessie Holderman <[JHolderman@kec.com](mailto:JHolderman@kec.com)>; Jordan Wirth <[Jordan.T.Wirth@usps.gov](mailto:Jordan.T.Wirth@usps.gov)>; Karen Philips <[Karen.Phillips@avistacorp.com](mailto:Karen.Phillips@avistacorp.com)>; Kevin Linville <[kevin.linville@tdstelecom.com](mailto:kevin.linville@tdstelecom.com)>; Kevin Teo <[kevin.teo@ziply.com](mailto:kevin.teo@ziply.com)>;

Kris Faver ([kris.faver@tdstelecom.com](mailto:kris.faver@tdstelecom.com)) <[kris.faver@tdstelecom.com](mailto:kris.faver@tdstelecom.com)>; Kristen Rondo <[krondo@phd1.idaho.gov](mailto:krondo@phd1.idaho.gov)>; Kurt Larson <[klarson@kec.com](mailto:klarson@kec.com)>; Lee Barns <[lee.barnes@tdstelecom.com](mailto:lee.barnes@tdstelecom.com)>; Leo Martinez <[leo.martinez@p66.com](mailto:leo.martinez@p66.com)>; Lori Cogley <[lcogley@kec.com](mailto:lcogley@kec.com)>; Lynn Sandsor <[lynn.sandsor@aecocom.com](mailto:lynn.sandsor@aecocom.com)>; Mike Patton <[Michael.m.patton@p66.com](mailto:Michael.m.patton@p66.com)>; Owens, Dylan <[Dylan.Owens@tdstelecom.com](mailto:Dylan.Owens@tdstelecom.com)>; Panhandle Health General <[ehapplications@phd1.idaho.gov](mailto:ehapplications@phd1.idaho.gov)>; Patricia M. Corrigan <[pcorrigan@hbkeengineering.com](mailto:pcorrigan@hbkeengineering.com)>; [contactus@postfallshd.com](mailto:contactus@postfallshd.com); Robert Beachler <[Robert.Beachler@itd.idaho.gov](mailto:Robert.Beachler@itd.idaho.gov)>; Ron Wilson <[Ron@eastgreenacres.org](mailto:Ron@eastgreenacres.org)>; Ross Point Water <[rosspointwater@yahoo.com](mailto:rosspointwater@yahoo.com)>; Scott Morton <[smorton@republicservices.com](mailto:smorton@republicservices.com)>; Shawn Magat <[Shawn.Magat@tdstelecom.com](mailto:Shawn.Magat@tdstelecom.com)>; Tom kearns <[tkearns@idl.idaho.gov](mailto:tkearns@idl.idaho.gov)>; Tom Murn <[Tom.Murn@ZiPLY.com](mailto:Tom.Murn@ZiPLY.com)>; URA <[postfallsura@gmail.com](mailto:postfallsura@gmail.com)>

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

**Subject:** Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4

Good afternoon,

Please find attached the Notice to Jurisdictions for the McGuire Annexation File No. ANNX-25-4 that is scheduled for the Planning and Zoning meeting on October 14, 2025. The draft staff report will be on the city's website shortly.

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



---

The City of Post Falls has changed our domain to [POSTFALLS.GOV](http://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:** Jonie Anderson <Jonie@postfallshd.com>  
**Sent:** Monday, October 13, 2025 11:06 AM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4

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

Post Falls Highway District amends our comments and requests the following:

- The City of Post Falls annex the portions of W Poleline Avenue and W Yukon Avenue adjacent to their proposed boundaries.
- The Post Falls Highway District will have further comments concerning the access and alignment of W. Yukon Avenue at the time of the subdivision request. We look forward to providing those details during that process.

Kind regards,

Jonie

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

p 208.765.3717  
[contactus@postfallshd.com](mailto:contactus@postfallshd.com)



---

**From:** 'Nancy Thurwachter' via Contact Us <[contactus@postfallshd.com](mailto:contactus@postfallshd.com)>  
**Sent:** Friday, September 26, 2025 12:09 PM  
**To:** Ali Marenau <[AMarienu@kmpo.net](mailto:AMarienu@kmpo.net)>; Alynette Farley <[abfarley@BPA.Gov](mailto:abfarley@BPA.Gov)>; Amanda Raymond <[arraymond@bpa.gov](mailto:arraymond@bpa.gov)>; Avista <[c01\\_Real\\_Estate@avistacorp.com](mailto:c01_Real_Estate@avistacorp.com)>; Avista <[cdaconst@avistacorp.com](mailto:cdaconst@avistacorp.com)>; Ben Tarbutton <[btarbutton@kcgov.us](mailto:btarbutton@kcgov.us)>; Carey Borchardt <[carey.borchardt@charter.com](mailto:carey.borchardt@charter.com)>; Carolyn Bostick <[cbostick@cdapress.com](mailto:cbostick@cdapress.com)>; Carrie Ann Hewitt <[carrieann.hewitt@itd.idaho.gov](mailto:carrieann.hewitt@itd.idaho.gov)>; [cingle@kcgov.us](mailto:cingle@kcgov.us); Chris Way <[cway@kootenaifire.com](mailto:cway@kootenaifire.com)>; Christina Petit <[christina@postfallschamber.com](mailto:christina@postfallschamber.com)>; Christine Harmon <[christine.harmon@deq.idaho.gov](mailto:christine.harmon@deq.idaho.gov)>; [cschneider@kec.com](mailto:cschneider@kec.com) <[cschneider@kec.com](mailto:cschneider@kec.com)>; Dan Rest <[drest@hbkengineering.com](mailto:drest@hbkengineering.com)>; Dan Ryan <[danr@kootenaifire.com](mailto:danr@kootenaifire.com)>; Dan Selden <[danselden@hotmail.com](mailto:danselden@hotmail.com)>; Dan Zeck <[dan@eastgreenacres.org](mailto:dan@eastgreenacres.org)>; Daniel Mavrinac <[Daniel.Mavrinac@BNSF.com](mailto:Daniel.Mavrinac@BNSF.com)>; David Callahan <[dcallahan@kcgov.us](mailto:dcallahan@kcgov.us)>; David Haggerty <[David.Haggerty@tdstelecom.com](mailto:David.Haggerty@tdstelecom.com)>; [dena.naccarato@sd273.com](mailto:dena.naccarato@sd273.com); DEQ <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Devin Weeks <[dweeks@cdapress.com](mailto:dweeks@cdapress.com)>; Gina Dillman <[gdillman@republicservices.com](mailto:gdillman@republicservices.com)>; Glen Miles <[Gmiles@kmpo.net](mailto:Gmiles@kmpo.net)>; Gregory Ashley <[gregory.Ashley@williams.com](mailto:gregory.Ashley@williams.com)>; Jame Davis <[jame.davis@intermaxteam.com](mailto:jame.davis@intermaxteam.com)>; Jeff Boren <[Jeffrey.Boren@charter.com](mailto:Jeffrey.Boren@charter.com)>; Jeremy Hofer <[jhofer@kec.com](mailto:jhofer@kec.com)>; Jeryl Archer <[jeryla@kootenaifire.com](mailto:jeryla@kootenaifire.com)>; Jessie

Holderman <[JHolderman@kec.com](mailto:JHolderman@kec.com)>; Jordan Wirth <[Jordan.T.Wirth@usps.gov](mailto:Jordan.T.Wirth@usps.gov)>; Karen Philips <[Karen.Phillips@avistacorp.com](mailto:Karen.Phillips@avistacorp.com)>; Kevin Linville <[kevin.linville@tdstelecom.com](mailto:kevin.linville@tdstelecom.com)>; Kevin Teo <[kevin.teo@ziply.com](mailto:kevin.teo@ziply.com)>; Kris Faver ([kris.faver@tdstelecom.com](mailto:kris.faver@tdstelecom.com)) <[kris.faver@tdstelecom.com](mailto:kris.faver@tdstelecom.com)>; Kristen Rondo <[krondo@phd1.idaho.gov](mailto:krondo@phd1.idaho.gov)>; Kurt Larson <[klarson@kec.com](mailto:klarson@kec.com)>; Lee Barns <[lee.barnes@tdstelecom.com](mailto:lee.barnes@tdstelecom.com)>; Leo Martinez <[leo.martinez@p66.com](mailto:leo.martinez@p66.com)>; Lori Cogley <[lcogley@kec.com](mailto:lcogley@kec.com)>; Lynn Sandsor <[lynn.sandsor@aecom.com](mailto:lynn.sandsor@aecom.com)>; Mike Patton <[Michael.m.patton@p66.com](mailto:Michael.m.patton@p66.com)>; Owens, Dylan <[Dylan.Owens@tdstelecom.com](mailto:Dylan.Owens@tdstelecom.com)>; Panhandle Health General <[ehapplications@phd1.idaho.gov](mailto:ehapplications@phd1.idaho.gov)>; Patricia M. Corrigan <[pcorrigan@hbkengineering.com](mailto:pcorrigan@hbkengineering.com)>; [contactus@postfallshd.com](mailto:contactus@postfallshd.com); Robert Beachler <[Robert.Beachler@itd.idaho.gov](mailto:Robert.Beachler@itd.idaho.gov)>; Ron Wilson <[Ron@eastgreenacres.org](mailto:Ron@eastgreenacres.org)>; Ross Point Water <[rosspointwater@yahoo.com](mailto:rosspointwater@yahoo.com)>; Scott Morton <[smorton@republicservices.com](mailto:smorton@republicservices.com)>; Shawn Magat <[Shawn.Magat@tdstelecom.com](mailto:Shawn.Magat@tdstelecom.com)>; Tom kearns <[tkearns@idl.idaho.gov](mailto:tkearns@idl.idaho.gov)>; Tom Murn <[Tom.Murn@ZiPLY.com](mailto:Tom.Murn@ZiPLY.com)>; URA <[postfallsura@gmail.com](mailto:postfallsura@gmail.com)>

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

**Subject:** Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4

Good afternoon,

Please find attached the Notice to Jurisdictions for the McGuire Annexation File No. ANNX-25-4 that is scheduled for the Planning and Zoning meeting on October 14, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



---

The City of Post Falls has changed our domain to [POSTFALLS.GOV](http://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  
**Sent:** Saturday, October 4, 2025 10:24 AM  
**To:** Public Hearing Notice  
**Subject:** Online Form Submittal: Submit Written Public Testimony

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

## Submit Written Public Testimony

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

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

### Review Criteria

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

First Name Ray

Last Name Lackey

Address 2650 Poleline

Email Address [rayolackey@gmail.com](mailto:rayolackey@gmail.com)

City Post Falls

State ID

Zip Code 83854

Public Hearing	McGuire Annexation
Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<p>Formal Protest Against Proposed Annexation and R2 Zoning Designation</p> <p>To:  Post Falls Planning and Zoning Commission  408 North Spokane Street  Post Falls, Idaho 83854</p> <p>Subject: Protest of Annexation Proposal (File No. ANNX-25-4)  – North McGuire Road &amp; West Pauline Avenue</p> <p>Date: [10-4-2025]</p> <p>Dear Members of the Planning and Zoning Commission,  I am writing to formally protest the proposed annexation and zoning designation of Medium Density Residential (R2) for the approximately 18.11-acre property located near the southwest corner of North McGuire Road and West Poleline Avenue, north of West Yukon Avenue, as outlined in File No. ANNX-25-4.</p> <p>Concerns Regarding R2 Zoning Designation</p> <ol style="list-style-type: none"> <li>1. Incompatibility with Existing Neighborhood Character  The surrounding area is predominantly composed of low-density residential and rural properties. Introducing R2 zoning, which allows for duplexes and multi-unit dwellings, would disrupt the established character and aesthetic of the neighborhood.</li> <li>2. Insufficient Infrastructure and Road Capacity  The existing roadways—particularly North McGuire Road, West Poleline Avenue, and West Yukon Avenue—are not designed to support the increased traffic volume that R2 zoning would generate. These roads lack the capacity, width, and traffic control infrastructure necessary to safely accommodate the density associated with R2 development.</li> <li>3. Public Safety and Emergency Access  Increased traffic congestion could hinder emergency response times and pose safety risks for pedestrians, cyclists, and school buses operating in the area.</li> <li>4. Environmental and Quality of Life Impacts  Higher density development may lead to increased noise,</li> </ol>

reduced green space, and strain on local utilities and services, negatively impacting the quality of life for current residents.

Request for Reconsideration

I respectfully urge the Planning and Zoning Commission to:

- Reject the proposed R2 zoning designation for this annexation area.
- Conduct a comprehensive traffic impact study to assess the feasibility of increased density.
- Engage in broader community outreach to gather input from affected residents before proceeding.

This annexation and zoning decision will have long-term consequences for the community. It is imperative that the Commission prioritize responsible growth, infrastructure readiness, and the preservation of neighborhood integrity.

Thank you for your attention to this matter.

Sincerely,

Ray Lackey

2650 West Poleline Ave. Post Falls

[rayolackey@gmail.com](mailto:rayolackey@gmail.com)

970-456-6652

---

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

# Nancy Thurwachter

---

**From:** noreply@civicplus.com  
**Sent:** Wednesday, October 8, 2025 9:18 AM  
**To:** Public Hearing Notice  
**Subject:** Online Form Submittal: Submit Written Public Testimony

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

## Submit Written Public Testimony

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

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

### Review Criteria

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

---

First Name	Marsha
Last Name	Marhofke
Address	2337 N Howell RD
Email Address	gtxmlm@yahoo.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	McGuire Annexation

---

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<p>Please vote NO.</p> <p>It is amazing that at least 2 of the properties involved have recently been sold and the other land with buildings have been vacated. It already appears, that this is a done deal before it is legally approved.</p> <p>Please vote NO. Respectfully, Marsha and Jim Marhofke</p>

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



**Nancy Thurwachter**

---

**From:** noreply@civicplus.com  
**Sent:** Wednesday, October 8, 2025 6:28 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	Ashley
Last Name	Tilton
Address	2981 West Poleline Avenue
Email Address	ashleytilton22@gmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	McGuire Annexation

---

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<p>Dear Post Falls Planning and Zoning Commission,</p> <p>I am writing to formally express my opposition to the proposed McGuire Annexation located at the southwest corner of North McGuire Road and West Poleline Avenue.</p> <p>As a resident who lives just outside the current city limits, I am deeply concerned about the growing impact of rapid expansion in this area. Our roads, infrastructure, and community character are already strained. Adding additional medium-density residential development will only worsen traffic congestion, road deterioration, and overall safety, especially along McGuire Road and Poleline Avenue, which were never designed to handle such increased volume.</p> <p>Under PFMC 18.20.100, zoning decisions are to be evaluated for consistency with the City's Comprehensive Plan and whether the proposed district creates any demonstrable adverse impacts upon the delivery of public services. The McGuire Annexation clearly fails these criteria. The area's infrastructure cannot reasonably support the higher traffic and service demands this development would bring, nor does this proposal align with the community's long-term vision for balanced growth and sustainable land use. Allowing annexation without sufficient infrastructure, transportation planning, or public safety considerations violates both the spirit and intent of the City's comprehensive goals.</p> <p>Furthermore, it is disheartening to see outside developers continually entering our community, profiting from high-density projects that degrade the environment and permanently alter the landscape, then leaving behind the consequences for residents to shoulder. Those of us who live here every day see no return from these profits. Instead, we are left with crowded roads, rising taxes, loss of open space, and the erosion of the very character that once made this area beautiful and livable.</p> <p>Beyond infrastructure, this annexation would fundamentally change the rural and open feel that residents value in this area. Wildlife habitat, open space, and agricultural land are being replaced with dense housing at a pace that outstrips our region's ability to adapt. The cumulative effect of repeated</p>

annexations is transforming what was once a quiet, livable community into a crowded extension of the city.

I strongly urge the Commission to deny this annexation request until a comprehensive traffic impact study, infrastructure capacity review, and community impact assessment can be conducted; and until a plan is in place to preserve the rural integrity, safety, and environmental balance of the area.

Thank you for considering the voices of residents who will be most affected by this decision.

Sincerely,  
Ashley Tilton  
Resident on Poleline, Post Falls  
2086994024

---

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



## Nancy Thurwachter

---

**From:** Ashley Tilton <ashley@ashleyintelligence.biz>  
**Sent:** Wednesday, October 8, 2025 6:26 PM  
**To:** Public Hearing Notice  
**Subject:** Opposition to the McGuire Annexation Proposal (File No. ANNX-25-4)

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

Dear Post Falls Planning and Zoning Commission,

I am writing to formally express my opposition to the proposed McGuire Annexation located at the southwest corner of North McGuire Road and West Poleline Avenue.

As a resident who lives just outside the current city limits, I am deeply concerned about the growing impact of rapid expansion in this area. Our roads, infrastructure, and community character are already strained. Adding additional medium-density residential development will only worsen traffic congestion, road deterioration, and overall safety, especially along McGuire Road and Poleline Avenue, which were never designed to handle such increased volume.

Under PFCM 18.20.100, zoning decisions are to be evaluated for consistency with the City's Comprehensive Plan and whether the proposed district creates any demonstrable adverse impacts upon the delivery of public services. The McGuire Annexation clearly fails these criteria. The area's infrastructure cannot reasonably support the higher traffic and service demands this development would bring, nor does this proposal align with the community's long-term vision for balanced growth and sustainable land use. Allowing annexation without sufficient infrastructure, transportation planning, or public safety considerations violates both the spirit and intent of the City's comprehensive goals.

Furthermore, it is disheartening to see outside developers continually entering our community, profiting from high-density projects that degrade the environment and permanently alter the landscape, then leaving behind the consequences for residents to shoulder. Those of us who live here every day see no return from these profits. Instead, we are left with crowded roads, rising taxes, loss of open space, and the erosion of the very character that once made this area beautiful and livable.

Beyond infrastructure, this annexation would fundamentally change the rural and open feel that residents value in this area. Wildlife habitat, open space, and agricultural land are being replaced with dense housing at a pace that outstrips our region's ability to adapt. The cumulative effect of repeated annexations is transforming what was once a quiet, livable community into a crowded extension of the city.

I strongly urge the Commission to deny this annexation request until a comprehensive traffic impact study, infrastructure capacity review, and community impact assessment can be conducted; and until a plan is in place to preserve the rural integrity, safety, and environmental balance of the area.

Thank you for considering the voices of residents who will be most affected by this decision.

Sincerely,  
Ashley Tilton  
Resident on Poleline, Post Falls  
2086994024

# Nancy Thurwachter

---

**From:** noreply@civicplus.com  
**Sent:** Wednesday, October 8, 2025 6:49 PM  
**To:** Public Hearing Notice  
**Subject:** Online Form Submittal: Submit Written Public Testimony

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

## Submit Written Public Testimony

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

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

### Review Criteria

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

---

First Name	Myia
Last Name	Lackey
Address	2650 W Poleine
Email Address	myia.lackey@gmail.com
City	Post falls
State	ID
Zip Code	83854
Public Hearing	McGuire Annexation

---

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<p>I'm writing to express my strong opposition to the proposed annexation under R2 zoning for our area. My ultimate preference is that the annexation be denied entirely. If annexation proceeds despite community concerns, I urge you to designate the area as R1 to maintain consistency with the surrounding neighborhoods.</p> <p>Our community is bordered by R1-zoned areas, not including parts of Kootenai County where residents maintain rural lifestyles with horses, chickens, cows, and other livestock. R2 zoning would introduce higher-density development that is incompatible with the character, land use, and infrastructure of the surrounding area.</p> <p>We also have a school within walking distance, and increased density would raise serious safety concerns for children who walk or bike to school. There is an unmarked railroad crossing in the area that already poses risks, and additional traffic would only increase the danger.</p> <p>Moreover, the nearby cross street already experiences frequent speeding, and many local children ride motorbikes in the area. R2 zoning would exacerbate these safety issues and strain the infrastructure that was never designed for such density.</p> <p>R1 zoning would better preserve the integrity of our neighborhood, align with existing land use, and support sustainable, thoughtful growth. It would also respect the expectations of current residents and mitigate safety concerns tied to infrastructure and community dynamics.</p> <p>Thank you for considering the voices of those who live here. I welcome further dialogue and hope to see a zoning decision that reflects the values and realities of our community—ideally, by rejecting the annexation altogether.</p>

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



# Nancy Thurwachter

---

**From:** noreply@civicplus.com  
**Sent:** Wednesday, October 8, 2025 8:21 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	Paul
Last Name	Tilton
Address	675 N Megan St
Email Address	<i>Field not completed.</i>
City	Post falls
State	Idaho
Zip Code	83854
Public Hearing	McGuire Annexation

---

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<p>I'm writing to formally express my opposition to the proposed McGuire Annexation located at the southwest corner of North McGuire Road and West Poleline Avenue.</p> <p>As a resident who lives just outside the current city limits, I am deeply concerned about the growing impact of rapid expansion in this area. Our roads, infrastructure, and community character are already strained. Adding additional medium-density residential development will only worsen traffic congestion, road deterioration, and overall safety, especially along McGuire Road, which were never designed to handle such increased volume.</p> <p>Beyond infrastructure, this annexation would fundamentally change the rural and open feel that residents value in this area. Wildlife habitat, open space, and agricultural land are being replaced with dense housing at a pace that outstrips our region's ability to adapt. The cumulative effect of repeated annexations is transforming what was once a quiet, livable community into a crowded extension of the city.</p> <p>I strongly urge the Commission to deny this annexation request until a comprehensive traffic impact study, infrastructure capacity review, and community impact assessment can be conducted and until a plan is in place to preserve the rural integrity and safety of the area.</p> <p>Thank you for considering the voices of residents who will be most affected by this decision.</p> <p>Sincerely, Paul Tilton Resident of Post Falls</p> <p>Would you like me to tailor this to sound more formal and policy-based (e.g., citing specific planning criteria like PFMC 18.20.100), or keep it community-focused and emotional, like a neighbor's heartfelt appeal?</p> <p>You said: Can you keep this and add a paragraph citing specific planning criteria. As well as a paragraph about how these developers</p>

are coming into our city, our neighborhood, making millions of dollars destroying our beautiful area and ecosystem and then leaving, while we the people still living here don't see a cent of their earnings.

ChatGPT said:

Absolutely — here's your revised and strengthened version. This draft keeps your heartfelt, community-based tone but adds a paragraph referencing the Post Falls Municipal Code (PFMC 18.20.100) criteria and another addressing the developer profit and local impact issue.

Subject: Opposition to the McGuire Annexation Proposal (File No. ANNX-25-4)

Dear Post Falls Planning and Zoning Commission,

I am writing to formally express my opposition to the proposed McGuire Annexation located at the southwest corner of North McGuire Road and West Poleline Avenue.

As a resident who lives just outside the current city limits, I am deeply concerned about the growing impact of rapid expansion in this area. Our roads, infrastructure, and community character are already strained. Adding additional medium-density residential development will only worsen traffic congestion, road deterioration, and overall safety—especially along McGuire Road and Poleline Avenue, which were never designed to handle such increased volume.

Under PFMC 18.20.100, zoning decisions are to be evaluated for consistency with the City's Comprehensive Plan and whether the proposed district creates any demonstrable adverse impacts upon the delivery of public services. The McGuire Annexation clearly fails these criteria. The area's infrastructure cannot reasonably support the higher traffic and service demands this development would bring, nor does this proposal align with the community's long-term vision for balanced growth and sustainable land use. Allowing annexation without sufficient infrastructure, transportation planning, or public safety considerations violates both the spirit and intent of the City's comprehensive goals.

Furthermore, it is disheartening to see outside developers continually entering our community, profiting from high-density projects that degrade the environment, remove wildlife habitats, and permanently alter the landscape—then leaving behind the consequences for residents to shoulder. Those of us who live here every day see no return from these profits. Instead, we

are left with crowded roads, rising taxes, loss of open space, and the erosion of the very character that once made this area beautiful and livable.

Beyond infrastructure, this annexation would fundamentally change the rural and open feel that residents value in this area. Wildlife habitat, open space, and agricultural land are being replaced with dense housing at a pace that outstrips our region's ability to adapt. The cumulative effect of repeated annexations is transforming what was once a quiet, livable community into a crowded extension of the city.

I strongly urge the Commission to deny this annexation request until a comprehensive traffic impact study, infrastructure capacity review, and community impact assessment can be conducted—and until a plan is in place to preserve the rural integrity, safety, and environmental balance of the area.

Thank you for considering the voices of residents who will be most affected by this decision.

Sincerely,  
[Your Full Name]  
[Your Address or General Location – optional, e.g., “Resident on West Yukon Avenue”]  
[Your Email / Phone – optional]

Would you like me to make a slightly shorter and sharper version (for email submission) that keeps all the impact but fits comfortably in the city's addendum record format (typically 1 page max)?

You said:

Can you draft a second letter just like this but for my husband to send so we have more fuel for the fire.

ChatGPT said:

Perfect strategy — having multiple, individually written letters from residents carries far more weight with the Planning Commission. Here's a version for your husband that keeps the same strength and structure as yours but uses different phrasing and tone so it reads as a distinct, original statement while reinforcing the same key points.

Subject: Opposition to McGuire Annexation (File No. ANNX-25-4)

Dear Post Falls Planning and Zoning Commission,

I am writing to strongly oppose the proposed McGuire Annexation located near the intersection of North McGuire Road and West Poleline Avenue.

As someone who has lived just outside the Post Falls city limits for years, I've watched the rapid pace of development creep closer and closer to our neighborhood. The roads in this area are already pushed beyond what they were designed to handle. Increased traffic, unsafe congestion, and wear on our infrastructure are daily realities—and adding another medium-density housing project will make conditions even worse.

According to PFMC 18.20.100, proposed zoning districts must be consistent with the Comprehensive Plan and must not cause demonstrable adverse impacts on public services. This annexation clearly fails to meet that standard. The current infrastructure cannot support the influx of vehicles, increased service demand, and strain on emergency response resources. Approving this annexation would contradict the City's stated goals of planned, sustainable, and balanced growth.

Equally concerning is the ongoing pattern of outside developers profiting off our community's land and natural beauty. They buy up acreage, push through high-density projects, make their money, and move on—while we, the people who actually live here, are left to deal with the long-term consequences. Our open spaces, farmland, and wildlife habitats are being bulldozed for profit. The financial gain benefits the developers, not the community. We're the ones left with overcrowded neighborhoods, heavier traffic, and diminished quality of life.

This proposal is not in the best interest of Post Falls or its surrounding residents. It accelerates urban sprawl, threatens local ecosystems, and ignores the serious infrastructure limitations already evident in our area.

I urge the Commission to deny the McGuire Annexation and protect the integrity of our community, our environment, and our way of life.

Thank you for your time and for considering the voices of the residents who will have to live with the outcome of this decision.

Sincerely,  
[Your Husband's Full Name]  
[Address or General Location – optional, e.g., "Resident near

McGuire Road”]  
[Email / Phone – optional]

Would you like me to create a third, shorter version that either of you could send as an additional public comment (for example, from a different email or neighbor) to further strengthen the opposition record without sounding repetitive?

You said:

Do one more please and change it up a bit

ChatGPT said:

Absolutely — here’s a third distinct version of the opposition letter. This one uses a slightly more conversational but still professional tone, emphasizing quality of life, safety, and environmental loss, while varying the structure enough to sound authentically unique when submitted alongside your other two.

Subject: Please Reject the McGuire Annexation Proposal (File No. ANNX-25-4)

Dear Post Falls Planning and Zoning Commission,

I am writing to urge you to reject the proposed McGuire Annexation at McGuire Road and Poleline Avenue. This development is not in the best interest of the people who live here, nor does it reflect responsible city planning.

Those of us living just beyond the current city limits already deal with overcrowded roads, dangerous intersections, and heavy construction traffic. McGuire and Poleline are simply not equipped to handle the additional vehicles and congestion that this project will create. Infrastructure improvements have not kept pace with the rapid development we’ve seen in recent years, and approving yet another medium-density housing project without addressing those issues would be reckless and short-sighted.

The City’s own standards, as outlined in PFMC 18.20.100, require that any zoning decision align with the Comprehensive Plan and avoid causing demonstrable adverse impacts on public services. This proposal does neither. Public safety, traffic management, and emergency response services are already stretched thin. There is no demonstrated capacity to support additional development of this size without harming existing residents’ quality of life.

It’s also frustrating to watch large developers come into our

area, clear land, build high-density housing, and walk away with massive profits—while those of us who call this place home are left to deal with the consequences. They destroy open space, disrupt wildlife habitats, and alter the landscape forever, yet we receive none of the benefits. The money flows out of the community, while the noise, congestion, and loss of rural charm remain behind.

We chose to live here because of the open fields, the peace, and the sense of space. Each new annexation chips away at that. This is not progress—it's overdevelopment at the expense of residents and the environment.

I respectfully ask that you deny this annexation request and prioritize responsible, balanced growth that preserves the safety, livability, and natural character of our community.

Thank you for your time and consideration.

---

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



## Nancy Thurwachter

---

**From:** Rick Heinlein <rickheinlein22@gmail.com>  
**Sent:** Wednesday, October 8, 2025 8:12 PM  
**To:** Public Hearing Notice  
**Subject:** Opposition to McGuire Annexation (File No. ANNX-25-4)

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

Dear Post Falls Planning and Zoning Commission,

I am writing to strongly oppose the proposed McGuire Annexation located near the intersection of North McGuire Road and West Poleline Avenue.

As someone who has lived just outside the Post Falls city limits for years, I've watched the rapid pace of development creep closer and closer to our neighborhood. The roads in this area are already pushed beyond what they were designed to handle. Increased traffic, unsafe congestion, and wear on our infrastructure are daily realities; and adding another medium-density housing project will make conditions even worse.

The proposed zoning districts must be consistent with the Comprehensive Plan and must not cause demonstrable adverse impacts on public services according to PFMC 18.20.100. This annexation clearly fails to meet that standard. The current infrastructure cannot support the influx of vehicles, increased service demand, and strain on emergency response resources. Approving this annexation would contradict the City's stated goals of planned, sustainable, and balanced growth.

Equally concerning is the ongoing pattern of outside developers profiting off our community's land and natural beauty. They buy up acreage, push through high-density projects, make their money, and move on—while we, the people who actually live here, are left to deal with the long-term consequences. Our open spaces, farmland, and wildlife habitats are being bulldozed for profit. The financial gain benefits the developers, not the community. We're the ones left with overcrowded neighborhoods, heavier traffic, and diminished quality of life.

This proposal is not in the best interest of Post Falls or its surrounding residents. It accelerates urban sprawl, threatens local ecosystems, and ignores the serious infrastructure limitations already evident in our area.

I urge the Commission to deny the McGuire Annexation and protect the integrity of our community, our environment, and our way of life.

Thank you for your time and for considering the voices of the residents who will have to live with the outcome of this decision.

Sincerely,  
Richard Heinlein

Resident near McGuire Road off Poleline

**CITY OF POST FALLS  
STAFF REPORT**

---

**DATE:** OCTOBER 23, 2025  
**TO:** POST FALLS PLANNING AND ZONING COMMISSION  
**FROM:** JUSTIN SAUDER, ASSOCIATE PLANNER • [jsauder@postfalls.gov](mailto:jsauder@postfalls.gov) / 208-457-3336  
**SUBJECT:** STAFF REPORT FOR THE NOVEMBER 12, 2025, P&Z COMMISSION MEETING  
GAUL ANNEXATION ANNX-25-1

---

**INTRODUCTION:**

Ace Solutions, on behalf of the property owners, is requesting approval to annex approximately 7.76-acres consisting of four separate parcels within the City of Post Falls with a zoning request of Mixed Residential (RM) 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:** Gaul Annexation File No. ANNX-25-1

**Owners:** Treva and Nolan Gaul, 3309 East Bantam Court, Post Falls, ID 83854

**Applicant:** Ace Solutions, 761 North Thornton Street, Suite C, Post Falls, ID 83854

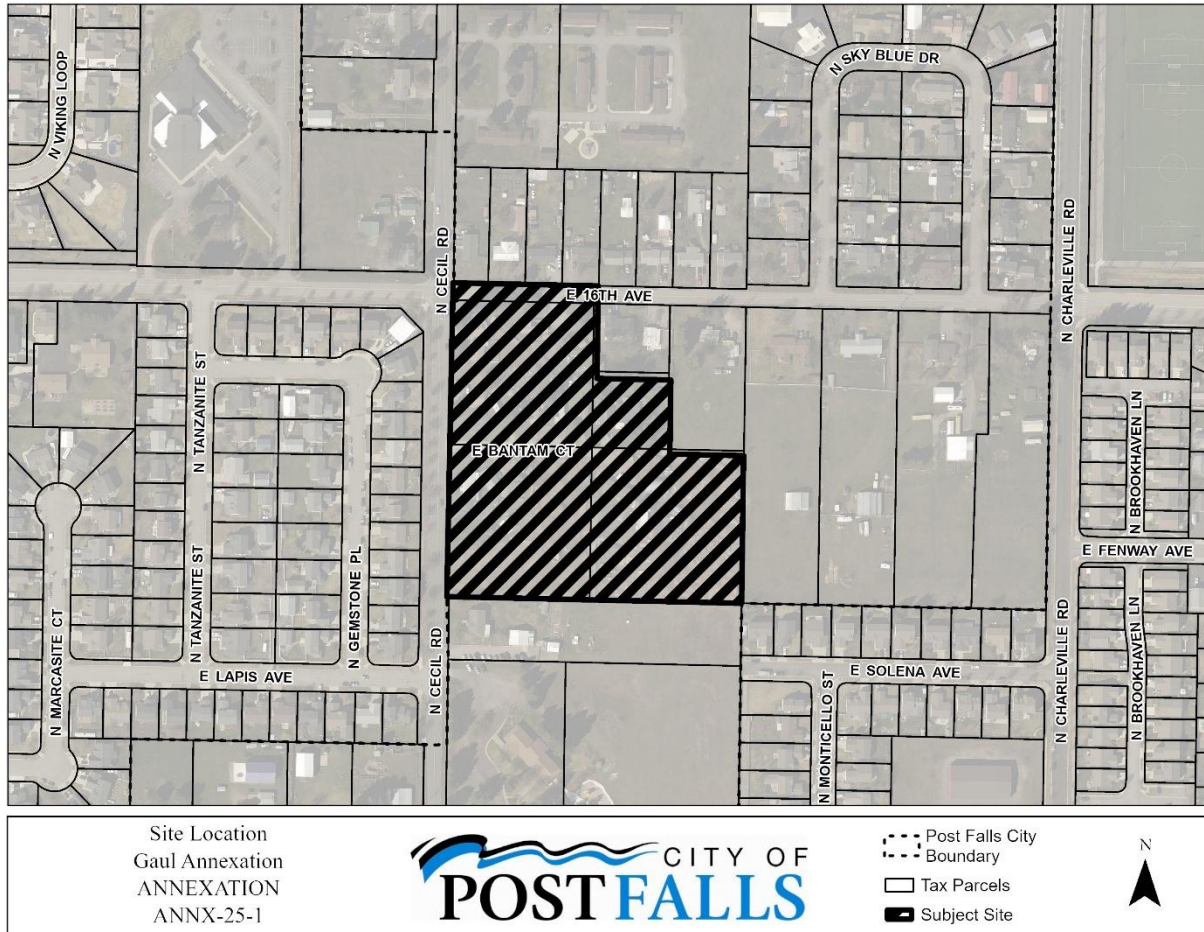
**Project Description:** Annex approximately 7.76-acres within the City of Post Falls with a zoning request of Mixed Residential (RM).

**Project Location:** The properties are generally located on the southeast corner of North Cecil Road and East 16<sup>th</sup> Avenue.

**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 east is single-family uses on larger lots within Kootenai County. Directly west across North Cecil Road is the Jasper Meadows subdivision in the Single-Family Residential (R1) zone.

**Area Context Vicinity Map:**



**EVALUATION OF ZONING APPROVAL CRITERIA:**

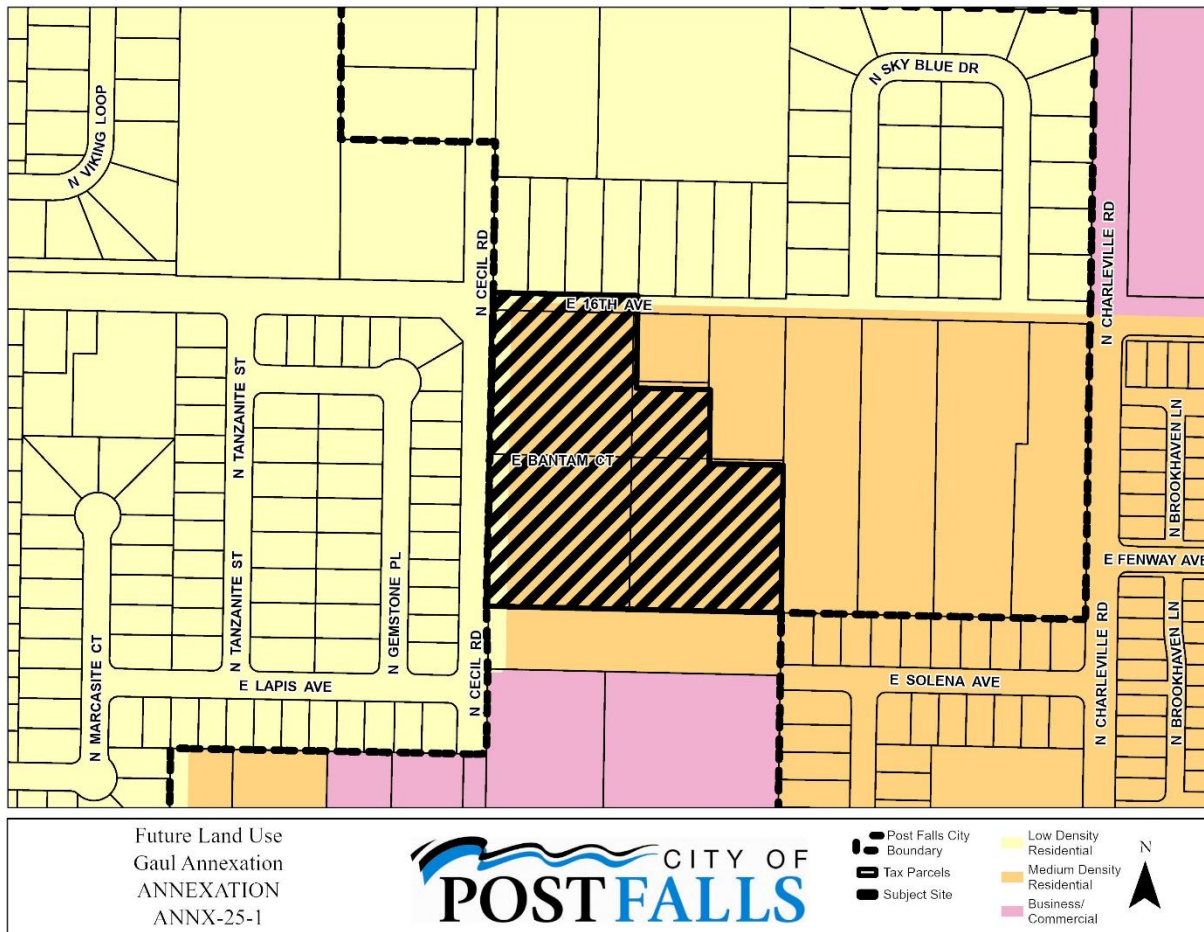
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria 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 within 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 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, providing 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 Zone Districts: R-2, R-3, **RM**, SC4, Per Focus Area.



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

A particular challenge for Post Falls has been the incorporation of "county islands" into City Limits, particularly in this portion of town. A mix of agricultural uses and large-lot single-family uses has remained in place for decades, resistant to surrounding development pressures. As it transforms over time, challenges will include struggles to match and blend street network design and connections, ensure land use compatibility, and orchestrating improvements to utility systems. Successful development of this area and incorporation into City Limits will likely rely on incentives rewarding developers with higher density or modified design standards in exchange for forward-thinking integration of the land into its surrounding context. This area could benefit from a sub-area transition plan to ease the incorporation of these "county islands" into City Limits.

The follow items affirm or guide development of key policies for this area, or suggest future action items for the Infill context area:

- Seek means to generate a transition plan for this subarea;
- Promote infill development in this context area;
- Prioritize annexation opportunities;
- Support development patterns that are interconnected, and that provide pedestrian connectivity to all multi-use paths and trails;
- Focus growth of higher-density residential uses near higher-classified roadways; and,
- Focus provisions for commercial uses along arterial/collector streets where traffic volumes exceeds 4,000 vehicles per day.

Staff Comment: The applicant intendeds to develop the property with a medium density residential single-family cottage development with a small amount of commercial located at the north end of the property. The target density of R-2 would be consistent with the Future Land Use designation of Medium Density Residential as well as other single-family homes in the immediate vicinity. The project site is surrounded by single-family development to the north, south, east, and west. As such, the proposed RM zone with medium density residential would be compatible with properties within the vicinity. By providing a small amount of office and retail space, the applicant hopes to create an environment where residents can have easy access to retail services and entertainment such as a restaurant, a convenience store, or a local small business opportunity. There are also three churches within the immediate vicinity and apartments further north that may increase the benefit from a small neighborhood commercial use.

Annexation of the property may promote infill development while maintaining the general characteristics of properties within the immediate vicinity. The annexation may also help facilitate better pedestrian connectivity in the area as both Cecil Road and 16<sup>th</sup> Avenue would be improved at the time of development of the parcels with interconnected sidewalk. Additionally, referencing the focus area, both Cecil Road and 16<sup>th</sup> Avenue are Major Collector roadways with anticipated design capacities of 4,000-12,000 vehicles per day. From traffic counts conducted in 2023; Cecil Road average daily traffic (ADT) exceeds 4,000 vehicle trips per day and 16<sup>th</sup> Avenue traffic volumes exceed 3,000 trips per day. It should be noted that these recorded volumes may be impacted by the SH41 construction that was ongoing at the time of the traffic count and the results skewed slightly higher on Cecil Road and slightly lower on 16<sup>th</sup> Avenue. Model projections for both roadways anticipated 4,000 to 6,000 trips per day by the year 2045, within the design parameters for the roadway classification. The site is also within a half mile to Highway 41 with Cecil Road serving as a “backage” road to SH41 (SH41 Corridor Master Plan) and 16<sup>th</sup> Avenue being a signalized connection to SH41.

- 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 RM zone can deliver attainable housing choices for the workforce in the form of a cottage homes. 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.

In addition, a neighborhood commercial development may also contribute to the fiscal health of the City by providing an opportunity for new businesses or an existing local businesses to expand.

**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.

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

Services that cities provide cannot be sustained without fiscal balance and accountability. This goal serves to anchor the City of Post Falls’ obligation to sustain its fiscal health – achieved through the gathering of income in responsible, equitable ways, and through decisions, investments and actions that provide ratepayers with efficient, effective services now and in the future. The proposed annexation that is within an infill development area could be considered an efficient and effective measure to provide housing closer to City provided infrastructure and services. The following policies may or may not assist with this annexation 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 and neighborhood commercial business 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 as requested in the City may assist improving the resident's quality of life through further development. Being in a county island, much of the area has county roads without urban improvements such as sidewalks and multi-use trails, which may be a less than desirable scenario compromising public safety. Upon annexation and development could help enhance quality of life through providing improvements that are lacking in this area. Additionally, there are numerous commercial uses within a mile from this site along Highway 41 or Mullan Avenue.

- 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: As cited earlier, there are apartments, three churches, and other single family uses that would be considered compatible with the proposed single-family cottage homes and neighborhood commercial at the proposed location. The request of RM and would be compatible with the surrounding land uses.

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer for the site is located within 300-600 feet of the property's eastern boundary at the intersections of 16<sup>th</sup> Avenue and Tanzanite Street and at Lapis Avenue and Cecil Road. Sewer flow from this site would discharge to the 3<sup>rd</sup> Avenue Lift Station which has current capacity to service the site at the requested zoning. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service, and the City is willing to serve to the property at the requested density.

Existing capacity is not a guarantee of future service. Existing septic systems would be required to be decommissioned with development, in conformance with Panhandle Health requirements.

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

The Site is currently provided water service from the Ross Point Water Association.

- Existing and future traffic patterns.

Staff Comment: The property is located in the southeast corner of the intersection of 16<sup>th</sup> Avenue and Cecil Road.

Both roadways are classified as Major Collector roadways and are currently configured as two-lane roads. Modeling within the current Transportation Master Plan indicate over 60% of roadway capacity is available in the current configuration. Modeled traffic volumes for 2035 indicates acceptable levels of service, with anticipated roadway improvements.

To accommodate projected traffic volumes and distribution for the year 2035; both 16<sup>th</sup> Avenue and Cecil Road would require widening, at the time of site development, to the Major Collector configuration. Dedication of rights-of-way and easement for a Major Collector roadway would be required at the time of annexation:

- Cecil Road Rights-of-way: 85-foot roadway, measured from the existing western rights-of-way line of Cecil Road.
  - Cecil Road Easement: 10-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.
  - 16<sup>th</sup> Avenue Rights-of-way: 85-foot roadway, 42.5-foot (half-roadway) measured from the existing quarter section line in 16<sup>th</sup> Avenue.
  - 16<sup>th</sup> Avenue Easement: 10-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.
- Goals and policies of the comprehensive plan, related master plan and/or facility plans.

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

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

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

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

- Surrounded by incorporated areas.

Staff Comment: The site is currently within a County “island”.

- That have readily available service infrastructure and capacity.

Staff Comment: The City of Post Falls is the purveyor for Sanitary Sewer. Sanitary sewer which is located withing 300-600 feet of the property. The City has capacity and is willing to provide service to the site. Ross Point Water is the water purveyor for the site.

16<sup>th</sup> Avenue and Cecil Roadway are classified Major Collector roadways with partial completion of urban improvements, in the vicinity, that have been completed with other projects in the area. Development of the property aids long term traffic operations in the area.

- That support increased development intensity near the urban core.

Staff Comment: The site is located within a mile from commercial services along Highway 41 and Mullan Avenue.

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

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

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

Staff Comment: Annexation of the subject site with the RM zoning request would help provide land for future housing needs in an area projected to be incorporated into the city.

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

Staff Comment: Upon the development of the site, frontage improvements will be required to be completed. This allows for continuity of pedestrian pathways along North Cecil Road and East 16<sup>th</sup> Avenue.

**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 development of a subdivision, 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 45:** Guide annexation decisions guided by and considering:

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

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

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

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

- Studies that evaluate environmental and public service factors.

Staff Comment: No known environmental studies have been conducted however Panhandle Health District and the Department of Environmental Quality have been notified of this request and have been given the chance to comment on the request. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

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

Staff Comment: The property is abutting the City of Post Falls on one side. Utilities are reasonably located (300 to 600 feet) from the property and capable of providing

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

- Comprehensive plan goals and policies.

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

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

Staff Comment: Frontage improvements associated with future development, including the planting of street trees and adequate irrigation, are required. Policy 71 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.

**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	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:** Notice was mailed to property owners within 300 feet of the proposed project on October 22, 2025. The notice of the proposed annexation was sent to appropriate jurisdictions, and the public hearing sign was posted on the property was posted on October 23, 2025. Notice has been published in the Coeur d'Alene Press on October 24, 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 16<sup>th</sup> Avenue
  - a. 42.5-foot ½ road rights-of-way (measured from existing quarter section line in 16<sup>th</sup> Avenue)
  - b. 10-foot sidewalk, drainage, and utility easement
2. Dedication of Rights-of-way and easements along Cecil Road
  - a. 85-foot road rights-of-way (measured from existing western rights-of-way line for Cecil Road)
  - b. 10-foot sidewalk, drainage, and utility easement
3. At the time of site development, existing septic systems shall be decommissioned in conformance with Panhandle Health requirements. Any buildings, identified to remain would be required to connect to City Sanitary Sewer and pay current Capacity Fees at the time of site development.

**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 McGuire 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	Application
Exhibit A-2	Narrative
Exhibit A-3	Vicinity Map
Exhibit A-4	Authorization Letter

**Staff Exhibits:**

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



### ANNX-25-1

Annexation

Status: Active

Submitted On: 2/26/2025

### Applicant

ACE Solutions

208-777-1854

info@acesolutions.pro

761 N Thornton Street  
Suite C

Post Falls, Idaho 83854

## Application Information

Did an Annexation Pre-app take place?\*

Yes

Applicant Type\*

Engineer

Description of Project/Reason for Request\*

Residential mixed – cottage homes and neighborhood commercial

Existing Zoning\*

Agricultural

Adjacent Zoning\*

R-1

Current Land Use\*

Residential

Adjacent Land Use\*

R2

Proposed Zone\*

RM

## Owner Information

**Name\***

Nolan and Treva Gaul

**Company**

**Phone\***

208-651-2044

**Email\***

trevagaul@gmail.com

**Address\***

3309 E Bantam Court

**City, State, Zip Code**

Post Falls, Idaho 83854

---

# Application Certification

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



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

 Kathleen Landsiedel

Feb 18, 2025



March 2025

## Gaul Annexation

### Overview

The four subject properties are located on the east side of N Cecil Road on the south side of 16th Street in SE1/4, Section 36 Township 51N, Range 5 W, Boise Meridian, Kootenai, Idaho. The four subject properties; 0640036036AD, 0640036036AE, 0640036036AG, and 0640036036AC; are combined 7.76 acres of already developed land.

### Current Zoning

The subject parcels are currently in Kootenai County and are zoned Agricultural.

### Proposed Zoning

The owners plan on building a mainly residential subdivision, with some small, limited commercial property, and are asking for Residential Mixed (RM) zoning under the City of Post Falls Ordinance. The total density would not exceed the "R2" zoning designation.

The nearest adjacent developments to the west are within the city limits of Post Falls and are zoned Single-Family Residential (R1). All remaining sides of the subject properties face parcels within Kootenai County and are zoned Agricultural. Remaining developments in the vicinity are zoned Medium Density Residential (R2), and Community Commercial Services (CCS).

### Current Parcel Conditions

Currently the subject parcels are already developed with houses. The subject properties include single-family homes, mobile homes, a Private Road called E Bantom Court, and farm outbuildings throughout.

### Land Use

The subject properties would support a medium density residential cottage development with a small amount of commercial land located at the north end of the property.

The proposed land use designation of Residential Mixed, with a target of R-2 density, is compatible with the City's future land use designation of Medium Density Residential as shown on the 2020 City of Post Falls Future Land Use Map.

By providing a small amount of office and retail space, the result hoped for will be a low-key atmosphere and a good environment. A smaller amount of office and retail space will allow residents to have easy access to retail services and entertainment such as a restaurant, a convenience store, or local small business opportunity.

Per the comprehensive plan, in areas of higher traffic volumes, patterns blending commercial and residential may be considered as appropriate. This parcel is located near other higher-density residential lots and is not far from highway 41 where higher density residential and commercial lots are located.

The subject properties do have access to a local elementary school and a local high school via roads, sidewalks, and paths.

Kootenai Fire and Rescue provides protection for this parcel. This property is surrounded by roadways providing quick and easy access for emergency services.

**Comprehensive Plan:**

This project will meet the goals and policies of the comprehensive plan and be demonstrated here. The goals and policies are in italics followed by the answer of how this project will meet these goals.

The subject properties fall within the Central Island Focus area per City 2020 Comprehensive Plan. Table 1.03 and Appendix A describes the area as such:

*A particular challenge for Post Falls has been the incorporation of "county islands" into City Limits, particularly in this portion of town. A mix of agricultural uses and large-lot single-family uses has remained in place for decades, resistant to surrounding development pressures. As it transforms over time, challenges will include struggles to match and blend street network design and connections, ensure land use compatibility, and orchestrating improvements to utility systems. Successful development of this area and incorporation into City Limits will likely rely on incentives rewarding developers with higher density or modified design standards in exchange for forward thinking integration of the land into its surrounding context. This area could benefit from a sub-area transition plan to ease the incorporation of these "county islands" into City Limits.*

*The following items affirm or guide development of key policies for this area, or suggest future action items for the Infill context area:*

- *Seek means to generate a transition plan for this subarea;*

By annexing this property into city limits, it will further transition this subarea from county within the city to fully within the city limits. The current owners will benefit from the annexation.

- *Promote infill development in this context area;*

Allowing the RM zoning will promote infill while maintaining the characteristics of neighboring lots.

- *Prioritize annexation opportunities;*

Current owners are seeking to annex into the city. This is an opportunity to annex this property without unnecessary hassle.

- *Support development patterns that are interconnected, and that provide pedestrian connectivity to all multi-use paths and trails;*

Development of this parcel will extend interconnected sidewalks on the south side of 16<sup>th</sup> avenue, and add sidewalks to the east side of Cecil road. Both will increase overall pedestrian connectivity and safety.

- *Focus growth of higher-density residential uses near higher-classified roadways;*

The parcel fronts both Cecil Road and 16<sup>th</sup> avenue, two higher-use roadways, and is close to highway 41 and Mullan Avenue.

- *Focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.*

Both Cecil Road and 16<sup>th</sup> Avenue exceed 4000 vehicles per day.

Development of the subject properties as Residential Mixed (RM) zoning district would provide the type of residential growth planned for this area by promoting infill development in this context area, support development patterns that are interconnected with the surrounding area, provide pedestrian connectivity to all multi-use paths and trails, and focus growth of higher-density residential uses near Highway 41 and Cecil Street.

## **Street Access**

This proposed development is currently accessible from Cecil Road via Bantam Court. Additional access from 16th Street will be provided. Right of way dedication for existing rights of way and new roadways will occur with the development of the subject properties.

## **Utilities**

Appendix B: "Goals"

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

Currently there is a city sewer service in the vicinity of the subject properties. This project will extend sanitary sewer and water service into the proposed development.

## **Domestic Sanitary Sewer**

With this annexation request the owners are asking for the City of Post Falls to serve the development with wastewater collection. Residences of the vicinity are currently served by individual septic tank systems with drain fields. City wastewater service extension to serve the subject properties may be continued from Solena Ave with the creation of an easement or may be continued from Lapis Avenue via Cecil Street.

## **Domestic Water**

Ross Point Water services to serve the development may be continued from Solena Avenue with the creation of an easement or extended from Cecil Street. Upon annexation of the subject properties, the owners will request services from Ross Point Water. The following points of emphasis come from Appendix B of the comprehensive plan

1. *Maintain and Improve the City's water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions. [G.15]*  
Upon annexation and zone map amendment, the subdivision will be fully designed with utility services implementing best management practices. Stormwater will be collected and treated on site. All stormwater runoffs will be attenuated on site. There will be irrigation installed for the open spaces. Stormwater, landscaping and irrigation will be maintained by a homeowner's association.
2. *On an ongoing basis, work to obtain water rights whenever possible through annexation, acquisition from landowners, or through application. [P.47]*  
The owners of the property are aware that they will have to give up their water rights once the property is annexed into the city.
3. *Promote and support water conservation measures in the city and throughout the region. [P.73]*  
The owners are aware of the need for water conservation through the homeowner's association via conservation design that uses water conservation balanced with well-kept landscapes and open spaces. The proposed development will support water conservation through design.

## **Open Space**

The intention of the owners is to provide a large amount of open space without maximizing building density and to provide pedestrian and bicycle connections to multi-use paths, trails, and planned open spaces.

All open spaces will have trail access through them and will connect to sidewalks and paths with wide open corridors to ensure safety and ease of access. The paths, sidewalks and open spaces will be lit by additional lighting to ensure safety and to promote use.

## **Environmental:**

### **Area Wetlands**

There are no wetlands on or near the parcel. The national wetlands inventory map and a site inspection has confirmed this. The subject properties are part of an "island" of Kootenai County that lies within the Post Falls/Huetter Impact Area.

## **Public Services**

Points of emphasis from Appendix B:

- 1. Maintain infrastructure and personnel at levels that provide citizens with services that are high quality, effective, and affordable. [P.35]*  
This development will provide the City easements, rights of way, streets, landscaping, parks and all required infrastructure for the City's ownership and public use.
- 2. Promote the use of geographic information systems (GIS) as a means of improving the provision of city services [P.39]*  
This development once built, will provide the necessary GIS information to the city for their use.
- 3. Support regional efforts to conserve energy, promote recycling efforts, and reduce solid waste. [P.83]*  
This development will support regional efforts to conserve energy, promote recycling efforts, and reduce solid waste. This development will incorporate garbage collection and encourage recycling. The street lighting will be the required LED lighting and landscaping will be designed with ease of maintenance and water conservation in mind.

## **Fire**

Kootenai Fire and Rescue provides protection for this parcel. This property is currently surrounded by roadways providing easy and quick access for emergency services.



**AGENT AUTHORIZATION**

The undersigned, being the Owner of certain real property in Kootenai County, Idaho, does hereby authorize ACE Solutions, LLC to act as Owner's Authorized Agent with the City of Post Falls, Kootenai County, and any other entity as it pertains to the Gaul annexation/platting process.

Dated this 19 day of February 2025

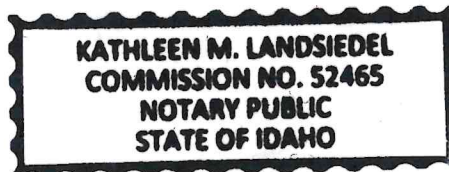
By: Treva E. Gaul  
Treva E. Gaul

By: Nolan F. Gaul  
Nolan F. Gaul

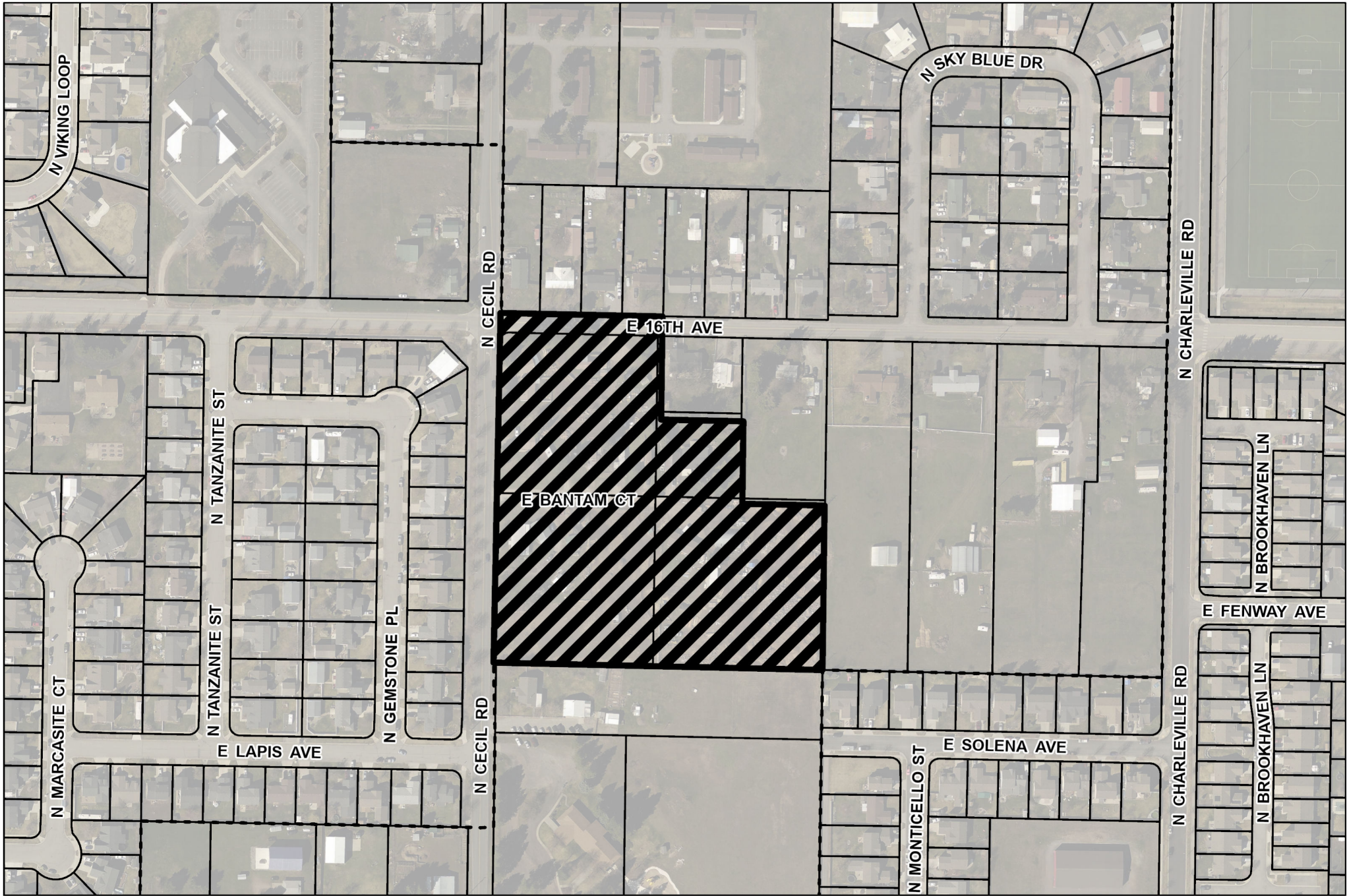
STATE OF IDAHO }  
County of Kootenai } S.S.

I, Kathleen M. Landsiedel, a Notary Public for the State of Idaho, do hereby certify that on this 19 day of February, in the year 2025 personally appeared before me, Treva and Nolan Gaul, being known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Kathleen M. Landsiedel  
Notary Public, in and for the State of Idaho  
Residing at: Post Falls



My Commission expires on: August 4, 2029

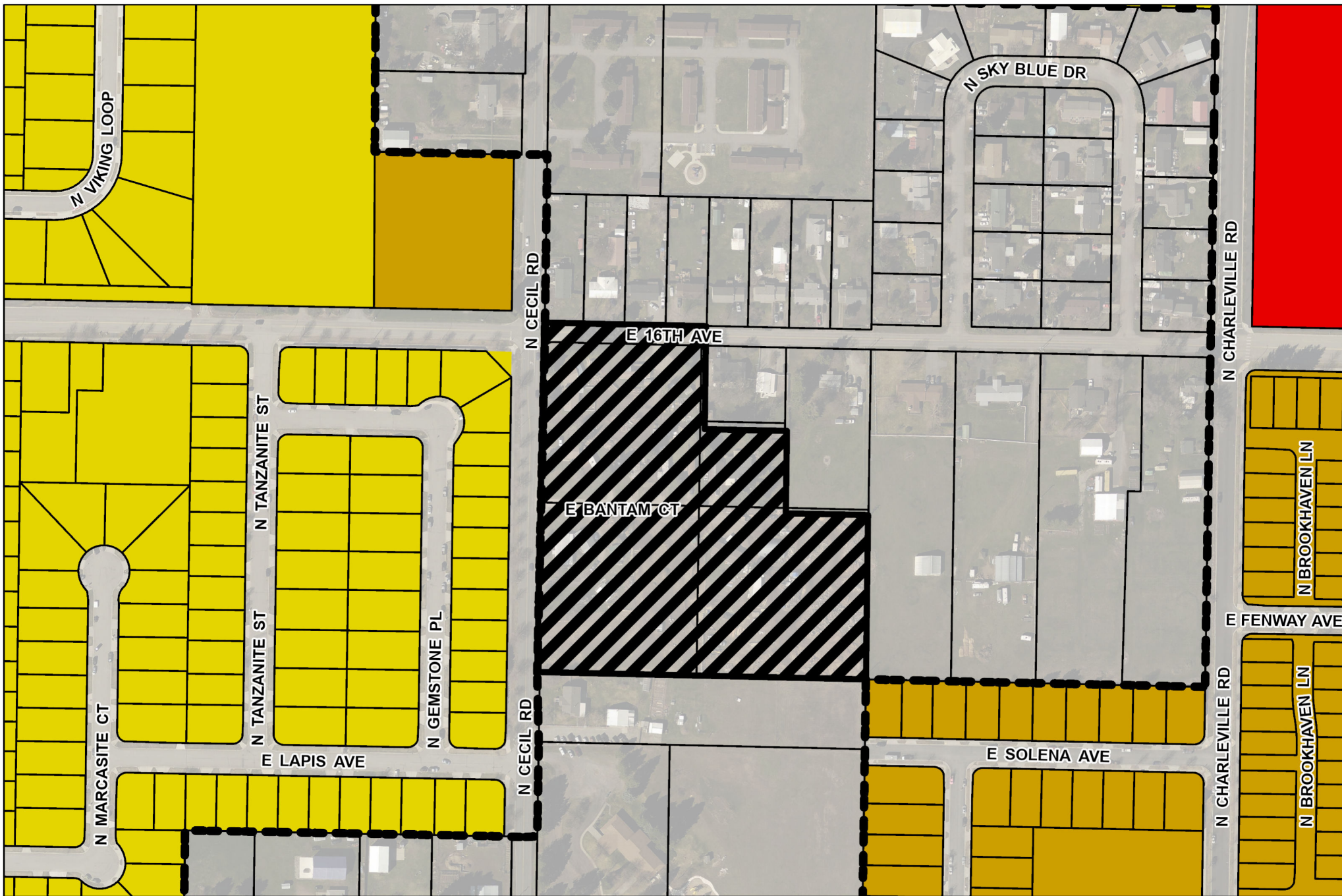


Site Location  
 Gaul Annexation  
**ANNEXATION**  
 ANN-25-1



- Post Falls City Boundary
- Tax Parcels
- Subject Site

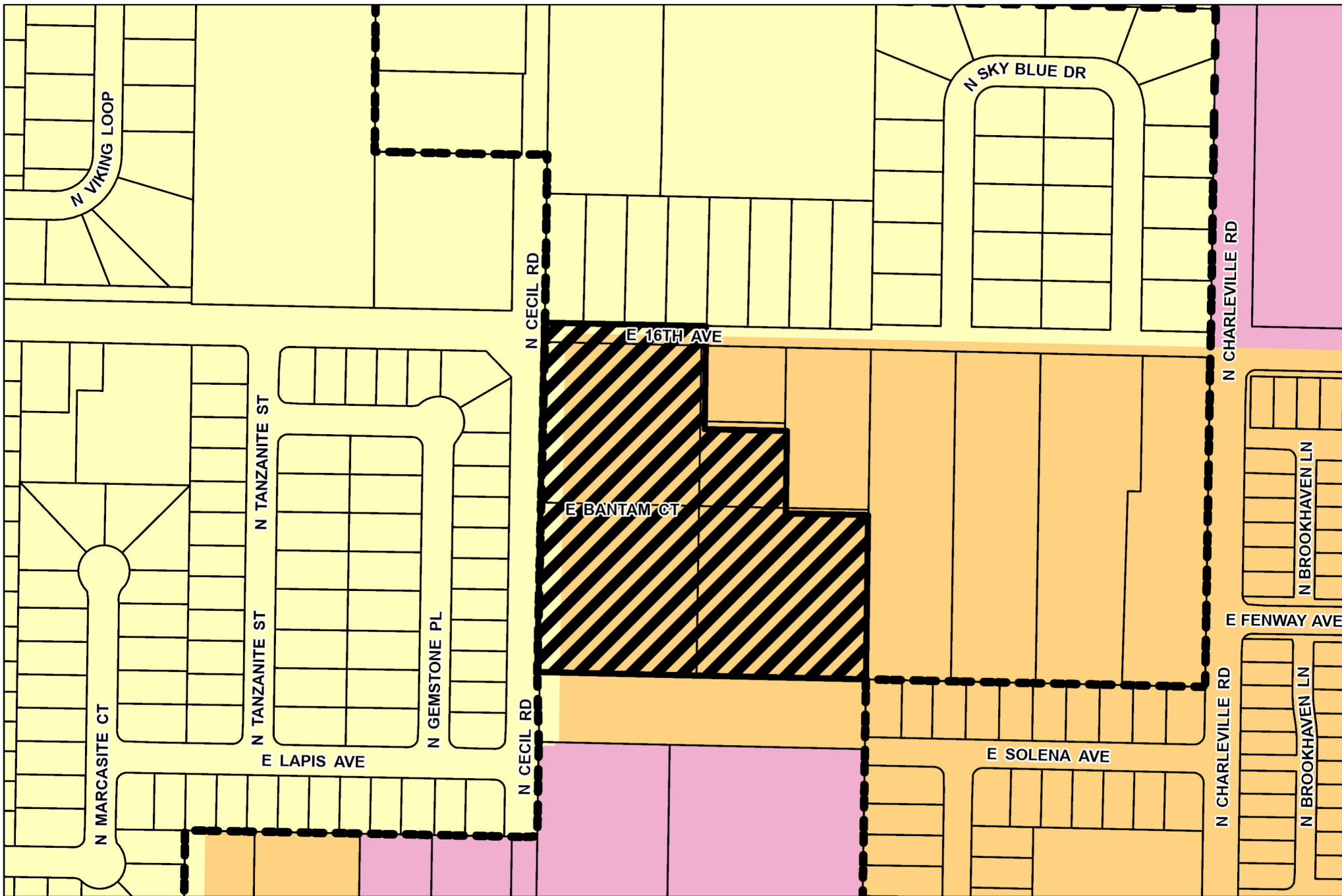




Zoning Map  
 Gaul Annexation  
 ANNEXATION  
 ANNEX-25-1



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



Future Land Use  
 Gaul Annexation  
 ANNEXATION  
 ANNEX-25-1



- Post Falls City Boundary
- Tax Parcels
- Subject Site

- Low Density Residential
- Medium Density Residential
- Business/Commercial





**POST FALLS**  
SCHOOL DISTRICT #273

DISTRICT OFFICE  
P.O. Box 40  
Post Falls, ID 83877  
PHONE 208-773-1658  
FAX 208-773-3218  
[www.pfsd.com](http://www.pfsd.com)

---

September 15, 2025

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 requests financial mitigation for smaller developments.

The enrollment status and capacity of each school for the 2025-2026 school year are listed below.

The district will review/revise the current long-range facility plan during the 2027-2028 school year. A copy of the current plan is included with this letter.

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

School	2025-2026 Enrollment	Building Capacity
Greensferry Elementary	392	525
Mullan Trail Elementary	321	500
Ponderosa Elementry	440	570
Prairie View Elementary	376	525
Seltice Elementary	372	560
Treaty Rock Elementary	366	525
West Ridge Elementary	428	525
Post Falls Middle School	775	920
River City Middle School	554	750
Post Falls High School	1663	1800
New Vision High School	124	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

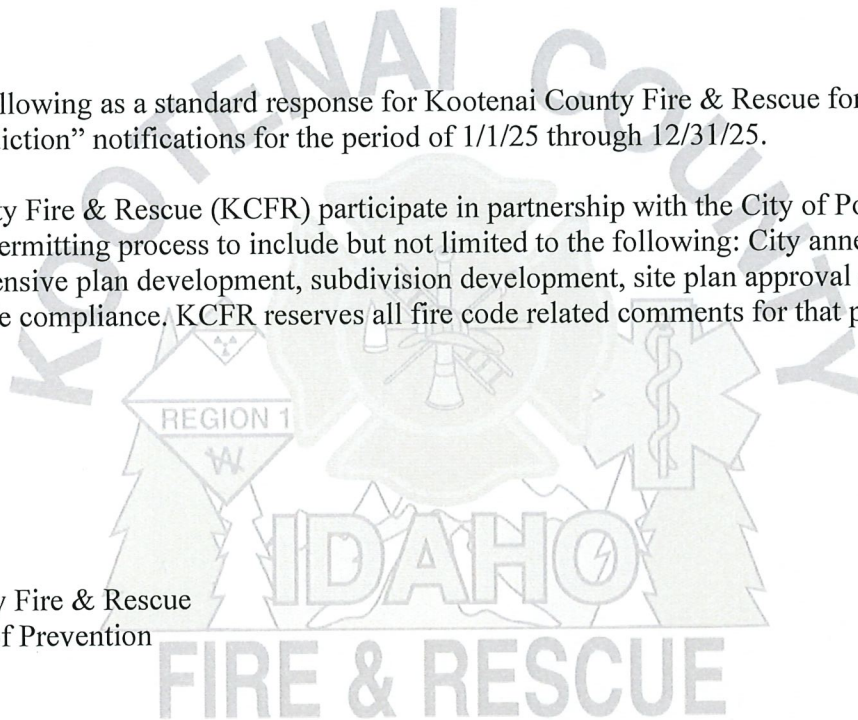
Dear Nancy,

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



**From:** [David Callahan](#)  
**To:** [Nancy Thurwachter](#)  
**Subject:** RE: Notice to Jurisdictions Gaul Annexation File No ANNX-25-1  
**Date:** Friday, October 24, 2025 7:31:02 AM  
**Attachments:** [image003.png](#)

---

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

Hi Nancy,  
We have no comments or concerns.

**David Callahan, AICP**  
**Director**

**Kootenai County**  
**Community Development**

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

Phone: 208 446 1082 • Email: [dcallahan@kcgov.us](mailto:dcallahan@kcgov.us)  
Mobile: 208 660 3029

---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>  
**Sent:** Thursday, October 23, 2025 2:33 PM  
**To:** Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriemann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; Chad Ingle <cingle@kcgov.us>; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengeering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Lee Barnes <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mary Ann Mondaldi

<MaryAnn.Monaldi@BNSF.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@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 Gaul Annexation File No ANNX-25-1

Please find attached the Notice to Jurisdictions for the Gaul Annexation File No. ANNX-25-1 that is scheduled for the Planning and Zoning meeting on November 12, 2025. The draft staff report will be on the city's website shortly.

*Nancy Thurwachter*

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



---

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

---

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



## Nancy Thurwachter

---

**From:** Martinez, Leo <Leo.Martinez@p66.com>  
**Sent:** Monday, October 27, 2025 10:22 AM  
**To:** Nancy Thurwachter  
**Subject:** Notice to Jurisdictions Gaul Annexation File No ANNX-25-1  
**Attachments:** Exhibit PH-2 Gaul ANNX-25-1.pdf

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

Nancy,

Phillips 66 does not have any utilities within your attached project vicinity.  
(Response 13140)

---

### 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](mailto:Leo.Martinez@phillips66.com)



The information in this electronic message is privileged and confidential and is intended solely for the use of the individual(s) and/or entity named above, and any unauthorized disclosure, copying, distribution or taking of any action in reliance upon on the contents of these electronically transmitted materials is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and destroy this message and any copies.

---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>

**Sent:** Thursday, October 23, 2025 2:33 PM

**To:** Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@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>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; 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>; Lee Barns <lee.barnes@tdstelecom.com>; Martinez, Leo <Leo.Martinez@p66.com>; Lori

Cogley <lcogley@kec.com>; Lynn Sandor <lynn.sandor@aecom.com>; Mary Ann Mondaldi <MaryAnn.Mondaldi@BNSF.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@yahoo.com; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Justin Sauder <jsauder@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>  
**Subject:** [EXTERNAL]Notice to Jurisdictions Gaul Annexation File No ANNX-25-1

**Caution: External Email**

This email originated from outside our organization. Please verify the sender's identity and exercise caution before clicking on any links or downloading attachments. Be wary of unexpected requests for sensitive information. If in doubt, click on the "Report Suspicious" button.

[Report Suspicious](#)

Please find attached the Notice to Jurisdictions for the Gaul Annexation File No. ANNX-25-1 that is scheduled for the Planning and Zoning meeting on November 12, 2025. The draft staff report will be on the city's website shortly.

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



---

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

---

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

## Nancy Thurwachter

---

**From:** DEQ Comments <deqcomments@deq.idaho.gov>  
**Sent:** Thursday, October 30, 2025 1:59 PM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions Gaul Annexation File No ANNX-25-1

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

Good Afternoon,

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

Thank you,

Idaho Department of Environmental Quality  
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814  
Office Line: 208.769.1422  
[www.deq.idaho.gov](http://www.deq.idaho.gov)

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

---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>  
**Sent:** Thursday, October 23, 2025 2:33 PM  
**To:** Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbuton <btarbuton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; 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 Rest <drest@hbckengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Lee Barns <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mary Ann Mondaldi <MaryAnn.Mondaldi@BNSF.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@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 <tgallopp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

**Subject:** Notice to Jurisdictions Gaul Annexation File No ANNX-25-1

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

---

Please find attached the Notice to Jurisdictions for the Gaul Annexation File No. ANNX-25-1 that is scheduled for the Planning and Zoning meeting on November 12, 2025. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



---

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

---

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

## Nancy Thurwachter

---

**From:** Robert Seale  
**Sent:** Wednesday, November 5, 2025 11:31 AM  
**To:** Jon Manley; Nancy Thurwachter; Justin Sauder  
**Subject:** FW: Online Form Submittal: Citizen Feedback

Below is a comment from the Gaul Annexation neighbor to include in the packet.

Thanks,  
Bob

---

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Wednesday, November 5, 2025 11:29 AM  
**To:** Robert Seale <rseale@postfalls.gov>  
**Subject:** Online Form Submittal: Citizen Feedback

**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.

### Citizen Feedback

We Value Your Feedback

Please take a moment to share your questions, comments, complaints, or suggestions on any City-related matter. If you would like a response, be sure to include your name and email.

**Note:** This form is not for urgent or time-sensitive issues.

For department-specific inquiries, please visit our staff directory for direct contact information.

First Name	Judith
Last Name	Krickl
Email Address	<a href="mailto:jakrickl@gmail.com">jakrickl@gmail.com</a>
Address	1372 N Cecil Rd
City	Post Falls
Topic	Community Development

Comments

I received the notice of the Gaul Annexation. I have lived here for 32 years. I have no objection to this other than I kindly stipulate that they install a 6' vinyl fence along my entire north property line to maintain my rural setting, as well as safety for the new inhabitants of the new lots.

---

Do you want someone to contact you regarding your comments?

Yes

---

Please rank how we did based on your last interaction with the City or City employee

Excellent

---

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