



**CITY COUNCIL
MEETING AGENDA**

**November 18, 2025
6:00 PM**

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

WORKSHOP – 5:00 pm 2nd Floor Conference Room

- a. Joint Workshop with City Council and Urban Renewal Agency to Discuss East Seltice Way

REGULAR MEETING – 6:00 pm City Council Chambers

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

CALL TO ORDER BY MAYOR JACOBSON

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

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

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

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Minutes – November 3, 2025 City Council Meeting
- b. Accounts Payable 11.5.25 - 11.18.25

- c. The Arc Subdivision - Final Plat Approval
- d. Early Dawn and Zorros Annexation Grant of Rights-of-Way and Easements (ANNX-24-1)

2. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Echo Estates Annexation (ANNX-24-5)
- b. G2 Development Annexation and Zone Change (ANNX-25-2 & ZC-25-1)
- c. FY2026 Budget Amendment No. 1

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

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

ACTION ITEMS:

- a. Ordinance - Idaho Ranch Annexation (ANNX-24-8)
- b. Ordinance - Early Dawn and Zorros Annexation (ANNX-24-1)
- c. Ordinance - O'Brien Vacation (VAC-25-1)
- d. Water Reclamation Facility Tertiary Treatment Project – Service Contract and Warranty Terms with Wigen Water Technologies

4. NEW BUSINESS

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

ACTION ITEMS:

- a. Highlands and Montrose Lift Stations Standby Power Upgrades, Recommendation of Award

5. CITIZEN ISSUES

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

6. ADMINISTRATIVE / STAFF REPORTS

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

7. MAYOR AND COUNCIL COMMENTS

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

8. EXECUTIVE SESSION

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

ACTION ITEMS:

RETURN TO REGULAR SESSION

ADJOURNMENT

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Mayor Ronald G. Jacobson

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

Mission
Building Community.

**CITY OF POST FALLS
AGENDA REPORT
WORKSHOP – 5:00 pm 2nd Floor Conference Room
MEETING DATE: 11/18/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Seale, Community Development Director

SUBJECT: Joint Workshop with City Council and Urban Renewal Agency to Discuss East Seltice Way

ITEM AND RECOMMENDED ACTION:

Workshop between staff, City Council and the Urban Renewal Agency to discuss the potential for an East Seltice Way District, to help enhance the commercial and instrustrial corridor through investment in public infrastructure.

DISCUSSION:

The Urban Renewal Agency (URA) was established in 1991 and has opened 10 districts and closed seven, helping to stimulate job creation, enhance underutilized areas, and increase the tax base in nearly every corner of the city.

The URA has expressed an interest in creating a new district with the goal of improving infrastructure, attracting jobs and enhancing citizen safety and health. In conversations with Community Development staff, the idea of focusing on the East Seltice Way area was agreed as a corridor ripe for redevelopment and in need of transportation, multimodal and sewer improvements.

The workshop will focus on the idea of a creating a new district and discuss what a new district may look like.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

The East Seltice Way district idea has not been formally discussed prior to this workshop.

APPROVED OR DIRECTION GIVEN:

Looking for direction from Council.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

None at this time.

BUDGET CODE:

ATTACHMENTS:

1. PowerPoint URD East Seltice Workshop



Joint Workshop with City Council and Urban Renewal Agency

Potential East Seltice Way URD

Bob Seale
Community Development Director
November 18, 2025

Workshop Overview

- Post Falls URA Mission Statement
- Urban Renewal as a Tool
- Why East Seltice?
- East Seltice Way Example Boundaries
- Discussion
- Next Steps

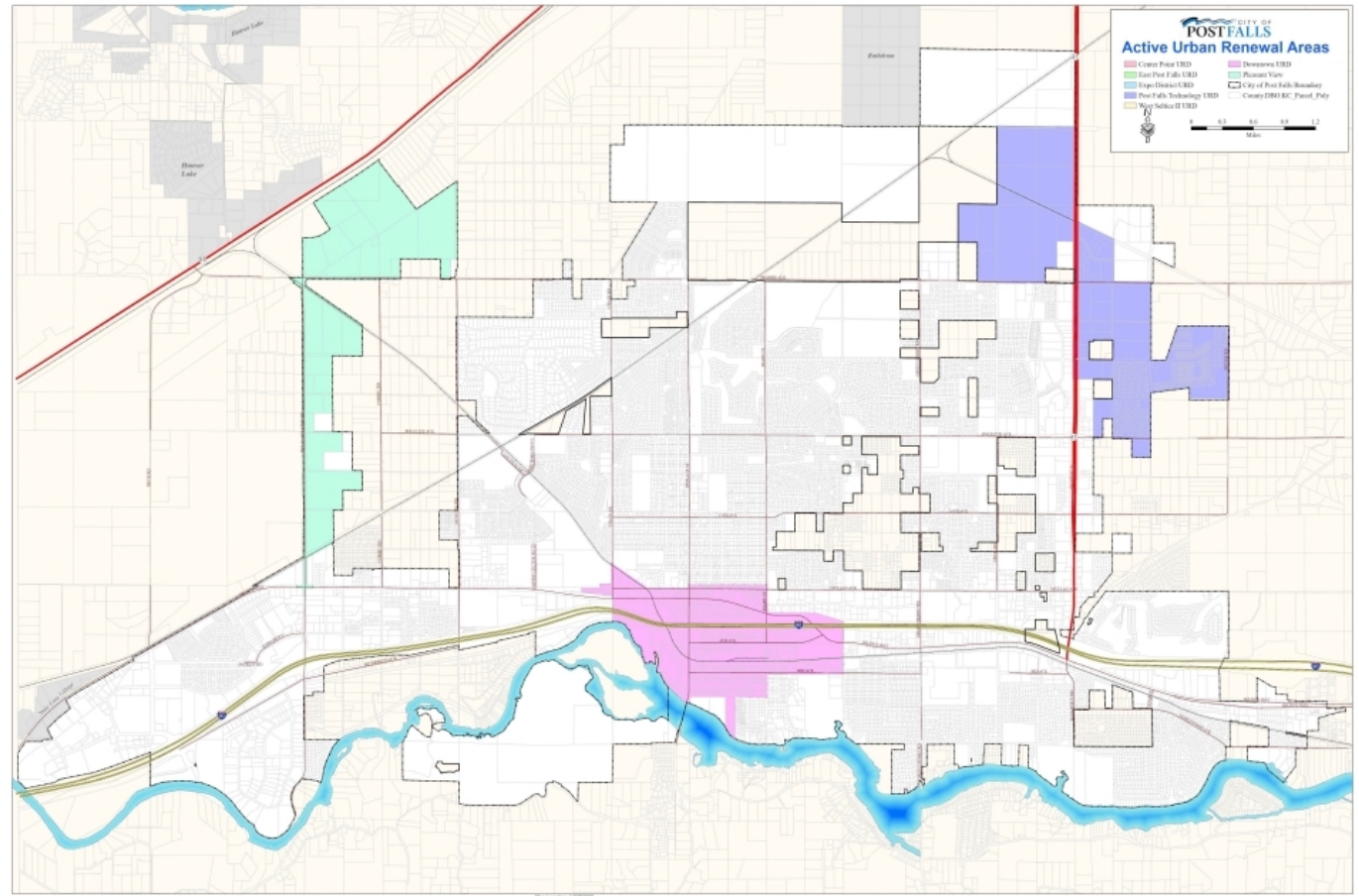
PFURA Mission Statement

- *To encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by:*
 - *providing and improving infrastructure*
 - *attracting jobs, and*
 - *enhancing citizen safety and health.*

Urban Renewal as a Tool

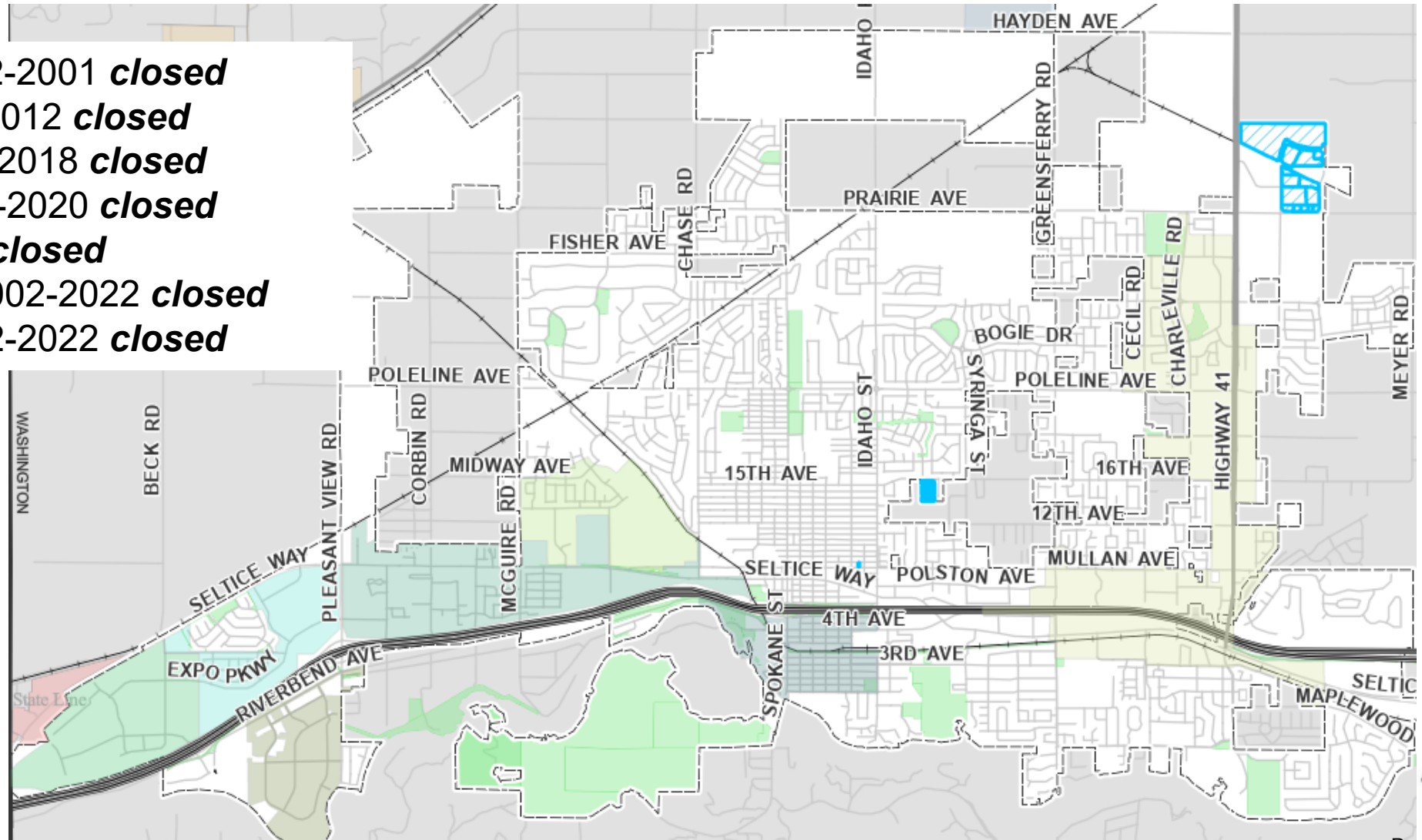
► Agency creation:1991

1. West Seltice 1992-2001 **closed**
2. Riverbend 1995-2012 **closed**
3. City Center 1994-2018 **closed**
4. W. Seltice II 2005-2020 **closed**
5. Expo 2001-2021 **closed**
6. East Post Falls 2002-2022 **closed**
7. Center Point 2002-2022 **closed**
8. PF Technology 2018
9. Downtown District 2021
10. Pleasant View District 2021

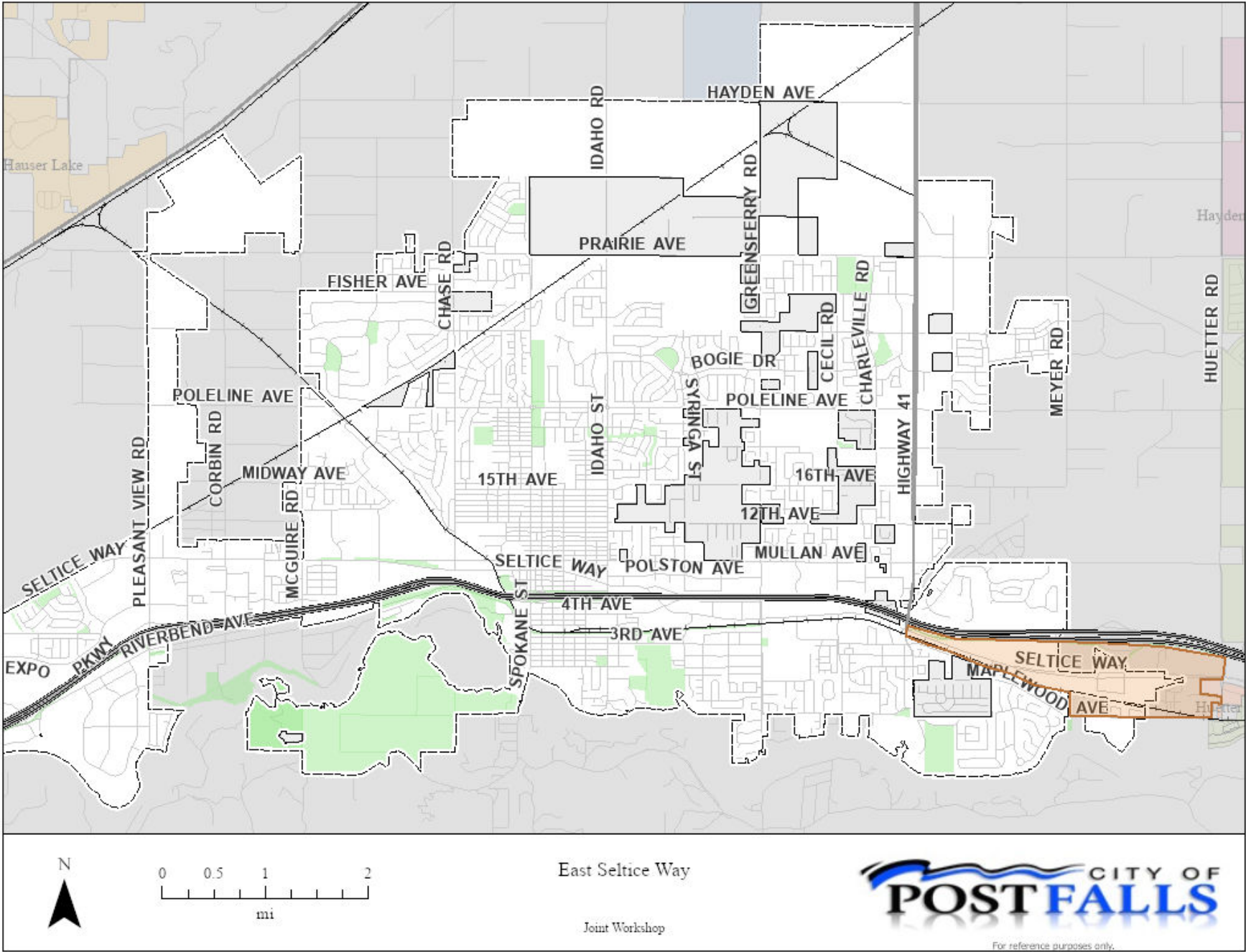


Urban Renewal as a Tool – *Closed districts*

1. West Seltice 1992-2001 ***closed***
2. Riverbend 1995-2012 ***closed***
3. City Center 1994-2018 ***closed***
4. W. Seltice II 2005-2020 ***closed***
5. Expo 2001-2021 ***closed***
6. East Post Falls 2002-2022 ***closed***
7. Center Point 2002-2022 ***closed***



Why East Seltice Way?



Why East Seltice Way?

- Stimulate new job creation
- Enhance the potential for “spin off” developments within the surrounding community;
- Enhance the potential for underutilized property within the district;
- Create, upgrade and expand public infrastructure and public facilities;
- Enhance and improve transportation routes and collector streets - enhance future development;
- Strengthen the District and stimulate related commercial development;
- Provide commercial and recreational facilities for the residents of Post Falls and visitors.
- Increase the tax base within the District to allow property owners to enjoy lower levy rates in the future; and
- Expand the District’s ability to create increased sales and income taxes.



Why East Seltice Way?

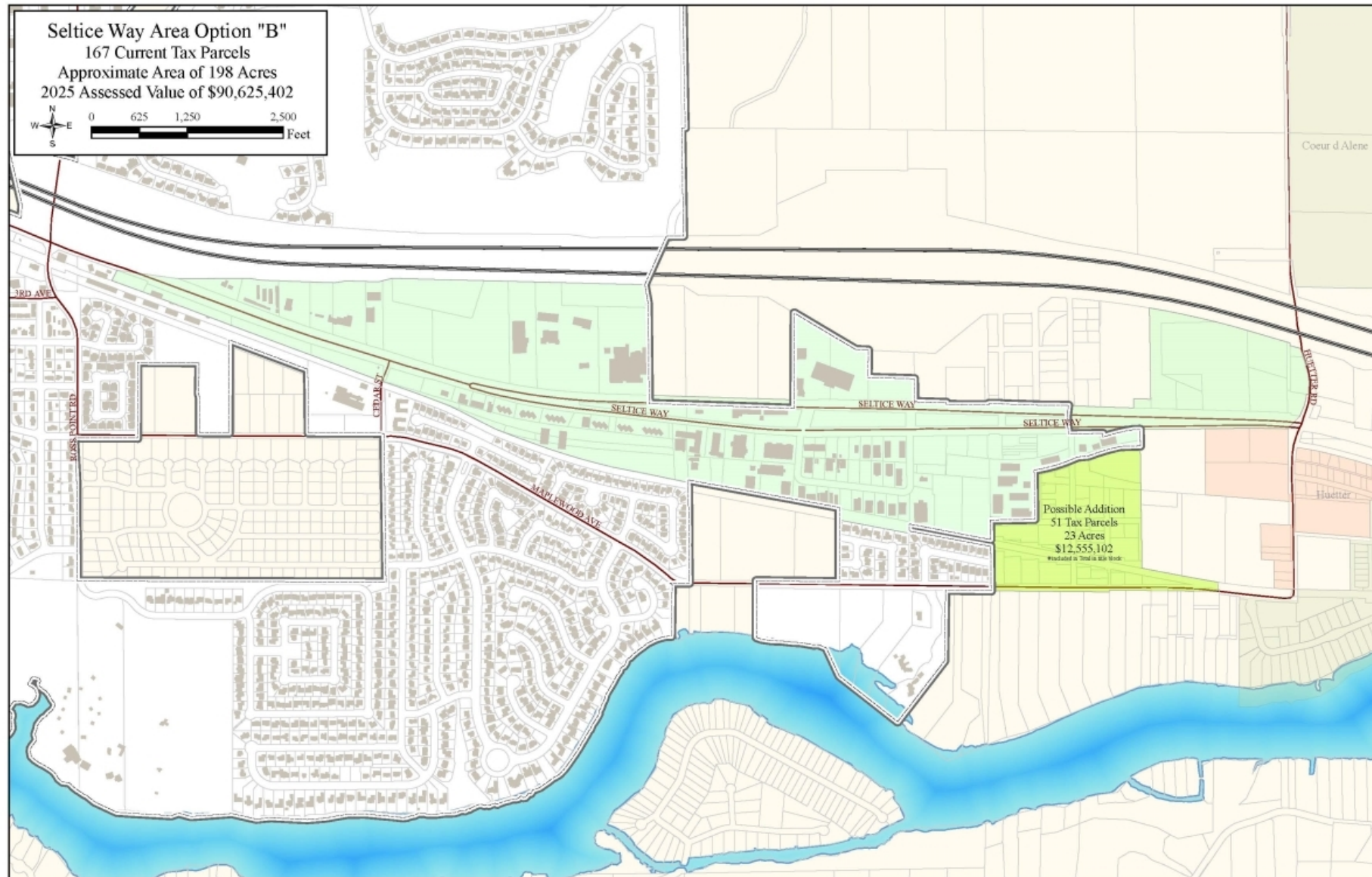


Why East Seltice Way?

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East Seltice Way Example Boundaries



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of 334



General Order of Next Steps

- ✓ **First Question, *Move Forward?***
- ✓ **Determine Preliminary Boundary**
- ✓ **Outreach to Property Owners**
- ✓ **Confirm Boundary**
- ✓ **Eligibility Study**
- ✓ **Project Costs**
- ✓ **Feasibility Study**
- ✓ **Draft Plan**

Any Last Thoughts or Questions?



**CITY COUNCIL
MEETING MINUTES**

**November 3, 2025
6:00 PM**

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

REGULAR MEETING – 6:00 pm City Council Chambers

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CALL TO ORDER BY MAYOR JACOBSON

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

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

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

- City Hall and City business offices will be closed Tuesday, November 11th, in observance of Veterans Day. Police, Fire and Rescue services for emergencies may be reached by calling 911. The Police Department will remain open for walk-in emergencies. For water-related emergencies, please call 208-773-3517.
- Due to the holiday, the November Planning and Zoning Commission meeting will be held on Wednesday, November 12th at 5:30 PM.
- Tomorrow is Election Day, Polls in Kootenai County will be open at 8 AM to 8 PM. For voter and polling information, visit www.kcgov.us/elections.

- a. **ACTION ITEM** - Appointment of Parks and Recreation Director and Approval of Employment Contract

Motion by Malloy to approve the appointment of the Parks and Recreation Director and Approval of the Employment Contract.

Second by Ziegler.

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

Motion Carried

AMENDMENTS TO THE AGENDA

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None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

None

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Minutes – October 21, 2025, City Council Meeting
- b. Payables 10.22.25-11.5.25
- c. August Cash and Investments
- d. Warren Field Playfield Project Funding Agreement
- e. Pleasant View Annexation Development and Annexation Agreement Amendment - Addendum #1 (ANNX-0006-2020)
- f. Dorsey Consent to Annex Agreement
- g. Request to Declare City Assets & Equipment as Surplus
- h. Harvest Meadows PUD MDA File Nos PUD-25-2 & SUBD-25-4
- i. Lingar Development and Annexation Agreement File No. ANNX-24-11
- j. Painted Rock Development and Annexation Agreement File No. ANNX-25-3
- k. Steckman Annexation Grant of Rights-of- Way & Easements File No. ANNX-24-9
- l. Elfer's Annexation Grant of Rights-of-Way & Easements File No. ANNX-24-10

Motion by Malloy to approve the Consent Calendar as presented.

Second by Ziegler.

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

Motion Carried

2. PUBLIC HEARINGS

There are generally two types of public hearings. In a legislative hearing, such as adopting an ordinance amending the zoning code or Comprehensive Plan amendments, the Mayor and City Council may consider any input provided by the public. In quasi-judicial hearings, such as subdivisions, special use permits and zone change requests, the Mayor and City Council must follow procedures similar to those used in court to ensure the fairness of the hearing. Additionally, the Mayor and City Council can only consider testimony that relates to the adopted approval criteria for each matter. Residents or visitors wishing to testify upon an item before the Council must sign up in advance and provide enough information to allow the Clerk to properly record their testimony in the official record of the City

Council. Hearing procedures call for submission of information from City staff, then presentation by the applicant (15 min.), followed by public testimony (4 min. each) and finally the applicant's rebuttal testimony (8 min.). Testimony should be addressed to the City Council, only address the relevant approval criteria (in quasi-judicial matters) and not be unduly repetitious.

ACTION ITEMS:

- a. River City Corners Special Use Permit Appeal File No. SUP-25-1/APL-25-1 -
CANCELED

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

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ACTION ITEMS:

- a. Water Reclamation Facility Solids Handling Improvements, Procurement Contract with BDP Industries

Andrew Arbini, Projects Division Manager: Significant upgrades are needed at the Water Reclamation Facility (WRF) to improve the solids handling process of wastewater treatment. Solids refer to the materials removed from the treated water in the various processes of the WRF. They consist of the microbes which biologically treat the water, residual untreated waste products, and the particles created when the tertiary treatment coagulant binds to particles including phosphorus. This material is over 99% water. For economical handling, the water must be removed from the materials, which is accomplished through two processes, called thickening and dewatering. City Council declared BDP Industries a sole source vendor at the September 16, 2025, City Council meeting. This declaration authorized staff to negotiate a purchase contract directly with BDP. This procurement process is contemplated in Idaho Code 67-2808(2)(a)(ii) which allows the City to consider compatibility of equipment, components and replacement parts or service as the paramount consideration. Procurement of this second BDP unit will provide improved redundancy of the solids processing system in the first phase of the project. The balance of the solids improvements project will be included in the second phase of the project design. The procurement of this de-watering unit with BDP is \$738,500. Prior to contract negotiations, the cost of the new BDP unit was estimated to cost \$937,500. Delivery of the new belt press is anticipated by December 31, 2026, which aligns with the current project schedule. The contract value for the requested purchase is \$738,500. Staff requests a 5% contingency in the amount of \$36,925 to be authorized by the Public Works Director in the event additional services will benefit the project. The total request from staff is \$775,425.

Motion by Malloy to approve the Water Reclamation Facility Solids Handling Improvements, Procurement Contract with BDP Industries.

Second by Ziegler.

Vote: Davis-Aye, Steigleder-Aye, Westlund-Aye, Malloy-Aye, Plew-Aye, Ziegler-Aye
Motion Carried

- b. Quarry Sports Complex LWCF Grant Acceptance

Robbie Quinn, Parks Planner: The City has been awarded a \$1,250,000.00 grant with a 50% match requirement. The matching funds will be paid for with park impact fees. Future construction contracts will be brought back to council for approval. This project will be the fifth and largest Land and Water Conservation Fund (LWCF) grant awarded to the city. The Parks Department is seeking council approval for the mayor to sign an agreement with the State of Idaho, represented by the Idaho Parks and Recreation Board and the Idaho Department of Parks and Recreation, for a Land and Water Conservation Fund grant to assist with the Quarry Sports Complex Phase 1. Phase 1 will add multi-use fields, a shelter, restrooms, a parking lot, and include add-alternates for a playground and sports courts. The grant acceptance is for \$1,250,000.00 with a city match of \$1,514,985.00.

**Motion by Malloy to approve the Quarry Sports Complex LWCF Grant Acceptance.
Second by Ziegler.**

**Vote: Steigleder-Aye, Westlund-Aye, Malloy-Aye, Plew-Aye, Ziegler-Aye, Davis-Aye
Motion Carried**

c. Quarry Sports Complex Phase 1 Design Agreement

Robbie Quinn, Parks Planner: With the approval of the LWCF grant, staff is requesting council approval to authorize the mayor to sign the design agreement with MT-LA to complete the phase 1 design documents. Currently, the construction documents are 90% done and this agreement will complete them to 100% for permitting and bidding. Additionally, MT-LA will provide all necessary specification packages with separate bid schedules for the Buy America, Build America grant requirements. This agreement will also include all bidding tasks, including bid advertisement, coordination, pre-bid meeting, and all contractor bidding support. The agreement with MT-LA is for \$48,263.50 and will be paid out of Park Impact Fees. Staff is also seeking a contingency of \$5,000, for any additional edits during the design or permitting process, for a total request of \$53,263.50.

**Motion by Malloy to approve the Quarry Sports Complex Phase 1 Design Agreement.
Second by Ziegler.**

d. Ordinance - Steckman Annexation File No. ANNX-24-9

Motion by Malloy to place the Ordinance Steckman Annexation File No. ANNX-24-9 on its first and only reading by title only while under suspension of the rules.

Second by Westlund.

**Vote: Malloy-Aye, Plew-Aye, Ziegler-Aye, Davis-Aye, Stiegleder-Aye, Westlund-Aye
Motion Carried**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY 6.96 ACRES LOCATED WEST OF N. SPOKANE STREET MIDWAY BETWEEN W. GRANGE AVENUE AND PRAIRIE AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Motion by Malloy to approve the Ordinance Steckman Annexation File No. ANNX-24-9 and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by Ziegler.

Vote: Malloy-Aye, Plew-aye, Ziegler-Aye, Davis-Aye, Stiegleder-Aye, Westlund-Aye
Motion Carried

e. Ordinance - Elfers Annexation File No. ANNX-24-10

Motion by Malloy to place the Ordinance Elfers Annexation File No. ANNX-24-10 on its first and only reading by title only while under suspension of the rules.

Second by Ziegler.

Vote: Plew-Aye, Ziegler-Aye, Davis-Aye, Stiegleder-Aye, Westlund-Aye, Malloy-Aye
Motion Carried

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY 5.2 ACRES LOCATED AT 3556 N. GUY ROAD; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Motion by Malloy to approve the Ordinance Elfers Annexation File No. ANNX-24-10 and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by Ziegler.

Vote: Plew-Aye, Ziegler-Aye, Davis-Aye, Steigleder-Aye, Westlund-Aye, Malloy-Aye
Motion Carried

f. Well #4 Rehabilitation - Contract Amendment #1 with JUB Engineers

Jaxon Fleshman, Project Manager: In 2023 (prior to design work), JUB estimated construction oversight would cost \$175,300, which was included in the design contract. Several factors have impacted the actual time required by JUB to provide those services on this project. One significant factor is a longer lead time for equipment required for the contractor to provide, which has led to a longer construction window. Another factor is the time required by the engineer to respond to issues posed by the contractor. While an average assumption is used during estimation, some contractors require more attention from the engineer than others. These factors, and others of less significance, have required JUB to perform additional construction management services unanticipated at the time of contract execution in October 2023. JUB has developed a contract amendment to cover the remaining services required for project completion. This is based upon the actual expected construction period and the current actual weekly work required during construction. Work will be billed as time and materials and may be less than authorized by this amendment. The total requested increase to the contract is \$102,600. This will be funded with a task transfer of \$10,000 from the \$20,000 Management Reserve approved to be used as a contingency. Their remaining \$92,600 represents an increase to the overall project budget. A \$10,000 management reserve (Contingency) will remain available for use until the project is complete. Funding for this project is available within the authorized Well #4 Rehabilitation budget.

Motion by Malloy to approve the Well #4 Rehabilitation — Contract Amendment #1 with JUB Engineers.

Second by Ziegler.

Vote: Ziegler-Aye, Davis-Aye, Steigleder-Aye, Westlund-Aye, Malloy-Aye, Plew-Aye
Motion Carried

4. NEW BUSINESS

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ACTION ITEMS:

None

5. CITIZEN ISSUES

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None

6. ADMINISTRATIVE / STAFF REPORTS

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a. Annual Impact Fee Report 2023-2024

Jon Manley, Planning Manager: gave the Development Impact Fee Report for 2024 as part of the Annual Audit for Fiscal Year 2024. A development impact fee report is an annual requirement for every governmental entity that collects impact fees.

b. Drinking Water Division Annual Report

Craig Borrenpohl, Utility Manager: gave a report covering the routine and emergency operations completed by the Drinking Water Division over the previous year.

7. MAYOR AND COUNCIL COMMENTS

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

Mayor: Thank you to Shelly and Chief Mealer for the quick response to the citizen issue at the skate park.

Plew: Tomorrow is Election Day, get out and vote.

Malloy: Thank you for the great time at the City Hall trick or treating event last Friday.

8. EXECUTIVE SESSION

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ACTION ITEMS:

None

RETURN TO REGULAR SESSION

ADJOURNMENT

7:13 PM

Ronald G. Jacobson, Mayor

Shannon Howard, City Clerk

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Mayor Ronald G. Jacobson

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

Mission
Building Community.

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 11/18/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Gracie Ficca, CSR/AP
SUBJECT: Accounts Payable 11.5.25 - 11.18.25

ITEM AND RECOMMENDED ACTION:

The Finance Department recommends that the City Council review, and approve, the Post Falls Check Approval and Check Run Accountability reports dated 11.18.25 Approval of the reports acknowledges receipt of the required reports and approves making the payments. No presentation is planned on this item.

DISCUSSION:

As required by Idaho Code 50-1017 *Presentation of Claims* and 50-1018 *Payment of Claims*, the Finance Department provides a report at each council meeting detailing payments to be made on all accounts payable received during the prior two weeks. Generally, claims are presented prior to payment being issued, however, at times it is necessary for payment to be issued prior to approval (i.e. to avoid late fees), these checks are presented on the Check Run Accountability Report for ratification at the next council meeting. The attached Post Falls Check Approval reports checks totaling \$736,238.46 to be dated 11.18.25 The Hand Check Accountability is for Hand Checks issued 11.5.25-11.7.25 and total \$98,367.15.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

APPROVED OR DIRECTION GIVEN:

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$834,605.61

BUDGET CODE:

Various

ATTACHMENTS:

1. Post Falls Check Approval Check Run for Council 11.18.25
2. Hand Checks - Check Run for Council 11.18.25

Post Falls Check Approval



City of Post Falls

Packet: APPKT19398 - Check Run for Council 11.18.25
Vendor Set: 01 - Vendor Set 01

Check Date: 11/10/2025

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
Fund: 001 - GENERAL FUND					
Dept: 411 Mayor & Council					
P220	Post Falls Area Chamber of Commerce				
APMWB	Check	72174	Connect4Lunch (Shelly Enderud)	001-411.0000.64010	50.00
Dept 411 Total:					50.00
Dept: 412 Information Systems					
VEN14875	Cleverbridge, Inc.				
APMWB	Check	BKD-73655256768	Annual Lansweeper renewal	001-412.0000.66014	4,788.00
VEN14584	Sylint, LLC				
APMWB	Electronic Funds Transfr	20917	Monthly Sylint payments	001-412.0000.66043	2,557.42
Dept 412 Total:					7,345.42
Dept: 413 General Services					
P220	Post Falls Area Chamber of Commerce				
APMWB	Check	72174	Connect4Lunch (Shelly Enderud)	001-413.0000.64010	50.00
Dept 413 Total:					50.00
Dept: 414 Finance					
C239	CMRS-FP				
APMWB	Check	105000635877-11.0	Postage for postage machine	001-414.0000.63070	2,000.00
VEN02035	Staples, Inc				
APMWB	Check	6046560135	Office Supplies-Finance	001-414.0000.63060	127.78
		6046560134		001-414.0000.63060	116.94
		6046560133	Refund on Returned Ink	001-414.0000.63060	-108.80
		6046560134	Office Supplies-Finance	001-414.0000.63060	157.96
				001-414.0000.66042	49.89
Dept 414 Total:					2,343.77
Dept: 417 Media/Cable Franchise					
P220	Post Falls Area Chamber of Commerce				
APMWB	Check	72174	Connect4Lunch (Shelly Enderud)	001-417.0000.64010	25.00
Dept 417 Total:					25.00
Dept: 418 Human Resources					
VEN15091	Simpliverified, LLC				
APMWB	Electronic Funds Transfr	74508	11/2025 Background checks/DOT drug testir	001-418.4000.72070	375.00
Dept 418 Total:					375.00
Dept: 421 Police					
C410	Country Lock & Key, Inc.				
APMWB	Electronic Funds Transfr	16170	PD Keys	001-421.0000.63060	42.75
G020	Galls, LLC				
APMWB	Electronic Funds Transfr	032958639	PD Honor Guard Uniform Pants - Harmon	001-421.4000.72000	226.56
		032971092	PD Uniform Pants - Leavitt	001-421.4000.72000	94.84
N001	Napa Auto Parts				
APMWB	Check	366198	PD Shop Batteries	001-421.0000.63130	33.70
		366971	PD Battery & Core Deposit	001-421.0000.67100	312.32
		366076	PFPD129 Dual Fan	001-421.0000.67100	310.49
		367198	PD Battery & Core Deposit	001-421.0000.67100	157.26
		366331	PD Stock - Shop Towels	001-421.0000.67100	39.12
		366756	PFPD119 Blower Motor Resistor	001-421.0000.67100	25.22
		367195	PD Core Deposits	001-421.0000.67100	-36.00
		366143	PFPD140 Idler Pulley, Belt Tensioner	001-421.0000.67100	145.38

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
R251	Serights Ace Hardware				
APMWB	Check	371184/1	PD Shop Hardware	001-421.0000.67030	15.32
VEN02035	Staples, Inc				
APMWB	Check	6046560124	Office Supplies-PD	001-421.0000.63060	27.70
		6046560125		001-421.0000.63060	8.51
		6046560136		001-421.0000.63060	9.79
		6046560124		001-421.0000.63060	15.09
				001-421.0000.63130	21.73
				001-421.0000.66042	843.26
VEN14584	Sylint, LLC				
APMWB	Electronic Funds Transf	20917	Monthly Sylint payments	001-421.0000.66043	838.50
VEN13988	Tacoma Screw Products, Inc				
APMWB	Check	240165950-00	PD Shop - Heat Shrink Tubes, Electrical Tap	001-421.0000.67100	273.01
Dept 421 Total:					3,404.55
Dept: 424 Legal					
C220	Coleman Oil Co				
APMWB	Check	CP-0324034	Fuel Usage - October 2025	001-424.0000.64030	88.30
D09750	DeVries Info Management				
APMWB	Check	0200673	- On-Site Record Destruction Lg	001-424.0000.63060	62.00
P220	Post Falls Area Chamber of Commerce				
APMWB	Check	72174	Connect4Lunch (Shelly Enderud)	001-424.0000.64010	75.00
VEN02035	Staples, Inc				
APMWB	Check	6046560130	Office supplies-Legal	001-424.0000.63040	37.89
		6046560127		001-424.0000.63040	140.49
		6046560130		001-424.0000.63040	37.89
		6046560126		001-424.0000.63040	186.84
		6046560130		001-424.0000.63040	37.89
		6046560127		001-424.0000.63040	75.04
		6046560134	Office Supplies-Finance	001-424.0000.63060	11.42
Dept 424 Total:					752.76
Dept: 431 Streets					
VEN14467	CDA Redi Mix & Precast, Inc				
APMWB	Check	103537	Concrete Blankets	001-431.0000.68150	399.54
		103851	Concrete for Steamboat Bend Sidewalks	001-431.0000.68150	727.25
C220	Coleman Oil Co				
APMWB	Check	CP-0324034	Fuel Usage - October 2025	001-431.0000.64030	5,257.21
VEN14748	CPR Central				
APMWB	Check	NCITYPF20251103	CPR 1st Aid course	001-431.0000.64020	207.00
VEN01373	Intermountain Sign & Safety				
APMWB	Check	21631	2-1/4" X 14' Telespar Post	001-431.0000.63260	882.00
		21632	2-1/2X14 telspar POST	001-431.0000.63260	504.00
K100	Kootenai County Solid Waste				
APMWB	Check	10-32216/13-18926	General Refuse	001-431.0000.68130	24.54
L071	Local Highway Technical Assistance Council- LHTAC				
APMWB	Electronic Funds Transf	T2102725HA-10	Horizontal Alignment Webinar	001-431.0000.64020	160.00
		T2102825FC-1	Flagger Certification Course	001-431.0000.64020	360.00
VEN14930	National Safety Inc				
APMWB	Check	0771367-IN	GAITERS with VELCRO - MESH, LIME	001-431.0000.63110	86.00
		0772659-IN	Hi-Vis Sweatshirt	001-431.4000.72000	77.59
		0772398-IN	Uniform shirts - Doug	001-431.4000.72000	76.74
V040	ODP Business Solutions				
APMWB	Check	443478981001	Office supplies-Streets	001-431.0000.63060	73.32
P325	Poe Asphalt Paving, Inc.				
APMWB	Check	10747	Asphalt for Patching Spokane (Grange to Ce	001-431.0000.68090	426.30
P220	Post Falls Area Chamber of Commerce				
APMWB	Check	72213	Connect4Lunch Public Works	001-431.0000.64010	25.00
R251	Serights Ace Hardware				
APMWB	Check	370995/1	Reciprocating Saw Blades	001-431.0000.63000	17.99
		371020/1	Drill bit & Ceiling hooks	001-431.0000.63000	43.35

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	371002/1	Hinges, nuts bolts	001-431.0000.63000	20.14
		371003/1	Return of hinge from inv 371002/1	001-431.0000.63000	-3.24
		370991/1	FLINT REPLACEMENT	001-431.0000.63000	5.39
		371004/1	exchange of items from inv 371002/1	001-431.0000.63000	12.04
		370987/1	BLADE DISPENSER & 32OZ SPRAYER	001-431.0000.67090	25.17
		371041/1	Reciprocating saw	001-431.0000.67090	121.05
		370952/1	GROUT/CONCRETE SPONGE	001-431.0000.68150	5.93
		371049/1	Buckets	001-431.0000.68150	110.51
VEN15091	Simpliverified, LLC				
APMWB	Electronic Funds Transf	74508	11/2025 Background checks/DOT drug testir	001-431.0000.62080	43.00
T090	Thorco, Inc.				
APMWB	Check	1795600	Spokane St Rehab Thorco Billing 1795600	001-431.1811.95040	965.38
T1195	Traffic Safety Supply Co, Inc.				
APMWB	Check	INV085927	Sign blanks	001-431.0000.63260	2,054.45
		INV085756	SQUARE TUBE BRACKET, 45 DEGREE FI	001-431.0000.63260	814.58
VEN14310	US Fleet Tracking LLC				
APMWB	Check	507572	Monthly Vehicle tracking	001-431.0000.66016	592.68
Dept 431 Total:					14,114.91
Dept: 432 Public Works Administration					
C220	Coleman Oil Co				
APMWB	Check	CP-0324034	Fuel Usage - October 2025	001-432.0000.64030	52.73
VEN02035	Staples, Inc				
APMWB	Check	6046560139	Office Supplies- Parks	001-432.0000.63060	354.62
Dept 432 Total:					407.35
Dept: 433 Facility Maintenance					
VEN14834	Carrier Corporation				
APMWB	Electronic Funds Transf	90470210	Repairs to heat pump 43	001-433.0000.68030	2,409.58
C220	Coleman Oil Co				
APMWB	Check	CP-0324034	Fuel Usage - October 2025	001-433.0000.64030	133.11
G098	Grainger				
APMWB	Check	9683150040	Key ring for maintenance	001-433.0000.63730	44.22
P310	Platt Electric Supply				
APMWB	Check	09Z5140	PHI MH400/U 6PK Metal Halide Lamp	001-433.0000.63720	363.05
R251	Serights Ace Hardware				
APMWB	Check	370563/1	PAINTBRSH CHIP 2"WT BRSL	001-433.0000.63730	33.21
		371035/1	GREAT STUFF BIG GAP 20OZ	001-433.0000.63730	10.79
Dept 433 Total:					2,993.96
Dept: 434 Fleet Maintenance					
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	101583	PREVOST 20MM AIR PIPING	001-434.0000.67020	31.00
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4248512385	Fleet Laundry & Rug Service	001-434.0000.63160	123.43
C0790	Cobalt Truck Equipment				
APMWB	Check	SR11633	Sublet repair - S223	001-434.0000.67170	1,109.47
C220	Coleman Oil Co				
APMWB	Check	CP-0324034	Fuel Usage - October 2025	001-434.0000.64030	249.20
K080	Knudtsen Chevrolet and GMAC				
APMWB	Check	5013882	SL-N-BLOCK - UF103	001-434.0000.63012	104.13
N001	Napa Auto Parts				
APMWB	Check	366175	Core Deposit from 366137	001-434.0000.63011	-108.00
		365858	Filter Stock	001-434.0000.63011	70.49
		366137	Battery - M300	001-434.0000.63011	1,316.60
		366352	BREAK AWAY SYSTEM - S608	001-434.0000.63011	71.72
		366778	Filter stock	001-434.0000.63012	34.05
		365486	hitch for Parks spreaders	001-434.0000.63012	138.43
		366010	Battery - UF103	001-434.0000.63012	129.14
T106	Titan Truck Equipment				
APMWB	Check	1390439	Light fixtures - S127	001-434.0000.63011	340.50

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	1390428	LED light - S127	001-434.0000.63011	232.41
Dept 434 Total:					3,842.57
Dept: 441 Urban Forestry					
C220	Coleman Oil Co				
APMWB	Check	CP-0324034	Fuel Usage - October 2025	001-441.0000.64030	787.69
Dept 441 Total:					787.69
Dept: 442 Cemetery					
C220	Coleman Oil Co				
APMWB	Check	CP-0324034	Fuel Usage - October 2025	001-442.0000.64030	446.81
V040	ODP Business Solutions				
APMWB	Check	443478981001	Office supplies-Streets	001-442.0000.63060	15.34
R251	Serights Ace Hardware				
APMWB	Check	371048/1	credit for returned ball & purchase of replace	001-442.0000.67020	-3.60
		371053/1	6.4OZ ENGINE OIL STIHL DISCOUNT: 12.000	001-442.0000.67020	34.62
		371043/1	HTCH BAL 2-5/16" 15000LB	001-442.0000.67020	20.69
		370867/1	DUCT TAPE 20YD BLUE ACE	001-442.0000.67030	23.01
		370810/1	CONCRETE MIX 60#QUIKRETE	001-442.0000.68170	150.96
W230	Wilbert Precast Inc.				
APMWB	Check	357050-1	MM-Headstone 480684 20: Flat + Tariff + Sh	001-442.0000.63760	419.60
		358625-1	GG35 Niche Engraving 482086 Wilson, Ste	001-442.0000.63760	202.00
		362181-1	MM-Headstone 484029 24" Flat + Tariff + Sh	001-442.0000.63760	473.45
Dept 442 Total:					1,782.88
Dept: 443 Parks					
A228	A-L Compressed Gases, Inc.				
APMWB	Check	0003059517	Acetylene for the welder	001-443.0000.64030	9.08
A365	American On-Site Services				
APMWB	Check	I93897	Community Garden Portable Restroom	001-443.0000.65050	200.00
		I93912	Kiwanis Park Portable Restroom	001-443.0000.65050	206.02
		I93911	Falls Park Portable Restroom	001-443.0000.65050	206.02
		I93910	White Pine Portable Restroom	001-443.0000.65050	206.02
		I93818	Black Bay Portable Restroom	001-443.0000.65050	115.00
		I93890	Tennis Courts Portable Restroom	001-443.0000.65050	200.00
		I93887	Warren Park Portable Restroom	001-443.0000.65050	200.00
		I93894	Skate Park Portable Restroom	001-443.0000.65050	200.00
		I93817	4th Street Trailhead Portable Restroom	001-443.0000.65050	200.00
		I93843	The Landings Portable Restroom	001-443.0000.65050	200.00
		I93819	Corbin Park Portable Restrooms	001-443.0000.65050	321.02
		I93886	Hilde Kellogg portable restroom	001-443.0000.65050	200.00
		I93909	Tullamore Portable Restroom	001-443.0000.65050	206.02
VEN14924	Angler Fencing and Construction, LLC				
APMWB	Check	R01-27102025A	Temporary Fencing for construction	001-443.0000.63530	607.20
		R01-27102025B	Temporary Fence for Construction	001-443.0000.63530	263.12
		R01-27102025A	Temporary Fencing for construction	001-443.0000.63530	607.20
C220	Coleman Oil Co				
APMWB	Check	CP-0324034	Fuel Usage - October 2025	001-443.0000.64030	4,221.79
F020	Fastenal Company				
APMWB	Electronic Funds Transf	IDCOE226741	First Aid Kit for P126	001-443.0000.63110	198.67
		IDCOE226520	Hardware for parks stock	001-443.0000.67030	272.82
G098	Grainger				
APMWB	Check	9692791784	Hardware for South Parks	001-443.0000.67030	24.48
VEN15175	Grit Fabrication				
APMWB	Check	936500	Repair damaged metal Christmas tree sectio	001-443.0000.63080	437.50
VEN05363	North 40 Outfitters				
APMWB	Check	052917/E	Antifreeze for Restroom Winterization	001-443.0000.68220	179.40
VEN14065	North Idaho Pest				
APMWB	Check	2025-08	Pest Control in all Parks	001-443.0000.68215	2,339.10
VEN14775	Park N Play Northwest LLC				
APMWB	Check	PNP25046-I	Beck Playground Part	001-443.0000.68013	111.09

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
P220	Post Falls Area Chamber of Commerce				
APMWB	Check	72174	Connect4Lunch (Shelly Enderud)	001-443.0000.64010	100.00
S0760	Seltice Laundry				
APMWB	Check	8/834	Car wash for truck	001-443.0000.63150	18.00
R251	Serights Ace Hardware				
APMWB	Check	371012/1	Anti seize Lubricant for Small Equipment	001-443.0000.66190	8.99
		371044/1	Tools for Parks	001-443.0000.67090	18.88
VEN02035	Staples, Inc				
APMWB	Check	6046560139	Office Supplies- Parks	001-443.0000.63060	25.78
VEN09699	Tenshon LLC				
APMWB	Check	25-0509	Shade sail for Black Bay Shelter	001-443.0000.63080	1,029.14
U0010	ULINE				
APMWB	Check	199827348	Sawhorses for Parks & Coats for Uniforms	001-443.0000.67090	359.21
				001-443.4000.72000	369.21
		199823536	Uniform Coats for Parks	001-443.4000.72000	925.42
		199823589	Uniform coats for Parks	001-443.4000.72000	261.31
U040	United Electrical				
APMWB	Check	23497	Wire Syringa Restrooms	001-443.0000.62180	399.04
Dept 443 Total:					15,446.53
Dept: 444 Parks - Construction					
A365	American On-Site Services				
APMWB	Check	I93885	Chase Park portable Restroom	001-444.1665.93180	200.00
VEN14913	LuckyDog Recreation				
APMWB	Check	ID027-5033	Touch-up paint for Warren Shelter	001-444.0000.68160	116.00
R251	Serights Ace Hardware				
APMWB	Check	371033/1	Cement for Construction	001-444.0000.68170	24.27
Dept 444 Total:					340.27
Dept: 445 Recreation					
VEN04489	Kroc Center				
APMWB	Check	11-17-2025	KROC- Dance Recital Facility	001-445.0000.63080	671.00
V040	ODP Business Solutions				
APMWB	Check	444469243001	Office Supplies-Recreation	001-445.0000.63060	66.16
S050	Saturday Night Inc.				
APMWB	Electronic Funds Transf	108122	Shorts for Football	001-445.0000.63430	1,726.23
VEN15091	Simpliverified, LLC				
APMWB	Electronic Funds Transf	74508	11/2025 Background checks/DOT drug testir	001-445.0000.62080	422.85
VEN02035	Staples, Inc				
APMWB	Check	6046560137	Office supplies-Recreation	001-445.0000.63060	111.24
		6046560123	Office Supplies - Recreation	001-445.0000.63060	63.59
		6046560129		001-445.0000.63060	16.94
VEN09501	Yoke's Foods Inc				
APMWB	Check	05-94182	Ice for Employee Potluck on 10/31/25	001-445.0000.63080	11.16
Dept 445 Total:					3,089.17
Dept: 451 Planning & Zoning					
C291	Coeur d' Alene Press				
APMWB	Check	0000042262-10172	(Public Hearing Notice River City Corners AP	001-451.0000.62000	278.91
		0000042766-10302	(Public Hearing Notice Echo Estates ANN	001-451.0000.62000	298.89
		0000042506-10232	(Public Hearing Notice Gaul Annexation ANN	001-451.0000.62000	319.26
Dept 451 Total:					897.06
Dept: 452 Building Inspector					
C220	Coleman Oil Co				
APMWB	Check	CP-0324034	Fuel Usage - October 2025	001-452.0000.64030	612.42
VEN02035	Staples, Inc				
APMWB	Check	6046460128	Return on Cisco Headset	001-452.0000.63060	-151.67
Dept 452 Total:					460.75
Dept: 453 Engineering					

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
C220	Coleman Oil Co				
APMWB	Check	CP-0324034	Fuel Usage - October 2025	001-453.0000.64030	256.98
Dept 453 Total:					256.98
Dept: 454 Community Development Admin					
P050	Panhandle Area Council				
APMWB	Check	05-PFM	EDA Grant PAC Management July through N	001-454.0000.62040	2,000.00
VEN14084	The Metts Group				
APMWB	Check	202519	Pleasant View: Marketing Plan EDA Grant	001-454.0000.62040	37,500.00
Dept 454 Total:					39,500.00
Fund 001 Total:					98,266.62
Fund: 003 - PERSONNEL BENEFIT POOL					
Dept: 482 Personnel Pool					
VEN15121	BPA Health, Inc				
APMWB	Check	609605	October EAP Services	003-482.4000.73000	54.30
A6000	Rehn & Associates, Inc.				
APMWB	Check	INV-00210085	10/25 Cobra Notices	003-482.0000.62160	56.00
Dept 482 Total:					110.30
Fund 003 Total:					110.30
Fund: 008 - 911 SUPPORT					
Dept: 426 911 Support					
VEN14584	Sylint, LLC				
APMWB	Electronic Funds Transfr	20917	Monthly Sylint payments	008-426.0000.66043	3,591.58
Dept 426 Total:					3,591.58
Fund 008 Total:					3,591.58
Fund: 011 - FACILITY BUILDING RESERVE					
Dept: 491 Facility Building Reserve					
VEN12372	Bernardo/Wills Architects, PC				
APMWB	Check	25336	CH Remodel - As-Built Record Drawings	011-491.1801.93163	5,800.00
VEN14753	Integrus Architecture, P.S.				
APMWB	Check	22418.00-7	PWOC Integrus Invoice Feb-Sept 2025	011-491.1801.93160	18,325.57
Dept 491 Total:					24,125.57
Fund 011 Total:					24,125.57
Fund: 017 - ANNEXATION FEES					
Dept: 410 General Government Services					
VEN05894	FCS Group				
APMWB	Check	4137-22510142	Long Range Financial Plan and Analysis	017-410.0000.62040	3,135.00
VEN15043	Urban3 LLC				
APMWB	Check	AC000450B	Consulting Fees	017-410.0000.62040	4,399.25
Dept 410 Total:					7,534.25
Fund 017 Total:					7,534.25
Fund: 034 - KOOTENAI FIRE/EMS IMPACT FEES					
Dept: 428 Kootenai Fire/EMS Impact Fees					
VEN14739	Kootenai County Emergency Medical Services System				
APMWB	Electronic Funds Transfr	October 2025 Impac	October 2025 Impact Fees	034-428.0000.33117	-380.00
				034-428.0000.62040	6,433.93
VEN06795	Kootenai County Fire & Rescue				
APMWB	Electronic Funds Transfr	October 2025 Impac	October 2025 Impact Fees	034-428.0000.33117	-760.00
				034-428.0000.62040	55,548.51
Dept 420 Total:					60,842.44

Fund 034 Total: 60,842.44

Packet: APPKT19398 - Check Run for Council 11.18.25

Check Date: 11/10/2025

Vendor Set: 01 - Vendor Set 01

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
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Fund: 035 - PUBLIC SAFETY IMPACT FEES

Dept: 420 Public Safety Impact Fees

VEN14481	HMH Engineering						
APMWB	Check			D25030-06	PD Parking Lot - HMH Invoice October 2025 035-420.0000.95015		13,650.00

Dept 420 Total: 13,650.00**Fund 035 Total:** 13,650.00**Fund:** 650 - RECLAIMED WATER OPERATING

Dept: 463 Wastewater Operating

A090	Accurate Testing Labs LLC						
APMWB	Check			149713	Oct 2025 Bio-solids	650-463.0000.68360	340.00
				149690	Oct 2025 Biosolids	650-463.0000.68360	375.00
				149713	Oct 2025 Bio-solids	650-463.0000.68360	100.00
				149796	Oct Biosolids	650-463.0000.68360	340.00
A1395	Advanced Compressor & Hose Inc						
APMWB	Check			101550	MF FITTINGS	650-463.0000.68025	449.06
A228	A-L Compressed Gases, Inc.						
APMWB	Check			0003059587	High Pressure Switch	650-463.0000.68025	9.08
A0001	Alsco						
APMWB	Check			LSPO2882908	WWTP Rags	650-463.0000.68025	500.00
A424	Anatek Labs, Inc.						
APMWB	Check			2528787	Surface Water Testing	650-463.0000.68360	595.00
VEN03129	Barr Tech LLC						
APMWB	Check			10872	Bio Solids Disposal for October 2025	650-463.0000.62150	65,955.22
VEN14736	Cintas Corporation No. 3						
APMWB	Check			4247763628	TSHIRT/SHP/CARHRTT/M/HTRGY/SS-RC650-463.4000.72000		171.59
C291	Coeur d' Alene Press						
APMWB	Check			42149	CDA Press Advert -CMGC for Solids Handlin650-463.3125.95520		231.20
C220	Coleman Oil Co						
APMWB	Check			CP-0324034	Fuel Usage - October 2025	650-463.0000.65005	673.44
C410	Country Lock & Key, Inc.						
APMWB	Electronic Funds Transf			16181	Keys WWTP	650-463.0000.68025	13.47
F020	Fastenal Company						
APMWB	Electronic Funds Transf			IDCOE226709	1/2X5.5 Wedge Anchor WWTP	650-463.0000.68025	22.91
VEN06984	Gravity Consulting, LLC						
APMWB	Check			25205	PCB SAMPLING	650-463.0000.68360	1,469.33
K0037	K & N, and Impel Company						
APMWB	Electronic Funds Transf			150259	Trim Balance Ditch 5 & Ditch 6	650-463.0000.68025	2,160.00
N001	Napa Auto Parts						
APMWB	Check			365362	BRAKE CLEANER WWTP	650-463.0000.68025	111.24
N040	NCL of Wisconsin, Inc.						
APMWB	Check			527461	Lab Supplies	650-463.0000.63400	898.57
VEN04172	Northwest Scientific, Inc.						
APMWB	Electronic Funds Transf			5196280	Detergent, EXTRAN AP-12 Alkaline,2 KG for650-463.0000.63400		126.76
				5196165	Tubing Silicone Pump	650-463.0000.63400	423.12
V040	ODP Business Solutions						
APMWB	Check			443293649001	Office Supplies-Wastewater	650-463.0000.63060	71.99
O050	Oxarc Inc.						
APMWB	Electronic Funds Transf			0032443360	Sodium Bisulfite Tertiary Treatment Chemic650-463.0000.63008		2,643.00
				0032443367	Sodium Hypochlorite (Chlorine Bleach)	650-463.0000.68820	2,618.75
P310	Platt Electric Supply						
APMWB	Check			6S43102	WWTP Shop Supplies	650-463.0000.68025	468.25
VEN15059	Polydyne Inc						
APMWB	Check			1948084	Polymer	650-463.0000.63480	4,950.00
P220	Post Falls Area Chamber of Commerce						
APMWB	Check			72213	Connect4Lunch Public Works	650-463.0000.64010	50.00
VEN03698	Smith & Loveless Inc						
APMWB	Check			187888	Replacement pistagrit pump	650-463.0000.90010	34,394.00

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
<u>VEN02035</u>	Staples, Inc				
APMWB	Check	6046560131	Office Supplies-Wastewater	650-463.0000.63060	158.62
		6046560132	Office Supplies- Wastewater	650-463.0000.63060	42.16
		6046560138	Office Supplies-Wastewater	650-463.0000.63060	48.54
		6046560132	Office Supplies- Wastewater	650-463.0000.63060	145.89
		6046560131	Office Supplies-Wastewater	650-463.0000.63060	75.49
<u>U1006</u>	Univar Solutions USA, LLC				
APMWB	Check	53420972	Aluminum Sulfate for Tertiary Operations	650-463.0000.63490	6,707.28
<u>U145</u>	USABlue Book				
APMWB	Check	INV00873627	Peristaltic Pump Tube Lab	650-463.0000.63400	441.38
Dept 463 Total:					127,780.34
Dept: 466 Wastewater - Collections					
<u>VEN14736</u>	Cintas Corporation No. 3				
APMWB	Check	4247763628	TSHIRT/SHP/CARHRTT/M/HTRGRY/SS-RC	650-466.4000.72000	171.58
<u>C220</u>	Coleman Oil Co				
APMWB	Check	CP-0324034	Fuel Usage - October 2025	650-466.0000.65005	2,473.46
<u>N001</u>	Napa Auto Parts				
APMWB	Check	365359	Battery for Generator	650-466.0000.63006	27.00
		366353	AAA Premium Battery 36 for T119	650-466.0000.63006	157.26
		365411	BAT Core Deposit Lift Station Generator	650-466.0000.63006	-27.00
		365359	Battery for Generator	650-466.0000.63006	156.16
		366353	AAA Premium Battery 36 for T119	650-466.0000.63330	5.28
		366282	NON-CHLOR BRAKE CLEANER	650-466.0000.63330	74.16
<u>VEN14559</u>	One Call Concepts, Inc				
APMWB	Check	5105033	WWTP & Water Locates	650-466.0000.62320	354.96
<u>O050</u>	Oxarc Inc.				
APMWB	Electronic Funds Transf	0032447011	OXARC WELDING HELMET W/B	650-466.0000.63110	60.47
			BLUE LENS	650-466.0000.67090	198.04
<u>W2066</u>	Whitney Equipment Co. Inc.				
APMWB	Check	PS-INV113984	Flygt pump relays	650-466.0000.63006	2,650.21
<u>Z026</u>	Ziegler Lumber Co #017				
APMWB	Check	1025051	Montrose LS Supplies	650-466.0000.68021	161.79
Dept 466 Total:					6,463.37
Dept: 468 Wastewater - Surface Water					
<u>A1395</u>	Advanced Compressor & Hose Inc				
APMWB	Check	101572	Mini Excavator D300	650-468.0000.68380	144.53
<u>C130</u>	Coeur d'Alene Tractor				
APMWB	Check	CDA-39706	Gravelly Pro-Stance 36? Kawasaki® Stand C	650-468.0000.90010	8,186.80
		CDA-39724	Kubota Tractor K7473A - 36" QUICK ATTAC	650-468.0000.90010	7,169.75
<u>C220</u>	Coleman Oil Co				
APMWB	Check	CP-0324034	Fuel Usage - October 2025	650-468.0000.65005	498.49
<u>F020</u>	Fastenal Company				
APMWB	Electronic Funds Transf	IDCOE226709	1/2X5.5 Wedge Anchor WWTP	650-468.0000.68025	220.40
<u>VEN15085</u>	International Minute Press				
APMWB	Check	4807	Pocket Atlas - WRF Outreach	650-468.0000.68360	296.10
<u>N1760</u>	North Idaho Hydroseeding, Inc				
APMWB	Check	17926	Hydroseed Mullan & Alberta	650-468.0000.68380	450.00
<u>R251</u>	Serights Ace Hardware				
APMWB	Check	370873/1	WWTP ROOFING SCREWS	650-468.0000.68380	38.28
<u>Z026</u>	Ziegler Lumber Co #017				
APMWB	Check	1018371	Wood for Trailer	650-468.0000.68380	228.90
Dept 468 Total:					17,233.25
Fund 650 Total:					151,476.96
Fund: 651 - RECLAIMED WATER CAPITAL - WWTP					
Dept: 463 Wastewater Operating					
<u>VEN14753</u>	Integrus Architecture, P.S.				
APMWB	Check	22418.00-7	PWOC Integrus Invoice Feb-Sept 2025	651-463.3100.95520	2,617.94

Dept 463 Total: 2,617.94

Fund 651 Total: 2,617.94

Packet: APPKT19398 - Check Run for Council 11.18.25
Vendor Set: 01 - Vendor Set 01

Check Date: 11/10/2025

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 700 - SANITATION							
Dept: 461 Sanitation							
VEN07913	CANNON HILL						
APMWB	Check			43753	Wood Waste for Parks & UF	700-461.0000.65050	274.00
K100	Kootenai County Solid Waste						
APMWB	Check			09-30289/13-25112	Park Fall Clean-up	700-461.0000.65050	344.38
				09-30289/13-28437	Fall Park Clean-up	700-461.0000.65050	22.24
				09-30289/13-25014	Parks Fall Clean-up	700-461.0000.65050	224.73
				09-30289/13-29885		700-461.0000.65050	39.88
				09-30289/13-28501	Park Fall Clean-up	700-461.0000.65050	9.03
				09-30289/13-24935		700-461.0000.65050	244.67
C115	Northwest Waste and Recycling						
APMWB	Electronic Funds Transfr			3135622	Fall Cleanup	700-461.0000.65114	14,777.68
Dept 461 Total:							15,936.61
Fund 700 Total:							15,936.61
Fund: 750 - WATER OPERATING							
Dept: 462 Water Operating							
A090	Accurate Testing Labs LLC						
APMWB	Check			149696	Water Coliform Presence/Absence	750-462.0000.68360	150.00
				150077	BACT T PA Coliform Presence/Absence Tes	750-462.0000.68360	150.00
				150110	Coliform Presence/Absence Water Testing	750-462.0000.68360	150.00
				150182		750-462.0000.68360	150.00
				146080	Well 8 Water Testing	750-462.0000.68360	2,025.00
VEN04268	Coeur d'Alene Garbage Service						
APMWB	Check			3116608	Recycle Bin Water	750-462.0000.65050	26.50
C220	Coleman Oil Co						
APMWB	Check			CP-0324034	Fuel Usage - October 2025	750-462.0000.64030	2,149.04
C360	Consolidated Supply Co.						
APMWB	Electronic Funds Transfr			S012655090.001	KEY BRASS SKELETON KEY FOR STAND,	750-462.0000.63280	39.40
H215	Core & Main LP						
APMWB	Check			X740151	DW Supplies 1" Angle & Check Water	750-462.0000.63280	489.50
				W613770	HYMAX Parts for Water Division	750-462.0000.63280	832.32
				X652839	DW Supplies 1" GALV EXTENSION PIEC	750-462.0000.63280	433.80
				X740174	DW Supplies 1" Angle & Check Water	750-462.0000.63280	270.88
				X740151		750-462.0000.63280	864.90
				W613770	HYMAX Parts for Water Division	750-462.0000.63280	347.22
G098	Grainger						
APMWB	Check			9676482640	DW Supplies DIAMOND SAW BLADE,DIAM	750-462.0000.63280	1,199.66
K080	Knudtsen Chevrolet and GMAC						
APMWB	Check			6295010/1	2021 Chevy Dump Truck Oil Change	750-462.0000.67170	146.00
				6294862/1	Oil Change & Tire Rotation W123 Short Pay	750-462.0000.67170	147.56
N0991	Norco Inc						
APMWB	Check			0044973872	90 Gallon Flammable Cabinet Auto Close	750-462.0000.63110	2,310.68
				0044929288	DW Safety Foam Earplugs	750-462.0000.63110	83.88
VEN14559	One Call Concepts, Inc						
APMWB	Check			5105033	WWTP & Water Locates	750-462.0000.62320	354.97
P220	Post Falls Area Chamber of Commerce						
APMWB	Check			72213	Connect4Lunch Public Works	750-462.0000.64010	25.00
R251	Serights Ace Hardware						
APMWB	Check			370758/1	Disposable Gloves Water Shop	750-462.0000.63110	35.98
				370795/1	DW Supplies STRAP STRETCH	750-462.0000.63280	24.45
				370572/1	Maintenance Supplies Water	750-462.0000.63280	62.01
				370992/1	DW Supplies HOLE SAW	750-462.0000.63280	97.15
S580	Strata						
APMWB	Check			CD2502203-IN	Well #4 Strata Invoice September 2025	750-462.3227.95550	80.00

Vendor Number	Vendor Name				
Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
VEN15055	WM Welch Corp				
APMWB	Electronic Funds Transf	Well 4 Pay App 8	Well 4 Rehab WM Welch Pay App 8 Oct 202	750-462.3227.95550	328,984.67
Dept 462 Total:					341,630.57
Fund 750 Total:					341,630.57
Fund: 753 - WATER CAPITAL					
Dept: 462 Water Operating					
VEN14753	Integrus Architecture, P.S.				
APMWB	Check	22418.00-7	PWOC Integrus Invoice Feb-Sept 2025	753-462.3325.95520	16,455.62
Dept 462 Total:					16,455.62
Fund 753 Total:					16,455.62
Report Total:					736,238.46



Fund	Account	Amount
001 - GENERAL FUND		
	001-411.0000.64010	50.00
	001-412.0000.66014	4,788.00
	001-412.0000.66043	2,557.42
	001-413.0000.64010	50.00
	001-414.0000.63060	293.88
	001-414.0000.63070	2,000.00
	001-414.0000.66042	49.89
	001-417.0000.64010	25.00
	001-418.4000.72070	375.00
	001-421.0000.63060	103.84
	001-421.0000.63130	55.43
	001-421.0000.66042	843.26
	001-421.0000.66043	838.50
	001-421.0000.67030	15.32
	001-421.0000.67100	1,226.80
	001-421.4000.72000	321.40
	001-424.0000.63040	516.04
	001-424.0000.63060	73.42
	001-424.0000.64010	75.00
	001-424.0000.64030	88.30
	001-431.0000.62080	43.00
	001-431.0000.63000	95.67
	001-431.0000.63060	73.32
	001-431.0000.63110	86.00
	001-431.0000.63260	4,255.03
	001-431.0000.64010	25.00
	001-431.0000.64020	727.00
	001-431.0000.64030	5,257.21
	001-431.0000.66016	592.68
	001-431.0000.67090	146.22
	001-431.0000.68090	426.30
	001-431.0000.68130	24.54
	001-431.0000.68150	1,243.23
	001-431.1811.95040	965.38
	001-431.4000.72000	154.33
	001-432.0000.63060	354.62
	001-432.0000.64030	52.73
	001-433.0000.63720	363.05
	001-433.0000.63730	88.22
	001-433.0000.64030	133.11
	001-433.0000.68030	2,409.58
	001-434.0000.63011	1,923.72
	001-434.0000.63012	405.75
	001-434.0000.63160	123.43
	001-434.0000.64030	249.20
	001-434.0000.67020	31.00
	001-434.0000.67170	1,109.47
	001-441.0000.64030	787.69
	001-442.0000.63060	15.34
	001-442.0000.63760	1,095.05
	001-442.0000.64030	446.81
	001-442.0000.67020	51.71
	001-442.0000.67030	23.01
	001-442.0000.68170	150.96
	001-443.0000.62180	399.04
	001-443.0000.63060	25.78

001-443.0000.63080	1,466.64
001-443.0000.63110	198.67
001-443.0000.63150	18.00
001-443.0000.63530	1,477.52
001-443.0000.64010	100.00
001-443.0000.64030	4,230.87
001-443.0000.65050	2,660.10
001-443.0000.66190	8.99
001-443.0000.67030	297.30
001-443.0000.67090	378.09
001-443.0000.68013	111.09
001-443.0000.68215	2,339.10
001-443.0000.68220	179.40
001-443.4000.72000	1,555.94
001-444.0000.68160	116.00
001-444.0000.68170	24.27
001-444.1665.93180	200.00
001-445.0000.62080	422.85
001-445.0000.63060	257.93
001-445.0000.63080	682.16
001-445.0000.63430	1,726.23
001-451.0000.62000	897.06
001-452.0000.63060	-151.67
001-452.0000.64030	612.42
001-453.0000.64030	256.98
001-454.0000.62040	39,500.00
Fund 001 Total:	98,266.62
003 - PERSONNEL BENEFIT POOL	
003-482.0000.62160	56.00
003-482.4000.73000	54.30
Fund 003 Total:	110.30
008 - 911 SUPPORT	
008-426.0000.66043	3,591.58
Fund 008 Total:	3,591.58
011 - FACILITY BUILDING RESERVE	
011-491.1801.93160	18,325.57
011-491.1801.93163	5,800.00
Fund 011 Total:	24,125.57
017 - ANNEXATION FEES	
017-410.0000.62040	7,534.25
Fund 017 Total:	7,534.25
034 - KOOTENAI FIRE/EMS IMPACT FEES	
034-428.0000.33117	-1,140.00
034-428.0000.62040	61,982.44
Fund 034 Total:	60,842.44
035 - PUBLIC SAFETY IMPACT FEES	
035-420.0000.95015	13,650.00
Fund 035 Total:	13,650.00
650 - RECLAIMED WATER OPERATING	
650-463.0000.62150	65,955.22
650-463.0000.63008	2,643.00
650-463.0000.63060	542.69
650-463.0000.63400	1,889.83
650-463.0000.63480	4,950.00
650-463.0000.63490	6,707.28
650-463.0000.64010	50.00
650-463.0000.65005	673.44
650-463.0000.68025	3,734.01
650-463.0000.68360	3,219.33
650-463.0000.68820	2,618.75
650-463.0000.90010	34,394.00
650-463.3125.95520	231.20
650-463.4000.72000	171.59
650-466.0000.62320	354.96
650-466.0000.63006	2,963.63
650-466.0000.63110	60.47

650-466.0000.63330	79.44
650-466.0000.65005	2,473.46
650-466.0000.67090	198.04
650-466.0000.68021	161.79
650-466.4000.72000	171.58
650-468.0000.65005	498.49
650-468.0000.68025	220.40
650-468.0000.68360	296.10
650-468.0000.68380	861.71
650-468.0000.90010	15,356.55
Fund 650 Total:	151,476.96
651 - RECLAIMED WATER CAPITAL - WWTP	
651-463.3100.95520	2,617.94
Fund 651 Total:	2,617.94
700 - SANITATION	
700-461.0000.65050	1,158.93
700-461.0000.65114	14,777.68
Fund 700 Total:	15,936.61
750 - WATER OPERATING	
750-462.0000.62320	354.97
750-462.0000.63110	2,430.54
750-462.0000.63280	4,661.29
750-462.0000.64010	25.00
750-462.0000.64030	2,149.04
750-462.0000.65050	26.50
750-462.0000.67170	293.56
750-462.0000.68360	2,625.00
750-462.3227.95550	329,064.67
Fund 750 Total:	341,630.57
753 - WATER CAPITAL	
753-462.3325.95520	16,455.62
Fund 753 Total:	16,455.62
Report Total:	736,238.46

ACCOUNTS PAYABLE HANDCHECK ACC

11/5/2025	87.67	APA001513	AT&T Long Distance
11/5/2025	11.64	APA001514	AT&T Mobility
11/5/2025	175.05	APA001515	Avista
11/5/2025	139.99	APA001516	Charter Communications
11/5/2025	16.94	APA001517	Charter Communications
11/5/2025	169.99	APA001518	Charter Communications
11/5/2025	1150.00	APA001519	East Greenacres Irrigation
11/5/2025	657.67	APA001520	H & H Business Systems
11/5/2025	111.85	APA001521	Kootenai Electric
11/5/2025	630.53	APA001522	Level 3 Communications
11/5/2025	1101.08	APA001523	Level 3 Communications
11/5/2025	800.00	APA001524	Ross Point Water
11/5/2025	199.96	APA001525	TDS
11/5/2025	1280.54	APA001526	T-Mobile USA
11/5/2025	1831.60	APA001527	T-Mobile USA
11/5/2025	103.76	APA001528	Ziplay Fiber
11/5/2025	6.49	APA001529	Ziplay Fiber
11/5/2025	99.98	APA001530	Ziplay Fiber
11/6/2025	0.01	101555	Verizon Wireless
11/7/2025	53.96	APA001531	AT&T Long Distance
11/7/2025	1981.39	APA001532	AT&T Mobility
11/7/2025	43813.05	APA001533	Avista
11/7/2025	149.98	APA001534	Charter Communications
11/7/2025	43160.68	APA001535	Kootenai Electric
11/7/2025	161.50	APA001536	Verizon Wireless
11/7/2025	207.38	APA001537	Verizon Wireless
11/7/2025	7.36	APA001538	Verizon Wireless
11/7/2025	257.10	APA001539	Verizon Wireless
	98367.15		

ACCOUNTABILITY FOR CHECK RUN 11/19/25

Pay Before Due Date	001-431.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-412.0000.65040
Pay Before Due Date	001-417.0000.63080
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	750-462.0000.62040
Pay Before Due Date	Various
Pay Before Due Date	001-465.0000.65103
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	750-462.0000.62040
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	001-421.0000.65030
Pay Before Due Date	001-421.0000.65030
Pay Before Due Date	650-463.0000.65030
Pay Before Due Date	650-463.0000.65030
Pay Before Due Date	650-463.0000.65030
Pay Before Due Date	001-453.0000.65030,001-424.0000.65030
Pay Before Due Date	001-445.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	001-452.0000.65030
Pay Before Due Date	Various

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 11/18/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Robert Palus, City Engineer
SUBJECT: The Arc Subdivision - Final Plat Approval

ITEM AND RECOMMENDED ACTION:

Staff recommends approval of the final plat of The Arc subdivision. Approval of this item will authorize the Mayor to sign the final plat.

DISCUSSION:

The Arc is a 42-lot subdivision located on N. Corbin Road east of W. Craig Avenue. The plat has been reviewed by staff and found to be in conformance with City Standards and the requirements of the Master Development Agreement that was executed in June 2025. Construction plans were approved, and the Construction Improvement Agreement was executed on May 20, 2025 (SUBD-24-10).

Under the Subdivision Ordinance, the plat is returned to the City Council for authorization of the Mayor's signature. Certification is required from the Engineering Division that infrastructure improvements have been completed, or that surety has been provided to guarantee the completion of the improvements. As the Developer is platting the subdivision prior to completion of all improvements, they have provided surety for the remaining public improvements associated with the subdivision.

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

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

Memorandum of Understanding - June 3, 2025

Construction Improvement Agreement - May 20, 2025

APPROVED OR DIRECTION GIVEN:

Approved

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

Acceptance of operations and maintenance costs for public roadway and sanitary sewer infrastructure with completion of improvements.

BUDGET CODE:

N/A

ATTACHMENTS:

1. The Arc - Final Plat
2. The Arc Location Map

THE ARC

A PORTION OF TRACTS 36, 45, AND 52, SPOKANE VALLEY LAND AND WATER CO. PLAT NO. 9 EAST GREENACRES, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT WYLD, LLC. AND CORSTOR, LLC. ARE THE RECORD OWNERS OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCKS, AS HEREIN PLATTED, TO BE KNOWN AS THE ARC.

A PORTION OF TRACTS 36, 45 AND 52, PLAT NO. 9 EAST GREENACRES, AS RECORDED IN BOOK "B" OF PLATS, AT PAGE 86, RECORDS OF KOOTENAI COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 90 AND THE EAST RIGHT-OF-WAY LINE OF CORBIN ROAD, FROM WHICH THE SOUTHWEST CORNER OF LOT 9, BLOCK 3, DAWN'S PLACE, AS RECORDED IN BOOK "I" OF PLATS, AT PAGE 85, INSTRUMENT #1554331, RECORDS OF KOOTENAI COUNTY IDAHO, BEARS NORTH 81°21'59" EAST, A DISTANCE OF 650.47 FEET, AS SHOWN ON RECORD OF SURVEY, BOOK 32 OF SURVEYS, AT PAGE 5, INSTRUMENT #2876264000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE NORTH 00°56'03" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF CORBIN ROAD, A DISTANCE OF 201.61 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED, INSTRUMENT #1589941, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE SOUTH 88°10'33" EAST LEAVING SAID EAST RIGHT-OF-WAY LINE OF CORBIN ROAD ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN WARRANTY DEED, INSTRUMENT #1589941, A DISTANCE OF 208.71 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY;

THENCE NORTH 00°56'03" EAST ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN WARRANTY DEED, INSTRUMENT #1589941, A DISTANCE OF 208.71 FEET TO THE SOUTH LINE OF SAID TRACT 36;

THENCE NORTH 00°56'03" EAST PARALLEL TO AND 208.68 FEET EAST OF THE WEST LINE OF SAID TRACT 36, A DISTANCE OF 198.02 FEET TO THE NORTH LINE OF THE SOUTH 198 FEET OF TRACT 36;

THENCE SOUTH 88°10'33" EAST ALONG SAID NORTH LINE OF THE SOUTH 198 FEET OF TRACT 36, A DISTANCE OF 432.83 FEET TO THE WEST LINE OF DAWN'S PLACE;

THENCE SOUTH 00°56'21" WEST ALONG SAID WEST LINE OF DAWN'S PLACE, A DISTANCE OF 490.26 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 90;

THENCE SOUTH 81°21'59" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE 90, A DISTANCE OF 650.47 FEET TO THE EAST RIGHT-OF-WAY LINE OF CORBIN ROAD AND THE POINT OF BEGINNING;

CONTAINING 267,465 SQUARE FEET OR 6.140 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

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

UTILITY EASEMENT FOR WASHINGTON WATER POWER COMPANY PER BOOK 141 OF DEEDS, PAGE 612, RECORDS OF KOOTENAI COUNTY, IDAHO.

UTILITY EASEMENT FOR WASHINGTON WATER POWER COMPANY PER BOOK 165 OF DEEDS, PAGE 536, RECORDS OF KOOTENAI COUNTY, IDAHO.

CONDITIONS AND RESTRICTIONS PER STATE OF IDAHO DEPARTMENT OF HIGHWAYS WARRANTY DEED, INSTRUMENT #618966, RECORDS OF KOOTENAI COUNTY, IDAHO.

WATER PIPELINE EASEMENT PER INSTRUMENT #626005, RECORDS OF KOOTENAI COUNTY, IDAHO.

EASEMENT FOR IDAHO TRANSPORTATION BOARD PER INSTRUMENT #674301, RECORDS OF KOOTENAI COUNTY, IDAHO.

HOME OWNER'S ASSOCIATION COVENANTS, CODES, AND RESTRICTIONS, PER INSTRUMENT # _____ RECORDS OF KOOTENAI COUNTY, IDAHO.

GRANTING:

10 FOOT SIDEWALK, DRAINAGE, AND UTILITY EASEMENTS, TO THE CITY OF POST FALLS, AS SHOWN ON THE FACE OF THIS PLAT.

8 FOOT UTILITY, STORMWATER, DRAINAGE, AND MAINTENANCE EASEMENTS, TO THE HOME OWNER'S ASSOCIATION, AS SHOWN ON THE FACE OF THIS PLAT.

STORMWATER, DRAINAGE, AND MAINTENANCE EASEMENTS, TO THE HOME OWNER'S ASSOCIATION, AS SHOWN ON THE FACE OF THIS PLAT.

DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF POST FALLS. IMPROVEMENT, MANAGEMENT AND MAINTENANCE FOR THE DRAINAGE EASEMENTS AS SHOWN HEREON WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. A NON-PROFIT ASSOCIATION OF PROPERTY OWNERS HAVING JURISDICTION OVER THE PLATTED AREA. THE DRAINAGE EASEMENTS CANNOT BE SOLD OR TRANSFERRED, REGARDLESS OF ANY PROVISIONS IN THE COVENANTS WITHOUT THE EXPRESSED WRITTEN APPROVAL BY THE CITY OF POST FALLS. THE OWNER HEREBY DECLARES THAT ALL SUCH DRAINAGE EASEMENTS SHALL BE SUBJECT TO A PERPETUAL NONEXCLUSIVE EASEMENT IN FAVOR OF THE LOT OWNERS WITHIN THIS PLAT, FOR DRAINAGE AND SUBJECT TO SUCH UNIFORM RULES, REGULATIONS, AND RESTRICTIONS AS MAY BE ADOPTED BY THE HOME OWNER'S ASSOCIATION. THE SWALES CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE CITY OF POST FALLS.

20' INGRESS, EGRESS, DRAINAGE, UTILITY, AND MAINTENANCE EASEMENT, TO LOTS 2 AND 3, OF BLOCK 3, AS SHOWN ON THE FACE OF THIS PLAT.

17' INGRESS, EGRESS, DRAINAGE, UTILITY, AND MAINTENANCE EASEMENT, TO LOTS 4 AND 5, OF BLOCK 2, AS SHOWN ON THE FACE OF THIS PLAT.

TRACT A AS SANITARY SEWER EASEMENT FOR CONSTRUCTION, OPERATION, MAINTENANCE, AND ACCESS ASSOCIATED WITH SANITARY SEWER PURPOSES, AND AS A DRAINAGE EASEMENT, TO THE CITY OF POST FALLS, WITH RESTRICTIONS PROHIBITING REVISIONS TO THE STORMWATER FACILITIES WITHOUT PERMISSION FROM THE CITY OF POST FALLS, AS SHOWN ON THE FACE OF THIS PLAT.

DEDICATING:

12.5 FEET OF RIGHT-OF-WAY FOR CORBIN ROAD, AS SHOWN ON THE FACE OF THIS PLAT.

RIGHTS-OF-WAY FOR TERRA STREET AND CORBIN ROAD TO THE CITY OF POST FALLS, AS SHOWN ON THE FACE OF THIS PLAT.

TRACT A WILL BE DEEDED TO THE HOME OWNER'S ASSOCIATION FOR DRAINAGE, MAINTENANCE, AND UTILITIES.

TRACT B WILL BE DEEDED TO THE HOME OWNER'S ASSOCIATION FOR OPEN SPACE, PARKING, DRAINAGE, MAINTENANCE, AND UTILITIES.

OWNER'S CERTIFICATE

DEDICATING:

TRACT C WILL BE DEEDED TO THE HOME OWNER'S ASSOCIATION FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND MAINTENANCE, AND OVERLAYED WITH AN EASEMENT THAT WILL BE GRANTED TO THE CITY OF POST FALLS, AND EAST GREENACRES IRRIGATION DISTRICT FOR THE OWNERSHIP, OPERATION AND MAINTENANCE OF PUBLIC SEWER AND WATER INFRASTRUCTURE.

BE IT FURTHER KNOWN THAT:

WATER SERVICE FOR ALL LOTS WILL BE PROVIDED BY EAST GREENACRES IRRIGATION DISTRICT.

SANITARY SEWER SERVICE FOR ALL LOTS WILL BE PROVIDED BY THE CITY OF POST FALLS.

THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE IRRIGATION AND MAINTENANCE OF LANDSCAPING ALONG THE SOUTHERN RIGHT-OF-WAY FOR TERRA STREET ADJACENT TO THE INTERSTATE 90 RIGHT-OF-WAY.

NOAH STAM, MANAGER
WYLD, LLC.

DATE

KIRK BRANDT, MEMBER
CORSTOR, LLC.

DATE

ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

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

BY: NOAH STAM, MANAGER
WYLD, LLC.

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____

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

ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

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

BY: KIRK BRANDT, MEMBER
CORSTOR, LLC.

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____

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

KOOTENAI COUNTY TREASURER

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

CERTIFICATE HAVE BEEN PAID THROUGH _____

THIS _____ DAY OF _____, 2025.

KOOTENAI COUNTY TREASURER

PANHANDLE HEALTH DISTRICT APPROVAL

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

HEALTH DISTRICT SIGNATURE: _____

DATE: _____

KOOTENAI COUNTY RECORDER

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

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

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

NUMBER: _____

FEE: \$ _____

BY DEPUTY: _____

KOOTENAI COUNTY CLERK: JENNIFER LOCKE

CITY ENGINEER CERTIFICATE

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

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

CITY COUNCIL CERTIFICATE

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

RONALD G. JACOBSON - MAYOR

SHANNON HOWARD - CITY CLERK

KOOTENAI COUNTY SURVEYOR

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

DATED THIS _____ DAY OF _____, 2025.



SURVEYOR'S CERTIFICATE

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



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WWW.H2ISURVEY.COM

DATE: OCTOBER, 2025
PROJECT NUMBER: 2024-313

SHEET 1 OF 4



32

QUARTER CORNER
FOUND 5/8" REBAR IN
MONUMENT CASE PER
CP&F #1659614

THE ARC
A PORTION OF TRACTS 36, 45, AND 52, SPOKANE VALLEY LAND AND WATER CO. PLAT NO. 9 EAST GREENACRES,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ◇ = FOUND ITD BRASS CAP
- = FOUND 2" ALUMINUM CAP IN MONUMENT CASE
- = FOUND 2" ALUMINUM CAP MARKED "PLS 4182"
- = FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 4182"
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "DURTSCHI 507"
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 3814"
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "TATE 4565"
- = SET 2" ALUMINUM CAP MARKED "H2 PLS 12110" WITHIN ONE YEAR OF RECORDATION IN ACCORDANCE WITH SECTION 50-1332 & 50-1333, IDAHO CODE
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110" WITHIN ONE YEAR OF RECORDATION IN ACCORDANCE WITH SECTION 50-1332 & 50-1333, IDAHO CODE
- = SET 1" COPPER DISC MARKED "H2 PLS 12110" WITHIN ONE YEAR OF RECORDATION IN ACCORDANCE WITH SECTION 50-1332 & 50-1333, IDAHO CODE
- ⊕ = SET 2" ALUMINUM CAP ON 5/8" REBAR MARKED "H2 PLS 12110" WITHIN ONE YEAR OF RECORDATION IN ACCORDANCE WITH SECTION 50-1332 & 50-1333, IDAHO CODE
- B, # = BLOCK NUMBER
- = BOUNDARY LINE
- - - = ADJACENT PROPERTY LINE
- - - = EASEMENT LINE
- - - = EASEMENT LINE
- - - = RIGHT-OF-WAY LINE
- - - = QUARTER SECTION LINE

RECORD INFORMATION

- R1 - G.L.O. PLAT OF TOWNSHIP 50 NORTH, RANGE 5 WEST BOISE MERIDIAN, DATED JULY 23, 1881.
- R2 - SPOKANE VALLEY LAND AND WATER CO PLAT NO. 9 EAST GREENACRES, BOOK B, PAGE 86, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R3 - DAWN'S PLACE, BOOK I, PAGE 85, INSTRUMENT #1554331, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R4 - DAWN'S PLACE FIRST ADDITION, BOOK I, PAGE 116, INSTRUMENT #1571453, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R5 - BLUEGRASS POINTE, BOOK L, PAGE 200, INSTRUMENT #2620150000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R6 - RECORD OF SURVEY, BOOK 20, PAGE 90, INSTRUMENT #1607104, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R7 - RECORD OF SURVEY, BOOK 32, PAGE 5, INSTRUMENT #2876264000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- D1 - WARRANTY DEED, INSTRUMENT #2767236000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- D2 - REAL PROPERTY DEED TO TRUST, INSTRUMENT #1589941, RECORDS OF KOOTENAI COUNTY, IDAHO.
- D3 - WARRANTY DEED, INSTRUMENT #1256550, RECORDS OF KOOTENAI COUNTY, IDAHO.

SURVEYOR'S NARRATIVE

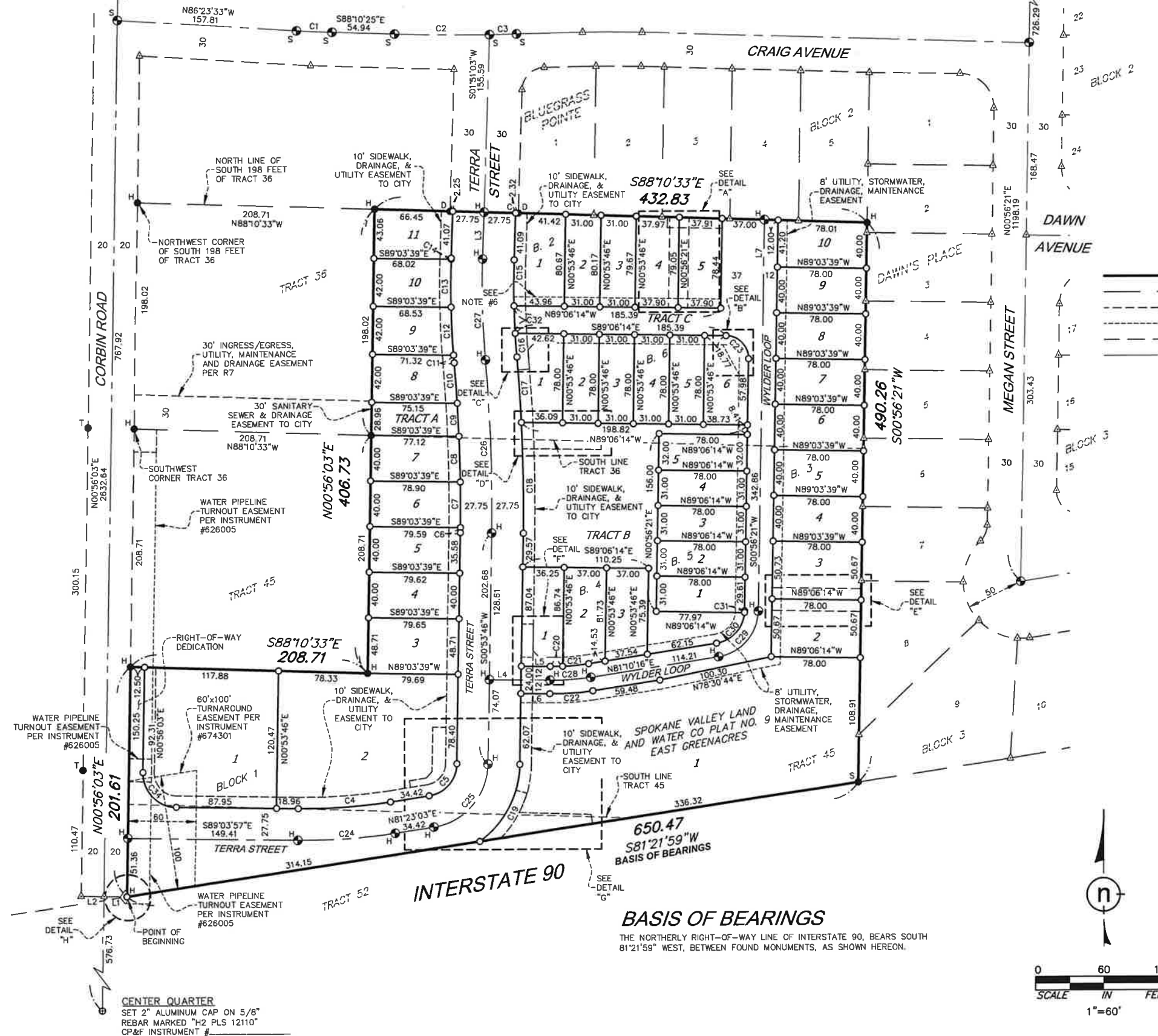
1. THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO LOTS AND BLOCKS.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. THE FIELD WORK FOR THIS PROJECT WAS STARTED ON AUGUST 5, 2021.
4. SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.
5. THE SOUTHWEST CORNER OF THE PROPERTY SHOWN HEREON DIFFERS FROM THE SOUTHWEST CORNER SHOWN ON R7. THE ITD MONUMENT WEST OF THE SOUTHWEST CORNER WAS FOUND AFTER THE FIELD WORK WAS COMPLETED FOR R7. THIS MONUMENT IS BEING HELD FOR THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 90.
6. 8' UTILITY, STORMWATER, DRAINAGE, AND MAINTENANCE EASEMENT TO HOA.



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SHEET 2 OF 4



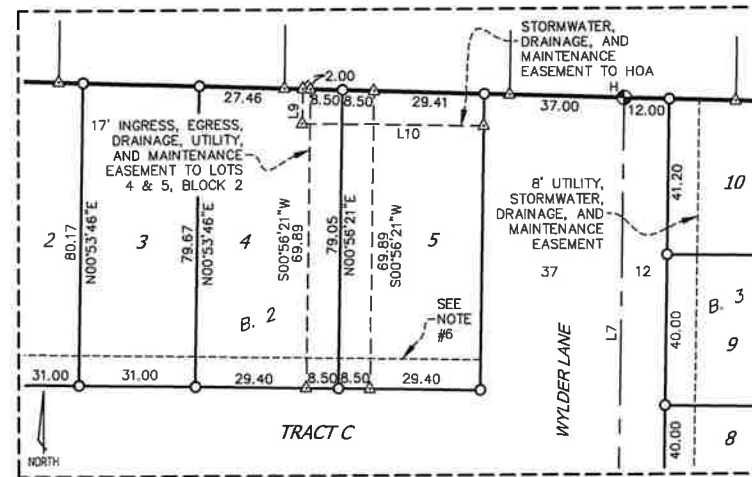
BASIS OF BEARINGS

THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 90, BEARS SOUTH 81°21'59" WEST, BETWEEN FOUND MONUMENTS, AS SHOWN HEREON.

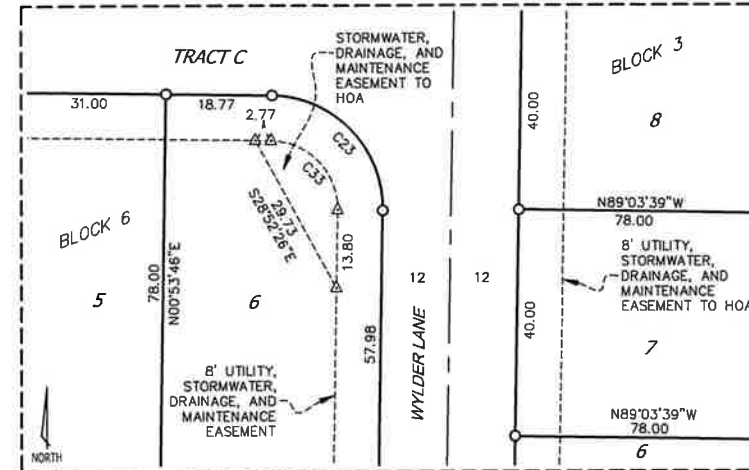
A PORTION OF TRACTS 36, 45, AND 52, SPOKANE VALLEY LAND AND WATER CO. PLAT NO. 9 EAST GREENACRES,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

INSTRUMENT # _____

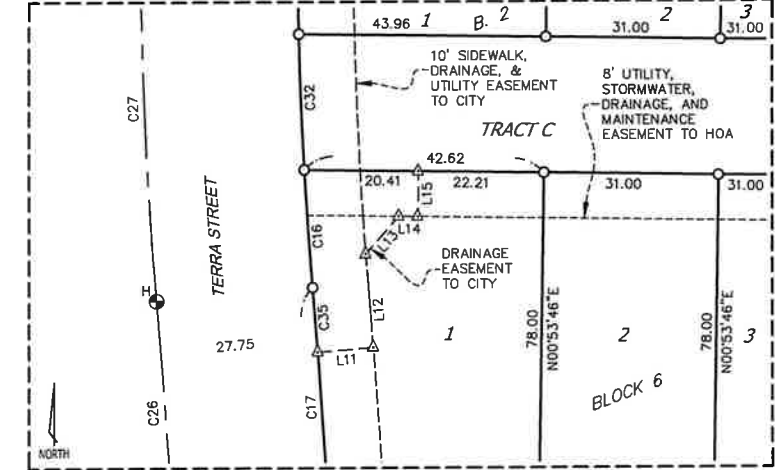
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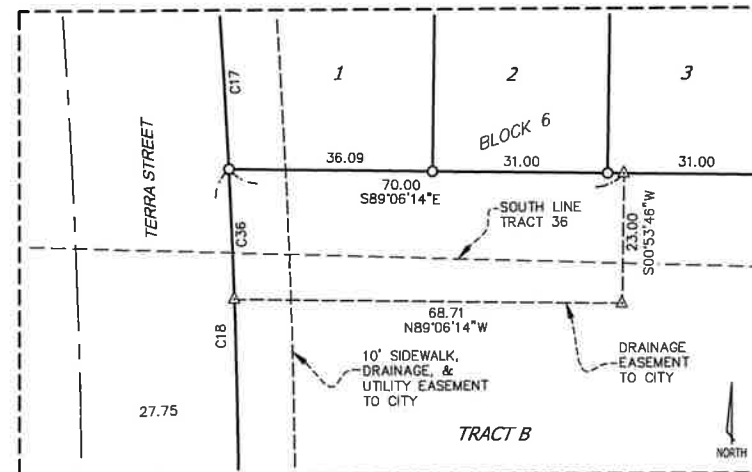
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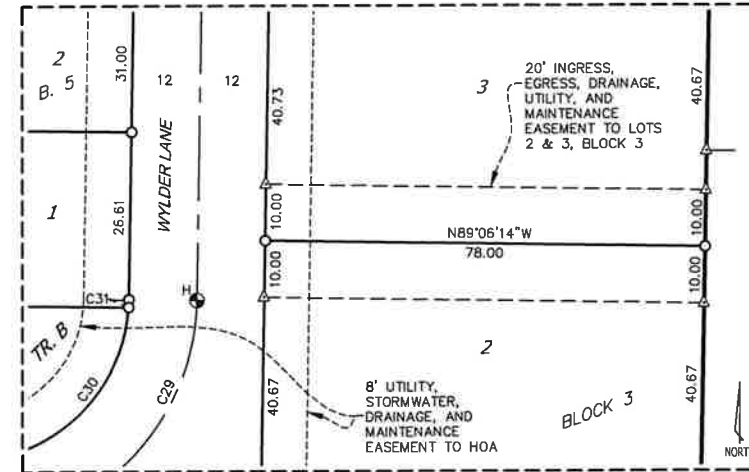
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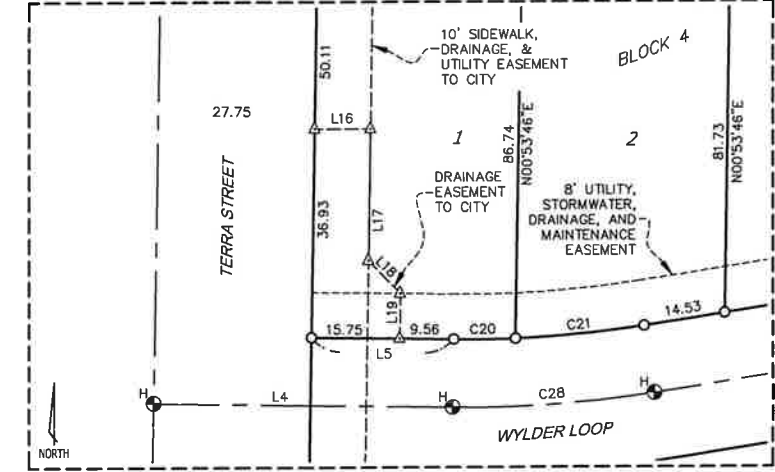
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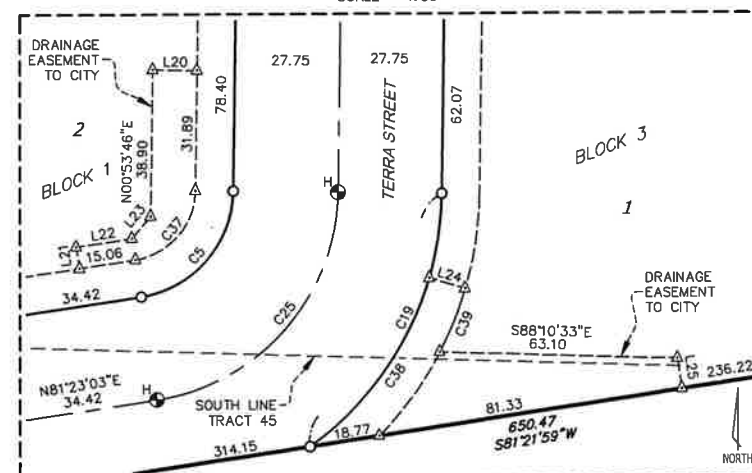
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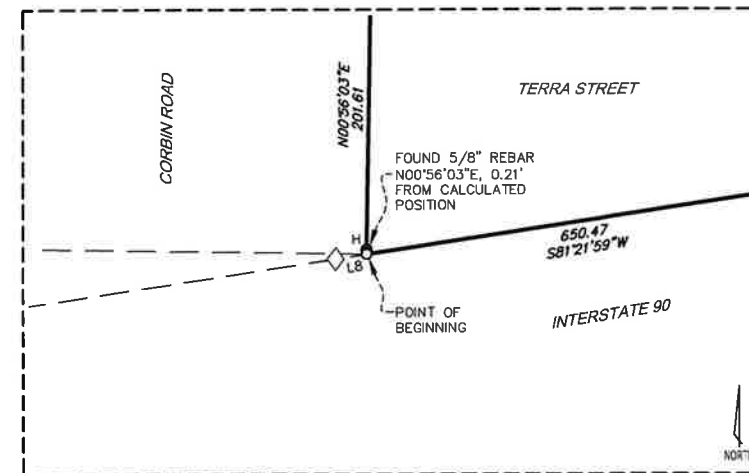
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SCALE = 1:5



DATE: OCTOBER, 2025
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THE ARC

A PORTION OF TRACTS 36, 45, AND 52, SPOKANE VALLEY LAND AND WATER CO. PLAT NO. 9 EAST GREENACRES,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°03'57" E	20.00
L2	N 89°03'57" W	20.00
L3	N 01°51'03" E	41.08
L4	S 89°06'14" E	53.06
L5	S 89°06'14" E	25.31
L6	S 89°06'14" E	25.31
L7	N 00°56'21" E	89.84
L8	S 81°21'59" W	1.39
L9	S 00°56'21" W	9.21
L10	S 89°03'39" E	48.40
L11	N 85°31'31" E	10.00
L12	N 04°41'34" W	16.56
L13	N 41°41'48" E	8.86
L14	S 89°06'14" E	3.36
L15	N 00°53'46" E	8.00
L16	S 89°49'48" E	10.00
L17	S 00°53'46" W	23.31
L18	S 44°06'14" E	8.13
L19	S 00°53'46" W	6.00
L20	S 89°06'14" E	11.75
L21	N 08°36'57" W	5.75
L22	N 81°23'03" E	14.98
L23	N 41°08'25" E	7.63
L24	S 73°39'52" E	10.00
L25	S 08°36'57" E	8.20

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	31.30	2000.00	00°53'48"	S 87°16'36" E	31.30
C2	83.76	2000.00	02°23'58"	S 89°22'24" E	83.75
C3	23.66	2102.28	00°38'42"	N 89°04'48" E	23.66
C4	81.46	488.75	09°33'00"	N 86°09'33" E	81.37
C5	40.39	28.75	80°29'17"	N 41°08'25" E	37.15
C6	4.42	1472.25	00°10'20"	N 00°48'36" E	4.42
C7	40.01	1472.25	01°33'25"	N 00°03'16" W	40.01
C8	40.04	1472.25	01°33'30"	N 01°36'44" W	40.04
C9	29.03	1472.25	01°07'47"	N 02°57'22" W	29.03
C10	35.53	1472.25	01°22'58"	N 04°12'45" W	35.53
C11	6.65	777.75	00°29'22"	N 04°39'33" W	6.65
C12	42.10	777.75	03°06'05"	N 02°51'49" W	42.09
C13	42.01	777.75	03°05'41"	N 00°14'04" E	42.01
C14	0.94	777.75	00°04'09"	N 01°48'59" E	0.94
C15	40.30	722.25	03°11'49"	S 00°15'09" W	40.29
C16	20.81	722.25	01°39'03"	S 04°04'42" E	20.81
C17	57.47	1527.75	02°09'19"	S 03°49'34" E	57.47
C18	97.18	1527.75	03°37'41"	S 00°55'34" E	97.17
C19	78.73	84.25	53°32'40"	S 27°40'06" W	75.90
C20	10.94	199.00	03°09'01"	S 89°19'16" W	10.94
C21	22.84	199.00	06°34'29"	S 84°27'31" W	22.85
C22	37.85	223.00	09°43'30"	N 86°02'01" E	37.81
C23	31.43	20.00	90°02'35"	S 44°04'56" E	28.29
C24	86.09	516.50	09°33'00"	N 86°09'33" E	85.99
C25	79.37	56.50	80°29'17"	N 41°08'25" E	73.00
C26	151.84	1500.00	05°48'00"	N 02°00'14" W	151.78
C27	35.64	750.00	02°43'23"	N 03°32'32" W	35.64
C28	35.81	211.00	09°43'30"	N 86°02'01" E	35.77
C29	57.41	41.00	80°13'55"	N 41°03'19" E	52.84
C30	39.22	29.00	77°29'24"	N 42°25'34" E	36.30
C31	1.39	29.00	02°44'31"	N 02°18'37" E	1.39
C32	24.04	722.25	01°54'25"	S 02°17'58" E	24.04
C33	18.86	12.00	90°02'35"	S 44°04'56" E	16.98
C34	47.12	30.00	90°00'00"	S 44°03'57" E	42.43
C35	11.44	1527.75	00°25'45"	S 04°41'21" E	11.44
C36	23.04	1527.75	00°51'50"	N 02°19'00" W	23.04
C37	26.34	18.75	80°29'17"	S 41°08'25" W	24.23
C38	56.03	84.25	38°06'18"	N 35°23'17" E	55.00
C39	18.23	94.25	11°04'57"	S 21°52'37" W	18.20

LOT AREA TABLE

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	1	14,120	0.324
2		17,914	0.411
3		3,881	0.089
4		3,186	0.073
5		3,184	0.073
6		3,173	0.073
7		3,124	0.072
8		3,079	0.071
9		2,929	0.067
10		2,860	0.066
11		2,907	0.067

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	2	3,583	0.082
2		2,493	0.057
3		2,477	0.057
4		3,010	0.069
5		2,985	0.069

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	3	35,673	0.819
2		3,952	0.091
3		3,955	0.091
4		3,120	0.072
5		3,120	0.072
6		3,120	0.072
7		3,120	0.072
8		3,120	0.072
9		3,120	0.072
10		3,167	0.073

LOT AREA TABLE

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	4	3,154	0.072
2		3,131	0.072
3		2,907	0.067

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	5	2,418	0.056
2		2,418	0.056
3		2,418	0.056
4		2,418	0.056
5		2,418	0.056

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	6	3,058	0.070
2		2,418	0.056
3		2,418	0.056
4		2,418	0.056
5		2,418	0.056
6		2,937	0.067

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
A	TRACTS	2,207	0.051
B		18,413	0.423
C		20,973	0.481

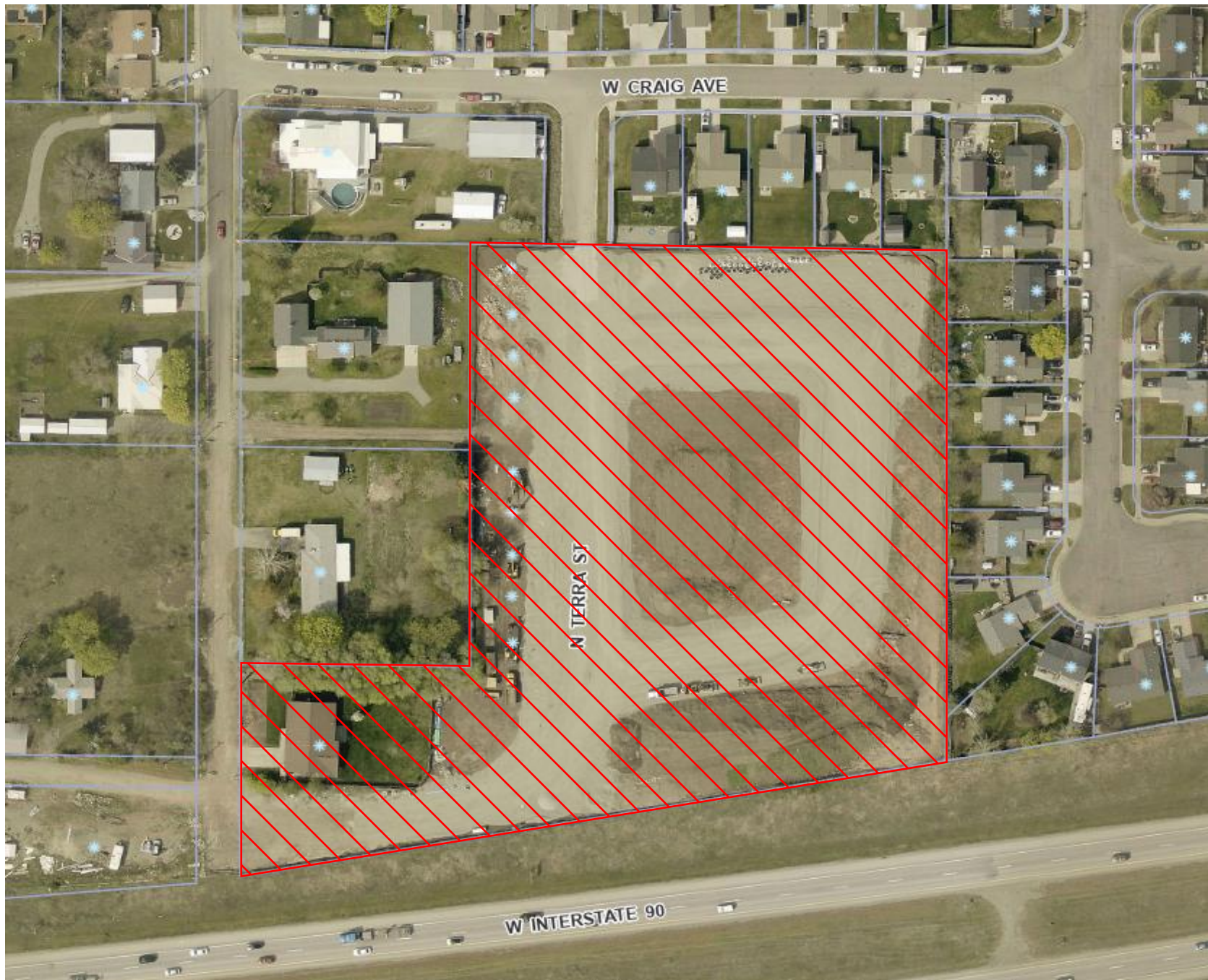


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DATE: OCTOBER, 2025
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SHEET 4 OF 4

THE ARC SUBDIVISION LOCATION MAP



**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 11/18/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Early Dawn and Zorros Annexation Grant of Rights-of-Way and Easements (ANNX-24-1)

ITEM AND RECOMMENDED ACTION:

This item is the Grants of Rights-of-Way and Easements related to the Early Dawn and Zorros Annexation (ANNX-24-1), which was approved by the city council following a public hearing on February 18, 2025. Staff requests that the city council review and approve the corresponding Grants of Rights-of-Way and Easements. No presentation is planned on this item.

DISCUSSION:

On February 18, 2025, the city council held a public hearing to consider a request to annex approximately 9.63 acres and associated rights-of-way into the City of Post Falls with Community Commercial Services zoning. The site is generally located at the northwest corner of Early Dawn and Zorros roads. Following the hearing, the city council approved a motion directing staff to prepare a final written reasoned decision approving the annexation request, which was approved June 3, 2025.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

On June 3, 2025, the Development and Annexation Agreement and Reasoned Decision was approved by City Council.

APPROVED OR DIRECTION GIVEN:

As noted above, the city council approved the requested annexation.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. Early Dawn and Zorros Grant of ROW and Easements

GRANT OF RIGHT-OF-WAY
Early Dawn and Zorros Annexation
E. Early Dawn Avenue and N. Zorros Road
File No. ANNX-24-1

KNOWN ALL MEN BY THESE PRESENTS, that **Douglass Properties, LLC, an Washington Limited Liability Company**; the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid by the City of Post Falls, Kootenai County, State of Idaho, the receipt of which is hereby acknowledged, does hereby grant, quitclaim and convey unto the said City of Post Falls, 408 N. Spokane St., Post Falls, ID 83854, a municipal corporation, Kootenai County, State of Idaho, the Grantee, a right-of-way for the construction, improvement, operation and maintenance of public roadway, allowing also placement and maintenance of pipelines for water and sewer, and such other surface and underground utility lines as may be necessary, upon and across the following described property:

A strip of land varying in width being a portion of Tract 42, Post Falls Irrigated Tracts, according to the plat thereof, recorded in Book C of Plats, at Page 78, records of Kootenai County, Idaho, located in the Southwest One-Quarter of the Southwest One-Quarter of Section 30, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho more particularly described as follows:

Commencing at the South Quarter Corner of said Section 30 marked by a 5/8" rebar with no cap per CP&F number 2107363000, Records of Kootenai County, Idaho, from which the Center Quarter Corner marked by a 2-inch aluminum cap per CP&F 2422764000, Records of Kootenai County, Idaho, bears North 01°01'09" East a distance of 2675.33 feet;
thence North 43°02'16" West 1902.73 feet to the Southeast corner of said Tract 42 and the intersection of the North Right-of-Way of Early Dawn Avenue and the West Right-of-Way of Zorros Road, being the **True Point of Beginning**;
thence along the South line of said Tract 42 and the North Right-of-Way of said Early Dawn Avenue, North 88°33'30" West 655.02 feet;
thence leaving said North Right-of-Way and along the West line of said Tract 42, North 00°59'23" East 20.00 feet;
thence leaving said West line, South 88°33'30" East 645.11 feet;
thence North 00°59'39" East 9.27 feet;
thence along a tangent curve to the left with a radius of 427.50 feet, an arc length of 70.88 feet, a delta of 9°30'00", and a long chord that bears North 03°45'21" West 70.80 feet;
thence North 08°30'21" West 73.14 feet;
thence along a tangent curve to the right with a radius of 522.50 feet, an arc length of 86.62 feet, a delta of 9°29'54", and a long chord that bears North 03°45'24" West 86.52 feet;
thence North 00°59'33" East 386.16 feet to the South Right-of-Way of Zorros Road;
thence along the South Right-of-Way of said Zorros Road, South 88°45'21" East 35.00 feet to the said West Right-of-Way of Zorros Road;
thence along the said West Right-of-Way of Zorros Road, South 00°59'33" West 644.27 feet to the **True Point of Beginning**.

Contains 31,928 Square feet of land more or less.

As depicted in the attached **Exhibit A-1 and Exhibit A-2.**

TO HAVE AND TO HOLD SUCH RIGHT-OF-WAY FOR PUBLIC PURPOSES, THE Grantor does hereby dedicate all interest in said strip of land to public use for such purposes.

In witness whereof, the Grantor has caused this instrument to be executed this _____ day of _____, 2025.

GRANTEE:

CITY OF POST FALLS

By

Ronald G. Jacobson, Mayor

Attest:

Shannon Howard, City Clerk

GRANTOR(S):

Douglass Properties, LLC

By

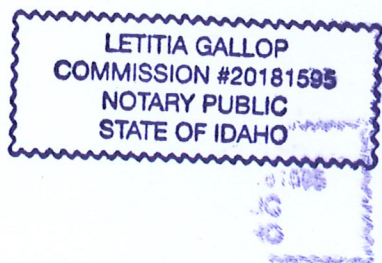
Lance G. Douglass
Lance G. Douglass, Governor

STATE OF IDAHO)
) ss
County of Kootenai)

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

STATE OF Idaho)
)
) :SS
County of Kootenai)

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




Notary Public for the State of Idaho
Residing at: Kootenai
Commission Expires: 10/01/30

Exhibit A-1

Road Dedication

A strip of land varying in width being a portion of Tract 42, Post Falls Irrigated Tracts, according to the plat thereof, recorded in Book C of Plats, at Page 78, records of Kootenai County, Idaho, located in the Southwest One-Quarter of the Southwest One-Quarter of Section 30, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho more particularly described as follows:

Commencing at the South Quarter Corner of said Section 30 marked by a 5/8" rebar with no cap per CP&F number 2107363000, Records of Kootenai County, Idaho, from which the Center Quarter Corner marked by a 2-inch aluminum cap per CP&F 2422764000, Records of Kootenai County, Idaho, bears North 01°01'09" East a distance of 2675.33 feet;

thence North 43°02'16" West 1902.73 feet to the Southeast corner of said Tract 42 and the intersection of the North Right-of-Way of Early Dawn Avenue and the West Right-of-Way of Zorros Road, being the **True Point of Beginning**;

thence along the South line of said Tract 42 and the North Right-of-Way of said Early Dawn Avenue, North 88°33'30" West 655.02 feet;

thence leaving said North Right-of-Way and along the West line of said Tract 42, North 00°59'23" East 20.00 feet;

thence leaving said West line, South 88°33'30" East 645.11 feet;

thence North 00°59'39" East 9.27 feet;

thence along a tangent curve to the left with a radius of 427.50 feet, an arc length of 70.88 feet, a delta of 9°30'00", and a long chord that bears North 03°45'21" West 70.80 feet;

thence North 08°30'21" West 73.14 feet;

thence along a tangent curve to the right with a radius of 522.50 feet, an arc length of 86.62 feet, a delta of 9°29'54", and a long chord that bears North 03°45'24" West 86.52 feet;

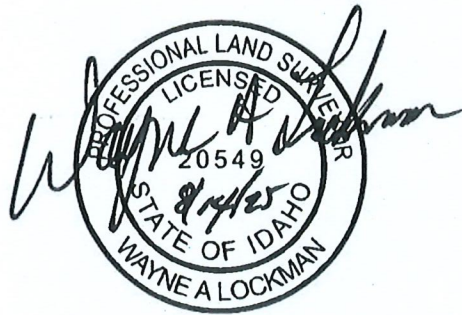
thence North 00°59'33" East 386.16 feet to the South Right-of-Way of Zorros Road;

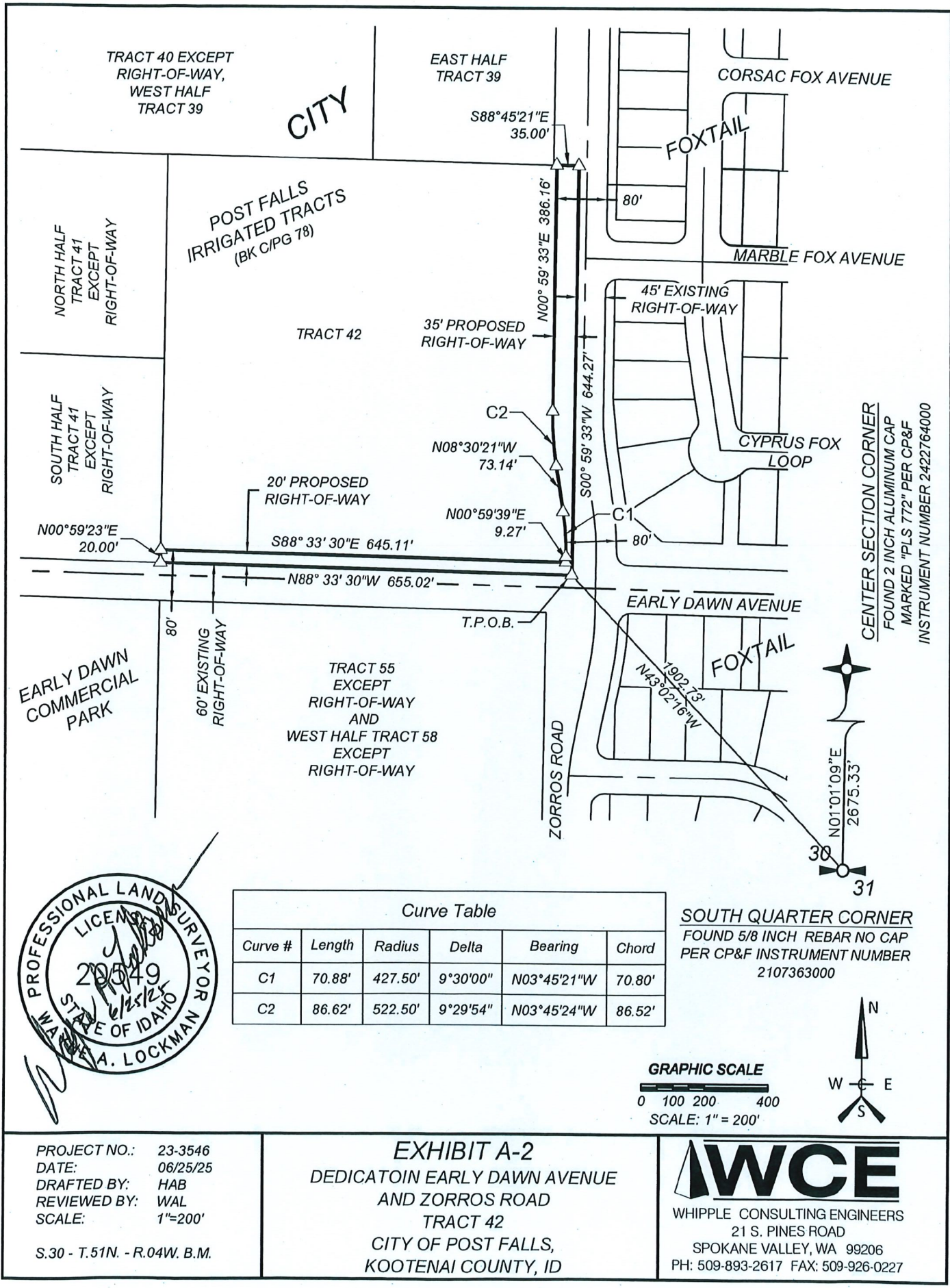
thence along the South Right-of-Way of said Zorros Road, South 88°45'21" East 35.00 feet to the said West Right-of-Way of Zorros Road;

thence along the said West Right-of-Way of Zorros Road, South 00°59'33" West 644.27 feet to the **True Point of Beginning**.

Contains 31,928 Square feet of land more or less.

As depicted on Exhibit A-2



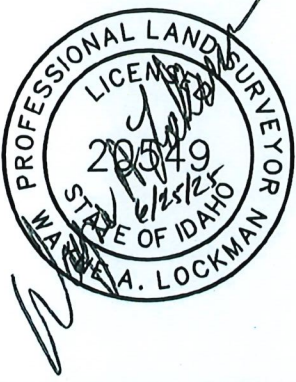
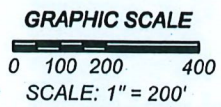


CENTER SECTION CORNER
FOUND 2 INCH ALUMINUM CAP
MARKED "PLS 772" PER CP&F
INSTRUMENT NUMBER 2422764000



SOUTH QUARTER CORNER
FOUND 5/8 INCH REBAR NO CAP
PER CP&F INSTRUMENT NUMBER
2107363000

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	70.88'	427.50'	9°30'00"	N03°45'21"W	70.80'
C2	86.62'	522.50'	9°29'54"	N03°45'24"W	86.52'



PROJECT NO.: 23-3546
DATE: 06/25/25
DRAFTED BY: HAB
REVIEWED BY: WAL
SCALE: 1"=200'

S.30 - T.51N. - R.04W. B.M.

EXHIBIT A-2
DEDICATOIN EARLY DAWN AVENUE
AND ZORROS ROAD
TRACT 42
CITY OF POST FALLS,
KOOTENAI COUNTY, ID

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

GRANT OF EASEMENT
Early Dawn and Zorros Annexation
E. Early Dawn Avenue and N. Zorros Road
File No. ANNX-24-1

KNOW ALL MEN BY THESE PRESENTS that, **Douglass Properties, LLC, an Washington Limited Liability Company**; herein after termed "Grantors", for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, does hereby give, grant and quitclaim unto the City of Post Falls, Kootenai County, Idaho, the Grantee, whose address is 408 N. Spokane Street, Post Falls, Idaho 83854, an easement for the construction, improvement, operation and maintenance of a public sidewalk, storm water drainage and utilities over, under, upon and across the following described property:

A strip of land varying in width being a portion of Tract 42, Post Falls Irrigated Tracts, according to the plat thereof, recorded in Book C of Plats, at Page 78, records of Kootenai County, Idaho, located in the Southwest One-Quarter of the Southwest One-Quarter of Section 30, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho more particularly described as follows:

Commencing at the South Quarter Corner of said Section 30 marked by a 5/8" rebar with no cap per CP&F number 2107363000, Records of Kootenai County, Idaho, from which the Center Quarter Corner marked by a 2-inch aluminum cap per CP&F 2422764000, Records of Kootenai County, Idaho, bears North 01°01'09" East a distance of 2675.33 feet; thence North 43°02'16" West 1902.73 feet to the Southeast corner of said Tract 42 and the intersection of the North Right-of-Way of Early Dawn Avenue and the West Right-of-Way of Zorros Road;

thence along the South line of said Tract 42 and the North Right-of-Way of said Early Dawn Avenue, North 88°33'30" West 655.02 feet;

thence leaving said North Right-of-Way and along the West line of said Tract 42, North 00°59'23" East 20.00 feet to the **True Point of Beginning**;

thence continuing along said West line, North 00°59'23" East 15.00 feet;

thence leaving said West line, South 88°33'30" East 635.07 feet;

thence along a non-tangent curve to the left with a radius of 417.50 feet, an arc length of 63.41 feet, a delta of 8°42'09", and a long chord that bears North 04°09'17" West 63.35 feet;

thence North 08°30'21" West 73.14 feet;

thence along a tangent curve to the right with a radius of 532.50 feet, an arc length of 88.28 feet, a delta of 9°29'49", and a long chord that bears North 03°45'22" West 88.16 feet;

thence North 00°59'33" East 386.20 feet to the North line of said Tract 42;

thence along said North line, South 88°45'21" East 10.00 feet;

thence leaving said North line, South 00°59'33" West 386.16 feet;

thence along a tangent curve to the left with a radius of 522.50 feet, an arc length of 86.62 feet, a delta of 9°29'54", and a long chord that bears South 03°45'24" East 86.52 feet;

thence South 08°30'21" East 73.14 feet;

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thence South 00°59'39" West 9.27 feet;
thence North 88°33'30" West 645.11 feet to the **True Point of Beginning**.
Contains 15,787 Square feet of land, more or less.

As further depicted in the attached **Exhibit B-1** and **Exhibit B-2**

TO HAVE AND TO HOLD said easement for public sidewalk, storm water drainage and utilities purposes so long as the same shall be used, operated and maintained as such. The Grantors herein expressly limits the grant and quitclaim of this easement to its respective interest, and that of its successors, in that parcel of land over, under, upon and across which said easement lies.

In witness whereof, the Grantor has caused this instrument to be executed this _____ day of _____, 2025.

CITY OF POST FALLS

By

Ronald G. Jacobson, Mayor

Attest:

Shannon Howard, City Clerk

GRANTOR(S):

Douglass Properties, LLC

By

Lance G. Douglass
Lance G. Douglass, Governor

ACKNOWLEDGEMENTS

STATE OF IDAHO)
 : ss
County of Kootenai)

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

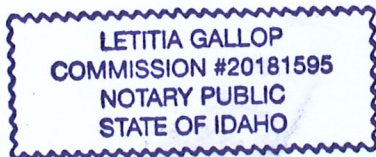
IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.

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

STATE OF Idaho)
 :ss
County of Kootenai)

On this 3rd day of November, 2025, before me, a Notary for the State of Idaho, personally appeared **Lanzce G. Douglass**, known, or identified to me to be the **Governor** of **Douglass Properties, LLC**, a Washington Limited Liability Company, who is the person(s) whose name is subscribed to within the instrument, and acknowledged to me that he executed the same on behalf of **Douglass Properties, LLC** and that he is duly authorized to do the same.

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





Notary Public for the State of Idaho
Residing at: Kootenai
Commission Expires: 10/01/30

Exhibit B-1

Utility, Sidewalk, and Storm Drainage Easement

A strip of land varying in width being a portion of Tract 42, Post Falls Irrigated Tracts, according to the plat thereof, recorded in Book C of Plats, at Page 78, records of Kootenai County, Idaho, located in the Southwest One-Quarter of the Southwest One-Quarter of Section 30, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho more particularly described as follows:

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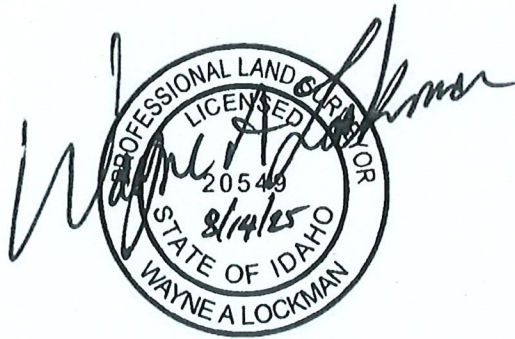
thence along a tangent curve to the right with a radius of 427.50 feet, an arc length of 70.88 feet, a delta of $9^{\circ}30'00''$, and a long chord that bears South $03^{\circ}45'21''$ East 70.80 feet;

thence South $00^{\circ}59'39''$ West 9.27 feet;

thence North $88^{\circ}33'30''$ West 645.11 feet to the **True Point of Beginning**.

Contains 15,787 Square feet of land, more or less.

As depicted on Exhibit B-2



**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 11/18/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Justin Sauder, Associate Planner

SUBJECT: Echo Estates Annexation (ANNX-24-5)

ITEM AND RECOMMENDED ACTION:

This agenda item is a public hearing on a request to annex an approximately 9.72 acre parcel located west of Gabrio Estates Subdivision at the terminus of West Okanogan Street, north of West Echo Drive, and west of North McGuire Road and the related annexation agreement. The hearing also addresses a request to zone the parcel as Medium Density Residential (R2). Staff requests that the City Council evaluate the testimony and evidence submitted during the public hearing process and determine if the Council desires to annex the property and if the adopted zone change criteria have been met for the requested zoning designation.

DISCUSSION:

The applicant, Olson Engineering, is requesting the City Council annex an approximately 9.72 acre parcel, located west of Gabrio Estates Subdivision at the terminus of West Okanogan Street, north of West Echo Drive, and west of North McGuire Road, and zone the property as Medium Density Residential (R2). Annexation is a legislative process where the City Council determines whether annexing the property is in the best interest of the city. Determining the appropriate zone is a quasi-judicial decision, meaning that the City Council can only consider whether the adopted zone change criteria have been met based only on the evidence received during the hearing process. The adopted criteria are:

Annexation (Legislative):

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

Zone Change (Quasi-Judicial):

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

Next Steps:

After the hearing, staff will draft a final written decision based on the council's motion to approve or deny. The final decision will be returned to council in approximately 1.5 months for review and approval. If the annexation is approved, staff will direct the applicant to finalize the grants of easements and rights of way along with any changes to the annexation agreement. Those items will be returned to the council, along with the annexation ordinance, in approximately 3-6 months, however, under Municipal Code Section 18.20.090, the applicant has up to 1 year to return the signed documents to the city.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

On October 14, 2025, the Planning and Zoning Commission recommended assigning the Medium Density Residential (R2) zoning designation if City Council decides to approve the proposed annexation.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. Echo Estates FINAL CC Staff Report (ANNX-24-5)
2. Echo Estates CC Presentation
3. Exhibit PA-5 PFHD Comments_Echo Estates ANNX-24-5
4. Exhibit PA-6 DEQ Comments_Echo Estates ANNX-24-5
5. Exhibit PC-7 Bliesner Comments_Echo Estates ANNX-24-5
6. Exhibit PC-8 Vocca Comment_Echo Estates ANNX-24-5
7. Exhibit PC-9 Whipple Comments_Echo Estates ANNX-24-5
8. Exhibit PC-10 MarhofkeComments_Echo Estates ANNX-24-5

**CITY OF POST FALLS
STAFF REPORT**

DATE: OCTOBER 30, 2025

TO: CITY COUNCIL

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

SUBJECT: STAFF REPORT FOR THE NOVEMBER 18, 2025, CITY COUNCIL MEETING
ECHO ESTATES ANNEXATION ANNX-24-5

INTRODUCTION:

Olson Engineering, on behalf of Eagle Crest Land LLC, the property owner, is requesting approval to annex approximately 9.72-acres within the City of Post Falls with a zoning request of Medium Density Residential (R2) per Exhibit A-2. The City Council must conduct a public hearing to review the proposed zoning as part of the annexation proposal per the Legislative review criteria for annexations and the Quasi-Judicial Zone Change review criteria contained in Post Falls Municipal Code Section 18.20.100.

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

Annexation (Legislative)

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

Zone Change (Quasi-Judicial)

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

The Planning and Zoning Commission forwarded a recommendation of R2 on October 14, 2025.

PROJECT INFORMATION:

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

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

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

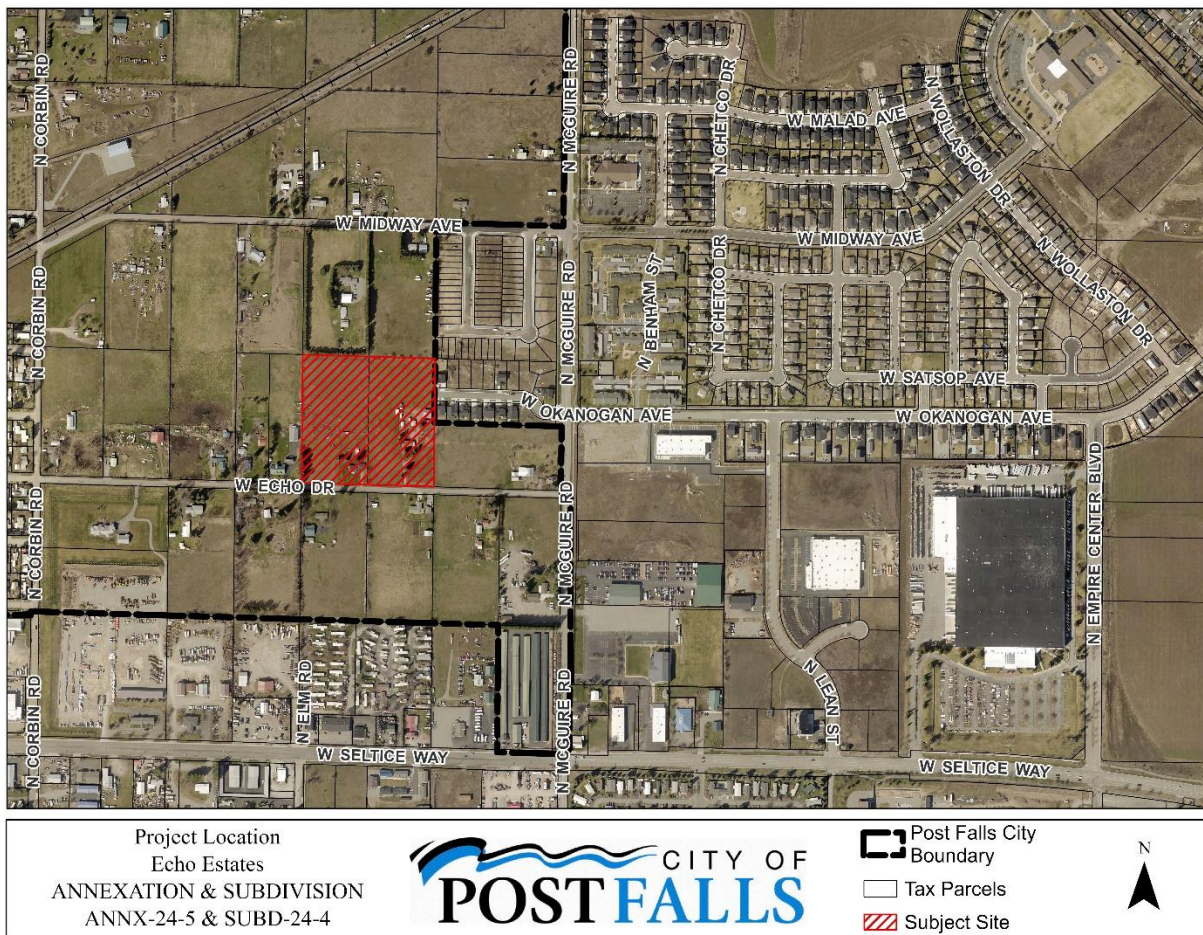
Project Description: Annex approximately 9.72-acres within the City of Post Falls with a zoning request of Medium Density Residential (R2).

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

AREA CONTEXT (proposed site hatched red below):

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

Area Context Vicinity Map:

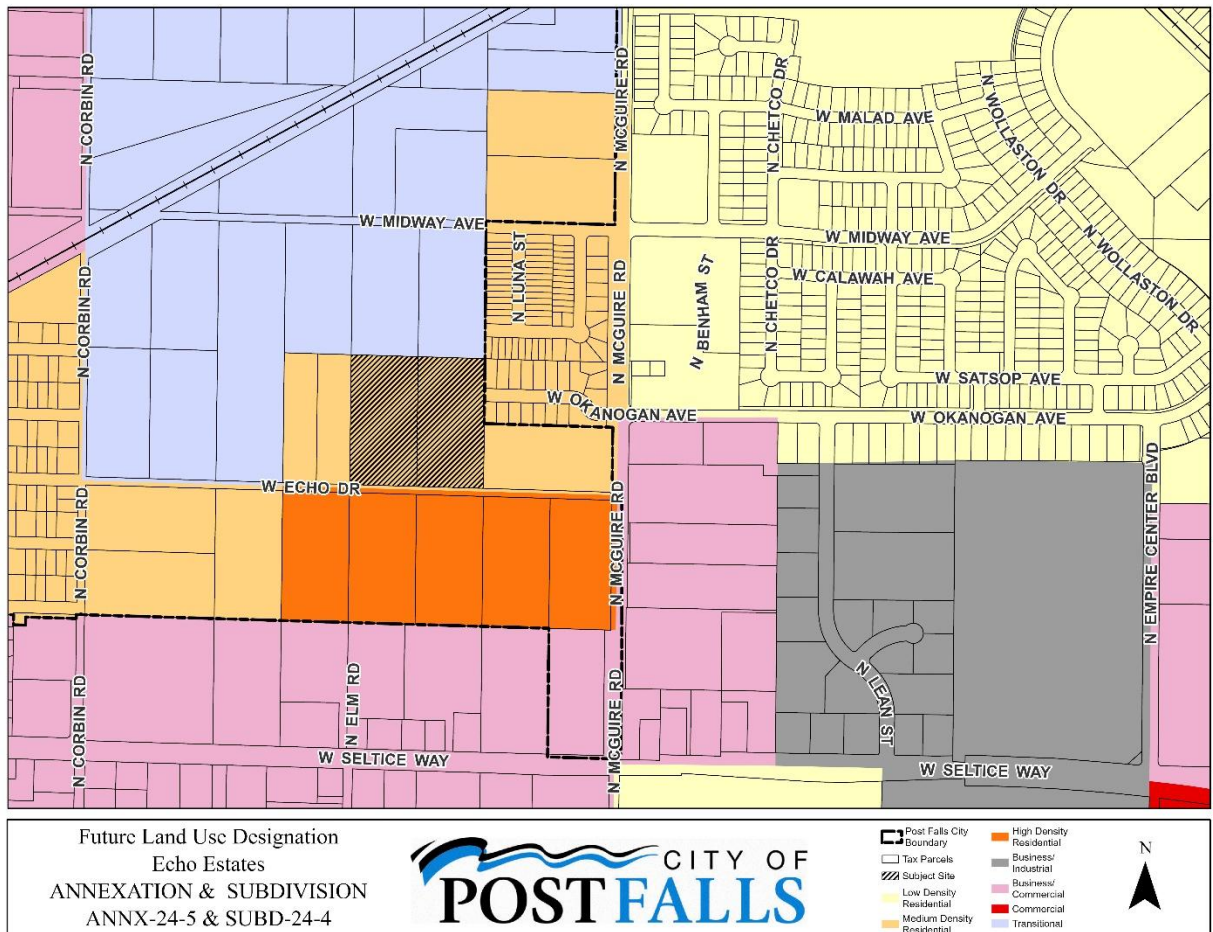


EVALUATION OF ZONING APPROVAL CRITERIA:

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

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

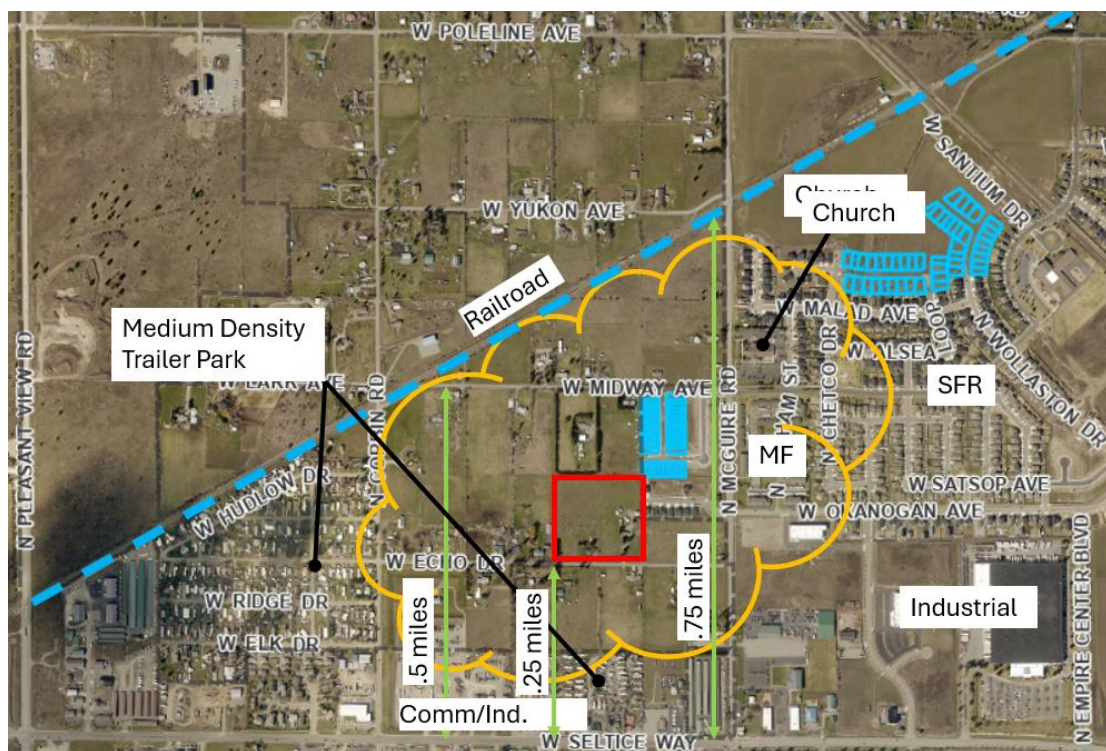
The Future Land Use Map classifies this property with the land use designation of **Medium Density Residential** (See Following Image). This category encompasses all types of residential uses between five and 16 dwelling units per acre and also supports land uses such as nursing care facilities, parks, schools, and public facilities. Densities may vary as appropriate to location, street and infrastructure capacities, planned development patterns and compatibility with existing development. Use patterns blending commercial and residential may be considered in areas as they develop, provided they feature higher traffic volumes, and/or are located and designed to function as a pedestrian-friendly focal point of the surrounding neighborhood. Such patterns should feature an interconnected street system allowing easy, all-modes access to adjoining neighborhoods. The following are the Implementing Zoning Districts: **R-2, R-3, RM, SC4, Per Focus Area**.



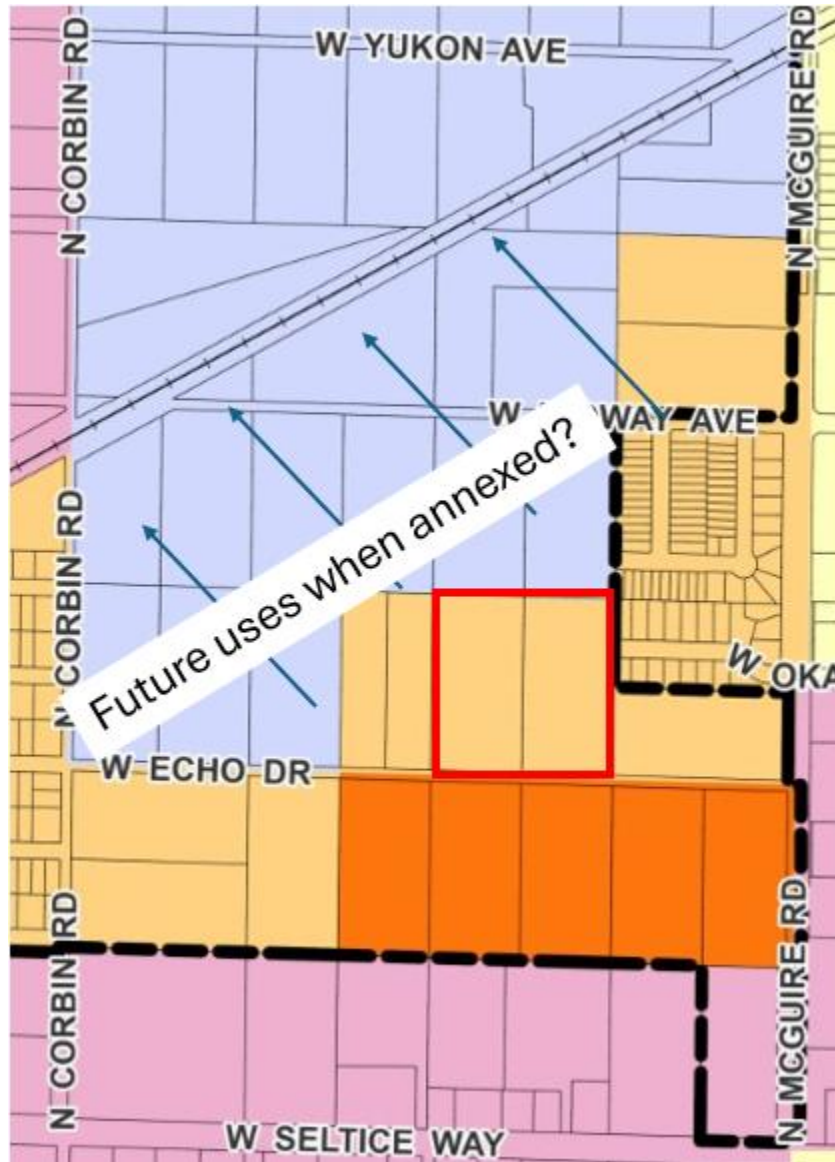
The proposed annexation is located within the West Prairie Focus Area, which states the following:

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

Staff Comment: The proposed Medium Density Residential (R2) zone is consistent with the Future Land Use Map and aligns with the above identified focus area. Referencing the following image, how is the area denoted in the orange cloud south of the railroad going to transition into the City? How should this proposed annexation denoted by the red box assist with this transition?



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



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

Goals and Policies (listed by policy number) that may be relevant to this annexation request are shown below, followed by staff comments. The following goals may or may not assist with this zone change request.

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

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base with a supportive housing stock within City limits. The R2 zone can deliver attainable housing choices for the workforce in the form of a cottage home, tiny home, twinhome, or a townhome. Diversifying Post Falls housing stock may assist sustaining a balanced and resilient economy for

Post Falls. Within the recent 2025 Housing Needs Analysis report, Homeownership Strategy #2 encourages the diversification of housing types to meet community needs.

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

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

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

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

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

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

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

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

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

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

- Maintain and enhance resident quality of life.

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

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

- Promote compatible, well-designed development.

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

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

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

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

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

Staff Comment: The existing use of the subject site is currently a single-family home that is compatible with the surrounding residential subdivisions. The request of R2 zoning would also be compatible with the surrounding residential homes.

- Infrastructure and service plans.

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

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

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

- Existing and future traffic patterns.

Staff Comment: The property’s is adjacent to the Gabrio Estates Subdivision, located immediately to the east, through which Okanogan Ave. (Local Residential Street) would provide access to McGuire Rd.

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

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

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

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

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

Policy 6: Encourage residential development patterns typically featuring:

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

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

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

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

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

Staff Comment: Annexation of the subject site with the R2 zoning request would help provide land for future housing needs in an area projected to be incorporated into the city.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Agencies Notified:

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

PLANNING AND ZONING PUBLIC AGENCY COMMENTS:

- Exhibit PA-1 Post Falls School District – Remains Neutral
- Exhibit PA-2 Kootenai County Fire and Rescue – Will comment during permit process
- Exhibit PA-3 Department of Environmental Quality – No environmental impact
- Exhibit PA-4 Yellowstone Pipeline Company – No impact on their infrastructure

PUBLIC PROCESS: On October 14, 2025, the Post Falls Planning and Zoning Commission forwarded the recommendation for a zoning designation of Medium Density Residential (R2) to be considered with the annexation application by the City Council. The Planning and Zoning Commissions Zoning Recommendation includes an evaluation of how the proposed development meets the required evaluation criteria for the requested zone change. Notice of the proposed annexation were mailed to property owners within 300 feet of the proposed project on October 28, 2025, and sent to appropriate jurisdictions and published in the Coeur d’Alene Press on October 30, 2025. The property will be posted by November 7, 2025.

MOTION OPTIONS: The City Council must evaluate the testimony and evidence submitted during the public hearing process and determine if the Council desires to annex the proposed 9.72-acres and if the adopted zone change criteria have been met for the zoning designation of Medium Density Residential (R2). If the City Council has heard sufficient testimony but needs additional time to deliberate before the final action, it may close the public hearing and move the deliberations to a date certain.

ATTACHMENTS:

Applicant Exhibits:

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

Staff Exhibits:

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

Planning and Zoning Commission Testimony

Exhibit PA-1	PFSD Comments
Exhibit PA-2	KCFR Comments
Exhibit PA-3	DEQ Comments
Exhibit PA-4	Phillips 66 Comments

Annexation

ANNX-24-5

Submitted On: Aug 14, 2024

Applicant

 Eric Adomah
 307 761 4285
 ea@oecivil.com

Primary Location

Point Location: 47.7206, -116.9840

Application Information

Did an Annexation Pre-app take place?

Yes

Applicant Type

Engineer

Description of Project/Reason for Request

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

Existing Zoning

Agriculture

Adjacent Zoning

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

Current Land Use

Residential

Adjacent Land Use

Single Family Residential

Proposed Zone

R-2 Medium Density Residential

Owner Information

Name

Ryne Stoker

Company

Eagle Crest Land LLC

Phone

702 939-1603

Email

rstoker@geotekusa.com

Address

8720 Kulka Road

City, State, Zip Code

Las Vegas, NV, 89161

Application Certification

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

true

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

true

Echo Estates Subdivision



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

July 2025



1649 N Nicholson Center St.

Post Falls, ID 83854

(208) 640-1584

ss@oecivil.com

Prepared by:



Background:

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

Legal Descriptions:

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

The Project:

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

Land Use:

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

Annexation Requirements:

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

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

The proposed zoning is R-2 Medium Density Residential.

Pre-Development Characteristics:

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

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

Post Development Characteristics:**Transportation and Roads:**

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

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

Domestic Water:

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

Sanitary Sewer:

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

Fire Protection:

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

Other Utilities:

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

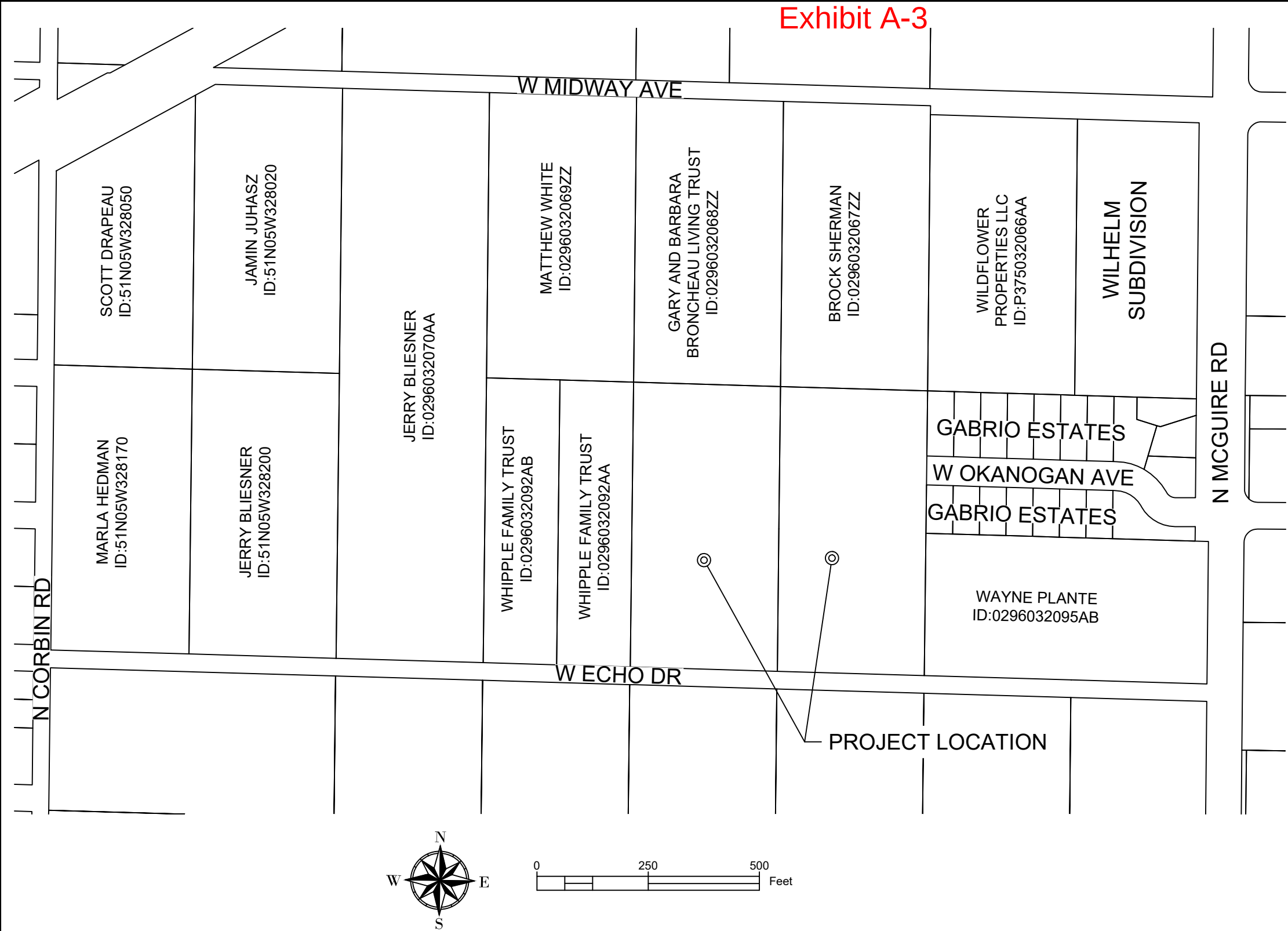


Figure 2: Proposed Subdivision.

Sincerely,

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

Steven P. Soltys, PE



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

PRELIMINARY

April 19, 2024

To whom it may concern,

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



Authorized Agent

April 23, 2024

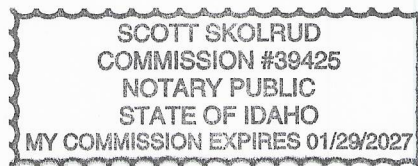
Date

State of Idaho, Kootenai County

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



Commission expires on 01-29-2027





EAST GREENACRES IRRIGATION DISTRICT

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

May 14, 2024

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

RE: Echo Estates, Conceptual Approval

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

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

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

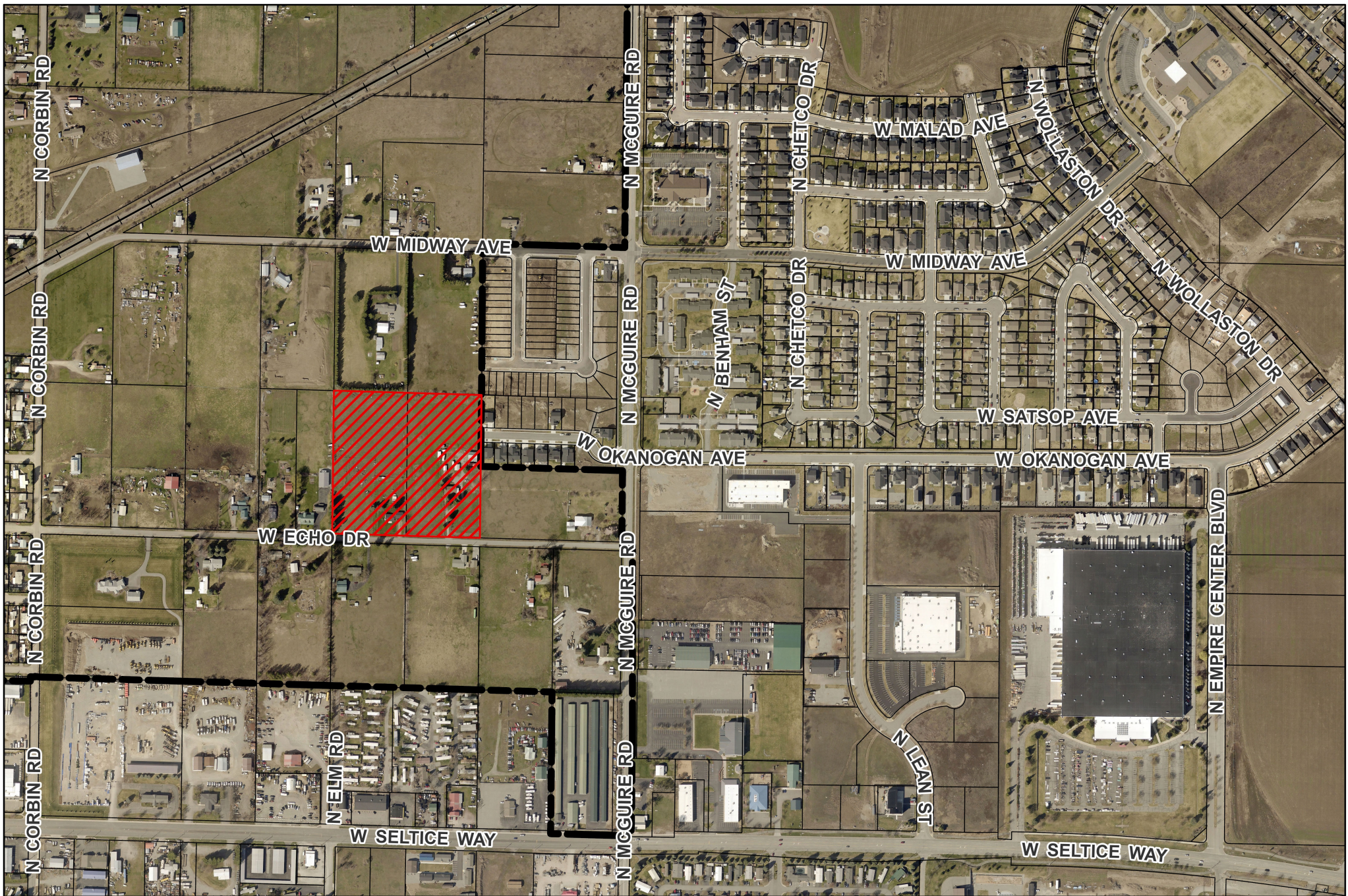
Should you have any questions, please do not hesitate to contact our office.

Sincerely,

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

Ron Wilson
District Manager
ron@eastgreenacres.org

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



Project Location

Echo Estates

ANNEXATION & SUBDIVISION

ANNX-24-5 & SUBD-24-4



 Post Falls City Boundary

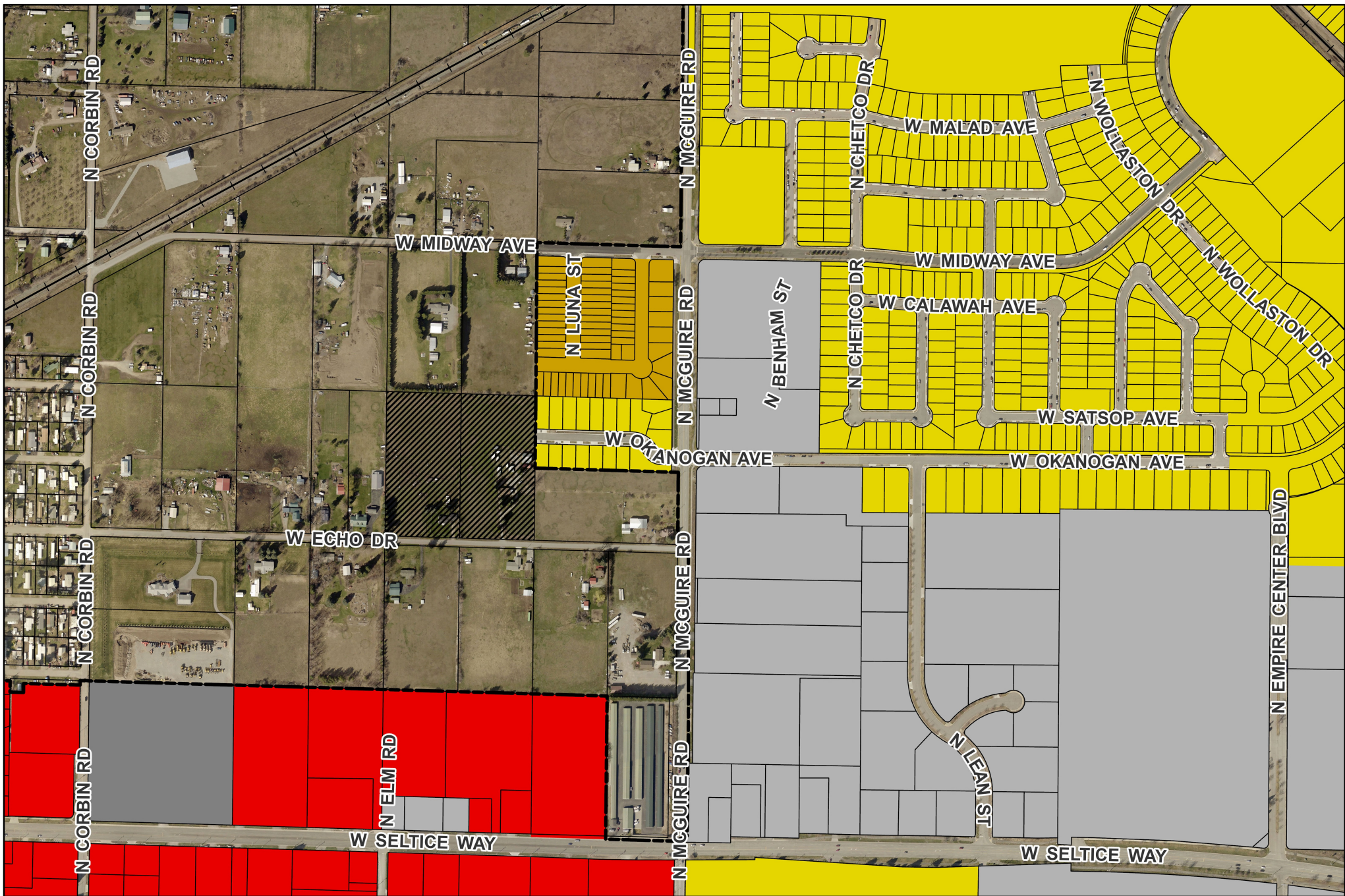
 Tax Parcels

 Subject Site

N



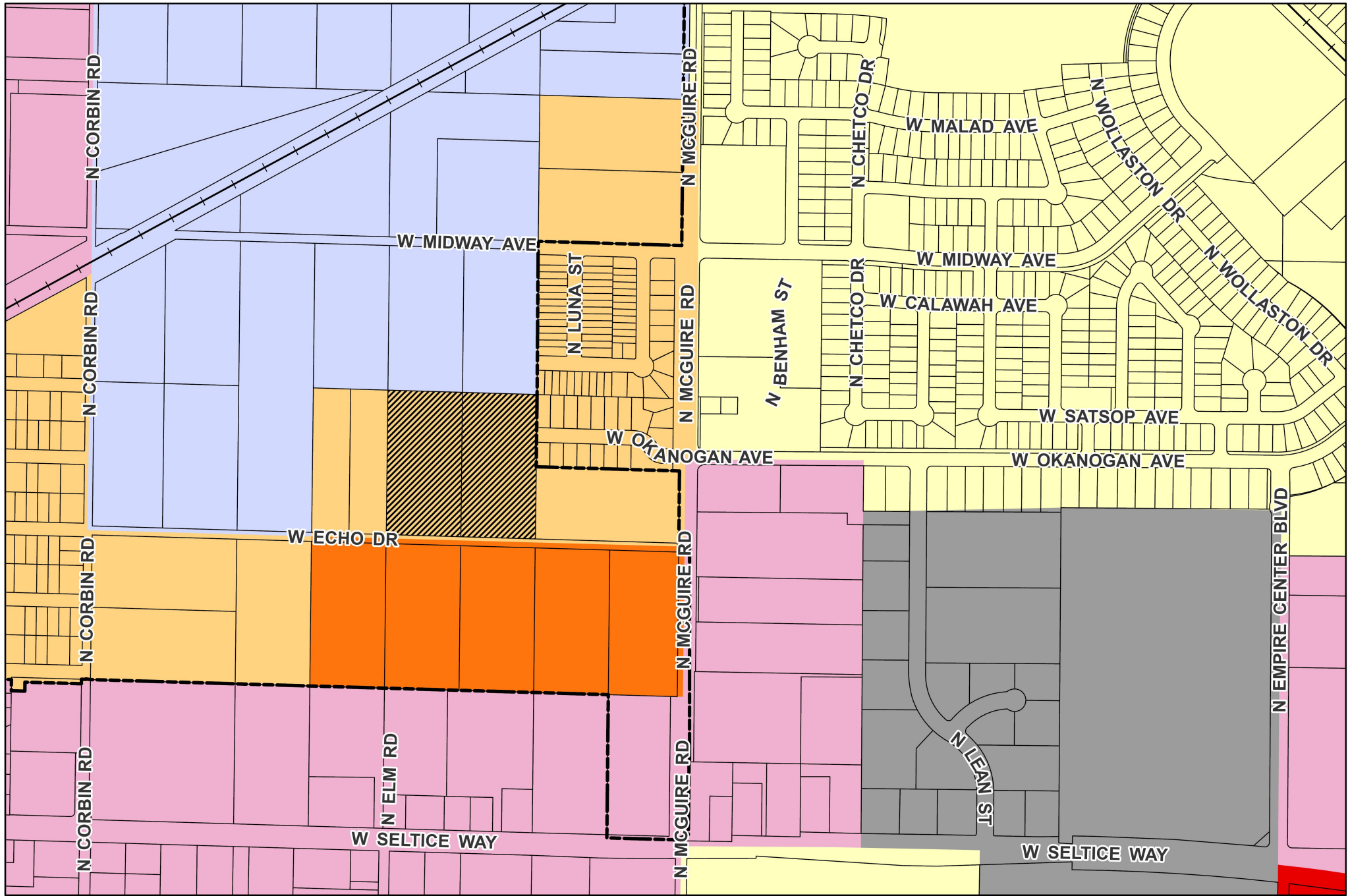
Exhibit S-1
Page 83 of 334



Zoning Map
Echo Estates
ANNEXATION & SUBDIVISION
ANNX-24-5 & SUBD-24-4



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



Future Land Use Designation
Echo Estates
ANNEXATION & SUBDIVISION
ANNX-24-5 & SUBD-24-4



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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

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

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

REGULAR MEETING – 5:30 PM

5:30 PM

CALL TO ORDER

5:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

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

Excused: Walton

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

None

AMENDMENTS TO THE AGENDA

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

Staff announced that Action Item B, Echo Estates Annexation File No. ANN-24-5, was modified. The applicant withdrew their interest in the subdivision portion of the application. As a result, the Commission continued only with the annexation aspect. The applicant is now seeking a zoning recommendation from the Commission, which will be forwarded to the City Council for a future decision. Should the annexation be approved, the applicant may return at a later date to submit a subdivision application.

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

Commissioner Kimball declared a conflict of interest regarding the Consent Calendar and recused himself from the vote. No other conflicts, ex-parte contacts, or site visits were disclosed.

1. CONSENT CALENDAR

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

ACTION ITEMS:

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

Motion by Commissioner Carey

Second by Commissioner Schreiber

Vote: Steffensen — Yes, Schlotthauer — Yes, Schreiber — Yes, Wilhelm — Yes, Carey — Yes

Kimball - Abstain

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.

Sarah Ericson, Post Falls resident, addressed the Commission to propose a revision to City Code §6.08.030 regarding backyard ducks. She explained that the current code treats ducks as livestock, requiring one acre of land, whereas chickens are permitted on single-family lots. Ms. Ericson advocated for ducks to be allowed under similar guidelines as chickens, citing environmental and personal benefits such as pest control, quieter behavior, nutrient-rich eggs, and emotional support. She proposed a limit of 2–5 ducks per household, setback and housing requirements similar to chickens, and maintenance standards for duck pools to prevent odor and mosquito issues. She concluded by emphasizing ducks' educational and therapeutic value.

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

None

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Harvest Meadows PUD and Subdivision File Nos. PUD-25-2 and SUBD-25-4

Public Hearing Opened: 5:38 PM

Staff Report:

Jon Manley, Planning Manager: Introduced the revised Harvest Meadows PUD and subdivision proposal. He stated the project covers 11.2 acres and proposes 85 single-family residential lots at 7.36 dwelling units per acre. He noted the previous proposal (92 lots) was denied due to concerns over lot size, parking, and connectivity. The current revised proposal addresses those concerns with wider lots and additional parking. Staff confirmed adequate utility service from East Green Acres for water and the City of Post Falls for sewer. Manley walked through the PUD review criteria, emphasizing the revised parking plans (114 on-street stalls, four off-street stalls per lot), open space provision, setbacks, snow storage, internal connectivity, and HOA responsibilities. He also discussed how the open space met the 10% gross requirement and that each phase stands independently.

Applicant:

Merle Van Houten, on behalf of Blackwell Homes: Reviewed the history of the project from annexation to the current PUD and subdivision proposal. He described how they reduced the lot count from 92 to 85 to address Commission concerns, improved off-street parking, and maintained 10.6% open space. He emphasized the goal of offering affordable, detached single-family homes under the R2 zoning and confirmed that all homes would meet or exceed Post Falls' zoning standards. He also responded to Commission concerns about affordability, setbacks, HOA structure, play structure, and tree removal near adjacent properties.

Public Testimony

In Favor:

Brian McConnellan: Submitted written comment in favor

Gavin Jacobson: Called this a valuable use of land for affordable housing.

Jay DeNomi, Gavin Jacobson, Taylor Harlan, Alexandria Cook, Hannah Hunter, Colton Blizzard, Seth Wiley, Brandon Riolo, Kati Barnett: All supported without comment.

Michael Wendland: Developer meets and exceeds the city code; housing needed for entry-level buyers.

Christian Troutman, Sean Salmon, Garrett Kreitz: Shared personal stories of affordability challenges and supported the proposal.

Maggie Lyons, Executive Director, Panhandle Affordable Housing Alliance: Urged approval based on community need and partnership with PAHA.

Debora Thomas: Opposed the PUD due to high density and lot size deviations; raised concerns over tree removal, privacy, and prior representations.

Chad Gabbert: Opposed due to incompatibility with surrounding neighborhoods and traffic concerns.

Ren Fergustad: Opposed density and design; questioned affordability.

Karen Olsen: Concerned about compatibility with existing R1 homes and potential future mixed uses.

Rebuttal:

Merle Van Houten: Addressed density, affordability, tree removal, and clarified that homes would be detached single-family units per annexation conditions. Estimated sale prices would target ~\$425,000, below the county median. Agreed to include a play structure if deemed necessary by the Commission.

Public Hearing Closed: 7:06 PM

Deliberation:

Commissioners discussed the revised proposal in detail, reviewing each PUD and subdivision criterion. They acknowledged improved off-street and on-street parking, better lot configurations, phased open space, HOA maintenance mechanisms, and overall compliance with city code. Several commissioners expressed lingering concerns about affordability and long-term HOA viability but recognized the development's alignment with PUD standards and the city's housing goals.

Review Criteria:

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

Commissioners agreed that water and sewer services are adequate, and the revised parking layout provides at least four off-street and 1.3 on-street spaces per unit, meeting or exceeding code.

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

Commissioners found the street layout meets city standards, with new public roads improving connectivity. Spokane Street will be widened to city standards.

3. The proposed PUD provides enhanced community design by incorporating natural, scenic, or historical features.

No natural or historical features were identified. Commissioners accepted this criterion as not applicable.

4. The proposed PUD integrates a mix of compatible land uses and adequately buffers incompatible uses.

The project contains only detached single-family homes adjacent to other detached single-family homes. Commissioners deemed the proposed land use compatible.

5. The proposed lot sizes blend with surrounding uses and neighborhoods.

Commissioners noted that while lots are small, the net density and inclusion of open space provide functional equivalency to R1 lot sizes.

6. The proposed PUD provides at least 10% open space for recreational needs.

Commissioners confirmed the open space requirement is exceeded. A condition was added requiring the inclusion of a play structure to serve recreational needs of residents.

7. The proposed PUD provides for timely development and future completion and maintenance.

The project will be completed in three phases. A condition was added requiring completion of open space in

phases 1 and 2 before beginning phase 3. Commissioners also required a funding mechanism for long-term private street maintenance.

Motion by Commissioner Schreiber to approve Harvest Meadows PUD File No. PUD-25-2 finding that it meets the approval criteria in Post Falls Municipal Code Section 17.12.060 and as outlined in deliberations, subject to the conditions introduced in the subdivision motion and staff report and direct staff to prepare a written reasoned decision.

Second by Commissioner Carey.

Vote: Carey — Yes, Kimball — Yes, Steffensen — Yes, Schlotthauer — Yes, Schreiber — Yes, Wilhelm — Yes

Motion by Commissioner Schreiber to approve Harvest Meadows Subdivision File No. SUBD-25-4 finding that it meets the approval criteria in Post Falls Municipal Code Section 17.12.060 and outlined in our deliberations subject to conditions contained in the staff report. Those conditions are 1 through 12,

finding that it meets the approval criteria in Post Falls Municipal Code 17.12.060 and as outlined in deliberations, subject to staff conditions one through twelve. With amendments to:

Condition 3: Phases 1 and 2, including all common areas, must be fully completed prior to construction of Phase 3.

Condition 4A: Replace “not to exceed 7.35 lots per acre” with “not to exceed 85 lots (excluding common area tracts).”

Condition 11: Amend to read "The homeowners association for the project shall be required to maintain all common areas, including right-of-way frontage, adjacent to open space tracts, private roads, streets, and alleyways, including paving, landscaping, irrigation, and snow removal, and provide a funding mechanism for capital repair replacement in the future.

Condition 13: Add requirement for a children’s play structure within the open space.

Second by Commissioner Kimball

Vote: Carey — Yes, Kimball — Yes, Steffensen — Yes, Schlotthauer — Yes, Schreiber — Yes, Wilhelm — Yes .

Motion Carried

b. Echo Estates Annexation File No. ANNX-24-5

Public Hearing Opened: 7:51 PM

Staff report:

Justin Sauder, Associate Planner: Presented the Echo Estates annexation request (ANNX-24-5) submitted by Olsson Engineering on behalf of Eagle Crest Land LLC. The request is to annex approximately 9.72 acres with an initial zoning designation of R2 (Medium Density Residential). Mr. Sauder explained the surrounding zoning context, existing land uses, utilities, and transportation access. He confirmed the request is consistent with the Future Land Use Map and the West Prairie Focus Area. The area would be served by East Greenacres Irrigation District and Post Falls wastewater. Echo Drive would require right-of-way dedications. Mr. Sauder also reviewed each of the three required review criteria for zone changes.

Jon Manley, Planning Manager: Provided additional context regarding the 2020 Comprehensive Plan and public workshops that led to the West Prairie Focus Area’s designation. He described how the plan envisions a transition from higher-intensity uses near Seltice Way to medium-density residential to the north. He emphasized the proposed R2 zone is appropriate for buffering between commercial/industrial areas and single-family neighborhoods.

Applicant:

Jeremy Terzulli, Land Use Consultant, Olson Engineering: Spoke on behalf of property owner Ryan Stoker. Confirmed the requested R2 zoning is consistent with the comp plan, focus area, and surrounding

development. Explained that the developer has designed multiple layout concepts, including single-family homes on 10,000 sq. ft. lots and twin homes with garages and side setbacks up to 30 feet between buildings. Emphasized the flexibility within R2 zoning and asked for Planning Commission feedback on housing form. Confirmed the applicant has no interest in multifamily or apartments.

Ryan Stoker, Eagle Crest Land LLC: Confirmed willingness to build larger lots or twin homes with accessory shops. Stated he spoke with neighbors and is open to adjusting the final design to community preferences. Described previous developments in Post Falls and desire to build compatible housing.

Testimony

In-Favor: - None

Neutral - None

In Opposition -

Melissa Morris: Criticized R-2 for encouraging crowding, transient residency, and harming pedestrian safety. Presented photos showing over parked streets and neglected properties. Warned against trusting developer promises.

Debi Vocca: Opposed due to fast growth, poor infrastructure, and decline in neighborhood safety and quality. Advocated for slower, well-planned development with larger single-family lots.

Barbara Broncheau: Called for R-1 zoning to preserve rural character and prevent further congestion. Expressed concern about law enforcement gaps and illegal activity.

Kathy Bliesner: Opposed R-2, shared negative interaction with the developer. Highlighted unsafe road conditions, odor issues, and concerns about future conflicts with livestock.

Wayne Plante: Cited road damage from prior developments, traffic cut-throughs, fire hazards, and the loss of quiet rural life. Supported R-1 zoning only.

Glenn Whipple: Long-time property owner opposing city encroachment on rural life. Noted dust, noise, lack of parks, loss of property value, and lack of proper notice for planning changes.

Rebuttal

Jeremy Terzulli: Clarified no subdivision is currently submitted. Reaffirmed alignment with comp plan, infrastructure availability, and future traffic improvements. It noted the R2 designation offers flexibility to build single-family homes or twin homes but excludes apartments. Expressed openness to city council guidance if they prefer R1.

Public Hearing Closed: 8:45 PM

Deliberation:

Commissioners debated the appropriateness of R2 zoning. Some voiced concerns about road width, traffic safety, and infrastructure. Other noted R2 is the lowest density allowed under the current comprehensive plan and can still support larger-lot single-family homes. Commissioners emphasized their responsibility to remain consistent with the Comprehensive Plan and state law. Several mentioned sympathy for neighbors' concerns and encouraged participation in the ongoing comprehensive plan update.

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?

Yes. The project site is designated Medium Density Residential on the Future Land Use Map and lies within the West Prairie Focus Area. R2 is one of the implementing zones for this designation.

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?

Yes. Commissioners cited goals and policies encouraging housing diversity, interconnectivity, orderly

annexation, and buffering higher-intensity commercial areas. R2 zoning supports these goals without introducing multifamily units.

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?

No. Staff reported no identified adverse service impacts. Water and sewer infrastructure is available, and transportation improvements will be addressed through development review.

Motion by Commissioner Kimball moves to recommend approval of an R2 zone for Echo Estates Annexation File Number ANNX-24-5, finding that the requested zoning of R2 meets the approval criteria in Post Falls Municipal Code 18.20.100 as outlined in our deliberation, and direct staff to prepare a zoning recommendation to be provided to City Council.

Second by Commissioner Carey

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

Motion Carried

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

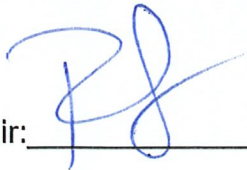
Commissioners requested staff evaluate several items during the ongoing subdivision code update process:

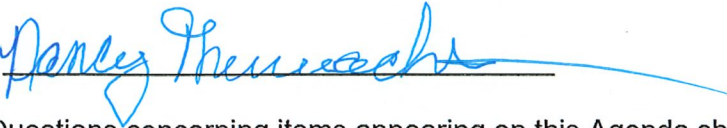
1. HOA Financial Responsibility: Commissioners expressed concerns over the lack of capital repair and replacement funding in HOA's and requested staff explore ways to address this in the subdivision code.
2. Livestock Zoning Consistency: Commissioners asked staff to review the code's treatment of ducks versus chickens, citing inconsistencies in residential livestock regulations.
3. Private Streets: Commissioners questioned whether the current subdivision code incentivizes private streets, which may lead to long-term infrastructure and maintenance liabilities. Staff acknowledged this is a known issue and may be addressed in the ongoing subdivision code revisions.
4. Density vs. Affordability: Commissioners noted the repeated assertion by applicants that increasing density leads to housing affordability. It was discussed that this claim may lack basis and should be examined further, especially in terms of impact fees and actual development cost data. Staff encouraged commissioners to raise such points during deliberation rather than during public comment to maintain hearing neutrality.

7. ADJOURNMENT

9:15 PM

Date: 10-14-25

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

**Echo Estates Annexation
File No. ANNX-24-5
Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: Jeremy Terzulli, Olson Engineering

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

REQUEST: Zoning recommendation of Medium Density Residential (R2) on approximately 9.72-acres, as depicted in Exhibit A-2.

B. RECORD CREATED:

1. A-1 Annexation Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Owners Authorization
5. A-5 Will Serve Letter
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 PHILLIPS 66 Comments
12. PA-4 DEQ Comments
13. PC-1 Whipple Comments
14. PC-2 Vocca Comments
15. PC-3 Hatcher Comments
16. PC-4 Morris Comments
17. PC-5 Marhofke Comments
18. PC-6 Bliesner Comments
19. PZ Staff Report
20. Testimony at the September 9, 2025, Planning and Zoning Commission ("Commission") hearing including:

Planning and Zoning Commission (hereinafter "Commission") heard the request at the September 9, 2025, public hearing, and the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to supply testimony and documentation to be taken by the Commission in their application of City Code 18.20.100 when making the Commission's recommendation on zoning to the City Council.

Justin Sauder, Associate Planner

Mr. Sauder presented the staff report. The site is over the Rathdrum Prairie Aquifer; East Green Acres Irrigation District submitted will-serve for domestic water; the City of Post Falls confirmed sanitary sewer service area and capacity. Echo Drive is a local residential roadway; right-of-way and easements for sidewalks, drainage, and utilities would be dedicated/constructed with future development. Mr. Sauder reviewed the Future Land Use Map designation (Medium Density Residential) and the West Prairie Focus Area direction for mixed residential between McGuire Road and Corbin Road and noted R2 is an implementing zone consistent with guidance and comprehensive plan goals regarding diversified housing.

Mr. Sauder testified that the proposal may be supported by goals one and seven and policies fifteen and seventy-two by removing connections to septic. Additionally, there are other goals and policies listed in the staff report that may be appropriate for consideration by the Commission. Finally, Mr. Sauder testified that there were no demonstrable adverse impacts identified from comments received.

Staff Presenter: Jon Manley, Planning Manager

Mr. Manley summarized the comprehensive plan's 2020 workshop direction for the West Prairie transition area with higher-intensity employment uses along Seltice Way buffering northward through higher densities and then to medium density neighborhoods. He stated R2 is the least intense of the medium density implementing tools, intended as a transition consistent with the focus area.

Applicant: Jeremy Terzulli, Olson Engineering (for Eagle Crest Land LLC)

Mr. Terzulli testified that R2 aligns with the Future Land Use Map (FLUM) and focus area and does not allow apartment buildings. He noted the owner, Mr. Ryne Stoker, is open to multiple single-family formats—including larger lots or a twin-home concept with increased building separation—but requested R2 to maintain consistency with adopted policy while refining subdivision design later. He emphasized that a subdivision submittal was withdrawn to gather neighborhood feedback and that only the initial zoning recommendation was before the Commission.

**Public Testimony:
In Favor:****Ryne Stoker (Owner, Eagle Crest Land LLC)**

Supported R2 for policy consistency but stated willingness to design larger single-family lots or attached single-family (twin-home) products with wider separations and options such as rear shops. He also confirmed flexibility to respond to neighborhood input at subdivision stage.

Neutral:

No neutral testimony was presented.

Opposed:**Melissa Morris**

Opposed R2, citing perceived overcrowding, reduced walkability, and service burdens, with examples from nearby neighborhoods; urged adherence to existing larger-lot patterns in the County.

Debi Vocca

Opposed R2 due to Echo Drive's narrow width and pedestrian conflicts; favored larger single-family lots to maintain semi-rural character.

Barbara Broncheau

Opposed R2 referencing congestion and parking in nearby new subdivisions and concern for policing and compatibility; favored R1.

Kathy Bliesner

Opposed R2, described safety and property value concerns from increased traffic and density; objected to twin-home formats.

Wayne Plante

Opposed R2, cited fire/wind risk with closer spacing and Echo Drive cut-through traffic; preferred R1.

Glenn Whipple

Adjacent owner opposed R2, cited loss of rural lifestyle, construction impacts, traffic, and potential depreciation.

Rebuttal:

Mr. Terzulli clarified that most comments would be addressed in the subdivision design phase, not the initial zoning recommendation. He reiterated R2's consistency with the Future Land Use Map and comprehensive plan and reiterated flexibility to produce larger single-family lots within the R2 zone, if approved.

Deliberations: After the public hearing was complete, the hearing was closed, and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the criteria in City Code section 18.20.100.

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

The subject property is designated Medium Density Residential on the Future Land Use Map and lies within the West Prairie Focus Area, which anticipates mixed residential between McGuire Road and Corbin Road with transitional densities moving away from Seltice Way. R2 is an implementing zone for the Medium Density Residential category. Staff confirmed the requested R2 is consistent with these adopted policy directions.

The Commission has considered the staff report and testimony provided and finds that the proposed medium density residential R-2 zone is in accordance with the Future Land Use Map and West Prairie Focus Area. The Commission acknowledged concerns about the width of Echo Drive but noted that the governing criteria for the proposed zoning district was met.

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

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

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

The proposal for single-family housing in an R-2 zone promotes diverse housing types to assist community needs and fosters the City's long-term sustainability by growing the local economy.

Policy 15: Ensure adequate land is available for future housing needs, including a

diversity of housing types.

The proposed annexation with the R2 zoning request will ensure land for future housing needs is reserved in the area which the city is incorporating.

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.

The development associated with the proposal will be connected to municipal wastewater systems and septic will be abandoned. Stormwater management will be implemented through the subdivision process and protect the water resources.

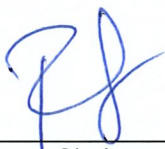
C3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

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

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-24-5, INITIAL ZONING: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended zoning upon annexation was made, the motion passed. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Medium Density Residential (R2) zoning on approximately 9.72-acres upon successful annexation of the property.

10-14-25
Date


Chairman


Attest

NOTICE OF RIGHTS:

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

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

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

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

ANNEXATION AND ZONING DEVELOPMENT AGREEMENT

Echo Estates Annexation

(File No. ANN-24-5)

THIS AGREEMENT is made this Click or tap to enter a date., by and between the **City of Post Falls**, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 408 N. Spokane Street, Post Falls, ID, and Eagle Crest Land LLC, a limited liability company organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 8720 Kulka Road, Las Vegas, NV 89161.

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

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

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

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

ARTICLE I: PURPOSE AND DESCRIPTION OF PROPERTY

- 1.1. Purpose: Owner enters into this Agreement to obtain annexation of the Property while the City seeks to obtain partial mitigation of the impacts of annexation of the Property on the City. Owner acknowledges that City has no duty to annex the Property and that the promises of Owner contained in this Agreement are an inducement for City to do so. The term “Owner” includes any successor in interest in the Property.
- 1.2. Description of the Property: The Property is generally located west of Gabrio Estates Subdivision at the terminus of W. Okanogan Street, north of W. Echo Drive and west of N. McGuire Road and is more particularly described in Exhibit “A”.

ARTICLE II: STANDARDS

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

utility lines in a manner acceptable to the City to make service available to adjoining lands and limitations on gaining site access from arterial and collector roadways (including the KMPO Critical Access Corridor Policy).

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

ARTICLE III. UTILITIES AND PUBLIC SERVICES

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

serve the Property. Upon public water service becoming available to the Property, Owner will disconnect from the temporary service and connect to the public water service.

- 3.1.1. Water Rights: Prior to commencement of development of the Property, Owner agrees to grant, in a form acceptable to the grantee, to the public water supply system agreeing to provide water service to the Property all water rights associated with the Property in order to assure that the public water supply system has adequate water rights to supply domestic water to the Property.
- 3.2. Wastewater Reclamation: The Owner agrees to use the Post Falls Sanitary Sewer system for all development of the Property and to be responsible for all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. Sanitary sewer service will be provided in accordance with rules and regulations of the City. The City does not warrant that sanitary sewer capacity will be available at the time Owner requests connection to the sanitary sewer system. If sanitary sewer capacity cannot be assured within 180 days of the date that service is requested by the Owner, the Owner is temporarily authorized to provide service by resorting to any lawful public or private alternative so long as legal requirements can be met. Upon the availability of treatment capacity, the owner shall disconnect from the temporary service and connect to and divert flows to the public system. Any proposed alternative must not frustrate the progression and continuity of the City's wastewater collection system.
 - 3.2.1. Connection of Existing Structure to Sanitary Sewer Infrastructure: Any existing structures located on the Property at the time of this Agreement that are serviced by a septic system must be connected to the Post Falls Sanitary Sewer system or removed from the Property at the time of any development on the Property and the existing septic system abandoned in compliance with all legal requirements. Owner is solely responsible for the costs of connecting to the sanitary sewer and abandoning the septic system.
- 3.3. Maintenance of Private Sanitary Sewer and Water Lines: The Owner acknowledges that the City is not responsible for maintenance of any private sanitary sewer lines or water lines, including appurtenances, within the Property.
- 3.4. Size of Water and Sewer Mains: The Owner agrees on-site water and sewer mains will be adequately sized to provide service to the Property as determined by the entity providing water or sewer service to the Property. For water and sewer lines to be dedicated to the City, Owner agrees that the City will determine the appropriate main size based on adopted City master plans and may require the Owner to oversize the mains or to construct the mains with increased depth beyond the size/depth needed to serve the Property. If required to oversize water or sewer mains (including additional depth), the Owner may request reimbursement for oversizing costs during the subdivision or other development approval process.
- 3.5. Garbage Collection: The Owner agrees that upon the expiration of the term of any contract to provide garbage collection services to the Property, that the Owner will begin using the garbage collection service in effect with the City of Post Falls.

ARTICLE IV. PUBLIC PROPERTY DEDICATIONS

- 4.1. Rights of Way and Easements: As partial consideration for this Agreement, Owner agrees to dedicate the following grants of rights of way and easements to the City at the time of execution of this Agreement:
 - 4.1.1. By grant of easement in a form acceptable to the City, Owner will grant a 10-foot wide easement along Echo Drive to include utilities, sidewalks, and storm drainage.
 - 4.1.2. By grant of right-of-way in a form acceptable to the City, Owner will dedicate an additional 15 feet of rights-of-way along Echo Drive, measured from the existing northern line of Echo Drive.
- 4.2. No Impact Fee for Dedication: Owner agrees that it is not entitled to any credit towards the payment of the City's then currently adopted Impact Fees as a result of its dedication of street right way and easements. As such, Owner waives, on behalf of itself and its successors in interest, any and all claims it may have against the City for not granting an Impact Fee credit relating to the dedication of rights of way and easements as provided in this article. The parties agree that this agreement is entered into in good faith by both parties and is intended to comply with Idaho Code 67-8209(4).

ARTICLE V. CONSIDERATION/FEES

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

agree that until the date of publication of the annexation ordinance, no final annexation of Owners' property will occur.

ARTICLE VI. MISCELLANEOUS

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

- 6.10. Compliance with Applicable Laws: Owner agrees to comply with all applicable laws.
- 6.11. Withholding of Development Approvals for Violation of Agreement: Owner agrees, on behalf of itself and its successors in interest, that the City may withhold approval of subdivision, building permit, or any other development permit applications for any portion of the Property that does not comply with the requirements of this Agreement until such time as the development permit is amended to fully comply with the terms of this Agreement. Owner waives, on behalf of itself and its successors in interest, any and all claims Owner may have against the City relating to the City withholding development approvals and agrees to indemnify, defend at the City's sole option, and hold the City harmless from any and all claims from third parties relating to the City withholding development approvals as contemplated by this Section.
- 6.12. Covenants Run with the Land: The covenants contained herein to be performed by the Owner are binding upon the Owner and Owner's heirs, assigns and successors in interest, and shall be deemed to be covenants running with the land.
- 6.13. Promise of Cooperation: Should circumstances change, operational difficulties arise or misunderstandings develop, the parties agree to meet and confer at the request of either party to discuss the issue and proposed solutions. Further, each party agrees not to bring a claim, initiate other legal action, or suspend performance without meeting directly with the other party regarding the subject matter of the disagreement and if the parties cannot amicably resolve the disagreement, retain a mediator, acceptable to both parties, to mediate a solution to the disagreement.
- 6.14. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction the remaining provisions continue in full force and effect and must be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
- 6.15. Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party will be entitled to its reasonable attorney's fees and related costs of enforcement.
- 6.16. Choice of Law and Venue: The parties agree that this Agreement will be interpreted in accordance with laws of the State of Idaho. The parties further agree that any lawsuit brought to enforce the terms of this Agreement must be filed in the First Judicial District of the State of Idaho in Kootenai County, Idaho and may not thereafter be removed to any other state or federal court.

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

[Signature Page Follows]

CITY OF POST FALLS

Eagle Crest Land LLC

By: _____
Ronald G. Jacobson, Mayor

By: _____
Ryne Stoker, Trustee

Attest: _____
Shannon Howard, City Clerk

ACKNOWLEDGEMENTS

State of Idaho)
: ss
County of Kootenai)

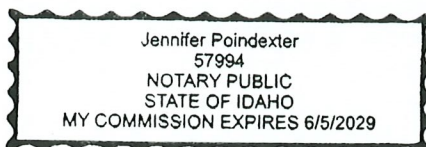
This instrument was acknowledged before me on _____ by **Ronald G. Jacobson** and **Shannon Howard** as the **Mayor** and **City Clerk**, respectively, of the **City of Post Falls**, Kootenai County, Idaho, on behalf of whom the instrument was executed.

Signature of notary public
My Commission expires:

(Stamp above)

State of Idaho)
: ss
County of Kootenai)

This instrument was acknowledged before me on 10/29/25 by Ryne Stoker as the Trustee of Eagle Crest Land LLC, on behalf of whom the instrument was executed.



(Stamp above)

Jennifer Poindexter
Signature of notary public
My Commission expires: 6/5/29

EXHIBIT A
ANNEXATION DESCRIPTION

TRACTS 93 AND 94, PLAT NO. 5 GREENACRES IRRIGATION DISTRICT, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK B OF PLATS, PAGE 70, RECORDS OF KOOTENAI COUNTY, IDAHO. TOGETHER WITH A PORTION OF THE PLATTED RIGHT OF WAY FOR ECHO DRIVE. THE ENTIRE PARCEL COLLECTIVELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 51 NORTH, RANGE 5 WEST, KOOTENAI COUNTY, IDAHO; THENCE SOUTH 00°33'38" WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 1338.92 FEET TO THE POINT OF INTERSECTION OF THE EAST LINE OF SAID SECTION 32 WITH THE EASTERLY EXTENDED PLATTED SOUTH RIGHT OF WAY LINE OF ECHO ROAD; THENCE NORTH 88°18'56" WEST, ALONG THE SOUTH AND EASTERLY EXTENDED PLATTED SOUTH RIGHT OF WAY LINE OF ECHO DRIVE, 635.96 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ECHO DRIVE AND THE SOUTHERLY EXTENDED EAST LINE OF SAID TRACT 94 AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°35'16" EAST, ALONG THE EAST LINE AND SOUTHERLY EXTENDED EAST LINE OF SAID TRACT 94, A DISTANCE OF 679.61 FEET TO THE NORTHEAST CORNER OF SAID TRACT 94; THENCE NORTH 88°18'07" WEST 660.63 FEET TO THE NORTHWEST CORNER OF SAID TRACT 93; THENCE SOUTH 00°37'00" WEST, ALONG THE WEST LINE AND SOUTHERLY EXTENDED WEST LINE OF SAID TRACT 93, 679.76 FEET TO A POINT ON THE SOUTH PLATTED RIGHT OF WAY LINE OF ECHO DRIVE; THENCE SOUTH 88°18'56" WEST 660.97 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 10.309 ACRES, MORE OR LESS.

RECORD OF SURVEY ORDINANCE

TRACTS 93 AND 94 OF PLAT NO. 5 GREENACRES IRRIGATION DISTRICT
LOCATED IN THE SE 1/4 OF SECTION 32, TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

EAST QTR. COR. SEC. 32
NOT FOUND, NOT SET
LOCATION ESTABLISHED BY
1" IRON PIPE FOUND
CP# 218892000



H-SCALE 1" = 60'

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 8249
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 10577
- FOUND 5/8" REBAR WITH IMPAIRED PLASTIC CAP
- SET 5/8" x 24" REBAR WITH PLASTIC CAP, PLS 8367
- CALCULATED POSITION, NOTHING FOUND OR SET
- CENTER SECTION CORNER AS NOTED
- EAV 1/4 SECTION CORNER AS NOTED
- CORNER PERPETUATION & PLUMB RECORD (WITH INSTRUMENT NO.)
- TRUE POINT OF BEGINNING

REFERENCES

- IN RECORDS OF KOOTENAI COUNTY, IDAHO:
- R1 RECORD OF SURVEY BY JOSHUA A. BAGLEY PLS 1715, RECORDED IN BOOK 30 OF SURVEYS, PAGE 146, UNDER INSTRUMENT NO. 208150000.
 - R2 PLAT NO. 5 OF GREENACRES IRRIGATION DISTRICT BY WILLIAM ASHLEY JR. PLS 171, RECORDED IN BOOK 8 OF PLATS, PAGE 70.
 - R3 PLAT OF GABRIO ESTATES BY JOSEPH E. HASSELL PLS 8246, RECORDED IN BOOK 1 OF PLATS, PAGE 494, UNDER INSTRUMENT NO. 277447000

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS DAHO STATE MOUNTAIN MEAN SOLAR TIME (MST) ON JANUARY 1, 2000. ALL ANGLES WERE TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT LOCATED AT (N. 274.414211 E. 2,200.103.00) AND WERE POST PROCESSED TO THE 2011 EPOCH (2010.0000) AND A VERTICAL DATUM OF NAVD83 (GEOID 19). ALL BEARINGS AND DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM) WITH A COMBINED SCALE FACTOR OF 1.00000035 ADJUSTED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0° 54' 42"

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS _____ DAY OF _____, 20____ AT _____ M. AND DULY RECORDED IN BOOK _____ OF SURVEYS AT PAGE(S) _____ AND UNDER INSTRUMENT NO. _____ AT THE REQUEST OF JOHNSON SURVEYING.

KOOTENAI COUNTY CLERK _____ BY _____ DEPUTY CLERK
FEE: _____

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PREPARE A RECORD SURVEY FOR THE JOHNSON SURVEYING BASE POINT AND ADJACENT PLATS. SURVEY MONUMENTS WERE FOUND AND AS LOCATED HEREON.

SURVEYOR'S CERTIFICATE

JOHNSON SURVEYING, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE STANDARDS HAVE BEEN FOLLOWED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

CHAD J. JOHNSON PLS 8367 DATE _____



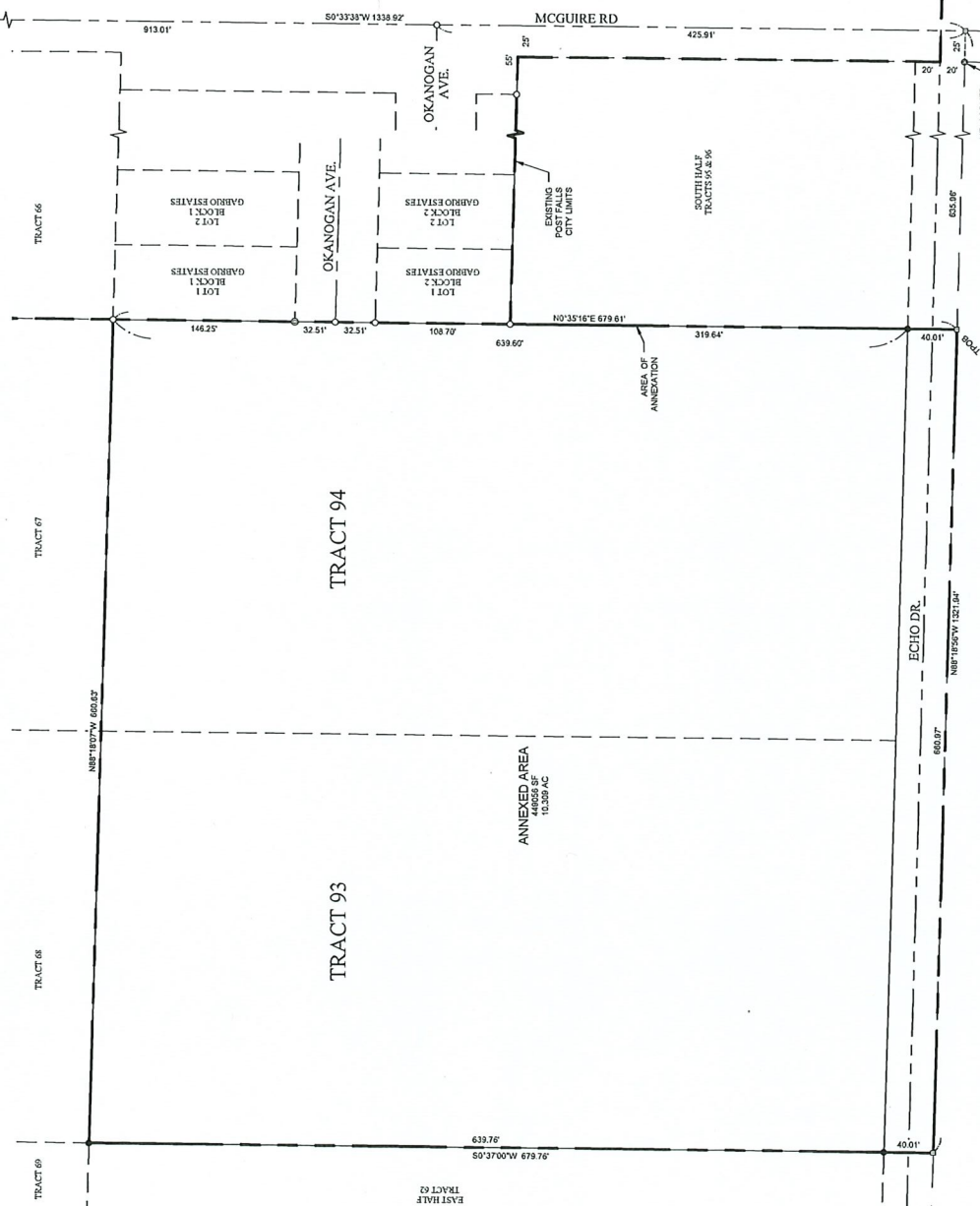
RECORD OF SURVEY - ANNEXATION

TRACTS 93 AND 94 OF PLAT NO. 5 GREENACRES IRRIGATION DISTRICT
SE 1/4 SECTION 32, TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: 12/4/2023	DRAWN BY: DTL	PROJECT NO.: 23-203	CHECKED BY: CJJ
FILE NAME: 23-203 SURVEY			
SHEET 1			

NOTES

- EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY ENCUMBRANCES, OR TO RECORD A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY.





POST FALLS

SCHOOL DISTRICT #273

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

October 17, 2024

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

Dear Bob,

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

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

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

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

The enrollment status and capacity of each school for the 2024-2025 school year are listed below.

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 18, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

RE: Notice to Jurisdiction Response

Nancy,

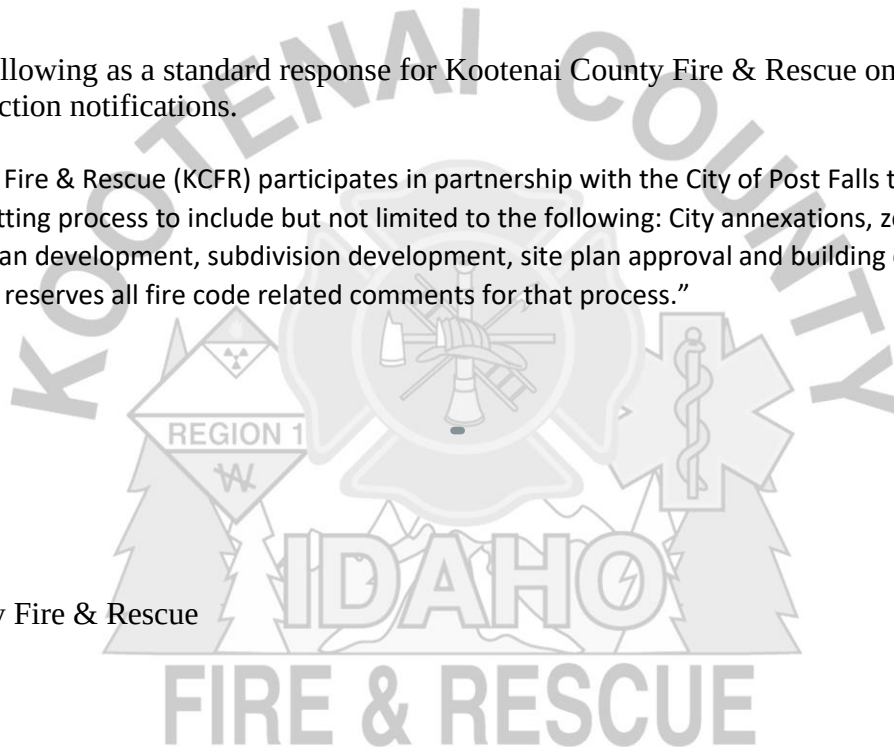
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

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

Respectfully,



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



Nancy Thurwachter

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

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

Good Afternoon,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Monday, August 25, 2025 3:42 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan

<pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <robert.beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>

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

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

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

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

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

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

Nancy Thurwachter

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

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

Nancy,

Phillips 66 does not have any utilities within your attached project vicinity.
 (Response 13094)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



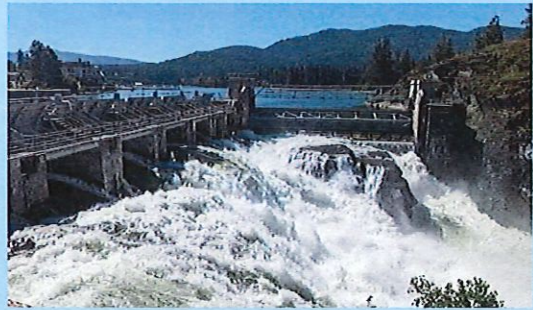
The information in this electronic message is privileged and confidential and is intended solely for the use of the individual(s) and/or entity named above, and any unauthorized disclosure, copying, distribution or taking of any action in reliance upon on the contents of these electronically transmitted 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: Monday, August 25, 2025 3:42 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor

Echo Estates Annexation

ANNX-24-5

November 18, 2025



Justin Sauder – Associate Planner

1

OWNER: Eagle Crest Land LLC

APPLICANT: Olson Engineering

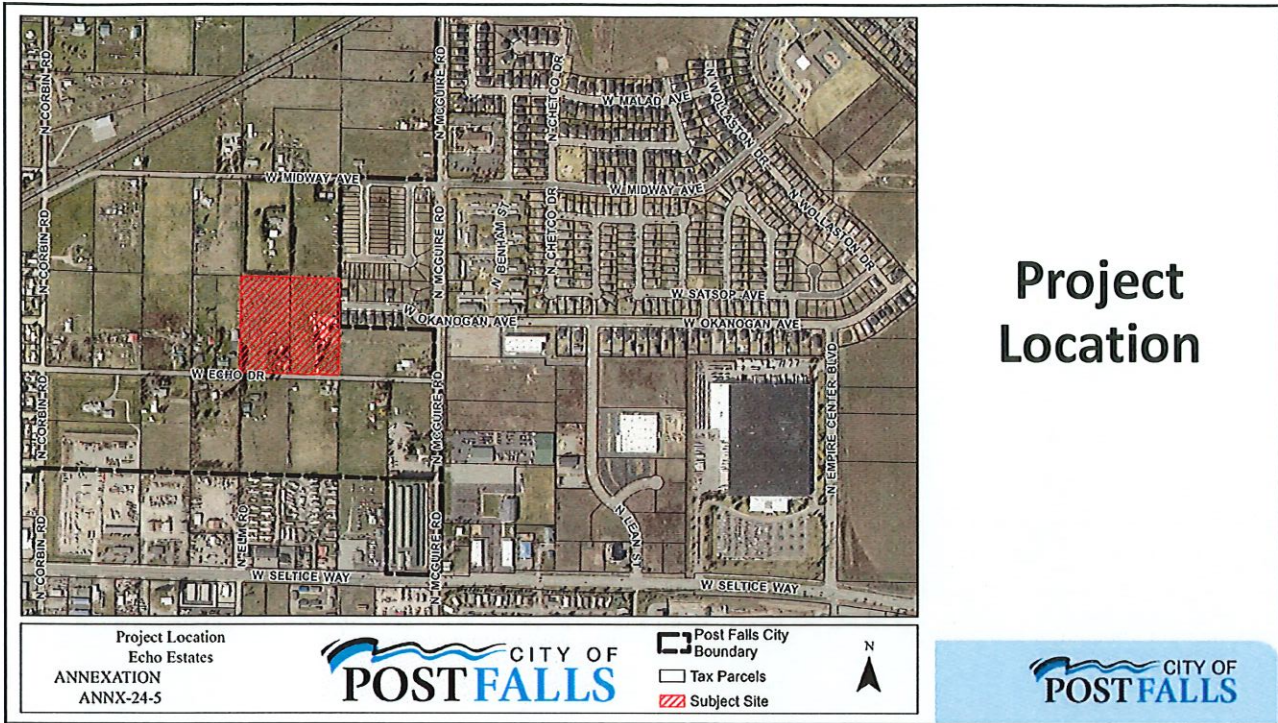
REQUESTED ACTIONS:

- **Annexation:** Applicant is requesting the City Council to approve the annexation request for approximately 9.72-acres with the Medium Density Residential (R2) zoning designation into the City of Post Falls

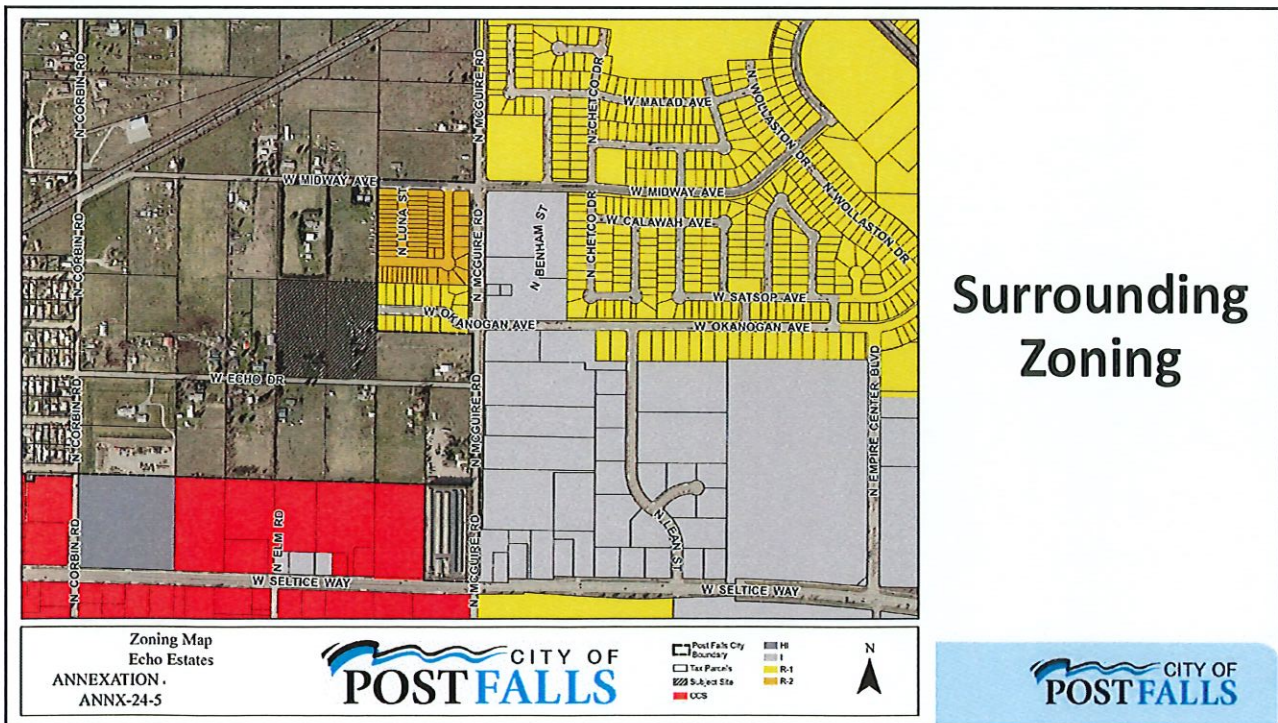
Echo Estates



2



3



4

Land Use & Site

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

Water

- East Greenacres Irrigation District

Wastewater

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

Traffic

- Echo Drive is a local residential roadway
- Additional rights-of-way and easement would need to be provided as part of annexation
- Roadway illumination, ADA ramps and roadway markings/signs will need to comply with City standards

Additional Information



5

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

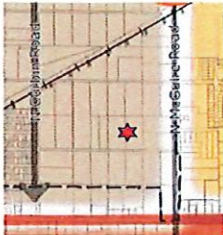
Zone Change Review Criteria



6

Zone Change Comprehensive Compatibility

Future Land Use Designation



Medium Density Residential

This category encompasses all types of residential uses between five (5) and 16 dwelling units per acre

Focus Area

West Prairie

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

Comprehensive Goals

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

Comprehensive Policies

[P.02]: Apply or revise zoning designations with careful consideration of factors including:

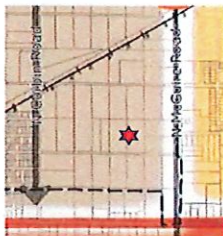
- Future land use mapping;
- Compatibility with surrounding land uses;
- Infrastructure and service plans;
- Existing and future traffic patterns;
- Goals and policies of the comprehensive plan, related master plan and/or facility plans.



9

Zone Change Comprehensive Compatibility

Future Land Use Designation



Medium Density Residential

This category encompasses all types of residential uses between five (5) and 16 dwelling units per acre

Focus Area

West Prairie

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

Comprehensive Goals

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

Comprehensive Policies

- [P.15]: Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provisions of diverse housing types and price levels
- [P.33] Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways



10

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

Zone Change Review Criteria



11

- | | |
|----------------------------------|---------------------------------------|
| • Kootenai County Fire | • Verizon |
| • PF Highway District | • Idaho Department of Lands |
| • PF School District | • Panhandle Health |
| • Avista (WWP-3) | • NW Pipeline Corp. |
| • Dept. of Environmental Quality | • PF Post Office |
| • Conoco Inc. (Pipeline company) | • East Greenacres Irrigation District |
| • Yellowstone (Pipeline company) | • Time Warner Cable |
| • TransCanada GTN | • PF Police Department |
| • PF Parks & Rec | • Utilities |
| • Kootenai Electric | • Urban Renewal Agency |
| • Ross Point Water | • Kootenai County Planning |
| • TDS | • KMPO |

Agencies Notified



12

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

[PA-2] Kootenai County Fire and Rescue – To coordinate at the time of development

[PA-3] Department of Environmental Quality– No comments

[PA-4] Yellowstone Pipeline - No impact on their infrastructure

Agency Comments



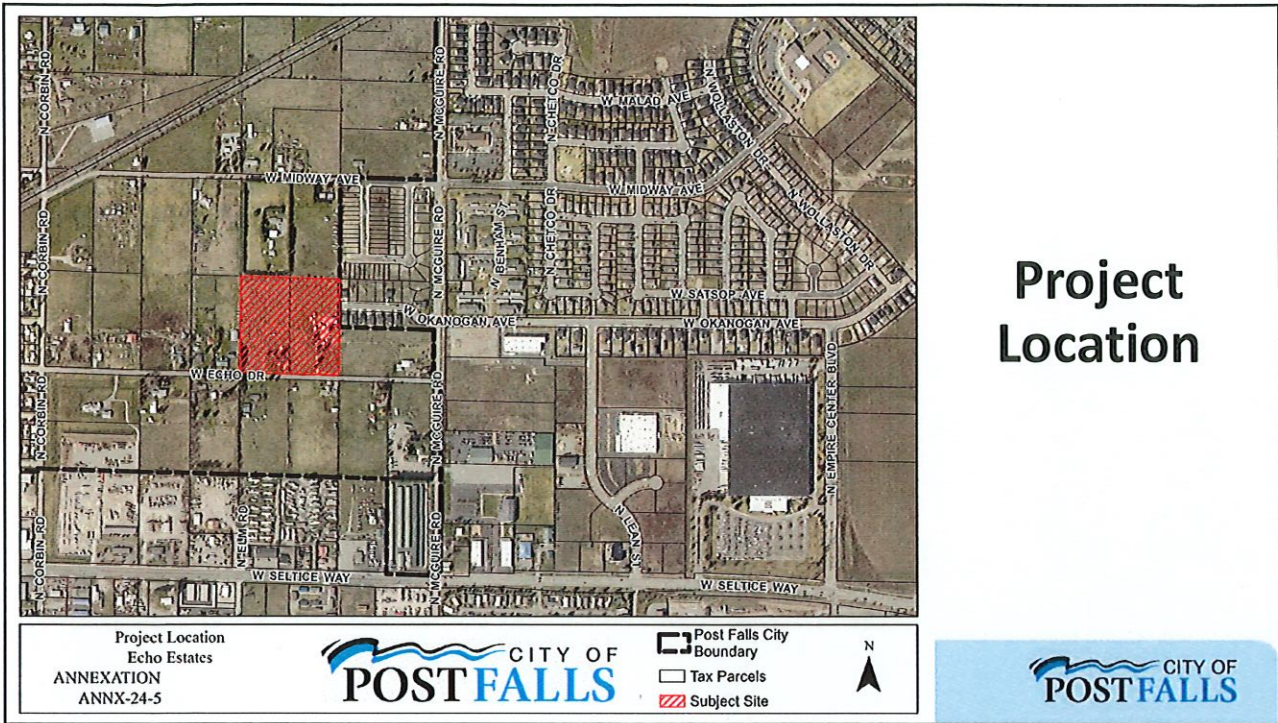
13

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

Zone Change Review Criteria



14



Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, November 5, 2025 8:10 AM
To: Jon Manley; Nancy Thurwachter
Subject: RE: Echo Estates Annexation File No. ANNX-24-5

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,

The Post Falls Highway District requests that the City of Post Falls, annex Echo Drive to the southern right-of-way boundary along the subject land, per Idaho Code 50-222. The Post Falls Highway District has determined Echo Drive to be inadequate to handle the additional traffic from the proposed subdivision as it is currently a 22' chipseal roadway. The Post Falls Highway District requests entering into a road development agreement, with the developer, for offsite improvements to Echo Drive.

Thank you for including the PFHD in your planning efforts; should you have any questions, please contact us at 208.765.3717.

Kind regards,
Jonie

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

p 208.765.3717
contactus@postfallshd.com



From: 'Jon Manley' via Contact Us <contactus@postfallshd.com>
Sent: Thursday, October 30, 2025 4:58 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette 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>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandor <lynn.sandor@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: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cggabbert@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: Echo Estates Annexation File No. ANNX-24-5

All:

Please find attached the Notice to Jurisdictions for the Echo Estates Annexation File No. ANNX-24-5 that is scheduled for City Council on November 18, 2025. The draft staff report will be on the city's website shortly.

Regards,

Jon Manley
Planning Manager
208.457.3344
jmanley@postfalls.gov

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

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Nancy Thurwachter

From: Jon Manley
Sent: Thursday, November 6, 2025 11:09 AM
To: Nancy Thurwachter
Cc: Justin Sauder
Subject: FW: Echo Estates Annexation File No. ANNX-24-5

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, November 6, 2025 10:09 AM
To: Jon Manley <jmanley@postfalls.gov>
Subject: RE: Echo Estates Annexation File No. ANNX-24-5

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Good Morning,

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

Thank you,

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

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

From: Jon Manley <jmanley@postfalls.gov>
Sent: Thursday, October 30, 2025 4:58 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette 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 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 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 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>; 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 <pccorrigan@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: 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: Echo Estates Annexation File No. ANNX-24-5

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.

All:

Please find attached the Notice to Jurisdictions for the Echo Estates Annexation File No. ANNX-24-5 that is scheduled for City Council on November 18, 2025. The draft staff report will be on the city's website shortly.

Regards,

Jon Manley
Planning Manager
208.457.3344
jmanley@postfalls.gov

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Nancy Thurwachter

From: noreply@civicplus.com
Sent: Sunday, November 9, 2025 10:11 AM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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Submit Written Public Testimony

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

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

Review Criteria

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

Select Hearing Body	City Council
Please Provide Your Position on the Public Hearing	Opposed
Comments	I strongly oppose this acreage being annexed into the city as a resident on this road I know first hand that this road is not wide enough to handle the influx of cars that this development will bring, The developer did tell me he would be required to widen the road in front of his development, when I asked about our end of the road he told me he didnt care about our end that that was not his problem and I strongly disagree if he wants to put approx 200 more cars on our road it should be his problem, I do not feel it is our responsibilty to widen the road he would be the one benefiting from this development. You would be pushing the small farmer and residents out of homes that we personally have lived in for 32 1/2 years! The intersection at McGuire and Echo is barely wide enough for two cars to pass there and with the amount of homes he is proposing it will be a traffic night mare more than what we have now! I can't even to begin to imagine the impact this will have on the sewer treatment plant the odor is so strong now that in the summer we are unable to eat on our deck to the sewage smell! I AM ASKING YOU PLEASE DO NOT ANNEX THIS PROPERTY INTO THE CITY! I see lots of acreage that has been annexed into the city that has not been developed !

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Nancy Thurwachter

From: noreply@civicplus.com
Sent: Monday, November 10, 2025 1:37 PM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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Submit Written Public Testimony

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4. [Subdivision Review Criteria \(PDF\)](#)
5. [Variance Review Criteria \(PDF\)](#)
6. [Zone Change Review Criteria \(PDF\)](#)

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

Select Hearing Body	City Council
Please Provide Your Position on the Public Hearing	Opposed
Comments	I STRONGLY OPPOSE THIS ANNEXATION. Please consider keeping some of Post Falls rural so people have options that allow them to raise animals, grow gardens and enjoying peace and quiet. This town has children that are involved in 4-H and there should be lots available that are large enough to support that learning opportunity. Once the land is given up to hodgepodge developing there is no getting it back. Echo Drive is a small narrow road with no street lights. Having more cars on this road is going to cause issues or possibly accidents. Where Echo meets McGuire there is hardly enough room for two cars to go through. Some homes on Echo are some of the oldest in this area and are well maintained which make for a beautiful street to live on and take walks on. Some homes on this street are very high in property value. Having a multi-family development on this street will destroy the value of the existing homes and our quiet safe neighborhood. The developers that are buying up Post Falls don't care about the future of this area but only the profit they can turn. It is your job to listen to the people that live here now and plan for the future of families that will live here. Single family homes with good size yards are what is needed and have not been plentiful at this time. There is now an overstock of multi-family dwellings in Post Falls. The so called "affordable housing" that developers try to promise are really not that affordable to most locals with average incomes. Please slow down the growth in Post Falls so our roads don't get more crowded with traffic and the water treatment plant can be dealt with. The Future Land Use Map is outdated and does not take into consideration all the development that has happened in past 4-3 years. The developer on this request stated in the prior public hearing that the single family zoning (R-1) would work for him. If you approve of this annexation request I strong urge you to only approve R-1 zoning. Thank you.

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From: noreply@civicplus.com
Sent: Monday, November 10, 2025 4:20 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:

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- 4. [Subdivision Review Criteria \(PDF\)](#)
- 5. [Variance Review Criteria \(PDF\)](#)
- 6. [Zone Change Review Criteria \(PDF\)](#)

First Name	Glen &Brenda
Last Name	Whipple
Address	2825 , W. Echo dr.
Email Address	bwhipped@rocketmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Echo Estates Annexation

Select Hearing Body	City Council
Please Provide Your Position on the Public Hearing	Opposed
Comments	Hello, I am Glen Whipple. My wife and I own and live on the adjacent property to the west of the proposed annexation. We bought our property 36 years ago to be out of the city and to be in the county zoned only one dwelling per acreage. We built our forever home, raised our families and plan on living and keeping it in the family in the future. Our neighbors still raised cattle and other livestock and farm for fruits and vegetables. None of us are planning on leaving our land. By cookie cutting city zoning, particularly R2 multifamily zoning in the middle of our properties would take away our way of life and why we bought our property. It will also depreciate our home and land. The years of construction noise and dust would be unbearable as well as the noise of dozens of more vehicles using Echo Drive. This is a narrow country street with many people enjoying their walks every day. With all the families on the adjacent Wylhelm Estates, Gabriella states, and recently approved painted rock development, it has already added to so much traffic. The proposed R2 annexation for Echo estate next-door to us would create unsuitable traffic and congestion on our narrow country road let alone no plans for parks for children. If this land must be zoned into the city, R1 with higher end homes would be much more suitable. There are a lot of people financially looking for these priced homes as well. We ask if you do zone city that you consider doing R1 zoning instead of R2 multi family. After speaking to the developer, Mr. Stoker, he agreed he would prefer R1 single family homes as well.

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Nancy Thurwachter

From: Marsha Lynne Marhofke <gtxmlm@yahoo.com>
Sent: Tuesday, November 11, 2025 7:32 AM
To: Public Hearing Notice
Subject: RE: ANNX-24-5 Echo Estates Annexation

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..again I am sending our NO thoughts on this. Have already sent NO on this a several weeks ago and now see this is on the agenda again.

One would wonder why these annexations keep happening other than for greed and money. We don't want to loose all of what was best about Post Falls. Country type views, animals in fields, old barns and beautiful architecture. Please do not vote yes.

Respectfully,
Marsha and Jim Marhofke
2337 N Howell RD
Post Falls 83854

**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 11/18/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: G2 Development Annexation and Zone Change (ANNX-25-2 & ZC-25-1)

ITEM AND RECOMMENDED ACTION:

This agenda item is a public hearing on a request to annex an approximately 10.05 acre parcel and rezone an approximately 8.3 acre parcel located southeast of the intersection of E. Horsehaven Ave. and N. Syringa St. and the related annexation agreement. The hearing also addresses a request to zone the parcel as Residential Mixed (RM). Staff requests that the City Council evaluate the testimony and evidence submitted during the public hearing process and determine if the Council desires to annex the property and if the adopted zone change criteria have been met for the requested zoning designation.

DISCUSSION:

The applicant, Scott McArthur, is requesting the City Council annex an approximately 10.05 acre parcel and rezone approximately an 8.3 acre parcel, located generally southeast of the intersection of E. Horsehaven Ave. and N. Syringa St., and zone the property as Residential Mixed (RM). Annexation is a legislative process where the City Council determines whether annexing the property is in the best interest of the city. Determining the appropriate zone is a quasi-judicial decision, meaning that the City Council can only consider whether the adopted zone change criteria have been met based only on the evidence received during the hearing process. The adopted criteria are:

Annexation (Legislative):

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

Zone Change (Quasi-Judicial):

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

Next Steps:

After the hearing, staff will draft a final written decision based on the council's motion to approve or deny. The final decision will be returned to council in approximately 1.5 months for review and approval. If the annexation is approved, staff will direct the applicant to finalize the grants of easements and rights of way along with any changes to the annexation agreement. Those items will be returned to the council, along with the annexation ordinance, in approximately 3-6 months, however, under Municipal Code Section 18.20.090, the applicant has up to 1 year to return the signed documents to the city.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

On July 29, 2025, the Planning and Zoning Commission recommended assigning the Residential Mixed (RM) zoning designation if City Council decides to approve the proposed annexation.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. CC G2 Staff Report AnnexationZoning
2. G2 Powerpoint
3. Exhibit PA-7 KCCD Comments_G2 ANNEX-25
4. Exhibit PA-8 PFHD Comments_G2 ANNEX-25-2 & ZC-25-1
5. Exhibit PA-9 DEQ Comments_G2 Development ANNEX-25-2 & ZC-25-1

**CITY OF POST FALLS
STAFF REPORT**

DATE: October 30, 2025

TO: POST FALLS CITY COUNCIL

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

SUBJECT: STAFF REPORT FOR THE November 18, 2025, CITY COUNCIL MEETING
G2 DEVELOPMENT ANNEXATION FILE NO. ANNX-25-2
G2 DEVELOPMENT ZONE CHANGE FILE NO. ZC-25-1

INTRODUCTION:

Scott McArthur, is requesting, on behalf of G2 Real Property Holdings LLC, the property owner, approval to annex approximately 10.05 acres and re-zone approximately 8.3 acres with a zoning request of Residential Mixed (RM) for both the annexation and zone change request (Exhibit S-1). There is a corresponding subdivision that the Planning Commission has approved conditioned upon the decision rendered on this proposed annexation and zone change at their July 29, 2025 Public Hearing. Their subdivision request on approximately 18.02-acres (area excludes ROW as part of annexation request) was for a total of 105 residential lots within the proposed Residential Mixed (RM) zoning district (Exhibit A-4). The applicant is intending to create a mixed residential community with cottages and traditional single-family homes. The City Council must conduct a public hearing to review the proposed zoning and annexation per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100.

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

Annexation (Legislative)

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

Zone Change (Quasi-Judicial)

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

The Planning and Zoning Commission forwarded a recommendation of Residential Mixed (RM) at their July 29, 2025 Public Hearing.

PROJECT INFORMATION:

Project Name / File Number: G2 Development Annexation, Zone Change, and Subdivision
File No.: ANNX-25-2, ZC-25-1 & SUBD-25-2

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

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

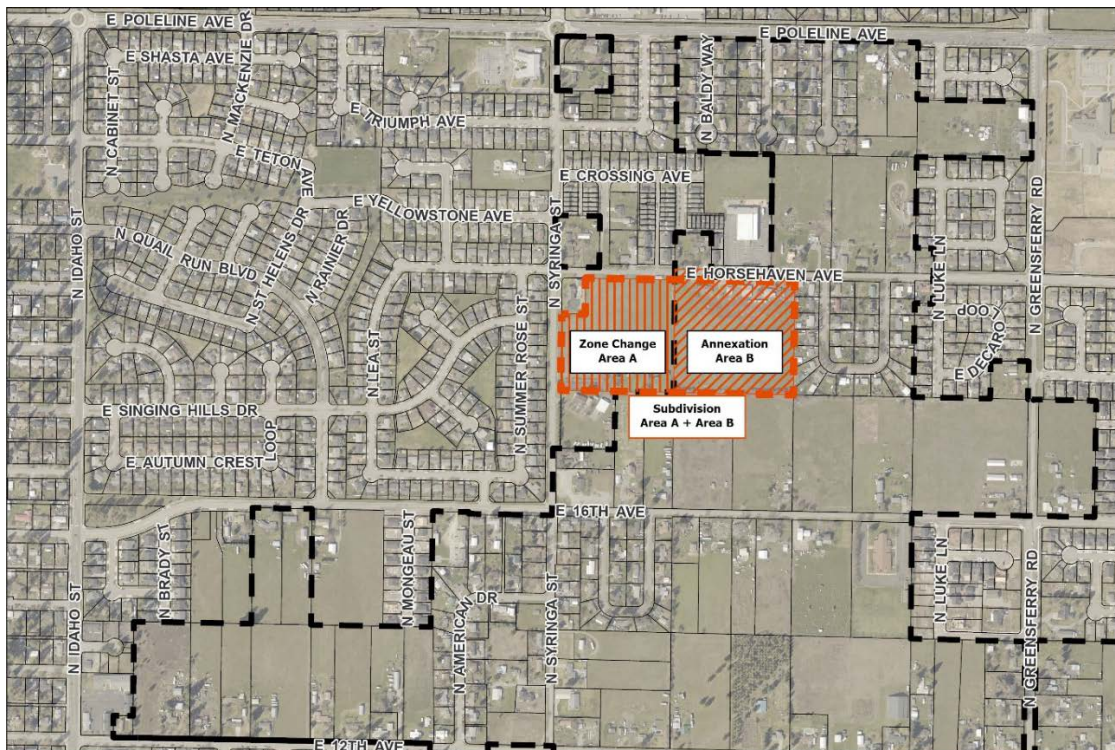
Project Description: A combination of rezoning approximately 8.3 from Single Family Residential (R-1) to Residential Mixed (RM), Annex approximately 10.05 acres with a zoning request of Residential Mixed (RM), and subdivide approximately 18.02-acres (area excludes ROW as part of annexation request) into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

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

AREA CONTEXT (proposed site hatched red below):

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

Area Context Vicinity Map:



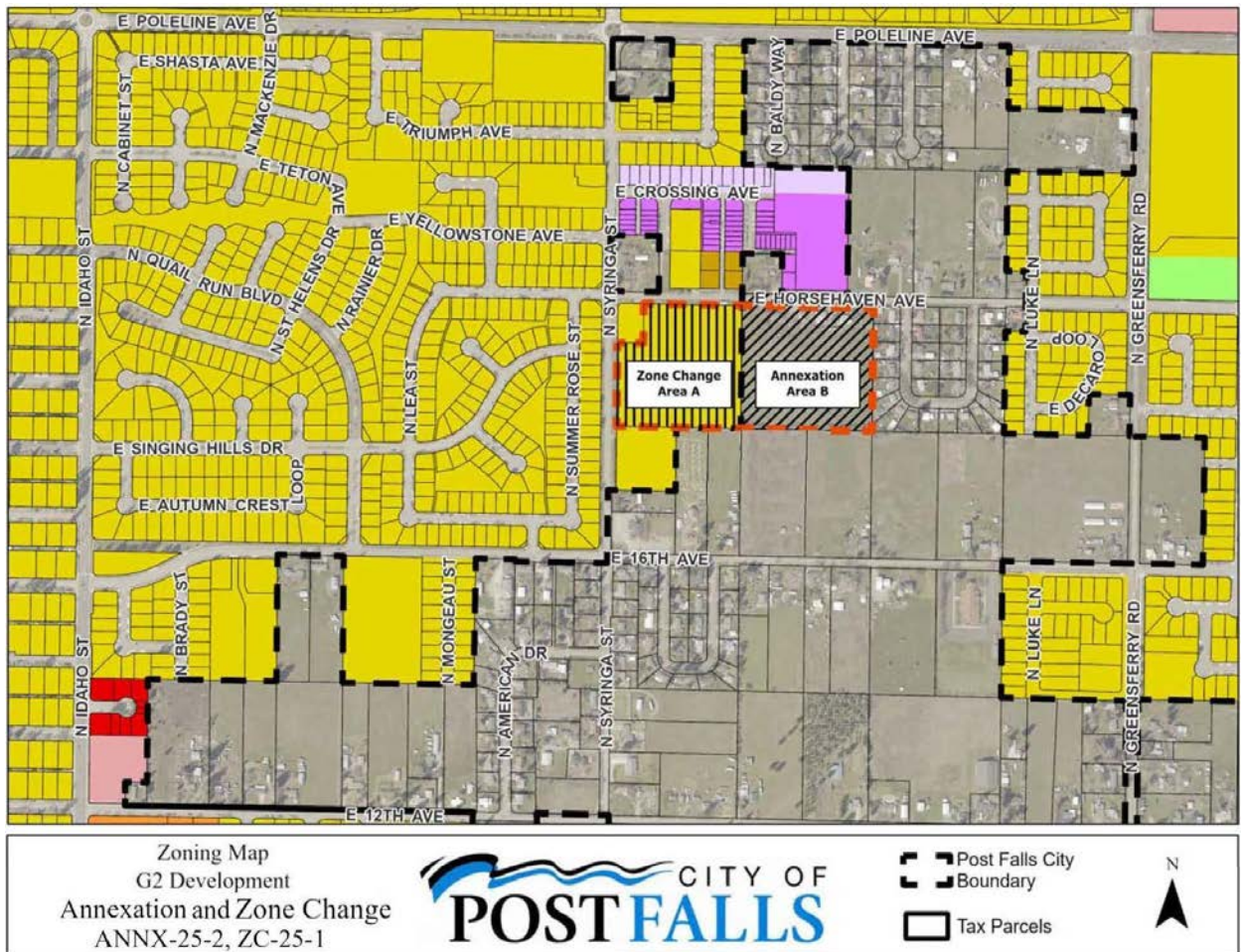
EVALUATION OF ZONING APPROVAL CRITERIA:

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

ZONE CHANGE REVIEW CRITERIA

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

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



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

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

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

Homeownership Strategy #1: Starter Homes for Affordability

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

Homeownership Strategy #2: Diverse Housing Types to Meet Needs

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

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

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

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

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base with a supportive housing stock within City limits. As cited previously a diversified residential development may assist this goal.

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

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

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

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

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

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

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

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

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

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

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

Staff Comment: Additional housing may help further long-term fiscal health of the City by supporting both the Industrial and Commercial uses by supporting

employment and commerce objectives. Providing housing closer to services provided by the City may be considered more beneficial.

- Maintain and enhance resident quality of life.

Staff Comment: Annexing and rezoning as requested in the City may assist improving the resident's quality of life through further development. Being in a county island, much of the area has county roads without urban improvements such as sidewalks and multi-use trails, which may be a less than desirable scenario compromising public safety. Annexation and upon development could help enhance quality of life through providing improvements that are lacking in this area. Additionally, there are numerous commercial and medical uses that are approximately $\frac{3}{4}$ mile to 1-1/4 miles from this site.

- Promote compatible, well-designed development.

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

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

Staff Comment: Transportation impacts and sewer capacity are reviewed by City staff. The water purveyor at this location is Ross Point Water. Any anticipated inadequacies identified are addressed and/or have a plan on how to be brought into compliance with the relevant agreements and city processes through the public hearing process and land use action proposals.

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

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

Staff Comment: As cited earlier, there are duplex lots, a church, and other single family uses that would be considered compatible with proposed cottages at the proposed location within the preliminary plat (Exhibit A-4). The proposed traditional single family lots along the western, southern, and eastern limits allow for the opportunity of transitioning future annexation to provide similar traditional single family lots to the south. The requested RM zoning as proposed would be compatible with the surrounding land uses.

- Infrastructure and service plans.

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

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

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

mains are in the adjacent roadways of Horsehaven Avenue and Syringa Street. Ross Point Water has issued a will serve letter regarding the proposed annexation and development.

- Existing and future traffic patterns.

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

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

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

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

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

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

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

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

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

- Surrounded by incorporated areas.

Staff Comment: The site is currently within the largest County “island” in the City.

- That have readily available service infrastructure and capacity.

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

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

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

- That support increased development intensity near the urban core.

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

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

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

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

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

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

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

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

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

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

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

Policy 45: Guide annexation decisions guided by and considering:

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

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

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

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

- Studies that evaluate environmental and public service factors.

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

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

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

The City currently owns, operates and maintains the road rights-of-way adjoining the site; with the exception of a 200-foot and 100-foot section along Horsehaven Ave. that are part of a county island.

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

- Comprehensive plan goals and policies.

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

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

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

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

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

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

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

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

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

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

PLANNING AND ZONING PUBLIC AGENCY COMMENTS:

- o Exhibit PA-1 Post Falls School District – Remains neutral
- o Exhibit PA-2 Kootenai County Fire & Rescue – Will review during permit process
- o Exhibit PA-3 Post Falls Police Department – Remains neutral
- o Exhibit PA-4 Post Falls Highway District – Annex Horsehaven to north ROW
- o Exhibit PA-5 Phillips 66 (YPL) – No utilities in vicinity
- o Exhibit PA-6 Department of Environmental Quality – No Comment

PUBLIC PROCESS:

On July 29, 2025, the Post Falls Planning and Zoning Commission forwarded the recommendation for a zoning designation of Residential Mixed (RM) to be considered with the annexation application by the City Council. The Planning and Zoning Commissions Zoning Recommendation dated September 09, 2025 includes an evaluation of how the proposed development meets the required evaluation criteria for the requested zone change areas. Notice of the proposed annexation and zone change was sent to appropriate jurisdictions on October 30, 2025 and mailed to property owners within 300 feet of the proposed project on October 28, 2025. Notice has been published in the Coeur d'Alene Press on October 30, 2025. The property will be posted by November 7, 2025.

MOTION OPTIONS: The City Council must evaluate the testimony and evidence submitted during the public hearing process and determine if the Council desires to annex the approximate 10.05 acres and the re-zone of approximately 8.3 acres with a zoning request of Residential Mixed (RM). If the City Council has heard sufficient testimony but needs additional time to deliberate before the final action, it may close the public hearing and move the deliberations to a date certain.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1a Annexation Application

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

Staff Exhibits:

Exhibit S-1	Vicinity Map
Exhibit S-2	Zoning Map
Exhibit S-3	Future Land Use Map
Exhibit S-4	"The Crossings" Infill Regulation Plan
Exhibit S-5	P&Z Zoning Recommendation
Exhibit S-6	G2 Annexation and Zoning Agreement

Planning and Zoning Agency Comments:

Exhibit PA-1	Post Falls School District Comment
Exhibit PA-2	Kootenai County Fire & Rescue Comment
Exhibit PA-3	Post Falls Police Department Comment
Exhibit PA-4	Post Falls Highway District Comment
Exhibit PA-5	Phillips 66 (YPL) Comment
Exhibit PA-6	Department of Environmental Quality Comment

Planning and Zoning Public Comment:

Exhibit PC-1	Thompson Comment
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ANNX-25-2

Annexation

Status: Active

Submitted On: 3/12/2025

Primary Location

47.725890, -116.922730

Owner

No owner information

Applicant

 Scott McArthur

 208-964-0481

 scott@mcArthur-eng.com

 PO Box 2488
Post Falls, ID 83877

Application Information

Did an Annexation Pre-app take place?*

Yes

Applicant Type*

Engineer

Description of Project/Reason for Request*

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

Existing Zoning*

AG-Sub (Kootenai County)

Adjacent Zoning*

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

Current Land Use*

SFR / Farm / Meat Processing

Adjacent Land Use*

SFR

Proposed Zone*

RM - Residential Mixed

Owner Information

Name*

G2 Real Property Holdings LLC

Company

G2 Real Property Holdings LLC

Phone*

208.660.8913

Email*

johngivens91@gmail.com

Address*

1754 North Syringa Street

City, State, Zip CodePost Falls, Idaho 83854

Application Certification

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

*



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

✓ SCOTT L. McARTHUR
Mar 12, 2025

**ZC-25-1**

Zone Change (Map
Amendment)

Status: Active

Submitted On: 3/13/2025

Primary Location

1754 N SYRINGA ST
POST FALLS, ID 83854

Owner

GIVENS LIVING TRUST
1754 N SYRINGA ST , 83854

Applicant

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

Applicant Information

Applicant Type*

Engineer

Applicant Name*

Scott McArthur

Phone*

208.446.3307

Email*

scott@mcArthur-eng.com

Address*

PO Box 2488

City, State & Zip Code

Post Falls, Idaho 83877

Owner Information

Name*

Givens Living Trust

Company

Givens Living Trust

Phone*

208.660.8913

Email*

johngivens@roadrunner.com

Address*

1754 North Syringa Street

City, State & Zip Code

Post Falls, Idaho 83854

Amendment Information

New Field

GIVENS LIVING TRUST - ZONE MAP AMENDMMENT REQUEST

Description of Project/Reason for Request*

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

Tax Parcel Number

P705035020AA

Existing Zoning

R-1

Adjacent Zoning

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

Current Land Use

Single Family Home and Farm

Adjacent Land Use

Residential

Proposed Zone*

RM

Application Certification

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

*

✓ Scott McArthur
Mar 12, 2025

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

✓ Scott McArthur
Mar 12, 2025

**SUBD-25-2****Subdivision Application**

Status: Active

Submitted On: 3/13/2025

Primary Location1754 N SYRINGA ST
POST FALLS, ID 83854**Owner**GIVENS LIVING TRUST
1754 N SYRINGA ST , 83854**Applicant** Scott McArthur
 208-964-0481
 scott@mcArthur-eng.com
 PO Box 2488
Post Falls, ID 83877

Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Engineer

Proposed Subdivision Name*

TBD

Number of Lots*

105

Size of Site

18

Average Size of Lots

0.117

Existing ZoningRequesting RM through Zone
Amendment**Adjacent Zoning**

Requesting RM through Annexation

Current Land Use

SFR with Farm on both Parcels

Adjacent Land Use

SFR

Density

8.57

Exhibit A-1c

Description of Project*

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

Site Information**Comprehensive Plan Designation**

Low

Location of Proposed Access to Site

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

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

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

Size & Point of Water Connection

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

Size & Point of Sewer Connection

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

Name & Location of Nearest School

Prairie View Elementary School

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

KF&R Idaho Street Station ~1.39 miles to site

Physical Description of Site (topography, cover, features)

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

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

No

Water District*

Ross Point Water District

Owner Information

Name*

G2 Real Property Holdings / Givens
Living Trust

Company

G2 Real Property Holdings / Givens
Living Trust

Phone*

208.660.8913

Email*

johngivens@roadrunner.com

Address*

1754 North Syringa Street

City, State, Zip Code

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Application Certification

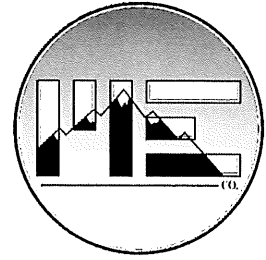
I understand that the applicant or representative shall attend the public hearing before the Planning and Zoning Commission and that the decision on a Subdivision is final; unless appealed by myself, by adjoining property owners, or by other affected persons. I also understand that the Subdivision Plat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



Scott McArthur

Mar 12, 2025

ANNEXATION
G2 REAL PROPERTY HOLDINGS
City of Post Falls, Idaho



Prepared by McARTHUR ENGINEERING COMPANY LLC

March 2025

Page 1

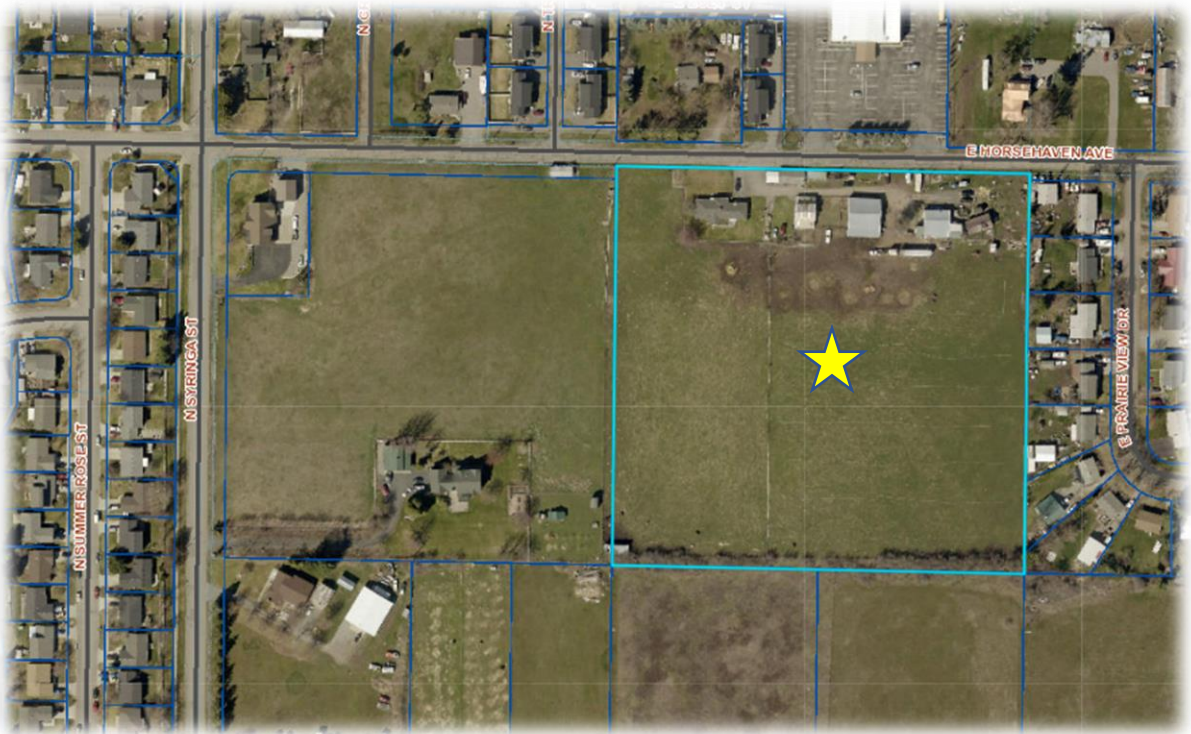
ANNEXATION

G2 REAL PROPERTY HOLDINGS

City of Post Falls, Idaho



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



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

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

Zoning Information

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

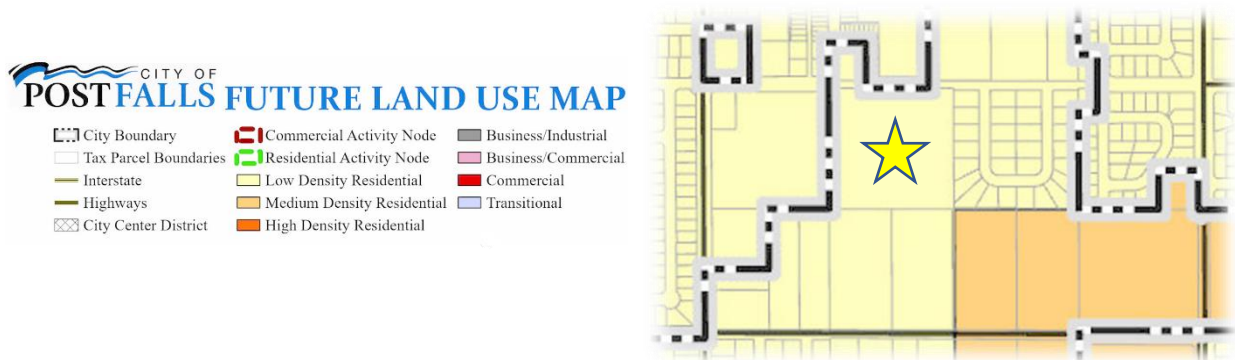


- **Proposed Zoning:** The Proposed Zoning Designation for this Parcel is “RM” Residential Mixed.



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

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



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

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

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

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

- (G-07) Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability
 - **The Community is in desperate need of affordable and obtainable housing opportunities, and the Annexation of this property, under this zoning designation, will allow for the future development of this property, in kind with the staff future supported development of this property.**
- (G-15) Maintain and Improve the City's water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions.
 - **The City's existing public infrastructure in this area, at the time of future development, will be improved as needed to meet the future development of this property, while continuing to serve the existing variety of housing options that surround this property.**
- **Policies:**
 - [P.01] Support land use patterns that:
 - Maintain or enhance community levels of service
 - **The future development will utilities and improve, as needed, the exiting public infrastructure that already exists adjacent to this in-fill property. Any future concerns regarding the level of service that may arise from the future development of this property can be addressed at time of development.**
 - Foster the long-term fiscal health of the community
 - **Once Annexed, this property can be developed, in kind, to the various housing opportunities in this area. This Annexation, and the future various types of housing that could be developed on this property under this zoning designation, can provide opportunities for home ownership, job creation, and further Annexation of lands that exist in the Central Island focus area of the City.**
 - Maintain and enhance resident quality of life
 - **The Residential Mixed zoning designation would allow for the future development of this property, with various types of housing, common space, and public infrastructure improvements that are all meant to improve the quality of life, and home ownership opportunities for the citizens of the City of Post Falls.**

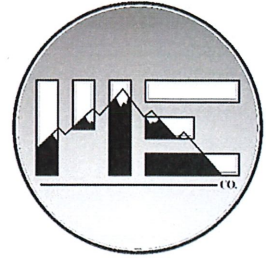
- Promote compatible well-design development
 - **The Residential Mixed zoning designation would allow for the development of various types of homes on this in-fill property. Generally speaking, these various types of homes are typically Master Planned on larger parcels of land, to improve compatibility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

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

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

March 2025

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



Prepared by McARTHUR ENGINEERING COMPANY LLC

March 2025

Exhibit A-2b

ZONE MAP AMENDMENT

GIVENS LIVING TRUST

City of Post Falls, Idaho

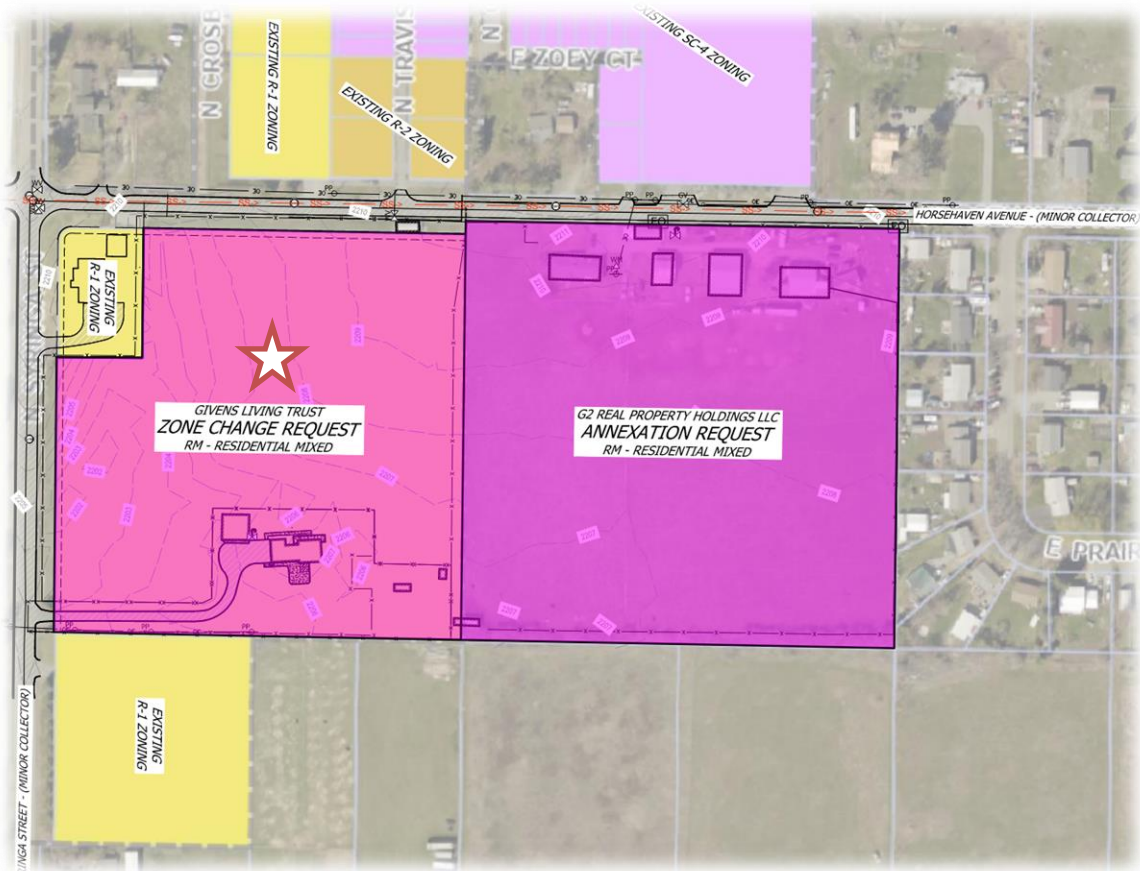
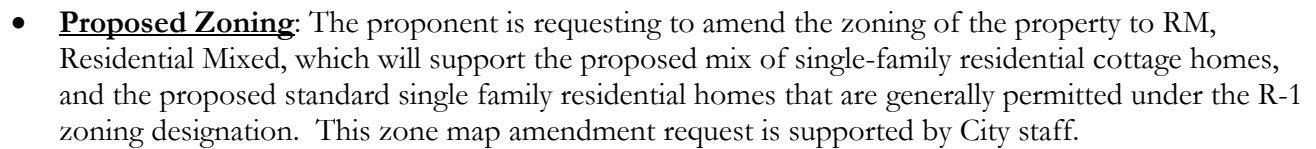


- **Summary:** The purpose of this narrative shall be to outline the proposed Zone Map Amendment for the below listed property in the City of Post Falls, Idaho. The current zoning designation of this property is R-1, Residential, and the proposed zoning designation is RM, Residential Mixed. This Zone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



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

-



- **Surrounding Zoning and Use:**

- North:

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

- South:

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

- West:

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

- East:

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

City of Post Falls Comprehensive Plan Compliance:

1. Population and Growth

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

2. Economic Development

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

3. Future Land Use

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

4. Public Facilities, Utilities, and Services

▪ Water System Capacity

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

▪ Sewer System Capacity

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

▪ Dry Utilities

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

5. Transportation

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

Zone Map Amendment Approval Criteria:

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

1. Comprehensive Plan – Future Land Use Map

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

2. Comprehensive Plan Goals and Policies

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

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

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

Goals:

- {G.01} Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health.
 - **This property is located in the Central Island Focus Area of the City Post Falls, and it is currently underdeveloped, with sufficient existing and proposed infrastructure that will be available to serve the future development of this property, allowing for a variety of home ownership opportunities, and the expansion of infill property that is already surrounded by public infrastructure.**
- {G.05} Keep Post Falls neighborhood safe, vital, and attractive.
 - **The development of this underdeveloped infill property would help improve this area of the City of Post Falls by improving the public rights of way, and public infrastructure, and by providing a variety of home ownership opportunities to an area of that City that has existing public infrastructure to serve this type of future development. Street trees, and maintained landscaping will be maintained on each Lot per City code, and within any designated open space by the HOA.**
- {G.07} Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.
 - **Home ownership opportunities are needed in this area of the City of Post Falls. This zoning designation would allow for a variety of cottage and single family homes to be constructed on Platted Lots. This type of master planned development will be essential for sustaining managed growth in the City of Post Falls.**
- {G.15} Maintain and Improve the City's water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions.
 - **The future development of this infill property will improve, and expand the public infrastructure to serve this property, and provide for future connections to the adjacent properties in this area, further supporting responsible future population growth that will be needed to preserve the sustainability of the City of Post Falls.**

Policies:

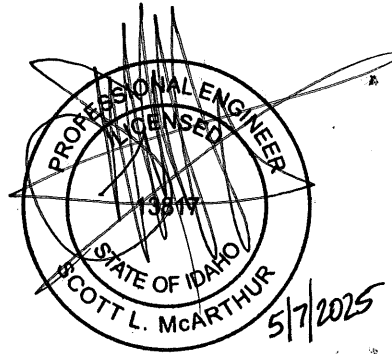
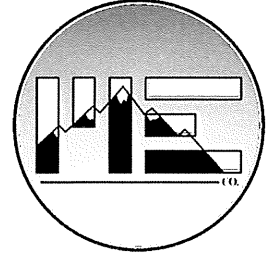
- {P.01} Support land use patterns that:
 - Maintain or enhance community levels service.
 - Foster the long-term fiscal health of the community.
 - Maintain and enhance resident quality of life.
 - Promote compatible, well-designed development.
- **The future development of this property, under the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

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

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

May 2025

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



Prepared by McARTHUR ENGINEERING COMPANY LLC

Updated May 2025

Page 1 - Subdivision

SUBDIVISION NARRATIVE

G2 REAL PROPERTY HOLDINGS & GIVENS LIVING TRUST

City of Post Falls, Idaho



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

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



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

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



KOOTENAI COUNTY ZONING MAP



CITY OF POST FALLS ZONING MAP

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

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

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

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

There are no existing stormwater management improvements on the property.

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

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

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

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

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

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

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

❖ Cottage Homes (18.24.032):

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

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

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

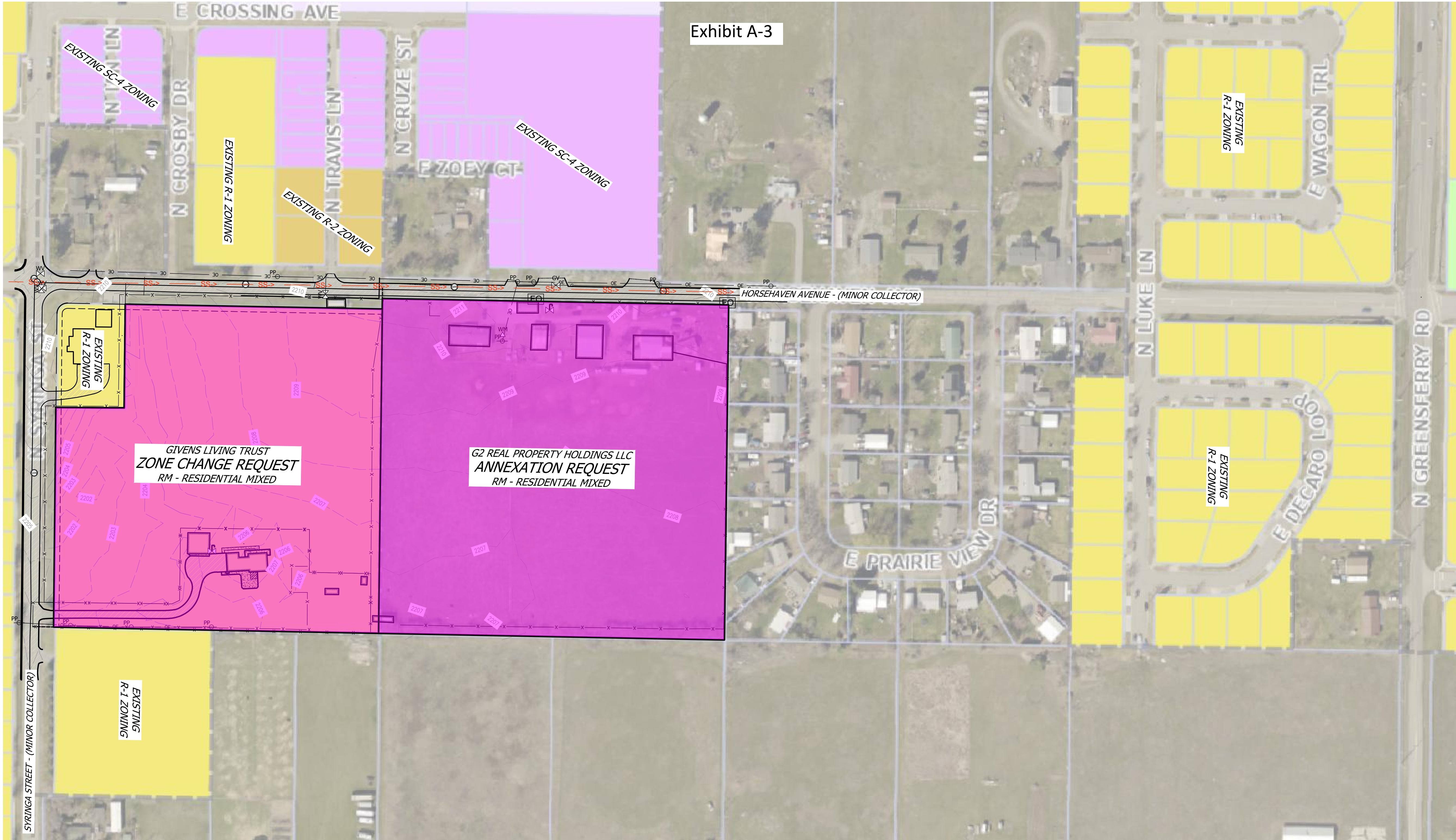
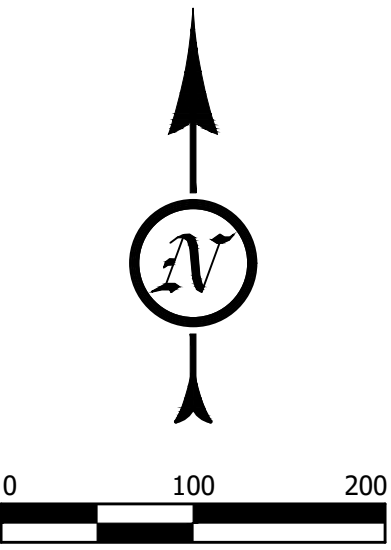


Exhibit A-3



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



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



REVISIONS:

GIVENS LIVING TRUST
CITY OF POST FALLS, IDAHO

VICINITY MAP

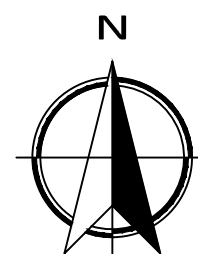
SHEET # VIC
PROJECT # ME2022-023
DATE 3/11/2025



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

Exhibit A-4

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



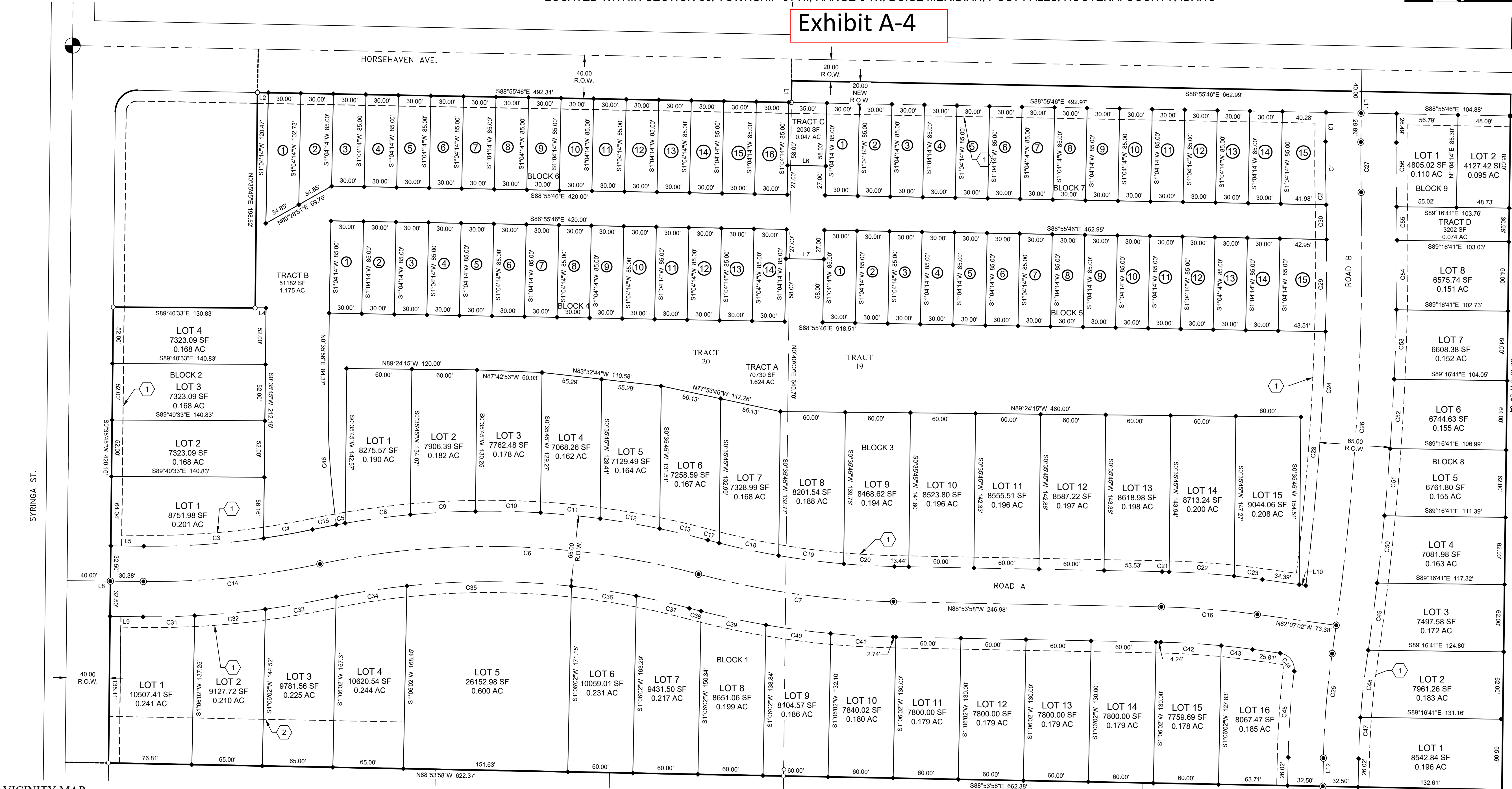
NOTES

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

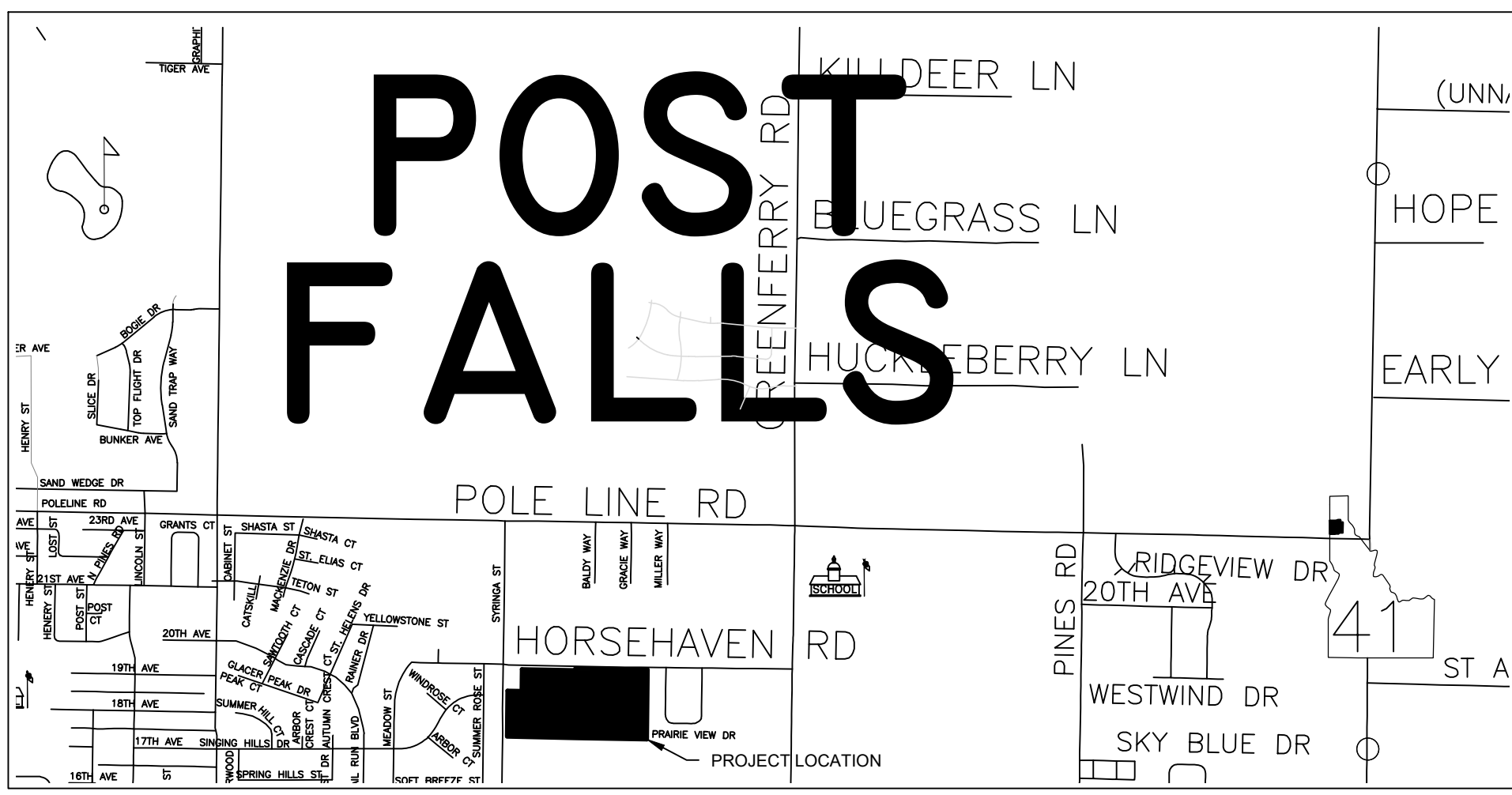
LEGEND

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

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



VICINITY MAP



CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.	CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.	CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	1352.50'	47.43'	2°00'34"	S0°16'58"E	47.43'	C21	782.50'	6.47'	0°28'26"	N88°39'45"W	6.47'	C41	782.50'	57.31'	4°11'48"	S86°48'04"E	57.30'
C2	2467.50'	10.70'	0°14'55"	S1°09'47"E	10.70'	C22	782.50'	60.12'	4°24'07"	N86°13'28"W	60.11'	C42	717.50'	55.82'	4°27'26"	N86°40'15"W	55.80'
C3	717.50'	110.88'	8°51'17"	N86°10'07"E	110.77'	C23	782.50'	26.05'	1°54'25"	N83°04'15"W	26.04'	C43	717.50'	29.11'	2°19'29"	N83°16'47"W	29.11'
C4	717.50'	45.89'	3°39'52"	S79°54'32"W	45.88'	C24	2467.50'	362.42'	8°24'56"	S2°55'13"W	362.09'	C44	15.00'	23.31'	89°02'53"	N37°35'36"W	21.04'
C5	782.50'	8.21'	0°36'05"	N80°00'38"E	8.21'	C25	750.00'	96.68'	7°23'10"	S4°47'37"W	96.62'	C45	782.50'	79.62'	5°49'49"	S4°00'57"W	79.59'
C6	750.00'	352.44'	26°55'29"	N88°27'39"W	349.21'	C26	2500.00'	426.47'	9°46'26"	S3°35'58"W	425.95'	C46	715.81'	111.10'	8°53'35"	N3°51'02"W	110.99'
C7	750.00'	181.96'	13°54'03"	N81°56'56"W	181.52'	C27	1320.00'	46.29'	2°00'34"	S0°16'58"E	46.29'	C47	717.50'	38.19'	3°02'58"	S2°37'31"W	38.18'
C8	782.50'	60.61'	4°26'18"	S82°31'49"W	60.60'	C28	2467.50'	234.70'	5°26'59"	S4°24'11"W	234.61'	C48	717.50'	54.31'	4°20'12"	S6°19'06"W	54.29'
C9	782.50'	60.14'	4°24'12"	S86°57'04"W	60.12'	C29	2467.50'	85.01'	1°58'26"	N0°41'29"E	85.00'	C49	2532.50'	62.45'	1°24'46"	S7°35'54"W	62.45'
C10	782.50'	60.02'	4°23'41"	N88°38'59"W	60.01'	C30	2467.50'	32.01'	0°44'36"	N0°40'02"W	32.01'	C50	2532.50'	62.28'	1°24'33"	S6°11'14"W	62.28'
C11	782.50'	55.22'	4°02'36"	N84°25'51"W	55.21'	C31	782.50'	47.66'	3°29'23"	N88°51'04"E	47.65'	C51	2532.50'	62.16'	1°24'23"	S4°46'46"W	62.16'
C12	782.50'	55.70'	4°04'43"	N80°22'12"W	55.69'	C32	782.50'	65.43'	4°47'26"	N84°42'40"E	65.41'	C52	2532.50'	64.07'	1°26'58"	S3°21'06"W	64.07'
C13	782.50'	45.51'	3°19'55"	N76°39'52"W	45.50'	C33	782.50'	57.89'	4°14'21"	N80°11'47"E	57.88'	C53	2532.50'	64.02'	1°26'54"	S1°54'10"W	64.01'
C14	750.00'	163.88'	12°31'09"	S84°20'11"W	163.55'	C34	717.50'	65.97'	5°16'05"	S81°22'45"W	65.95'	C54	2532.50'	64.00'	1°26'53"	S0°27'17"W	64.00'
C15	782.50'	22.30'	1°37'59"	S78°53'36"E	22.30'	C35	717.50'	151.94'	12°07'58"	N89°55'14"W	151.65'	C55	2532.50'	30.99'	0°42'04"	S0°37'12"E	30.99'
C16	750.00'	88.78'	6°46'56"	N85°30'30"W	88.73'	C36	717.50'	60.53'	4°50'01"	N81°26'14"W	60.51'	C56	1287.50'	45.15'	2°00'34"	S0°16'58"E	45.15'
C17	717.50'	10.94'	0°52'26"	S75°26'08"E	10.94'	C37	717.50'	50.36'	4°01'18"	N77°00'34"W	50.35'						
C18	717.50'	56.10'	4°28'47"	S78°06'45"E	56.09'	C38	782.50'	11.03'	0°48'28"	S75°24'09"E	11.03'						
C19	717.50'	60.42'	4°49'30"	S82°45'54"E	60.41'	C39	782.50'	61.11'	4°28'28"	S78°02'37"E	61.09'						
C20	717.50'	46.61'	3°43'19"	S87°02'18"E	46.60'	C40	782.50'	60.39'	4°25'19"	S82°29'31"E	60.38'						

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

SITE DATA

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

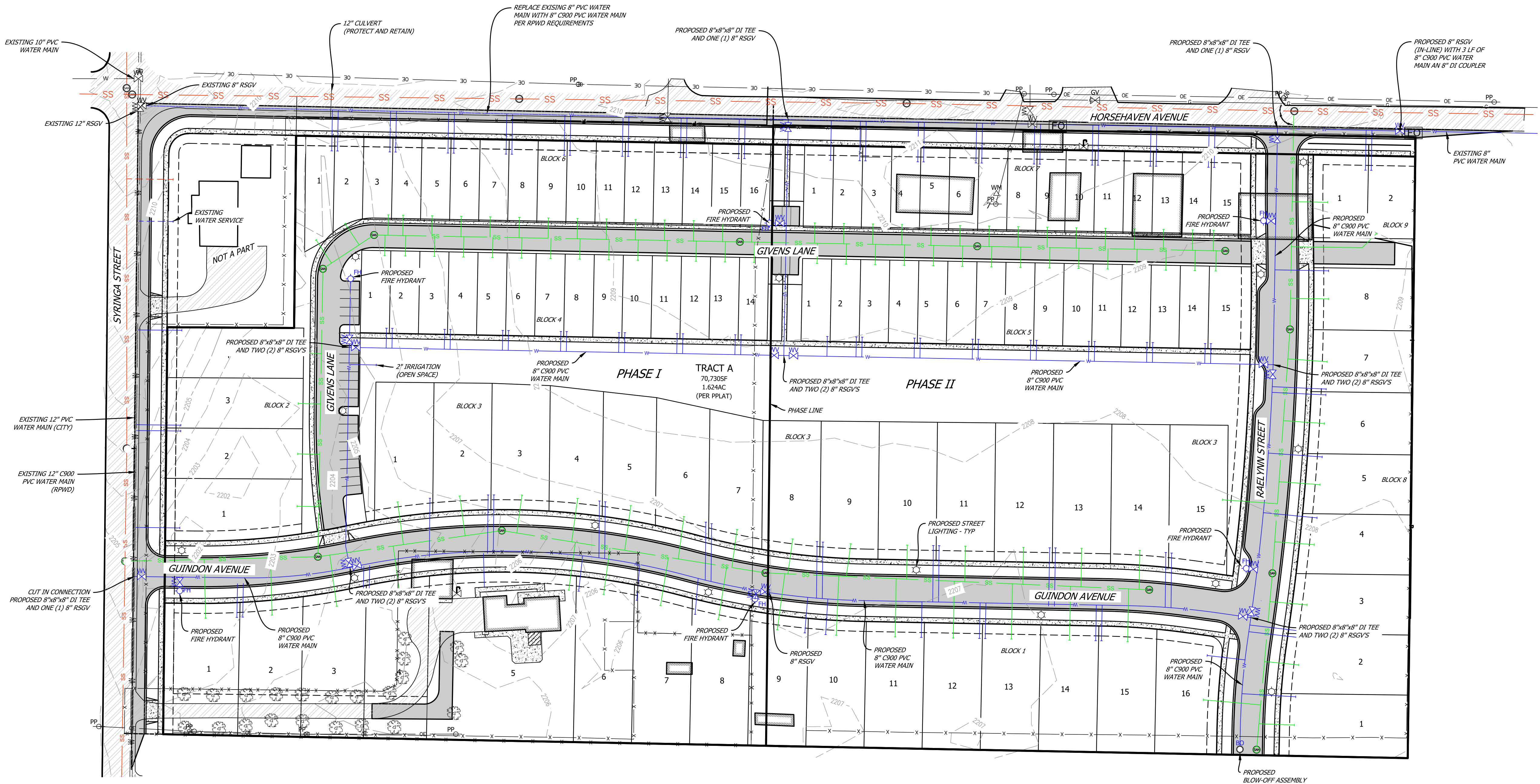


PRELIMINARY PLAT				
TRACT 19 AND TAX NUMBER 24889 IN TRCT 20 BLCK 35 POST FALLS IRR TRS SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO				
DATE SURVEYED: N/A	DRAFTED BY: ERH	PLOT DATE: 11/20/2024	SHEET	
FILE NAME: 23-032	CHECKED BY: CJJ	PROJECT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

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

Johnson
Surveying

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



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

LEGEND:

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

PARCEL INFORMATION:

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

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

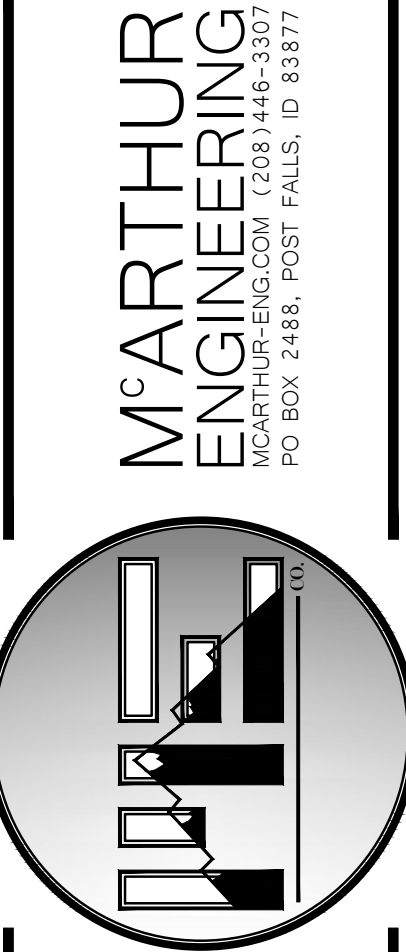
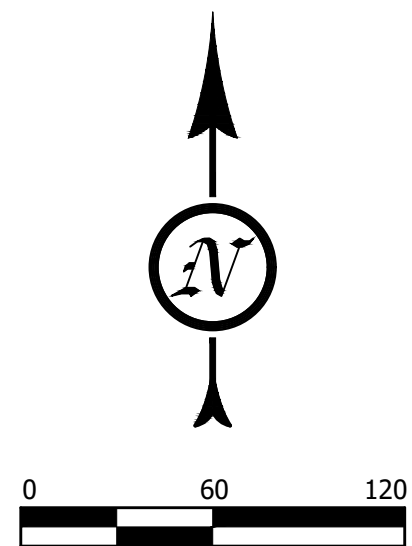
CITY: CITY OF POST FALLS
208.773.8708

WATER: ROSS POINT IRRIGATION DISTRICT
208.773.1120

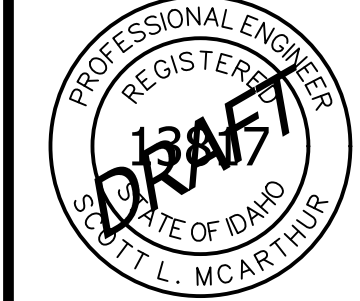
SANITARY: CITY OF POST FALLS
208.773.8708

POWER/GAS: AVISTA
208.761.1158

PHONE/INTERNET: ZIPPY
208.819.8333



REVISIONS:



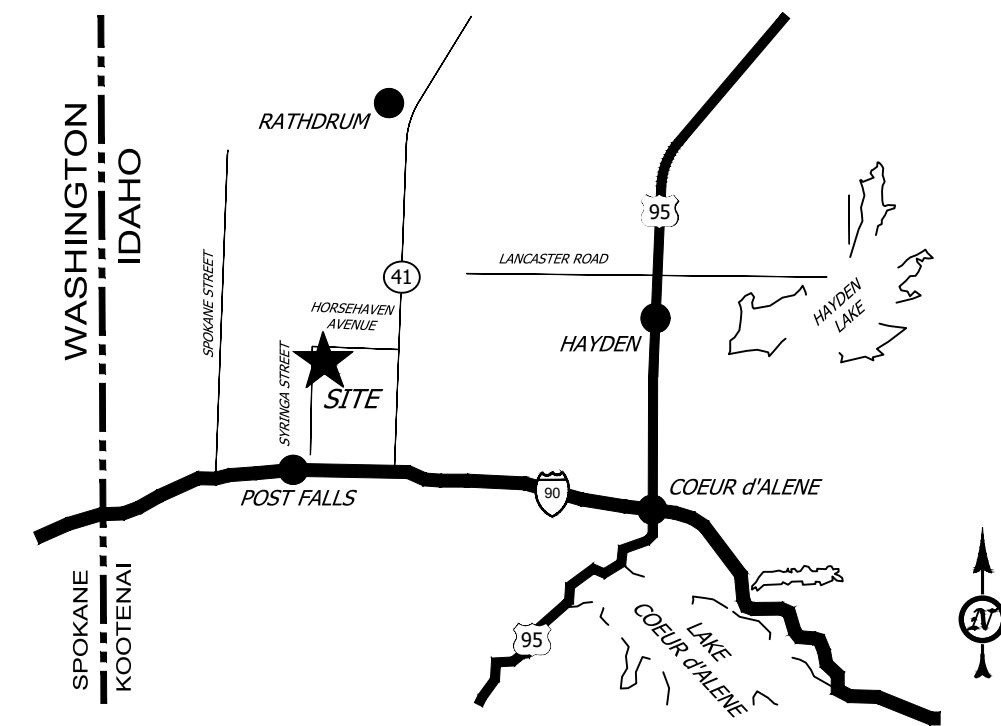
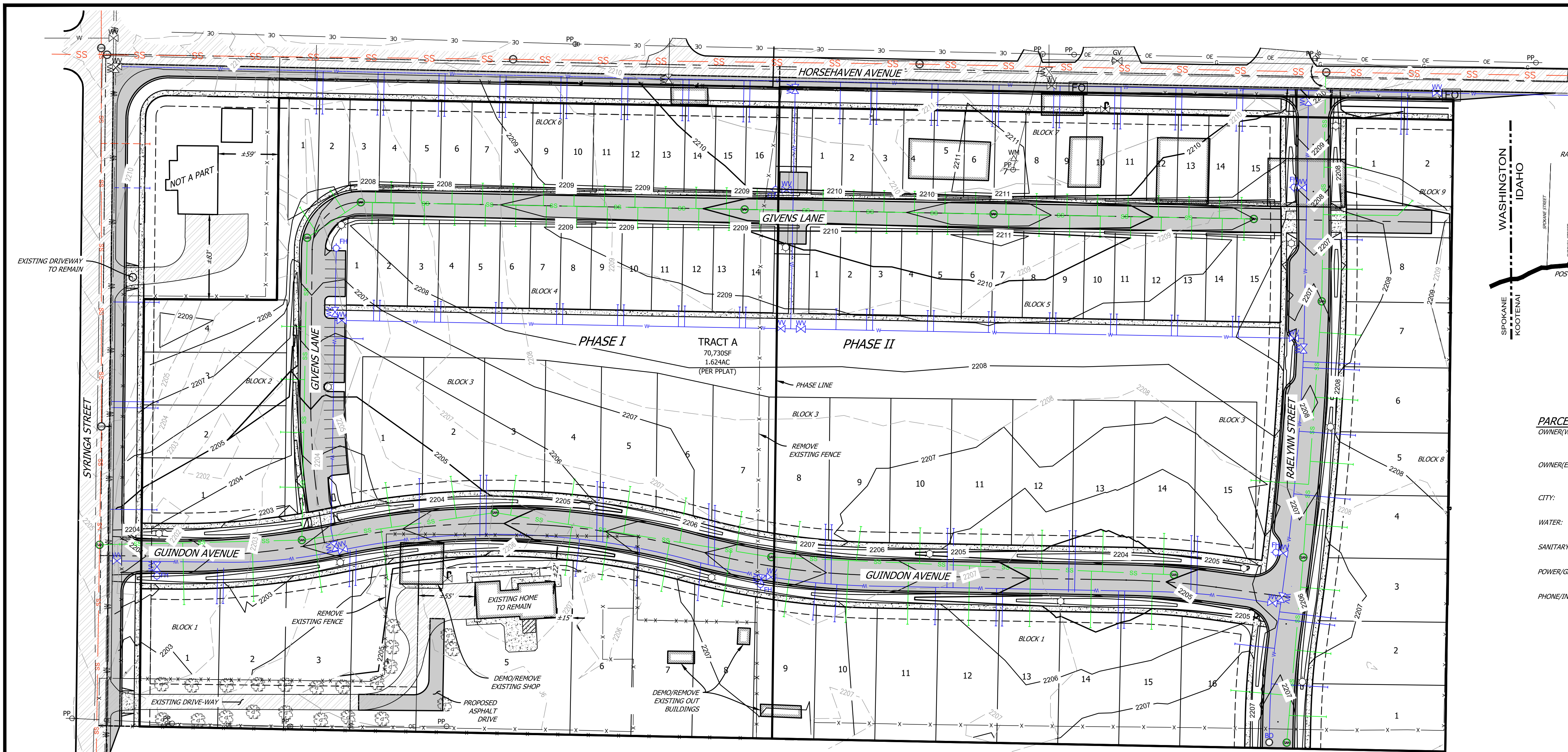
G2 DEVELOPMENT
SUBDIVISION PLAN
CITY OF POST FALLS, IDAHO
FOR CONCEPTUAL REVIEW ONLY



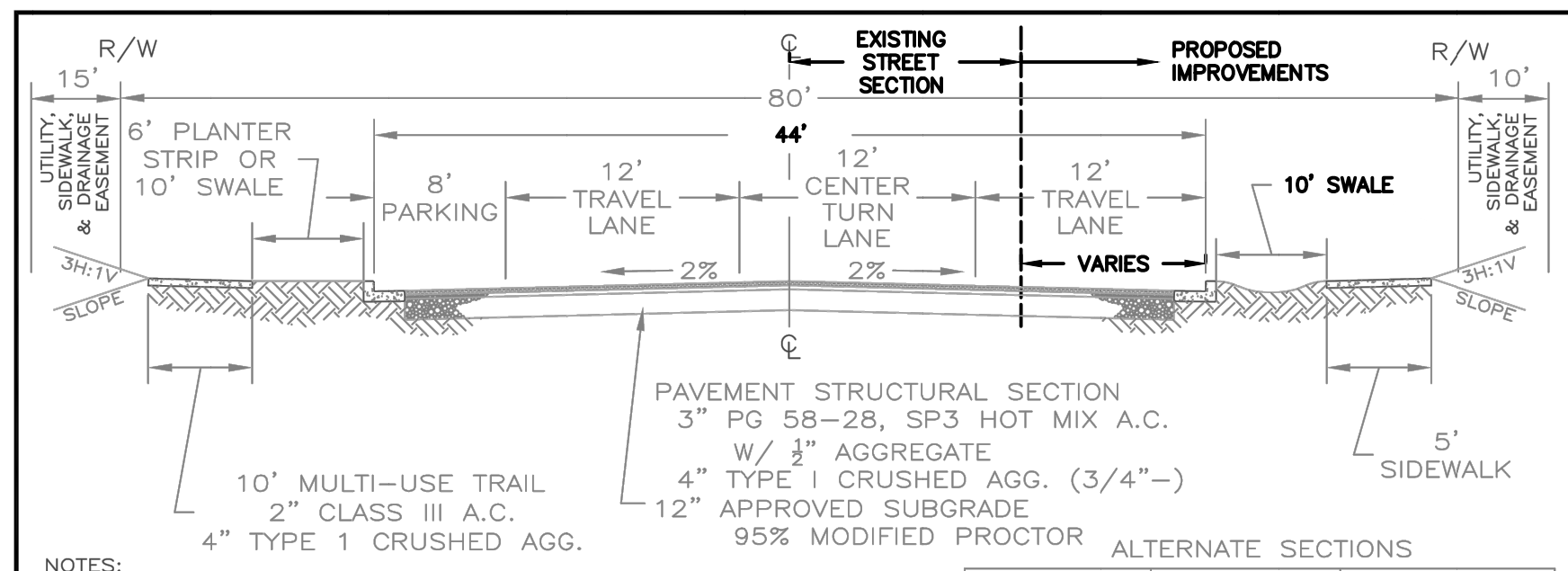
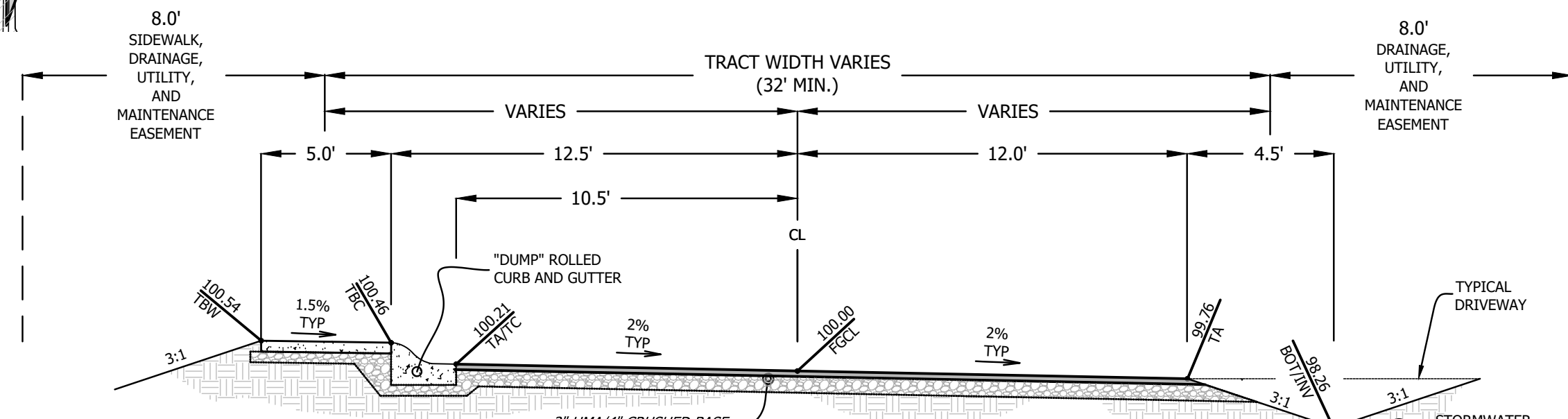
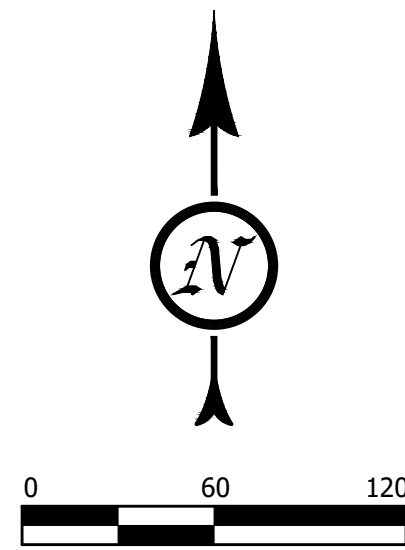
SURVEYED: TBD	DESIGNED: ME	DRAWN: SLW	CHECKED: SLW
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WATER
OVERVIEW

SHEET #	PROJECT #	DATE
P2.0	ME2022-023	5/7/2025



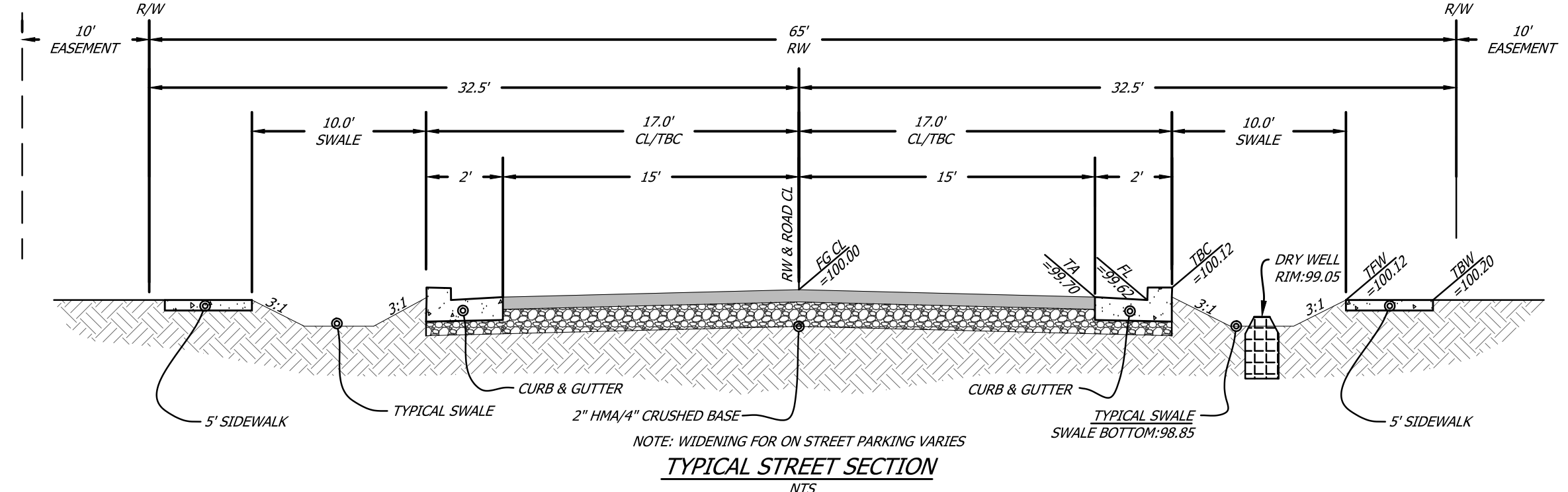
PARCEL INFORMATION:
OWNER(WEST PARCEL): GIVENS LIVING TRUST (AIN: 127901)
JOHN GIVENS: 208.660.8913
MICHEL GAHARD: 425.305.9933
OWNER(EAST PARCEL): G2 REAL PROPERTY HOLDINGS LLC (AIN: 126776)
JOHN GIVENS: 208.660.8913
MICHEL GAHARD: 425.305.9933
CITY: CITY OF POST FALLS
208.773.8708
WATER: ROSS POINT IRRIGATION DISTRICT
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SANITARY: CITY OF POST FALLS
208.773.8708
POWER/GAS: AVISTA
208.761.1158
PHONE/INTERNET: ZIPPY
208.819.8333



OPEN SPACE REQUIREMENTS:
THE PROPOSED DEVELOPMENT PLAN DEPICTS THAT THIS PROPOSED PROJECT MEETS THE CITY OF POST FALLS REQUIREMENTS FOR RESIDENTIAL MIXED ZONING, AND COTTAGE HOMES (18.24.032).
RESIDENTIAL MIXED OPEN SPACE REQUIREMENTS - 18.16.010(A)(6)(f):
- REQUIRED: AT LEAST SEVEN (7) PERCENT OF THE TOTAL DEVELOPMENT SITE MUST BE DEVELOPED AS OPEN SPACE PER THE REQUIREMENTS OF SECTION 18.20.080.C.2.
- TOTAL DEVELOPMENT AREA: 4,785,034SF (+/-18.02ACRES)
- 7% OF THE TOTAL DEVELOPMENT AREA: 334,952SF (+/-1.46ACRES)
- PROVIDED: 70,730SF (+/-1.62ACRES)
- SEE TRACT A ON THE ATTACHED PRELIMINARY PLAT FOR ADDITIONAL INFORMATION
COTTAGE HOME OPEN SPACE REQUIREMENTS - 18.24.032(C)(3)(a):
- REQUIRED: EXCEPT AS OTHERWISE PROVIDED, COTTAGE HOME DEVELOPMENTS MUST PROVIDE FIVE HUNDRED FIFTY (550) SQUARE FEET OF COMMON GREEN SPACE FOR EACH COTTAGE HOME. FOR COTTAGE HOMES PLACED ON INDIVIDUAL LOTS, THE AMOUNT OF COMMON GREEN SPACE MAY BE REDUCED TO THREE HUNDRED TWENTY-FIVE (325) SQUARE FEET. EACH COMMON GREEN SPACE MUST PROVIDE AT LEAST ONE PET WASTE CLEAN-UP STATION.
- TOTAL NUMBER OF COTTAGE HOMES: 62
- 325SF PER COTTAGE HOME: 20,150SF (+/-0.46ACRES)
- PROVIDED: 70,730SF (+/-1.62ACRES)
- SEE TRACT A ON THE ATTACHED PRELIMINARY PLAT FOR ADDITIONAL INFORMATION

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

PARKING REQUIREMENTS:
PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF POST FALLS REQUIREMENTS FOR STANDARD SINGLE FAMILY HOMES (18.24.070), AND FOR THE PROPOSED COTTAGE HOMES (18.24.032), AS FURTHER DESCRIBED BELOW:
STANDARD SINGLE FAMILY HOMES (18.24.070):
- REQUIRED: TWO (2) FOR EACH UNIT (SPACES WITHIN GARAGES/CARPORTS ARE CALCULATED IN THE OVERALL REQUIREMENT)
- PROVIDED: A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES WILL BE PROVIDED IN EACH DRIVEWAY/GARAGE.
COTTAGE HOMES (18.24.032):
- REQUIRED: EACH COTTAGE HOME DWELLING UNIT MUST PROVIDE AT LEAST TWO (2) OFF-STREET PARKING SPACES FOR EACH COTTAGE HOME, AND THE DEVELOPMENT SHALL PROVIDE AN ADDITIONAL 0.25 PARKING SPACES/COTTAGE HOME IN A CLUSTER. THERE ARE A TOTAL OF SIXTY-TWO (62) COTTAGE HOMES IN THIS DEVELOPMENT, AT 0.25 PARKING SPACES PER COTTAGE HOME, THERE ARE SIXTEEN (16) CLUSTER PARKING SPACES REQUIRED.
- PROVIDED: EACH COTTAGE HOME LOT WILL HAVE TWO (2) OFF-STREET PARKING SPACES, AND THERE ARE TWENTY-SEVEN (27) CLUSTERED PARKING SPACES PROVIDED IN THE DEVELOPMENT.



NOTES:

- RIGHT-OF-WAY WIDTHS, EASEMENTS, AND PAVEMENT SECTIONS SHOWN ARE MINIMUM REQUIREMENTS.
- PAVED WIDTH IS MEASURED FROM CURB FLOW LINE TO CURB FLOW LINE.
- ALL SIDEWALKS AND TRAILS SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS.
- WHERE CONTINUOUS SWALE IS NOT PROVIDED, THE SEPARATION BETWEEN BACK OF CURB TO FACE OF SIDEWALK OR TRAIL MAY BE REDUCED TO A 6" PLANTER STRIP.
- MAXIMUM ALLOWABLE SLOPES WITHIN RIGHTS-OF-WAY OR EASEMENTS SHALL BE 3H:1V. WHERE BICYCLE OR PEDESTRIAN FACILITIES EXIST NEAR THE EDGE OF EASEMENTS, THE 3H:1V SLOPE SHALL EXTEND AT LEAST 5' BEYOND SAID FACILITY.
- ALL ROADWAY MARKINGS SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLANS AND IN CONFORMANCE WITH STANDARD DETAILS SD 2018 AND SD 2019

ALTERNATE SECTIONS		
PARKING	BIKE	TRAVEL
1-8' LANE	2-5' LANES	2-13' LANES
2-8' LANES	NONE	2-14' TRAVEL
NONE	2-5' LANES	1-12' TURN
1-8' LANE	NONE	2-11' TRAVEL
		1-12' TURN
		2-12' TRAVEL

APPROVED BY: [Signature] 3/19/19
CITY ENGINEER, P.E. DATE: [Signature]
POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION
TYPICAL STREET SECTION, MINOR COLLECTOR
STANDARD DRAWING NO. SD 2003

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

REVISIONS:

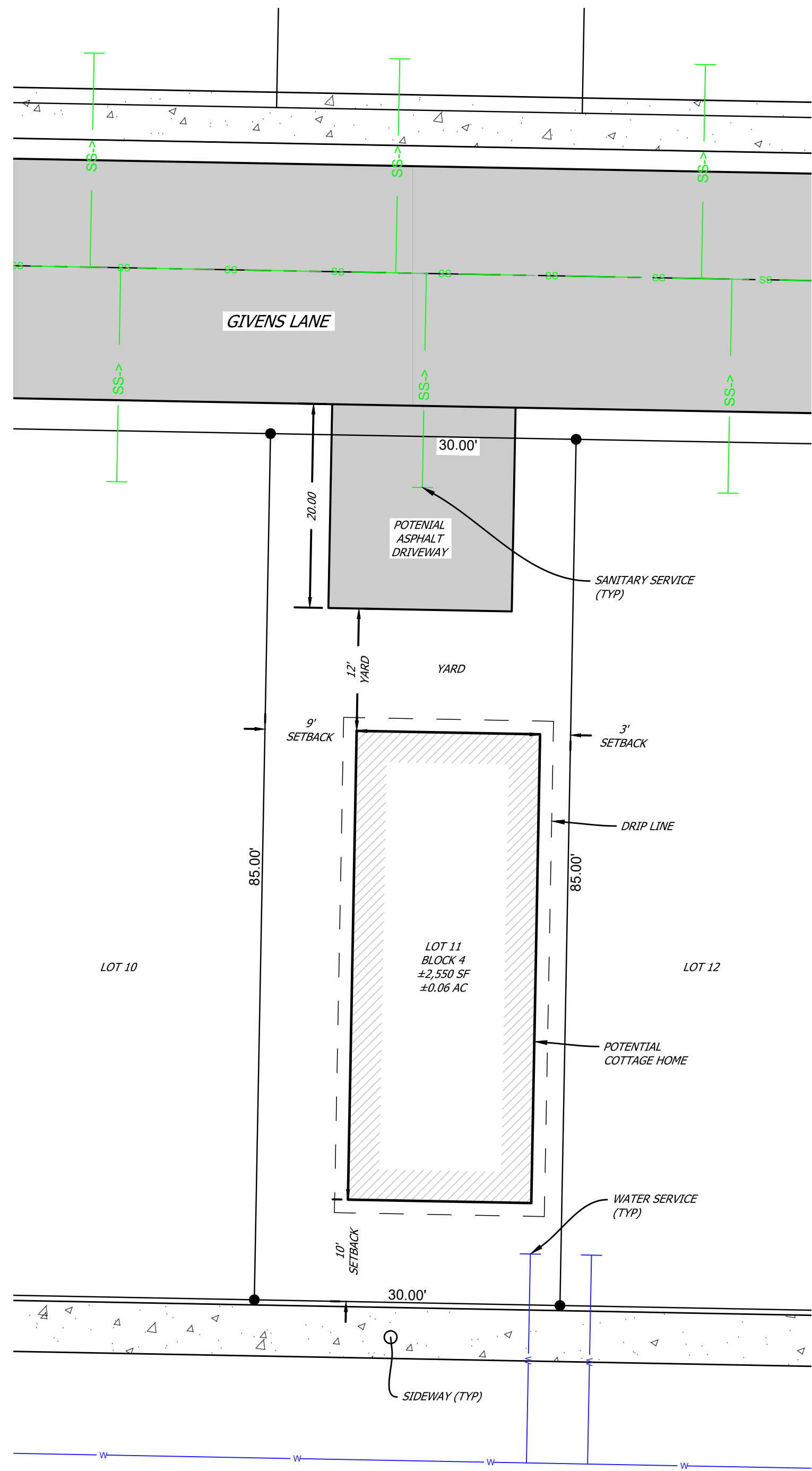
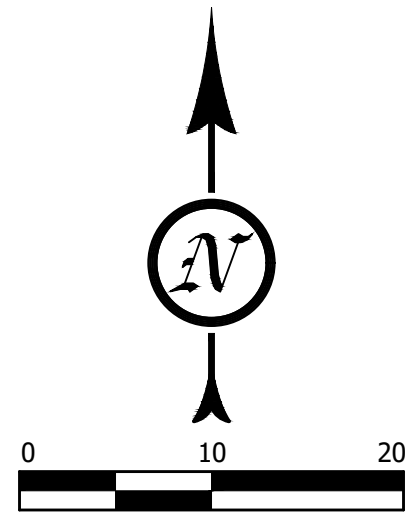
DESIGNED: ME	DRAWN: SLW	CHECKED: SLW
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G2 DEVELOPMENT SUBDIVISION PLAN
CITY OF POST FALLS, IDAHO
FOR CONCEPTUAL REVIEW ONLY

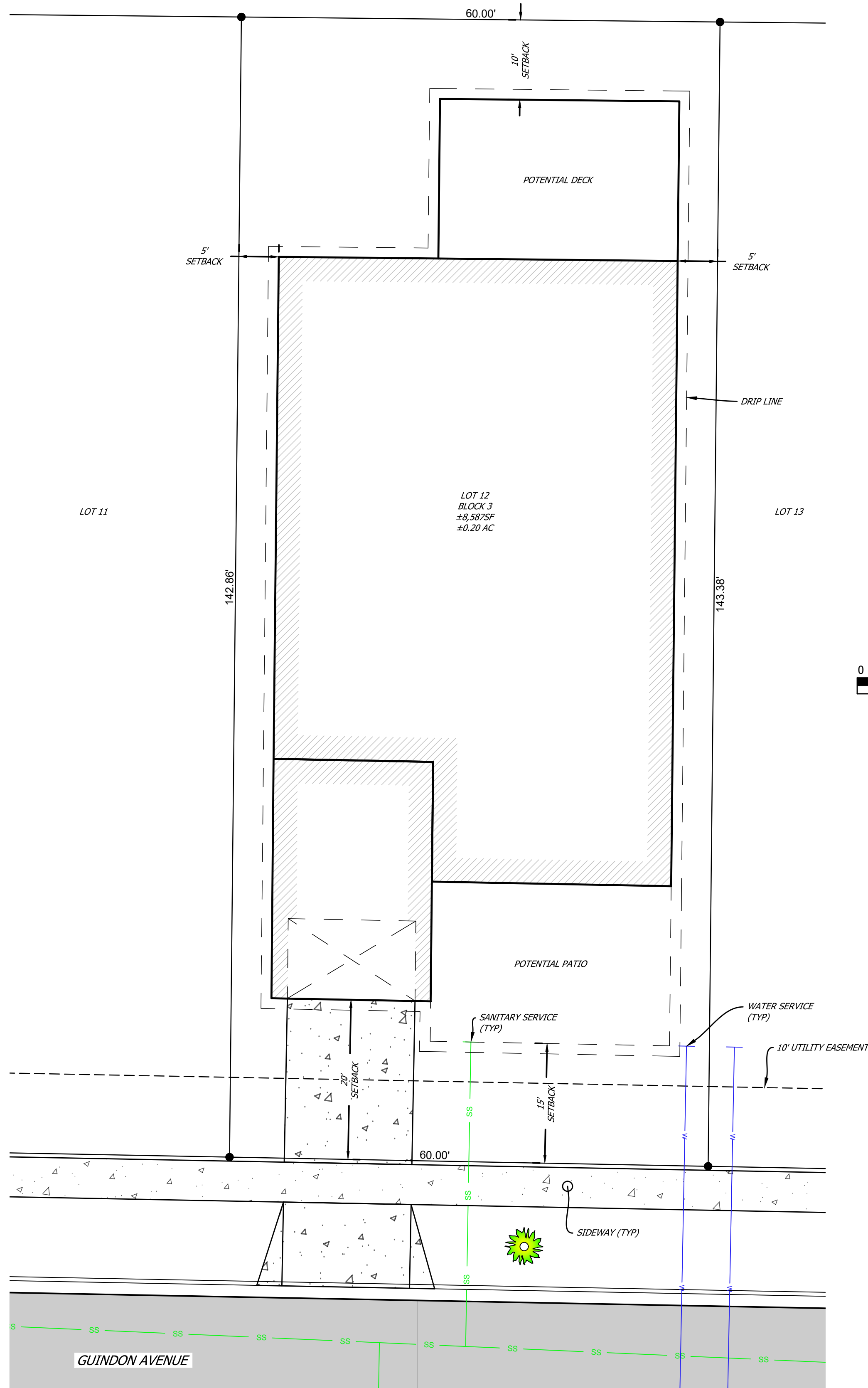
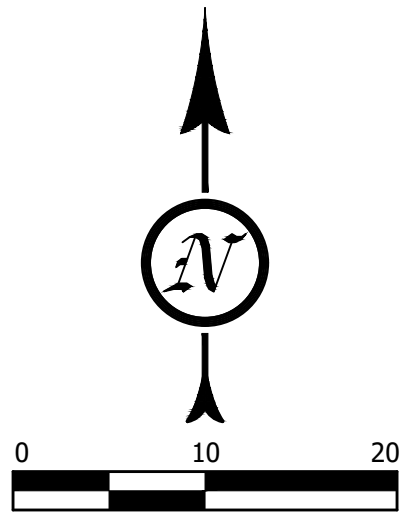
811
Know what's below.
Call before you dig.

GRADING PLAN AND TYPICAL STREET SECTIONS

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



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



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



REVISIONS



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



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

TYPICAL
LOT
LAYOUT

SHEET # P4.0	PROJECT # ME2022-023	DATE 5/7/2025
-----------------	-------------------------	------------------



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

NOTE:
SEE PRELIMINARY PLAT FOR LOT MEASUREMENTS.

LEGEND:

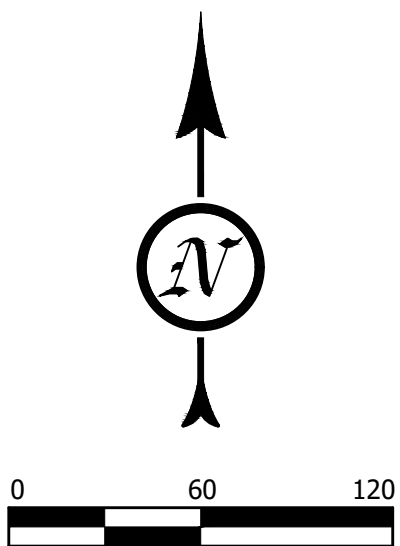
- = PROPOSED CLASS I TREE
- = EXISTING TREE

PARCEL INFORMATION:

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

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

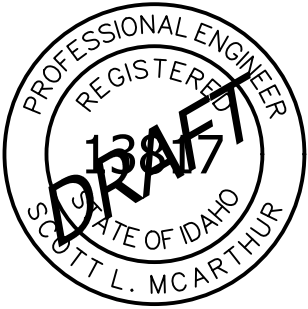
CITY: CITY OF POST FALLS
208.773.8708
WATER: ROSS POINT IRRIGATION DISTRICT
208.773.1120
SANITARY: CITY OF POST FALLS
208.773.8708
POWER/GAS: AVISTA
208.761.1158
PHONE/INTERNET: ZIPPY
208.819.8333



M^CARTHUR
ENGINEERING
1600 N. HALLAM AVE. SUITE 100
POST FALLS, IDAHO 83854
PH: 208.773.8708
FAX: 208.773.8709
WWW.MCARTHUR-ENGINEERING.COM



REVISIONS:



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



SURVEYED: TBD
DESIGNED: ME
DRAWN: SLW
CHECKED: SLW

LANDSCAPE
PLAN

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

ROSS POINT WATER DISTRICT

March 13, 2025

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

RE: GIVENS & G2 REAL PROPERTY SUBDIVISION

Dear Mr. Palus:

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

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

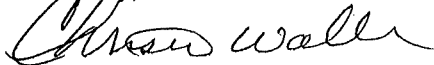
This letter is to advise you that Ross Point Water District is willing and able to provide water service to the proposed Givens & G2 Real Property Subdivision, to the extent of its readily available capacity if the following prerequisites are met.

Additional requirements include:

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

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

Sincerely,



Christine Waller
Ross Point Water District

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

Exhibit A-5

McARTHUR ENGINEERING COMPANY AUTHORIZATION LETTER



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

Project: G2 Development

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

Company Name: G2 Real Property Holdings LLC

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

Client (Printed Name): Michel Gahard Date: 9.23.24

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

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

On this twenty third day of September, 2024

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

[Signature] Angela Owens

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

Residing at: Kootenai County

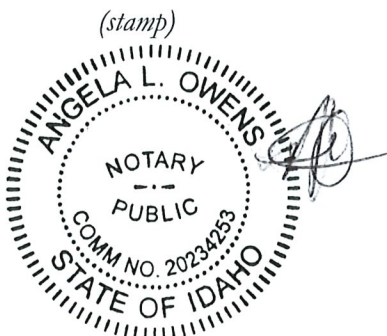


Exhibit A-6

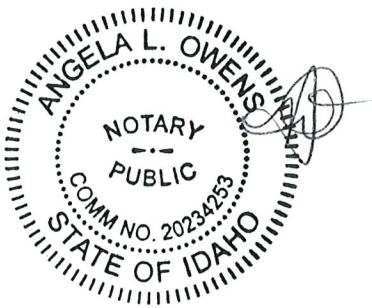
Client (Printed Name): John D. Givens Date: 9.27.24

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

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

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

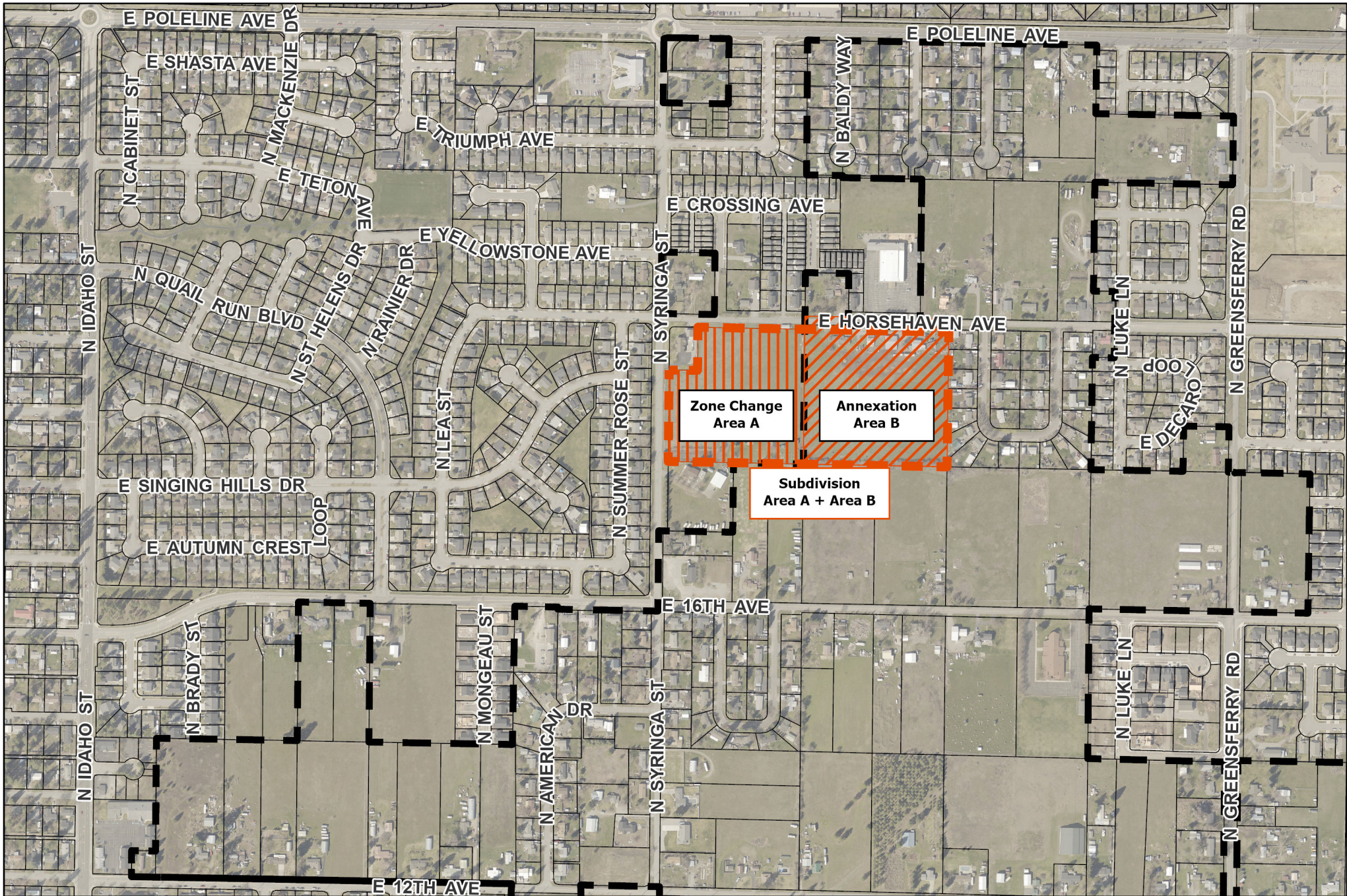
(stamp)



Angela Owens

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

Residing at: Kootenai County

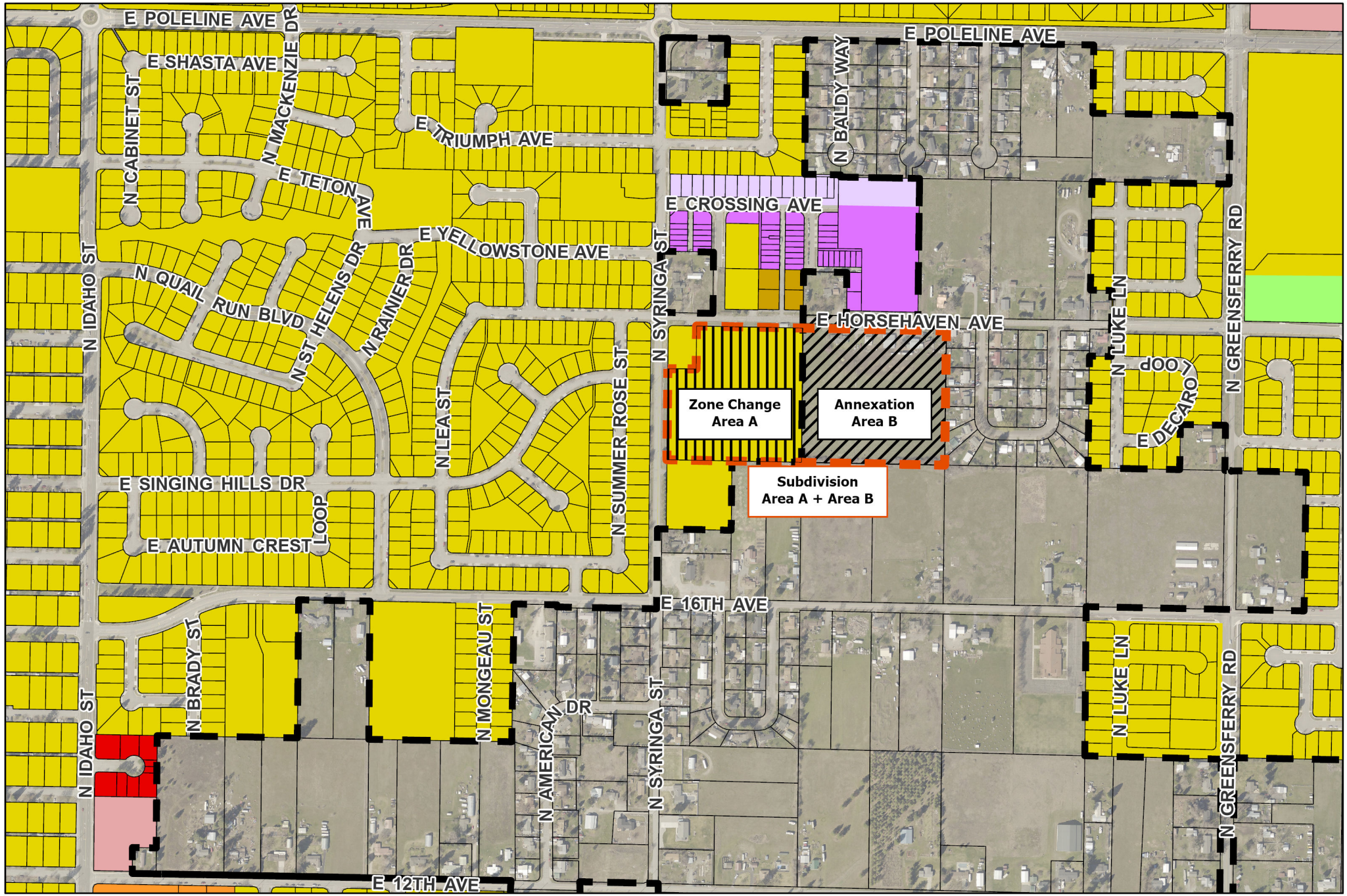


Vicinity Map
 G2 Development
 Annexation, Zone Change, and Subdivision
 ANNX-25-2, ZC-25-1, SUBD-25-2



-  Post Falls City Boundary
-  Tax Parcels





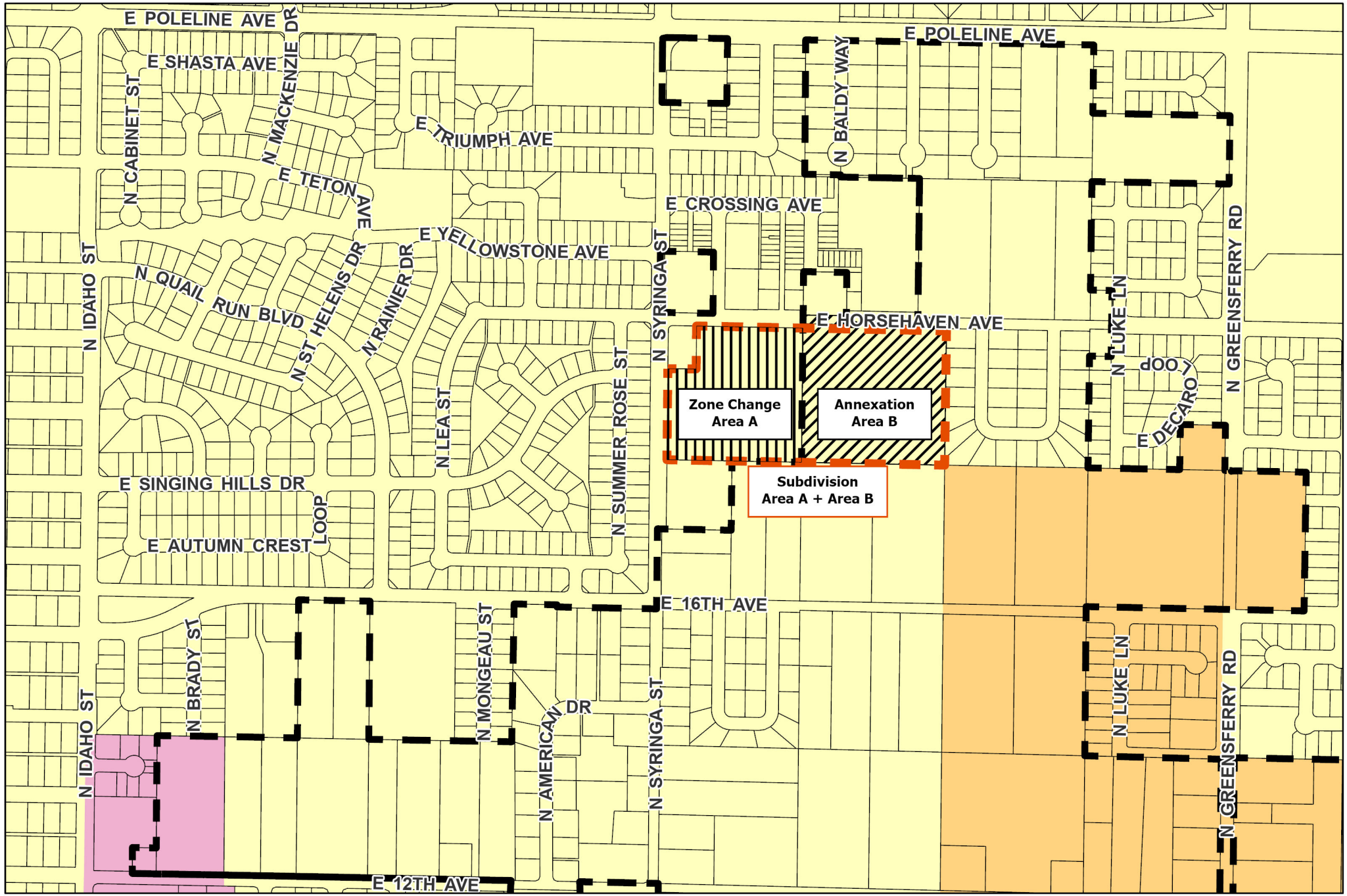
Zoning Map
G2 Development
Annexation, Zone Change, and Subdivision
ANNX-25-2, ZC-25-1, SUBD-25-2



- Post Falls City Boundary
- Tax Parcels

N

Exhibit S-2



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

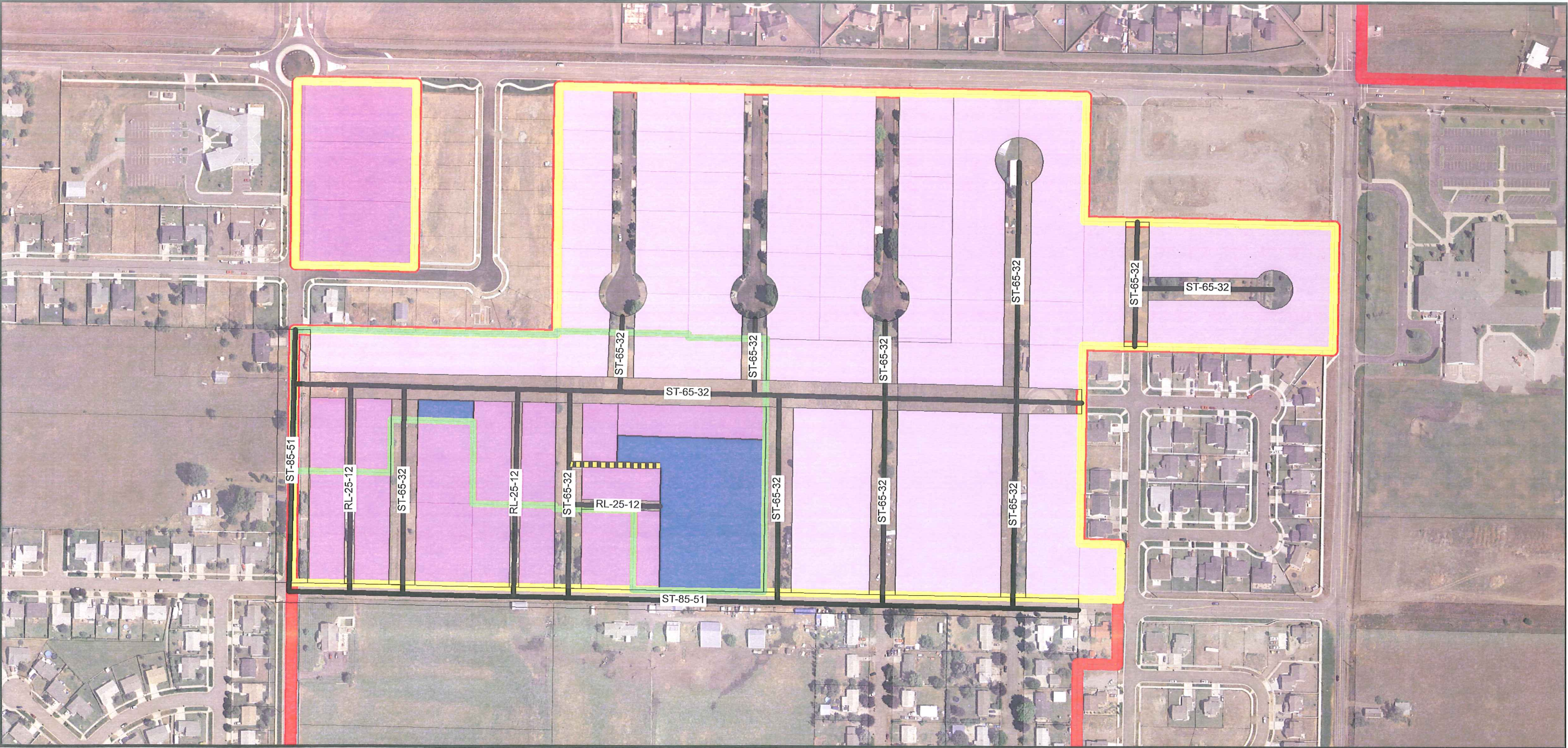


- Post Falls City Boundary
- Tax Parcels

N

Exhibit S-3

4



THE CROSSING INFILL REGULATING PLAN SITE ZONING AND THOROUGHFARE ASSIGNMENT MAP

SMARTCODE ZONING CLASSIFICATION

- CIVIC SPACE
- T4
- T3
- THOROUGHFARES
- PASSAGE

BOUNDARIES

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



CITY OF POST FALLS
408 SPOKANE STREET, POST FALLS, IDAHO 83854
www.postfallsidaho.org



THIS MAP IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY AND COMPLETENESS, THE CITY WILL IN NO WAY BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AND ASSUMES NO RESPONSIBILITY FOR PROVIDING UPDATES OR CORRECTIONS.

Exhibit S-4

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

Planning and Zoning Commission Zoning Recommendation

A. INTRODUCTION:

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

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

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

B. RECORD CREATED:

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

Planning and Zoning Commission (hereinafter "Commission") heard the request at the July 29, 2025, public hearing, and the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to supply testimony and documentation to be taken by the Commission in their application of City Code 18.20.100 when making the Commission's recommendation on zoning to the City Council.

Jon Manley, Planning Manager

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

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

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

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

Scott McArthur, Applicant

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

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

Public Testimony:

In Favor: None

Neutral:

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

Opposed:

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

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

Rebuttal:

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

Deliberations: After the public hearing was complete, the hearing was closed, and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the criteria in City Code section 18.20.100.

C. EVALUATION OF APPROVAL CRITERIA FOR ZONING (INITIAL AND REZONE REQUEST):

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

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

The Commission finds that the proposed Residential Mixed zone is in consistent with eh Future Land Use Map and Focus Area.

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

Based on the testimony provided and the staff report, the Commission finds the RM zoning/rezoning request to be consistent with the following goals and policies contained in the comprehensive plan.

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

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

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

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

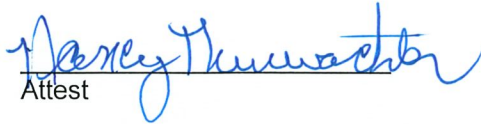
D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-25-2, INITIAL ZONING; ZC-25-1, ZONE CHANGE: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended zoning upon annexation and zone change was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that

the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Residential Mixed (RM) zoning on the approximate 10.05-acres annexation and rezone of approximately 8.3 acres upon successful annexation and rezone of the property.

9/9/25
Date


Chairman


Attest

NOTICE OF RIGHTS:

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

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

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

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

DEVELOPMENT AND ANNEXATION AGREEMENT
G2 Zone Change and Annexation
(File Nos. ZC-25-1 & ANNX-25-2)

THIS AGREEMENT is made this ____ day of _____, 2025, by and between the City of Post Falls, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 408 N. Spokane Street, Post Falls, ID; and G2 REAL PROPERTY HOLDINGS, LLC, a Washington limited liability company organized and existing pursuant to the laws of the State of Washington, with its principal place of business at 23208 SE 16th Pl, Sammamish, WA, 98075-8110 (“G2”) and GIVENS LIVING TRUST Dated May 4, 2016 (“Givens”) (collectively “Owners”).

WHEREAS, G2 own a tract of land adjacent to the city limits of the City of Post Falls (the “City”), which G2 wishes to annex and develop within the City (“Tract 19”);

WHEREAS, Givens owns a tract of land adjacent to the unannexed parcel which is requested for re-zoning and which Givens wishes to develop (“Tract 20”), (collectively the “Property”);

WHEREAS, the legal descriptions and depictions of Tract 19 and Tract 20 are attached hereto as Exhibit “A” and Exhibit “B” respectively;

WHEREAS, The Post Falls Planning and Zoning Commission has approved, subject to the successful completion of the annexation process, a subdivision of the Property, which is commonly known as the G2 Subdivision. A copy of the approved Reasoned Decision for the G2 Subdivision is attached hereto as Exhibit “C”; and

WHEREAS, the Mayor and City Council of the City have determined it to be in the best interests of the City to annex Tract 19 and rezone the Property subject to the Owners performing the covenants and conditions in this Agreement.

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

ARTICLE I: PURPOSE AND DESCRIPTION OF PROPERTY

- 1.1. Purpose: Owners enter into this Agreement in order to obtain annexation of Tract 19 and rezoning of the Property while the City seeks to obtain partial mitigation of the impacts of annexation and rezoning of the Property on the City. Owners acknowledge that City has no duty to annex or rezone the Property and that the promises of Owners contained in this Agreement are an inducement for City to do so. The term “Owners” includes any successor in interest in the Property.
- 1.2. Description of the Property: The Property is generally located southeast of the intersection of E. Horsehaven Ave. and N. Syringa St. and is more particularly described in Exhibits “A” and “B.”

ARTICLE II: STANDARDS

- 2.1. Construct to City Standards: Owners agree that all improvements required by this Agreement or by City codes will be built to City standards or to the standards of any public agency providing service to the Property. Owners agree to adhere to all City policies and procedures; including, but not limited to sanitary sewer improvements, water lines, fire hydrants, parks, flood works, storm water management, curbs, sidewalks, street trees, streetlights, pedestrian/bicycle facilities and roads. Such policies include extending utility lines in a manner acceptable to the City to make service available to adjoining lands and limitations on gaining site access from arterial and collector roadways (including the KMPO Critical Access Corridor Policy).
- 2.2. Applicable Standards: Owners agree that all laws, standards, policies, and procedures regarding public improvement construction that the Owners are required to comply with or otherwise meet pursuant to this Agreement or City codes are those in effect when construction is commenced. If Owners fail to comply with applicable laws while constructing improvements, public or otherwise, on the Property, the Owners consent to the City withholding further development approvals for the Property including, but not limited to, building permits, certificates of occupancy, site plan approval, and subdivision approval until such compliance is attained. Owners waive, on behalf of themselves and their respective successors in interest, any and all claims against the City relating to the City withholding development approval as authorized by this Section.
- 2.3. Inspection and Testing: Owners agree that they will retain the services of a civil engineer, licensed by the State of Idaho, to perform construction inspection and testing during the construction of all public improvements on the Property. Owners agree to provide copies of all field inspection reports and test results to the City Engineer accompanied by a certification that the improvements have been installed in compliance with applicable City requirements prior to requesting that the City accept the public improvements for ownership and maintenance. The inspection, testing and certification reports must be provided at no cost to the City and comply with City submittal standards. Owners agree that a representative of the City must be present at the pressure testing of water mains and sanitary sewer mains. Owners agree to provide the City with at least twenty-four (24) hours-notice before such testing.
- 2.4. As-Built Drawings: Owners agree to provide accurate “as-built” drawings of public improvements to the City within thirty (30) days of the date of substantial completion of construction of any public improvement on the Property. If as-builts are not provided as required by this Agreement, the Owners agree that the City may withhold further development approvals for the Property as provided in Section 2.2 and waive, on behalf of themselves and their respective successors in interest, any and all claims against the City relating to the City withholding development approvals. The Owners understand and agree that the City will not accept public improvements for maintenance or allow occupancy of constructed improvements on the Property until accurate “as-builts” are provided and until planned improvements have complied with the inspection requirements contained in Section 2.3 and have been accepted for public maintenance or approved for private use.

- 2.5 Compliance with Conditions of Approval: The conditions of approval for the subdivision of the Property attached as Exhibit "C" are expressly incorporated into this Agreement as binding provisions. As such, Owners specifically agree to fulfill each condition of approval as if each condition were specifically enumerated in this Agreement.

ARTICLE III. UTILITIES AND PUBLIC SERVICES

- 3.1. Water: Owners agree to use a public water supply system for any development of the Property and to pay all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. If water service cannot be obtained from a public water supply system that has the legal authority to provide service to the Property, the Owners may seek to obtain water service from any lawful source whether public or private beginning 90 days after the date that the Owners requested water service from each public water supply system that has legal authority to serve the Property. Upon public water service becoming available to the Property, Owners will disconnect from the temporary service and connect to the public water service.
- 3.1.1. Water Rights: Prior to commencement of development of the Property, Owners agree to grant, in a form acceptable to the grantee, to the public water supply system agreeing to provide water service to the Property all water rights associated with the Property in order to assure that the public water supply system has adequate water rights to supply domestic water to the Property.
- 3.2. Wastewater Reclamation: The Owners agree to use the Post Falls Sanitary Sewer system for all development of the Property and to be responsible for all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. Sanitary sewer service will be provided in accordance with rules and regulations of the City. The City does not warrant that sanitary sewer capacity will be available at the time Owners request connection to the sanitary sewer system. If sanitary sewer capacity cannot be assured within 180 days of the date that service is requested by the Owners, the Owners are authorized to provide service by resorting to any lawful public or private alternative so long as legal requirements can be met. Upon the availability of treatment capacity, the owner shall disconnect from the temporary service and connect to and divert flows to the public system. Any proposed alternative must not frustrate the progression and continuity of the City's wastewater collection system.
- 3.2.1. Connection of Existing Structure to Sanitary Sewer Infrastructure: Any existing structures located on the Property at the time of this Agreement that are serviced by a septic system must be connected to the Post Falls Sanitary Sewer system or removed from the Property at the time of development on that Phase of the Property and the existing septic system abandoned in compliance with all legal requirements. Owners are solely responsible for the costs of connecting to the sanitary sewer and abandoning the septic system. The Parties recognize that the G2 Subdivision and Property will be developed in two (three) Phases and that each Phase may be connected to public services and utilities at the time of development of that Phase.
- 3.3. Maintenance of Private Sanitary Sewer and Water Lines: The Owners acknowledge that the City is not responsible for maintenance of any private sanitary sewer lines or water lines, including appurtenances, within the Property.

- 3.4. Size of Water and Sewer Mains: The Owners agree on-site water and sewer mains will be adequately sized to provide service to the Property as determined by the entity providing water or sewer service to the Property. For water and sewer lines to be dedicated to the City, the City will determine the appropriate main size based on adopted City master plans and may require the Owners to oversize the mains or to construct the mains with increased depth beyond the size/depth needed to serve the Property. If required to oversize water or sewer mains (including additional depth), the Owners may request reimbursement for oversizing costs during the subdivision or other development approval process.
- 3.5. Garbage Collection: The Owners agree that upon the expiration of the term of any contract to provide garbage collection services to the Property, that the Owners will begin using the garbage collection service in effect with the City of Post Falls.

ARTICLE IV. PUBLIC PROPERTY DEDICATIONS

- 4.1. Rights of Way and Easements: As partial consideration for this Agreement, Owners agree to dedicate the following grants of rights of way and easements to the City at the time of development of each Phase of the G2 subdivision:
- 4.1.1. By grant of easement in a form acceptable to the City, Owners will grant a 10-foot wide easement along E. Horsehaven Avenue to include utilities, sidewalks, and storm drainage for the Property in that Phase of development.
- 4.1.2. By grant of right-of-way in a form acceptable to the City, Owners will dedicate additional rights-of-way along E. Horsehaven Avenue for a total right of way width of 80 feet (40-foot half road, measured from the section line in Horsehaven Avenue) for Horsehaven Avenue for the Property in that Phase of development.
- 4.2. No Impact Fee for Dedication: Owners agree that it is not entitled to any credit towards the payment of the City's then currently adopted Impact Fees as a result of its dedication of street right way and easements. As such, Owners waive, on behalf of themselves and their respective successors in interest, any and all claims they may have against the City for not granting an Impact Fee credit relating to the dedication of rights of way and easements as provided in this article. The parties agree that this agreement is entered into in good faith by both parties and is intended to comply with Idaho Code 67-8209(4).

ARTICLE V. DEVELOPMENT OF THE PROPERTY

- 5.1. Other Limitations on Development: In addition to the other requirements contained in the ordinances and policies adopted by the City to regulate development, Owners agree to develop the Property in compliance with the terms of this Agreement to help ensure that the development of the Property results in an attractive, safe, and healthy, environment for community and for future users of the Property. Specifically, Owners agree to comply with the following standards:
- 5.1.1 Residential Units: All residential units shall be single family detached homes.

- 5.1.2 Density Limitations: The development shall not exceed 8.0 dwelling units per acre.

ARTICLE VI. CONSIDERATION/FEES

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

ARTICLE VII. MISCELLANEOUS

- 7.1. Subdivision: The parties acknowledge that in the event the Owners desire to sell a portion of the Property rather than the Property as a whole, that a plat may be necessary. Owners agree that in the event a plat is necessary, Owners will submit a proper subdivision plat and comply with the subdivision ordinance in effect at the time of the desired division.
- 7.2. De-annexation/Zoning reversion: Owners agree that in the event the Owners fail to comply with the terms of this Agreement, defaults, or is otherwise in breach of this Agreement, the City may de-annex the Property or revert to prior zoning designations and terminate utility services without objection from owners, assigns or successors in interest of such portions of the Property as the City in its sole discretion decides. Owners waive, on behalf of themselves and their respective successors in interest, any claims they may have against the City for de-annexing or reversionary zoning the Property as allowed by this Section.

- 7.3. Owners to Hold City Harmless: The Owners further agree they will indemnify, defend (in the City's sole option, and hold the City harmless from any and all causes of action, claims and damages that arise, may arise, or are alleged, as a result of the Owners' development, operation, maintenance, and use of the Property. Owners further agree to pay City's legal costs, including reasonable attorney fees in the event this annexation is challenged in a court of law. Payment for City's legal costs will be remitted within thirty (30) days after receipt of invoice from the City for legal expenses.
- 7.4. Time is of the Essence: Time is of the essence in this Agreement.
- 7.5. Merger and Amendment: All promises and prior negotiations of the parties' merge into this Agreement and the representations, warranties, covenants, conditions and agreements of the parties contained in the Agreement shall survive the acceptance of any deeds and/or easements. The parties agree that this Agreement may only be amended by a written instrument that is signed by both parties. The parties agree that this Agreement will not be amended by a change in law.
- 7.6. Effect on City Code: The parties agree that Agreement is not intended to replace any other requirement of City Code and that its execution does not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.
- 7.7. Recordation: The Owners agree this Agreement will be recorded by the City at the Owners' expense.
- 7.8. Section Headings: The section headings of this Agreement are for clarity in reading and not intended to limit or expand the contents of the sections to which they apply.
- 7.9. Incorporation of Recitals and Exhibits: The recitals to this Agreement and all exhibits referred to in this Agreement are incorporated herein by this reference and made a part of this Agreement.
- 7.10. Compliance with Applicable Laws: Owners agree to comply with all applicable laws.
- 7.11. Withholding of Development Approvals for Violation of Agreement: Owners agree, on behalf of themselves and their successors in interest, that the City may withhold approval of subdivision, building permit, or any other development permit applications for any portion of the Property that does not comply with the requirements of this Agreement until such time as the development permit is amended to fully comply with the terms of this Agreement. Owners waive, on behalf of themselves and their successors in interest, any and all claims Owners may have against the City relating to the City withholding development approvals and agrees to indemnify, defend at the City's sole option, and hold the City harmless from any and all claims from third parties relating to the City withholding development approvals as contemplated by this Section.
- 7.12. Covenants Run with the Land: The covenants contained herein to be performed by the Owners are binding upon the Owners and Owners' respective heirs, assigns and successors in interest, and shall be deemed to be covenants running with the land.

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

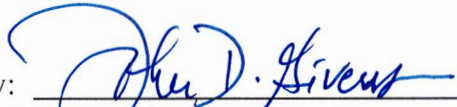
IN WITNESS WHEREOF, the City of Post Falls has caused this Agreement to be executed by its Mayor and City Clerk, and the Owners have executed this Agreement to be effective the day and year first above written.

CITY OF POST FALLS

By: _____
Ronald G. Jacobson, Mayor

Attest: _____
Shannon Howard, City Clerk

G2 REAL PROPERTY HOLDINGS, LLC

By:  _____
John D. Givens, Authorized representative

GIVENS LIVING TRUST Dated May 4, 2016

By:  _____
John D. Givens, Trustee

STATE OF IDAHO)
 : ss
County of Kootenai)

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

(Stamp above)

STATE OF Idaho)
County of Kootenai) :SS

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



(Stamp above)

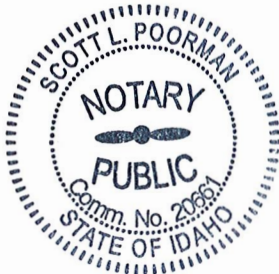
Notary Public for the State of IND.
Residing at: Dalton Gardens
Commission Expires: 7-3-2029

OWNER/DEVELOPER

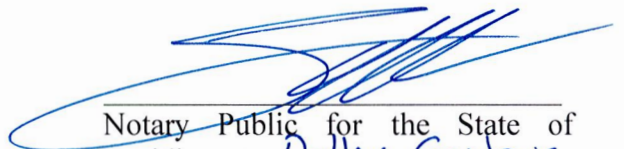
STATE OF Idaho)
)
County of Kootenai) :SS

This record was acknowledged before me on this 23 day of October, 2025, by John D. Givens as, Trustee of the Givens Living Trust dated May 4, 2016.

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



(Stamp above)


Notary Public for the State of
Residing at: Dalton Gardens
Commission Expires: 7-3-2029



POST FALLS

SCHOOL DISTRICT #273

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

October 17, 2024

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

Dear Bob,

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

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

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

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

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

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

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

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

Exhibit PA-1

Page 209 of 334

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 23, 2025

Nancy Thurwatcher
Planning Administrative Specialist
nthurwatcher@postfalls.gov

RE: Notice to Jurisdiction Response

Dear Nancy,

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

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

Respectfully,

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

Exhibit PA-2



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

July 14th, 2025

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

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

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

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

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

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

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

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



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Thursday, July 10, 2025 4:25 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>

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

Subject: Notice to Jurisdictions G2 Development Annexation, Zone Change, and Subdivision File Nos ANNX-25-2, ZC-25-1, SUBD-25-2

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

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



The City of Post Falls has changed our domain to [POSTFALLS.GOV](https://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: Wednesday, July 16, 2025 9:50 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions G2 Development Annexation, Zone Change, and Subdivision File Nos ANNX-25-2, ZC-25-1, SUBD-25-2
Attachments: Exhibit PH-2 NTJ_G2 Development.pdf

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

Nancy,

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

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, July 10, 2025 4:25 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Patton, Michael M

Nancy Thurwachter

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

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

Good Morning,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, July 10, 2025 4:25 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandor <lynn.sandor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin

<admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <robert.beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Morton <smorton@republicservices.com>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@ZiPLY.com>; URA <postfallsura@gmail.com>

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

Subject: Notice to Jurisdictions G2 Development Annexation, Zone Change, and Subdivision File Nos ANNX-25-2, ZC-25-1, SUBD-25-2

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

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



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

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

Subject: [EXTERNAL]Notice to Jurisdictions G2 Development Annexation, Zone Change, and Subdivision File Nos ANNX-25-2, ZC-25-1, SUBD-25-2

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

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

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Nancy Thurwachter

From: noreply@civicplus.com
Sent: Friday, July 18, 2025 9:01 PM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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

Submit Written Public Testimony

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

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

Review Criteria

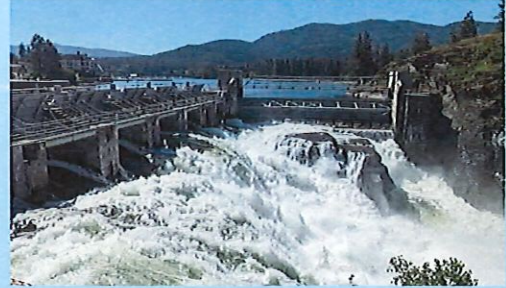
1. [Annexation Review Criteria \(PDF\)](#)
2. [Planned Unit Development \(PUD\) Review Criteria \(PDF\)](#)
3. [Special Use Permit \(SUP\) Review Criteria \(PDF\)](#)
4. [Subdivision Review Criteria \(PDF\)](#)
5. [Variance Review Criteria \(PDF\)](#)
6. [Zone Change Review Criteria \(PDF\)](#)

First Name	Frederick
Last Name	Thompson
Address	1982 e prairieview dr
Email Address	Fredthompson19@hotmail.com
City	Post falls
State	Id
Zip Code	83854
Public Hearing	G2 Development Annexation, Zone Change, & Subdivision

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

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

G2 Development Annexation and Zone Change



ANNX-25-2 • ZC-25-1

July 29, 2025



Jon Manley – Planning Manager

1

OWNER: G2 Real Property Holdings, LLC

APPLICANT: Scott McArthur

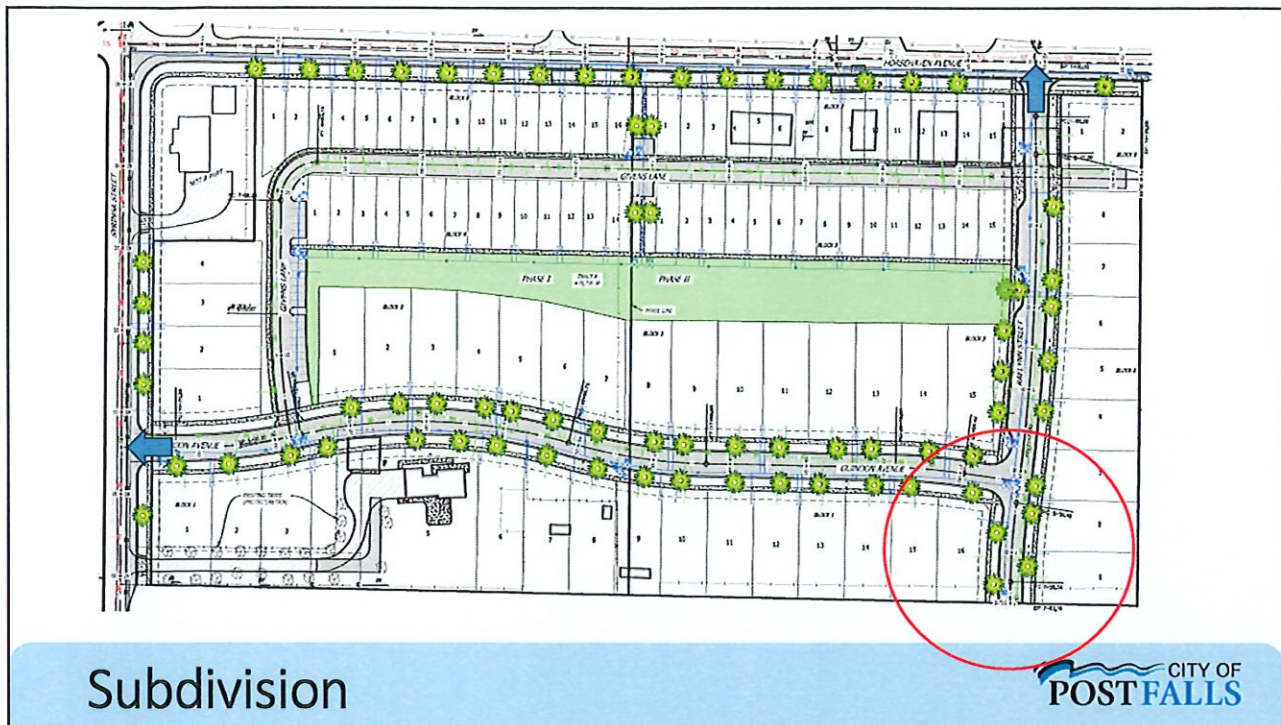
REQUESTED ACTIONS:

- Residential Mixed (RM) Zoning on approximately a 10.05 acres annexation request.
- Residential Mixed (RM) Zoning on approximately an 8.3 acres re-zone request.

G2 Annexation/Zone Change



2



5

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

18.24.032. - Cottage home residential performance standards.



- A. **Purpose.** The purpose of this section is to: to provide housing types that are responsive to changing household demographics (e.g., retirees, small families, and young professionals); to expand opportunities for home ownership; to encourage creation of functional usable *Green Space* in residential communities; to promote neighborhood interaction and safety through design; to encourage opportunities for infill development; and ensure that residents of such housing enjoy a high-quality environment, with permanence, stability, and access to *Green Space*.
- B. **Applicability.** *Cottage Home* residential development is permitted in the R-2, R-3, and **RM zoning districts**. *Cottage Home* residential development is also allowed in those areas in the CCM zoning district where the approved development agreement for the property authorizes multi-family residential *Uses*. *Cottage Homes* may also be approved with a *Special Use Permit* in the CCS and R-1 zoning district.

Cottage Homes and Zoning



6

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

- Subdivision approval is contingent on annexation approval from City Council.
- The subdivision and proposed lots conform to the requirements of Title 17 and Title 18.

Residential Mixed (RM). The Residential Mixed (RM) zone is intended to accommodate a mixed residential community with a variety of housing types at varying densities within the development area. Small scale neighborhood commercial/office *Uses* may be suitable within the RM Zone. This zone should be applied in areas designated for a residential land *Use* pattern within the *Comprehensive Plan's* Future Land *Use* Map. Approval of the Residential Mixed (RM) Zone requires a development agreement regulating the development *Site*^[1] as provided in section 18.20.190 of this title.

a. The RM Zone is appropriate for:

- Areas designated Low, Medium, or High Density Residential, or Transitional in the *Comprehensive Plan*.
- Areas readily serviced by collector and arterial streets suitable for higher levels of traffic.
- Areas where other public services are sufficiently available for the intensity of use.
- Areas where the configuration of municipal infrastructure and neighboring land *Uses* are compatible with the *Uses* allowed in the RM zone.

Residential Mixed Zoning



7

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

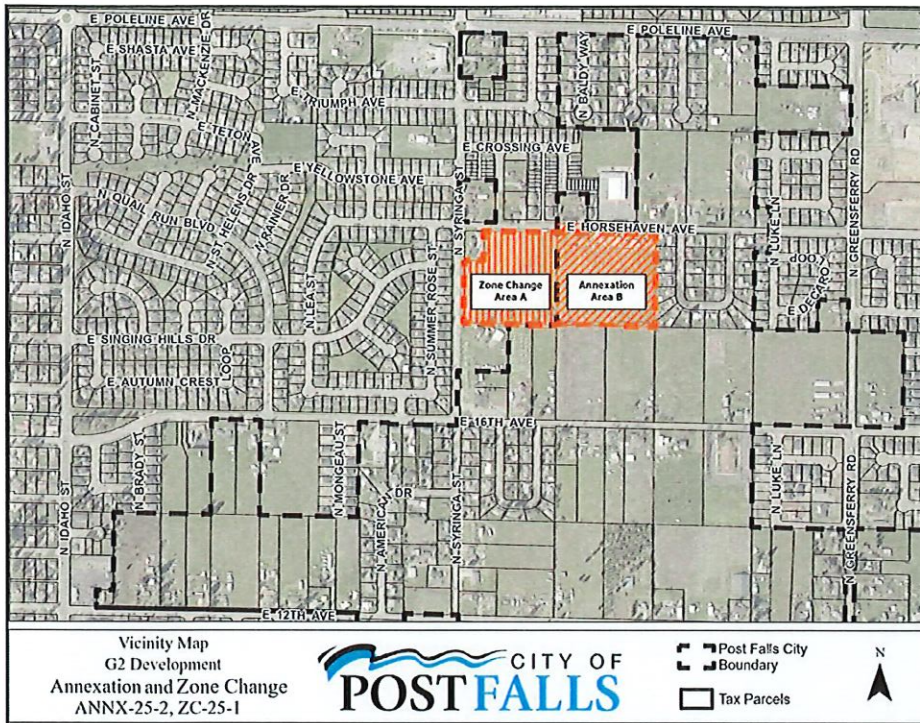
Land Use Category	Zoning Classifications										LBCC Code
	R1S	R1	R2	R3	LC	CCS	I	TM	CCM	RM	
Residential Uses:											
Single-Family Home	P	P	P	-	S	-	-	-	-	P	1101
Duplex, 2 units per structure	-	-	P	P	S	S	-	-	-	P	1102
Twinhome	-	S	P	P	S	S	-	-	-	P	
Townhome, 6 or less units per structure	-	S	S	P	P	S	-	P	P	P	
Multi-family, 3 or more units per structure	-	-	-	P	S	S	-	P	P	P	1103
Accessory Dwelling Unit	P	P	P	P	P	-	-	-	-	P	
Accessory residential support Use (i.e., garage, shed, pool, greenhouse)	P	P	P	P	P	-	-	-	P	P	1199

Condition as proposed

Residential Mixed Zoning



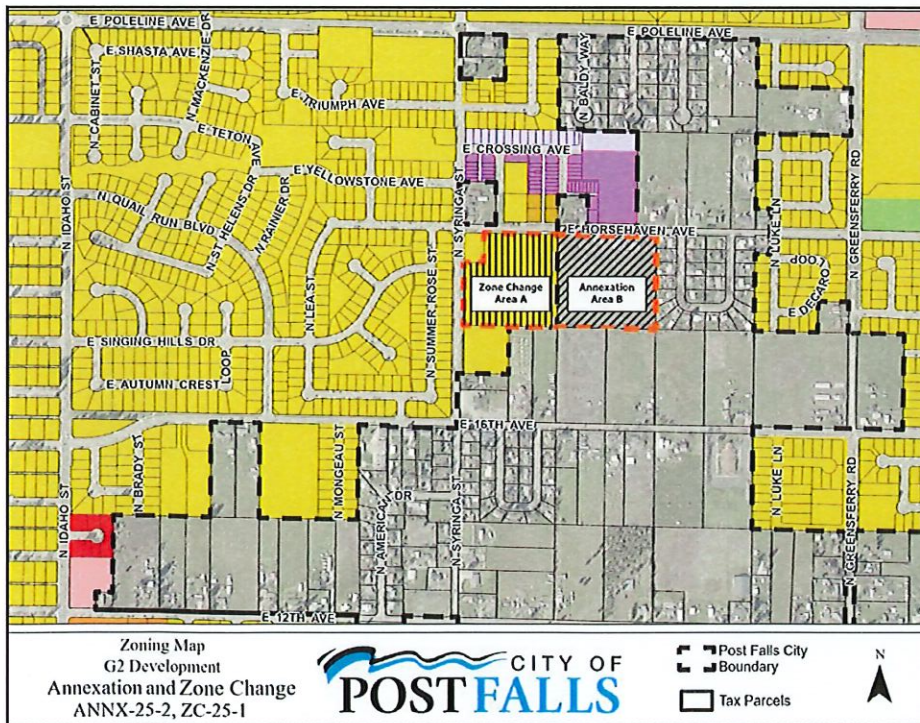
8



Project Location



9



Surrounding Zoning



10

Land Use & Site

- Currently there are large lot single-family uses
- Over the Rathdrum Prairie Aquifer

Wastewater

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

Water

- Ross Point Water District

Traffic

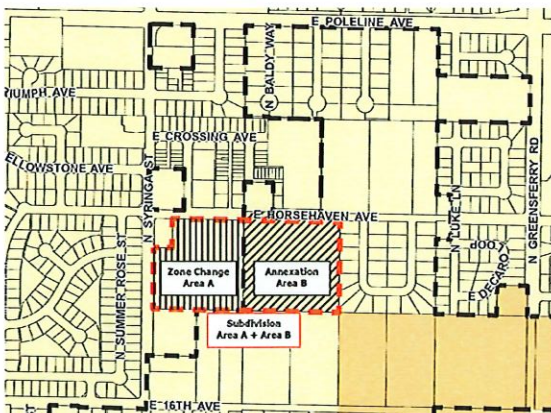
- Horsehaven Ave is along the northern boundary as a minor collector
- Syringa Street is along the western boundary as a minor collector.
- Additional rights-of-way and easement would need to be provided as part of annexation for Horsehaven Avenue

Additional Information



11

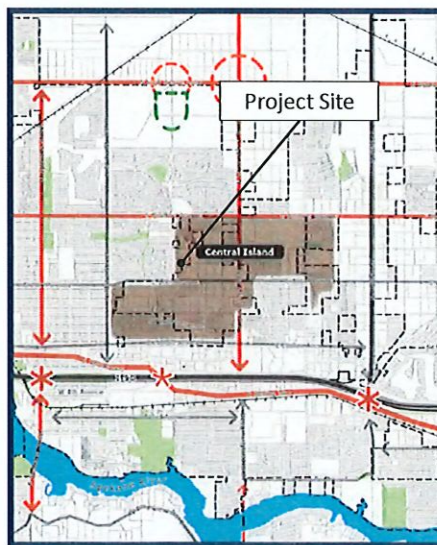
Future Land Use Designation



This category encompasses all types of single-family residential uses up to eight dwelling units per acre

Implementing Zoning Districts: R-1-S, R-1, R-2, RM, SC3, Per Focus Area.

Central Island Focus Area



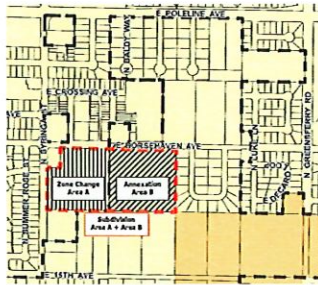
Future Land Use Designation/Focus Area



12

Zone Change Comprehensive Compatibility

Future Land Use Designation



Focus Area

Central Island

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.

Comprehensive Goals

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

Comprehensive Policies

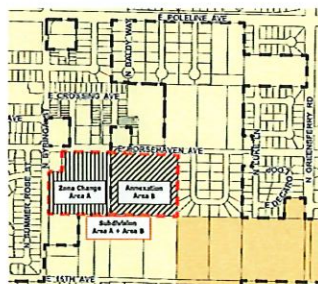
- [P.8]: Encourage compatible infill development....
- [P.9]: Encourage annexation of County "islands" within the City
- [P.15]: Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provisions of diverse housing types and price levels



13

Zone Change Comprehensive Compatibility

Future Land Use Designation



Focus Area

Central Island

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.

Comprehensive Goals

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

Comprehensive Policies

- [P.24]: Plan for and protect transportation corridors from encroachment and preserve adequate rights-of-way for future corridors including utility facilities
- [P.26]: Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls.
- [P.33]: Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways



14

Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
	 Syringa Street  Horsehaven Avenue		[P.24]: Plan for and protect transportation corridors from encroachment and preserve adequate rights-of-way for future corridors including utility facilities [P.26]: Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls. [P.33]: Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways



15

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

Zone Change Review Criteria



16

- | | |
|-----------------------------------|---------------------------------------|
| • Bonneville Power Administration | • Idaho Dept. of Lands |
| • Kootenai County Fire | • Panhandle Health |
| • PF Highway District | • NW Pipeline Corp. |
| • PF School District | • PF Post Office |
| • Avista (WWP-3) | • East Greenacres Irrigation District |
| • Dept. of Environmental Quality | • Spectrum |
| • Phillips 66 (Pipeline company) | • PF Police Department |
| • Yellowstone (Pipeline company) | • Utilities (W/WW) |
| • TransCanada GTN | • Urban Renewal Agency |
| • PF Parks & Rec | • Kootenai County Planning |
| • Kootenai Electric | • City Link |
| • Ross Point Water | • Idaho Transportation Dept. |
| • TDS | • KMPO |

Agencies Notified



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

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

[PA-3] Post Falls Police Department - Remain neutral

[PA-4] Post Falls Highway District – annex Horsehaven to north ROW

[PA-5] Phillips 66 (YPL) - No utilities in vicinity

[PA-6] Department of Environmental Quality – No Comment

Agency Comments



18

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

Zone Change Review Criteria



Nancy Thurwachter

From: nthurwachter@postfalls.gov
Subject: G2 Annexation and Zone Change File No ANNX-25-2

From: David Callahan <dcallahan@kcgov.us>
Sent: Friday, October 31, 2025 2:09 PM
To: Jon Manley <jmanley@postfalls.gov>
Cc: Ben Tarbutton <btarbutton@kcgov.us>
Subject: RE: G2 Annexation and Zone Change File No ANNX-25-2

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Hi Jon:
Thanks for the opportunity to review.
We have no comments or concerns.

David Callahan, AICP
Director



Kootenai County
Community Development

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

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

From: Jon Manley <jmanley@postfalls.gov>
Sent: Thursday, October 30, 2025 4:55 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette 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; 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@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 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

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, November 5, 2025 8:15 AM
To: Jon Manley; Nancy Thurwachter
Subject: RE: G2 Annexation and Zone Change File No ANNX-25-2

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

Thank you for including the PFHD in your planning efforts; should you have any questions, please contact us at 208.765.3717.

Kind regards,
Jonie

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

p 208.765.3717
contactus@postfallshd.com



From: 'Jon Manley' via Contact Us <contactus@postfallshd.com>
Sent: Thursday, October 30, 2025 5:00 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette 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>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandor <lynn.sandor@aec.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: 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>; 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: RE: G2 Annexation and Zone Change File No ANNX-25-2

All:

Note that the Zone Change File number associated with the project is ZC-25-1.

Thanks,

Jon Manley
Planning Manager
208.457.3344
jmanley@postfalls.gov

From: Jon Manley
Sent: Thursday, October 30, 2025 4:55 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>; 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: 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: G2 Annexation and Zone Change File No ANNX-25-2

All:

Please find attached the Notice to Jurisdictions for the G2 Annexation and Zone Change File No. ANNX-25-2 that is scheduled for City Council on November 18, 2025. The draft staff report will be on the city's website shortly.

Regards,

Jon Manley
Planning Manager
208.457.3344
jmanley@postfalls.gov

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: nthurwachter@postfalls.gov
Subject: RE: G2 Annexation and Zone Change File No ANNX-25-2

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, November 7, 2025 4:22 PM
To: Jon Manley <jmanley@postfalls.gov>
Subject: RE: G2 Annexation and Zone Change File No ANNX-25-2

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

Good Afternoon,

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

Thank you,

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

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

From: Jon Manley <jmanley@postfalls.gov>
Sent: Thursday, October 30, 2025 4:55 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette 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 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 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 Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>;

**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 11/18/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jason Faulkner, Finance Director

SUBJECT: FY2026 Budget Amendment No. 1

ITEM AND RECOMMENDED ACTION:

As discussed during the Fiscal Year 2026 budget process, staff is going to present the items that are being carried over from fiscal year 2025 and reallocate the funding for fiscal year 2026.

DISCUSSION:

Staff has provided finance items that are capital related to either one-time purchases or unfinished projects that will be completed in fiscal year 2026.

1. Fleet maintenance ordered two dump trucks in fiscal year 2025 and will be delivered this fiscal year: \$570,232.
2. Fleet maintenance ordered a sander in fiscal year 2025 and will be delivered this fiscal year. \$30,000.
3. The parks department ordered equipment related to Q'emlin trails, but it will arrive this fiscal year: \$9,910.
4. The Special Events Fund had ordered a Christmas tree during the prior fiscal year, but it will arrive this fiscal year: \$37,867.
5. The Street Impact Fee Fund will be paying for the completion of the Praire Trail Extension from SH41 to Zorros Road: \$223,726.
6. The Street Impact Fee Fund plans to complete the I90/SH41 Cycle Track from Ross Point Road — 3rd Ave to 2nd Ave during the current fiscal year: \$146,599
7. The parks department is looking to complete the Q'Emiln Park well replacement during the current fiscal year, when it was originally budgeted to be completed during the prior fiscal year. \$52,855.
8. The parks department has ordered new vehicles during fiscal year 2025 but will not take delivery until this fiscal year: \$134,300.
9. The Facility Reserve Fund seeks to rebudget the funds from the prior year to complete the paving of the 3rd Avenue Parking Lot. \$700,000.
10. Black Bay Boardwalk project will be paid for from Parks Impact Fees during the current fiscal year. \$380,000.
11. The street department had remaining funds related to traffic light repairs that are being requested to roll over to the current fiscal year: \$60,000.
12. The street department would like to use funding to purchase a crash attenuator during the current fiscal year: \$24,000.
13. Parks Construction requests funding of \$200,000 to repair and replace the Chase Restrooms, which are money insurance didn't pay for: \$200,000.
14. The Police Department is preparing to set funding aside to pay for the body and car cameras, which is about half for this year and the remainder during the next fiscal year: \$208,770.
15. Recreation is requesting a new departmental copier. The current copier has exceeded its useful life: \$8,800.
16. The parks department is needing to re-key all the buildings and provide additional security;

\$65,000.

17. The parks department is asking to purchase survey equipment: \$9,000.
18. The facilities division wants to perform a condition assessment of all the city-owned buildings and devise a plan to implement the suggested recommendations: \$35,000.
19. The remainder of street reconstruction from fiscal year 2025 was carried forward to this current fiscal year: \$32,000.
20. The remainder of street sealing from fiscal year 2025 was carried forward to this current fiscal year: \$30,000.
21. The street department requested to purchase an asphalt hot box which uses carryover funding from fiscal year 2025: \$85,000.
22. The facilities division requests adding energy efficient tinting to city hall using carryover funding from fiscal year 2025. \$6,000.
23. The funding for the Americans with Disability Act (ADA) went unspent during fiscal year 2025, and it is proposed to be carried over to the current fiscal year: \$40,000.
24. The Water Capital Fund is requesting to amend the current budget to complete a Master Plan: \$250,000.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

Budget Workshop: 7/15/2025

Budget Workshop: 8/5/2025

Budget Workshop: 8/19/2025

APPROVED OR DIRECTION GIVEN:

Staff is going to present the items that are being carried over from fiscal year 2025 and reallocate the funding for fiscal year 2026.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

General Fund: \$1,600,867

Facility Reserve Fund: \$700,000

Street Impact Fees: \$370,325

Special Events Fund: \$37,867

Parks Impact Fees: \$380,000

Water Capital Fund: \$250,000

Total \$3,339,059

BUDGET CODE:

Various

ATTACHMENTS:

1. FY 2026 Amendment Ordinance
2. Budget Amendment Line Item Detail
3. Budget Amendment Hearing #1

CITY OF POST FALLS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF POST FALLS, IDAHO, AMENDING THE ANNUAL APPROPRIATION ORDINANCE 1531 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, TO REFLECT THE RECEIPT OF UNSCHEDULED REVENUES AND TO AUTHORIZE EXPENDITURE OF PREVIOUSLY UNBUDGETED FUND BALANCE, INCREASING AND ESTABLISHING THE APPROPRIATIONS FOR EXPENDITURES IN VARIOUS DEPARTMENTS AND FUNDS, PROVIDING THAT THE TAX LEVY UPON TAXABLE PROPERTY WITHIN THE CITY IS NOT AFFECTED HEREBY, PROVIDING THAT ALL ORDINANCES IN CONFLICT HEREWITH ARE SUPERSEDED BY THIS ORDINANCE TO THE EXTENT OF SUCH CONFLICT, AND PROVIDING THAT THE ORDINANCE SHALL BE EFFECTIVE UPON ITS PUBLICATION DATE.

Section 1. That the sum of \$3,339,059 from unexpected revenues and unappropriated fund balances, be, and the same is hereby appropriated to defray the additional necessary expenses and liabilities of the City of Post Falls, Kootenai County, Idaho for the fiscal year beginning October 1, 2025, thereby amending and superseding prior appropriations contained in Ordinance 1531 of the City.

Section 2. Purposes and Amounts of Appropriation. That the objects and purposes for which such additional appropriations are made, and the amounts of such supplemental appropriations are as follows, after accounting for receipt of unscheduled revenues and authorizing expenditure of previously unappropriated fund balances:

ADDITIONAL REVENUES/FUNDING RESOURCES

GENERAL FUND:

FUND BALANCE REBUDGETED	\$ 1,600,867
TOTAL GENERAL FUND RESOURCES	1,600,867

SPECIAL REVENUE FUNDS:

FUND BALANCE REBUDGETED	37,867
TOTAL SPECIAL REVENUE FUND RESOURCES	37,867

CAPITAL PROJECT FUNDS:

FUND BALANCE REBUDGETED	1,450,325
TOTAL CAPITAL PROJECT FUND RESOURCES	1,450,325

ENTERPRISE FUNDS:

FUND EQUITY REBGTD/BOND	250,000
TOTAL ENTERPRISE FUND RESOURCES	250,000

TOTAL PROPOSED REVENUES.....	\$ 3,339,059
-------------------------------------	---------------------

ADDITIONAL EXPENDITURES AUTHORIZED

GENERAL FUND:	
POLICE	\$ 208,770
PARKS	271,065
FACILITY MAINTENANCE	40,000
RECREATION	8,800
STREETS	231,000
PARKS CONSTRUCTION	200,000
FLEET	600,232
CAPITAL IMPROVEMENT	41,000
TOTAL GENERAL FUND	1,600,867
SPECIAL REVENUE FUNDS:	
SPECIAL EVENTS	37,867
TOTAL SPECIAL REVENUE FUND EXPENSE	37,867
CAPITAL PROJECTS FUNDS:	
FACILITY RESERVE ACCOUNT	700,000
PARK IMPACT FEES	380,000
STREET IMPACT FEES	370,325
TOTAL CAPITAL PROJECTS FUND EXPENSE	1,450,325
ENTERPRISE FUNDS:	
WATER CONSTRUCTION	250,000
TOTAL CAPITAL PROJECTS FUND EXPEND	250,000
TOTAL PROPOSED EXPENDITURES.....	\$ 3,339,059

Section 3. Tax Levy unaffected. That the tax levy established for the City of Post Falls for the Fiscal year beginning October 1, 2025, shall be unaffected by this ordinance.

Section 4. Amendment of Prior Appropriation Ordinance. That all ordinances or parts of ordinances in conflict with this ordinance are hereby amended and superseded to the extent of such conflict to conform to the appropriations made by this ordinance. The total appropriated expenditures for the Fiscal year beginning October 1, 2025, as amended by this ordinance, shall be as follows:

AMENDED AUTHORIZED EXPENDITURES/EXPENSES

GENERAL FUND:	
ADMINISTRATION	
FINANCE	
CITY CLERK	
LEGAL SERVICES	
COMMUNITY DEVELOPMENT	
SAFETY	
PUBLIC WORKS	
PARKS & RECREATION	
CAPITAL IMPROVEMENTS/CONTRACTS	
PERSONNEL	
PERSONNEL POOL	
ANNEXATION FEE ACCOUNT	
TOTAL GENERAL FUND.....	54,107,733

SPECIAL REVENUE FUNDS:	
COMPREHENSIVE LIABILITY INSURANCE	
STREET LIGHTS	
911 SUPPORT	
DRUG SEIZURE	
SPECIAL EVENTS	
CEMETERY CAPITAL IMPROVEMENT	
TOTAL SPECIAL REVENUE FUND EXPENDITURES.....	2,275,150
CAPITAL PROJECTS FUNDS:	
FACILITY RESERVE ACCOUNT	
CAPITAL IMPROVEMENTS	
TOTAL CAPITAL PROJECTS FUND EXPENDITURES.....	30,406,000
DEBT SERVICE FUNDS:	
LID DEBT SERVICE	
TOTAL DEBT SERVICE FUND EXPENDITURES.....	-
ENTERPRISE FUNDS:	
SEWER	
SANITATION	
WATER	
TOTAL ENTERPRISE FUND EXPENSES.....	78,643,746
TOTAL ALL FUND EXPENDITURES/EXPENSES.....	165,432,629

Section 5. This ordinance shall take effect and be in full force upon its passage, approval and publication of a summary of the ordinance in one issue of the Post Falls Press, a newspaper of general circulation in the City of Post Falls, and the official newspaper of said City.

PASSED under suspension of the rules upon which a roll call vote was taken and duly enacted an ordinance of the City of Post Falls, Kootenai County, Idaho at a convened meeting of the City of Post Falls City Council held on the 18th day of November 18th, 2025.

RONALD G. JACOBSON, MAYOR

ATTEST:

SHANNON HOWARD, CITY CLERK

**FY 2026
CITY OF POST FALLS
PROPOSED BUDGET AMENDMENT #1**

DESCRIPTION	ACCT #	AMOUNT	DESCRIPTION	ACCT #	AMOUNT
1 Vehicles - 2 dump trucks	001-434.0000.90010	570,232.00	Carryover - designated	001-410.1920.37201	\$ 570,232.00
2 Vehicle - sander	001-434.0000.90010	30,000.00	Carryover - designated	001-410.1920.37201	30,000.00
3 Equipment - Q'Emiln trails	001-443.0000.80150	9,910.00	Carryover - designated	001-410.1920.37201	9,910.00
4 Community Christmas Tree	023-446-1601-62040	37,867.00	Carryover - designated	023-446.1920.37200	37,867.00
5 Prairie Trail Extension SH41 to Zorros Road	037-431.1711.95520	223,726.00	Carryover - designated	037-431.1920.37200	223,726.00
6 190/SH41 Cycle Track Ross Point Road - 3rd ave to 2nd ave	037-431.1305.62040	146,599.00	Carryover - designated	037-431.1920.37200	146,599.00
7 Q'Emiln Park well replacement	001-443.1658.62330	52,855.00	Carryover - designated	001-410.1920.37201	52,855.00
8 New vehicles	001-443.0000.90010	134,300.00	Carryover - designated	001-410.1920.37201	134,300.00
9 3rd Ave Parks Parking Lot	011-491.0000.95015	700,000.00	Carryover - designated	011-491.1920.37200	700,000.00
10 Black Bay boardwalk	038-443.0000.94070	380,000.00	Carryover - designated	038-443.1920.37200	380,000.00
11 Traffic light repair funds	001-431.0000.66140	60,000.00	Carryover - designated	001-410.1920.37201	60,000.00
12 Crash Attenuator	001-431.0000.90010	24,000.00	Carryover - designated	001-410.1920.37201	24,000.00
13 Chase Restrooms	001-444-1665-93180	200,000.00	Carryover - designated	001-410.1920.37201	200,000.00
14 1/2 Body & Car Cameras	001-421.0000.91050	208,770.00	Carryover - designated	001-410.1920.37201	208,770.00
15 Parks Copier	001-445.0000.92050	8,800.00	Carryover - designated	001-410.1920.37201	8,800.00
16 Parks Locks & Security	001-443.0000.91000	65,000.00	Carryover - designated	001-410.1920.37201	65,000.00
17 Survey Equipment	001-443.0000.91000	9,000.00	Carryover - designated	001-410.1920.37201	9,000.00
18 Condition Assessment	001-481.0000.66390	35,000.00	Carryover - designated	001-410.1920.37201	35,000.00
19 Street Reconstruction	001-431.0000.66130	32,000.00	Carryover - designated	001-410.1920.37201	32,000.00
20 Street Sealing	001-431.0000.66110	30,000.00	Carryover - designated	001-410.1920.37201	30,000.00
21 Asphalt Hot Box	001-431.0000.90050	85,000.00	Carryover - designated	001-410.1920.37201	85,000.00
22 Energy Efficient Tinting of City Hall	001-481.0000.66390	6,000.00	Carryover - designated	001-410.1920.37201	6,000.00
23 ADA Contract	001-433.0000.62040	40,000.00	Carryover - designated	001-410.1920.37201	40,000.00
24 Water Division Complete Master Plan	753-462.3204.95500	250,000.00	Carryover - designated	753-462.1920.37201	250,000.00

FY 2026
CITY OF POST FALLS
PROPOSED BUDGET AMENDMENT #1

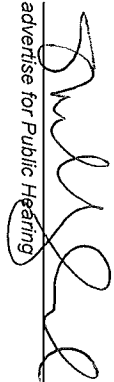
3,339,059.00

\$ 3,339,059.00

Subtotals

3,339,059.00

\$ 3,339,059.00

City Administrator  Date 10/31/25
*Approves to advertise for Public Hearing

Budget Hearing FY 2026

Jason Faulkner, Finance Director

November 18, 2025



Budget Narrative and Explanation		Proposed FY 2025-26
Fleet maintenance two dump trucks.		\$570,232
Fleet maintenance ordered a sander.		30,000
The parks department ordered equipment related to Q'Emiln trail.		9,910
The Special Events Fund had ordered a Christmas tree during the prior fiscal year, but it will arrive this fiscal year.		37,867
The Street Impact Fee Fund will be paying for the completion of the Prairie Trail Extension from SH41 to Zorros Road.		223,726
The Street Impact Fee Fund plans to complete the I90/SH41 Cycle Track from Ross Point Road — 3rd Ave to 2nd Ave during the current fiscal year.		146,599
The parks department is looking to complete the Q'Emiln Park well replacement during the current fiscal year, when it was originally budgeted to be completed during the prior fiscal year.		52,855
The parks department has ordered new vehicles during fiscal year 2025 but will not take delivery until this fiscal year.		134,300
The Facility Reserve Fund seeks to rebudget the funds from the prior year to complete the paving of the 3rd Avenue Parking Lot.		700,000

Budget Narrative and Explanation		Proposed FY 2025-26
Black Bay Boardwalk project will be paid for from Parks Impact Fees during the current fiscal year.		\$380,000
The street department had remaining funds related to traffic light repairs that are being requested to roll over to the current fiscal year.		60,000
The street department would like to use funding to purchase a crash attenuator during the current fiscal year.		24,000
Parks Construction requests funding of \$200,000 to repair and replace the Chase Restrooms, which are money insurance didn't pay for.		200,000
The Police Department is preparing to set funding aside to pay for the body and car cameras, which is about half for this year and the remainder during the next fiscal year.		208,770
Recreation is requesting a new departmental copier. The current copier has exceeded its useful life.		8,800
The parks department is needing to re-key all the buildings and provide additional security.		65,000
The parks department is asking to purchase survey equipment.		9,000
The facilities division wants to perform a condition assessment of all the city-owned buildings and devise a plan to implement the suggested recommendations.		35,000

Budget Narrative and Explanation		Proposed FY 2025-26
The remainder of street reconstruction from fiscal year 2025 was carried forward to this current fiscal year.		\$32,000
The remainder of street sealing from fiscal year 2025 was carried forward to this current fiscal year.		30,000
The street department requested to purchase an asphalt hot box which uses carryover funding from fiscal year 2025.		85,000
The facilities division requests adding energy efficient tinting to city hall using carryover funding from fiscal year 2025.		6,000
The funding for the Americans with Disability Act (ADA) went unspent during fiscal year 2025, and it is proposed to be carried over to the current fiscal year.		40,000
The Water Capital Fund is requesting to amend the current budget to complete a Master Plan.		250,000

Fiscal Impact and Recap of Funding / Carryover (Fund Balance)		Proposed FY 2025-26
General Fund		\$1,600,867
Facility Reserve Fund		700,000
Street Impact Fees Fund		370,325
Special Events Fund		37,867
Parks Impact Fees Fund		380,000
Water Capital Fund		\$250,000
Grand Total Requested Amendment		\$3,339,059

Fee Public Hearing: FY 2026

Next Step: If approved, authorize staff to present an Ordinance to adopt the budget for FY 2026 at the December 2nd, 2026 council meeting.

Questions or comments?

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 11/18/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Ordinance - Idaho Ranch Annexation (ANNX-24-8)

ITEM AND RECOMMENDED ACTION:

This item is the annexation ordinance for the Idaho Ranch Annexation (ANNX-24-8), which was approved by the city council following a public hearing on April 15, 2025. Staff requests that the city council review and approve the corresponding ordinance. No presentation is planned on this item.

DISCUSSION:

On April 15, 2025, the city council held a public hearing to consider a request to annex approximately 8.891 acres into the City of Post Falls with Community Commercial Mixed (CCM) zoning. The entirety of the site is generally located on the northern half of 7155 W. Prairie Avenue. Following the hearing, the city council approved a motion directing staff to prepare a final written reasoned decision approving the annexation request, which was approved June 17, 2025. On June 17, 2025, the Development and Annexation Agreement was approved by City Council. The attached ordinance is the legal document that, once recorded memorializes this property being in the City of Post Falls.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

On June 17, 2025, the Development and Annexation Agreement was approved by City Council

APPROVED OR DIRECTION GIVEN:

As noted above, the city council approved the requested annexation; The attached and corresponding ordinance memorializes this property being in the City of Post Falls, once recorded.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. Idaho Ranch Annexation Ordinance-UpdatebyRLF

ORDINANCE NO. ____

ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY 8.891 ACRES LOCATED ON THE NORTHERN HALF OF 7155 W. PRAIRIE AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, the owners of the real property described in Section 1 of this ordinance requested that the City Council of the City of Post Falls annex the property.

WHEREAS, public hearings were held before both the Planning and Zoning Commission on February 27, 2025, and the City Council on March 28, 2025, in accordance with law and a Reasoned Decision was reached; and

WHEREAS, the City Council has determined that the real property adjoins the city limits, and that Community Commercial Mixed (CCM) zoning is suitable and compatible with surrounding land uses and the provisions of the Post Falls Comprehensive Plan, that the land uses would fit in with the general development of the City and would be in the best interest of the City of Post Falls to annex the property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, AS FOLLOWS:

SECTION 1: That the property legally described in Exhibit A, which is adjacent and contiguous to the City of Post Falls, is hereby annexed into the City of Post Falls.

SECTION 2: That the lands described in Exhibit A to this Ordinance are hereby zoned Community Commercial Mixed (CCM) as depicted in the attached Exhibit A. Further, the Official Zoning Map of the City of Post Falls will be modified to include the annexed property within the City and to reflect the assigned zoning district.

SECTION 3: That this Ordinance takes effect upon its passage and publication according to law.

Enacted as an ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the ____ day of _____, 2025.

CITY OF POST FALLS

BY: _____
Ronald G. Jacobson, MAYOR

ATTEST

BY: _____
Shannon Howard, CITY CLERK

SUMMARY OF POST FALLS ORDINANCE NO. _____

The City of Post Falls, Kootenai County, Idaho hereby gives notice of the adoption of Post Falls Ordinance No. _____, annexing approximately 8.891 acres and zoning the property Community Commercial Mixed (CCM). The property is located on the northern half of 7155 W. Prairie Avenue, and is legally described as:

A parcel of land being a portion of the South Half of the Southeast Quarter of Section 19, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, and more particularly described as follows:

Commencing at the South Quarter Corner of said Section 19 being a 1.5 inch brass cap marked per CP&F Instrument Number 2950747000, Records of Kootenai County, from which the Center Quarter Corner bears North 00°57'58" East 2660.13 feet;

thence along the West line of said Southeast Quarter, North 00°57'58" East 812.26 feet to the Southerly line of the Abandoned Railroad Right-of-Way;

thence along the Southerly line of the Abandoned Railroad Right-of-Way, South 63°38'41" East 63.63 feet to the **True Point of Beginning;**

thence North 00°57'53" East 110.55 feet to the Northerly line of the Abandoned Railroad Right-of-Way;

thence along the Northerly line of the Abandoned Railroad Right-of-Way, South 63°38'41" East 1906.14 feet to a point;

thence along a line parallel with the Northerly Right-of-Way line of Prairie Avenue, North 89°18'14" West 230.94 feet to the Southerly line of the Abandoned Railroad Right-of-Way;

thence along the Southerly line of the Abandoned Railroad Right-of-Way, North 63°38'41" West 610.58 feet;

thence leaving the Southerly line of the Abandoned Railroad Right-of-Way, North 89°02'07" West 939.48 feet;

thence North 00°57'53" East 445.91 feet to the **True Point of Beginning;**

The ordinance is effective upon publication of this summary. The full text of Ordinance No. _____ is available at Post Falls City Hall, 408 North Spokane Street, Post Falls, ID 83854 in the office of the city clerk.

Shannon Howard, City Clerk

Publish once in the City's official newspaper.

STATEMENT OF LEGAL ADVISOR

I, Field K. Herrington, am legal advisor for the City of Post Falls, Idaho. I have examined the attached summary of Post Falls Ordinance No. _____, annexing real property and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the contents thereof.

DATED this day of ,

Field K. Herrington, City Attorney

Exhibit A

ANNEXATION LEGAL DESCRIPTION

A parcel of land being a portion of the South Half of the Southeast Quarter of Section 19, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, and more particularly described as follows:

Commencing at the South Quarter Corner of said Section 19 being a 1.5 inch brass cap marked per CP&F Instrument Number 2950747000, Records of Kootenai County, from which the Center Quarter Corner bears North 00°57'58" East 2660.13 feet;

thence along the West line of said Southeast Quarter, North 00°57'58" East 812.26 feet to the Southerly line of the Abandoned Railroad Right-of-Way;

thence along the Southerly line of the Abandoned Railroad Right-of-Way, South 63°38'41" East 63.63 feet to the **True Point of Beginning;**

thence North 00°57'53" East 110.55 feet to the Northerly line of the Abandoned Railroad Right-of-Way;

thence along the Northerly line of the Abandoned Railroad Right-of-Way, South 63°38'41" East 1906.14 feet to a point;

thence along a line parallel with the Northerly Right-of-Way line of Prairie Avenue, North 89°18'14" West 230.94 feet to the Southerly line of the Abandoned Railroad Right-of-Way;

thence along the Southerly line of the Abandoned Railroad Right-of-Way, North 63°38'41" West 610.58 feet;

thence leaving the Southerly line of the Abandoned Railroad Right-of-Way, North 89°02'07" West 939.48 feet;

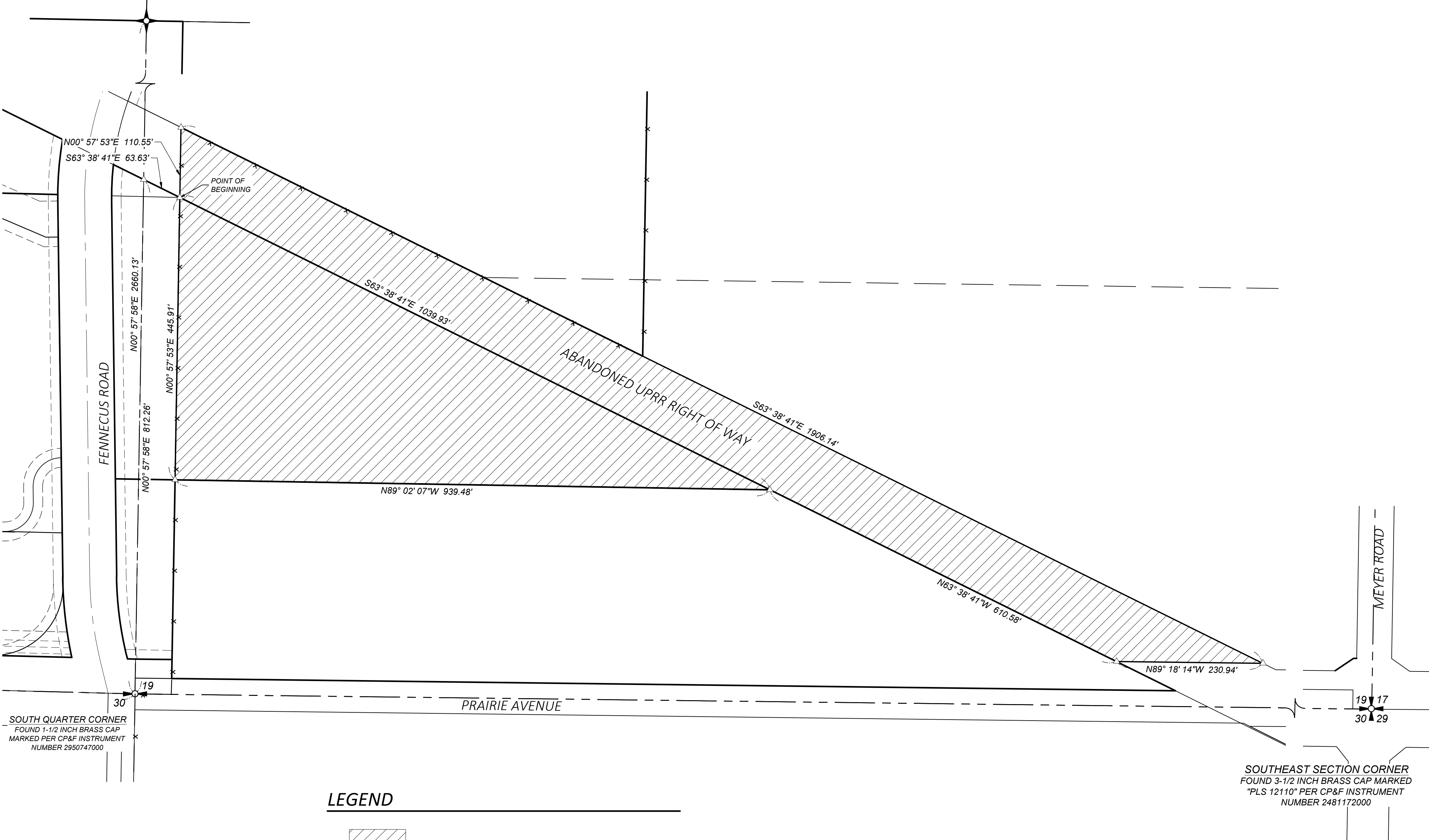
thence North 00°57'53" East 445.91 feet to the **True Point of Beginning;**

said parcel containing 8.891 acres of land, more or less.

ANNEXATION EXHIBIT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

CENTER SECTION CORNER
FOUND 2-1/2 INCH ALUMINUM CAP
MARKED "LS 5078" PER CP&F
INSTRUMENT NUMBER 2940034000

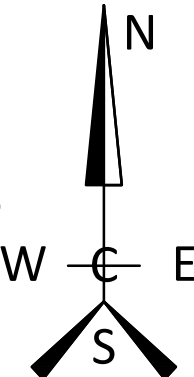
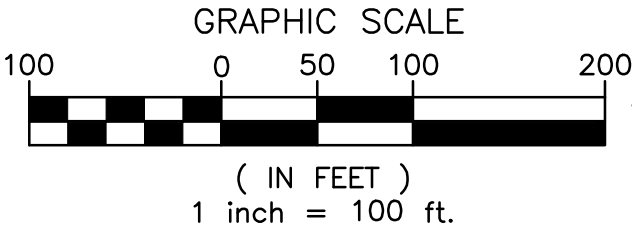


SOUTH QUARTER CORNER
FOUND 1-1/2 INCH BRASS CAP
MARKED PER CP&F INSTRUMENT
NUMBER 2950747000

SOUTHEAST SECTION CORNER
FOUND 3-1/2 INCH BRASS CAP MARKED
"PLS 12110" PER CP&F INSTRUMENT
NUMBER 2481172000

LEGEND

- AREA TO BE ANNEXED
- EXISTING CITY LIMITS
- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE



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

PROJ #: 24-3913
DATE: 11/22/24
DRAFTED BY: RK/WAL
REVIEWED BY: RK

CIVIL
STRUCTURAL
☒ SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

IDAHO RANCH

ANNEXATION EXHIBIT

SHEET
1 OF 1

JOB NUMBER
24-3913

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 11/18/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Ordinance - Early Dawn and Zorros Annexation (ANNX-24-1)

ITEM AND RECOMMENDED ACTION:

This item is the annexation ordinance for the Early Dawn and Zorros Annexation (ANNX-24-1), which was approved by the city council following a public hearing on February 18, 2025. Staff requests that the city council review and approve the corresponding ordinance. No presentation is planned on this item.

DISCUSSION:

On February 18, 2025, the city council held a public hearing to consider a request to annex approximately 9.671 acres and associated rights-of-way into the City of Post Falls with the Community Commercial Services (CCS) zoning. The entirety of the site is generally located at the northwest corner of Early Dawn and Zorros Roads. Following the hearing, the city council approved a motion directing staff to prepare a final written reasoned decision approving the annexation request, which was approved June 3, 2025. On June 3, 2025, the Development and Annexation Agreement was also approved by City Council. The attached ordinance is the legal document that, once recorded memorializes this property being in the City of Post Falls.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

On June 3, 2025, the Development and Annexation Agreement was approved by City Council

APPROVED OR DIRECTION GIVEN:

As noted above, the city council approved the requested annexation; The attached and corresponding ordinance memorializes this property being in the City of Post Falls, once recorded.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

NA

BUDGET CODE:

NA

ATTACHMENTS:

1. Draft Early Dawn Annexation Legal and Exhibit3

ORDINANCE NO.____

ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY 9.671 ACRES LOCATED AT 4171 E. EARLY DAWN AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, the owners of the real property described in Section 1 of this ordinance requested that the City Council of the City of Post Falls annex the property.

WHEREAS, public hearings were held before both the Planning and Zoning Commission on October 24, 2024, and the City Council on February 18, 2025, in accordance with law and a Reasoned Decision was reached; and

WHEREAS, the City Council has determined that the real property adjoins the city limits, and that Community Commercial Services (CCS) zoning is suitable and compatible with surrounding land uses and the provisions of the Post Falls Comprehensive Plan, that the land uses would fit in with the general development of the City and would be in the best interest of the City of Post Falls to annex the property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, AS FOLLOWS:

SECTION 1: That the property legally described in Exhibit A, which is adjacent and contiguous to the City of Post Falls, is hereby annexed into the City of Post Falls.

SECTION 2: That the lands described in Exhibit A to this Ordinance are hereby zoned Community Commercial Services (CCS) as depicted in the attached Exhibit A. Further, the Official Zoning Map of the City of Post Falls will be modified to include the annexed property within the City and to reflect the assigned zoning district.

SECTION 3: That this Ordinance takes effect upon its passage and publication according to law.

Enacted as an ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the _____ day of _____, 2025.

CITY OF POST FALLS

BY: _____
Ronald G. Jacobson, MAYOR

ATTEST

BY: _____
Shannon Howard, CITY CLERK

SUMMARY OF POST FALLS ORDINANCE NO. _____

The City of Post Falls, Kootenai County, Idaho hereby gives notice of the adoption of Post Falls Ordinance No. _____, annexing approximately 9.671 acres and zoning the property Community Commercial Services (CCS). The property is located at 4171 E. Early Dawn Avenue, Post Falls Idaho, and is legally described as:

A parcel of land being Tract 42 of Post Falls Irrigated Tracts filed in Book C of Plats, Page 78, Records of Kootenai County, Idaho, lying in the Southwest Quarter of Section 30, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and more particularly described as follows:

Commencing at the South Quarter Corner of said Section 30, being a 5/8 inch rebar with no cap, per CP&F Instrument Number 2107363000, Records of Kootenai County, Idaho, from which the Center Quarter Corner bears North 01°01'09" East 2675.33 feet; thence North 43°02'13" West 1902.75 feet to the intersection of the West Right-of-Way of Zorros Road and the North Right-of-Way of Early Dawn Avenue being the Southeast Corner of Tract 42, also being the **True Point of Beginning**;

thence along the North Right-of-Way of said Early Dawn Avenue, being the North Line of the City Limits, North 88°33'30" West 655.03 feet to the Southwest Corner of said Tract 42 of said Post Falls Irrigated Tracts;

thence along the East line of the said City Limits and West Line of said Tract 42, North 00°59'23" East 642.01 feet to the Northwest Corner of said Tract 42;

thence along the North Line of said Tract 42 being the South line of said City Limits, South 88°45'21" East 655.04 feet to the West Right-of-Way of Zorros being the Northeast Corner of said Tract 42;

thence along West Right-of-Way of said Zorros Road and the East line of said Tract 42 being the West line of said City Limits, South 00°59'34" West 644.27 feet to the **True Point of Beginning**;

The ordinance is effective upon publication of this summary. The full text of Ordinance No. _____ is available at Post Falls City Hall, 408 North Spokane Street, Post Falls, ID 83854 in the office of the city clerk.

Shannon Howard, City Clerk

Publish once in the City's official newspaper.

STATEMENT OF LEGAL ADVISOR

I, Field K. Herrington, am legal advisor for the City of Post Falls, Idaho. I have examined the attached summary of Post Falls Ordinance No. _____, annexing real property and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the contents thereof.

DATED this day of ,

Field K. Herrington, City Attorney

EXHIBIT A

City of Post Falls Annexation Ordinance No. _____

Annexation Description

A parcel of land being Tract 42 of Post Falls Irrigated Tracts filed in Book C of Plats, Page 78, Records of Kootenai County, Idaho, lying in the Southwest Quarter of Section 30, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and more particularly described as follows:

Commencing at the South Quarter Corner of said Section 30, being a 5/8 inch rebar with no cap, per CP&F Instrument Number 2107363000, Records of Kootenai County, Idaho, from which the Center Quarter Corner bears North 01°01'09" East 2675.33 feet; thence North 43°02'13" West 1902.75 feet to the intersection of the West Right-of-Way of Zorros Road and the North Right-of-Way of Early Dawn Avenue being the Southeast Corner of Tract 42, also being the **True Point of Beginning**;

thence along the North Right-of-Way of said Early Dawn Avenue, being the North Line of the City Limits, North 88°33'30" West 655.03 feet to the Southwest Corner of said Tract 42 of said Post Falls Irrigated Tracts;

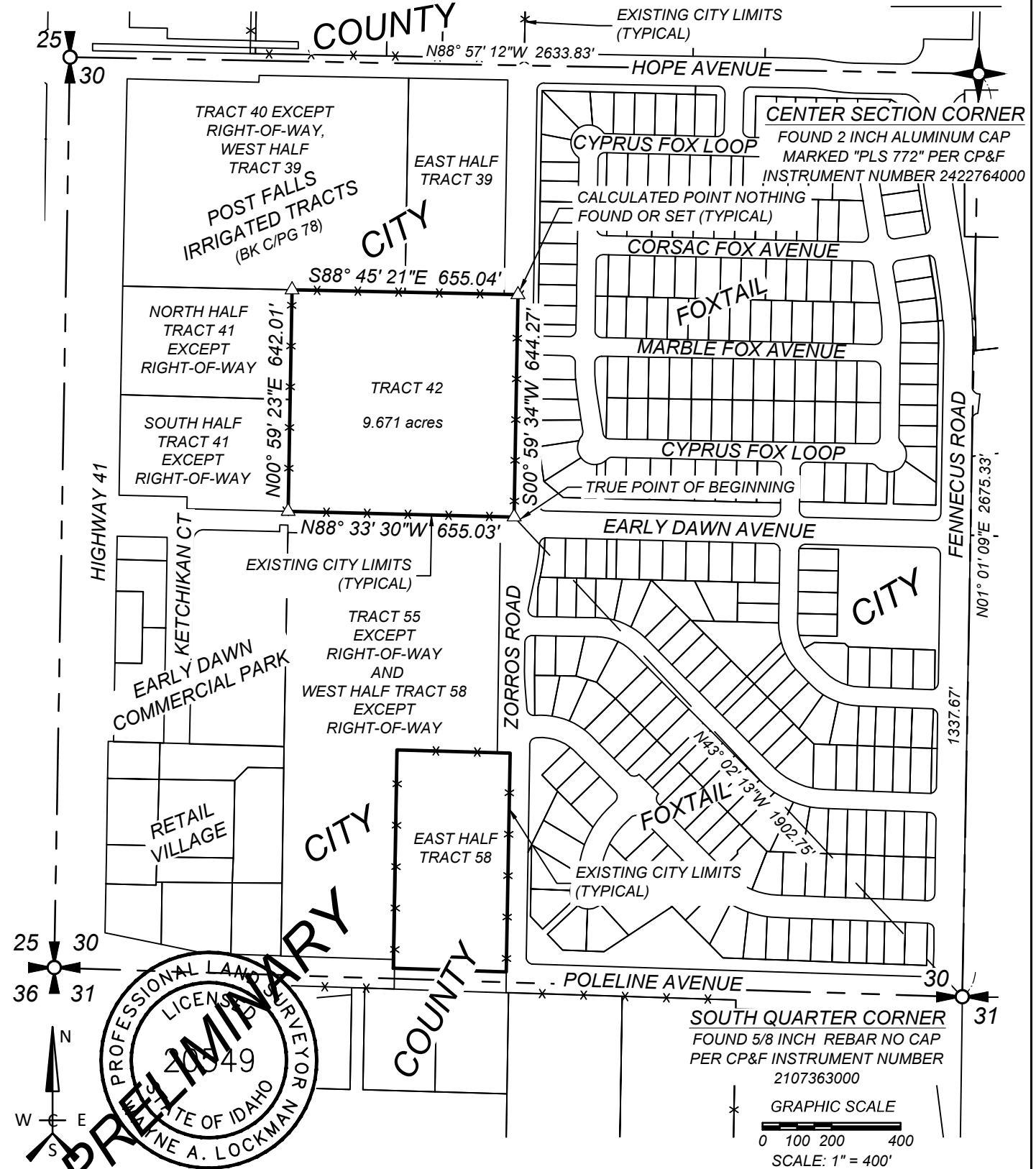
thence along the East line of the said City Limits and West Line of said Tract 42, North 00°59'23" East 642.01 feet to the Northwest Corner of said Tract 42;

thence along the North Line of said Tract being the South line of said City Limits, South 88°45'21" East 655.04 feet to the West Right-of-Way of Zorros being the Northeast Corner of said Tract 42;

thence along West Right-of-Way of said Zorros Road and the East line of said Tract 42 being the West line of said City Limits, South 00°59'34" West 644.27 feet to the **True Point of Beginning**;

said parcel containing 9.671 acres of land, more or less.

CITY OF POST FALLS ANNEXATION ORDINANCE No.



PROJECT NO.: 23-3546
 DATE: 04/25/24
 DRAFTED BY: WAL
 REVIEWED BY: MAS
 SCALE: 1"=400'

S.25 - T.51N. - R.4W. B.M.

ANNEXATION EXHIBIT
TRACT 42
POST FALLS IRRIGATED TRACTS
SW1/4, SEC.30, T51N, R4W, B.M.
KOOTENAI COUNTY, ID

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

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 11/18/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Ordinance - O'Brien Vacation (VAC-25-1)

ITEM AND RECOMMENDED ACTION:

Approve the Ordinance memorializing the vacation of a 10' utility easement located on LT 15 BLK 4 of the RIVER PARK PLAZA ADD located at 1501 E. Tammy Drive.

DISCUSSION:

On October 7, 2025, City Council reviewed the proposed vacation of this utility easement during a public hearing. The River Park Plaza Addition included a ten-foot platted utility easement throughout the entire development. Construction drawings for the plat from 1978 indicated an "overland emergency drainage" route along the western boundary. As developed, there is no need for overland drainage. A review of the original stormwater facilities, by City Staff, indicated that all facilities were built in conformance with the original plans, there are no known maintenance or operational concerns, and the facilities meet or exceed current design stormwater capacities. There are currently no utilities within the easement and Avista provided a letter indicating that they do not need the easement for any future utilities. Following the hearing, the City Council approved the requested vacation. This item is the adoption of the vacation ordinance, which is the final step in the vacation process.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

City Council approved this vacation on October 7 2025.

APPROVED OR DIRECTION GIVEN:

City Council directed staff to bring back the ordinance.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. OBRIEN Vacation Ordinance

ORDINANCE NO. _____

**UTILITY EASEMENT VACATION
O'BRIEN VACATION (File No. VAC-25-1)**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A UTILITY EASEMENT SITUATED ON THE WEST TEN FEET OF LOT 15, BLOCK 4 OF THE PLAT OF RIVER PARK PLAZA ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK F, PAGE 22, RECORDS OF KOOTENAI COUNTY, IDAHO; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN AS DESCRIBED HEREIN; PROVIDING FOR DISPOSITION OF THE EASEMENT; PROVIDING REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the owners of the real property located at 1501 East Tammy Drive have petitioned the City to vacate the utility easement traversing the western edge of their property as described herein; and

WHEREAS, on the 7th day of October 2025, the City Council conducted a public hearing to receive public comment on the proposed vacation of the subject easement;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, AS FOLLOWS:

SECTION 1: That the utility easement legally described in Exhibit A and located on the western ten feet of 1501 East Tammy Drive is hereby vacated to the underlying property owner.

SECTION 2: All provisions of the current Municipal Code of the City of Post Falls or ordinances of the City of Post Falls which conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: This Ordinance is hereby declared to be severable. Should any portion of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the Ordinance before the declaration of partial invalidity.

SECTION 4: That this Ordinance takes effect upon its passage and publication according to law.

Enacted as an Ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the _____ day of _____, 20____.

CITY OF POST FALLS

CITY OF POST FALLS

BY: _____
Ronald G. Jacobson, MAYOR

ATTEST

BY: _____
Shannon Howard, CITY CLERK

SUMMARY OF POST FALLS ORDINANCE NO. _____

The City of Post Falls, Kootenai County, Idaho hereby gives notice of the adoption of Post Falls Ordinance No. _____, vacating a utility easement running along the western boundary of 1501 East Tammy Drive, Post Falls, Idaho. The property is legally described as:

The west 10 feet of Lot 15, Block 4, of the River Park Plaza Addition

The Ordinance is effective upon publication of this summary. The full text of Ordinance No. _____ is available at Post Falls City Hall, 408 North Spokane Street, Post Falls, ID 83854 in the office of the city clerk.

Shannon Howard, City Clerk

Publish once in the City's official newspaper.

STATEMENT OF LEGAL ADVISOR

I, Field K. Herrington, am legal advisor for the City of Post Falls, Idaho. I have examined the attached summary of Post Falls Ordinance No. _____, vacating an easement and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the contents thereof.

DATED this day of ,

Field K. Herrington, City Attorney

Utility Easement Legal Description:
Western 10' of RIVER PARK PLAZA ADD, LT 15 BLK 4

E BROOK DR

S PARKWOOD PL

RIVER PARK
PLAZA ADD, LT
15 BLK 4

1501

10'

E TAMMY DR

1501 E Tammy Drive Vacation
Easement Vacation
VAC-25-1

Exhibit A

- Post Falls City Boundary
- Tax Parcels
- Subject Site



CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 11/18/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: John Beacham, Public Works Director

SUBJECT: Water Reclamation Facility Tertiary Treatment Project – Service Contract and Warranty Terms with Wigen Water Technologies

ITEM AND RECOMMENDED ACTION:

There are two related items for City Council consideration: 1) a request to decrease the required warranty terms related to the membrane modules and 2) a service contract with Wigen Water Technologies for ongoing support in operating the membrane filtration system. City staff recommend approving both items.

DISCUSSION:

On November 6, 2018 the City Council awarded a contract to Wigen Water Technologies to provide the Membrane Filtration Equipment for the City's Tertiary Treatment Project at the Water Reclamation Facility. Under the contract Wigen would provide the equipment necessary to operate a membrane filtration facility and procure the necessary filter modules from Dow (now Dupont) to populate the equipment they provided. The contract with Wigen included a 7-year pro-rated warranty on the membrane modules. This contract was later assigned to Sletten Construction, the eventual General Contractor for the project.

At the time of Wigen's bid, they obtained a warranty for the modules through Dow to function as a pass through in the event of a claim; this warranty began when the equipment was delivered to the site. At that time, construction on the project was anticipated to be complete in late 2022. In actuality, the membrane system began operating at the end of March 2025. The membranes are operating as expected and the technical elements of the final testing report confirm the performance data to-date. Under the procurement contract, the module warranty provided by Wigen started at the time the equipment began operating. This discrepancy leaves Wigen bearing the risk for Dupont's membranes to perform properly for 22-months of the warranty.

In lieu of providing this warranty beyond the extents of the pass-through warranty provided by Dupont, Wigen has offered to provide ongoing technical support and expertise to our Operations staff at a discounted rate. They are offering free remote tech support on an on-call basis, free diagnostic analysis of the systems operational data on a monthly basis, and free adjustments of minor programming matters. They are also offering on-site visits as needed and priority scheduling for both scheduled and unscheduled trips to our site. The table below presents the proposed warranty dates:

Timeline	Contract Date	Proposed Date
Warranty Begins	March 31, 2025 (Substantial Completion of Equipment)	June 24, 2023 (180 days from ship date)
End of 1-year full warranty	March 31, 2026	June 23, 2024
End of 7-year pro-rated warranty	March 31, 2032	June 23, 2030

Staffs' recommendation for accepting the reduced warranty term and entering into the service

agreement with Wigen is based on the likely economic value of the two offers. First, the warranty covers equipment worth approximately \$825K. The City's engineering team estimated 5%-7% of systems have made a warranty claim in the last 20-25 years. For this analysis, a value of 5% likelihood of failure was used. A common methodology to monetize risk is to multiply the consequence of an event by the likelihood of that event. The value of a full replacement warranty can therefore be approximated as \$41,250. This value is considerably less when the pro-rated nature of the warranty is considered. For purposes of comparison, the on-call and diagnostic services are worth approximately \$14,160 per year. With an expectation that this contract will run for at least five years, the value of the service contract exceeds \$70,000. There is also significant value in having the vendor who developed the system and software available to assist in operating and troubleshooting it.

Staff will provide a presentation on this subject.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

This project has been in progress since 2018. Below are items over the past two years:

Contract Amendment with Panhandle Area Council – 8/5/2025
Amendment to J-U-B Contract for Schedule Extension – 2/18/2025
Amendment to PAC Contract for Schedule Extension – 2/18/2025
Tertiary Project Update presented at City Council Workshop – 2/4/2025
Change Order with Sletten for Heat Trace Installation – 11/5/2024
Amendment to PAC Contract for Schedule Extension – 9/16/2024
Amendment to J-U-B Contract for Schedule Extension – 4/16/2024
Amendment to PAC Contract for Schedule Extension – 4/16/2024
Change Order with Sletten for Storage Costs and Schedule Adjustment – 4/2/2024
Amendment to PAC Contract for Schedule Extension – 12/19/2023
Change Order with Sletten for Escalation and Schedule Extension – 11/15/2023

APPROVED OR DIRECTION GIVEN:

Prior items were reviewed and/or approved, as applicable.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

There is no immediate fiscal impact of this item. Future services by Wigen would be funded as needed through the operating budget of the Water Reclamation Facility.

BUDGET CODE:

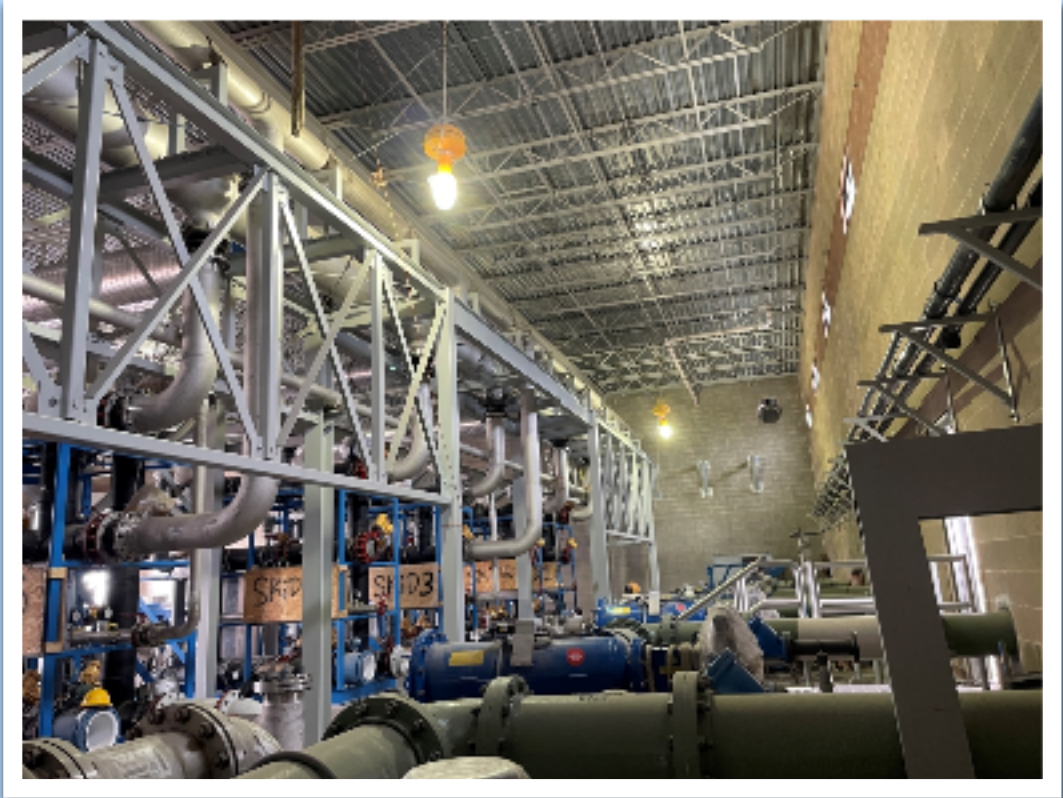
651-463.3213.90015 (Tertiary Project)

ATTACHMENTS:

1. Presentation: Wigen Service Contract and Warranty
2. Post Falls WRF - Service Contract - S-2510-0024 Rev. 5

Wigen Service Contract and Warranty Terms

John Beacham, Director
Public Works Department
November 18, 2025



Summary

- For Consideration:
 - An ongoing service contract with Wigen to provide support for membrane filtration system operations, and
 - A decrease in the duration of the warranty for the membrane system modules

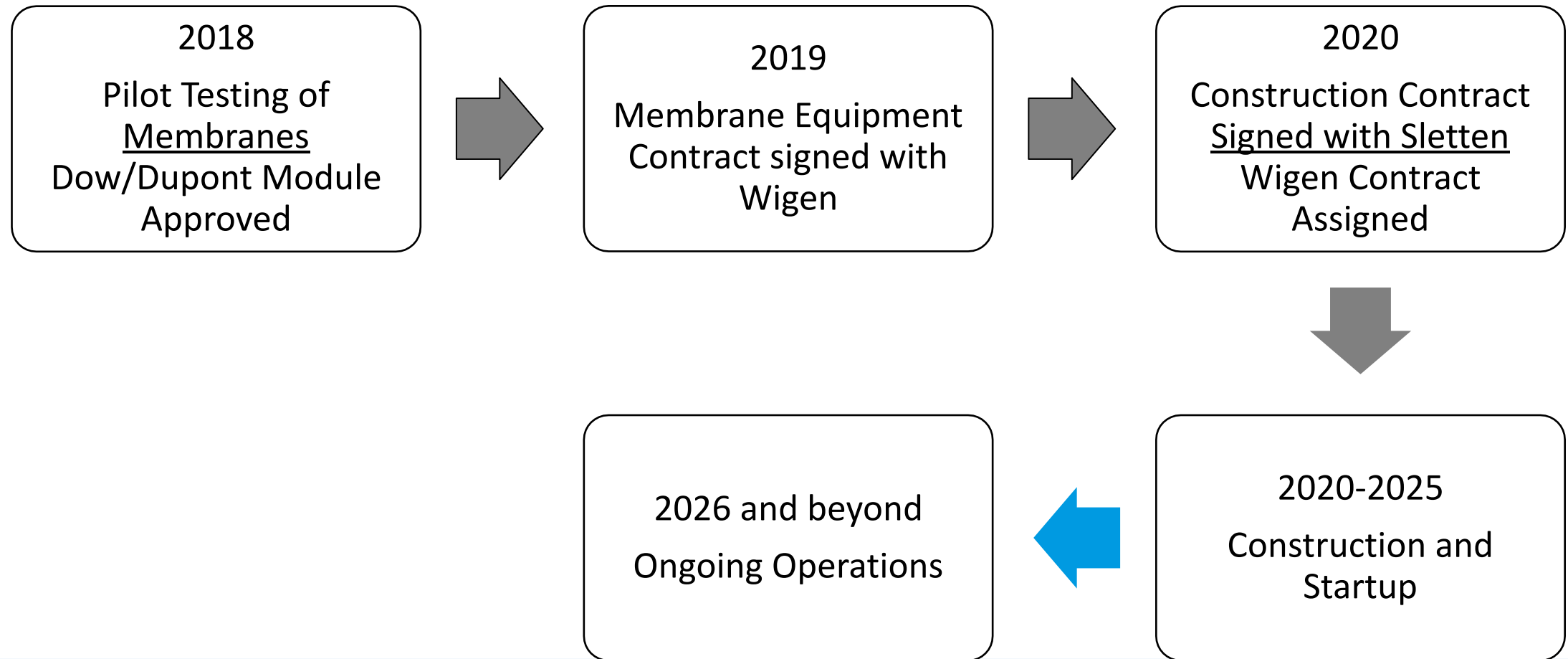
Overview

- Background
- Warranty Modifications
- Proposed Service Contract
- Next Steps
- Questions & Discussion

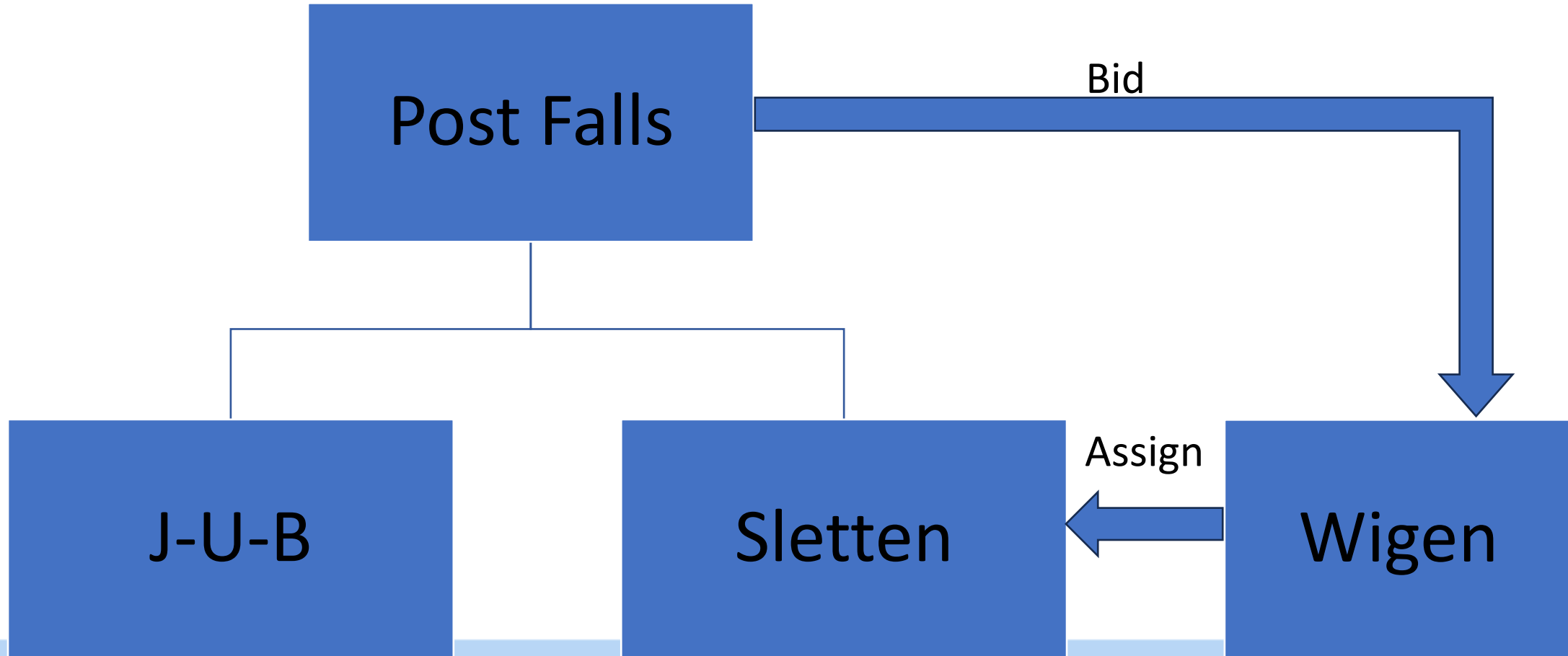
What is Membrane Filtration



History of Project



Project Relationships



Project Overview

Status

- Membrane Equipment has been in operation since March 2025
- Required documentation, including warranties, remained outstanding
- Module warranty is now the last required item from Wigen

Project Overview Status

- This is last “deliverable” item on project.
- Substantial Completion expected upon resolution.
- Two schedule-related issues remain unresolved with Sletten.
- Closeout/payment remains unresolved, pending items above.

Module Warranty

- Guarantees against defects, including degraded performance
- 1-year full, then 6 years pro-rated
- Modules typically last 7-12 years, often more
- Intended arrangement:
 - Manufacture provides pass-through warranty to equipment supplier
 - Equipment supplier provides warranty to City

Module Warranty

- Contract with Sletten/Wigen has been extended
 - Delays through 2024 settled
- City warranty based on start of operations
- Dupont warranty to Wigen based on ship date

Timeline	Contract Date	Dupont Date
Warranty Begins	March 31, 2025 (Substantial Completion of Equipment)	June 24, 2023 (180 days from ship date)
End of 1-year full warranty	March 31, 2026	June 23, 2024
End of 7-year pro-rated warranty	March 31, 2032	June 23, 2030

Wigen's Proposal

Wigen proposes City accept pass-through warranty from Dupont

Wigen will assist City to meet operational requirements to maintain warranty

Wigen will provide remote tech-support, engineering services, programming services free of charge

Wigen will prioritize on-site service to Post Falls, as requested

Wigen's Proposal Service Contract

- Separate from construction/procurement contract
- Ongoing
- Up to 4 on-site visits per year, flat fee
- 4 hours per month remote support, free

Note: Ongoing support from Wigen recommended by City's programmer and Operations

Wigen's Proposal Value Comparison

Warranty

- Risk = Consequence * Likelihood
- Cost of Modules: \$825,000
- Likelihood of Failure: <5%*
- Risk = \$41,250
- Warranty is pro-rated, less valuable

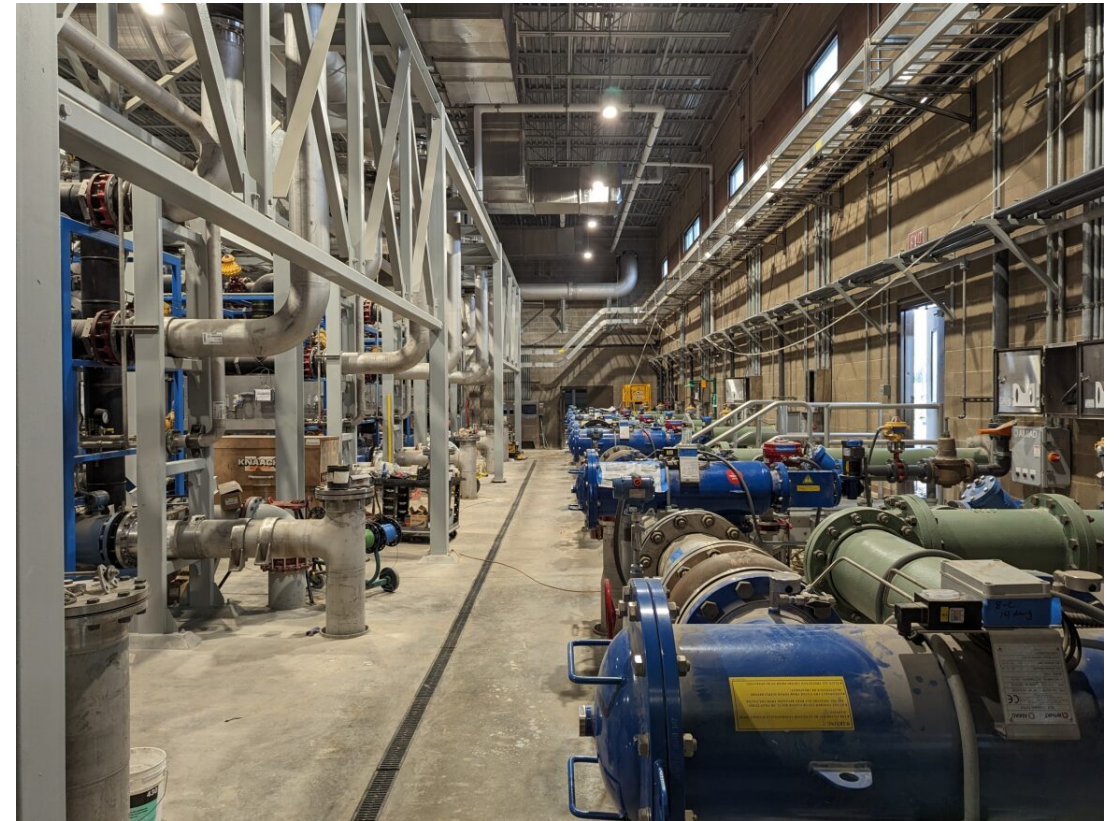
Service Contract

- Value of remote service:
\$14,160/year; \$70,800/5-years
- Each year of extended module life:
\$143K
- Value of operations advice,
efficiency: not monetized

*Reported as 5-7% over 20-25 years

Contract Adjustments Negotiation Approach

- Good Business Partner
- Stay Within Contract
- Ensure Quality Infrastructure for Ratepayers



Next Steps



- Time claim resolution with Sletten
- Closeout paperwork and payments
- PAC Contract Amendment
- Tour

Requested Action and Recommendation

Staff recommend accepting the modified warranty terms and entering into a service contract with Wigen.



Questions



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PROPOSAL FOR City of Post Falls, ID – Post Falls WRF

Submitted by:
Mark Roufs
Aftermarket Sales Manager
952-208-1276
Mark.roufs@wigen.com

Bid Date:
11/14/2025

Proposal No:
S-2510-0024 (REV 5)

Initials: City of Post Falls _____

Initials: Wigen SB

4201 Norex Drive, Ste. 100 • Chaska, MN 55318 USA
T: (952) 448-4884 • TF: (800) 240-3330 • F: (952) 448-4886 • W: WIGEN.COM





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1.0 INTRODUCTION

Wigen Water Technologies is pleased to provide this proposal to the City of Post Falls for a one year Service Contract at the Post Falls Water Reclamation Facility (WRF). If requested, Wigen will quote additional years upon expiration of the initial service contract.

Exceptions/exclusions and Terms and Conditions are provided at the end of this document. If you have any questions about this proposal, please do not hesitate to contact me.

Sincerely,

Mark Roufs
Aftermarket Sales Manager

Initials: City of Post Falls _____

Initials: Wigen SB

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Proposal No: S-2510-0024



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2.0 COMPANY INFORMATION

2.1 COMPANY OVERVIEW

Since its inception in 1965, Wigen Water Technologies® has grown from a manufacturer's representative firm to become a leader in the manufacture of custom water treatment systems. We specialize in application-specific, cost-effective and reliable solutions for industrial, municipal and ultrapure clients.

With several U.S. patents to its credit, Wigen continues to develop new methods aimed at recycling and recovering our most precious resource. Wigen has fully integrated production and fabrication capabilities. Supported by a team of chemical and mechanical engineers and mechanical and electrical designers, Wigen's manufacturing center includes metalworking, welding, panel building, pipefitting, cleanroom assembly, general fabrication and testing operations.

Headquartered in Minneapolis, MN, Wigen has staff throughout the U.S. In addition, we support customers worldwide. In 2020 we were purchased by Metawater, a Japanese water treatment company with over US\$1B in sales. We now operate as a subsidiary company with the same flat corporate structure and private company culture that has allowed us to provide economic solutions without sacrificing quality, with all our products continuing to be built in America.

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Proposal No: S-2510-0024

3.0 EQUIPMENT

3.1 Wigen Water Technologies Ultrafiltration System – Post Falls WRF

Equipment Summary

Equipment	Description
Ultrafiltration Trains	(6) UF Trains w/ valve nests and (82) Dow 2880XP modules, each
Backwash pumps	(1) Duplex backwash pump skid and UF filtrate tank
CIP System	High/low pH CIP pumps, high/low pH cleaning tanks
Air systems	Compressed instrument air system and air scour blower system
Instrumentation	Associated analytical monitoring/measuring sensors and instrumentation (turbidity, flow, pH, pressure, level, etc.)
Scope of Supply	
Includes four (4) site visits per year (one per quarter), with three (3) on-site service days per visit by one (1) Wigen Field Service Technician. Travel time and related expenses are included.	
Four (4) hours per month of remote system support by Wigen Engineering.	

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Initials: Wigen SB

4.0 SCOPE OF WORK

Scope of Work	Description
Walk down and inspect UF system equipment, including ancillary and chemical systems.	a). Note any anomalies, leaks, noise, vibrations, local instrument readings, error indicators, etc. b). Provide brief verbal or email notes of anomalies following walk-down.
Check status and performance of chemical systems and supplies	a). Note any anomalies, leaks, noise, vibrations, local instrument readings, error indicators, etc. b). Provide brief verbal or email notes of anomalies following walk-down.
Confirm functionality and proper sequencing of the UF systems	a). Backwash, air scour, fill, flush, startup shutdown b). Infrequent sequencing c). DIT, CEB, CIP
Check system HMI screens and trends for real-time conditions and performance	a). Review HMI screens to verify proper operation. b). Review system alarm logs for alarms of potential concern and nuisance alarms. c). Review set points and work with operations to adjust as/if needed
Data review	Review data logs with operations to spot any negative trends or concerns
Calibration and correlation of instrumentation	Verify instrument readings and calibrate as applicable (time permitting)
CEB/CIP assistance	Assist with CEB & CIPs as applicable (time permitting)
Troubleshooting	Troubleshooting of mechanical/process issues and concerns
Process Optimization	a). Work with operations to optimize DITs, backwash intervals, CEB/CIP intervals, recovery, etc. b). Provide parameter change recommendations.
Remote Engineering Support	Up to four (4) hours per month to review operational data (including telephone support), provide remote programming support, assist with process optimization and provide recommendations. If requested, additional hours billed at rates herein.
Note: If desired by City and Plant Operations, Wigen can perform additional tasks not outlined above (as time permits) during site visits. Contact Wigen prior to scheduled site visits to review any changes in scope of work.	

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5.0 PRICING

Pricing for the equipment and services as described in this proposal is provided below.

Prices are in US dollars.

ITEM #	DESCRIPTION	QTY	RATE	TOTAL
1	Quarter 1 (if required) – Site visit w/ three (3) site days plus travel time and expenses.	1	Flat	\$19,170.00
2	Quarter 2 (if required) – Site visit w/ three (3) site days plus travel time and expenses.	1	Flat	\$19,170.00
3	Quarter 3 (if required) – Site visit w/ three (3) site days plus travel time and expenses.	1	Flat	\$19,170.00
4	Quarter 4 (if required) – Site visit w/ three (3) site days plus travel time and expenses.	1	Flat	\$19,170.00
5	With a service contract in place, Wigen will review system data on a monthly basis. Up to four (4) hours of Remote Engineering Support per month is offered.	N/A	N/A	N/A
Wigen will only bill for service visits that are performed. If a quarterly visit is skipped due to lack of need, no billing will occur for that quarter.		SUBTOTAL		\$76,680.00
		Sales Tax		TBD
		TOTAL		\$76,680.00

TIME	HOURLY RATE FIELD SERVICE TECHNICIAN, ENGINEER, PROGRAMMER
Weekday, regular time: 7:00 AM – 5:00 PM	\$295.00
Weekday, after hours: 5:00 PM – 7:00 AM	\$442.50
Weekend	\$442.50
Holiday	\$590.00
HOURLY RATE IS CHARGED PORTAL TO PORTAL	

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6.0 CLARIFICATIONS & EXCLUSIONS

- Payment terms - Net 30
- Invoicing to occur after service visit is completed.
- Pricing excludes any applicable taxes.
- Pricing excludes any shipping & handling.
- Pricing excludes performance bond, if required.
- Offloading & staging of materials by others.
- Material disposal means by others (i.e. Dumpsters)
- After-hours labor excluded.
- Pricing valid for 30 days from bid date.
- Additional parts, services, or equipment repairs are excluded.
- Unscheduled service visits (beyond quarterly service contract visits) billed at rates on page 6 for field service technician & engineering, plus travel time & expenses.
- Unforeseen conditions excluded.

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Proposal No: S-2510-0024



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7.0 TERMS AND CONDITIONS

General Terms and Conditions

9S-10-P-WIGEN WATER TECHNOLOGIES: SERVICE TERMS AND CONDITIONS

1.0 TERMS. Subject to the terms and conditions ("Agreement") herein, Wigen Water Technologies ("Wigen") has agreed to sell to the buyer identified in Wigen's quote (hereafter, "Buyer") (individually, each a "Party" and collectively the "Parties"), and Buyer has agreed to buy from Wigen those certain services ("Services") and products ("Products"), if any, set forth in Wigen's quote and/or proposal or such other similar document (collectively, the "Quote"), which Quote is expressly incorporated herein. The number of hours for Service shall be those set forth in the Quote.

2.0 PURCHASE PRICE/TERMS OF PAYMENT. The price for the Products and Services ("Purchase Price") is stated in the Quote, absent typographic or other errors, which are subject to correction. Applicable sales tax, shipping costs, and handling fees will be added to final invoice. In the event US imposed tariffs or import taxes or import fees are applied to Products desired for or needed for fulfillment of the Quote, Buyer agrees to pay Wigen such additional costs, if any, on a documented, pass-through basis. Both Parties may propose changes to the scope of supply; no proposed changes will be acceptable until agreed to by both Parties in writing, which both Parties agree in good faith to negotiate. Unless otherwise provided, payment is due in US dollars within 30 days from invoice date. Payment shall be made by ACH or bank wire or as otherwise agreed. Where applicable, when Products are placed at the disposal of the Buyer or the end-user of the Products ("Owner") ready for unloading, delivery shall be deemed to have occurred, and invoices "due upon delivery" of Products shall be due 30 days thereafter. Any undisputed amounts not paid when due will be subject to interest computed at a rate equal to 1.5% per month or the highest rate permissible under law. Undisputed invoices shall be paid regardless of disputes relating to other invoices.

3.0 FORCE MAJEURE. Wigen shall not be liable or in breach of this Agreement or the Quote for any delay or failure of delivery or of any other performance caused in whole or part by any contingency beyond Wigen's reasonable control, including, without limitation, hurricanes, floods, earthquakes, acts/threats of terrorism, acts/omissions of any government or governmental agency, and/or any shortage of or inability to secure labor, fuel, energy, raw materials, supplies or machinery at reasonable prices. In such event, the time for Wigen's performance shall be extended by the amount of time lost, plus additional time, if any, as reasonably necessary.

4.0 BUYER'S DELAY. Wigen shall not be liable or considered in breach of this Agreement or the Quote for any delay or failure of delivery or of any other performance caused in whole or part by acts/omissions of Buyer or Buyer's agents. In such event, the time for Wigen's performance shall be extended by the amount of time lost by reason of such acts/omissions, plus additional time, if any, reasonably necessary. Buyer shall be liable for additional expenses reasonably incurred by Wigen, if any, due to Buyer's delays.

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Proposal No: S-2510-0024



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5.0 TERMINATION. Should Buyer wish to terminate the Quote for convenience, Buyer shall pay Wigen for all materials and Products (whether procured, in progress, or completed, if any) and for all Services performed, if any; in addition, at Wigen's sole discretion, Buyer shall pay Wigen an additional fee of 50% of a scheduled Field Service Appointment should Buyer provide notice of termination within 3 to 5 calendar days of such Field Service Appointment OR 100% of a scheduled Field Service appointment should Buyer provide notice of termination within 1 to 2 calendar days of such Field Service Appointment. For purposes of this Agreement, "Field Service Appointment" shall mean any agreed upon service date(s) for Buyer and the Wigen hourly service rates associated therewith, plus any noncancellable fees (e.g., airline ticket).

6.0 RESCHEDULING FIELD SERVICE. In Wigen's sole discretion, should Buyer wish to reschedule all or a portion of any scheduled Field Service Appointment, Buyer shall pay Wigen a fee of 50% of such Field Service Appointment should Buyer request to reschedule within 3 – 5 calendar days of such Field Service Appointment OR 100% of such Field Service Appointment should Buyer request to reschedule within 1 – 2 calendar days of such Field Service Appointment.

7.0 CANCELLATION. Either Party may cancel the Quote on written notice in the event the other Party materially breaches this Agreement or the Quote, and the breaching Party does not cure such breach within 30 days of first knowledge or receipt of notice of such breach.

8.0 SAFETY. Buyer shall take all safety precautions reasonably necessary to ensure a safe worksite and to comply with all applicable laws for the safety of persons/property. See "1M-220-P-Onsite Safety Requirements" for Wigen's complete safety requirements.

9.0 INTELLECTUAL PROPERTY OWNERSHIP. Wigen retains all intellectual property rights and interest in and to all Products, materials, and information, (including copyright, patent, trademark, and trade secret rights).

10.0 LIMITED WARRANTY. See Wigen Water Technologies Warranty for terms of after-market limited warranty ("Warranty") (7W-200-P), which document shall be deemed attached hereto and incorporated herein by reference. Extended warranties available upon request.

11.0 LIMITATION OF REMEDIES. Neither buyer nor Wigen shall be liable to the other for indirect, incidental, consequential or special damages of any kind, including without limitation, foreseeable business losses, loss of profits, and/ or economic loss. the parties agree that these limitations are agreed allocations of risk and shall survive a determination of any court that any remedy herein fails of its essential purpose.

12.0 LIMITATION OF LIABILITY. UNDER NO CIRCUMSTANCE SHALL WIGEN'S LIABILITY EXCEED THE PURCHASE PRICE PAID BY BUYER.

13.0 DEFAULT. In the event of a material default by Buyer, Wigen may, in addition to other available remedies, (a) suspend in transit any shipment; (b) decline further shipments; (c) postpone further performance until such default is corrected; (d) cancel this Agreement/Quote; and (e) declare all amounts owed by Buyer payable immediately.

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Proposal No: S-2510-0024



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14.0 INDEMNITY. Buyer shall defend, hold harmless, and indemnify Wigen from and against any and all claims, along with all damages and expenses (including reasonable attorneys' fees) related to or in connection with (i) any defect or failure of the Products (including any software code related thereto) not due to the fault of Wigen; (ii) any alleged or actual breach of this Agreement by Buyer and/or Buyer's agents, and/or (iii) any negligent or intentional acts or omissions of Buyer and/or Buyer's agents. The indemnification provided under this section shall not be construed as a waiver by Buyer of any immunities or defenses available under Idaho law, including but not limited to those available under the Idaho Tort Claims Act, Idaho Code 6-901 et seq.

15.0 ASSIGNMENT. This Agreement and the Quote are not assignable without first obtaining the other party's written consent.

16.0 CONFIDENTIALITY. Buyer agrees to hold in confidence all confidential information disclosed to it by Wigen and to use such information solely for the purpose of performing its obligations hereunder. Such information includes but is not limited to financial data, technical data (including schematics and designs), computer code, software (including PLC, HMI, and VFD code), technical documentation, and other data Buyer has reason to know or reasonably should know is confidential ("Information").

17.0 COMPLIANCE. Buyer shall, at its expense, comply with all applicable laws and regulations applicable to Buyer and obtain/maintain all governmental approvals applicable to Buyer, if any.

18.0 GOVERNING LAW AND JURISDICTION. The laws of Idaho shall govern this Agreement; any proceeding related to this Agreement shall be in Kootenai County, Idaho state courts.

19.0 SURVIVAL. The following sections will survive this Agreement: Intellectual Property Ownership, Limited Warranty, Limitation of Remedies, Limitation of Liabilities, Indemnity, Confidentiality, Governing Law and Jurisdiction, and Survival.

20.0 ADDITIONAL REQUIREMENTS OF THE STATE OF IDAHO. The clauses in this Section are required by the State of Idaho. The inclusion of these clauses in this Agreement by Buyer does not indicate Buyer's support or opposition to these clauses nor acknowledgement by Buyer that these clauses are relevant to the subject matter of this Agreement. Instead, these clauses are included solely to comply with Idaho state law.

Government of China: Wigen certifies that it is not and will not, for the duration of this Agreement, be owned or operated by the government of China as those terms are defined in Idaho Code Title 67, Chapter 23.

Contract with Abortion Providers: To the extent this Agreement is subject to the use of public funds, Wigen certifies that it is not, and will not, for the duration of this Agreement, become an abortion provider or an affiliate of an abortion provider as those terms are defined in the "No Public Funds for Abortions Act" (Idaho Code title 18, Chapter 87).

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Proposal No: S-2510-0024



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8.0 WARRANTIES

7W-200-P-WIGEN WATER TECHNOLOGIES' AFTER MARKET LIMITED WARRANTY

Definitions: "Products" shall mean any equipment, parts, software or other items Wigen supplies to a buyer ("Buyer") after expiration of any otherwise applicable Wigen warranty, if any. "Services" shall mean any services it renders with respect to such Products. "Facility" shall mean any location of Wigen and any other warehouse or storage unit holding any Products.

1. Product Warranties:

A. Limited Warranty to Buyer. For a period of sixty (60) days after delivery of the Products to the designated shipping address in the applicable purchase order ("PO") and/or to a Facility, Wigen warrants to Buyer that the Products will be free of defects in material and workmanship and that the Products will be free and clear of any liens. Wigen's sole obligation to Buyer in the event of a breach of the above limited warranties shall be Wigen's choice of either repair or replacement of the alleged faulty Products with no cost to Buyer or a refund of all payments made by Buyer to Wigen for such Products. The duration of any warranty herein shall not be extended by reason of any repair/replacement of any alleged faulty Products. Extended warranties may be available at an additional cost upon agreement of the parties. These remedies shall be Buyer's sole remedy for breach of such warranties. Buyer shall notify Wigen in writing of any alleged defect in the Products within five (5) business days of discovery thereof and shall identify the alleged defects in such manner and provide such documentation with respect thereto as Wigen may reasonably require.

B. Goods Not Manufactured by Wigen. For goods not manufactured by Wigen but included within Wigen's Products, including but not limited to ion exchange resins, filter media, and MF, UF, NF, and RO membranes, Wigen makes no warranty to Buyer for those goods, except to the extent that third party warranties exist and are assignable, Wigen assigns to Buyer any such warranties, it being understood that Wigen shall have no liability to Buyer under any other legal theory for third party goods.

C. Repairs. No allowance will be made for warranty repairs without Wigen's prior written consent; repairs made without prior consent will render the warranties null and void. No Products may be returned without written authorization from Wigen. If it is determined that Wigen is not responsible for repair or replacement of the returned Products, Buyer shall pay Wigen for the costs to repair or replace the Products at Wigen's then current service rates.

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Proposal No: S-2510-0024



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2. Service Warranties:

Limited Warranty to Buyer. For a period of 30 days after delivery of the Services, Wigen warrants to Buyer that the Services will be performed in accordance with the standard of care with which such services are normally provided in the industry. Wigen's sole obligation to Buyer in the event of a breach of this limited warranty shall be the reperformance by Wigen of the alleged faulty Services at no cost to Buyer, provided that, in the event Wigen is unable to correct the Services after a reasonable opportunity to cure given the nature of the problem, Wigen shall refund Buyer on a pro rata basis the amount paid for the non-conforming Services. Buyer shall notify Wigen in writing of any alleged defect in the Services within five (5) business days of discovery thereof and shall identify the alleged defects in such manner and provide such documentation with respect thereto as Wigen may reasonably require.

3. LIMITATION OF WARRANTIES. THE WARRANTIES SET FORTH HEREIN SHALL NOT APPLY TO ANY PRODUCTS WHICH HAVE BEEN ALTERED, MODIFIED, INSTALLED, USED, OR MAINTAINED IN A MANNER OTHER THAN AS ORIGINALLY INTENDED OR USED IN A MANNER CONTRARY TO WIGEN'S INSTRUCTIONS AND/OR INSTRUCTION MANUALS OR TO PRODUCTS WHICH SUSTAIN DAMAGE BY REASON OF ACCIDENT, MISUSE, ABUSE, ABNORMAL OPERATING CONDITIONS, OR TO UNAUTHORIZED ALTERATION, SERVICE, OR REPAIR.

4. DISCLAIMER OF WARRANTIES. EXCEPT AS EXPRESSLY PROVIDED HEREIN, WIGEN HEREBY DISCLAIMS, AND BUYER HEREBY EXPRESSLY WAIVES ANY AND ALL WARRANTIES, EXPRESS AND IMPLIED, WITH RESPECT TO THE PRODUCTS AND SERVICES SOLD HEREUNDER, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF TITLE,

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Proposal No: S-2510-0024

**CITY OF POST FALLS
AGENDA REPORT
NEW BUSINESS
MEETING DATE: 11/18/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Andrew Arbini, Projects Division Manager

SUBJECT: Highlands and Montrose Lift Stations Standby Power Upgrades, Recommendation of Award

ITEM AND RECOMMENDED ACTION:

City Council approves the recommendation of award for the Highlands and Montrose lift station project to Valley Electric Inc. and authorizes the Mayor to sign the Notice of Award.

DISCUSSION:

Upgrades to the Highlands and Montrose lift stations were identified in the 2019 Wastewater Collections System Master Plan. At the Highlands lift station, the existing dedicated standby power generator is an aging unit with a notable decrease in reliability. This unit serves as back-up power to the lift station pumping equipment during emergencies such as a power outage. Similar improvements were identified at the Montrose lift station which includes the addition of a dedicated standby power generator. These improvements were combined as a single improvement project with design and construction support led by J-U-B Engineers. These improvements will address future capacity needs for standby power and ensure redundancy of the wastewater collections system.

The project design was authorized by the Public Works Director in 2024 with an estimated project budget of \$250,000 which included the estimated design and construction costs. The City's design consultant, J-U-B Engineers facilitated the informal bidding process for Public Works Construction. On October 22, 2025, the city received four bids from electrical contractors. The low bid of \$175,079 was submitted by Valley Electric Inc. Following review by J-U-B and the City's Legal Division, City staff recommends the construction contract be awarded to Valley Electric Inc. as the lowest, responsive bidder. Prior to the solicitation of bids, the Engineer's estimate for construction was \$212,000. Including the design and construction contracts with all approved contingencies, the project total will be \$242,587.

The Water Reclamation Division budgets \$542,000 annually for lift station projects like this to address deficiencies listed in the master plan and for unforeseen repairs which may become necessary.

The new generators are identified as a long lead delivery. It is anticipated that the contractor will commence the onsite work once all the equipment and parts are delivered. Project completion is expected by August 7, 2026.

City staff will provide a brief presentation of this item to City Council.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

Not applicable

APPROVED OR DIRECTION GIVEN:

Not applicable

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

City Council approval authorizes the Mayor to sign the Notice of Award to Valley Electric Inc in the amount of \$175,079 and authorizes a 10% contingency of \$17,508 for potential change orders for unforeseen conditions and/or changes that would benefit the wastewater collections system. Contract changes utilizing contingency funds will require authorization of the Public Works Director or his designee. City Council approval is for the requested amount of \$192,587. Funding for this project will come from the budget line for lift station equipment replacement.

BUDGET CODE:

650-466.3104.68400

ATTACHMENTS:

1. 111825_PPT Highlands and Montrose Recommendation of Award
2. 2025.10.23 J-U-B BidReviewLetter
3. 2025.10.31 Memo of City Legal Bid Review
4. NoticeofAward_ValleyElectric

Highlands and Montrose Lift Stations Standby Power Upgrades

Recommendation of Award

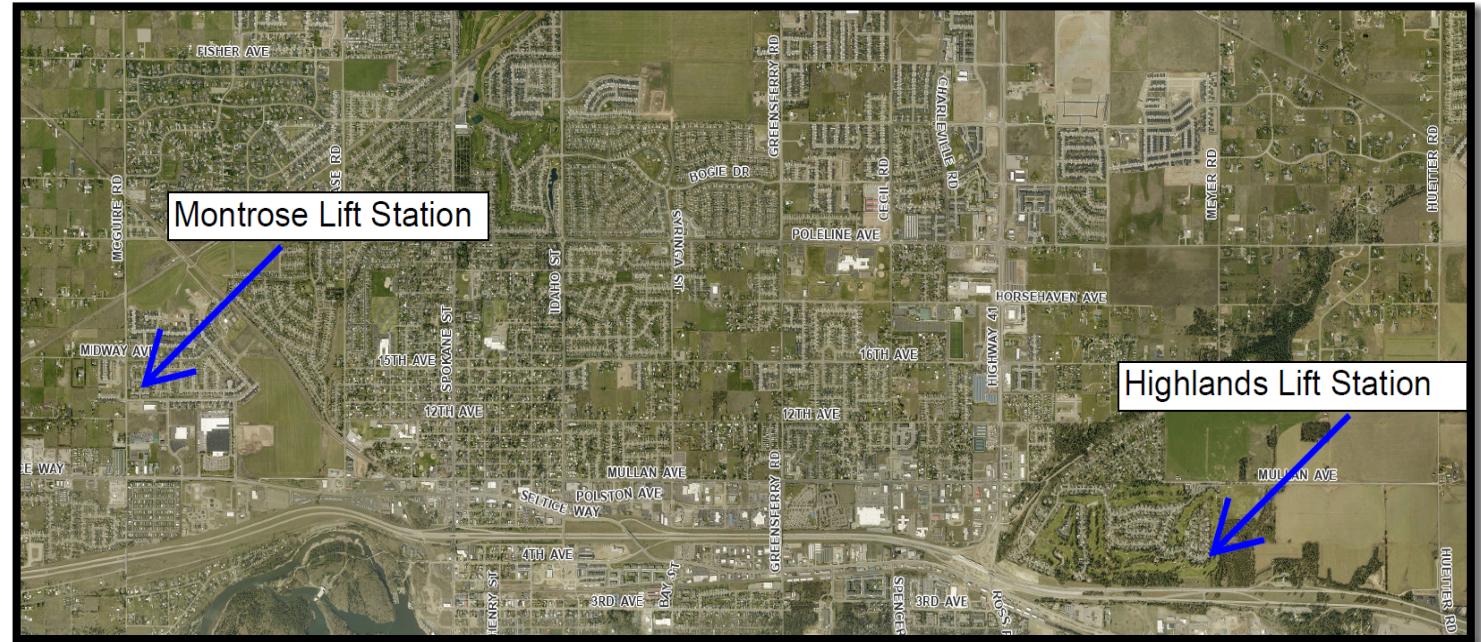
Andrew Arbini
Projects Division Manager, Public Works
November 18, 2025



Highlands and Montrose Lift Station

Montrose Lift Station:
Constructed in 2008

Highlands Lift Station:
Constructed in 1993



Existing Facilities

- Highlands lift station existing standby generator
 - Decreased reliability serving as back-up power in an emergency (power outage)
- Montrose lift station served by a portable trailer mounted generator
 - Need for a larger capacity generator, dedicated at the site



Highlands and Montrose Improvements

- Identified in the 2019 Wastewater Collections Master Plan
- Design and Construction Management Services (CMS) with J-U-B Engineers

Highlands Lift Station

- Replace generator
- Replace Automatic Transfer Switch (ATS)
- Modifications to the existing electrical panel

Montrose Lift Station

- Install a new generator
- Reuse the existing ATS
- Modifications to the existing electrical panel

Bid Results

Informal bidding, Idaho Code 67-2805 for Public Works Construction <\$250,000

Opened bids on October 22, 2025

BIDDER	Total Base Bid
Valley Electric Inc.	\$175,079.00
B&E Electric, Inc.	\$178,498.00
Shannon Industrial Contractors, Inc.	\$198,000.00
Power City Electric, Inc.	\$207,241.00

Engineer's Estimate: \$212,000

Construction Contract

Contract Award to Valley Electric Inc.	\$175,079
Contingency (10% of contract)	<u>\$ 17,508</u>
Total Request	\$192,587

Budgeted for and funded through the budget line for lift station equipment replacement GL: 650-466.3104.68400

Project Budget Summary

Construction contract with contingency	\$192,587
Design and CMS contract with contingency	\$50,000
Total	\$242,587

Project budget: \$250,000

Next Steps

- Finalize contract documents and agreement
- Establish a start date and construction schedule with Valley Electric Inc.
- Project completion Summer of 2026

Questions



THE
LANGDON
GROUP



J-U-B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

October 23, 2025

Andrew Arbini
City of Post Falls Projects Division Manager, Public Works
408 N. Spokane Street
Post Falls, ID 83854

**RE: CITY OF POST FALLS – HIGHLANDS/MONTROSE LIFT STATION STANDBY POWER UPGRADE
PROJECT – BID REVIEW**

Dear Mr. Arbini:

On October 22, 2025, the City of Post Falls received four bids for the Highlands/Montrose Lift Station Standby Power Upgrade Project. Per Article 19.04 of the Instructions to Bidders, the basis of award is the lowest Base Bid Total corrected for discrepancies. Per Article 2 of the Bid Form, the Bids will remain subject to acceptance for 45 days after the Bid opening. A summary of the bids is included below, and a detailed Bid Abstract is **enclosed**.

BIDDER	Total Base Bid
Valley Electric Inc.	\$175,079.00
B&E Electric, Inc.	\$178,498.00
Shannon Industrial Contractors, Inc.	\$198,000.00
Power City Electric, Inc.	\$207,241.00

J-U-B ENGINEERS, Inc. (J-U-B) has reviewed the bids to determine general compliance with the administrative requirements of the bidding process (i.e., whether each bid received was responsive) based on the following:

- Bid received on time
- Bid signed
- Evidence of authority to sign provided
- Addenda properly acknowledged
- Bid Form completed in general conformance with the Instructions to Bidders
- Bid Security included and executed
- Bidder's Idaho Public Works Contractor License number included



- Bidder's Idaho Public Works Contractor License number included
- Statutory Naming of Subcontractors Form completed (Plumbing, Electrical, HVAC).
- Contractor's Non-Collusion and Anti-Discrimination Affidavits signed and included

Our review did not include independent verification of the Bidder's business status, the signatory's evidence of authority to sign, or other possible reasons for considering the bids unresponsive. However, J-U-B did verify the active status of the Idaho Public Works license for all Bidders and their named subcontractors on the Idaho Division of Building Safety (DBS) Public Works Contractor License Search (eTRAKiT) website on October 22, 2025. We reviewed that the license was valid but not scope classification nor specialty work.

Based on our review of the contract documents, and upon completion of further review and concurrence by City legal staff, we recommend the City consider awarding the project to Valley Electric Inc. for a total contract price of One-hundred-Seventy-Five Thousand, Seventy-Nine Dollars (\$175,079.00). A copy of the bid from Valley Electric Inc. and the Bid Abstract are enclosed for reference.

Please conduct any additional review deemed necessary and provide your authorization of Award and we will move forward with the preparation of the Notice of Award and Contract Documents for Valley Electric Inc.

If you would like to discuss our review or have additional questions, please do not hesitate to contact me at 208-762-8787.

Sincerely,

J-U-B ENGINEERS, Inc.

Jon Baune, P.E.

Project Manager

Attachments: Bid Abstract (1 page)

Valley Electric Inc. Bid (17 pages)

Engineer's Opinion of Probable Cost: \$212,000

BID ABSTRACT				BIDDER NAME: ADDRESS:		Valley Electric Inc. P.O. Box 1552 Lewiston, ID 83501		B&E Electric, Inc. 2211 N. Madson Road Liberty Lake, WA 99019		Shannon Industrial Contractors, Inc. 1280 W. Hayden Avenue Hayden, ID 83835		Power City Electric, Inc. 3327 E. Olive Avenue Spokane, WA 99202	
ITEM	ITEM	EST.		UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
NO.	DESCRIPTION	QUAN.	UNIT	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE
Base Bid													
1	Highlands Lift Station Standby Power Upgrades	1	LS	\$81,155.00	\$81,155.00	\$80,200.00	\$80,200.00	\$102,000.00	\$102,000.00	\$105,322.00	\$105,322.00		
2	Montrose Lift Station Standby Power Upgrades	1	LS	\$93,924.00	\$93,924.00	\$98,298.00	\$98,298.00	\$96,000.00	\$96,000.00	\$101,919.00	\$101,919.00		
BASE BID TOTAL:					\$175,079.00		\$178,498.00		\$198,000.00		\$207,241.00		
				Completed Bid Form	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
				Addenda Acknowledged									
				Addendum No. 1	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
				General Contractor Public Works License Number	029102-AAA-4	PWC-C-11522	PWC-C-17037-U-1-2-3	PWC-C-14180					
				Anti-Discrimination Affidavit	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
				Non-Collusion Affidavit	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
				Bid Security	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
				Naming of Subcontractors	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
				Plumbing	N/A	Professional Piping Inc. 023984-A	Shannon Industrial Contractors, Inc.	none (b)					
				HVAC	Legacy Heating and Air 002525-AAA-4	none (a)	Shannon Industrial Contractors, Inc.	Sturm Heating & Air Conditioning 057231-A					
				Electrical	Valley Electric Inc.	B&E Electric, Inc.	Shannon Industrial Contractors, Inc.	Power City Electric, Inc.					

Notes:

- (a) B&E left HVAC space blank on Naming of Subcontractor's Form.
- (b) Power City provided a concrete supplier instead of plumbing. (Everett Concrete - 020957)

This page left blank intentionally

Valley Electric Inc. Bid (17 pages)

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

Attn: City Clerk
City of Post Falls
408 N. Spokane Street
Post Falls, Idaho 83854

(See the project Solicitation for Bids for additional information)

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Solicitation for Bids and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 45 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

- A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged:

<u>Addendum No.</u>	<u>Addendum Date</u>
1	10/17/2025

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities) that have been identified in SC-4.02 as containing reliable "technical data," and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the Site that have been identified in SC-4.06 as containing reliable "technical data."
- E. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site;



and the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

- F. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, test, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder safety precautions and programs incident thereto.
- G. Based on the information and observations referred to in Paragraph 3.01.E and 3.01.F above, Bidder does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- H. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- I. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder. Owner does not warrant that the Contract Documents or Plans will be free from defect or error and Bidder is responsible for verifying viability of any plans and specifications for accuracy and completeness, and if a defect or error is discovered, the Bidder is obligated to inform the Owner.
- J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:

1. "Corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
2. "Fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. "Collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
4. "Coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

UNIT PRICE BID

Item No.	Description	Unit	Quantity	Bid Unit Price	Bid Price
BASE BID					
1	Highlands Lift Station Standby Power Upgrades	LS	1	\$ 81,155	\$ 81,155
2	Montrose Lift Station Standby Power Upgrades	LS	1	\$ 93,924	\$ 93,924
BASE BID TOTAL					\$ 175,079

Bid prices listed shall include all applicable taxes and fees.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.
- 6.03 Bidder agrees to comply with Idaho Code 44-1001 through 44-1005, regarding employment of Idaho residents.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
 - A. Required Bid security in accordance with Article 8 of the Instructions to Bidders;
 - B. Not used;

- C. Bidder shall include in their Bid the name, or names and address, or addresses, and Idaho Public Works Contractor License Numbers of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract the plumbing, heating and air-conditioning work, and electrical work under the general Contract;
- D. Contractor's Non-Collusion Affidavit;
- E. Anti-Discrimination Affidavit;
- F. Naming of Subcontractors Form;
- G. Evidence of Authority to Sign

ARTICLE 8 – DEFINED TERMS

- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

- 9.01 This Bid is submitted by:

If Bidder is:

An Individual

Name (typed or printed): N/A

By: N/A
(Individual's signature)

Doing business as: N/A

A Partnership

Partnership Name: N/A

By: N/A
(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed): N/A

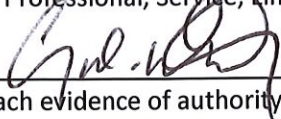
Date of Qualification to do business in Idaho is / / .

A Corporation

Corporation Name: VALLEY ELECTRIC INC.

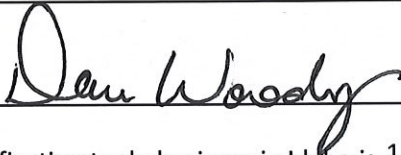
State of Incorporation: IDAHO

Type (General Business, Professional, Service, Limited Liability): SERVICE

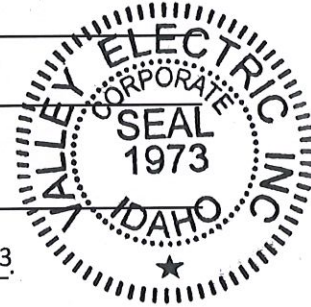
By: 
(Signature -- attach evidence of authority to sign)

Name (typed or printed): CORY WOODY

Title: PRESIDENT

Attest 

Date of Qualification to do business in Idaho is 1 / 1 / 1973.



A Joint Venture

Name of Joint Venture: N/A

First Joint Venturer Name: N/A (SEAL)

By: N/A
(Signature of first joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): N/A

Title: N/A

Second Joint Venturer Name: N/A

By: N/A
(Signature of second joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): N/A

Title: N/A

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.)

Bidder's Business Address 3041 ONLD N.S. HIGHWAY LEWISTON, ID 83501

Phone No. 208-743-3419 Fax No. N/A

E-mail OFFICE@LCVALLEYELECTYRIC.COM

SUBMITTED on OCTOBER 22, 2025.

Idaho Public Works Contractor License No. 029102-AAA-4.

**City of Post Falls
Kootenai County, Idaho
Highlands/Montrose Lift Station Standby Power Upgrade Project**

Contractor's Non-Collusion Affidavit

State of IDAHO

County of NEZ PERCE

Bid for CORY WOODY, being first duly sworn, deposes, and says that he is PRESIDENT [sole owner, a partner, president, secretary, etc.] of, VALLEY ELECTRIC INC
[Bidder],

The party making the foregoing Bid; that such Bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation; that such Bid is genuine and not collusive or sham; that said Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham Bid and has not directly or indirectly colluded, conspired, connived or agreed with any Bidder or anyone else to put in a sham Bid, nor that anyone shall refrain from bidding; that said Bidder has not in any manner, directly or indirectly, sought by agreement, communication or conference with anyone to fix the Bid Price of said Bidder or of any other Bidder, nor to fix any overhead, profit or cost element of such Bid Price, nor of that of any other Bidder, nor to secure any advantage against the public body awarding the Contract or anyone interested in the proposed Contract; that all statements contained in such Bid are true; and, further, that said Bidder has not directly or indirectly submitted his Bid Price or any breakdown thereof, nor the contents thereof, nor divulged information or data relative thereto, nor paid and will not pay any fee in connection therewith to any corporation, partnership, company, association, organization, bid depository, nor to any member or agent thereof, nor to any other individual except to such person(s) as has/have a partnership or other financial interest with said Bidder in his general business.

Signed: [Signature]

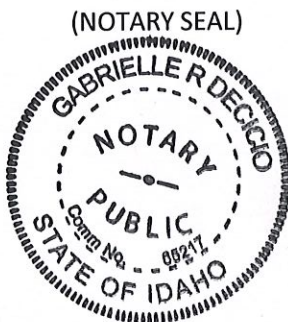
Title: PRESIDENT

Subscribed and sworn to before me this 22
day of OCTOBER, 2025.

Notary Public [Signature]

State of Idaho

My Commission Expires 3-29-27



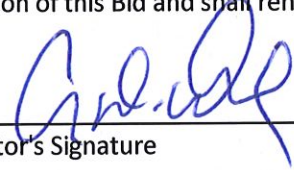
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**City of Post Falls
Kootenai County, Idaho
Highlands/Montrose Lift Station Standby Power Upgrade Project**

Anti-Discrimination Affidavit

STATE OF IDAHO
COUNTY OF NEZ PERCE

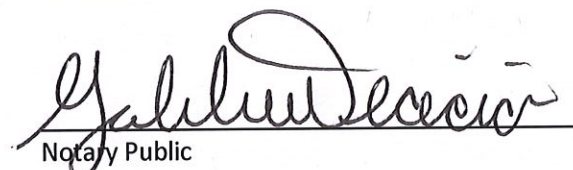
The Bidder hereby covenants, stipulates and agrees that no person shall be discriminated against in the bidding of the services and/or materials herein under and that the Bidder shall not refuse to hire any person therefore because of such person's race, creed, sex, color, or national origin, unless based on a bona fide occupational qualification. Also, the Bidder will in no manner discriminate against any person because of such person's race, creed, sex, color, or national origin. Any such discrimination shall be deemed a violation of this Bid and shall render this Bid subject to forfeiture.



Contractor's Signature

Subscribed and sworn to before me this 22 day of OCTOBER, 2025

(NOTARY SEAL)

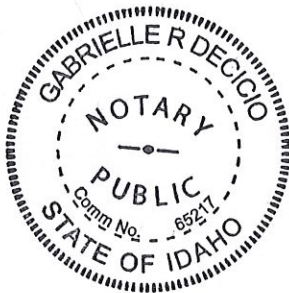


Notary Public

State of Idaho

Residing at Uwistay, Idaho

My Commission Expires 3-29-27



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**City of Post Falls
Kootenai County, Idaho
Highlands/Montrose Lift Station Standby Power Upgrade Project**

Naming of Subcontractors Form

Per Idaho Code, 67-2310, Bidder shall include in his or her Bid the names and address, and Idaho Public Works Contractor License Number of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract the plumbing, heating and air-conditioning work, and electrical work under the general Contract. Failure to name Subcontractors as required shall render any Bid submitted by the Bidder unresponsive and void. Bidder shall indicate "Not Applicable" if subcontractors for plumbing, heating and air-conditioning, and/or electrical work are not necessary.

<u>Subcontractor Name and Address</u>	<u>Classification</u>	<u>Public Works License Number</u>
VALLEY ELECTRIC INC	Electrical	029102-AAA-4
Legacy Heating and Air	HVAC	002525-AAA-4
NOT APPLICABLE	PLUMBING	N/A

THIS FORM MUST BE INCLUDED FOR ALL BIDS

BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (Name and Address):

Valley Electric Inc.
PO Box 1552
Lewiston, ID 83501

SURETY (Name and Address of Principal Place of Business):

Travelers Casualty and Surety Company of America
One Tower Square,
Hartford, CT 06183

OWNER (Name and Address):

City of Post Falls
408 Spokane Street
Post Falls, ID 83854

BID

Bid Due Date: October 22, 2025

Description (Project Name and Include Location): Highlands/Montrose Lift Station Standby Power Upgrade Project

BOND

Bond Number: 108263070

Date (Not earlier than Bid due date): October 22, 2025

Penal sum Five Percent of Bid Amount

\$ 5%

(Written in Words)

(Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER

Valley Electric, Inc.

(Seal)

Bidder's Name and Corporate Seal

By:

Signature

Cory Woody

Print Name

President

Title

Attest:

Signature

Customer Service Agent

Title

SURETY

Travelers Casualty and Surety Company of America

(Seal)

Surety's Name and Corporate Seal

By:

Signature (Attach Power of Attorney)

Ashley Marvin

Print Name

Attorney-in-Fact

Title

Attest:

Signature

Customer Service Agent

Title

Note: Above addresses are to be used for giving any required notice. Provide execution by any additional parties, such as joint venturers, if necessary.



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Ashley Marvin** of **LEWISTON**, **Idaho**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

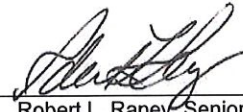
IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.



State of Connecticut

City of Hartford ss.

By: _____


Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

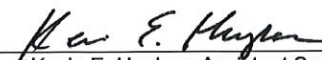
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **22** day of **October**, **2025**




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.

Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
 - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2 All Bids are rejected by Owner, or
 - 3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

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0006186779

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0006186779

Date Filed: 4/3/2025 1:30:28 PM

Entity Name and Mailing Address:

Entity Name:

VALLEY ELECTRIC, INC.

The file number of this entity on the records of the Idaho

0000627547

Secretary of State is:

Address

DANA WOODY
3041 OLD N & S HIGHWAY
LEWISTON, ID 83501-5192

Entity Details:

Entity Status

Active-Good Standing

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of
the Idaho Secretary of State was:

C209793

The registered agent on record is:

Registered Agent

CORY WOODY
Registered Agent
Physical Address
6633 COUGER RIDGE DR
LEWISTON, ID 83501
Mailing Address

Corporate Officers and Directors:

Name	Title	Business Address
Cory Woody	President	613 BRYDEN AVE. STE. C. #211 LEWISTON, ID 83501
Dana Woody	Secretary	613 BRYDEN AVE. STE. C. #211 LEWISTON, ID 83501

The annual report must be signed by an authorized signer of the entity.

Job Title: Secretary

*Dana Woody**04/03/2025*

Sign Here

Date



Legal Services
Phone: (208) 773-0215
Fax: (208) 773-0214

Memorandum of Legal Counsel

To: Andrew Arbini, Projects Manager
From: Christopher Gabbert, Deputy City Attorney
Date: October 31, 2025
Re: October 22, 2025, Bid Solicitations – Highlands/Montrose Lift Standby Power Upgrade Project

My review and analysis are based purely on the legal aspects of the bid solicitations as authorized by Idaho's purchasing statutes, particularly Idaho Code § 67-2805(1), and the required information contained in the solicitation. On October 22, 2025, I received copies of four (4) responses that were received by the City Clerk, Shannon Howard.

The bids consisted of responses from Valley Electric, Inc. (\$175,079.00), B&E Electric, Inc., (\$178,498.00), Shannon Industrial Contractors, Inc. (\$198,000.00) and Power City Electric, Inc. (\$207,241.00). Based upon the bid totals, Valley Electric, Inc. ("Valley") appears to be the lowest responsive bidder and if the City intends to award the bid, then it should be awarded to Valley Electric, Inc. My conclusion is based upon the following information:

1. I have reviewed the Bid Total Sheet and bid submittals from the City Clerk. It appears that the submittal by Valley was timely.
2. The submittal was provided on the required form and with the required attachments:
 - a. Completed proposal;
 - b. 5% Bid Bond;
 - c. Bidder information;
 - d. Executed Non-Collusion Affidavit;
 - e. The attestations and documents were executed by the president of the corporation.
3. I researched the Public Works License of Valley to confirm the validity of the license, the level of the license, and the approved types of work. Valley is a licensed Public Works Contractor with an "AAA" license No. 029102. Pursuant to Idaho Code § 54-1904 a Class "AAA" license is issued for any contractor whose qualifications, ability, and responsibility to execute contracts for public works involving an estimated cost of more than three million dollars (\$3,000,000). The holder of a Class "AAA" license shall be entitled to engage in the public works contracting business in the state as provided in said license. I have attached the copy of the license information for your records.

Based upon my review Valley is compliant with Idaho Law, the City of Post Falls' procurement standards, and is the lowest responsive bidder at \$175,079.00 which is \$3,419 lower than the next responsive bidder, B&E Electric, Inc.

I did not review the details of the plans or specifications and did not see any proposed alternates or modifications. I will defer to you on the technical aspects of the bid, as I lack the requisite knowledge and skills to theorize on the technical aspects.

Should you have any questions, please feel free to contact me.

Sincerely,

Chris Gabbert

Christopher Gabbert
Deputy City Attorney

Enclosures

Notice of Award

Date: November 18, 2025

Project: City of Post Falls – Highlands/Montrose Lift Station Standby Power Upgrade Project

Owner: City of Post Falls, ID

Owner's Contract No.:

Contract: City of Post Falls – Highlands/Montrose Lift Station Standby Power Upgrade Project

Engineer's Project No.: 20-24-033

Bidder: Valley Electric Inc.

Bidder's Address: *P.O. Box 1552 Lewiston, ID 83501*

You are notified that your Bid dated 10/22/2025 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for the City of Post Falls – Highlands/Montrose Lift Station Standby Power Upgrade Project.

Installation for new generators as part of the upgrades to the existing power systems at their Highlands and Montrose lift stations.

The Contract Price of your Contract is One Hundred Seventy-Five Thousand Seventy-Nine Dollars (175,079.00)

3 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

3 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner 1 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Post Falls, ID

Owner

By: _____

Authorized Signature

Title

Copy to Engineer

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