



**CITY COUNCIL
MEETING AGENDA**

**December 2, 2025
6:00 PM**

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

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 18, 2025, City Council Meeting
- b. Payables 11.19.25-12.3.25
- c. September Cash and Investments
- d. Acceptance of the Canvassed Election Results

- e. Lingular Annexation Grant of Rights-of-Way and Easements (ANNX-24-11)
- f. Painted Rock Grant of Rights-of-Way and Easements (ANNX-25-3)
- g. The Post subdivision - Final Plat Approval
- h. Montrose 18th Addition Plat Approval
- i. G2 Development Annexation and Zoning Agreement (ANNX-25-2 & ZC-25-1)
- j. G2 Development Reasoned Decision (ANNX-25-2 & ZC-25-1)
- k. Echo Estates Annexation Reasoned Decision (ANNX-24-5)
- l. Approval to purchase a replacement van for Parks & Recreation

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. North Place Right of Way Vacation (VAC-25-3)
- b. McGuire Annexation (ANNX-25-4)

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. FY '26 Budget Amendment #1 - Continued Deliberation
- b. Water Reclamation Facility, Contract Amendment with Panhandle Area Council
- c. Ordinance — Warren Field Park Vacation (VAC-24-2)
- d. Ordinance - Painted Rock Annexation (ANNX-25-3)

- e. Ordinance - Lingar Annexation Ordinance (ANNX-24-11)

4. NEW BUSINESS

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ACTION ITEMS:

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.

- a. 2025-2026 Snow Operations Plan Presentation
- b. Duck Regulations

7. MAYOR AND COUNCIL COMMENTS

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

8. EXECUTIVE SESSION

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

ACTION ITEMS:

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

RETURN TO REGULAR SESSION

ADJOURNMENT

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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 COUNCIL
MEETING MINUTES**

**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

Roll Call

City Council: Mayor Jacobson, Steigleder, Plew, Malloy, Ziegler, Westlund, Davis - Present
Post Falls Urban Renewal: Davis, Hjeltness, Crosby, Coles, Clemensen, Fleischman, Leffel - Present

A workshop was held between City Staff, City Council, and the Post Falls Urban Renewal Agency to discuss the potential for an East Seltice Way District, to help enhance the commercial and industrial corridor through investment in public infrastructure.

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 Thursday, November 27th, and Friday, November 28th, in observance of Thanksgiving. 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.
- Congratulations to all the winners in the election.

AMENDMENTS TO THE AGENDA

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None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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None

1. CONSENT CALENDAR

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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)

Motion by Malloy to accept the Consent Calendar as presented.

Second by Ziegler.

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

2. PUBLIC HEARINGS

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ACTION ITEMS:

- a. Echo Estates Annexation (ANNX-24-5)

Public Hearing opened at 6:02 pm.

Staff Report Justin Sauder, Associate Planner: The applicant, Olson Engineering, is requesting the City Council 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 zone the property as Medium Density Residential (R2). Currently, each

lot is a single-family use. The water provider is East Greenacres Irrigation District and the wastewater provider is the City of Post Falls. Echo is a local residential roadway. Additional right-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. The proposed Medium Density Residential (R2) zone is consistent with the Future Land Use Map. The R2 zone can deliver attainable housing choices for the workforce in the form of a cottage home, tiny home, twin home, or a town home. Diversifying Post Falls housing stock may assist in sustaining a balanced and resilient economy for Post Falls.

Applicant Jeramie Terzulli, Olson Engineering: The proposed subdivision will consist of 53 single family and twin-home 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 of the Comprehensive Plan.

Testimony

Ryne Stoker, In favor: As the developer he stated he canvassed surrounding residents regarding preferences. He said most of the neighbors opposed small-lot single-family homes and twin homes, they were more open to larger lots. He is willing to be flexible and wanted direction from the Council on preferred density.

Jeremy Voeller, In favor: The City needs additional lots. The proposed twin-home product meets housing demand for owner-occupied attainable units that include shops that many buyers value.

Kathy Bliesner, Opposed: Was opposed primarily based on roadway safety and compatibility. Echo Dr. is narrow with tight intersections at both Corbin Rd. and McGuire Rd. Increased traffic from the proposed development would worsen safety. Echo Dr. is currently impacted by utility construction traffic and that her household has observed approximately 100 vehicles in one hour. She was also concerned about sewer odors from the treatment plant during the summer.

Debi Vocca, Opposed: Questioned why R2 zoning was recommended. Echo Dr. is narrow and lacks lighting, and has a gas line along it which might impact improvements. Medium-density is incompatible with agriculture and large-lot custom homes in the area. Property values could be negatively affected. Questioned whether the Post Falls Highway District understood that Okanogan Ave. could be affected by traffic from the development.

Stephanie Johnson, Opposed: Stated she lives on the last lot on Okanogan Ave. Expressed concern that construction traffic could be rerouted onto Okanogan. Said the developer did not contact her or neighbors on her street. Noted concerns about R2 compatibility, and expressed skepticism that starter home buyers also require accessory shops. Urged the City to deny the annexation or apply R1 zoning.

Shannon Stucki, Opposed: Submitted written testimony opposing medium density development stating that higher density tends to attract temporary residents and does not promote the "American dream" of homeownership on larger lots. She supported annexation only if development followed lower density patterns consistent with existing agriculture and large lot residential uses.

Rebuttal Jeramie Terzulli: Said twin homes are free simple single family dwellings sharing a party wall and not a duplex rental product. The applicant intends to restrict multifamily uses through a development agreement. Stated that subdivision approval cannot occur until Echo Dr. is upgraded in cooperation with the Post Falls Highway District and that construction access could be managed to avoid Okanogan Ave.

Public Hearing was closed at 7:08 pm.

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

Motion by Malloy to approve the Echo Estates Annexation.

Second by Westlund.

**Vote: Davis-Aye, Plew-Nay, Westlund-Aye, Ziegler-Nay, Malloy-Aye, Steigleder-Nay -
Council was tied Mayor-Aye**

Motion Carried

Motion by Malloy to assign the R2 zoning designation to the Echo Estates Annexation.

Second by Westlund.

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

Motion Carried

b. G2 Development Annexation and Zone Change (ANNX-25-2 & ZC-25-1)

Public Hearing opened at 7:25 pm.

Staff Report Jon Manley, Planning Manager: 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). The applicant is intending to create a mixed residential community with cottages and traditional single-family homes. The Future Land Use Map classifies this property with the land use designation of Low Density Residential. The water provider would be Ross Point Water District and the wastewater provider would be the City of Post Falls. Horsehaven Ave. is along the northern boundary as a minor collector. Syringa St. is along the western boundary as a minor collector. Additional rights-of-way and easements would need to be provided as part of annexation for Horsehaven Ave.

Applicant Scott McArthur, Scott McArthur Engineering: The zoning map amendment request from R-1 to RM is 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.

Testimony None was given.

Public Hearing closed at 7:46 pm.

Motion by Malloy to approve the G2 Development Annexation and Zone Change ANNX-25-2 & ZC-25-1.

Second by Ziegler.

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

Motion Carried

c. FY2026 Budget Amendment No. 1

Public Hearing opened at 7:51 pm.

Staff Report Jason Faulkner, Finance Director: 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:

- fleet maintenance ordered two dump trucks in fiscal year 2025 and will be delivered this fiscal year \$570,232.
- fleet maintenance ordered a sander in fiscal year 2025 and it will be delivered this fiscal year \$30,000.
- parks department ordered equipment related to Q'emlin trails, but it will arrive this fiscal year \$9,910.
- special events fund had ordered a Christmas tree during the prior fiscal year, but it will arrive this fiscal year \$37,867.
- street impact fee fund will be paying for the completion of the Prairie Trail Extension from SH41 to Zorros Rd. \$223,726.
- street impact fee fund plans to complete the I90/SH41 Cycle Track from Ross Point Rd. — 3rd Ave. to 2nd Ave. during the current fiscal year \$146,599.
- parks department is looking to complete the Q'emlin Park well replacement during the current fiscal year, when it was originally budgeted to be completed during the prior fiscal year \$52,855.
- parks department has ordered new vehicles during the fiscal year 2025 but will not take delivery until this fiscal year \$134,300.
- facility reserve fund seeks to rebudget the funds from the prior year to complete the paving of the 3rd Ave. Parking Lot \$700,000.
- black bay boardwalk project will be paid for from parks impact fees during the current fiscal year \$380,000.
- street department had remaining funds related to traffic light repairs that are being requested to roll over to the current fiscal year \$60,000.
- 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.
- 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 department copier. The current copier has exceeded its useful life \$8,800.
- parks department is needing to re-key all the buildings and provide additional security \$65,000.
- parks department is asking to purchase survey equipment \$9,000.
- 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.
- remainder of street reconstruction from fiscal year 2025 was carried forward to this current fiscal year \$30,000.
- street department requested to purchase an asphalt hot box which uses carryover funding from fiscal year 2025 \$85,000.
- facilities division requests adding energy efficient tinting to city hall using carryover funding from fiscal year 2025 \$6,000.
- 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.
- water capital fund is requesting to amend the current budget to complete a Master Plan \$250,000.

Public Hearing closed at 8:05 pm.

Council asked to continue the deliberation for more information on the items requested.

Motion by Malloy to continue deliberation for more information.

Second by Ziegler.

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

Motion Carried

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

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ACTION ITEMS:

- a. Ordinance - Idaho Ranch Annexation (ANNX-24-8)

Motion by Malloy to place the Ordinance Idaho Ranch Annexation on its first and only reading by title only while under suspension of the rules.

Second by Ziegler.

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

Motion by Malloy to approve the Ordinance Idaho Ranch Annexation and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by Ziegler.

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

Motion Carried

- b. Ordinance - Early Dawn and Zorros Annexation (ANNX-24-1)

Motion by Malloy to place the Ordinance Early Dawn and Zorros Annexation on its first and only reading by title only while under suspension of the rules.

Second by Ziegler.

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

Motion Carried

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

Motion by Malloy to approve the Ordinance Early Dawn and Zorros Annexation and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by Ziegler.

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

Motion Carried

- c. Ordinance - O'Brien Vacation (VAC-25-1)

Motion by Malloy to place the Ordinance O'Brien Vacation on its first and only reading by title only while under suspension of the rules.

Second by Ziegler.

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

Motion Carried

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 REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING

- d. Water Reclamation Facility Tertiary Treatment Project – Service Contract and Warranty Terms with Wigen Water Technologies

John Beacham, Public Works Director: 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 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 Dow's membranes to perform properly for 22-months of the warranty. In lieu of providing this warranty beyond the extent of the pass-through warranty provided by Dow, 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 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 purpose 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.

Motion by Malloy to approve the Water Reclamation Facility Tertiary Treatment Project — Service Contract and Warranty Terms with Wigen Water Technologies.

Second by Davis and Ziegler.

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

Motion Carried

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ACTION ITEMS:

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

Andrew Arbini, Project Division Manager: 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 JUB Engineers. These improvements will address future capacity needs for standby power and ensure redundancy of the wastewater collection system. On October 22, 2025, the city received four bids. The low bid of \$175,079 was submitted by Valley Electric Inc. Following review by JUB 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 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.

Motion by Malloy to approve the Highlands and Montrose Lift Stations Standby Power Upgrades, Recommendation of Award.

Second by Ziegler.

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

Motion Carried

5. CITIZEN ISSUES

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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.

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ACTION ITEMS:

None

RETURN TO REGULAR SESSION

ADJOURNMENT

8:42 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: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Gracie Ficca, CSR/AP

SUBJECT: Payables 11.19.25-12.3.25

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 12.2.25 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 \$1,632,836.73 to be dated 12.2.25 The Hand Check Accountability is for Hand Checks issued 11.13.25-11.21.25 and total \$122,669.10.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

APPROVED OR DIRECTION GIVEN:

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$1,755,505.83

BUDGET CODE:

Various

ATTACHMENTS:

1. Post Falls Check Approval Check Run for Council 12.2.25
2. Hand Checks for Check Run for Council 12.2.25

Post Falls Check Approval



City of Post Falls

Packet: APPKT19794 - Check Run for Council 12.2.25
Vendor Set: 01 - Vendor Set 01

Check Date: 11/25/2025

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 001 - GENERAL FUND							
Balance Sheet Accounts							
VEN06558	ARCHITERRA HOMES						
APMWB	Check			BOND RELEASE - 5166 E. ANTARES	BOND RELEASE - 5166 E. ANTARES	001-22115	2,000.00
				BOND RELEASE - 5194 E. ANTARES	BOND RELEASE - 5194 E. ANTARES	001-22115	2,000.00
VEN15157	North Idaho Mycological Association						
APMWB	Check			11.7.25-T679	Refundable Damage Deposit	001-22080	250.00
VEN15181	OLO Builders						
APMWB	Check			BOND RELEASE - 2595 E. SALVATION	BOND RELEASE - 2595 E. SALVATION	001-22115	2,000.00
Balance Sheet Accounts Total:							6,250.00
Dept: 411 Mayor & Council							
A510	AIC - Association of Id Cities						
APMWB	Check			13180	FY 2026 AIC Membership Dues	001-411.0000.62060	19,397.60
P220	Post Falls Area Chamber of Commerce						
APMWB	Check			72219	Connect4Lunch (Ryan Davis)	001-411.0000.64010	25.00
				72237	Connect4Lunch (Nathan Ziegler)	001-411.0000.64010	25.00
Dept 411 Total:							19,447.60
Dept: 412 Information Systems							
A017	A-Tec, Inc.						
APMWB	Check			6610	Keypad install	001-412.0000.66030	617.63
VEN14393	Firstline Communications, Inc						
APMWB	Check			185836	Firstline Partnership Plan	001-412.0000.66070	7,525.00
Dept 412 Total:							8,142.63
Dept: 413 General Services							
S050	Saturday Night Inc.						
APMWB	Electronic Funds Transf			108390	Jackets for City Staff	001-413.0000.63800	60.72
Dept 413 Total:							60.72
Dept: 414 Finance							
A4280	Alpine Summit CPAs						
APMWB	Check			14848	2025 Audit Planning	001-414.0000.62091	4,962.50
B091	BDS						
APMWB	Check			103386	Delinquent Notices	001-414.1445.62170	349.42
				103240	Utility Billing	001-414.1445.62170	7,464.02
				103386	Delinquent Notices	001-414.1445.62190	208.80
				103240	Utility Billing	001-414.1445.62190	4,076.05
Dept 414 Total:							17,060.79
Dept: 418 Human Resources							
S050	Saturday Night Inc.						
APMWB	Electronic Funds Transf			108390	Jackets for City Staff	001-418.0000.63060	60.72
Dept 418 Total:							60.72
Dept: 421 Police							
R04500	1-800-Radiator						
APMWB	Check			18687885	PFPD129 Radiator	001-421.0000.67100	135.00
A0690	AccessData Corp						
APMWB	Check			11880645	PD Shredder Services	001-421.0000.62040	90.15
A254	Allegra Print & Imaging						
APMWB	Electronic Funds Transf			214233	AC Directive Compliance Forms	001-421.0000.63210	231.58
				214222	PD Warning Notices	001-421.0000.63210	666.59

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
A0901	AT&T Mobility				
APMWB	Check	592141	PD Investigative Services	001-421.0000.63920	70.00
B160	Body By Scotty Towing				
APMWB	Check	46589	PFPD129 Radiator Support	001-421.0000.67100	399.00
		46556	P1768 Bumper Replacement	001-421.0000.67100	1,283.00
		4074	PD Car102 Tow	001-421.0000.67170	125.00
VEN14905	Car Wash Plaza				
APMWB	Check	1584	Car Wash Services - Oct	001-421.0000.67170	100.00
C1799	Cerium Networks				
APMWB	Check	1111150	CISCO Meraki Systems Manager Renewal	001-421.0000.66043	4,590.00
C291	Coeur d' Alene Press				
APMWB	Check	51182 111225	PD Annual Subscription	001-421.0000.62040	341.21
C220	Coleman Oil Co				
APMWB	Check	CP-0326241	PD Gasoline	001-421.0000.64030	5,770.82
		CP-0330479		001-421.0000.64030	5,384.68
C410	Country Lock & Key, Inc.				
APMWB	Electronic Funds Transf	16228	PFPD190 Spare Keys	001-421.0000.67100	15.90
C440	Culligan LLC				
APMWB	Check	0022795	Substation 5-Gal Water Unit	001-421.0000.68010	41.42
VEN14874	Debra J Salish				
APMWB	Check	25-123	PD Uniform Pants Hemming - Leavitt	001-421.4000.72000	24.00
VEN14737	DetectaChem, Inc				
APMWB	Check	INV21326	Evidence MobileDetect Drug Pouches	001-421.0000.63920	897.00
VEN14972	Frontline Communications Systems				
APMWB	Check	24218	PFPD134 Lightbar Lights	001-421.0000.67100	369.00
G020	Galls, LLC				
APMWB	Electronic Funds Transf	032274122	New Hire Equipment - Handcuff Case	001-421.0000.67020	50.60
		031958208	Uniform Polo - Sjolie	001-421.4000.72000	42.32
VEN09941	Jacque Panza				
APMWB	Check	112425	Chaplain Stipend - Oct	001-421.0000.62370	75.00
VEN15023	JEM Towing				
APMWB	Check	25-01135	Vehicle Tow for Case	001-421.0000.63920	311.45
VEN07726	Jon Dekeles				
APMWB	Check	112425	Chaplain Stipend - DeKeles	001-421.0000.62370	50.00
K080	Knudtsen Chevrolet and GMAC				
APMWB	Check	5013307	PFPD122 SL-N-Mount	001-421.0000.67100	96.99
L0195	Language Line Services				
APMWB	Electronic Funds Transf	11763508	Interpretation Services	001-421.0000.62040	165.30
L0870	Lifeloc Technologies				
APMWB	Check	420175	Lifeloc Maintenance	001-421.0000.67020	138.31
VEN14015	Midway Hyundai				
APMWB	Check	190476	PD 2017 Explorer Mount & Balance, Alignme	001-421.0000.67170	228.95
VEN15164	Miller Mendel, Inc				
APMWB	Check	11748	eSOPH background investigation software	001-421.0000.63920	3,360.00
N001	Napa Auto Parts				
APMWB	Check	367060	PFPD121 Battery & Core Deposit	001-421.0000.67100	152.04
		365499	PFPD169 Floor Liners	001-421.0000.67100	315.16
		367792	PD Stock Engine Oil Filters	001-421.0000.67100	113.04
		365292	PD Shop - Wheel Bolts, Motor Resistor, Swit	001-421.0000.67100	-135.74
		369112	PD Stock - Plug Tap	001-421.0000.67100	3.84
		364942	PFPD150 Air Filter	001-421.0000.67100	11.33
		365249	PD Stock Engine Oil	001-421.0000.67100	182.72
		366867	PD Stock Air Filter	001-421.0000.67100	68.65
		366891	PD Shop Wiper Blades	001-421.0000.67100	67.45
		365103	PFPD162 Air Filter	001-421.0000.67100	10.21
		366379	PD Stock - Tire Gauges	001-421.0000.67100	11.11
		365174	PD Stock - Air Filter	001-421.0000.67100	32.30
		369531	PD Stock - Air Filter & Spark Plugs	001-421.0000.67100	16.62
		365197	PFPD141 Water Pump, Serp Belt, Spark Plu	001-421.0000.67100	344.39
		367269	PFPD119 Blower Motor Kit	001-421.0000.67100	172.76
V040	ODP Business Solutions				

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	447169421001	Office Supplies-Police	001-421.0000.63060	326.74
				001-421.0000.63130	30.99
VEN04390	Personnel Evaluation, Inc.				
APMWB	Check	56311	Applicant Testing - Oct	001-421.0000.62040	25.00
P220	Post Falls Area Chamber of Commerce				
APMWB	Check	72186	Connect4Lunch - Nov	001-421.0000.64010	150.00
VEN04570	Premier Vehicle Installation, Inc				
APMWB	Check	49001	PD Vehicle LED Spotlight Replacement	001-421.0000.67100	200.44
P4384	Proforce Law Enforcement				
APMWB	Check	587877	ProForce DefTec Chemical Munitions and St	001-421.0000.67020	3,398.88
VEN15021	Quality Control Service				
APMWB	Electronic Funds Transf	QCS5027	Evidence Scale Annual Rebalance	001-421.0000.63920	310.00
R190	Robideaux Motors Co., Inc.				
APMWB	Check	51615	PFPD171 Idle Timeout Removal	001-421.0000.67100	348.00
		51836	PFPD170 Idle Timeout Removal	001-421.0000.67100	358.00
R2161	Rose City Label				
APMWB	Check	165547	Junior Officer Badge Stickers	001-421.0000.63060	529.00
S022	Salt Lake Wholesale Sports				
APMWB	Check	106727	Department Ammunition	001-421.0000.63300	1,049.50
S275	Solar Eclipse				
APMWB	Check	56824	PFPD150 Window Tinting	001-421.0000.67100	400.00
		56814	PFPD170 Window Tinting	001-421.0000.67170	210.00
S285	Spalding Auto Parts				
APMWB	Check	2828351	PFPD150 Hood Hinge & Radio	001-421.0000.67100	32.00
VEN14902	The Bunker Tri-Cities LLC				
APMWB	Check	INV/2025/03380	PD Equipment - Holster & Combo	001-421.0000.67020	216.25
		INV/2025/03305	Uniform Jumpsuit - Rosenau	001-421.4000.72000	458.64
VEN07714	Uniforms2gear, Inc				
APMWB	Electronic Funds Transf	INV/2025/10/1126	Uniform Pants & Shirts - Nordman	001-421.4000.72000	252.58
		INV/2025/10/1122	PD Uniform Jacket - Nordman	001-421.4000.72000	65.53
		INV/2025/11/0476	PD Uniform Pants - Leslie	001-421.4000.72000	77.41
		INV/2025/11/0477	ECO Uniform Shirt - Wells	001-421.4000.72000	53.17
		INV/2025/11/0478	PD Uniform Shirts - Nordman	001-421.4000.72000	114.05
Dept 421 Total:					35,025.33
Dept: 423 Oasis					
VEN15077	Strong Family Law, PLLC				
APMWB	Check	CV28-20-6177	VSU Client Legal Services	001-423.1153.68400	1,495.00
V040	ODP Business Solutions				
APMWB	Check	447169421001	Office Supplies-Police	001-423.1153.68400	23.23
VEN15054	Schwartz/Gillihan, P.C.				
APMWB	Check	04417	VSU Client Legal Services	001-423.1153.68400	1,495.00
Dept 423 Total:					3,013.23
Dept: 424 Legal					
D070	Dell Marketing LP				
APMWB	Check	10836881319	Legal Laptop for Jamie Woods	001-424.0000.63790	878.43
Dept 424 Total:					878.43
Dept: 427 Animal Control					
C220	Coleman Oil Co				
APMWB	Check	CP-0326241	PD Gasoline	001-427.0000.64030	101.71
		CP-0330479		001-427.0000.64030	97.74
K08222	Kootenai Animal Hospital				
APMWB	Check	888022908	AC Vet Services	001-427.0000.62040	125.96
Dept 427 Total:					325.41
Dept: 431 Streets					
A365	American On-Site Services				
APMWB	Check	I97024	Streets porta Potty - end of season	001-431.0000.68130	58.49
		I94962	Street Dept PortaPotty clean out	001-431.0000.68130	230.07

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
A497	Arrow Construction Supply, Inc				
APMWB	Check	S15617	EZ STREET Cold Mix 50lb bag	001-431.0000.68090	1,239.28
VEN05261	CDA PAVING				
APMWB	Check	110847	DUMPING-CONCRETE & Asphalt	001-431.0000.68130	24.75
				001-431.0000.68150	25.58
VEN14467	CDA Redi Mix & Precast, Inc				
APMWB	Check	104691	Sign Post Bases	001-431.0000.63260	1,000.00
		103850	Concrete for Steamboat Bend Sidewalks	001-431.0000.68150	1,614.25
VEN02994	Grimco				
APMWB	Electronic Funds Transf	34832531-01	Transfer Tape	001-431.0000.63260	188.09
VEN01373	Intermountain Sign & Safety				
APMWB	Check	21791	12"x18" .080 Aluminum Blank	001-431.0000.63260	72.00
L071	Local Highway Technical Assistance Council- LHTAC				
APMWB	Electronic Funds Transf	T211625BM-1	LHTAC Class - Basic Math	001-431.0000.64020	400.00
		T211425SS-2	LHTAC Road Scholar Elective	001-431.0000.64020	160.00
		T2111825RD-1	LHTAC Class - Roadway Drainage	001-431.0000.64020	160.00
N001	Napa Auto Parts				
APMWB	Check	367320	SHOP TOWELS	001-431.0000.63000	92.94
		062640	Oil absorbtion product	001-431.0000.68150	28.08
N0991	Norco Inc				
APMWB	Check	0045059437	DRIVERS GLOVE	001-431.0000.63110	93.00
VEN14689	Norstar Industries, Inc				
APMWB	Check	63199	Orifice Pistons and O-ring	001-431.0000.63525	45.66
VEN05363	North 40 Outfitters				
APMWB	Check	053161/E	Uniform shirt - Jackson	001-431.4000.72000	34.99
VEN14768	Northwest Sign Refurbishing and Recycling				
APMWB	Check	4890	Hydrostripping/refurbishing old signs	001-431.0000.63260	1,662.76
R251	Serights Ace Hardware				
APMWB	Check	371146/1	RAIN-X CARWASH 100 OZ & brushes	001-431.0000.63000	62.61
		371125/1	Shop towels & window cleaner	001-431.0000.63000	31.45
		371081/1	MOWING HEAD	001-431.0000.63000	35.99
		371430/1	Tools for cleaning signs	001-431.0000.63260	38.84
		371659/1	TAPE MEASURE 1"X30"	001-431.0000.67090	20.69
		371432/1	Shovel & Squeegee	001-431.0000.67090	68.38
VEN05934	Sunbelt Rentals				
APMWB	Check	175341140-0001	Stump Grinder Track Rental	001-431.0000.67070	1,083.75
VEN13988	Tacoma Screw Products, Inc				
APMWB	Check	240166571-00	Hex Cap Screws	001-431.0000.63260	134.56
T1195	Traffic Safety Supply Co, Inc.				
APMWB	Check	INV086306	Street Stencils	001-431.0000.68100	537.00
VEN07822	VariTech Industries				
APMWB	Check	IN060-2004483	Nozzle parts	001-431.0000.63525	267.36
Z026	Ziegler Lumber Co #017				
APMWB	Check	1030629	lumber, tape & screws	001-431.0000.68150	24.38
Dept 431 Total:					9,434.95
Dept: 433 Facility Maintenance					
N0991	Norco Inc				
APMWB	Check	0045087927	BLUE HEAT ICE MELT 50 LB BAG 40 AGS/001-433.0000.68010		851.33
S0760	Seltice Laundry				
APMWB	Check	8/789	Drop Off Laundry 14 lbs	001-433.0000.63140	31.42
		8/836	Drop Off Laundry 17 lbs	001-433.0000.63160	38.15
		8/838	Drop Off Laundry 14 lbs	001-433.0000.63160	35.70
		8/837	Drop Off Laundry 16 lbs	001-433.0000.63160	35.90
W0226	Walter E Nelson Co				
APMWB	Electronic Funds Transf	559668	paper supplies ch and pd	001-433.0000.63140	584.26
		560069	cleaning supplies ch and pd	001-433.0000.63150	279.48
Dept 433 Total:					1,856.24
Dept: 434 Fleet Maintenance					
VEN14736	Cintas Corporation No. 3				

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	4249980836	Fleet laundry & Rug Service	001-434.0000.63160	123.43
		4250699209	Fleet Laundry & Rug Service	001-434.0000.63160	116.76
		4249243801		001-434.0000.63160	134.01
VEN04300	CW Wraps & Marketing, Inc				
APMWB	Check	1186	Upfit for PFPD182	001-434.0000.90010	8,600.55
VEN01683	Goodyear Tire & Rubber Company				
APMWB	Check	197-1162554	New Tires - S216	001-434.0000.67190	350.63
		197-1162480	New Tire - S223	001-434.0000.67190	570.86
		197-1162528	FLAT REPAIR-S348	001-434.0000.67210	82.36
		197-1162529	FLAT REPAIR - S349	001-434.0000.67210	351.25
N001	Napa Auto Parts				
APMWB	Check	369034	air fresheners - F102	001-434.0000.63007	3.00
		366764	Credits for returns never processed	001-434.0000.63007	-23.25
				001-434.0000.63011	-41.34
		368978	MMM SEALER - S237	001-434.0000.63011	36.78
		369160	Brake pads - P132	001-434.0000.63012	160.99
		366764	Credits for returns never processed	001-434.0000.63012	-141.57
		368622	Filter Stock	001-434.0000.63012	22.21
		368929	Core Deposit - A130	001-434.0000.63013	-18.00
		368659	Wiper blade stock	001-434.0000.63013	33.81
		368746	Battery - A130	001-434.0000.63013	147.14
		365020	BATTERY for welding helmet	001-434.0000.67020	11.90
		366764	Credits for returns never processed	001-434.0000.67050	-150.71
				001-434.0000.67150	-57.14
				001-434.0000.67170	-243.25
VEN02451	Parker Toyota				
APMWB	Check	91117	Sublet maintenance - B115	001-434.0000.67170	31.75
R060	Ragan Equipment Co.				
APMWB	Check	01-175905	Return of window rail from 01-inv175737	001-434.0000.63012	-333.60
		01-177803	Belts - fleet stock	001-434.0000.63012	528.95
		01-177804	Clutch and parts - P481	001-434.0000.63012	847.20
		01-175737	Window rail - P477	001-434.0000.63012	333.60
		01-177805	PA JDC TECHNICAL MANUAL - P481	001-434.0000.67020	593.09
VEN05934	Sunbelt Rentals				
APMWB	Check	92715669-0002	Credit to inv#92715669-001	001-434.0000.67050	-185.25
VEN13987	Western Peterbilt, LLC				
APMWB	Check	027R12719	Sublet repair - S555	001-434.0000.67170	4,364.60
		027R12654	Sublet repair of S237	001-434.0000.67170	6,325.06
Dept 434 Total:					22,575.82
Dept: 441 Urban Forestry					
VEN14377	Affordable Stump Grinding				
APMWB	Check	1521	Stump Grinding Services	001-441.0000.62040	1,000.00
F020	Fastenal Company				
APMWB	Electronic Funds Transf	IDCOE226601	Hardware for Carport Attachment	001-441.0000.68170	191.82
H1957	Horizon				
APMWB	Electronic Funds Transf	2S246565	Repair Parts During Tree Planting	001-441.0000.68230	100.22
VEN15085	International Minute Press				
APMWB	Check	4597	Business Cards for Randy Cenell	001-441.0000.63210	31.00
VEN05363	North 40 Outfitters				
APMWB	Check	52931/E	Hardware & Tools for UF	001-441.0000.67090	622.90
R251	Serights Ace Hardware				
APMWB	Check	371666/1	Chainsaw maint. and repair for UF	001-441.0000.67010	48.13
		371665/1	Chainsaw Repair	001-441.0000.67010	45.00
		371495/1	String Lines, Grub Hoe & Trailer Coupler Par	001-441.0000.67090	67.45
A565	SiteOne Landscape Supply, LLC				
APMWB	Check	160687129-001	Irrigation Hand Pumps	001-441.0000.68230	126.04
VEN05934	Sunbelt Rentals				
APMWB	Check	175341140-0001	Stump Grinder Track Rental	001-441.0000.67070	1,083.75
Z026	Ziegler Lumber Co #017				
APMWB	Check	1022744	2x8's for Moving Carport	001-441.0000.68170	118.30

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	1028241	Sono Tubes for Foundations/Footings	001-441.0000.68170	884.60
Dept 441 Total:					4,319.21
Dept: 442 Cemetery					
C2961	Cold Spring Granite Company				
APMWB	Check	RI 2460565	MARVIN GOECKE VA PLAQUE	001-442.0000.63760	431.00
W230	Wilbert Precast Inc.				
APMWB	Check	341419-1	3ft grey slant Denke	001-442.0000.63760	1,848.95
Dept 442 Total:					2,279.95
Dept: 443 Parks					
A365	American On-Site Services				
APMWB	Check	I96882	MTH Handicap Unit - Nov 15, 2025 - Nov 18,	001-443.0000.65050	28.43
		I95005	Upper Corbin Portable Restroom	001-443.0000.65050	183.60
		I93845	Q'emiln Park Portable Restrooms	001-443.0000.65050	790.60
A017	A-Tec, Inc.				
APMWB	Check	6608	Maglocks & Cameras to Sportsmans Park	001-443.0000.91000	2,176.50
C360	Consolidated Supply Co.				
APMWB	Electronic Funds Transf	S012677893.001	Irrigation parts for Tullamore Park	001-443.0000.68230	35.13
C3818	Cooper Fabrication, Inc.				
APMWB	Check	31681	Repair gate entry	001-443.0000.67050	296.50
VEN14466	Dog Waste Depot				
APMWB	Check	789786	Dog waste bags for parks.	001-443.0000.63150	1,279.90
F020	Fastenal Company				
APMWB	Electronic Funds Transf	IDCOE227597	3"x 27 ft 5000 Cable for Winterfest Tree	001-443.0000.63080	673.57
		IDCOE227670	Hardware for Parks stock	001-443.0000.67030	29.52
		IDCOE227296	Hardware for stock	001-443.0000.67030	15.62
G098	Grainger				
APMWB	Check	9698660603	Stretch Wrap for Equipment Protection	001-443.0000.67030	132.74
		9702863235	Cable for Radios	001-443.0000.67040	90.69
		9710584393	Orchard Ladder for Parks	001-443.0000.67090	523.25
		9699349487	Sawhorses for Parks	001-443.0000.67090	252.40
VEN12244	HERC Rentals Inc				
APMWB	Electronic Funds Transf	35960945-001	Compressor Rentals for Park Winterization	001-443.0000.67070	3,900.00
VEN05363	North 40 Outfitters				
APMWB	Check	053069/E	Antifreeze and hardware for Parks	001-443.0000.67030	29.98
				001-443.0000.68220	17.94
		053013/E	Raincoat for Robbie	001-443.4000.72000	109.99
R060	Ragan Equipment Co.				
APMWB	Check	01-177748	Service backpack blower	001-443.0000.66190	236.56
S050	Saturday Night Inc.				
APMWB	Electronic Funds Transf	108390	Jackets for City Staff	001-443.4000.72000	49.64
R251	Serights Ace Hardware				
APMWB	Check	371360/1	Electric Tape for Christmas Lights	001-443.0000.67030	117.94
		371477/1	Light Clips for Winterfest	001-443.0000.67030	10.79
		371414/1	Brush to clean big tent poles	001-443.0000.67030	29.84
		371412/1	Measuring tapes and grease for Parks	001-443.0000.67090	35.43
		371548/1	Rubber mallets for Parks	001-443.0000.67090	21.58
VEN05934	Sunbelt Rentals				
APMWB	Check	136384174-0003	Floor Buffer credit from 2023	001-443.0000.67070	-86.49
		151390468-0003	Credit for Floor Buffer Rental	001-443.0000.67070	-145.39
		92457328-001	Parks rental of floor saw	001-443.0000.67070	151.60
W0226	Walter E Nelson Co				
APMWB	Electronic Funds Transf	560094	Cleaning supplies for Parks	001-443.0000.63150	547.07
Z026	Ziegler Lumber Co #017				
APMWB	Check	1027201	Lumber for Tree House Stairs	001-443.0000.68160	133.75
Dept 443 Total:					11,668.68
Dept: 444 Parks - Construction					
R251	Serights Ace Hardware				
APMWB	Check	371151/1	Sand Paper for Construction	001-444.0000.67030	15.29

Dept 444 Total: 15.29

Packet: APPKT19794 - Check Run for Council 12.2.25

Check Date: 11/25/2025

Vendor Set: 01 - Vendor Set 01

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
Dept: 445 Recreation					
V040	ODP Business Solutions				
APMWB	Check	441728323001	Office Supplies-Recreation	001-445.0000.63060	50.54
S054	Schmidt, Sheila				
APMWB	Electronic Funds Transfr	11.12.2025	Contractual Services-Oct 2025	001-445.0000.62040	1,642.00
Dept 445 Total:					1,692.54
Dept: 451 Planning & Zoning					
V040	ODP Business Solutions				
APMWB	Check	441929300001	Office Supplies - CD	001-451.0000.63060	2.99
Dept 451 Total:					2.99
Dept: 452 Building Inspector					
B091	BDS				
APMWB	Check	103240	Utility Billing	001-452.0000.62040	50.00
V040	ODP Business Solutions				
APMWB	Check	441929300001	Office Supplies - CD	001-452.0000.63060	3.00
Dept 452 Total:					53.00
Dept: 453 Engineering					
V040	ODP Business Solutions				
APMWB	Check	441929300001	Office Supplies - CD	001-453.0000.63060	3.00
Dept 453 Total:					3.00
Fund 001 Total:					144,166.53
Fund: 003 - PERSONNEL BENEFIT POOL					
Dept: 482 Personnel Pool					
VEN15087	Alliant Insurance Services, Inc				
APMWB	Electronic Funds Transfr	3322118	November 2025 Benefits consulting fee	003-482.0000.62040	2,500.00
VEN14039	OneBridge				
APMWB	Check	INV-4880	FSA Fees	003-482.4155.71210	900.00
Dept 482 Total:					3,400.00
Fund 003 Total:					3,400.00
Fund: 008 - 911 SUPPORT					
Dept: 426 911 Support					
M2005	Motorola Solutions				
APMWB	Electronic Funds Transfr	1187159614	Flex System Upgrade Project - Final Paymer	008-426.0000.80031	163,543.12
VEN08122	Telecommunication Systems, Inc				
APMWB	Check	04INV-000046309	Annual PSAP Fee	008-426.0000.66170	2,100.00
Dept 426 Total:					165,643.12
Fund 008 Total:					165,643.12
Fund: 011 - FACILITY BUILDING RESERVE					
Dept: 491 Facility Building Reserve					
VEN14808	Ardurra Group, Inc				
APMWB	Electronic Funds Transfr	230061-20276	Black Bay/ Parks Shop Parking Lot	011-491.0000.95015	26,014.84
A017	A-Tec, Inc.				
APMWB	Check	6612	Parks Shop Parking Lot Gate	011-491.0000.95015	880.00
VEN15156	Budinger & Associates				
APMWB	Check	S25590-4	PWOC Budinger Invoice October 2025	011-491.1801.93160	4,123.84
VEN14753	Integrus Architecture, P.S.				
APMWB	Check	22418.00-8	PWOC Integrus Invoice Oct 2025	011-491.1801.93160	17,634.12
VEN07815	LaRiviere, Inc				
APMWB	Electronic Funds Transfr	Parks Shop Parking	Parks Shop Parking Lot Phase 1	011-491.0000.95015	233,473.45

Dept 491 Total: 282,126.25

Fund 011 Total: 282,126.25

Packet: APPKT19794 - Check Run for Council 12.2.25
Vendor Set: 01 - Vendor Set 01

Check Date: 11/25/2025

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 017 - ANNEXATION FEES							
Dept: 410 General Government Services							
VEN13951	SCJ Alliance						
APMWB	Check			82824	Consulting Fees	017-410.0000.62040	5,873.25
				83232		017-410.0000.62040	5,892.50
Dept 410 Total:							11,765.75
Fund 017 Total:							11,765.75
Fund: 037 - STREETS IMPACT FEES							
Dept: 431 Streets							
VEN15184	Northwest Landworks LLC						
APMWB	Check			Pay Request #1 - Prairie Trail Zorros to Hwy 037-431.1711.95520			34,367.43
				Pay Request #2 - Prairie Trail Zorros to Hwy 037-431.1711.95520			151,949.86
W090	Welch Comer & Associates, Inc.						
APMWB	Electronic Funds Transf			41354200-007	Chase Road - Wheatland to Grange	037-431.0000.95142	2,050.00
				41354200-006		037-431.0000.95142	6,400.00
				41354210-005	Prairie Trail - Zorros to SH41	037-431.1711.95520	2,235.80
				41354210-006		037-431.1711.95520	23,063.19
Dept 431 Total:							220,066.28
Fund 037 Total:							220,066.28
Fund: 038 - PARKS IMPACT FEES							
Dept: 443 Parks							
VEN14924	Angler Fencing and Construction, LLC						
APMWB	Check			R06-03022025	Fence rental for construction of Woodbridge	038-443.0000.94167	2,211.00
VEN14069	Michael Terrell- Landscape Architecture, PLLC						
APMWB	Check			6560	The Quarry Sports Complex Phase 1	038-443.0000.94165	986.25
Dept 443 Total:							3,197.25
Fund 038 Total:							3,197.25
Fund: 650 - RECLAIMED WATER OPERATING							
Dept: 463 Wastewater Operating							
A549	A to Z Rentals						
APMWB	Check			608949-6	material lift 12' 350lbs for WWTP	650-463.0000.68025	61.60
A424	Anatek Labs, Inc.						
APMWB	Check			2530358	Surface Water Testing	650-463.0000.68360	910.00
VEN14736	Cintas Corporation No. 3						
APMWB	Check			4248512858	WWTP Uniforms	650-463.4000.72000	176.23
				4249244181		650-463.4000.72000	176.23
				4249981114		650-463.4000.72000	176.23
G098	Grainger						
APMWB	Check			9719235583	WRF AIR FILTER,20X25X2	650-463.0000.68010	137.28
I2731	Inland Environmental Resources						
APMWB	Electronic Funds Transf			2025-1882	Mag Deliveries to WRF	650-463.0000.63008	7,940.40
J105	J-U-B Engineers, Inc.						
APMWB	Electronic Funds Transf			190140	Solids Handling JUB Invoice October 2025	650-463.3125.95520	98,772.55
K0037	K & N, and Impel Company						
APMWB	Electronic Funds Transf			150289	WRF Onsite Testing Ditch, MF Feed, Backw	650-463.0000.68025	4,000.00
VEN14990	Mountain West Pumps and Valves						
APMWB	Check			250606	Flange 2"PVC for WWTP	650-463.0000.68025	43.15
N001	Napa Auto Parts						
APMWB	Check			366764	Credits for returns never processed	650-463.0000.67170	-99.66
				368356	WRF Parts	650-463.0000.68025	74.89
VEN13183	National Association of Clean Water Agencies						

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	88009	FY26 NACWA Membership Dues	650-463.0000.62060	800.00
N040	NCL of Wisconsin, Inc.				
APMWB	Check	527991	WRF Lab Supplies	650-463.0000.63400	899.33
VEN04172	Northwest Scientific, Inc.				
APMWB	Electronic Funds Transf	5196534	Electrode Storage Solution	650-463.0000.63400	111.48
		5196545	Orion AquaPro Rugged Bulb Lab	650-463.0000.63400	462.58
		5196520	Buffer Standard Solution pH 7.000 500m	650-463.0000.63400	642.30
O050	Oxarc Inc.				
APMWB	Electronic Funds Transf	0032456312	Sodium Bisulfite Tertiary Treatment Chemic	650-463.0000.63008	2,643.00
		0032456364	WRF Welding HEAVY DUTY VERMICULITE	650-463.0000.68025	129.28
		0032456188	Sodium Hypochlorite (Chlorine Bleach)	650-463.0000.68820	1,518.00
		0032456291		650-463.0000.68820	2,471.95
P180	Perfection Tire				
APMWB	Check	1098611	FULL SERVICE OIL CHANGE T116	650-463.0000.67170	3.00
		1098539	DIESEL OIL CHANGE T207	650-463.0000.67170	171.82
		1098611	FULL SERVICE OIL CHANGE T116	650-463.0000.67170	52.15
VEN15059	Polydyne Inc				
APMWB	Electronic Funds Transf	1973134	Polymer Delivery	650-463.0000.63480	4,950.00
R251	Serights Ace Hardware				
APMWB	Check	371283/1	Drill Bit & Socket Adapter	650-463.0000.67090	53.99
		370950/1	TIEDOWN 12' for WWTP	650-463.0000.68025	91.00
		370925/1	MF WINCH SUPPLIES	650-463.0000.68025	54.73
		371595/1	WRF Parts	650-463.0000.68025	46.76
		371032/1	WWTP Supplies	650-463.0000.68025	30.43
		371575/1	TAP CARDED 4MM-.7MM for WWTP	650-463.0000.68025	7.73
		371496/1	STARTER ROPE #5 WRF Supplies	650-463.0000.68025	11.36
		371026/1	COUPLE 1"X1/2" GALV for WWTP	650-463.0000.68025	8.63
T106	Titan Truck Equipment				
APMWB	Check	1389841	Snow Removal Equip for 550	650-463.0000.90010	25,699.31
U1006	Univar Solutions USA, LLC				
APMWB	Check	53488081	Caustic Soda Deliveris Tertiary Operations	650-463.0000.63008	3,996.55
		53453074	Aluminum Sulfate for Tertiary Operations	650-463.0000.63490	6,614.80
		53473577		650-463.0000.63490	6,587.60
W0226	Walter E Nelson Co				
APMWB	Electronic Funds Transf	559669	Lab Supplies	650-463.0000.63400	218.10
		560406	WRF Lab Supplies	650-463.0000.63400	458.57
W180	Western States Equipment				
APMWB	Check	IN003392086	WWTP Gen#1 Service	650-463.0000.68025	1,325.08
		IN003392093	WWTP Gen#2 Service	650-463.0000.68025	1,325.08
Dept 463 Total:					173,753.51
Dept: 466 Wastewater - Collections					
VEN14808	Ardurra Group, Inc				
APMWB	Electronic Funds Transf	240451-20279	SH41 & Poleline Sewer Ardurra Invoice Oct 16	650-466.3221.68400	5,839.30
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4248512858	WWTP Uniforms	650-466.4000.72000	176.23
		4249981114		650-466.4000.72000	176.23
		4249244181		650-466.4000.72000	176.23
C18750	CityServiceValcon, LLC				
APMWB	Check	0893791	WRF Collections Oil Mobilgear 600	650-466.0000.67170	147.71
D099	DLT Solutions, LLC				
APMWB	Check	SI717754	Water and Sewer Modeling Software	650-466.0000.66012	7,211.12
VEN03517	Kenworth Sales Company				
APMWB	Check	02405W9688	T206 Transfer Case, Transmission Service	650-466.0000.67170	1,526.65
N001	Napa Auto Parts				
APMWB	Check	366845	USB Cable, Type-C, 3.5 f (103,T09)	650-466.0000.63330	32.23
		368248	Wiper Blades	650-466.0000.67170	48.98
		367298	6/12V BATTERY CHARGER Seltice LS	650-466.0000.68021	56.99
B100	Owen Equipment Company				
APMWB	Check	00131581	WRF Collections LEADER HOSE, 1X1	650-466.0000.63330	792.06
P180	Perfection Tire				

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	1099268	ALIGNMENT & OIL CHANGE T119	650-466.0000.67170	207.84
R251	Check				
APMWB	Check	370922/1	WWTP Supplies	650-466.0000.63000	102.12
		371097/1	FLASHLIGHT & CLEANING CLOTH	650-466.0000.63330	58.49
		371051/1	WORK/FLASH LIT RCHRG LED	650-466.0000.63330	59.38
		371097/1	FLASHLIGHT & CLEANING CLOTH	650-466.0000.63330	46.78
Dept 466 Total:					16,658.34
Dept: 468 Wastewater - Surface Water					
A090	Accurate Testing Labs LLC				
APMWB	Check	150231	STORMWATER Samples	650-468.0000.68360	300.00
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	101578	Surface Water Parts for D300	650-468.0000.68380	195.07
H1957	Horizon				
APMWB	Electronic Funds Transf	2S247753	Stormwater ROUND GREEN GRATE	650-468.0000.68380	78.75
R251	Check				
APMWB	Check	371283/1	Drill Bit & Socket Adapter	650-468.0000.67090	13.49
		371611/1	Stormwater Small Parts	650-468.0000.68380	8.26
		371131/1	WRF Surface Water PACKOUT STOR ORG	650-468.0000.68380	114.24
		371611/1	Stormwater Small Parts	650-468.0000.68380	53.79
		371276/1	Stormwater Parts	650-468.0000.68380	61.26
Dept 468 Total:					824.86
Fund 650 Total:					191,236.71
Fund: 651 - RECLAIMED WATER CAPITAL - WWTP					
Dept: 463 Wastewater Operating					
VEN15156	Budinger & Associates				
APMWB	Check	S25590-4	PWOC Budinger Invoice October 2025	651-463.3100.95520	589.12
VEN14753	Integrus Architecture, P.S.				
APMWB	Check	22418.00-8	PWOC Integrus Invoice Oct 2025	651-463.3100.95520	2,519.16
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	190138	Tertiary Upgrades JUB Invoice October 2025	651-463.3213.90015	10,872.60
P050	Panhandle Area Council				
APMWB	Check	66-PFLM	Tertiary Upgrade PAC Invoice October 2025	651-463.3213.90015	652.50
Dept 463 Total:					14,633.38
Fund 651 Total:					14,633.38
Fund: 652 - RECLAIMED WATER CAPITAL - COLLECTOR					
Dept: 463 Wastewater Operating					
E001	East Greenacres Irrigation				
APMWB	Check	05242326	EGID Preperation for Guy Rd and Fisher Sev	652-463.3129.95520	91,542.53
Dept 463 Total:					91,542.53
Fund 652 Total:					91,542.53
Fund: 700 - SANITATION					
Dept: 461 Sanitation					
VEN04268	Coeur d'Alene Garbage Service				
APMWB	Check	3117288	Dumpsters for Parks	700-461.0000.65050	798.48
K100	Kootenai County Solid Waste				
APMWB	Check	09-30289/13-32925	Fall Clean-up	700-461.0000.65050	29.15
		09-30289/13-34119	General refuse from Park Clean-up	700-461.0000.65050	26.85
		09-30289/13-33337	General Park Refuse	700-461.0000.65050	3.84
		09-30289/13-34685	Fall Clean-up	700-461.0000.65050	20.71
		09-30289/13-32953	Parks Fall Clean-up	700-461.0000.65050	32.98
		09-30289/13-34799	Park Clean-up Refuse	700-461.0000.65050	40.65
C115	Northwest Waste and Recycling				
APMWB	Electronic Funds Transf	11.17.25	Sanitation Monthly Contract	700-461.0000.62042	423,945.56

Dept 461 Total: 424,898.22

Fund 700 Total: 424,898.22

Packet: APPKT19794 - Check Run for Council 12.2.25
Vendor Set: 01 - Vendor Set 01

Check Date: 11/25/2025

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 750 - WATER OPERATING							
Dept: 462 Water Operating							
A090	Accurate Testing Labs LLC						
APMWB	Check			150396	Water Coliform Presence/Absence	750-462.0000.68360	150.00
				150476	Water Testing Coliform Presence/Absence	750-462.0000.68360	180.00
				150509	Water Testing Coliform Presence/Absence	750-462.0000.68360	120.00
A017	A-Tec, Inc.						
APMWB	Check			6614	Water Admin Old cameras replacement	750-462.0000.68010	1,803.31
C360	Consolidated Supply Co.						
APMWB	Electronic Funds Transf			S012655090.003	KEY BRASS SKELETON KEY FOR WATER	750-462.0000.63280	59.10
D099	DLT Solutions, LLC						
APMWB	Check			SI717754	Water and Sewer Modeling Software	750-462.0000.66012	5,560.86
G098	Grainger						
APMWB	Check			9699791985	AIR RELEASE VALVE	750-462.0000.63280	329.10
				9703949256	MARKING PAINT BLUE FOR LOCATES	750-462.0000.63280	770.40
VEN14482	Gunnerson Consulting and Communication Site Services, LLC						
APMWB	Check			6688	Cell Tower Lease Consulting	750-462.0000.62040	165.50
I129	Idaho Rural Water Assoc.						
APMWB	Check			E7772	Justin W Disinfection Class	750-462.0000.64020	120.00
J105	J-U-B Engineers, Inc.						
APMWB	Electronic Funds Transf			0189430	Well 4 Rehab JUB Invoice September 2025	750-462.3227.95550	23,496.10
				190294	Well 4 Rehab JUB Invoice October 2025	750-462.3227.95550	27,498.50
VEN09639	McHugh Bromley PLLC						
APMWB	Check			#1000 4885	Water Division Legal Support	750-462.0000.62040	320.00
R251	Serights Ace Hardware						
APMWB	Check			371237/1	HINGED PLUG 15A-BLACK for W116	750-462.0000.63280	4.31
				371394/1	Water Shop Supplies	750-462.0000.63280	34.98
				371309/1	DW Supplies 10 pair Shoe Guards	750-462.0000.63280	10.79
Dept 462 Total:							60,622.95
Fund 750 Total:							60,622.95
Fund: 753 - WATER CAPITAL							
Dept: 462 Water Operating							
VEN15156	Budinger & Associates						
APMWB	Check			S25590-4	PWOC Budinger Invoice October 2025	753-462.3325.95520	3,703.04
VEN14753	Integrus Architecture, P.S.						
APMWB	Check			22418.00-8	PWOC Integrus Invoice Oct 2025	753-462.3325.95520	15,834.72
Dept 462 Total:							19,537.76
Fund 753 Total:							19,537.76
Report Total:							1,632,836.73



Fund	Account	Amount
001 - GENERAL FUND		
	001-22080	250.00
	001-22115	6,000.00
	001-411.0000.62060	19,397.60
	001-411.0000.64010	50.00
	001-412.0000.66030	617.63
	001-412.0000.66070	7,525.00
	001-413.0000.63800	60.72
	001-414.0000.62091	4,962.50
	001-414.1445.62170	7,813.44
	001-414.1445.62190	4,284.85
	001-418.0000.63060	60.72
	001-421.0000.62040	621.66
	001-421.0000.62370	125.00
	001-421.0000.63060	855.74
	001-421.0000.63130	30.99
	001-421.0000.63210	898.17
	001-421.0000.63300	1,049.50
	001-421.0000.63920	4,948.45
	001-421.0000.64010	150.00
	001-421.0000.64030	11,155.50
	001-421.0000.66043	4,590.00
	001-421.0000.67020	3,804.04
	001-421.0000.67100	5,003.21
	001-421.0000.67170	663.95
	001-421.0000.68010	41.42
	001-421.4000.72000	1,087.70
	001-423.1153.68400	3,013.23
	001-424.0000.63790	878.43
	001-427.0000.62040	125.96
	001-427.0000.64030	199.45
	001-431.0000.63000	222.99
	001-431.0000.63110	93.00
	001-431.0000.63260	3,096.25
	001-431.0000.63525	313.02
	001-431.0000.64020	720.00
	001-431.0000.67070	1,083.75
	001-431.0000.67090	89.07
	001-431.0000.68090	1,239.28
	001-431.0000.68100	537.00
	001-431.0000.68130	313.31
	001-431.0000.68150	1,692.29
	001-431.4000.72000	34.99
	001-433.0000.63140	615.68
	001-433.0000.63150	279.48
	001-433.0000.63160	109.75
	001-433.0000.68010	851.33
	001-434.0000.63007	-20.25
	001-434.0000.63011	-4.56
	001-434.0000.63012	1,417.78
	001-434.0000.63013	162.95
	001-434.0000.63160	374.20
	001-434.0000.67020	604.99
	001-434.0000.67050	-335.96
	001-434.0000.67150	-57.14
	001-434.0000.67170	10,478.16
	001-434.0000.67190	921.49

001-434.0000.67210	433.61
001-434.0000.90010	8,600.55
001-441.0000.62040	1,000.00
001-441.0000.63210	31.00
001-441.0000.67010	93.13
001-441.0000.67070	1,083.75
001-441.0000.67090	690.35
001-441.0000.68170	1,194.72
001-441.0000.68230	226.26
001-442.0000.63760	2,279.95
001-443.0000.63080	673.57
001-443.0000.63150	1,826.97
001-443.0000.65050	1,002.63
001-443.0000.66190	236.56
001-443.0000.67030	366.43
001-443.0000.67040	90.69
001-443.0000.67050	296.50
001-443.0000.67070	3,819.72
001-443.0000.67090	832.66
001-443.0000.68160	133.75
001-443.0000.68220	17.94
001-443.0000.68230	35.13
001-443.0000.91000	2,176.50
001-443.4000.72000	159.63
001-444.0000.67030	15.29
001-445.0000.62040	1,642.00
001-445.0000.63060	50.54
001-451.0000.63060	2.99
001-452.0000.62040	50.00
001-452.0000.63060	3.00
001-453.0000.63060	3.00
Fund 001 Total:	144,166.53
003 - PERSONNEL BENEFIT POOL	
003-482.0000.62040	2,500.00
003-482.4155.71210	900.00
Fund 003 Total:	3,400.00
008 - 911 SUPPORT	
008-426.0000.66170	2,100.00
008-426.0000.80031	163,543.12
Fund 008 Total:	165,643.12
011 - FACILITY BUILDING RESERVE	
011-491.0000.95015	260,368.29
011-491.1801.93160	21,757.96
Fund 011 Total:	282,126.25
017 - ANNEXATION FEES	
017-410.0000.62040	11,765.75
Fund 017 Total:	11,765.75
037 - STREETS IMPACT FEES	
037-431.0000.95142	8,450.00
037-431.1711.95520	211,616.28
Fund 037 Total:	220,066.28
038 - PARKS IMPACT FEES	
038-443.0000.94165	986.25
038-443.0000.94167	2,211.00
Fund 038 Total:	3,197.25
650 - RECLAIMED WATER OPERATING	
650-463.0000.62060	800.00
650-463.0000.63008	14,579.95
650-463.0000.63400	2,792.36
650-463.0000.63480	4,950.00
650-463.0000.63490	13,202.40
650-463.0000.67090	53.99
650-463.0000.67170	127.31
650-463.0000.68010	137.28
650-463.0000.68025	7,209.72
650-463.0000.68360	910.00

650-463.0000.68820	3,989.95
650-463.0000.90010	25,699.31
650-463.3125.95520	98,772.55
650-463.4000.72000	528.69
650-466.0000.63000	102.12
650-466.0000.63330	988.94
650-466.0000.66012	7,211.12
650-466.0000.67170	1,931.18
650-466.0000.68021	56.99
650-466.3221.68400	5,839.30
650-466.4000.72000	528.69
650-468.0000.67090	13.49
650-468.0000.68360	300.00
650-468.0000.68380	511.37
Fund 650 Total:	191,236.71
651 - RECLAIMED WATER CAPITAL - WWTP	
651-463.3100.95520	3,108.28
651-463.3213.90015	11,525.10
Fund 651 Total:	14,633.38
652 - RECLAIMED WATER CAPITAL - COLLECTOR	
652-463.3129.95520	91,542.53
Fund 652 Total:	91,542.53
700 - SANITATION	
700-461.0000.62042	423,945.56
700-461.0000.65050	952.66
Fund 700 Total:	424,898.22
750 - WATER OPERATING	
750-462.0000.62040	485.50
750-462.0000.63280	1,208.68
750-462.0000.64020	120.00
750-462.0000.66012	5,560.86
750-462.0000.68010	1,803.31
750-462.0000.68360	450.00
750-462.3227.95550	50,994.60
Fund 750 Total:	60,622.95
753 - WATER CAPITAL	
753-462.3325.95520	19,537.76
Fund 753 Total:	19,537.76
Report Total:	1,632,836.73

ACCOUNTS PAYABLE HANDCHECK ACCOUNTABILITY

11/13/2025	\$47.01	APA001540	AT&T Long Distance
11/13/2025	\$87,232.39	APA001541	Avista
11/13/2025	\$139.99	APA001542	Charter Communications
11/13/2025	\$134.98	APA001543	Charter Communications
11/13/2025	\$2,242.68	APA001544	Level 3 Communications
11/13/2025	\$287.25	APA001545	Ricoh USA Inc.
11/13/2025	\$699.74	APA001546	SpectraSite Communications, LLC
11/21/2025	\$2,003.98	APA001635	Avista
11/21/2025	\$164.98	APA001636	Charter Communications
11/21/2025	\$155.00	APA001637	Charter Communications
11/21/2025	\$12,695.70	APA001638	East Greenacres Irrigation
11/21/2025	\$240.36	APA001639	H & H Business Systems
11/21/2025	\$3,075.21	APA001640	Kootenai County Solid Waste
11/21/2025	\$5.00	APA001641	Kootenai Electric
11/21/2025	\$498.87	APA001642	Post Falls Food Bank
11/21/2025	\$442.33	APA001643	Ricoh USA Inc.
11/21/2025	\$1,480.50	APA001644	Tetiri, LLC
11/21/2025	\$10,794.12	APA001645	The Spyglass Group, LLC
11/21/2025	\$329.01	APA001646	Verizon Wireless
	\$122,669.10		

FOR CHECK RUN 12/2/25

Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-421.0000.65030
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-421.0000.62040
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	001-442.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	001-431.0000.66050
Pay Before Due Date	Various
Pay Before Due Date	001-465.0000.65103
Pay Before Due Date	001-22110
Pay Before Due Date	001-445.0000.66050
Pay Before Due Date	001-421.0000.62040
Pay Before Due Date	Various
Pay Before Due Date	Various

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Victoria Howell, Purchasing/CSR

SUBJECT: September Cash and Investments

ITEM AND RECOMMENDED ACTION:

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

DISCUSSION:

Each month the Finance Department provides a report detailing the expenditures, to date, under the adopted budget (per Idaho Code 50-208) and a report on the cash and investments for that month (per Idaho Code 50-135) to ensure that the council, and the public is aware of the city's financial position. Idaho Code 50-708 requires at least quarterly during the year council review a treasurer's report that includes the accounts and doings of the chief finance officer of the city. The attached reports are for September 2025. The budget summary report details the budgeted amount by expenditure type and the amount expended through the end of September in both dollars and by percentage. The Cash and Investments Report shows the amounts the city has on deposit with the noted institutions as well as cash on hand. At the end of September, the total of investments and cash on hand was \$234,368,289.67. Finally, the Treasurer's Report of Cash and Investment Transactions details the receipts and disbursements to each fund during the month of September.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

None

APPROVED OR DIRECTION GIVEN:

None

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$234,368,289.67

BUDGET CODE:

Various

ATTACHMENTS:

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

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

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
411 - MAYOR COUNCIL	Operating	\$ 171,935.60	\$ 125,937.43	73.2%
	Personnel	<u>127,189.88</u>	<u>121,195.40</u>	95.3%
		299,125.48	247,132.83	82.6%
412 - INFORMATION SYSTEMS	Operating	144,650.00	268,564.61	185.7%
	Capital	17,500.00	16,479.96	0.0%
	Personnel	<u>730,352.76</u>	<u>725,295.36</u>	99.3%
		892,502.76	1,010,339.93	113.2%
413 - GENERAL SERVICES	Operating	27,000.00	12,459.81	46.1%
	Personnel	<u>575,111.36</u>	<u>588,556.57</u>	102.3%
		602,111.36	601,016.38	99.8%
414 - FINANCE	Operating	624,485.00	670,214.46	107.3%
	Personnel	<u>705,291.14</u>	<u>703,133.00</u>	99.7%
		1,329,776.14	1,373,347.46	103.3%
415 - CITY CLERK	Operating	53,603.00	46,483.44	86.7%
	Capital	-	-	0.0%
	Personnel	<u>93,315.60</u>	<u>83,136.07</u>	89.1%
		146,918.60	129,619.51	88.2%
417 - MEDIA/CABLE FRANCHISE	Operating	64,850.00	41,490.63	64.0%
	Capital	-	-	0.0%
	Personnel	<u>161,845.81</u>	<u>162,011.93</u>	100.1%
		226,695.81	203,502.56	89.8%
418 - HUMAN RESOURCES	Operating	6,950.00	6,425.92	92.5%
	Personnel	<u>248,491.12</u>	<u>251,712.75</u>	101.3%
		255,441.12	258,138.67	101.1%
421 - POLICE	Operating	945,243.54	1,088,843.30	115.2%
	Capital	330,000.00	325,284.93	98.6%
	Personnel	<u>9,150,342.05</u>	<u>8,625,729.93</u>	94.3%
		10,425,585.59	10,039,858.16	96.3%
423 - OASIS	Operating	4,100.00	55,826.65	1361.6%
	Capital	-	-	0.0%
	Personnel	<u>133,544.76</u>	<u>161,108.93</u>	120.6%
		137,644.76	216,935.58	157.6%
424 - LEGAL (PROSECUTING)	Operating	82,446.00	237,589.42	288.2%
	Capital	-	-	0.0%
	Personnel	<u>1,061,552.81</u>	<u>980,874.00</u>	92.4%
		1,143,998.81	1,218,463.42	106.5%
427 - ANIMAL CONTROL	Operating	17,050.00	10,715.21	62.8%
	Personnel	<u>209,315.89</u>	<u>208,224.91</u>	99.5%
		226,365.89	218,940.12	96.7%
431 - STREETS	Operating	1,993,650.00	1,793,439.03	90.0%
	Capital	6,650,000.00	1,658,946.93	0.0%
	Personnel	<u>1,674,238.01</u>	<u>1,492,060.59</u>	89.1%
		10,317,888.01	4,944,446.55	47.9%

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

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
432 - PUBLIC WORKS ADMIN.	Operating	21,030.00	7,274.65	34.6%
	Personnel	-	121.89	0.0%
		<u>21,030.00</u>	<u>7,396.54</u>	35.2%
433 - FACILITY MAINTENANCE	Operating	88,880.00	39,683.99	44.6%
	Capital	-	-	0.0%
	Personnel	<u>346,802.57</u>	<u>332,432.35</u>	95.9%
		<u>435,682.57</u>	<u>372,116.34</u>	85.4%
434 - FLEET MAINTENANCE	Operating	257,537.00	270,208.38	104.9%
	Capital	2,784,000.00	2,713,316.73	97.5%
	Personnel	<u>507,623.03</u>	<u>396,924.22</u>	78.2%
		<u>3,549,160.03</u>	<u>3,380,449.33</u>	95.2%
435 - -GIS	Operating	62,050.00	59,669.10	96.2%
	Personnel	<u>205,163.73</u>	<u>205,018.27</u>	99.9%
		<u>267,213.73</u>	<u>264,687.37</u>	99.1%
441 - URBAN FORESTRY	Operating	53,975.00	58,180.16	107.8%
	Capital	-	25,985.05	0.0%
	Personnel	<u>297,460.01</u>	<u>301,287.77</u>	101.3%
		<u>351,435.01</u>	<u>385,452.98</u>	109.7%
442 - CEMETERY	Operating	117,725.00	151,314.65	128.5%
	Capital	-	-	0.0%
	Personnel	<u>256,391.79</u>	<u>253,725.49</u>	99.0%
		<u>374,116.79</u>	<u>405,040.14</u>	108.3%
443 - PARKS	Operating	1,068,108.00	1,035,984.22	97.0%
	Capital	812,004.00	418,692.99	51.6%
	Personnel	<u>1,550,224.34</u>	<u>1,532,237.31</u>	98.8%
		<u>3,430,336.34</u>	<u>2,986,914.52</u>	87.1%
444 - PARKS CONSTRUCTION	Operating	-	-	0.0%
	Capital	<u>80,000.00</u>	<u>666,706.53</u>	833.4%
		<u>80,000.00</u>	<u>666,706.53</u>	833.4%
445 - RECREATION	Operating	253,358.00	288,511.58	113.9%
	Capital	-	-	0.0%
	Personnel	<u>986,129.35</u>	<u>815,979.74</u>	82.7%
		<u>1,239,487.35</u>	<u>1,104,491.32</u>	89.1%
451 - PLANNING & ZONING	Operating	32,918.95	21,873.37	66.4%
	Capital	-	-	100.0%
	Personnel	<u>402,502.26</u>	<u>348,313.50</u>	86.5%
		<u>435,421.21</u>	<u>370,186.87</u>	85.0%
452 - BUILDING INSPECTOR	Operating	27,500.00	28,346.18	103.1%
	Personnel	803,157.89	767,725.42	95.6%
	Capital	-	-	
		<u>830,657.89</u>	<u>796,071.60</u>	95.8%
453 - ENGINEERING	Operating	46,600.00	24,418.53	52.4%
	Capital	10,000.00	6,600.00	100.0%
	Personnel	<u>837,813.54</u>	<u>730,148.13</u>	87.1%
		<u>894,413.54</u>	<u>761,166.66</u>	85.1%

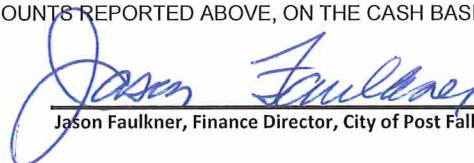
CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED September 30, 2025

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
454 - Community Development Admin	Operating	90,705.00	149,164.13	164.4%
	Capital	-	-	0.0%
	Personnel	243,835.96	247,322.68	101.4%
		<u>334,540.96</u>	<u>396,486.81</u>	118.5%
465 - STREET LIGHTS	Operating	660,000.00	741,025.82	112.3%
		<u>660,000.00</u>	<u>741,025.82</u>	112.3%
481 - CAPITAL IMPROVMENTS/CONTRACTS	Operating	1,825,386.00	941,260.59	51.6%
	Capital	-	-	0.0%
		<u>1,825,386.00</u>	<u>941,260.59</u>	51.6%
482 - PERSONNEL POOL	Operating	4,894,400.00	4,894,400.00	100.0%
	Personnel	(375,483.02)	53,829.32	-14.3%
		<u>4,518,916.98</u>	<u>4,948,229.32</u>	109.5%
497 - TRANSFERS OUT	Operating	-	-	0.0%
		<u>-</u>	<u>-</u>	0.0%
TOTAL GENERAL FUND		<u>45,251,852.73</u>	<u>38,989,423.91</u>	86.2%
002 - INSURANCE FUND	Operating	403,409.00	426,424.00	105.7%
		<u>403,409.00</u>	<u>426,424.00</u>	105.7%
003 - PERSONNEL FUND	Operating	52,500.00	51,122.13	97.4%
	Capital	-	-	0.0%
	Personnel	4,996,900.00	4,413,150.63	88.3%
		<u>5,049,400.00</u>	<u>4,464,272.76</u>	88.4%
004-Street Lights	Operating	-	-	0.0%
		<u>-</u>	<u>-</u>	
007 - DRUG SEIZURE FUND	Operating	168,000.00	29,200.83	17.4%
	Capital	-	-	
		<u>168,000.00</u>	<u>29,200.83</u>	17.4%
008 - 911 FUND	Operating	2,378,737.23	281,731.88	11.8%
	Capital	-	1,150,611.61	0.0%
	Personnel	30,723.47	27,380.38	89.1%
		<u>2,409,460.70</u>	<u>1,459,723.87</u>	60.6%
011 - FACILITY BUILDING RESERVE FUND	Operating	3,772,000.00	-	0.0%
	Capital	8,548,000.00	1,406,135.62	0.0%
		<u>12,320,000.00</u>	<u>1,406,135.62</u>	0.0%
017 - ANNEXATION FUND	Operating	220,000.00	222,755.44	101.3%
	Capital	1,500,000.00	-	
		<u>1,720,000.00</u>	<u>222,755.44</u>	13.0%
023 - SPECIAL EVENTS FUND	Operating	145,470.00	36,986.06	25.4%
		<u>145,470.00</u>	<u>36,986.06</u>	25.4%
029 - CEMETERY IMPROVEMENTS FUND	Operating	208,000.00	-	0.0%
	Capital	42,000.00	43,386.00	
		<u>250,000.00</u>	<u>43,386.00</u>	17.4%
034- KOOTENAI FIRE/EMS IMPACT FEES	Operating	1,000,000.00	580,947.23	58.1%
		<u>1,000,000.00</u>	<u>580,947.23</u>	58.1%

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

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
037 - STREET IMPACT FEE FUND	Operating	2,150,000.00	206,226.00	0.0%
	Capital	950,000.00	216,416.07	
		<u>3,100,000.00</u>	<u>422,642.07</u>	0.0%
038 - PARK IMPACT FEE FUND	Operating	319,000.00	28,072.37	0.0%
	Capital	3,311,000.00	1,238,633.71	37.4%
		<u>3,630,000.00</u>	<u>1,266,706.08</u>	34.9%
039 - STREET CAPITAL PROJECTS	Operating	-	-	0.0%
		<u>-</u>	<u>-</u>	0.0%
402 - LID 99-1 FUND	Operating	-	-	0.0%
		<u>-</u>	<u>-</u>	0.0%
410 - LID 2004	Operating	-	-	0.0%
		<u>-</u>	<u>-</u>	0.0%
450 - LID GUARANTEE FUND	Operating	-	-	0.0%
		<u>-</u>	<u>-</u>	0.0%
650 - RECLAIMED WATER OPERATING FUND incl: wwo, collections, recycled, surface	Operating	17,979,557.86	15,744,097.75	87.6%
	Capital	17,457,931.00	911,870.19	5.2%
	Personnel	3,129,033.14	2,439,365.87	78.0%
		<u>38,566,522.00</u>	<u>19,095,333.81</u>	49.5%
651 - RECLAIMED WATER - CAPITAL WWTP FUND	Operating	930,509.00	1,156,782.82	124.3%
	Capital	6,000,990.00	2,372,809.57	39.5%
		<u>6,931,499.00</u>	<u>3,529,592.39</u>	50.9%
652 - RECLAIMED WATER CAPITAL - COLLECTOR FUND	Capital	16,090,000.00	1,119,038.38	7.0%
	Operating	6,455,000.00	-	
		<u>22,545,000.00</u>	<u>1,119,038.38</u>	5.0%
700 - SANITATION FUND	Operating	4,711,427.00	5,005,767.57	106.2%
		<u>4,711,427.00</u>	<u>5,005,767.57</u>	106.2%
750 - WATER OPERATING FUND	Operating	2,379,409.73	1,453,571.92	61.1%
	Capital	4,213,756.00	1,330,062.45	
	Personnel	1,184,793.71	988,377.17	83.4%
		<u>7,777,959.44</u>	<u>3,772,011.54</u>	48.5%
753 - WATER CAPITAL FUND	Operating	-	-	0.0%
	Capital	6,775,136.00	38,202.37	0.6%
		<u>6,775,136.00</u>	<u>38,202.37</u>	0.6%
GRAND TOTAL		<u>\$ 164,960,135.87</u>	<u>\$ 82,002,033.00</u>	49.7%

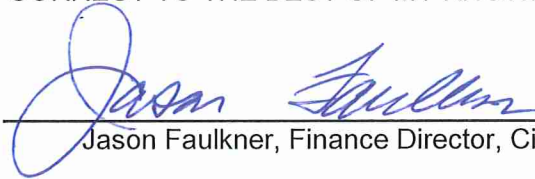
I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


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

City of Post Falls
Cash and Investments
9/30/2025

Description	City's Balance
<u>Idaho State Investment Pool</u>	
LGIP Acct 1399	108,821,795.43
LGIP Acct 1441	301,907.68
<u>First Financial Equity Corporation</u>	
General Accts Investments	20,705,206.00
Contingency Accts	8,983,033.42
Replacement & Reserve Accts	63,182,596.37
<u>Moreton Capital Investments</u>	
Moreton Securities	21,361,030.82
<u>Mountain West bank</u>	
Repurchase Sweep Account	10,936,467.00
Checking Account	75,002.95
<u>Cash on Hand</u>	
Finance	300.00
Animal Control	150.00
Police	525.00
Recreation	125.00
Park	-
Planning and Zoning	150.00
Total	<u><u>\$ 234,368,289.67</u></u>

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

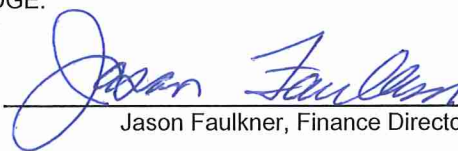


Jason Faulkner, Finance Director, City of Post Falls, Idaho

City of Post Falls
Treasurer's Report of Cash and Investment Transactions
9/30/2025

FUND	BALANCE 08/31/2025	RECEIPTS	DISBURSEMENTS	BALANCE 09/30/2025
001 - GENERAL FUND	\$36,123,353.91	\$1,731,752.97	\$4,232,064.21	\$ 33,623,042.67
002 - COMPREHENSIVE LIABILITY	600,341.94	\$27,083.44	\$ -	627,425.38
003 - PERSONNEL BENEFIT POOL	(12,316.67)	\$417,445.27	\$621,044.63	(215,916.03)
004 - STREET LIGHTS	-	\$ -	\$ -	-
007 - DRUG SEIZURE PROGRAM	205,615.24	\$2,554.11	\$ -	208,169.35
008 - 911 SUPPORT	3,828,125.60	\$14,782.21	\$600,712.39	3,242,195.42
011 - FACILITY BUILDING RESERVE	12,063,058.39	\$54,804.93	\$23,857.30	12,094,006.02
017 - ANNEXATION FEES	1,783,686.97	\$42,450.76	\$33,478.59	1,792,659.14
023 - SPECIAL EVENTS	460,707.18	\$3,150.49	\$3,259.29	460,598.38
029 - CEMETERY CAPITAL IMPROVEMENT	566,395.61	\$9,200.16	\$ -	575,595.77
034 - KOOTENAI FIRE/EMS IMPACT FEES	93,164.52	\$53,426.78	\$43,724.24	102,867.06
035 - PUBLIC SAFETY IMPACT FEES	3,438,836.29	\$59,929.71	\$11,211.73	3,487,554.27
037 - STREETS IMPACT FEES	8,961,940.28	\$235,193.42	\$0.00	9,197,133.70
038 - PARKS IMPACT FEES	5,979,355.17	\$269,816.45	\$4,689.55	6,244,482.07
039 - STREETS CAPITAL PROJECTS	-	\$ -	\$ -	-
402 - LID 99-1	(30,979.88)	\$ -	\$ -	(30,979.88)
410 - LID 2004	(9,613.63)	\$22,219.94	\$ -	12,606.31
450 - LID GUARANTEE	19,036.82	\$58.06	\$ -	19,094.88
650 - RECLAIMED WATER OPERATING	77,119,353.94	\$2,064,261.35	\$1,706,117.77	77,477,497.52
651 - RECLAIMED WATER CAPITAL - WWTP	29,892,106.79	\$640,823.55	\$653,092.59	29,879,837.75
652 - RECLAIMED WATER CAPITAL - COLLECTOR	20,569,916.92	\$956,736.08	\$20,074.80	21,506,578.20
653-WASTEWATER STORM WATER	-	\$ -	\$ -	-
700 - SANITATION	1,248,570.35	\$449,372.73	\$85,494.49	1,612,448.59
750 - WATER OPERATING	26,540,084.38	\$1,112,382.05	\$416,638.28	27,235,828.15
753 - WATER CAPITAL	5,134,343.44	\$84,541.51	\$ 3,320.00	5,215,564.95
GRAND TOTAL:	\$ 234,575,083.56	\$ 8,251,985.97	\$ 8,458,779.86	\$ 234,368,289.67

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


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

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Shannon Howard, City Clerk
SUBJECT: Acceptance of the Canvassed Election Results

ITEM AND RECOMMENDED ACTION:

Accept the Canvassed Election results from the Kootenai County Election Office.

DISCUSSION:

Per Idaho Code 50-412, the Canvassed Election results need to be entered into the minutes of the City Council.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

Accept the Canvassed Election results from the Kootenai County Elections Office.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. Canvassed Election Results 2025



Kootenai County Elections

Jennifer Locke • Clerk

1808 N 3rd St • P.O. Box 9000 • Coeur d'Alene, ID 83816-9000

Phone (208)446-1030 • Fax (208)446-2184

<http://www.kcgov.us/elections> • Email kcelections@kcgov.us

RECEIVED

NOV 17 2025

STATE OF IDAHO

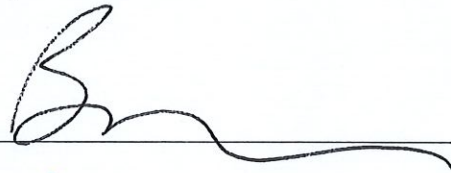
COUNTY OF Kootenai

} ss.

CITY OF POST FALLS

We, the commissioners of the county and state aforesaid, acting as the **Board of Canvassers of Election**, convened on November 13th, 2025, do hereby state that the attached is a true and complete abstract of all votes cast within this county for the Candidates and Ballot Questions as they appeared at the **Consolidated Election** held on **November 4, 2025** as shown by the records now on file in the County Clerk's office.







County Board of Canvassers

Attest: 
Clerk

(County Seal)



Kootenai County Elections

Jennifer Locke • Clerk

1808 N 3rd St • P.O. Box 9000 • Coeur d'Alene, ID 83816-9000

Phone (208)446-1030 • Fax (208)446-2184

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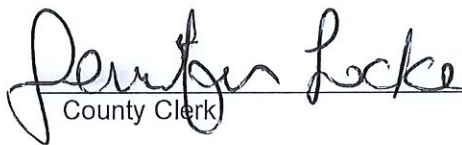
STATE OF IDAHO

} ss.

COUNTY OF Kootenai

I, Jennifer Locke, Clerk of said county and state, do hereby certify that the attached is a full, true and complete copy of the abstract of votes for the Candidates therein named as they appeared on the election ballot for the **Consolidated Election held on November 4, 2025** for the **City of Post Falls** as shown by the record of the Board of Canvassers filed in my office this **13th** day of **November, 2025**.




County Clerk

(County Seal)

Post Falls Mayor Vote For 1

	Scott Haug		Ronald G. Jacobson		Randy Westlund		Over Votes		Under Votes		Total Registered Voters		Total Votes Cast	
	NON	NON	NON	NON	NON	NON								
Precinct 308	0	0	0	3			0	0	0		1,887		3	
Precinct 323	37	24	24	53			0	0	2		1,387		114	
Precinct 501	68	52	52	88			0	0	6		1,399		208	
Precinct 502	94	72	72	96			0	0	6		1,642		262	
Precinct 503	174	146	146	196			0	0	2		1,366		516	
Precinct 504	121	151	151	169			0	0	7		1,549		441	
Precinct 505	179	119	119	161			0	0	6		1,590		459	
Precinct 506	121	115	115	119			0	0	6		1,341		355	
Precinct 507	152	132	132	149			0	0	6		1,525		433	
Precinct 508	99	103	103	184			0	0	6		1,333		366	
Precinct 509	136	120	120	156			0	0	0		1,590		412	
Precinct 510	92	90	90	93			0	0	4		1,435		275	
Precinct 511	154	124	124	167			0	0	6		1,755		445	
Precinct 512	152	121	121	198			0	0	0		1,567		471	
Precinct 513	105	83	83	204			1	1	3		1,657		392	
Precinct 514	157	110	110	138			1	1	7		1,532		405	
Precinct 515	78	75	75	133			0	0	4		1,392		286	
Precinct 516	177	176	176	161			0	0	4		1,523		514	
Precinct 517	28	45	45	43			0	0	1		1,353		116	
Precinct 518	7	12	12	21			0	0	3		887		40	
Contest Total	2,131	1,870	1,870	2,532			2	2	79		29,710		6,533	

Consolidated Election - November 4, 2025

November 04, 2025

Post Falls City Council Seat 2

Vote For 1

	Aaron Flew		James Steffensen		Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
	NON		NON					
Precinct 308	3		0		0	0	1,887	3
Precinct 323	76		35		0	5	1,387	111
Precinct 501	127		69		0	18	1,399	196
Precinct 502	159		92		0	17	1,642	251
Precinct 503	316		186		0	16	1,366	502
Precinct 504	234		189		1	44	1,549	403
Precinct 505	278		157		0	30	1,590	435
Precinct 506	179		156		0	26	1,341	335
Precinct 507	246		172		1	20	1,525	418
Precinct 508	253		121		1	17	1,333	374
Precinct 509	246		154		0	12	1,590	400
Precinct 510	155		97		0	27	1,435	252
Precinct 511	259		158		0	34	1,755	417
Precinct 512	312		142		0	17	1,567	454
Precinct 513	271		100		0	25	1,657	371
Precinct 514	223		157		1	32	1,532	380
Precinct 515	187		88		0	15	1,392	275
Precinct 516	288		194		0	36	1,523	482
Precinct 517	62		43		0	12	1,353	105
Precinct 518	24		14		0	5	887	38
Contest Total	3,898		2,304		4	408	29,710	6,202

Post Falls City Council Seat 6

Vote For 1

	Ryan Davis		Marc Lucca		Eric Petersen		Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
	NON	NON	NON	NON	NON	NON				

Precinct 308	0	3	0	0	0	0	0	0	1,887	3
Precinct 323	24	76	10	0	0	0	0	6	1,387	110
Precinct 501	52	109	33	0	0	0	0	20	1,399	194
Precinct 502	80	143	30	0	0	0	0	15	1,642	253
Precinct 503	165	294	39	0	0	0	0	20	1,366	498
Precinct 504	153	219	31	0	0	0	0	45	1,549	403
Precinct 505	145	257	37	0	0	0	0	26	1,590	439
Precinct 506	101	178	51	0	0	0	0	31	1,341	330
Precinct 507	157	208	55	0	0	0	0	19	1,525	420
Precinct 508	93	253	24	1	1	1	1	21	1,333	370
Precinct 509	115	240	44	0	0	0	0	13	1,590	399
Precinct 510	92	129	32	0	0	0	0	26	1,435	253
Precinct 511	130	251	34	0	0	0	0	36	1,755	415
Precinct 512	111	301	43	0	0	0	0	16	1,567	455
Precinct 513	89	243	37	0	0	0	0	27	1,657	369
Precinct 514	116	237	28	1	1	1	1	31	1,532	381
Precinct 515	65	175	35	0	0	0	0	15	1,392	275
Precinct 516	181	257	41	0	0	0	0	39	1,523	479
Precinct 517	42	63	4	0	0	0	0	8	1,353	109
Precinct 518	11	24	5	0	0	0	0	3	887	40
Contest Total	1,922	3,660	613	2	2	2	2	417	29,710	6,195

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Lingar Annexation Grant of Rights-of-Way and Easements (ANNX-24-11)

ITEM AND RECOMMENDED ACTION:

This item is the Grant of Rights-of-Way and Easements related to the Lingar Annexation File No. ANNX-24-11, which was approved by the city council following a public hearing on August 19, 2025. Staff requests that the city council review and approve the corresponding Grant of Rights-of-Way and Easements. No presentation is planned on this item.

DISCUSSION:

On August 19, 2025, the city council held a public hearing to consider a request to annex approximately 4.54 acres and associated rights-of-way into the City of Post Falls with the Medium Density Residential (R-2) zoning. The site is located 670' (.13 miles) west of the intersection of N. McGuire Rd. and W. Midway Ave. Following the hearing, the city council approved the final written reasoned decision on October 7, 2025. Approval of this item will accept dedication of additional street rights of way and public easements for Midway Avenue.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

On November 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.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. Lingar Grant of ROW and Easement

GRANT OF RIGHT-OF-WAY

**Lingar Annexation
W. Midway Ave.
File No. ANN-24-11**

KNOWN ALL MEN BY THESE PRESENTS, that **North Idaho REI Team, LLC**, an **Idaho 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:

W. Midway Ave.:

As depicted in the attached **Exhibit A**

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 18th day of November, 2025.

GRANTEE:

CITY OF POST FALLS

By

Ronald G. Jacobson, Mayor

Attest:

Shannon Howard, City Clerk

GRANTOR(S):

North Idaho REI Team, LLC

By

JoAnne Turner
JoAnne Turner, Its Manager



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.

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

(Stamp above)

State of Idaho)
 : ss
County of Kootenai)

This instrument was acknowledged before me on 11-18-25 by **JoAnne Turner** as the Manager of **North Idaho REI Team, LLC**, on behalf of whom the instrument was executed.



(Stamp above)

Valarie Nicole Marck
Notary Public for the State of ID
Residing at: Kootenai County
Commission Expires: 5-05-2031

Exhibit 'A'

Grant of Right-of-Way: Midway Avenue
(Lingar Annexation)

A parcel of land, located within the Southeast Quarter of the Northeast Quarter (SE⁴NE⁴) of Section 32, T.51N., R.5W., B.M., Kootenai County, State of Idaho, being a portion of Tracts 61 and 62 of the Greenacres Irrigation District Plat No. 5 as recorded in Book 'B' of Plats, Page 70, records of Kootenai County, directly affecting that certain parcel as described per Warranty deed, Inst. No. 2990699000, records of Kootenai County, and being more particularly described as follows;

COMMENCING at the Quarter corner of said Section 32 and Section 33, monumented by a 1-inch iron pipe with a 2-inch aluminum cap stamped "PLS 4182 1991" and corner designation per CP&F Inst. No. 1231351, and being the centerline intersection of former 16th Avenue (now known as Midway Avenue) and McGuire Road, from which the Section corner of said Section 32 and Sections 33, 28, and 29, monumented by a 5/8-inch iron rod per CP&F Inst. No. 1231350 bears N00°34'54"W, a distance of 2,643.64';

Thence from said Quarter corner, along the section line and the centerline of said McGuire Road, N00°34'54"W, a distance of 20.00' to a calculated point being perpendicular from the southeast corner of Tract 64 of said Greenacres Irrigation District Plat No. 5 and the northwesterly right-of-way corner of said Midway Avenue and McGuire Road;

Thence departing said section line and said centerline, N89°28'12"W, a distance of 25.00' to said southeast corner of Tract 64 and said northwesterly right-of-way corner of Midway Avenue and McGuire Road, a calculated position;

Thence along the southerly-line of said Tract 64 and Tract 63 and the northerly right-of-way line of said Midway Avenue, N89°28'12"W, a distance of 635.36' to the southeast corner of said Tract 62, monumented by a 1/2-inch iron pipe with a yellow cap marked "RLS 4182", and being the

POINT OF BEGINNING;

Thence departing said southerly tract line and said northerly right-of-way line and along the common line of Tracts 62 and 63, N00°33'40"W, a distance of 20.00' to a 5/8-inch rebar with a 1-1/2 inch stainless steel cap marked "NORTHWOOD PLS 17263";

Thence departing said common line, N89°28'12"W, a distance of 450.35' to a 5/8-inch rebar with a 1-1/2 inch stainless steel cap marked "NORTHWOOD PLS 17263";

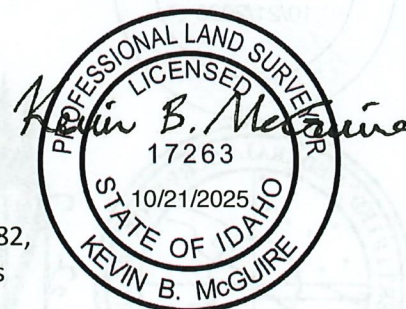
Thence S00°32'25"E, a distance of 20.00' to the south-line of said Tract 61 and the northerly right-of-way line of said Midway Avenue, said point monumented by a 1/2-inch iron pipe with a yellow cap marked "RLS 4182"

Thence along said tract and right-of-way line, S89°28'12"E, a distance of 450.36' to the **POINT OF BEGINNING**.

The above described parcel encloses an area of 0.207± acres.

The Basis of Bearing, all measurements and monument descriptions within the above description are per Record of Survey by David E. Schumann, RLS 4182, recorded 09/09/1991, under Inst. No. 1231348 and associated Corner Records also prepared by the same.

This description was prepared by Kevin B. McGuire, PLS 17263.



LINGAR ANNEXATION
PORTIONS OF TRACTS 61 & 62, GREENACRES IRR. PLAT No.5
AND ADJOINING MIDWAY AVENUE RIGHT-OF-WAY
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO



LEGEND

- FND. 1/2-INCH IRON PIPE & CAP "PLS 4182"
 - ⊙ SET 5/8-INCH REBAR & CAP "PLS 17263"
 - CALCULATED POINT
- NOTE: BASIS OF BEARING, MEASUREMENTS AND MONUMENTS ARE PER RECORD OF SURVEY BY DAVID E. SCHUMANN, RLS 4182, REC'D 09/09/1991, UNDER INST. NO. 1231348

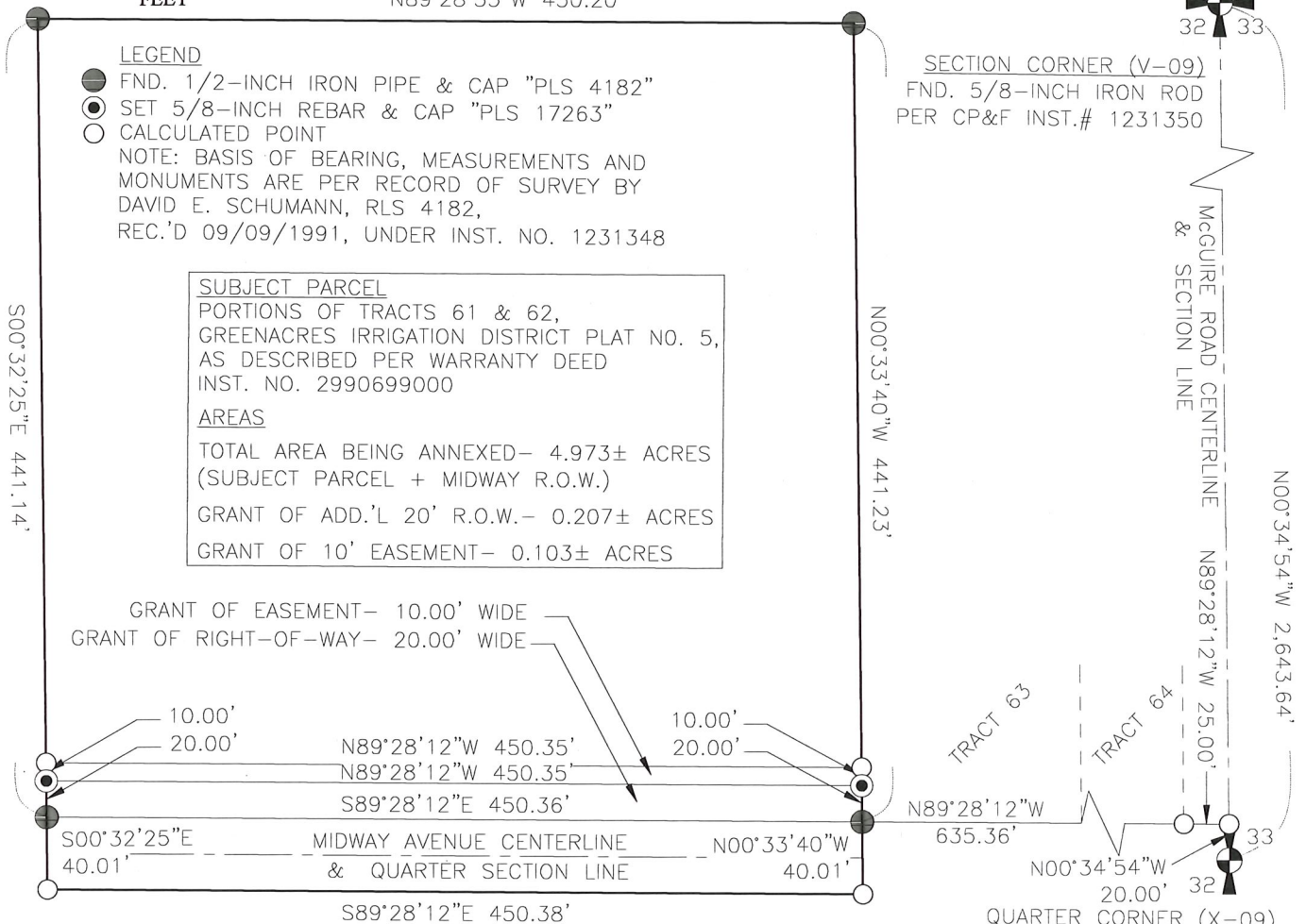
SUBJECT PARCEL

PORTIONS OF TRACTS 61 & 62,
 GREENACRES IRRIGATION DISTRICT PLAT NO. 5,
 AS DESCRIBED PER WARRANTY DEED
 INST. NO. 2990699000

AREAS

TOTAL AREA BEING ANNEXED— 4.973± ACRES
 (SUBJECT PARCEL + MIDWAY R.O.W.)
 GRANT OF ADD'L 20' R.O.W.— 0.207± ACRES
 GRANT OF 10' EASEMENT— 0.103± ACRES

GRANT OF EASEMENT— 10.00' WIDE
 GRANT OF RIGHT-OF-WAY— 20.00' WIDE



SECTION CORNER (V-09)
 FND. 5/8-INCH IRON ROD
 PER CP&F INST.# 1231350

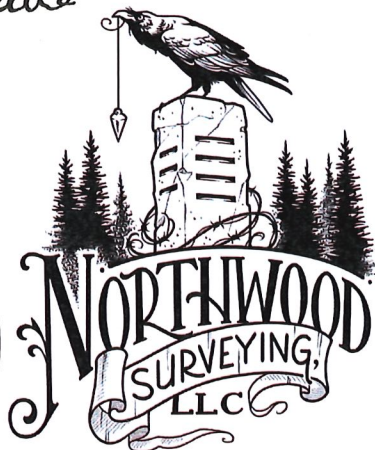
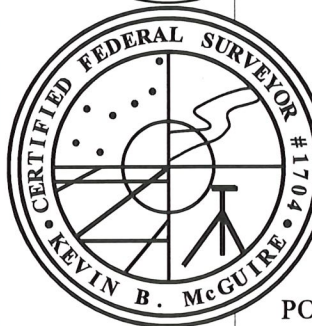
TRACT 63

TRACT 64

N89°28'12"W 635.36'

N00°34'54"W 20.00'

QUARTER CORNER (X-09)
 FND. 2-INCH ALUMINUM CAP
 STAMPED "PLS 4182 1991"
 PER CP&F INST.# 1231351



PO BOX 1891, POST FALLS, ID, 83877
 KEVIN@NORTHWOODSURVEYING.COM
 (208) 597-5026

S.	32				
T.	51 N.				
R.	5 W.				
M.	B.M.				

CLIENT: NORTH IDAHO REI TEAM, LLC

PROJECT: LINGAR ANNEXATION

PROJECT No.: 24-028

DATE: OCTOBER, 2025

SHEET No.: 1 OF 1

GRANT OF EASEMENT

Lingar Annexation

W. Midway Ave.

File No. ANNX-24-11

KNOWN ALL MEN BY THESE PRESENTS, that **North Idaho REI Team, LLC**, an **Idaho 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, 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:

W. Midway Ave.:

As depicted in the attached **Exhibit A**

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 18th day of November, 2025.

GRANTEE:

CITY OF POST FALLS

By

Ronald G. Jacobson, Mayor

Attest:

Shannon Howard, City Clerk

GRANTOR(S):

North Idaho REI Team, LLC

By

JoAnne Turner, Its Manager



ACKNOWLEDGEMENTS

State of Idaho)
: ss
County of Kootenai)

This instrument was acknowledged before me on 11-18-25 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.

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

(Stamp above)

State of Idaho)
: ss
County of Kootenai)

This instrument was acknowledged before me on 11-18-25 by **JoAnne Turner** as the **Manager** of **North Idaho REI Team, LLC**, on behalf of whom the instrument was executed.



(Stamp above)

Valarie Nicole Marck
Notary Public for the State of Idaho
Residing at: Kootenai County
Commission Expires: 5-5-2031

Exhibit A

Grant of Easement: Midway Avenue (Lingar Annexation)

An easement burdening a parcel of land, located within the Southeast Quarter of the Northeast Quarter (SE⁴NE⁴) of Section 32, T.51N., R.5W., B.M., Kootenai County, State of Idaho, being a portion of Tracts 61 and 62 of the Greenacres Irrigation District Plat No. 5 as recorded in Book 'B' of Plats, Page 70, records of Kootenai County, directly affecting that certain parcel as described per Warranty deed, Inst. No. 2990699000, records of Kootenai County, and being more particularly described as follows;

COMMENCING at the Quarter corner of said Section 32 and Section 33, monumented by a 1-inch iron pipe with a 2-inch aluminum cap stamped "PLS 4182 1991" and corner designation per CP&F Inst. No. 1231351, and being the centerline intersection of former 16th Avenue (now known as Midway Avenue) and McGuire Road, from which the Section corner of said Section 32 and Sections 33, 28, and 29, monumented by a 5/8-inch iron rod per CP&F Inst. No. 1231350 bears N00°34'54"W, a distance of 2,643.64';

Thence from said Quarter corner, along the section line and the centerline of said McGuire Road, N00°34'54"W, a distance of 20.00' to a calculated point being perpendicular from the southeast corner of Tract 64 of said Greenacres Irrigation District Plat No. 5 and the northwesterly right-of-way corner of said Midway Avenue and McGuire Road;

Thence departing said section line and said centerline, N89°28'12"W, a distance of 25.00' to said southeast corner of Tract 64 and said northwesterly right-of-way corner of Midway Avenue and McGuire Road, a calculated position;

Thence along the southerly-line of said Tract 64 and Tract 63 and the northerly right-of-way line of said Midway Avenue, N89°28'12"W, a distance of 635.36' to the southeast corner of said Tract 62, monumented by a 1/2-inch iron pipe with a yellow cap marked "RLS 4182";

Thence departing said southerly tract line and said northerly right-of-way line and along the common line of Tracts 62 and 63, N00°33'40"W, a distance of 20.00' to a 5/8-inch rebar with a 1-1/2 inch stainless steel cap marked "NORTHWOOD PLS 17263" and being the **POINT OF BEGINNING**;

Thence continuing along said common tract line, N00°33'40"W, a distance of 10.00' to a calculated point;

Thence departing said common tract line, N89°28'12"W, a distance of 450.35' to a calculated point;

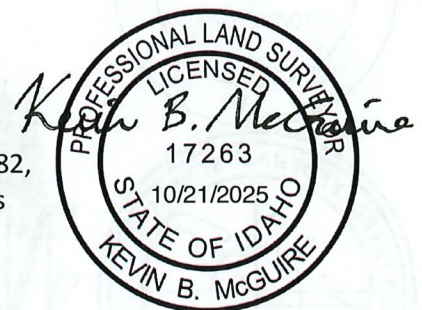
Thence S00°32'25"E, a distance of 10.00' to a 5/8-inch rebar with a 1-1/2 inch stainless steel cap marked "NORTHWOOD PLS 17263"

Thence S89°28'12"E, a distance of 450.35' to the **POINT OF BEGINNING**.

The above described easement encompasses an area of 0.103± acres.

The Basis of Bearing, all measurements and monument descriptions within the above description are per Record of Survey by David E. Schumann, RLS 4182, recorded 09/09/1991, under Inst. No. 1231348 and associated Corner Records also prepared by the same.

This description was prepared by Kevin B. McGuire, PLS 17263.



LINGAR ANNEXATION

PORTIONS OF TRACTS 61 & 62, GREENACRES IRR. PLAT No.5
AND ADJOINING MIDWAY AVENUE RIGHT-OF-WAY
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO



LEGEND

- FND. 1/2-INCH IRON PIPE & CAP "PLS 4182"
- ⊙ SET 5/8-INCH REBAR & CAP "PLS 17263"
- CALCULATED POINT

NOTE: BASIS OF BEARING, MEASUREMENTS AND MONUMENTS ARE PER RECORD OF SURVEY BY DAVID E. SCHUMANN, RLS 4182, REC'D 09/09/1991, UNDER INST. NO. 1231348

SUBJECT PARCEL

PORTIONS OF TRACTS 61 & 62,
GREENACRES IRRIGATION DISTRICT PLAT NO. 5,
AS DESCRIBED PER WARRANTY DEED
INST. NO. 2990699000

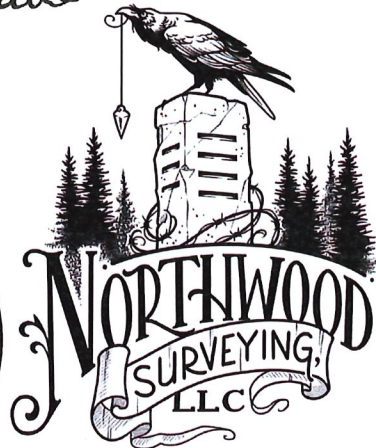
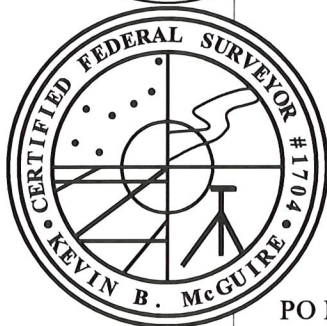
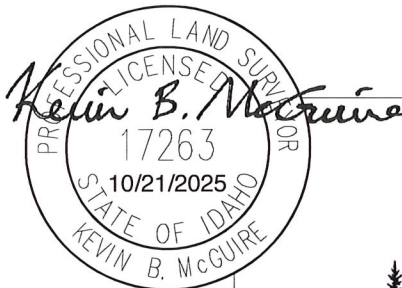
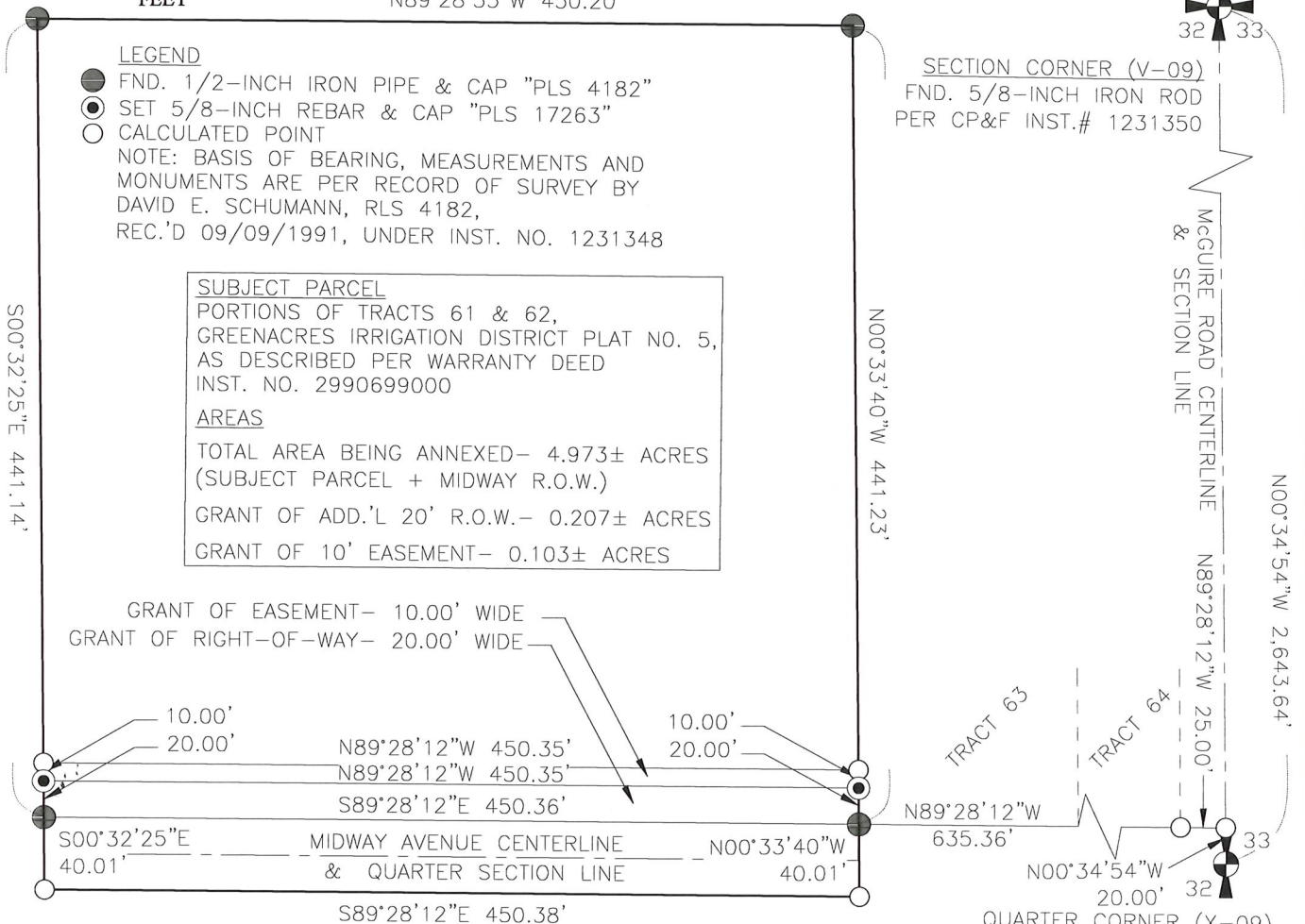
AREAS

TOTAL AREA BEING ANNEXED- 4.973± ACRES
(SUBJECT PARCEL + MIDWAY R.O.W.)

GRANT OF ADD'L 20' R.O.W.- 0.207± ACRES

GRANT OF 10' EASEMENT- 0.103± ACRES

GRANT OF EASEMENT- 10.00' WIDE
GRANT OF RIGHT-OF-WAY- 20.00' WIDE



PO BOX 1891, POST FALLS, ID, 83877
KEVIN@NORTHWOODSURVEYING.COM
(208) 597-5026

S.	32				
T.	51 N.			32	
R.	5 W.				
M.	B.M.				

CLIENT: NORTH IDAHO REI TEAM, LLC

PROJECT: LINGAR ANNEXATION

PROJECT No.: 24-028

DATE: OCTOBER, 2025

SHEET No.: 1 OF 1

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Painted Rock Grant of Rights-of-Way and Easements (ANNX-25-3)

ITEM AND RECOMMENDED ACTION:

This item is the Grants of Rights-of-Way and Easements related to the Painted Rock Annexation File No. ANNX-25-3, which was approved by the city council following a public hearing on October 7, 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 August 19, 2025, the city council held a public hearing to consider a request to annex approximately 4.67 acres and associated rights-of-way into the City of Post Falls with Medium Density Residential (R-2) zoning. The site is located at the northwest corner of the intersection of N. McGuire Rd. and W. Midway Ave. Following the hearing, the city council approved the final written reasoned decision on October 7, 2025. This item will approve accepting the street rights of way and easements along Mdiway Ave. and McGuire Road.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

On November 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.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

NA

BUDGET CODE:

NA

ATTACHMENTS:

1. Painted Rock Signed Grant of ROW and Easement

GRANT OF RIGHT-OF-WAY
Painted Rock Annexation
W. Midway Ave. and N. McGuire Rd.
File No. ANNX-25-3

KNOWN ALL MEN BY THESE PRESENTS, that **Ryno Land, LLC**, an **Idaho 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:

W. Midway Ave and N. McGuire Rd.:

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

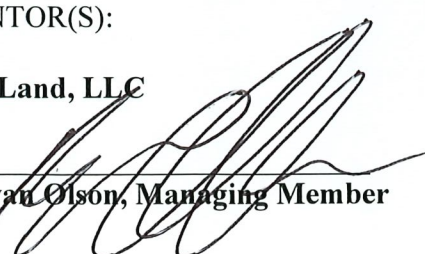
Attest:

Shannon Howard, City Clerk

GRANTOR(S):

Ryno Land, LLC

By _____
Ryan Olson, Managing Member



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.

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

(Stamp above)

State of WA)
: ss
County of Spokane)

This instrument was acknowledged before me on 11/17/25 by **Ryan Olson** as the **Managing Member** of **Ryno Land LLC**, on behalf of whom the instrument was executed.



(Stamp above)



Notary Public for the State of Idaho
Residing at: Spokane, WA
Commission Expires: 2/21/2027

EXHIBIT A-1
RIGHT-OF-WAY DEDICATION

A 20 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 20 FEET OF THE SOUTH HALF OF TRACTS 63 AND 64 AND THE EAST 20 FEET OF THE SOUTH HALF OF TRACT 64, PLAT 5 GREENACRES IRRIGATION DISTRICT, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK B OF PLATS AT PAGE 70, RECORDS OF KOOTENAI COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32 BEING A 2 INCH ALUMINUM CAP MARKED "LS 9030" PER CP&F INSTRUMENT NUMBER 2496959000 RECORDS OF KOOTENAI COUNTY, IDAHO, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 32 BEING A 1 INCH INSIDE DIAMETER PIPE PER CP&F INSTRUMENT NUMBER 2188926000 RECORDS OF KOOTENAI COUNTY, IDAHO, BEARS NORTH 88°17'17" WEST 2641.32 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, NORTH 88°17'17" WEST 660.61 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 01°42'43" EAST 20.00 FEET TO A 1/2 INCH INSIDE DIAMETER IRON PIPE WITH A YELLOW PLASTIC CAP MARKED "RLS 4182" LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF MIDWAY AVENUE AND THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND ALONG THE WEST LINE OF TRACT 63 OF SAID PLAT, NORTH 00°35'21" EAST 20.00 FEET;

THENCE LEAVING THE WEST LINE OF SAID TRACT 63, SOUTH 88°17'17" EAST 605.22 FEET;

THENCE NORTH 00°35'52" EAST 300.46 FEET TO THE SOUTH LINE OF NORTH HALF OF TRACT 64 OF SAID PLAT 5 GREENACRES IRRIGATION DISTRICT;

THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF OF TRACT 64, SOUTH 88°17'38" EAST 30.01 FEET TO THE WEST RIGHT-OF-WAY OF MCGUIRE ROAD AND THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID TRACT 64, BEING A FOUND 1/2 INCH REBAR WITH A YELLOW PLASTIC CAP MARKED "LS 772";

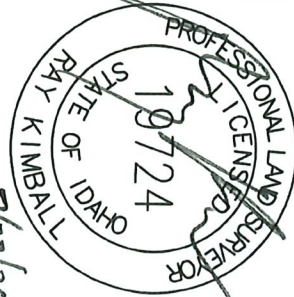
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF MCGUIRE ROAD, SOUTH 00°35'52" WEST 320.46 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY OF MCGUIRE ROAD AND THE NORTH RIGHT-OF-WAY OF MIDWAY AVENUE;

THENCE LEAVING SAID WEST RIGHT-OF-WAY AND ALONG SAID NORTH RIGHT-OF-WAY OF MIDWAY AVENUE, NORTH 88°17'17" WEST 635.22 FEET TO THE **TRUE POINT OF BEGINNING;**

SAID STRIP OF LAND CONTAINING 21,718 SQUARE FEET OF LAND, MORE OR LESS,

AS DEPICTED IN **EXHIBIT A-2.**





SPOKANE INT'L RAILROAD

TAX #15001 IN
TRACTS 61 & 62

PLAT NO. 5
GREENACRES
DISTRICT
IRRIGATION (Bk B/P G 70)

NORTH 1/2
TRACTS 63 & 64

FOUND 1/2" REBAR WITH YELLOW
PLASTIC CAP MARKED "LS 772"
CALCULATED POINT, NOTHING
FOUND OR SET (TYP)

PORTION OF
TRACTS 61 & 62

FOUND 1/2" INSIDE DIAMETER
IRON PIPE WITH YELLOW PLASTIC
CAP MARKED "RLS 4182"
TRUE POINT OF BEGINNING

SOUTH 1/2
TRACTS 63 & 64

DEDICATION = $\pm 21,718$ Sq ft
S88° 17' 17"E 605.22'

30' RIGHT-OF-WAY
DEDICATION

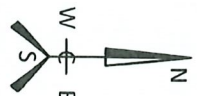
MCGUIRE ROAD

CORBIN ROAD

MIDWAY AVENUE

CENTER SECTION CORNER

FOUND 1 INCH INSIDE DIAMETER PER CP&F
INSTRUMENT NUMBER 2188926000



GRAPHIC SCALE
0 100 200
SCALE: 1" = 200'

20' RIGHT-OF-WAY
DEDICATION

EAST QUARTER CORNER

FOUND 2 INCH ALUMINUM CAP MARKED "PLS
9030" PER CP&F INSTRUMENT NUMBER
2496959000

EXHIBIT A-2

RIGHT-OF-WAY DEDICATION
MIDWAY AVENUE AND MCGUIRE ROAD
CITY OF POST FALLS, KOOTENAI COUNTY, ID



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

PROJECT NO.: 24-3892
DATE: 06/12/25
DRAFTED BY: M.A.S.
REVIEWED BY: W.A.L.
SCALE: 1" = 200'
S.32 - T.51N. - R.05W. B.M.

GRANT OF EASEMENT
Painted Rock Annexation
W. Midway Ave. and N. McGuire Rd.
File No. ANNX-25-3

KNOWN ALL MEN BY THESE PRESENTS, that **Ryno Land, LLC**, an **Idaho 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, 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:

W. Midway Ave and N. McGuire Rd.:

As depicted in the attached **Exhibit B-1** and depicted in **Exhibit B-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):

Ryno Land, LLC

By _____
Ryan Olson, Managing Member

ACKNOWLEDGEMENTS

State of Idaho)
: ss
County of Kootenai)

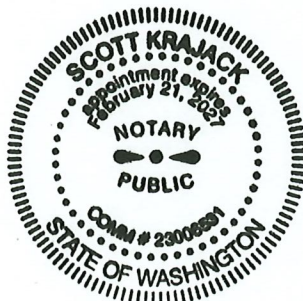
This instrument was acknowledged before me on _____ by **Ronald G. Jacobson** and **Shannon Howard** as the **Mayor** and **City Clerk**, respectively, of the **City of Post Falls**, Kootenai County, Idaho, on behalf of whom the instrument was executed.

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

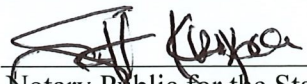
(Stamp above)

State of WA)
: ss
County of Spokane)

This instrument was acknowledged before me on 11/17/25 by **Ryan Olson** as the **Managing Member** of **Ryno Land LLC**, on behalf of whom the instrument was executed.



(Stamp above)



Notary Public for the State of Idaho
Residing at: Spokane, WA
Commission Expires: 2/21/2027

EXHIBIT B-1
EASEMENT DEDICATION

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

THE NORTH 10 FEET OF THE SOUTH 30 FEET OF THE SOUTH HALF OF TRACT 63 AND THE NORTH 10 FEET OF THE SOUTH 30 FEET AND THE WEST 15 FEET OF THE EAST 35 FEET OF THE SOUTH HALF OF TRACT 64, PLAT 5 GREENACRES IRRIGATION DISTRICT, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK B OF PLATS AT PAGE 70, RECORDS OF KOOTENAI COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32 BEING A 2 INCH ALUMINUM CAP MARKED "LS 9030" PER CP&F INSTRUMENT NUMBER 2496959000, RECORDS OF KOOTENAI COUNTY, IDAHO, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 32 BEING A 1 INCH INSIDE DIAMETER PIPE PER CP&F INSTRUMENT NUMBER 2188926000, RECORDS OF KOOTENAI COUNTY, IDAHO, BEARS NORTH 88°17'17" WEST 2641.32 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, NORTH 88°17'17" WEST 661.00 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 01°42'43" EAST 40.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 20 FEET OF THE SOUTH HALF OF SAID TRACT 63 AND THE **TRUE POINT OF BEGINNING**;

THENCE ALONG THE WEST LINE OF SAID TRACT 63, NORTH 00°35'21" EAST 10.00 FEET;

THENCE LEAVING THE WEST LINE OF SAID TRACT 63, SOUTH 88°17'17" EAST 590.21 FEET;

THENCE NORTH 00°35'52" EAST 290.44 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID TRACT 64;

THENCE ALONG SAID SOUTH LINE OF THE NORTH HALF OF TRACT 64, SOUTH 88°17'38" EAST 15.00 FEET;

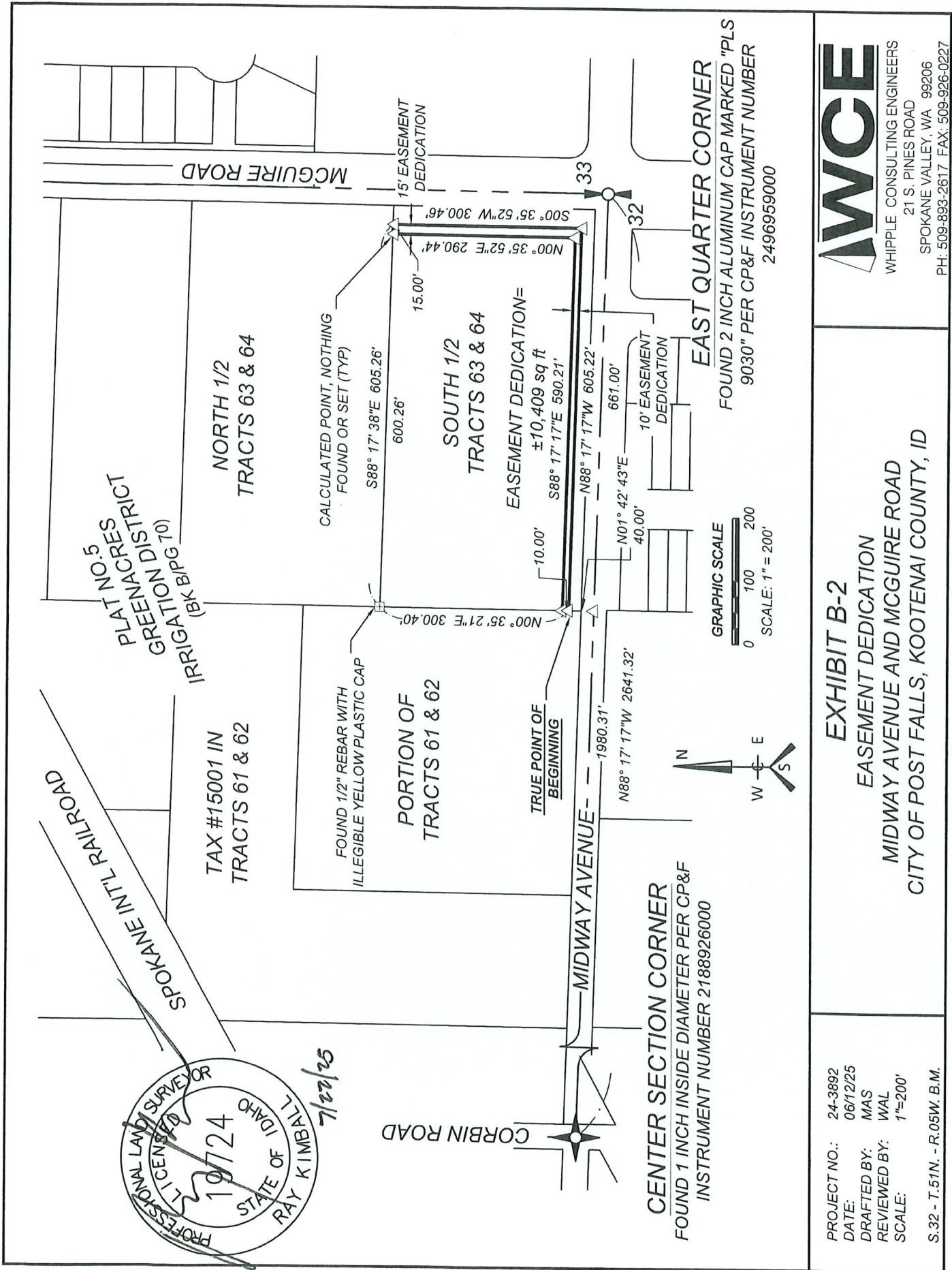
THENCE LEAVING SAID SOUTH LINE OF THE NORTH HALF OF TRACT 64, SOUTH 00°35'52" WEST 300.46 FEET;

THENCE NORTH 88°17'17" WEST 605.22 FEET TO THE **TRUE POINT OF BEGINNING**;

SAID STRIP OF LAND CONTAINING 10,409 SQUARE FEET OF LAND, MORE OR LESS,

AS DEPICTED IN **EXHIBIT B-2**.





PROJECT NO.: 24-3892
 DATE: 06/12/25
 DRAFTED BY: MAS
 REVIEWED BY: WAL
 SCALE: 1"=200'

S.32 - T.51N. - R.05W. B.M.

EXHIBIT B-2
EASEMENT DEDICATION
MIDWAY AVENUE AND MCGUIRE ROAD
CITY OF POST FALLS, KOOTENAI COUNTY, ID

IWCE
 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
CONSENT CALENDAR
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Palus, City Engineer

SUBJECT: The Post subdivision - Final Plat Approval

ITEM AND RECOMMENDED ACTION:

With approval of the Consent Agenda, City Council authorizes the Mayor's signature of the final plat for The Post subdivision.

DISCUSSION:

The Post is an 83-lot planned unit development (PUD) subdivision located on the northwest corner of N. Cecil Road and E. Poleline Avenue. The plat has been reviewed by staff and found to be in conformance with City Standards and the requirements of the PUD and Master Development Agreement that was completed in April 2024. Construction plans were approved, and the Construction Improvement Agreement was executed on July 2, 2024 (PUD-23-1).

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 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:

July 2, 2024 - Construction Improvement Agreement

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 Post Location Map
2. The Post - Final Plat



THE POST PUD SUBDIVISION LOCATION MAP

THE POST

A PORTION OF TRACT 60, BLOCK 25, POST FALLS IRRIGATED TRACTS
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK	PAGE
INST. #	

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP, P.L.S. 9367, OR AS NOTED
- ◇ 1/2" REBAR WITH PLASTIC CAP, P.L.S. 9367 TO BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT
- ⊙ FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP, P.L.S. 9367
- SET 5/8" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367
- ⦿ 5/8" x 24" REBAR WITH 1-1/2" STAINLESS STEEL, P.L.S. 9367 TO BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT
- CALCULATED POSITION, NOTHING FOUND OR SET
- # CENTER SECTION CORNER AS NOTED
- E-W 1/4 SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
- T.P.O.B. TRUE POINT OF BEGINNING
- E1 EASEMENT IDENTIFIER

REFERENCES

IN RECORDS OF KOOTENAI COUNTY, IDAHO:

- R-1 PLAT OF POST FALLS IRRIGATED TRACTS, AS RECORDED IN BOOK C OF PLATS, PAGE 78, 79 & 80.
- R-2 PLAT OF WHEELBARROW ESTATES, AS RECORDED IN BOOK L OF PLATS, PAGE 309.
- R-3 PLAT OF KNAPP ADDITION, AS RECORDED IN BOOK J OF PLATS, PAGE 165 & 165A.

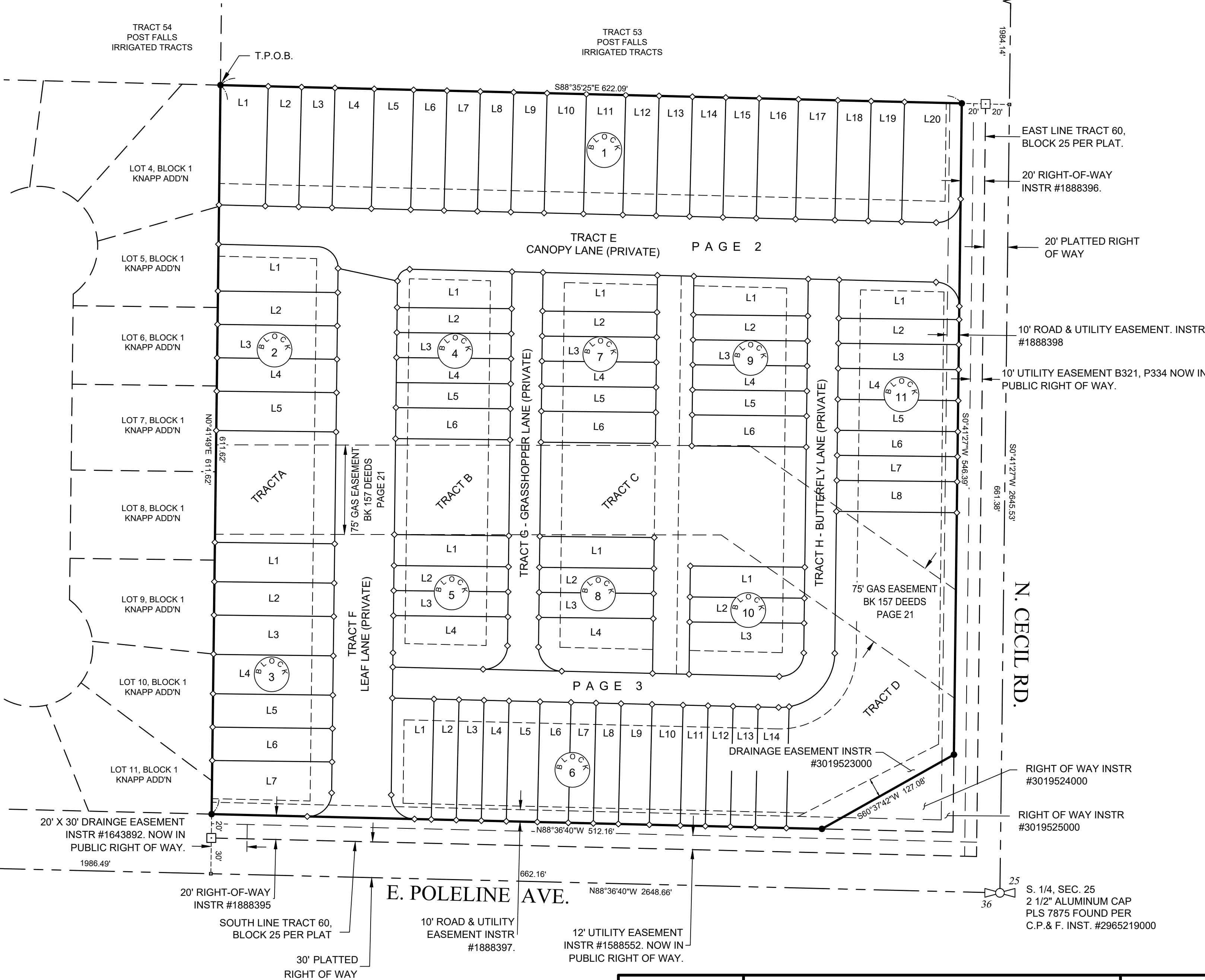
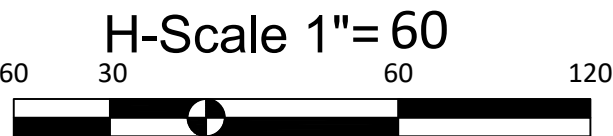
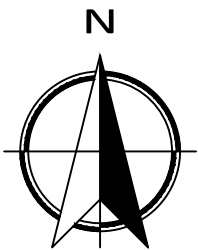
BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103) - US SURVEY FEET. THE PROJECT COORDINATES WERE DERIVED FROM NGS OPUS SOLUTION USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000). BEARINGS SHOWN ARE GRID AND DISTANCES SHOWN ARE GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00007626. A CONVERGENCE ANGLE OF - 00°51'47" SHOULD BE USED TO CONVERT GRID BEARINGS TO GEODETIC.

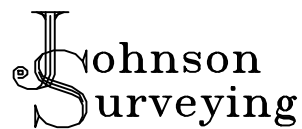
SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO COMPLETE THE FINAL PLAT OF THE POST P.U.D., A SUBDIVISION AS DEPICTED HEREON. CORNERS FOUND AND HELD AS DEPICTED HEREON AND MEASUREMENTS TO THEM ARE AS SHOWN.

S.W. COR., SEC. 25
PER C.P. & F.
INST. #2709145000



THE POST			
A PORTION OF TRACT 60, BLOCK 25, POST FALLS IRRIGATED TRACTS SW 1/4 OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO			
DATE SURVEYED: 03/14/2022	DRAFTED BY: KLK	PLAT DATE: 10/17/2025	SHEET
FILE NAME: 22-027 PLAT	CHECKED BY: CJJ	PROJECT No.: 22-027	1 4

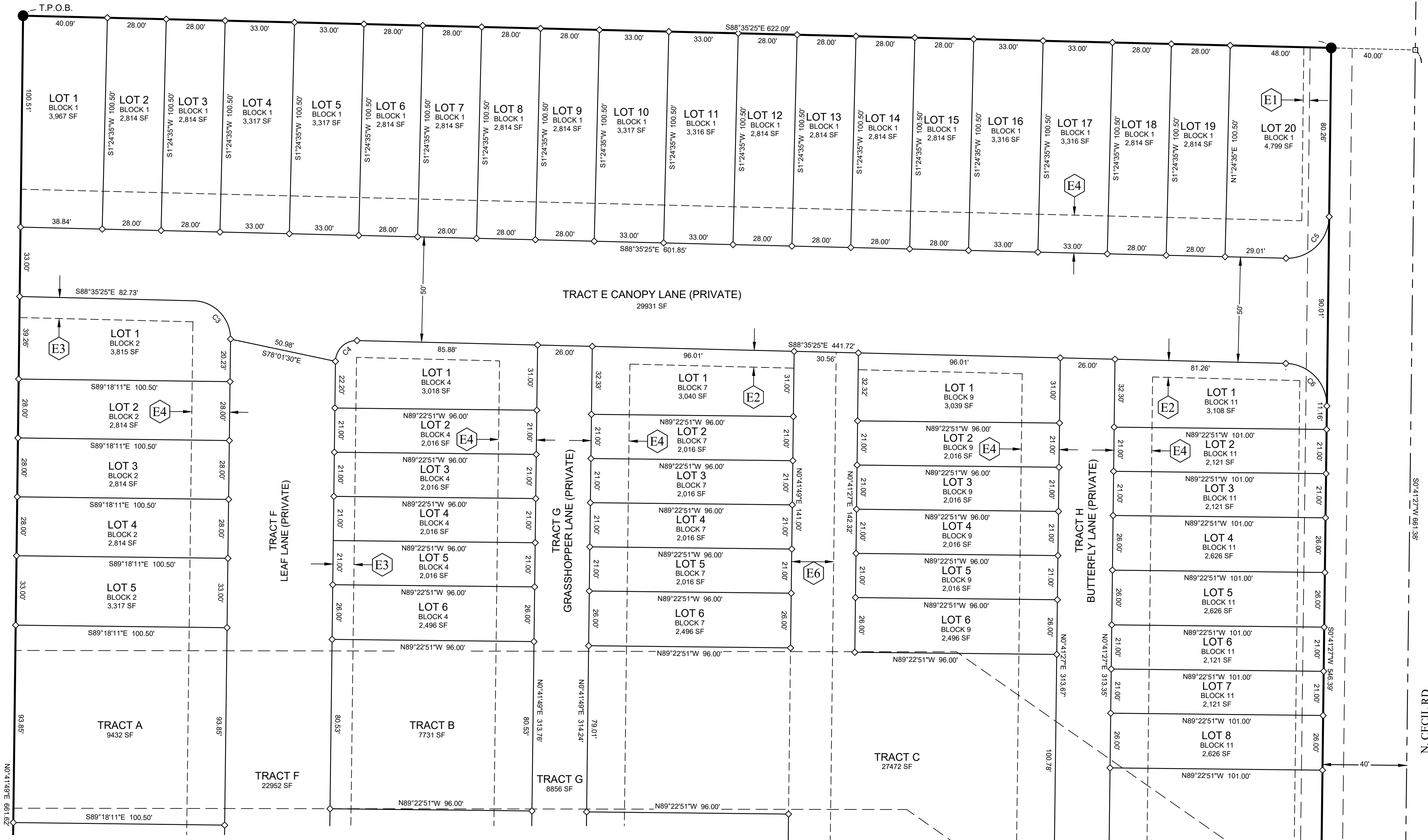


P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

THE POST

A PORTION OF TRACT 60, BLOCK 25, POST FALLS IRRIGATED TRACTS
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK PAGE
INST.#



EASEMENT LEGEND

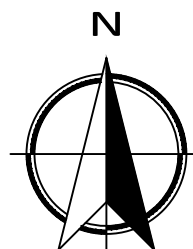
- E1 3' UTILITY EASEMENT.
- E2 8' UTILITY AND SIDEWALK EASEMENT.
- E3 10' UTILITY EASEMENT.
- E4 18' UTILITY EASEMENT.
- E5 20' DRAINAGE AND UTILITY EASEMENT.
- E6 20' WATER EASEMENT.

NOTE

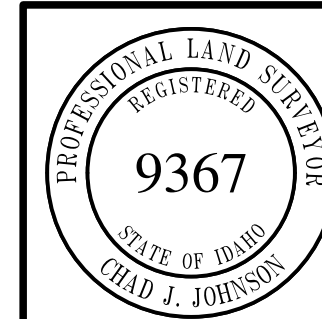
SEE SHEET 3 OF 4 FOR CURVE TABLE.

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP, P.L.S. 9367, OR AS NOTED
- ◇ 1/2" REBAR WITH PLASTIC CAP, P.L.S. 9367 TO BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT
- ⊙ FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP, P.L.S. 9367
- SET 5/8" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367
- ⊙ 5/8" x 24" REBAR WITH 1-1/2" STAINLESS STEEL, P.L.S. 9367 TO BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT
- CALCULATED POSITION, NOTHING FOUND OR SET
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
- T.P.O.B. TRUE POINT OF BEGINNING
- E1 EASEMENT IDENTIFIER



H-Scale 1"= 30

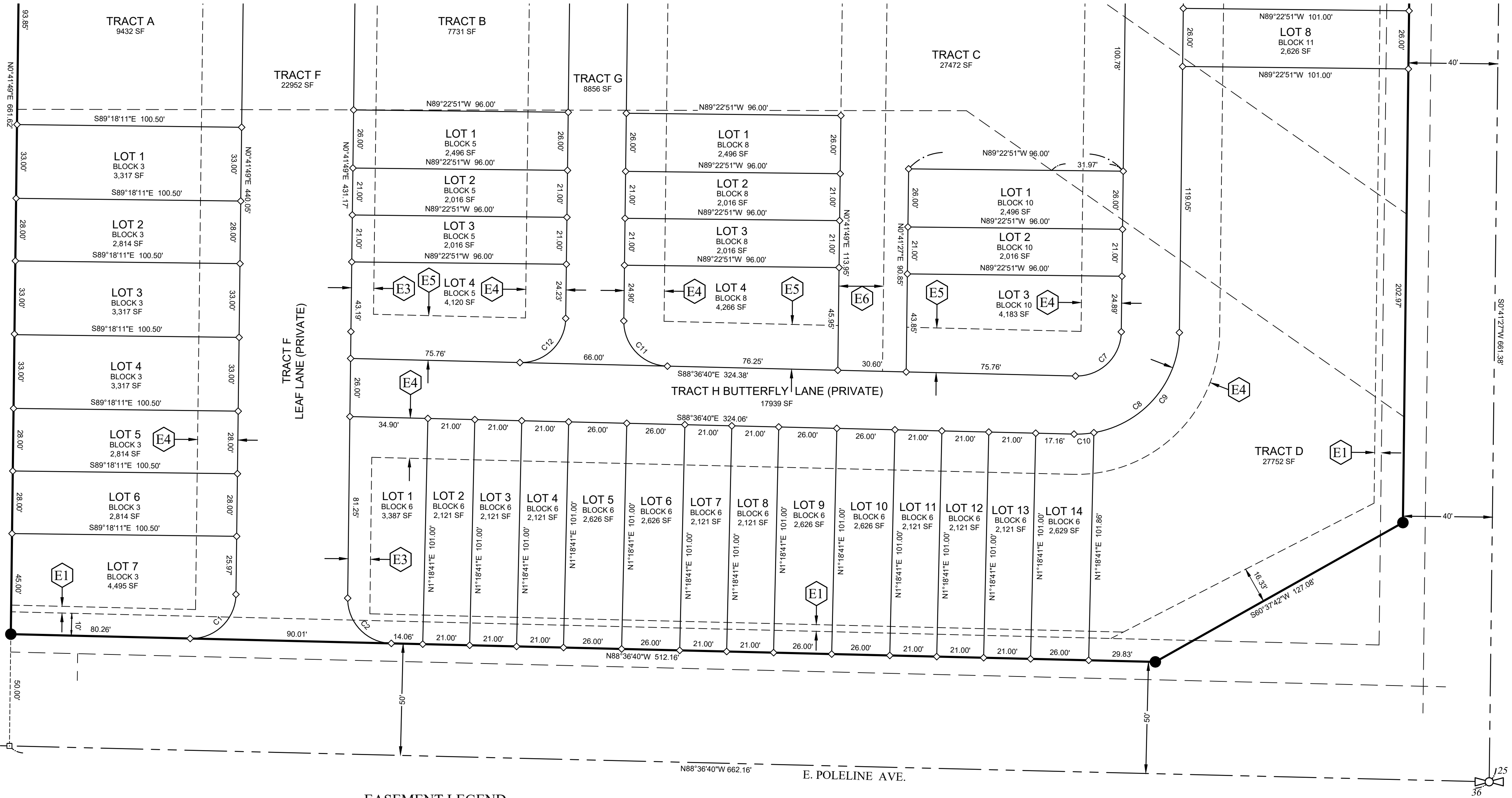


THE POST				
A PORTION OF TRACT 60, BLOCK 25, POST FALLS IRRIGATED TRACTS SW 1/4 OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO				
DATE SURVEYED: 03/14/2022	DRAFTED BY: KLK	PLOT DATE: 10/17/2025	SHEET	P.O. Box 2544 Post Falls, ID 838 208-660-2351 johnsonsurveyingnw.com
FILE NAME: 22-027 PLAT	CHECKED BY: CJJ	PROJECT No.: 22-027	2 4	

THE POST

A PORTION OF TRACT 60, BLOCK 25, POST FALLS IRRIGATED TRACTS
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK PAGE
INST. #



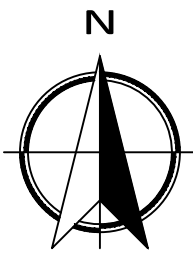
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	20.00'	31.66'	90°41'31"	N46°02'34"E	28.45'
C2	20.00'	31.17'	89°18'29"	S43°57'26"E	28.11'
C3	18.00'	28.05'	89°17'14"	N43°56'48"W	25.30'
C4	10.00'	15.83'	90°42'46"	S46°03'12"W	14.23'
C5	20.00'	31.67'	90°43'08"	N46°03'01"E	28.46'
C6	20.00'	31.17'	89°16'52"	N43°56'59"W	28.11'
C7	20.00'	31.66'	90°41'53"	N46°02'24"E	28.46'
C8	46.00'	72.82'	90°41'53"	N46°02'24"E	65.45'
C9	46.00'	63.92'	79°37'20"	N40°30'07"E	58.90'
C10	46.00'	8.89'	11°04'33"	N85°51'04"E	8.88'
C11	20.00'	31.17'	89°18'29"	S43°57'26"E	28.11'
C12	20.00'	31.66'	90°41'31"	N46°02'34"E	28.45'

EASEMENT LEGEND

- E1 3' UTILITY EASEMENT.
E2 8' UTILITY AND SIDEWALK EASEMENT.
E3 10' UTILITY EASEMENT.
E4 18' UTILITY EASEMENT.
E5 20' DRAINAGE AND UTILITY EASEMENT.
E6 20' WATER EASEMENT.

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP, P.L.S. 9367, OR AS NOTED
◇ 1/2" REBAR WITH PLASTIC CAP, P.L.S. 9367
TO BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT
◎ FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP, P.L.S. 9367
● SET 5/8" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367
◎ 5/8" x 24" REBAR WITH 1-1/2" STAINLESS STEEL, P.L.S. 9367
TO BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT
□ CALCULATED POSITION, NOTHING FOUND OR SET
CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
T.P.O.B. TRUE POINT OF BEGINNING
E1 EASEMENT IDENTIFIER



H-Scale 1"= 30
30 15 30 60



THE POST			
A PORTION OF TRACT 60, BLOCK 25, POST FALLS IRRIGATED TRACTS SW 1/4 OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO			
DATE SURVEYED: 03/14/2022	DRAFTED BY: KLK	PLOT DATE: 10/17/2025	SHEET 3
FILE NAME: 22-027 PLAT	CHECKED BY: CJJ	PROJECT No.: 22-027	4

Johnson
Surveying

P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

THE POST

A PORTION OF TRACT 60, BLOCK 25, POST FALLS IRRIGATED TRACTS
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT COEUR DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "THE POST":

A PORTION OF TRACT 60, BLOCK 25, 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 SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 5 WEST, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 60; THENCE SOUTH 88°35'25" EAST, 622.09 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CECIL ROAD, HAVING A 40 FOOT HALF WIDTH; THENCE SOUTH 00°41'27" WEST, ALONG LAST SAID WESTERLY RIGHT OF WAY LINE, 546.39 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 60°37'42" WEST, 127.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF POLELINE AVENUE, HAVING A 50 FOOT HALF WIDTH; THENCE NORTH 88°36'40" WEST, ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE, 512.16 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT 60; THENCE NORTH 00°41'49" EAST, 611.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.651 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS OF RECORD, IN VIEW OR APPEARING ON SAID PLAT.

ALL LOTS ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2965373000, RECORDS OF KOOTENAI COUNTY, IDAHO.

THE OWNERS SHALL DEED TRACT E, F, G AND H TO THE POST OWNER'S ASSOCIATION, INC. AS PRIVATE ROADS TO BE KNOWN AS CANOPY LANE, LEAF LANE, GRASSHOPPER LANE AND BUTTERFLY LANE. SAID TRACTS CANNOT BE SOLD OR TRANSFERRED; IN ADDITION THE POST OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF SAID PRIVATE ROADWAY SURFACES.

THE POST OWNER'S ASSOCIATION INC. SHALL BE RESPONSIBLE FOR LANDSCAPING, IRRIGATION AND MAINTENANCE, INCLUDING SNOW REMOVAL, FROM SIDEWALKS AND TRAILS OF TRACTS A, B, C AND D INCLUDING ADJOINING RIGHTS-OF-WAY. EXCEPTING THAT SAID ASSOCIATION SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF SANITARY SEWER SERVICES AND FRANCHISE UTILITIES.

THE OWNERS GRANT A BLANKET EASEMENT OVER TRACTS E, F, G AND H TO THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS FOR MAINTENANCE OF UNDERGROUND SEWER FACILITIES.

THE OWNERS GRANT A BLANKET EASEMENT OVER TRACTS E, F, G AND H TO ROSS POINT WATER DISTRICT FOR MAINTENANCE OF WATER MAINS.

THE OWNER HEREBY GRANTS A 3 FOOT, 8 FOOT, 10 FOOT, 18 FOOT OR A 20 FOOT WIDE SIDEWALK & UTILITY EASEMENTS AS SHOWN ON THE FACE OF THE PLAT.

SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE CITY OF POST FALLS.

WATER SERVICE SHALL BE PROVIDED BY ROSS POINT WATER DISTRICT.

NO DIRECT ACCESS TO/FROM POLELINE AVENUE WILL BE PERMITTED FROM LOT 7, BLOCK 3 AND/OR LOTS 1-14, BLOCK 6.

NO DIRECT ACCESS TO/FROM CECIL ROAD WILL BE PERMITTED FROM LOT 20, BLOCK 1 AND/OR LOTS 1-8, BLOCK 11.

NO DIRECT ACCESS TO/FROM CECIL ROAD AND/OR POLELINE AVENUE WILL BE PERMITTED FROM TRACT D.

MELISSA WELLS, MANAGER
COEUR DEVELOPMENT, LLC

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF _____

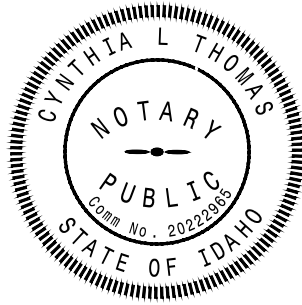
COUNTY OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, IN THE YEAR OF 20____, BY MELISSA WELLS AS MANAGER OF COEUR

DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC : _____

MY COMMISSION EXPIRES : _____



PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY THE QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF POST FALLS AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

PANHANDLE HEALTH DISTRICT _____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS _____ DAY OF _____, 20____, THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH

_____.

KOOTENAI COUNTY TREASURER _____

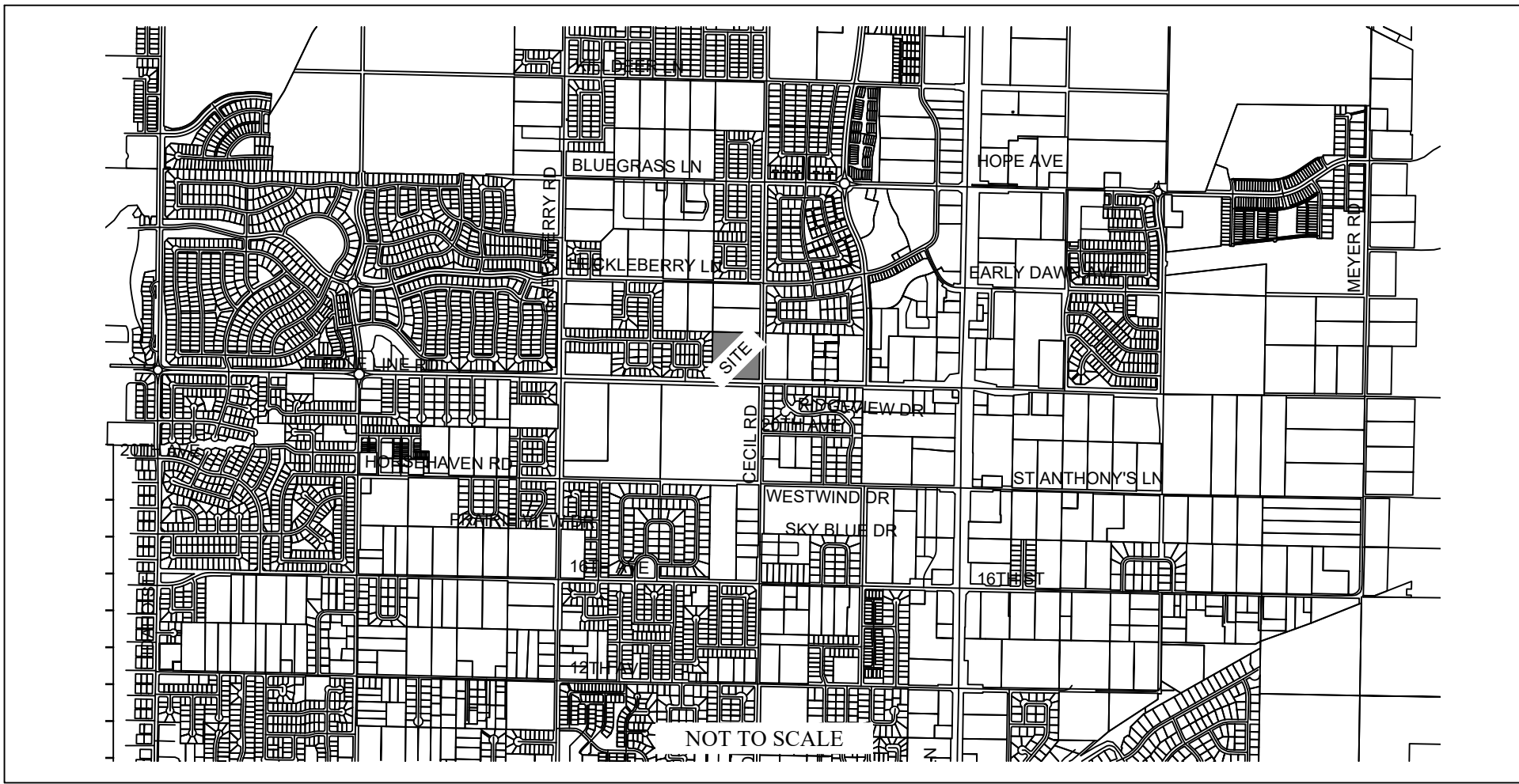
CITY ENGINEER APPROVAL

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

ROBERT S. PALUS, PE
CITY OF POST FALLS, ENGINEER

PE #10039

VICINITY MAP



CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF POST FALLS, IDAHO, THIS _____ DAY OF _____, 20____.

CITY OF POST FALLS, MAYOR
RONALD G. JACOBSON

CITY OF POST FALLS, CLERK
SHANNON HOWARD

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 PLATS AT PAGE(S) _____ AND UNDER INSTRUMENT NO. _____ AT THE REQUEST

OF _____.

BY: _____

DEPUTY CLERK

FEE PAID

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 20____.

RODNEY E. JONES PLS 12463
KOOTENAI COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

CHAD J. JOHNSON PLS 9367

DATE _____

	THE POST				
	A PORTION OF TRACT 60, BLOCK 25, POST FALLS IRRIGATED TRACTS SW 1/4 OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO				
	DATE SURVEYED: 03/14/2022	DRAFTED BY: KLK	PLOT DATE: 10/17/2025	SHEET	
	FILE NAME: 22-027 PLAT	CHECKED BY: CJJ	PROJECT No.: 22-027	4 4	
P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com					

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Palus, City Engineer

SUBJECT: Montrose 18th Addition Plat Approval

ITEM AND RECOMMENDED ACTION:

With approval of the Consent Agenda, City Council authorizes the Mayor's signature of the final plat for Montrose 18th Addition.

DISCUSSION:

Montrose 18th Addition is a 66-lot subdivision located at the northern intersection of N. Chetco and W. Alsea Loop. The plat has been reviewed by staff and found to be in conformance with the City Standards. Construction plans were approved, and the Construction Improvement Agreement was executed on June 18, 2024.

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 the meeting.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

June 18, 2024 - Construction Improvement Agreement

APPROVED OR DIRECTION GIVEN:

Approved.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

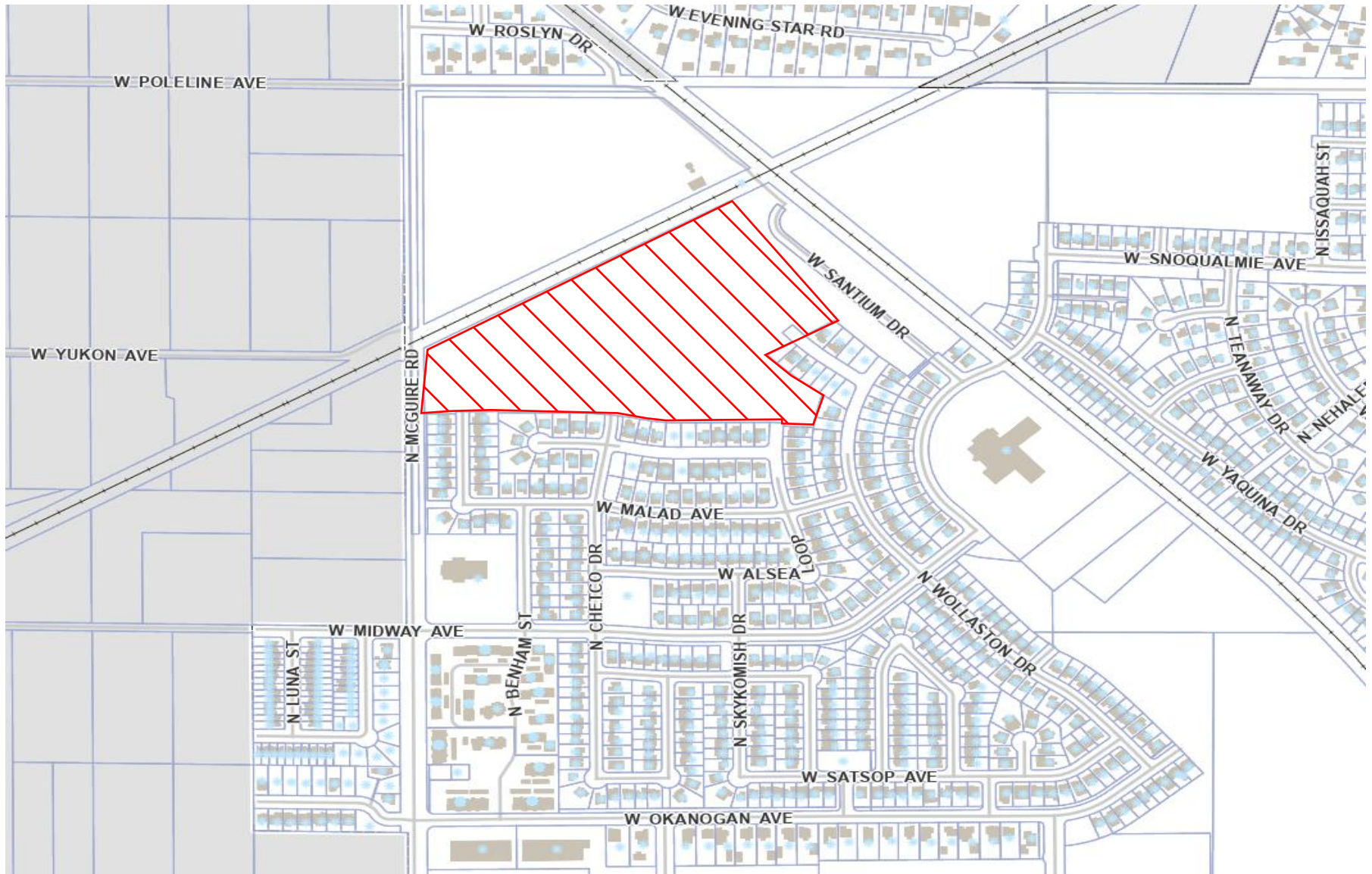
Acceptance of operations and maintenance costs for public roadway and sanitary sewer infrastructure with completion of improvements.

BUDGET CODE:

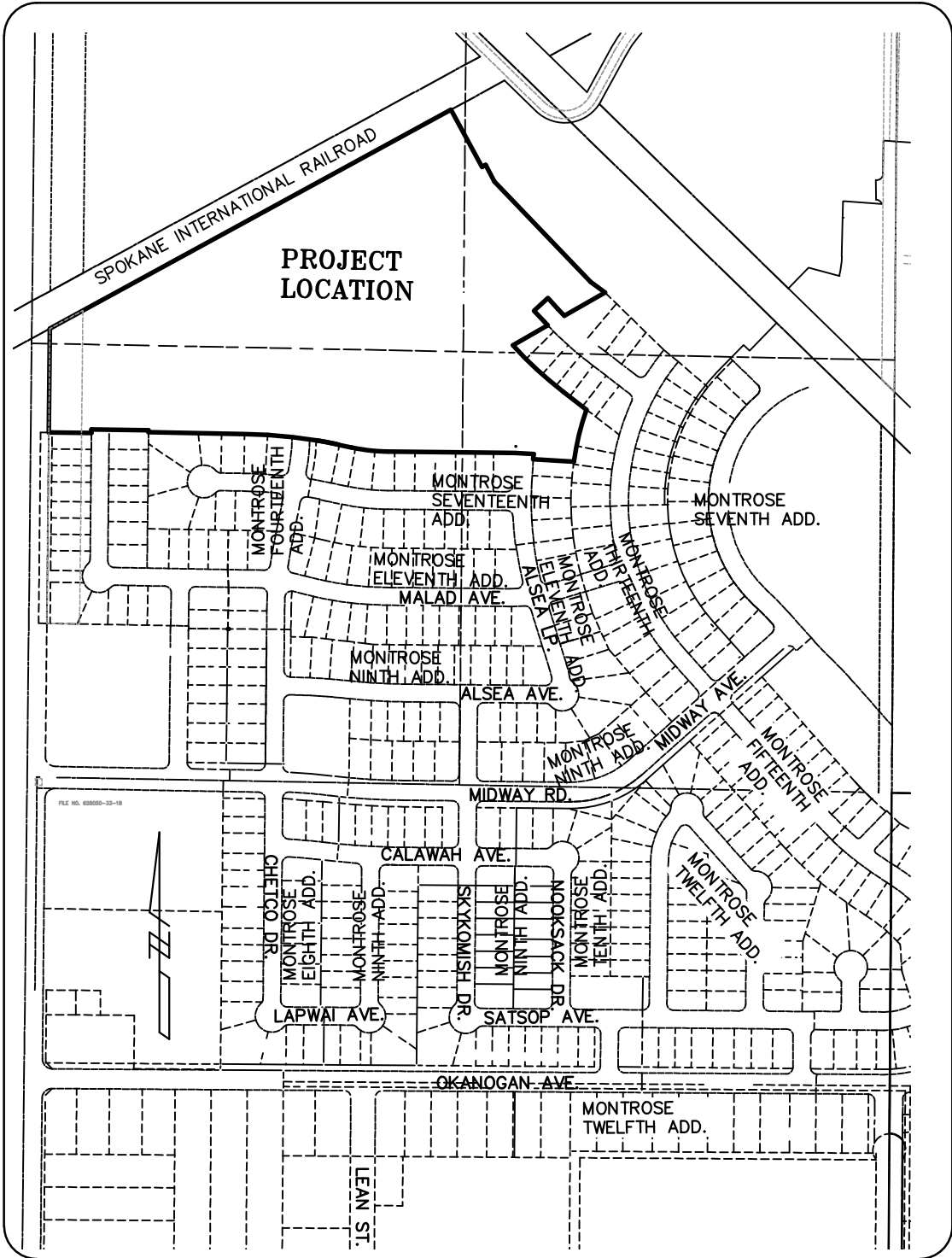
N/A

ATTACHMENTS:

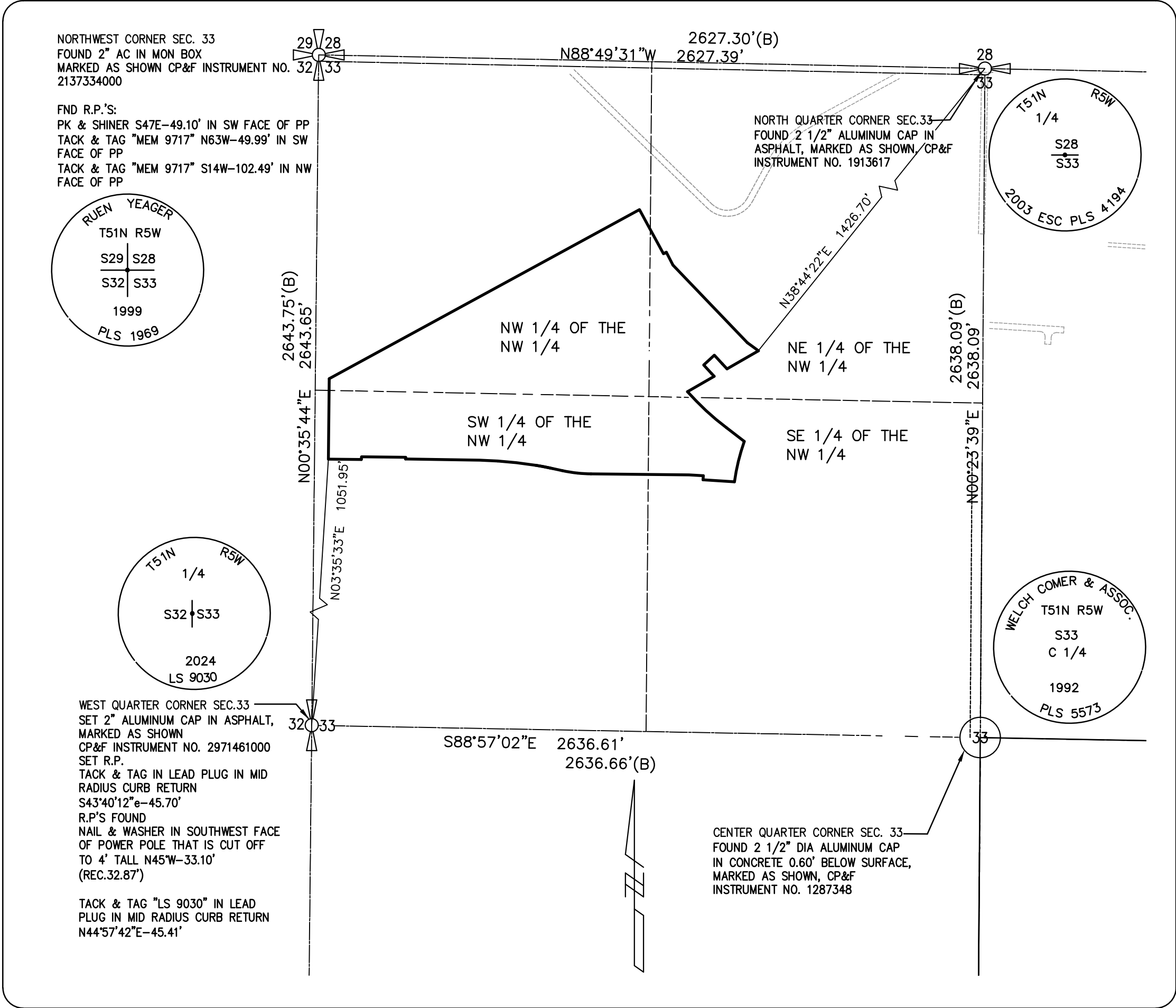
1. Montrose 18th Location map
2. Montrose 18th Final Plat



MONTROSE 18TH ADDITION LOCATION MAP



VICINITY MAP
1" = 500'



SECTION MAP
1" = 400'

SURVEYOR'S NARRATIVE

THIS PLAT IS A PORTION OF THE NORTHEAST, SOUTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN. FOUND MONUMENTS ALONG THE NORTHERLY BOUNDARY LINE OF MONTROSE FOURTEENTH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 657 THRU 657C AND THE MONUMENTS ALONG THE NORTHERLY BOUNDARY LINES OF MONTROSE SEVENTEENTH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 955 THRU 955C WERE HELD FOR ALIGNMENT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NAD 83/91 IDAHO STATE PLANE COORDINATE SYSTEM WEST ZONE GRID NORTH.

RFK LAND SURVEYING INC.

1420 WEST GARLAND AVENUE
SPOKANE, WA 99205
TEL: (509) 324-7861
E-MAIL: rudy@rfklandsurveying.com

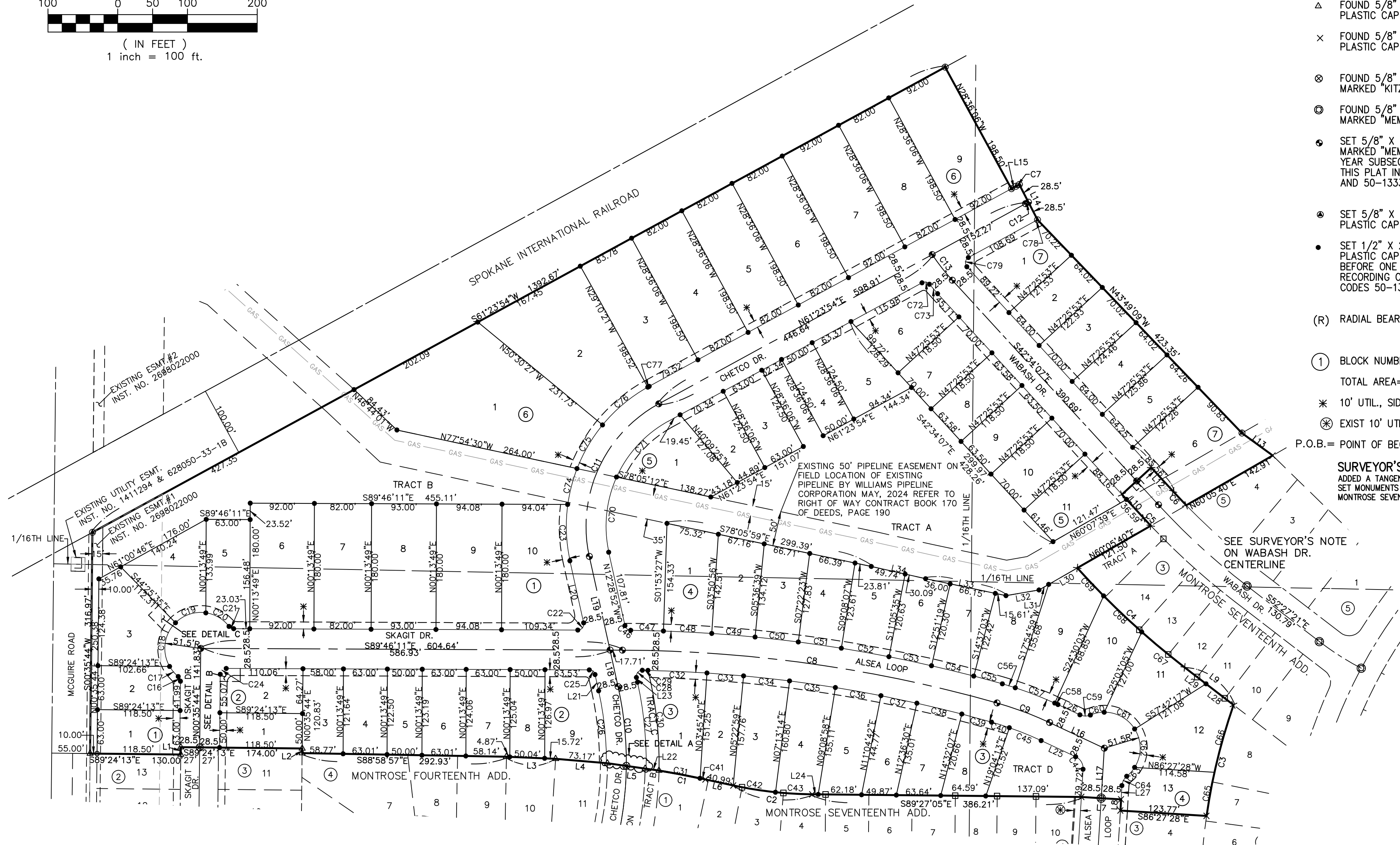
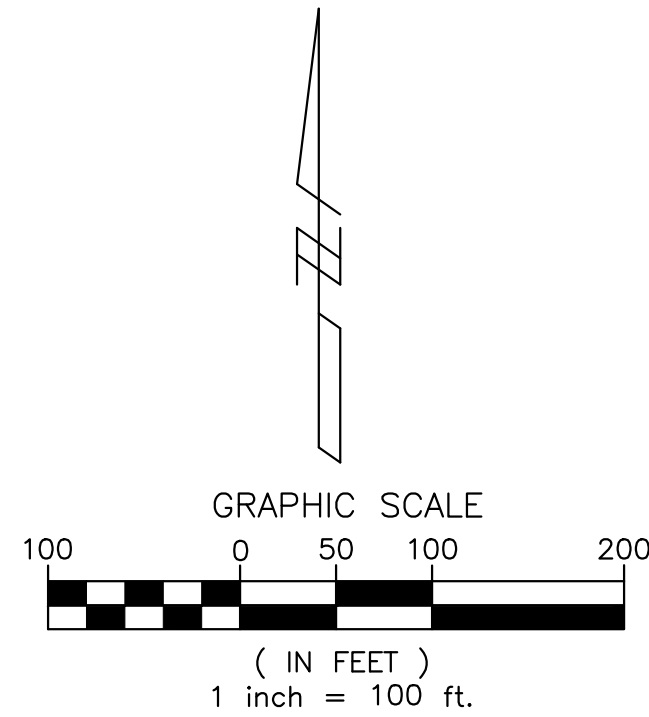
DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	AS NOTED	25-112
DATE	DATE	SHEET	FIELD BOOK
07/22/25	07/22/25	1 OF 5	

PRELIMINARY



MONTROSE EIGHTEENTH ADDITION

PORTIONS OF THE NORTHEAST, SOUTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO



- LEGEND**
- FOUND 1/2" X 30" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "KITZAN 9030"
 - ☒ FOUND 1/2" X 30" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "MEM 9717"
 - △ FOUND 5/8" X 30" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "KITZAN 9030"
 - × FOUND 5/8" X 30" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "MEM 9717"
 - ⊗ FOUND 5/8" X 30" REBAR WITH 2" ALUMINUM CAP MARKED "KITZAN 9030"
 - ⊙ FOUND 5/8" X 30" REBAR WITH 2" ALUMINUM CAP MARKED "MEM 9717"
 - SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP MARKED "MEM 9717" TO BE SET ON OR BEFORE ONE YEAR SUBSEQUENT TO THE DATE OF RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-133 AND 50-1333.
 - ⦿ SET 5/8" X 30" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "MEM 9717"
 - SET 1/2" X 24" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "MEM 9717" TO BE SET ON OR BEFORE ONE YEAR SUBSEQUENT TO THE DATE OF RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-1331, 50-1332 AND 50-1333.

- (R) RADIAL BEARING
- ① BLOCK NUMBER
TOTAL AREA=25.109 AC
- * 10' UTIL., SIDEWALK AND DRAINAGE EASEMENT
- ⊗ EXIST 10' UTIL., SIDEWALK AND DRAINAGE EASEMENT
- P.O.B.= POINT OF BEGINNING

SURVEYOR'S NOTE:
ADDED A TANGENT LINE TO THE CENTERLINE OF WABASH DR. AND SET MONUMENTS ON THE CENTERLINE THAT WERE NOT SET ON MONTROSE SEVENTEENTH ADDITION

SEE SURVEYOR'S NOTE ON WABASH DR. CENTERLINE

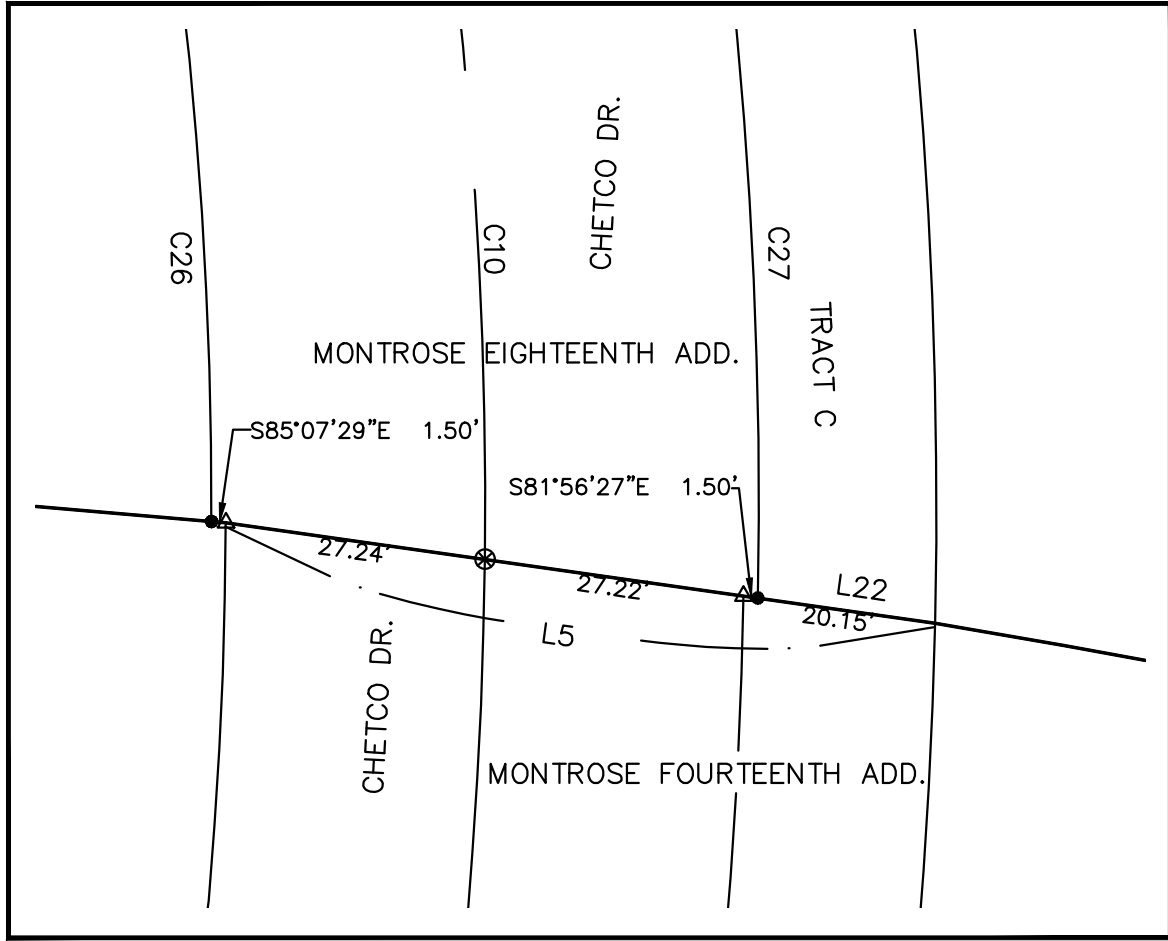
PRELIMINARY



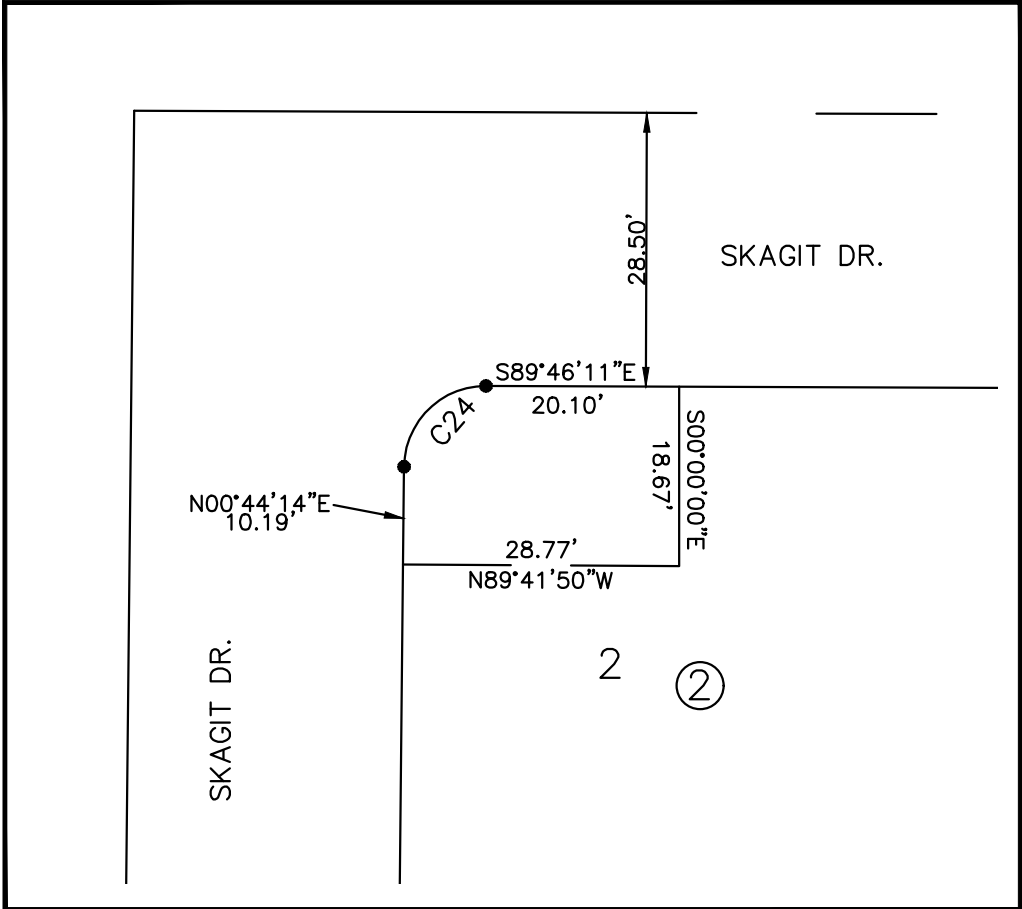
RFK LAND SURVEYING INC.			
1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 E-MAIL: rudy@rfklandsurveying.com			
DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	1"=100'	25-112
DATE	DATE	SHEET	FIELD BOOK
07/22/25	07/22/25	2 OF 5	

SURVEY REFERENCES
(A) MONTROSE FOURTEENTH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 657 THRU 657C
(B) MONTROSE SEVENTEENTH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 955 THRU 955C

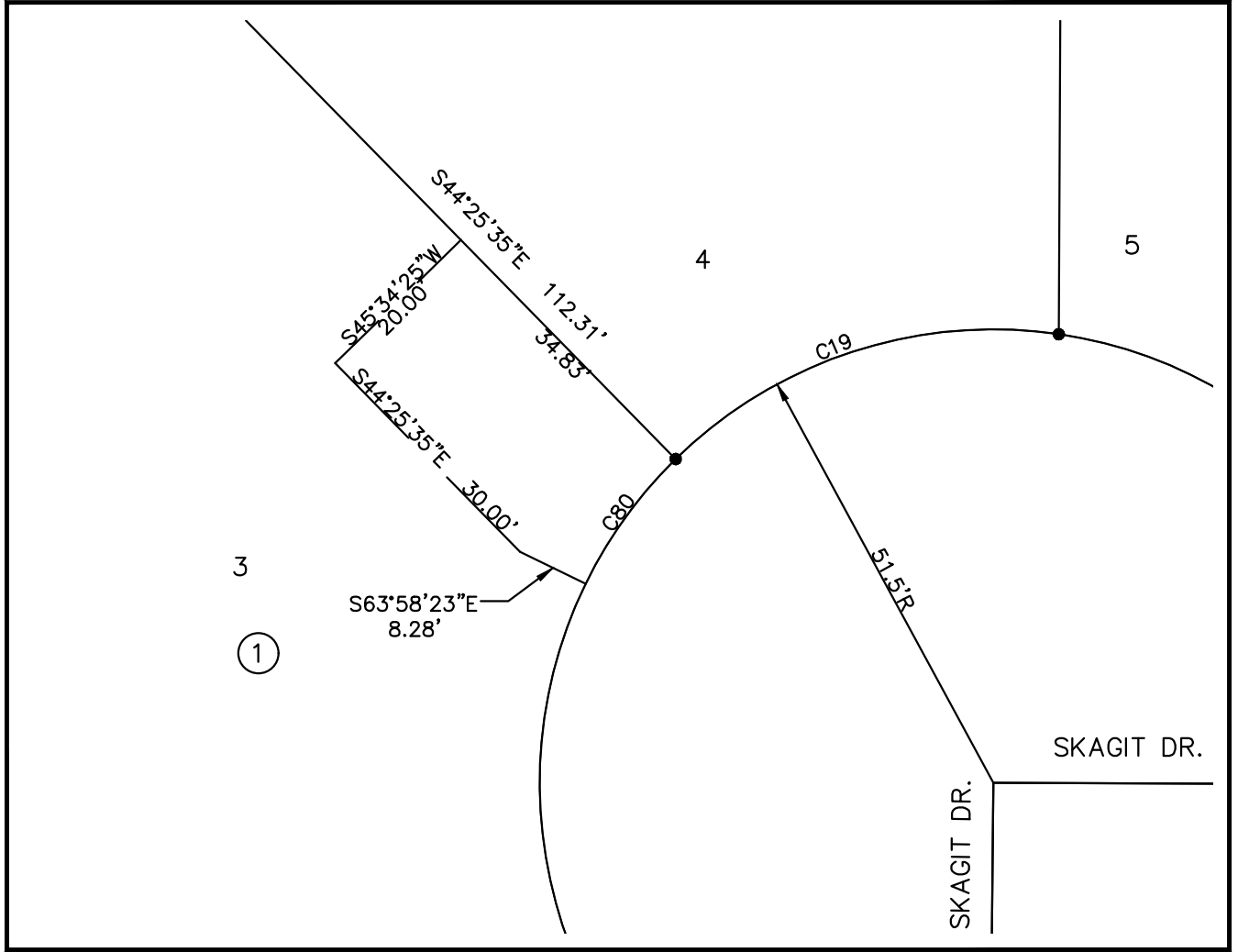
MONTROSE EIGHTEENTH ADDITION
PORTIONS OF THE NORTHEAST, SOUTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO



DETAIL A
SCALE: 1"=20'

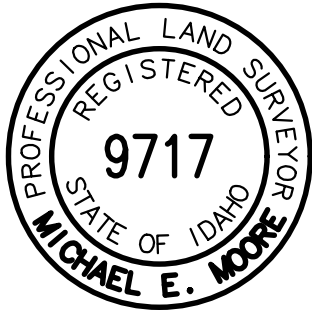


DETAIL B
DRAINAGE EASEMENT
SCALE: 1"=20'



DETAIL C
DRAINAGE EASEMENT
SCALE: 1"=20'

PRELIMINARY



RFK LAND SURVEYING INC.				
1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 E-MAIL: rudy@rfklandsurveying.com	DRAWN	APPROVED	SCALE	PROJECT
	MEM	RFK	N/A	25-112
	DATE	DATE	SHEET	FIELD BOOK
	07/22/25	07/22/25	3 OF 5	

MONTROSE EIGHTEENTH ADDITION
PORTIONS OF THE NORTHEAST, SOUTHEAST, NORTHWEST AND SOUTHWEST
QUARTERS OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH,
RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY,
IDAHO

BLOCK & LOT	AREA
B1L1	7.466 S.F.
B1L2	7.311 S.F.
B1L3	11.561 S.F.
B1L4	10.337 S.F.
B1L5	9.327 S.F.
B1L6	16.560 S.F.
B1L7	14.760 S.F.
B1L8	16.740 S.F.
B1L9	16.934 S.F.
B1L10	18.313 S.F.
B2L1	5.925 S.F.
B2L2	7.556 S.F.
B2L3	7.078 S.F.
B2L4	7.691 S.F.
B2L5	6.142 S.F.
B2L6	7.788 S.F.
B2L7	7.843 S.F.
B2L8	6.300 S.F.
B2L9	10.665 S.F.
B3L1	10.088 S.F.
B3L2	7.805 S.F.
B3L3	10.210 S.F.
B3L4	10.106 S.F.
B3L5	9.584 S.F.
B3L6	7.109 S.F.
B3L7	8.213 S.F.
B3L8	7.476 S.F.
B4L1	10.648 S.F.
B4L2	8.912 S.F.
B4L3	8.424 S.F.
B4L4	8.075 S.F.
B4L5	8.713 S.F.
B4L6	7.720 S.F.
B4L7	7.787 S.F.
B4L8	8.774 S.F.
B4L9	12.557 S.F.
B4L10	10.808 S.F.
B4L11	9.636 S.F.
B4L12	11.940 S.F.
B4L13	7.821 S.F.
B5L1	11.015 S.F.
B5L2	7.173 S.F.
B5L3	7.844 S.F.
B5L4	6.225 S.F.
B5L5	9.818 S.F.
B5L6	10.0691 S.F.
B5L7	8.295 S.F.
B5L8	7.535 S.F.
B5L9	7.525 S.F.
B5L10	8.295 S.F.
B5L11	8.865 S.F.
B6L1	39.421 S.F.
B6L2	26.030 S.F.
B6L3	16.434 S.F.
B6L4	16.277 S.F.
B6L5	16.277 S.F.
B6L6	16.277 S.F.
B6L7	18.262 S.F.
B6L8	16.277 S.F.
B6L9	18.262 S.F.
B7L1	10.248 S.F.
B7L2	7.823 S.F.
B7L3	8.659 S.F.
B7L4	8.010 S.F.
B7L5	8.131 S.F.
B7L6	16.652 S.F.
TRACT A	2.57 AC
TRACT B	1.52 AC
TRACT C	2.631 S.F.
TRACT D	9.664 S.F.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°35'44"E	10.42'
L2	S00°35'44"W	6.56'
L3	S87°33'41"E	70.62'
L4	S85°07'29"E	74.68'
L5	S81°56'27"E	74.60'
L6	S77°46'06"E	40.99'
L7	S86°27'28"E	57.00'
L8	S03°32'32"W	16.04'
L9	N52°27'21"W	88.43'
L10	N42°34'07"W	46.25'
L11	N47°25'53"E	57.00'
L12	S42°34'07"E	46.25'
L13	N53°44'52"W	54.60'
L14	N27°13'42"W	57.00'
L15	S61°23'54"W	7.39'
L16	N64°56'55"W	86.62'
L17	S03°32'32"W	71.71'
L18	N12°28'52"W	53.51'
L19	N12°28'52"W	137.36'
L20	S12°28'52"E	91.08'
L21	S12°28'52"E	23.92'
L22	N81°56'27"W	18.63'
L23	N12°28'52"W	7.02'
L24	S89°27'05"E	8.83'
L25	S64°56'55"E	54.63'
L26	N64°56'55"W	34.75'
L27	N03°32'32"E	35.88'
L28	S52°27'21"E	49.64'
L29	S52°27'21"E	38.79'
L30	S60°07'39"W	47.28'
L31	S60°07'39"W	16.00'
L32	S80°13'45"W	48.08'
L33	N78°05'58"W	117.77'
L34	N77°18'25"W	79.83'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1441.00'	67.63'	67.62'	S79°06'46"E
C2	559.00'	113.87'	113.67'	S83°36'15"E
C3	851.38'	163.84'	163.59'	N13°40'47"E
C4	1147.00'	209.95'	209.66'	N47°12'43"W
C5	1028.50'	14.62'	14.62'	N42°58'33"W
C6	971.50'	27.49'	27.49'	S43°22'45"E
C7	228.50'	5.48'	5.48'	S62°05'06"W
C8	2000.00'	544.12'	542.44'	S81°58'33"E
C9	500.00'	80.58'	80.49'	N69°33'55"W
C10	500.00'	114.55'	114.30'	N05°55'05"W
C11	200.00'	257.89'	240.39'	N24°27'31"W
C12	200.00'	4.79'	4.79'	N62°05'06"W
C13	300.00'	46.70'	46.65'	S38°06'34"W
C14	NOT USED			
C15	NOT USED			
C16	8.50'	7.71'	7.45'	S25°22'58"E
C17	51.50'	19.16'	19.05'	S40°42'03"E
C18	51.50'	67.97'	63.14'	S07°46'00"W
C19	51.50'	47.42'	45.77'	S71°57'15"W
C20	51.50'	39.39'	38.44'	N59°45'15"W
C21	8.50'	7.70'	7.44'	N63°48'23"W
C22	8.50'	15.24'	13.28'	S38°52'28"W
C23	228.50'	81.29'	80.86'	S02°17'24"E
C24	8.50'	13.30'	11.98'	N45°24'46"E
C25	8.50'	11.47'	10.62'	S51°07'32"E
C26	471.50'	104.39'	104.18'	S06°08'19"E
C27	528.50'	124.78'	124.49'	N05°43'02"W
C28	8.50'	15.36'	13.35'	N39°17'31"E
C29	1971.50'	8.07'	8.07'	S88°49'03"E
C30	547.00'	144.80'	144.38'	N06°17'56"W
C31	1441.00'	59.89'	59.88'	N79°16'01"W
C32	1971.50'	84.68'	84.68'	S87°28'10"E
C33	1971.50'	52.67'	52.67'	S85°28'25"E
C34	1971.50'	66.37'	66.37'	S83°44'38"E
C35	1971.50'	66.37'	66.37'	N81°48'54"W
C36	1971.50'	66.37'	66.37'	S79°53'10"E
C37	1971.50'	52.64'	52.64'	S78°09'24"E
C38	1971.50'	66.31'	66.30'	S76°25'42"E
C39	1971.50'	44.14'	44.14'	S74°49'24"E
C40	471.50'	26.76'	26.76'	S72°33'21"E
C41	1441.00'	7.74'	7.74'	N77°55'20"W
C42	559.00'	61.36'	61.33'	N80°54'47"W
C43	559.00'	52.51'	52.49'	S86°44'56"E
C44	18.50'	22.11'	20.82'	S30°42'12"E
C45	471.50'	49.22'	49.20'	S67°56'21"E
C46	8.50'	11.42'	10.58'	S50°57'30"E
C47	2028.50'	46.96'	46.96'	S88°46'21"E
C48	2028.50'	69.32'	69.32'	N87°07'49"W
C49	2028.50'	62.39'	62.38'	N85°16'13"W
C50	2028.50'	62.39'	62.38'	N83°30'29"W
C51	2028.50'	62.39'	62.38'	N81°44'46"W
C52	2028.50'	69.32'	69.32'	N79°53'09"W
C53	2028.50'	62.39'	62.38'	N78°01'33"W
C54	2028.50'	62.39'	62.38'	S76°15'49"E
C55	2028.50'	42.50'	42.50'	N74°46'56"W
C56	528.50'	19.36'	19.35'	N73°07'58"W
C57	528.50'	60.74'	60.70'	N68°47'29"W
C58	528.50'	5.08'	5.08'	N65°13'26"W
C59	18.50'	15.44'	15.00'	N88°51'36"W
C60	51.50'	20.37'	20.24'	S78°33'39"W
C61	51.50'	51.96'	49.79'	S61°12'05"E
C62	51.50'	58.04'	55.01'	N00°00'42"W
C63	51.50'	17.16'	17.08'	N41°49'06"E
C64	18.50'	15.44'	15.00'	N27°27'12"E
C65	851.38'	63.46'	63.44'	S10°18'07"W
C66	851.38'	100.39'	100.33'	S15°48'54"W
C67	1147.00'	79.69'	79.67'	S50°27'56"E
C68	1147.00'	75.27'	75.26'	S46°35'43"E
C69	1147.00'	54.99'	54.99'	S43°20'30"E
C70	171.50'	110.16'	108.28'	N05°55'15"E
C71	171.50'	110.98'	109.05'	N42°51'38"E
C72	8.50'	11.74'	10.83'	S79°01'24"E
C73	328.50'	17.91'	17.91'	S41°00'26"E
C74	228.50'	53.20'	53.08'	N14°34'16"E
C75	228.50'	72.79'	72.48'	S30°22'00"W
C76	228.50'	85.09'	84.60'	S50°09'36"W
C77	228.50'	2.28'	2.28'	S61°06'47"W
C78	171.50'	4.11'	4.11'	N62°05'06"E
C79	8.50'	15.42'	13.39'	N09°24'54"E
C80	51.50'	17.57'	17.48'	N35°48'01"E

RFK LAND SURVEYING INC.				
1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 E-MAIL: rudy@rfklandsurveying.com	DRAWN	APPROVED	SCALE	PROJECT
	MEM	RFK	N/A	25-112
	DATE	DATE	SHEET	FIELD BOOK
	07/22/25	07/22/25	4 OF 5	

MONTROSE EIGHTEENTH ADDITION

PORTIONS OF THE NORTHEAST, SOUTHEAST, NORTHWEST AND SOUTHWEST
QUARTERS OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH,
RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY,
IDAHO

PRELIMINARY



CITY COUNCIL CERTIFICATE

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

RONALD G. JACOBSON
POST FALLS MAYOR

SHANNON HOWARD
POST FALLS CITY CLERK

CITY ENGINEER'S 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 HEREBY APPROVED FOR RECORDING.

ON THIS _____ DAY OF _____, 20____.

POST FALLS CITY ENGINEER ROBERT S. PALUS, PE #10039

HEALTH DISTRICT APPROVAL

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

DATE_____ HEALTH DISTRICT SIGNATURE_____

SURVEYOR'S CERTIFICATE

I, MICHAEL E. MOORE, P.L.S. #9717, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO. INTERIOR MONUMENTS WILL BE SET 1 YEAR SUBSEQUENT TO THE RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-1331 AND 50-1333.

PRELIMINARY

MICHAEL E. MOORE P.L.S. #9717

DATE



KOOTENAI COUNTY TREASURER

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED LAND

HAVE BEEN PAID THROUGH _____, THIS

_____ DAY OF _____, 20____.

KOOTENAI COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING.
THIS _____ DAY OF _____, 20____.

KOOTENAI COUNTY SURVEYOR

KOOTENAI COUNTY RECORDER

STATE OF IDAHO)

COUNTY OF KOOTENAI)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, AT THE REQUEST OF _____, THIS _____ DAY OF _____, 20____.

AT _____ MINUTES PAST _____ O'CLOCK _____M, AND DULY RECORDED IN BOOK _____, PAGE _____, FEE _____.

KOOTENAI COUNTY RECORDER

OWNER'S CERTIFICATE & DEDICATION

BE IT KNOWN THAT SCHNEIDMILLER LAND COMPANY, A WASHINGTON CORPORATION AS THEIR INTERESTS APPEAR OF RECORD ARE AUTHORIZED TO DO BUSINESS IN THE CITY OF POST FALLS AND THE STATE OF IDAHO ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND TRACTS AS HEREIN SHOWN AND DOES DESIGNATE THE SAME AS MONTROSE EIGHTEENTH ADDITION, A PORTION OF THE NORTHEAST, SOUTHEAST, NORTHWEST, SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, IN THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF MONTROSE FOURTEENTH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 657 THRU 657C; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID MONTROSE FOURTEENTH ADDITION THE FOLLOWING (8) EIGHT COURSES;

- 1) S89°24'13"E A DISTANCE OF 130.00 FEET;
- 2) N00°35'44"E A DISTANCE OF 10.42 FEET;
- 3) S89°24'13"E A DISTANCE OF 174.00 FEET;
- 4) S00°35'44"W A DISTANCE OF 6.56 FEET;
- 5) S88°58'57"E A DISTANCE OF 292.93 FEET;
- 6) S87°33'41"E A DISTANCE OF 70.62 FEET;
- 7) S85°07'29"E A DISTANCE OF 74.68 FEET;
- 8) S81°56'27"E A DISTANCE OF 74.60 FEET TO THE NORTHWEST CORNER OF MONTROSE SEVENTEENTH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 955 THRU 955C THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES THE FOLLOWING (17) SEVENTEEN COURSES;

- 1) THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1441.00 FEET AND A CHORD BEARING AND DISTANCE OF S79°06'46"E, 67.62 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'21" AN ARC DISTANCE OF 67.63 FEET;
- 2) S77°46'06"E A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 559.00 FEET AND A CHORD BEARING AND DISTANCE OF S83°36'15"E, 113.67 FEET;
- 3) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'17" AN ARC DISTANCE OF 113.87 FEET;
- 4) S89°27'05"E A DISTANCE OF 386.21 FEET;
- 5) S86°27'28"E A DISTANCE OF 57.00 FEET;
- 6) S03°32'32"W A DISTANCE OF 16.04 FEET;
- 7) S86°27'28"E A DISTANCE OF 123.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 851.38 FEET AND A CHORD BEARING AND DISTANCE OF N13°40'47"E, 163.59 FEET;
- 8) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°01'34" AN ARC DISTANCE OF 163.84 FEET;
- 9) N52°27'21"W A DISTANCE OF 88.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1147.00 FEET AND A CHORD BEARING AND DISTANCE OF N47°12'43"W, 209.66 FEET;
- 10) THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°29'16" AN ARC DISTANCE OF 209.95 FEET;
- 11) N60°05'40"E A DISTANCE OF 121.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1028.50 FEET AND A CHORD BEARING AND DISTANCE OF N42°58'33"W, 14.62 FEET;
- 12) THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°48'51" AN ARC DISTANCE OF 14.62 FEET;
- 13) N42°34'07"W A DISTANCE OF 46.25 FEET;
- 14) N47°25'53"E A DISTANCE OF 57.00 FEET;
- 15) S42°34'07"E A DISTANCE OF 46.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 971.50 FEET AND A CHORD BEARING AND DISTANCE OF S43°22'45"E, 27.49 FEET;
- 16) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°37'17" AN ARC DISTANCE OF 27.49 FEET;
- 17) N60°05'40"E A DISTANCE OF 142.91 FEET; THENCE N53°44'52"W A DISTANCE OF 54.60 FEET; THENCE N43°49'09"W A DISTANCE OF 423.35 FEET; THENCE N27°13'42"W A DISTANCE OF 57.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 228.50 FEET AND A CHORD BEARING AND DISTANCE OF S62°05'06"W, 5.48 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'23" AN ARC DISTANCE OF 5.48 FEET; THENCE S61°23'54"W A DISTANCE OF 7.39 FEET; THENCE N28°36'06"W A DISTANCE OF 198.50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S61°23'54"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 1392.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MCGUIRE ROAD; THENCE S00°35'44"W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 316.97 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS OF RECORD

CONTAINING 25.109 ACRES MORE OR LESS

THE OWNER'S HEREBY DEDICATE ANY INTEREST IN THE WEST (30') THIRTY FEET OF THE NORTHWEST QUARTER OF SAID SECTION 33, LYING SOUTH OF THE SPOKANE INTERNATIONAL RAILROAD TO THE CITY OF POST FALLS, FOR PUBLIC RIGHT OF WAY.

RIGHTS OF WAY AS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF POST FALLS.

UTILITY, SIDEWALK AND DRAINAGE EASEMENTS AS SHOWN HEREIN ARE HEREBY GRANTED TO THE CITY OF POST FALLS OVER TEN FOOT (10') WIDE STRIPS ADJOINING ALL PUBLIC ROAD RIGHTS OF WAY FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF SAID FACILITIES.

A UTILITY AND DRAINAGE EASEMENT OVER TRACTS A THRU D ARE HEREBY GRANTED TO THE CITY OF POST FALLS FOR CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE AND OPERATION OF SAID FACILITIES.

THE AREA IDENTIFIED HEREIN AS TRACTS A THRU D ARE COMMON AREAS AND SHALL BE DEEDED TO, OWNED, IMPROVED, MANAGED AND MAINTAINED BY THE MONTROSE HOMEOWNERS ASSOCIATION, A NONPROFIT ASSOCIATION OF PROPERTY OWNERS HAVING JURISDICTION OVER THE PLATTED AREA. THE COMMON TRACT 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 COMMON AREA TRACTS SHALL BE SUBJECT TO A PERPETUAL NONEXCLUSIVE EASEMENT IN FAVOR OF THE LOT OWNERS WITHIN THIS PLAT, FOR USE AND ENJOYMENT FOR RECREATIONAL PURPOSES, SUBJECT TO SUCH PURPOSES AS SHOWN ON THE FINAL PLAT FOR DRAINAGE, INGRESS AND EGRESS EASEMENTS AND SUBJECT TO SUCH UNIFORM RULES, REGULATIONS, AND RESTRICTIONS AS MAY BE ADOPTED BY THE MONTROSE HOMEOWNERS ASSOCIATION FROM TIME TO TIME.

LOTS WILL BE REQUIRED TO COMPLY WITH THE MASTER MONTROSE HOMEOWNERS ASSOCIATION CC&R'S RECORDED UNDER INSTRUMENT NUMBER 1572462.

EAST GREENACRES IRRIGATION DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.

CITY OF POST FALLS WILL PROVIDE SANITARY SEWER SERVICE TO THIS DEVELOPMENT.

NO DIRECT ACCESS TO OR FROM MCGUIRE ROAD.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR CORPORATE NAMES TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 20____.

BY:
SCHNEIDMILLER LAND COMPANY, A WASHINGTON CORPORATION

ACKNOWLEDGMENT

STATE OF WASHINGTON))SS

COUNTY OF SPOKANE)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED _____,

KNOWN OR IDENTIFIED TO ME TO BE _____ FOR SCHNEIDMILLER LAND COMPANY THAT EXECUTED THIS INSTRUMENT OR THE PERSONS WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

RESIDING AT

MY COMMISSION EXPIRES

MONTROSE EIGHTEENTH ADDITION

PORTIONS OF THE NORTHEAST, SOUTHEAST, NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

RFK LAND SURVEYING INC.				
1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 E-MAIL: rudy@rfklandsurveying.com	DRAWN	APPROVED	SCALE	PROJECT
	MEM	RFK	NONE	25-112
	DATE	DATE	SHEET	FIELD BOOK
	07/22/25	07/22/25	5 OF 5	

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: G2 Development Annexation and Zoning Agreement (ANNX-25-2 & ZC-25-1)

ITEM AND RECOMMENDED ACTION:

This item is the Annexation and Zoning Agreement related to the G2 Development Annexation and Zoning File No(s). ANNX-25-2 and ZC-2501, which was approved by the city council following a public hearing on November 18, 2025. Staff requests that the city council review and approve the corresponding Development Agreement. No presentation is planned on this item.

DISCUSSION:

On November 18, 2025, the city council held a public hearing to consider a request for an annexation of approximately 10 acres and a rezone of approximately 8.3 acres as part of the G2 Development Annexation and Zoning request. The entirety of the site is generally at the southeast of the intersection of E. Horsehaven Ave. and N. Syringa St. The attached Annexation Agreement is the legal document that, once recorded memorializes conditions on these propoerties. The agreement includes a restriction that all residential units must be single family with a density not exceeding 8 units per acre.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

NA

APPROVED OR DIRECTION GIVEN:

On November 18th, 2025, the City Council approved the proposed annexation and rezone request of to Residential Mixed (RM) Zoning.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

NA

BUDGET CODE:

NA

ATTACHMENTS:

1. G2 -Applicant Signed Annexation and Zoning Agreement w_Exhibits

DEVELOPMENT AND ANNEXATION AGREEMENT

G2 Zone Change and Annexation

(File Nos. ZC-25-1 & ANNEX-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/FEEES

- 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.

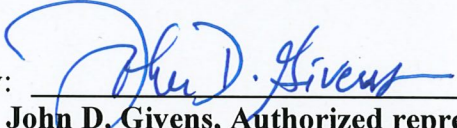
IN WITNESS WHEREOF, the City of Post Falls has caused this Agreement to be executed by its Mayor and City Clerk, and the Owners have executed this Agreement to be effective the day and year first above written.

CITY OF POST FALLS

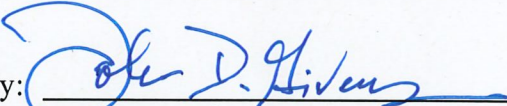
By: _____
Ronald G. Jacobson, Mayor

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

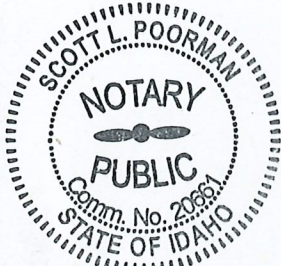
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OWNER/DEVELOPER

STATE OF Idaho)
)
:SS
County of Kootenai)

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)

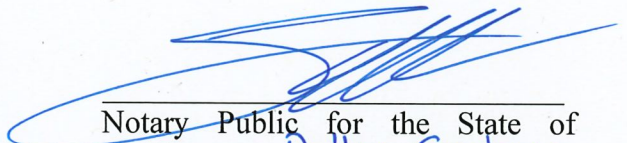

Notary Public for the State of
Residing at: Dalton Gardens
Commission Expires: 7-3-2029

EXHIBIT "A"

CITY OF POST FALLS ANNEXATION LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACT 19, BLOCK 35 OF POST FALLS IRRIGATED TRACTS TOGETHER WITH PORTIONS OF THE RIGHT-OF-WAY OF HORSEHAVEN AVENUE. LYING WITHIN THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 19, SAID POINT ALSO BEING ON THE EXISTING BOUNDARY OF THE CITY OF POST FALLS;

THENCE NORTH $0^{\circ}39'56''$ EAST A DISTANCE OF 680.70 FEET ALONG SAID EXISTING CITY BOUNDARY TO A POINT ON THE NORTH RIGHT-OF-WAY OF HORSEHAVEN AVENUE;

THENCE, LEAVING THE EXISTING BOUNDARY OF THE CITY OF POST FALLS ALONG SAID NORTH RIGHT-OF-WAY SOUTH $88^{\circ}55'46''$ EASTS A DISTANCE OF 198.50 TO A POINT ON THE EXISTING BOUNDARY OF THE CITY OF POST FALLS;

THENCE, ALONG SAID EXISTING CITY BOUNDARY THE FOLLOWING THREE (3) CALLS:

- 1) SOUTH $1^{\circ}04'14''$ WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HORSEHAVEN AVENUE.
- 2) SOUTH $88^{\circ}55'46''$ EAST A DISTANCE OF 332.03 FEET ALONG SAID SOUTH RIGHT-OF-WAY.
- 3) NORTH $1^{\circ}04'14''$ EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF HORSEHAVEN AVENUE.

THENCE, ALONG SAID NORTH RIGHT-OF-WAY SOUTH $88^{\circ}55'46''$ EAST A DISTANCE OF 132.68 FEET TO THE SOUTHEAST CORNER OF TRACT 14, BLOCK 35 OF POST FALLS IRRIGATED TRACTS;

THENCE, SOUTH $0^{\circ}43'56''$ WEST A DISTANCE OF 681.04 FEET TO THE SOUTHEAST CORNER OF TRACT 19, BLOCK 35 OF POST FALLS IRRIGATED TRACTS;

THENCE, ALONG THE SOUTH LINE OF SAID TRACT 19 NORTH $88^{\circ}53'58''$ WEST A DISTANCE OF 662.38 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINING 10.054 ACRES, MORE OR LESS.

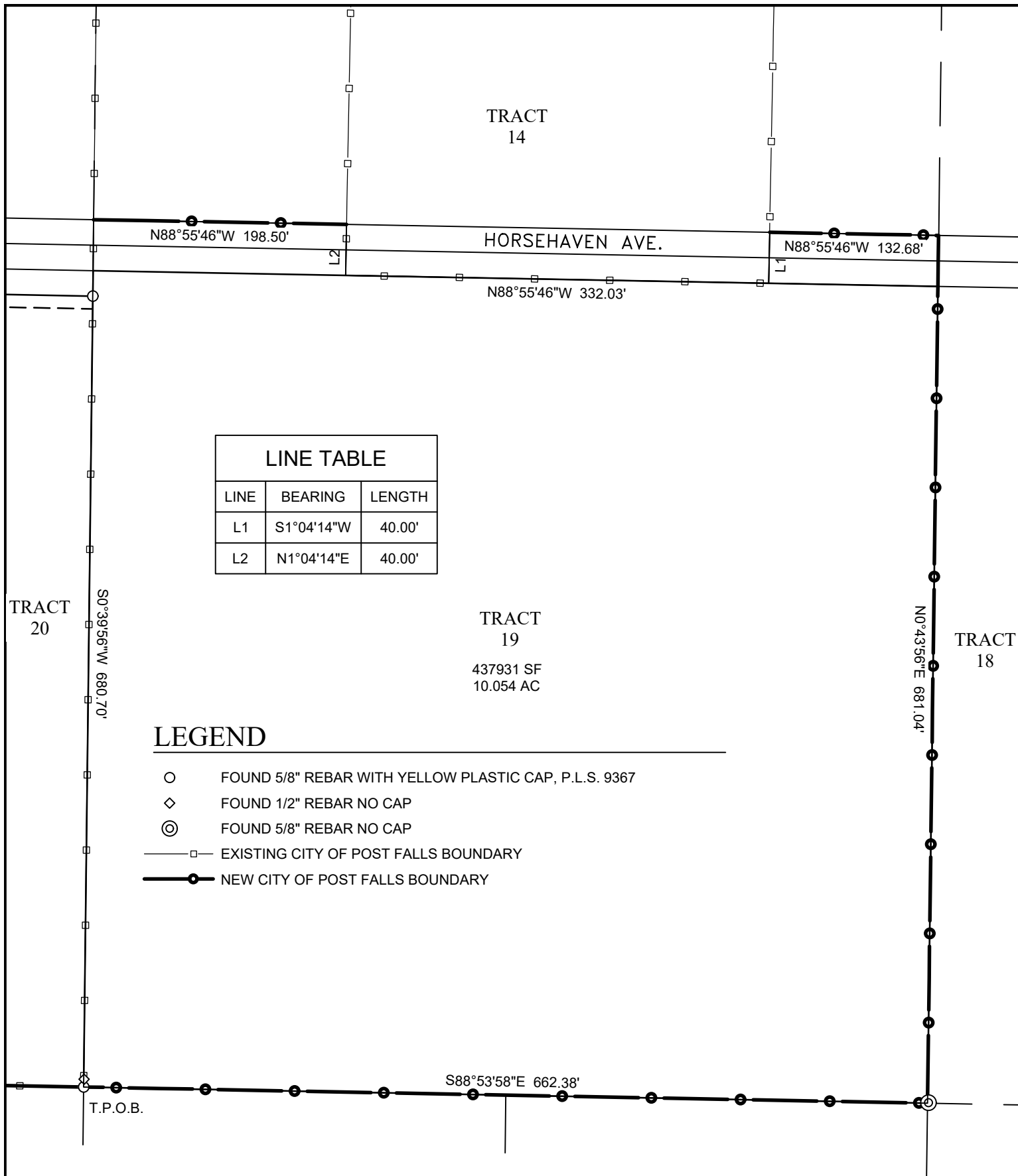


EXHIBIT "A"

SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

Johnson
Surveying

P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

DATE SURVEYED: N/A

DRAFTED BY: ERH

PLOT DATE: 2/4/2025

SHEET

FILE NAME: 23-032

CHECKED BY: CJJ

PROJECT No.: 23-032

1 / 1

EXHIBIT "B"

CITY OF POST FALLS ZONE CHANGE

A PARCEL OF LAND BEING A PORTION OF TRACT 20, BLOCK 35 OF POST FALLS IRRIGATED TRACTS. LYING WITHIN THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 20;

THENCE, ALONG THE SOUTH LINE OF TRACT 20, NORTH 88°53'58" WEST A DISTANCE OF 622.37 FEET;

THENCE, NORTH 0°35'45" EAST A DISTANCE OF 420.16 FEET;

THENCE, SOUTH 89°40'33" EAST A DISTANCE OF 130.83 FEET;

THENCE, NORTH 0°35'45" EAST A DISTANCE OF 198.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HORSEHAVEN AVENUE;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY SOUTH 88°55'46" EAST A DISTANCE OF 492.31 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY SOUTH 0°39'56" WEST A DISTANCE OF 680.70 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINING 8.272 ACRES, MORE OR LESS.

TRACT
13

HORSEHAVEN AVE.

LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ◇ FOUND 1/2" REBAR NO CAP
- CN 1/16 FOUND 5/8" REBAR AND CAP MARKED PLS 9367

TRACT
20
360349 SF
8.272 AC

TRACT
19

EXHIBIT "B"

SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

**Johnson
Surveying**

P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

DATE SURVEYED: N/A

DRAFTED BY: ERH

PLOT DATE: 2/4/2025

SHEET

FILE NAME: 23-032

CHECKED BY: CJJ

PROJECT No.: 23-032

1 / 1

Exhibit C

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

A. INTRODUCTION:

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

B. RECORD CREATED:

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

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

Staff Presenter: Jon Manley, Planning Manager

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

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

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

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

Applicant: Scott McArthur, MacArthur Engineering

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

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

Public Testimony

Neutral:

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

Opposed:

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

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

Rebuttal:

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

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

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

C1. Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of subdivision proposed.

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

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

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

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

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

C4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Not applicable.

E. CONCLUSION

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

Approved by the Planning and Zoning Commission on _____

9/9/25
Date

James S. [Signature]
Chairman

Nancy Threacher
Attest

NOTICE OF RIGHTS:

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

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

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

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

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Nancy Thurwachter, Planning Admin

SUBJECT: G2 Development Reasoned Decision (ANNX-25-2 & ZC-25-1)

ITEM AND RECOMMENDED ACTION:

This item is the reasoned decision for the G2 Development Annexation and Zoning request (ANNX-25-2 & ZC-25-1), which were approved by the city council following a public hearing on November 18, 2025. Staff requests that the city council review and approve the reasoned decision. No presentation is planned on this item.

DISCUSSION:

On November 18, 2025, the city council held a public hearing to consider a request 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. The site is located at southeast of the intersection of E. Horsehaven Avenue and N. Syringa Street. Following the hearing, the city council approved a motion directing staff to prepare a final written reasoned decision approving the annexation and rezone request. Staff has prepared the attached reasoned decision for the city council's review. The city council may approve the reasoned decision as drafted or return the decision to legal staff to amend the decision to better reflect the council's deliberation following the hearing. If the council requests amendments to the reasoned decision, the motion returning the reasoned decision to staff should specifically include the requested changes.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

City Council heard the G2 Development Annexation and rezone request on November 18, 2025

APPROVED OR DIRECTION GIVEN:

As noted above, the city council approved the requested annexation and zone change and directed staff to prepare a final written reasoned decision.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. 2025.12.02 CC RD G2 Development ANNX-25-2 - ZC-25-1

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

City Council Reasoned Decision

A. INTRODUCTION:

APPLICANT: Scott McArthur, McArthur Engineering Company, on behalf of Real Property Holdings LLC

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

REQUEST: Request 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

B. RECORD CREATED:

1. A-1a Annexation Application
2. A-1b Re-Zone Application
3. A-2a Annexation Narrative
4. A-2b Rezone Narrative
5. A-3 Vicinity Map
6. A-4 Preliminary Plat
7. A-5 Will Serve Letter
8. A-6 Owner Authorization
9. S-1 Vicinity Map
10. S-2 Zoning Map
11. S-3 Future Land Use Map
12. S-4 "The Crossings" Infill Regulation Plan
13. S-5 P&Z Zoning Recommendation
14. S-6 Annexation and Zoning Agreement
15. PA-1 PFSD Comments
16. PA-2 KCFR Comments
17. PA-3 YPL Comments
18. PA-4 PFPD Comments
19. PA-5 PFHD Comments
20. PA-6 DEQ Comments
21. PA-7 ITD Comments
22. PA-8 PFHD Comments
23. PA-9 DEQ Comments
24. CC Staff Report
25. Testimony at the November 18, 2025 City Council public hearing:

The public hearing was noticed correctly and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, as well as City Code section 18.20.060. The meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The purpose of the hearing was to allow the applicant and the public to supply testimony and documentation to the City

Council in their application of City Code section 18.20.100.

Jon Manley, Planning Manager:

Mr. Manley presented the request for annexation and zone change involving two parcels totaling approximately 18.3 acres located at the southeast corner of Horsehaven Avenue and Syringa Street. The request includes annexation of approximately 10 acres and a zone change of 8.3 acres from R1 to Residential Mixed (RM). The RM designation would allow flexibility to incorporate varied housing types, including standard single-family lots and smaller cottage lots, while maintaining compatibility with surrounding land uses.

Mr. Manley explained that the Planning and Zoning Commission reviewed the proposal and forwarded a recommendation to approve the RM designation. The intent of the concurrent requests is to allow for future subdivision and development of the combined parcels with a mixed-residential housing product, including standard single-family detached homes and cottage-style lots. He highlighted the consistency of the request with the Comprehensive Plan, specifically citing alignment with Low-Density Residential designations and the Central Island Focus Area, which encourages infill and annexation of county pockets. The proposed project and the associated RM zoning request would be consistent with the designation of Low-Density Residential in the Future Land Use Map supporting development up to eight units per acre.

Mr. Manley cited that the City of Post Falls would provide sanitary sewer services, while Ross Point Water District would serve the site with domestic water. The proposal includes right-of-way dedications along Horsehaven Avenue. Upon development, both Horsehaven Avenue and Syringa Street would be improved with curbs, swale, and sidewalks. Mr. Manley clarified that no commercial uses are proposed, and the development agreement would limit construction to single-family detached housing.

Scott McArthur, Applicant

Mr. McArthur testified on behalf of G2 Real Property Holdings, emphasizing the intention to provide attainable housing and preserve neighborhood character. He confirmed the project will include only detached single-family dwellings, with no multifamily or commercial components. He expressed that the RM designation supports their layout goals and offers the needed flexibility for the blend of cottage and standard homes proposed.

McArthur noted that open space and pedestrian access were integral components of the plan and drainage concerns would be addressed through onsite retention. He reiterated that traffic improvements, including dedications and road upgrades, would be included as part of the subdivision process and annexation agreement.

The hearing was opened for public comment.

There was no Public Testimony.

Deliberations:

After the public hearing was complete, the hearing was closed, and the Council moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code ("PFMC") § 18.20.100..

C. EVALUATION OF ZONE CHANGE APPROVAL/REVIEW CRITERIA:

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?

Council found the proposed zoning consistent with the adopted Future Land Use Map, which designates the property for Low-Density Residential. The RM zone is an implementing zone for this designation and allows up to eight dwelling units per acre. The proposed density of approximately six units per acre falls within that range.

The Council acknowledged that integrating cottage and traditional homes aligns with the Central Island Focus Area's policy direction to incentivize infill and innovative residential patterns for transitioning county islands. Council emphasized that annexing and rezoning this "county island" supports contiguous city boundaries and reduces regulatory fragmentation. They noted that the proposed use and layout promote infill development without exceeding the intensity anticipated in the comprehensive plan. They further weighed testimony from Mr. Manley, indicating compatibility with adjacent development, including existing duplexes and varied lot sizes to the north. No commercial uses were proposed, which the Council noted aligns with community expectations for this residentially focused area.

As such, the Council finds that the proposed RM zone is consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan.

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

Council deliberations reflected specific consideration of Comprehensive Plan Goals 6 (transportation), 7 (housing diversity), and Policies 24, 26, and 33. The Council cited the development's inclusion of varied housing types, standard single-family and smaller cottage lots, as effectively meeting the mixed housing objective of Goal 7.

Public concerns regarding compatibility and density were acknowledged but weighed against the applicant's testimony that the density remained moderate and the design preserved neighborhood character. The Council highlighted the annexation's alignment with Policy 33's directive to eliminate county islands and extend municipal services. Additionally, staff analysis supporting the proposed zoning's alignment with housing affordability strategies (starter homes and mixed types) was considered persuasive evidence.

As such, the Council finds the proposed RM Zone consistent with the goals and policies found in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration.

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 Council determined that the project not only avoids creating adverse impacts but actively improves service delivery. They carefully considered the testimony from staff and the applicant, affirming that existing infrastructure (wastewater, roadways) could accommodate the proposed development. The extension of sewer service, improved road connectivity, and coordinated annexation provide long-term benefits to both the development and the surrounding community. The Council noted no objections from service providers. It was determined that annexation would allow the city to assume responsibility for infrastructure currently outside its control, addressing community concerns about road conditions and public safety. This annexation helps resolve that disconnect and improves the city's ability to maintain infrastructure and services.

Council concluded that the proposal would not create a demonstrable adverse impact on service

delivery.

D. REASONED DECISION OF THE CITY COUNCIL.

Based on the evidence presented in the public hearing and the full record, the City Council finds that the request for annexation (ANNX-25-2) and zone change (ZC-25-1) to Residential Mixed (RM) zoning is consistent with the Post Falls Comprehensive Plan and applicable city code. The request satisfies all three zoning criteria and is approved subject to the submitted development agreement.

Date

Mayor

Attest

NOTICE OF RIGHTS:

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

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

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

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

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Nancy Thurwachter, Planning Admin

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

ITEM AND RECOMMENDED ACTION:

This item is the final reasoned decision for the Echo Estates Annexation (ANNX-24-5), which was approved by the city council following a public hearing on November 18, 2025. Staff requests that the city council review and approve the reasoned decision. No presentation is planned on this item.

DISCUSSION:

On November 18, 2025, the city council held a public hearing to consider a request to annex approximately 9.72 acres into the City of Post Falls with an R2 (Medium Density Residential) zoning designation. The site is located west of the Gabrio Estates Subdivision and north of Echo Drive, near the terminus of Okanogan Avenue. Following the hearing, the city council approved a motion directing staff to prepare a final written reasoned decision approving the annexation request. Staff has prepared the attached reasoned decision for the city council's review. The city council may approve the reasoned decision as drafted or return the decision to legal staff to amend the decision to better reflect the council's deliberation following the hearing. If the council requests amendments to the reasoned decision, the motion returning the reasoned decision to staff should specifically include the requested changes.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

As noted above, the city council approved the requested zone change and directed staff to prepare a final written reasoned decision.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. 2025.11.21 CC RD Echo Estates ANNX-24-5

Echo Estates Annexation File No. ANNX-24-5 City Council Reasoned Decision

A. INTRODUCTION:

APPLICANT: Olson Engineering, on behalf of Eagle Crest Land LLC

LOCATION: Located west of the Gabrio Estates subdivision at the terminus of West Okanogan Street. The site is north of West Echo Drive and west of North McGuire Road

REQUEST: Request to annex 9.72 acres into the City with a zoning designation of Medium Density Residential (R2)

B. RECORD CREATED:

1. A-1 Annexation Application.
2. A-2 Narrative.
3. A-3 Vicinity Map
4. A-4 Owner Authorization
5. S-1 Vicinity Map
6. S-2 Zoning Map
7. S-3 Future Land Use Map
8. S-4 Planning & Zoning Minutes
9. S-5 Planning & Zoning Reasoned Decision
10. S-6 Annexation Agreement
11. PA-5 PFHD Comments
12. PA-6 DEQ Comments
13. PC-7 Bliesner Comments
14. PC-8 Vocca Comments
15. PC-9 Whipple Comments
16. PC-10 Marhofke Comments
17. CC Staff Report
18. Testimony at the November 18, 2025, City Council public hearing:

The public hearing was noticed correctly and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, as well as City Code section 18.20.060. The meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The purpose of the hearing was to allow the applicant and the public to supply testimony and documentation to the City Council in their application of City Code section 18.20.100.

Justin Sauder, Associate Planner

Justin Sauder presented the staff report for Echo Estates, Annexation File No. ANNX-24-5. The applicant requested annexation of approximately 9.72 acres into the City of Post Falls with an R2 (Medium Density Residential) zoning designation. The subject parcels are situated west of the Gabrio Estates Subdivision and north of Echo Drive, near the terminus of Okanogan Avenue. Mr. Sauder explained the site's context, noting it is surrounded by a mix of county and city lands, with

adjacent zoning ranging from R-1 single-family residential to existing R-2 zoning to the northeast and two recent annexations with medium-density designations nearby. The site contains two existing single-family homes and lies within the East Greenacres Irrigation District to provide water service, and the City confirmed availability of sanitary sewer services with sufficient capacity and

Mr. Sauder explained that the requested R2 zoning is consistent with the future land use map and applicable focus area designations in the City's Comprehensive Plan. The site is located within the West Prairie Focus Area, intended for a mix of residential uses.

Mr. Sauder detailed the infrastructure provisions, explaining that Echo Drive is classified as a local residential roadway and would require dedication of right-of-way, easements, and improvement commitments at the time of subdivision. Sanitary sewer access is provided via Okanogan Avenue and flows to the Montrose lift station, which has available capacity. He emphasized that the proposal is consistent with the comprehensive plan's housing and infrastructure goals and confirmed there were no demonstrable adverse impacts to service providers.

Jeramie Terzulli, Land Use Consultant for Eagle Rest Land LLC

Jeremy Terzulli, on behalf of the applicant, presented additional analysis in support of the annexation. He agreed with staff's findings and emphasized the R-2 designation as the appropriate zoning, consistent with the Comprehensive Plan and land use map. He noted the Planning and Zoning Commission previously supported the R-2 zoning. Mr. Terzulli presented three potential layout options for future subdivision, including one with larger lots preferred by some area residents and one with "twin home" lots featuring individual shops, which was the applicant's preferred option.

The applicant clarified their intention to enter into a development agreement limiting the site to single-family development and excluding multifamily. They also committed to working with the Post Falls Highway District on a road development agreement to upgrade Echo Drive. Mr. Terzulli explained that annexation must precede subdivision to justify proceeding with the necessary geotechnical and engineering work required to determine road upgrade specifications. The applicant expressed willingness to construct Echo Drive improvements between the site and both McGuire Road and Corbin Road, within the existing 40-foot right-of-way, to meet Highway District standards.

The hearing was opened for public comment.

Public Testimony:

In Favor:

Ryne Stoker testified in favor of the annexation as the developer and stated he canvassed surrounding residents regarding density preferences. He represented that most neighbors opposed small-lot single-family development and twin homes, but were more open to larger lots. He said he is willing to be flexible and wanted direction from the Council on preferred density. Mr. Stoker stated his prior developments have included larger "shop lots" on quarter-acre parcels. He reiterated the need for annexation before performing engineering work on Echo Drive and estimated approximately \$6,000 for geotechnical sampling.

Jeremy Voeller testified in support of the annexation based on the need for additional lots in the city. He stated that the proposed twin-home product meets housing demand for owner-occupied attainable units and includes shops that many buyers value. He stated the product type could be priced near or below \$500,000 and would provide needed inventory. Mr. Voeller stated he intends to participate in constructing the proposed development should it be approved.

Opposed:

Kathy Bliesner testified in opposition based primarily on roadway safety and compatibility. She stated that Echo Drive is narrow with tight intersections at both Corbin Road and McGuire Road, and that residents and children use the road for walking. She stated that increased traffic from the proposed development, especially if vehicles choose to access Corbin Road, would worsen safety. She testified that Echo Drive is currently impacted by utility construction traffic and that her household observed approximately 100 vehicles in one hour. She also raised concerns about sewer odors from the treatment plant during the summer months and expressed concern that additional homes would intensify this impact. She stated that the surrounding area is agricultural, with cattle and vineyards, and she opposed R-2 density.

Debi Vocca testified in opposition and questioned why R-2 zoning was recommended when the developer had indicated willingness to develop R-1. She stated that Echo Drive is narrow, lacks lighting, and has a gas line along the roadway, which might complicate improvements. She expressed concern that medium-density development is incompatible with agricultural and large-lot custom homes in the area, and that property values could be negatively affected. She also stated that “affordable housing” is still unaffordable for many average-income residents and asked the City to maintain slower, lower-density growth. She questioned whether the Post Falls Highway District understood that Okanogan Avenue could be affected by traffic from the proposed development.

Stephanie Johnson testified in opposition and stated she lives on the last lot on Okonogan Avenue. She expressed concern that construction traffic could be rerouted onto Okonogan, a narrow street in a custom-home R-1 area where children ride bikes. She testified that the developer did not contact her or neighbors on her street despite claiming to have canvassed the area. She questioned consistency between the applicant’s statements and neighbors’ preferences, noted concerns about R-2 compatibility, and expressed skepticism that starter-home buyers also require accessory shops. She urged the City to deny the annexation or, if annexed, to apply R-1 zoning.

Shannon Stucki submitted written testimony opposing medium-density development, stating that higher density tends to attract temporary residents and does not promote the “American dream” of homeownership on larger lots. She supported annexation only if development followed lower-density patterns consistent with existing agricultural and large-lot residential uses.

Rebuttal:

Jeramie Terzulli clarified that twin homes are fee-simple single-family dwellings sharing a party wall and not a duplex rental product. He reiterated that the applicant intends to restrict multifamily uses through a development agreement. He stated that subdivision approval cannot occur until Echo Drive is upgraded in cooperation with the Post Falls Highway District and that construction access could be managed to avoid Okanogan Avenue. He restated that the development represents orderly growth approximately 1,200 feet from Seltice Way and that annexation is necessary before engineering and road-improvement agreements can be finalized.

Deliberations: After the public hearing was complete, the hearing was closed, and the Council moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code (“PFMC”) § 18.20.100.

C. EVALUATION OF ZONE CHANGE APPROVAL/REVIEW CRITERIA:

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 Council finds that the subject property is designated “Medium Density Residential” on the Future Land Use Map and lies within the West Prairie Focus Area. The requested R-2 zoning is an implementing zone for this land use category and generally aligns with the expectations for mixed housing types in this area.

During deliberations, several Council members expressed concern that although the Future Land Use Map supports medium-density housing broadly in this vicinity, the subject property exists within a “peninsula” of county land characterized by larger lots and agricultural uses. These members questioned whether the location, embedded within a semi-rural cluster not yet supported by urban infrastructure, aligned with the Comprehensive Plan’s broader goal of connected, orderly growth.

The majority of the Council concluded that, despite these concerns, the site’s proximity (approximately 1,200 feet) to Seltice Way and adjacency to other approved R-2 annexations support the determination that R-2 zoning is consistent with the Comprehensive Plan. The majority further found that the zoning will facilitate transitional development between commercial/industrial uses to the south and existing residential uses to the north and east.

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

The Council considered several Comprehensive Plan goals and policies, including Goal 1 (economic resilience), Goal 7 (land use mix supporting community needs), Policy 15 (housing diversification), and Policy 33 (roadway and pedestrian connectivity).

Some Council members stated that the record did not demonstrate how the annexation and proposed R-2 zoning substantively advanced fiscal health or economic resilience under Goal 1. These members noted that staff and applicant explanations relied on assumed benefits rather than quantified evidence.

However, the majority found the application consistent with multiple policies encouraging a diversified housing stock, particularly through the applicant’s commitment to a development agreement restricting multifamily uses and enabling a twin-home product that provides fee-simple ownership with accessory shops. Council members supporting approval determined this product meaningfully advances Policy 15 and helps address identified needs.

Regarding connectivity (Policy 33), the Council acknowledged testimony and engineering statements indicating that Echo Drive in its current chip-seal condition is insufficient to support subdivision construction traffic. The applicant committed to participating in a road development agreement with the Post Falls Highway District to reconstruct Echo Drive. The Council determined that, with the imposition of conditions requiring full improvements to Echo Drive between McGuire and Corbin and completion of a missing sidewalk segment on McGuire, the proposal aligns with connectivity objectives of the Comprehensive Plan.

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?

Testimony from the City Engineer and the Post Falls Highway District indicated that Echo Drive’s structural capacity is inadequate to support the anticipated construction traffic associated with subdivision development. Several Council members expressed concern that this inadequacy could constitute a demonstrable adverse impact unless properly mitigated.

The annexation itself does not create new trips or demands on the roadway system because development cannot occur without subsequent subdivision approval. The applicant stated willingness to enter a road development agreement with the Highway District and to reconstruct Echo Drive to the required standards within the existing 40-foot right-of-way.

The Council imposed conditions requiring: reconstruction of Echo Drive from the project frontage east to McGuire Road to Highway District standards; reconstruction from the project frontage west to Corbin Road to the same standards; and completion of missing sidewalk segments along McGuire Road between Seltice and the railroad tracks.

Based on these conditions, the majority of Council found that the annexation and assigned zoning, as conditioned, do not create a demonstrable adverse impact on any service-providing political subdivision.

D. REASONED DECISION OF THE CITY COUNCIL.

The Council deliberated extensively regarding whether annexing the property is in the best interest of the City as required by PPMC 18.20.100(D).

A minority of Council members expressed concern that the annexation would shift rural land into the City before necessary infrastructure and transportation connections were in place, and that the semi-rural character of the remaining county parcels could be adversely affected. These members also noted that Echo Drive's deficiencies place the City in a tenuous position when considering orderly growth and access planning.

The majority of the Council found that the annexation supports orderly and contiguous growth, noting that the property is surrounded on three sides by city limits and lies in close proximity to Seltice Way, a major commercial corridor. The majority further found that annexation allows infrastructure upgrades to be coordinated through the subdivision process and ensures city-standard development occurs within an area already anticipated for urbanization by the Comprehensive Plan.

Based on the record developed during the public hearing process, including the recommendation of the Planning and Zoning Commission, the City Council finds that the proposed annexation and zoning designation of Medium Density Residential (R2) for the Echo Estates annexation property is consistent with the Post Falls Comprehensive Plan and applicable review criteria.

The City Council hereby approves the applicant's annexation request contingent upon the applicant entering a Development Agreement including the following provisions:

- Full reconstruction of Echo Drive from McGuire to Corbin to Post Falls Highway District standards, within existing rights-of-way, before final plat or the issuance of any residential building permits, whichever is earlier;
- Completion of the missing sidewalk segment along the east side of McGuire Road between Seltice Way and the railroad tracks; and
- Compliance with all conditions required by the Post Falls Highway District for a road development agreement.

Date

Mayor

Attest

NOTICE OF RIGHTS:

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

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

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

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

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Ross Junkin, Maintenance Manager

SUBJECT: Approval to purchase a replacement van for Parks & Recreation

ITEM AND RECOMMENDED ACTION:

City staff requests that Council approve the purchase of (1) new Ford Transit high roof 350HD passenger van from Mike White Ford of CDA in the amount of \$62,141.00

DISCUSSION:

The funding (\$70,000) to replace an existing Parks Recreation passenger van (2005 Ford Econoline E350 passenger van with 106,000+ miles) was approved as part of the FY26 approved budget. The existing Econoline van is nearly twenty years old and in need of repairs, including work on the air conditioning which does not currently function.

Staff received three quotes from local vendors. Quotes for a replacement van were: \$63,625, \$66,558, and \$62,141. The recommended replacement van was the least expensive of these three quotes received.

Also of note: Department heads currently have a \$50K maximum purchasing authority. Any purchases above that dollar amount must be brought to council for approval. Inflation and other cost increases have driven many vehicle purchases above this threshold. As such, most of the vehicle replacements in the future will require staff to bring them before council for approval.

Staff recommends replacement of the Econoline van with a new Ford Transit van as identified. Cost to purchase is expected to be \$62,141.00. Staff also requests a 10% contingency (\$6,214.10).

The total amount that staff requests the authority to spend on this replacement vehicle is \$68,551.10

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$68,551.10 -- Funds for this purchase will come out of the FY26 budget for vehicle and equipment replacement.

BUDGET CODE:

001-434.0000.90010

ATTACHMENTS:

None

**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Jonathon Manley, Planning Manager
SUBJECT: North Place Right of Way Vacation (VAC-25-3)

ITEM AND RECOMMENDED ACTION:

To approve the vacation of Right-of-Way located in the North Place subdivision. The vacation is necessary to accommodate future phases of the development.

DISCUSSION:

Kevin Schneidmiller representing Schneidmiller Brothers Inc, has requested vacation of Right-of-Way located in the North Place subdivision. The Right-of-Way was created in 1910 as part of the plat of, Post Falls Irrigated Tracts, recorded in Book C Page 78. The Right-of- Way abuts property owned by Schneidmiller Brothers on both sides. No utilities have been installed, and no external parcels or utility providers are affected. Use of the property and adjoining lands has been for agricultural purposes. The vacation is necessary to accommodate future phases of the development. The vacation is generally located at the SW corner of W. Prairie Avenue and N. Idaho Street, within the North Place East Subdivision Development Project.

City staff has reviewed this proposed vacation and do not see issues with the proposal. Future phases of the project will dedicate the appropriate rights-of-way needed to support the planned transportation network, rather than relying on existing rights-of-way that do not align with the approved preliminary plat.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. North Place ROW Vacation Staff Report
2. North Place ROW Vacation Powerpoint
3. Exhibit PA-1 Phillips 66 Comments_North Place ROW VAC-25-3
4. Exhibit PA-2 ITD Comments_North Place ROW VAC-25-3

**CITY OF POST FALLS
STAFF REPORT**

DATE: November 13, 2025

TO: POST FALLS MAYOR AND CITY COUNCIL

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

SUBJECT: STAFF REPORT FOR THE DECEMBER 2, 2025, CITY COUNCIL MEETING
NORTH PLACE EAST ROW VACATION VAC-25-3

Project Name / File Number: North Place East ROW Vacation File No. VAC-25-3

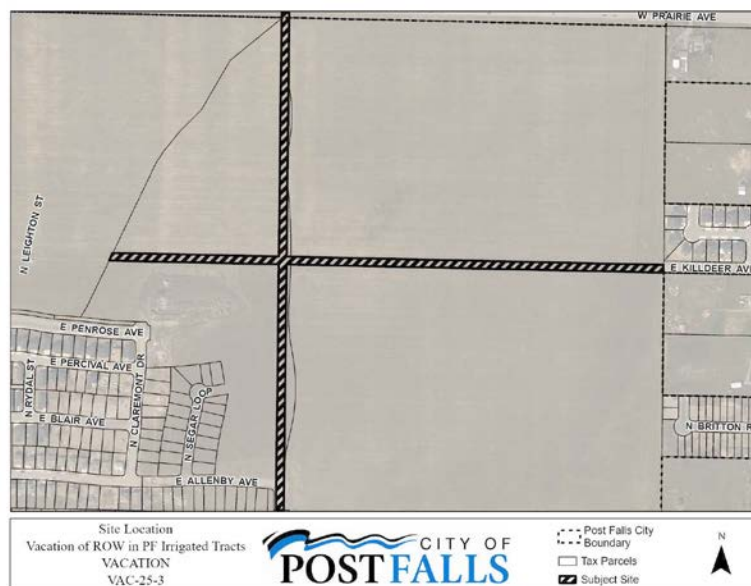
Owner(s): Schneidmiller Brothers Inc, 1511 N Chase Rd Post Falls Id 83854

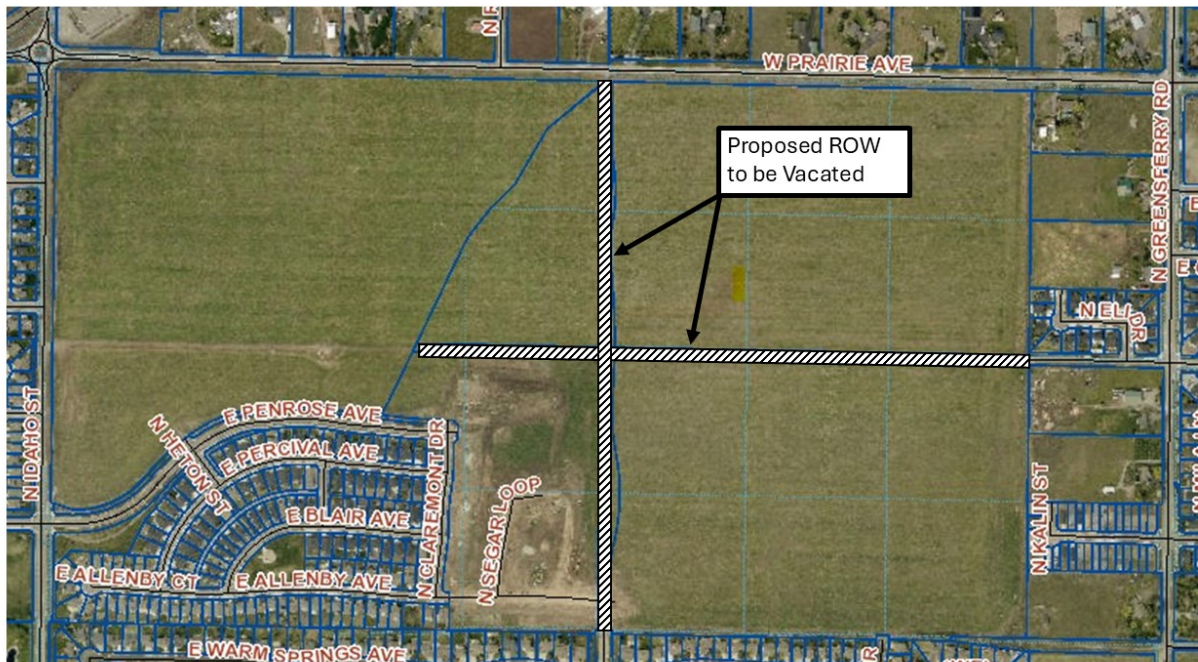
Applicant: Kevin Schneidmiller representing Greenstone-Kootenai II

Project Description: The owner requests the vacation of Right-of-Way located in the North Place subdivision. The Right-of-Way was created in 1910 as part of the plat of, Post Falls Irrigated Tracts, recorded in Book C Page 78. The Right-of- Way abuts property owned by Schneidmiller Brothers on both sides. No utilities have been installed, and no external parcels or utility providers are affected. Use of the property and adjoining lands has been for agricultural purposes. The vacation is necessary to accommodate future phases of the development.

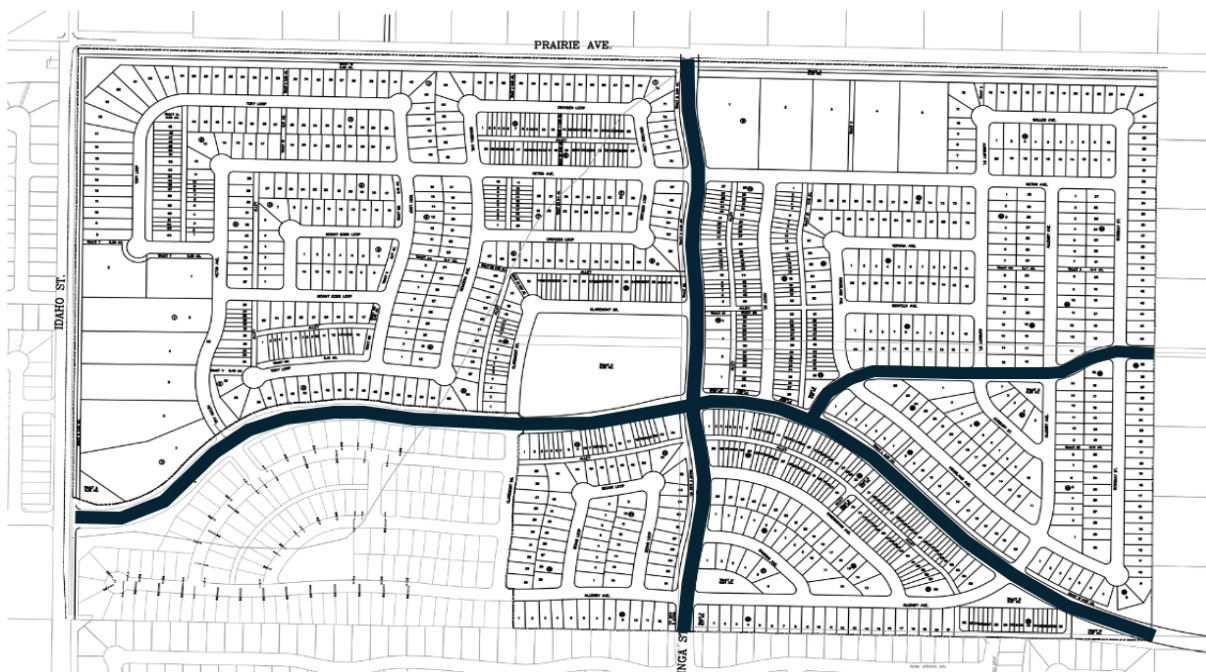
Project Location: The requested vacation is generally located at the SW corner of W. Prairie Avenue and N. Idaho Street (See below image and on following page), within the North Place East Subdivision Development Project.

AREA CONTEXT (proposed site hatched below):



AREA CONTEXT (proposed vacation areas hatched below):

Staff Comments: City staff has reviewed the proposed vacation and has no objections. Future phases of the project will dedicate the appropriate rights-of-way needed to support the planned transportation network, rather than relying on existing rights-of-way that do not align with the approved preliminary plat. The map below illustrates the planned transportation corridors. The main roadways that will replace the historic rights-of-way are shown with the bold black lines and will be platted as part of the development process.



OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

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

PUBLIC PROCESS: Notice of the proposed annexation mailed to property owners within 300 feet of the proposed project on November 13, 2025 and was sent to appropriate jurisdictions on November 14, 2025. Notice has been published in the Coeur d'Alene Press on November 14, 2025, and will be again on November 25, 2025. The property will be posted by November 21, 2025.

MOTION OPTIONS: The City Council may approve, approve with modifications or deny the proposed vacation. Should the Council move to approve the request, staff would prepare an ordinance vacating the aforementioned rights-of-way area.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1 Vacation Application
Exhibit A-2 Narrative

Staff Exhibits:

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



VAC-25-3

Vacation

Status: Active

Submitted On: 9/15/2025

Applicant



Kevin Schneidmiller



509-599-9255



kschneidmiller@greenstonehomes.com



N.1421 Meadowwood Lane Ste 200

Liberty Lake, Washington 99019

Applicant Information

Applicant Type*

Contract Buyer

Applicant Name*

Greenstone-Kootenai II

Phone*

509-458-5860

Email*

kschneidmiller@greenstonehomes.com

Address*

N. 1421 Meadowwood Lane Ste. 200

City, State & Zip Code

Liberty Lake, WA 99019

Owner Information

Name*

Schneidmiller Brothers

Company

Phone*

509-599-9255

Email*

kschneidmi@aol.com

Address*

N. 1511 Chase Rd.

City, State & Zip Code

Post Falls, ID 83854

Vacation Information

New Field

Vacation request of Public Right-of-Way that was granted to the public through an irrigated tracts plat.

Application Certification

All exhibits presented will need to be identified at the meeting, will be entered into the record, and retained on file.*



The applicant (or representative) must be at the meeting representing this proposal or the application will not be heard. The applicant will be responsible for costs in re-noticing the public hearing.*



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

✓ Kevin Schneidmiller

Sep 5, 2025



September 9, 2025

Jon Manley
Planning Director
City of Post Falls
408 N. Spokane St.
Post Falls, Id. 83854

MEMO: North Place Right-of-Way Vacation request

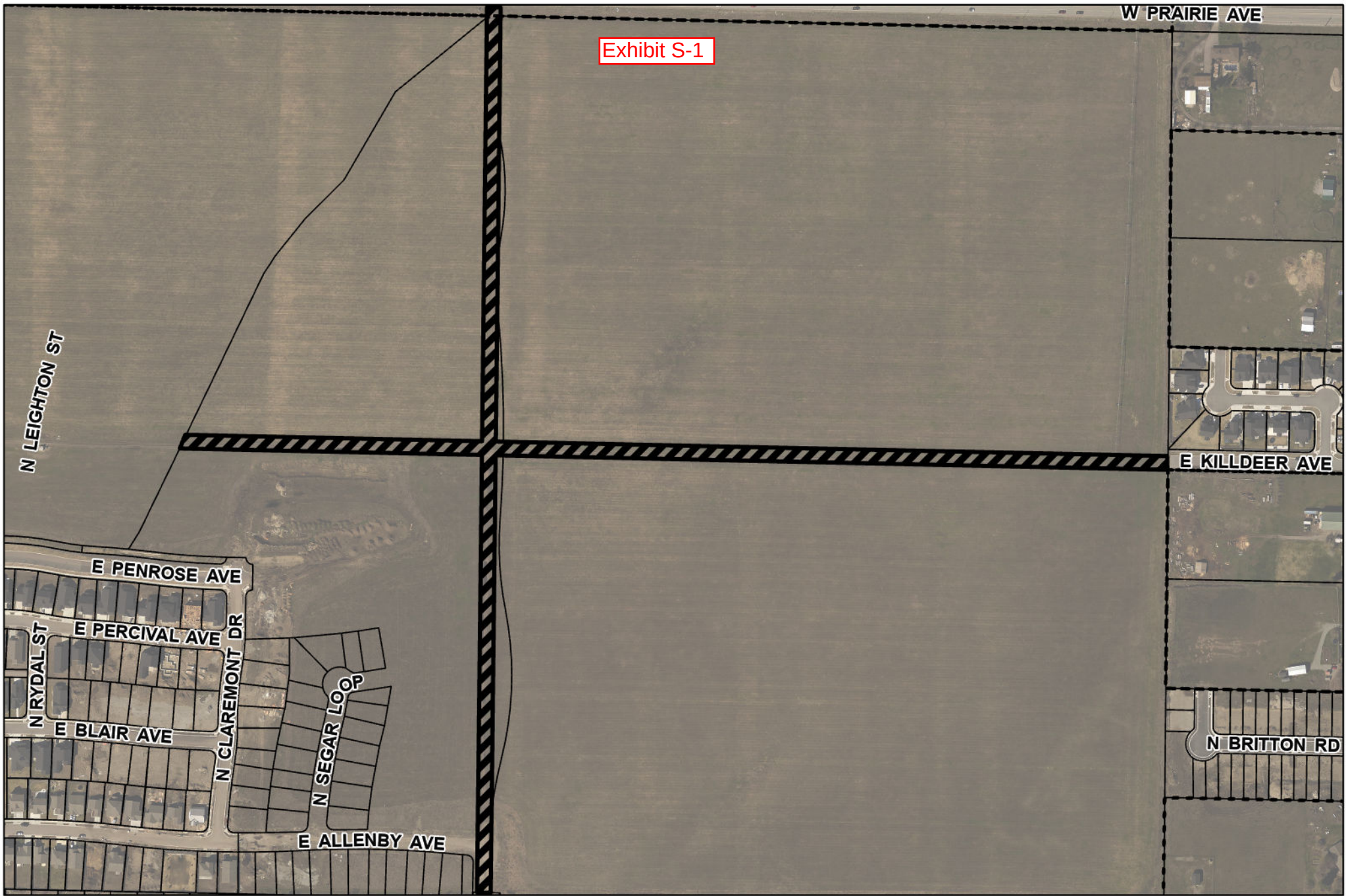
Mr. Manley,

Greenstone-Kootenai II on behalf of the landowner Schneidmiller Brothers is requesting the vacation of Right-of-Way located in the North Place subdivision. The Right-of-Way was created as part of an old plat, Post Falls Irrigated Tracts, recorded in Book C Page 78. The Right-of- Way abuts property owned by Schneidmiller Brothers on both sides. The Right-of-Way appears to have no value to the public, as it does not align with any of the approved street system that is part of the approved preliminary subdivision of North Place or the greater street system of the City of Post Falls.

For that reason, we respectfully request vacation of this Right-of-Way as described in the legal description submitted as part of the vacation request application.

Respectfully,

Kevin Schneidmiller
V.P Land Development
Greenstone Homes and Developments

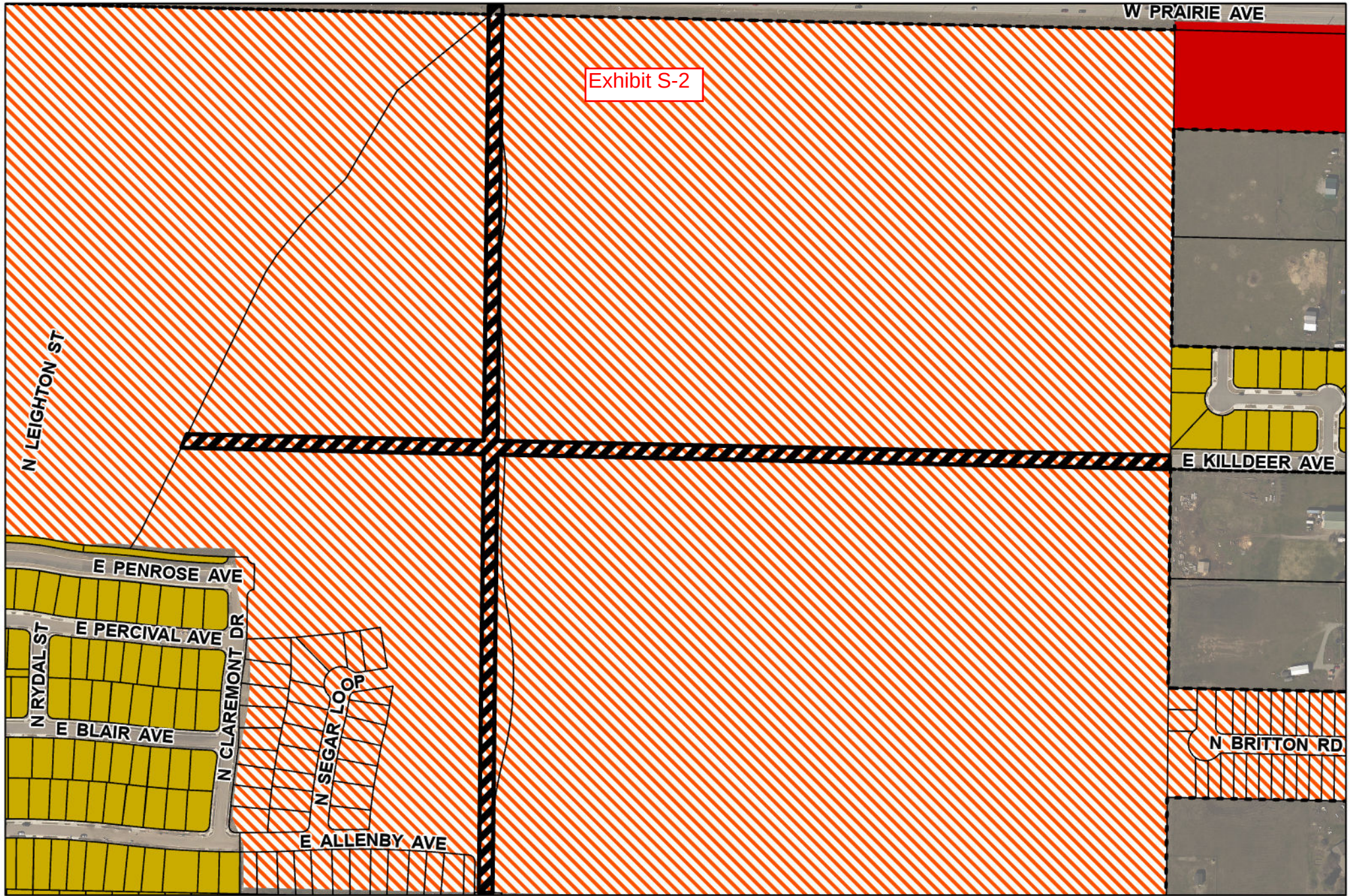


Site Location
Vacation of ROW in PF Irrigated Tracts
VACATION
VAC-25-3



- Post Falls City Boundary
- Tax Parcels
- Subject Site



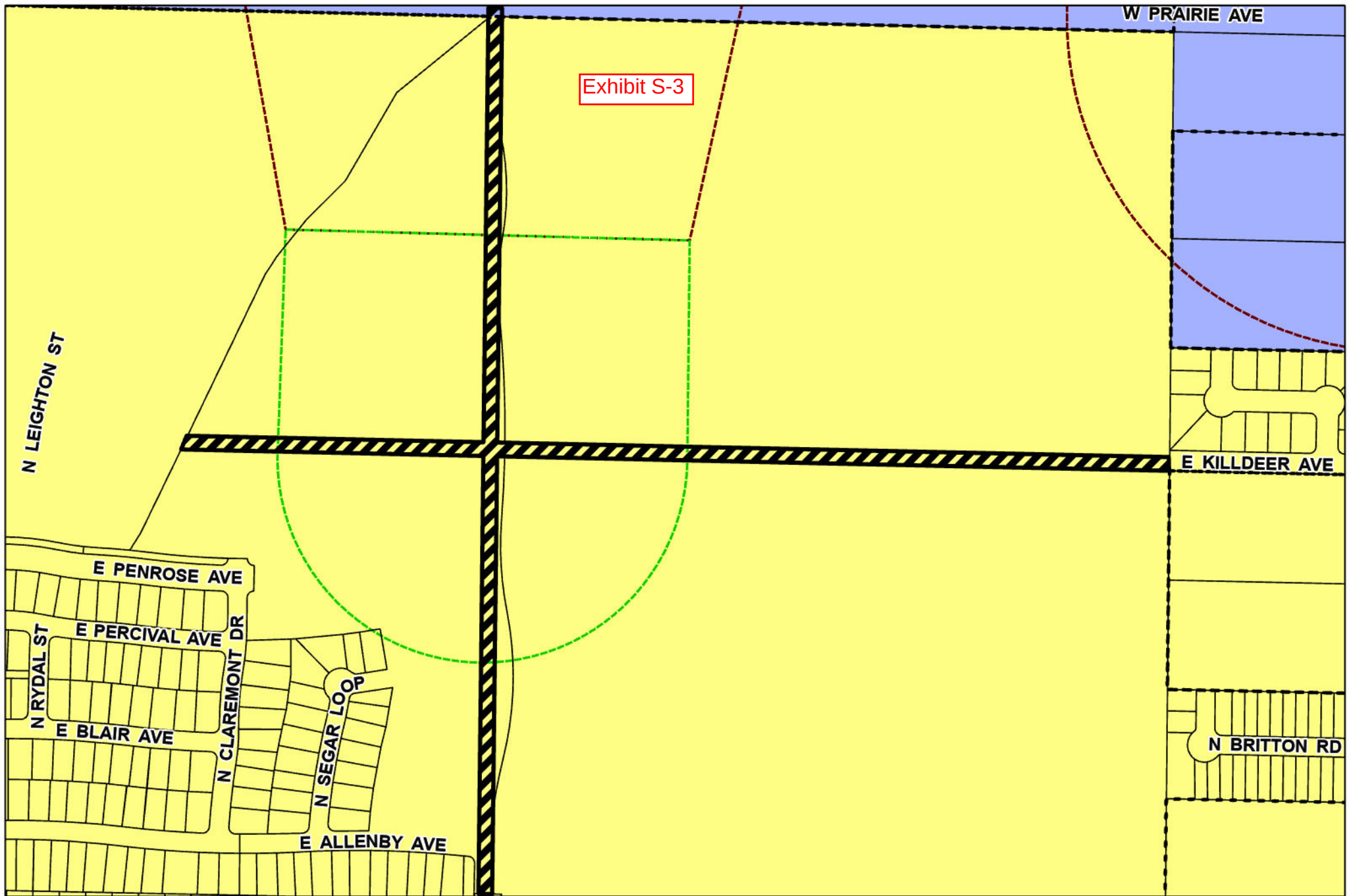


Zoning
Vacation of ROW in PF Irrigated Tracts
VACATION
VAC-25-3



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





Future Land Use
Vacation of ROW in PF Irrigated Tracts
VACATION
VAC-25-3



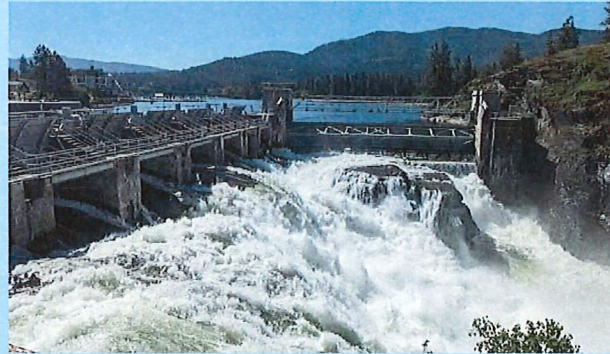
- Post Falls City Boundary
- Tax Parcels
- Subject Site

- Commercial Activity Node
- Residential Activity Node



North Place East Vacation VAC-25-3

December 2, 2025



Jon Manley –Planning Manager

1

OWNER: Schneidmiller Brothers Inc

APPLICANT: Kevin Schneidmiller

REQUESTED ACTIONS:

Owner requests the vacation of Right-of-Way located in the North Place subdivision. The Right-of- Way abuts property owned by Schneidmiller Brothers on both sides. The vacation is necessary to accommodate future phases of the development.

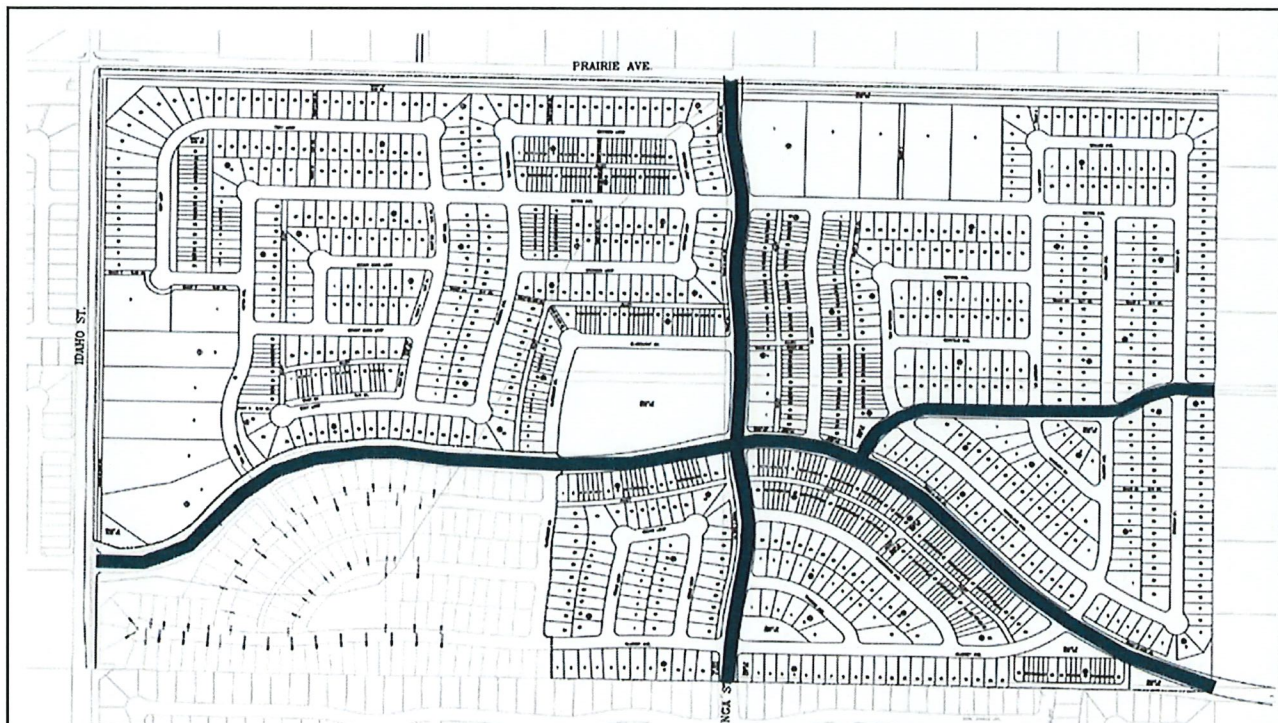
North Place East Vacation



2



3



4

- Staff has no concerns with the proposed Vacation.
- Future phases of the project will dedicate the appropriate rights-of-way needed to support the planned transportation network
- No utilities have been installed, and no external parcels or utility providers are affected.
- Existing rights-of-way do not align with the approved preliminary plat.

Staff Comment



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- | | |
|-----------------------------------|---------------------------------------|
| • 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



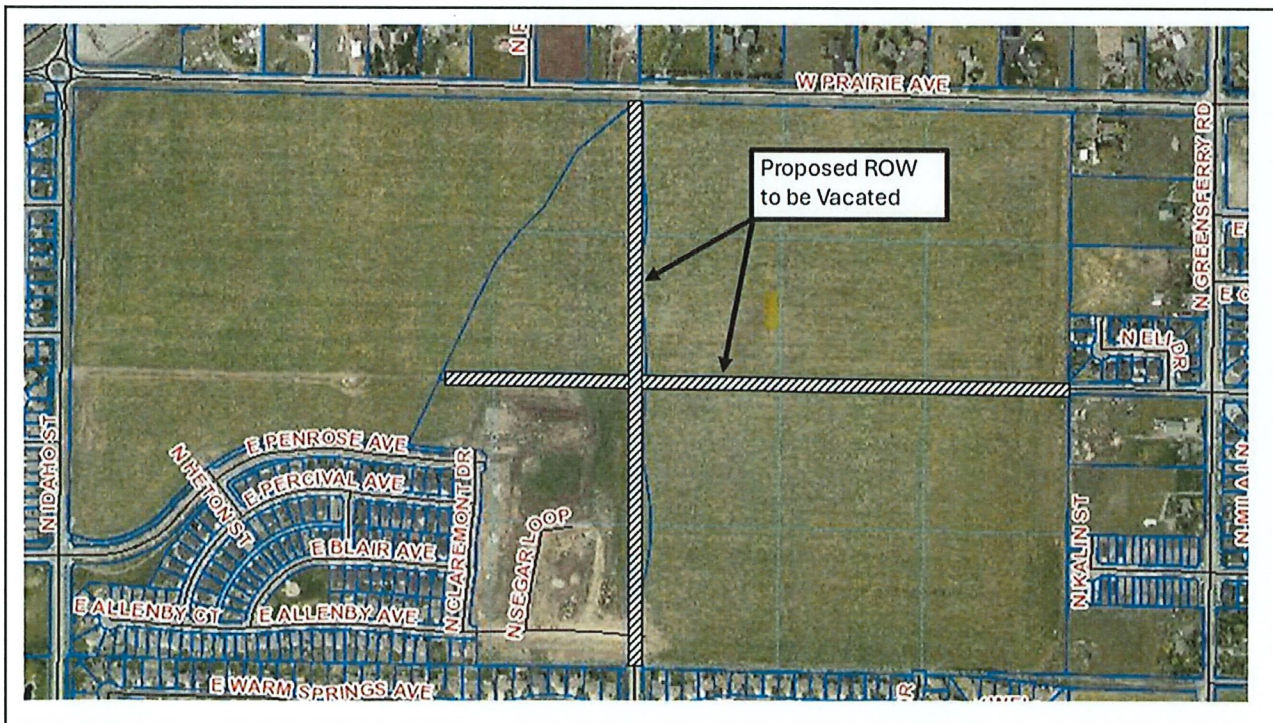
6

- **Exhibit PA-1** : Phillips 66/YPL – No utilities attached to this property
- **Exhibit PA-2**: Idaho Transportation Department (ITD) – No Comment

Agency Comments



7



8

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Monday, November 17, 2025 11:41 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions North Place Right-of-Way (ROW) File No. VAC-25-3
Attachments: Exhibit PH-2 NTJ_VAC-25-3.3.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 13165)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, November 14, 2025 3:07 PM
To: Ali Marenau <AMarienu@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 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>; Martinez, Leo <Leo.Martinez@p66.com>; Lori

Nancy Thurwachter

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Monday, November 17, 2025 6:32 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions North Place Right-of-Way (ROW) File No. VAC-25-3

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

No Comment from the Idaho Transportation Department.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, November 14, 2025 3:07 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 Sandsor <lynn.sandsor@aecom.com>; Mary Ann Mondaldi <MaryAnn.Mondaldi@BNSF.com>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>; Ziply <ID-EWA.SFU.MDU.Engineering@ziply.com>

**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Justin Sauder, Associate Planner
SUBJECT: McGuire Annexation (ANNX-25-4)

ITEM AND RECOMMENDED ACTION:

This agenda item is a public hearing on a request to annex an approximately 18.11 acre parcel located at the southwest corner of North McGuire Road and West Poleline Avenue and north of West Yukon Avenue 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 is requesting the City Council annex approximately 18.11 acre parcel, located at the southwest corner of North McGuire Road and West Poleline Avenue and north of West Yukon Avenue, 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?

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

On November 20, 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. McGuire Annexation CC Staff Report (ANNX-25-4)
2. McGuire Annexation CC Presentation
3. Exhibit PA-7 PFHD Comments_McGuire CC 12.2.25
4. Exhibit PA-8 Phillips 66 Comments_McGuire ANNX-25-4
5. Exhibit PC-7 L. Inzerello Comments_McGuire ANNX-25-4
6. Exhibit PC-8 W. Inzerello Comments_McGuire ANNX-25-4
7. Exhibit PC-9 Blocker Comments_McGuire ANNX-25-4
8. Exhibit PC-10 Blocker Comments_Letter
9. Exhibit PC-11 Vocca Comments_McGuire ANNX-25-4

**CITY OF POST FALLS
STAFF REPORT**

DATE: NOVEMBER 14, 2025

TO: CITY COUNCIL

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

SUBJECT: STAFF REPORT FOR THE DECEMBER 2, 2025, CITY COUNCIL MEETING
MCGUIRE ANNEXATION ANNEX-25-4

INTRODUCTION:

Whipple Consulting Engineers, on behalf of all property owners (listed below under project information), is requesting approval to annex approximately 18.11-acres consisting of four separate parcels within the City of Post Falls with a zoning request of Medium Density Residential (R2) per Exhibit A-2. The 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 November 20, 2025.

PROJECT INFORMATION:

Project Name / File Number: McGuire Annexation File No. ANNEX-25-4

Owners: Scott and Patricia Hall, 2573 Yukon Avenue, Post Falls, ID 83854
Weed Family Trust, 2177 North McGuire Road, Post Falls, ID 83854

Prestige EMC LLC, 2468 Poleline Avenue, Post Falls, ID 83854

Wild Horse Investments, LLC, 14899 West Stub Avenue, Rathdrum, ID 83858

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

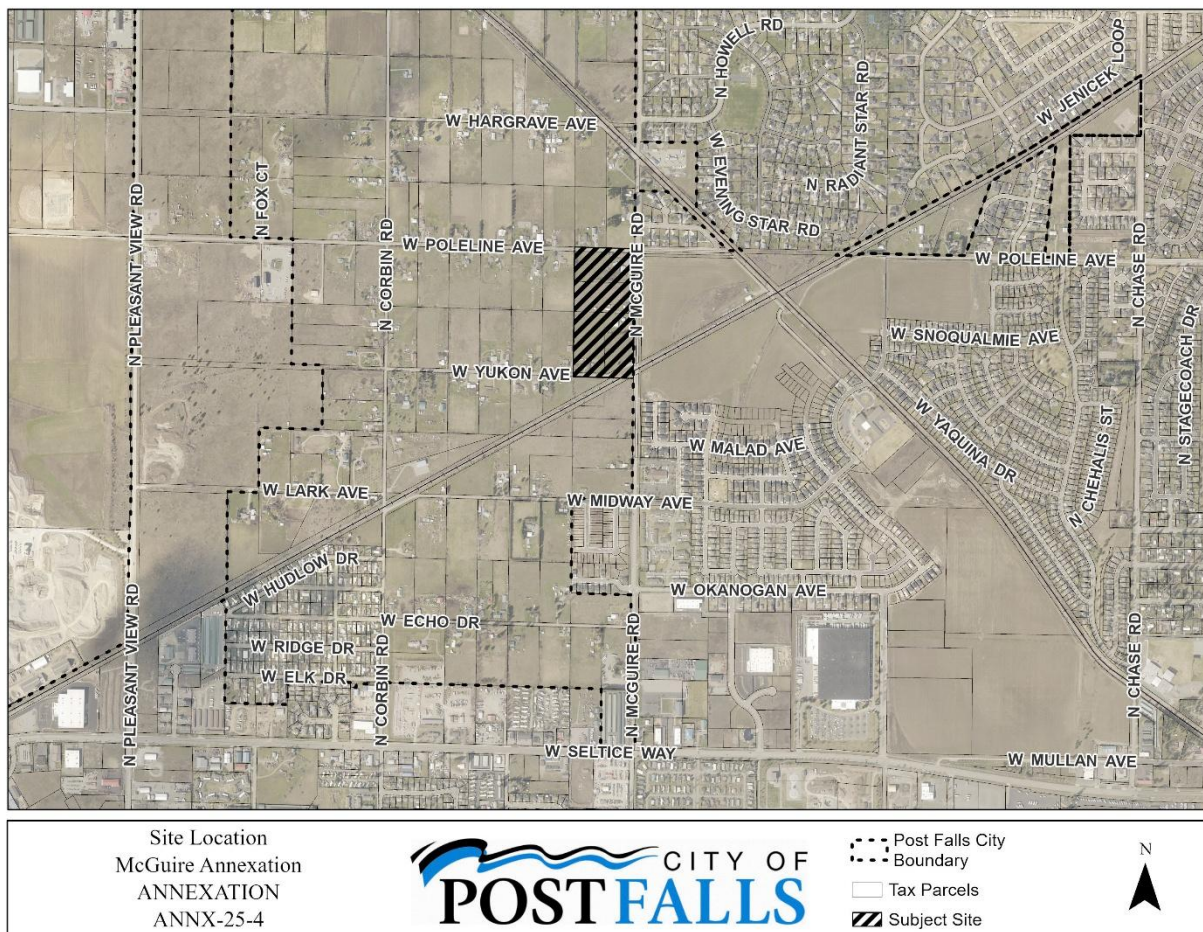
Project Description: Annex approximately 18.11-acres within the City of Post Falls with a zoning request of Medium Density Residential (R2).

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

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 across North McGuire Road is a field with farming equipment.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

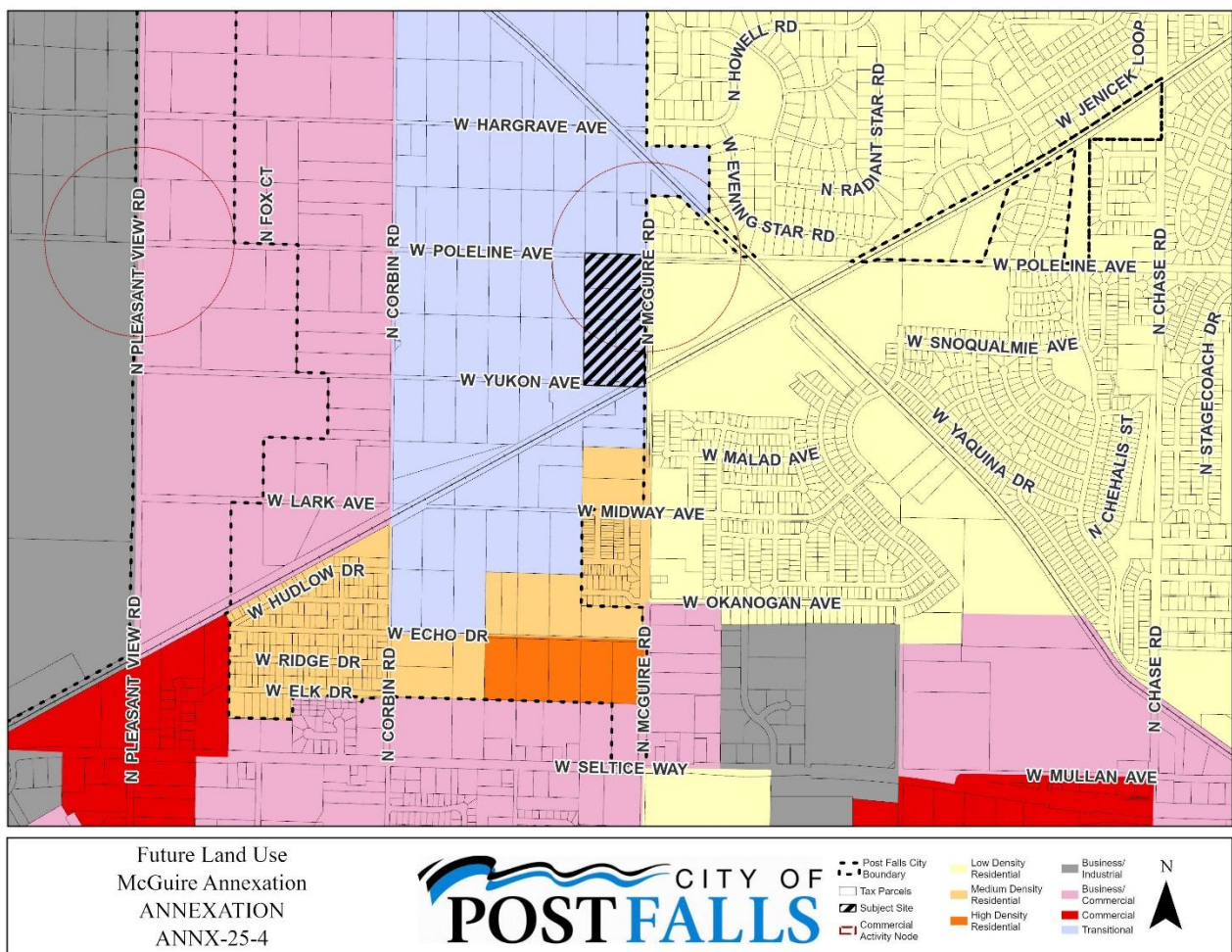
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code

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

ZONE CHANGE REVIEW CRITERIA

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

The Future Land Use Map classifies this property with the land use designation of **Transitional** (See Following Image). This designation is assigned to lands suitable for growth. The timing for growth is undetermined, but guidance can be located within the West Prairie Focus Area. Assigned zones should be compatible with the adjacent zones/uses within the City and consistent with the guiding principles within the West Prairie Focus Area. The subject site is adjacent to properties with a land use designation of Transitional and Low Density Residential as depicted in the Future Land Use Map below. There are properties south of the train tracks along North McGuire Road that are within the Medium Density land use designation as well.



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

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

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

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

Furthermore, the project site is within a Commercial Activity Node. A Commercial Activity Node is intended to encourage commercial activities to occur at major transportation nodes to compliment the overall community. These nodes would consist of a variety of retail, office, other commercial services to be integrated into the nearby community with the intent to create a focal point of vibrancy conveniently located near neighborhoods and other commercial services along nearby arterial and collector streets. However, Poleline Avenue does not currently have good east/west connectivity, which may impact the viability of commercial at this location.

Staff Comment: The proposed Medium Density Residential (R2) zone would be compatible with properties in the immediate vicinity which are utilized as single-family residential properties because the R2 zone would also allow residential uses at varying densities. The intent of the applicant is to develop the property as a detached single-family subdivision similar to the Montrose subdivision to the southeast. As such, the proposal would be consistent with the surrounding properties. Medium density residential may also be consistent with other properties on North McGuire Road south of the train tracks that are designated as medium density residential that have been annexed within 2025. The purpose of the "Transitional" reference within the description of the West Prairie Focus Area, is to denote areas that are transitioning from being within the county jurisdiction into a municipal jurisdiction at some time in the future. This is supported by the city's master plans and the ideology of removing septic uses over the aquifer. Referencing the following image, how is this area north of the railroad going to transition into the City? How should this proposed annexation denoted by the red box assist with this transition?



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

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

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.

5

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

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

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

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

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

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

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

- Maintain and enhance resident quality of life.

Staff Comment: Annexing this property in the City may assist enhancing the resident's quality of life through further development. Being in a planned area within the Area City Impact, much of the area has county roads without urban improvements such as sidewalks and multi-use trails, which may be a less than desirable scenario compromising public safety. Annexation and development of the site could help by providing improvements that are lacking in this area. Additionally, there is the West Seltice Way commercial corridor approximately one mile (via roadways) from the subject site to provide commercial activity to any new homes on the subject site.

- Promote compatible, well-designed development.

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

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

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

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

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

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

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer for the site is located along the eastern limits of McGuire Road, parallel to the site boundary. Sewer flow from this site would discharge to the Montrose Lift Station, which has current capacity to service the site at the requested zoning. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service, and the City is willing to serve to the property at the requested density.

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

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

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

- Existing and future traffic patterns.

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

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

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

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

- Rights-of-way: 55-foot $\frac{1}{2}$ roadway, measured from the section line in McGuire Road.
- Easement: 15-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.

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

would be required at the time of annexation:

- Rights-of-way: 55-foot $\frac{1}{2}$ roadway, measured from the section line in Poleline Avenue.
- Easement: 15-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.

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

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

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

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

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

Policy 6: Encourage residential development patterns typically featuring:

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

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

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

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

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

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

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

Staff Comment: Certain uses within the R2 zoning district would allow for clustering

of residential units as well as providing opportunities for private, or community, open space.

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

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

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

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

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

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

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

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

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

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

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

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

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

Agencies Notified:

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

PLANNING AND ZONING PUBLIC AGENCY COMMENTS:

- Exhibit PA-1 Post Falls School District – Remains Neutral
- Exhibit PA-2 Kootenai County Fire and Rescue – Will coordinate at the time of development
- Exhibit PA-3 Idaho Department of Transportation – No comments
- Exhibit PA-4 Yellowstone Pipeline Company – Facilities within the area but not on site
- Exhibit PA-5 Post Falls Highway District – Comments regarding Poleline and Yukon, and will coordinate further comments at time of development

PUBLIC PROCESS: On November 20, 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 November 12, 2025, and sent to appropriate jurisdictions and published in the Coeur d’Alene Press on November 14, 2025. The property will be posted by November 21, 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 18.11-acres and if the adopted zone change criteria have been met for the zoning designation of Medium Density Residential (R2). If the City Council has heard sufficient testimony but needs additional time to deliberate before the final action, it may close the public hearing and move the deliberations to a date certain.

ATTACHMENTS:

Applicant Exhibits:

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

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	IDT Comments
Exhibit PA-4	Phillips 66 Comments
Exhibit PA-5	PFHD Comments



ANNX-25-4

Annexation

Status: Active

Submitted On: 8/5/2025

Applicant

Whipple Consulting Engineers

509-893-2617

permits@whipplece.com

21 S. Pines Rd.

Spokane Valley, Washington 99206

Application Information

Did an Annexation Pre-app take place?*

No

Applicant Type*

Engineer

Description of Project/Reason for Request*

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

Existing Zoning*

Agriculture

Adjacent Zoning*

R-1, Agriculture

Current Land Use*

Single-family

Adjacent Land Use*

Single-family

Proposed Zone*

R-2

Owner Information

Name*

Wild Horse Investments, LLC et. al.

Company

Phone*

314-753-6622

Email*

mike@stegmanns.us

Address*

14899 W. Stub Avenue

City, State, Zip Code

Rathdrum, ID 83858

Application Certification

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



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



Austin J Fuller

Aug 5, 2025



McGuire Annexation

The site of the proposed annexation is located in the Northeast $\frac{1}{4}$ of Section 32, T51N, R5W along the west side of McGuire Road, south of Poleline Ave. The property consists of four parcels, each with an existing home and several outbuildings, totaling 18.11 acres. The applicant is requesting a City R-2 zoning. See below for a Vicinity Map.

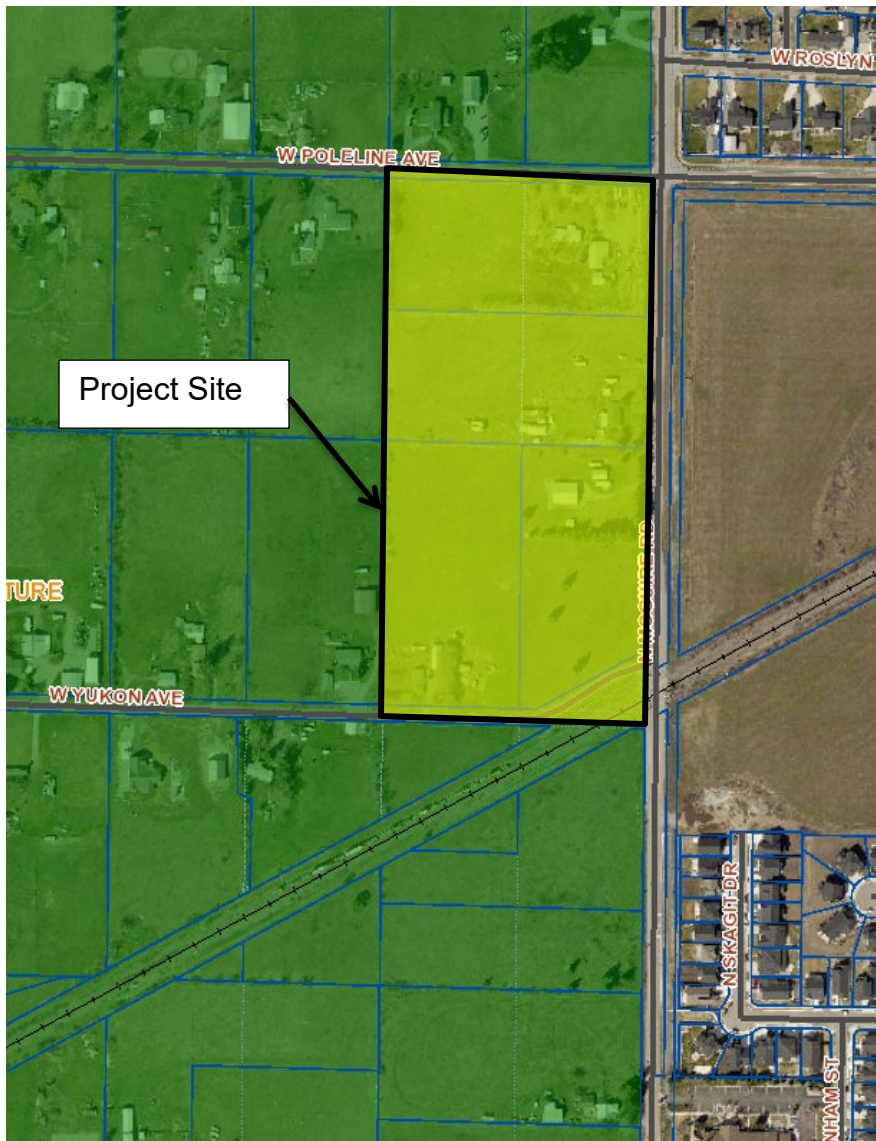


Figure 1: Vicinity Map

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

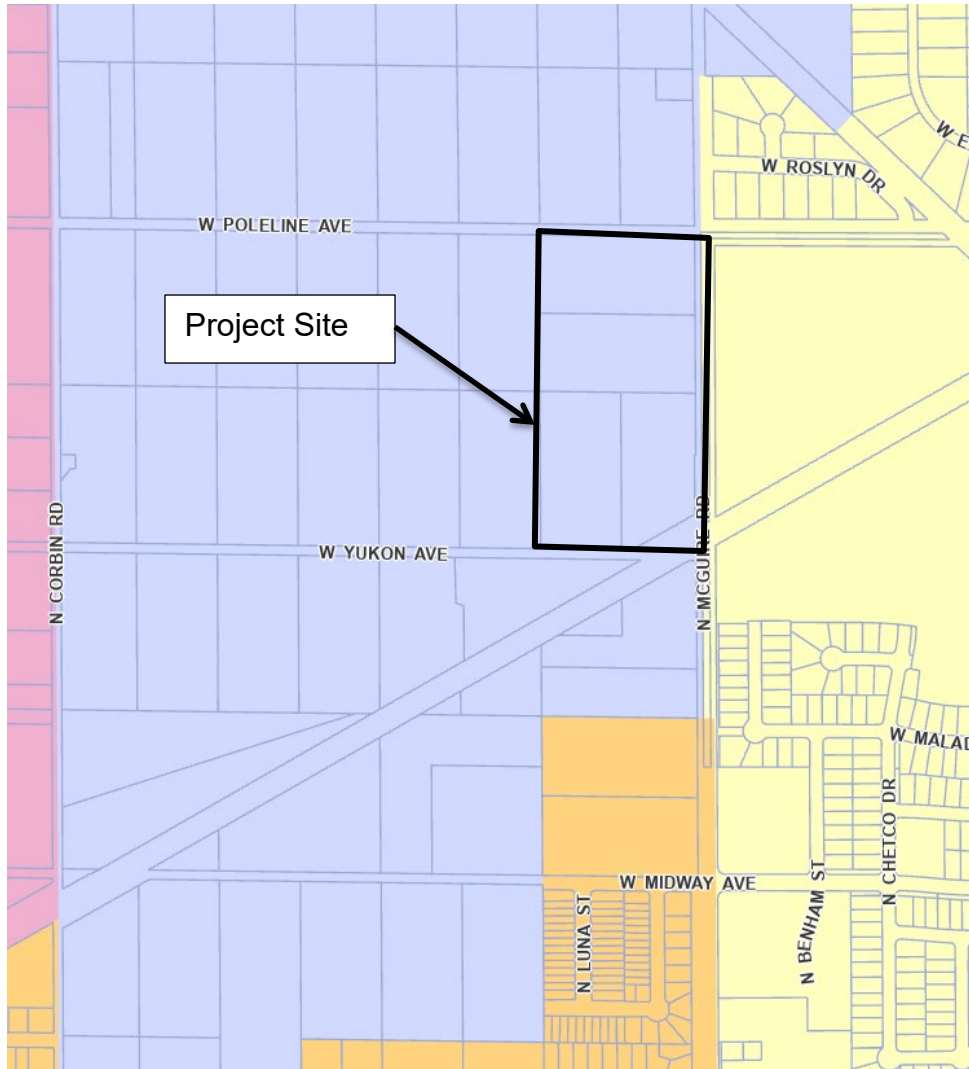
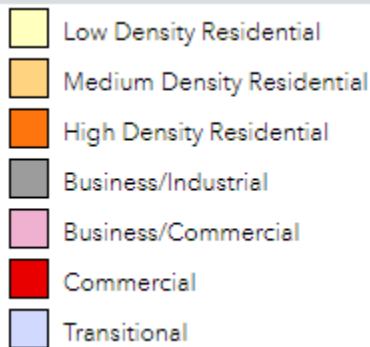


Figure 2: Future Land Use Map



Zoning:

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

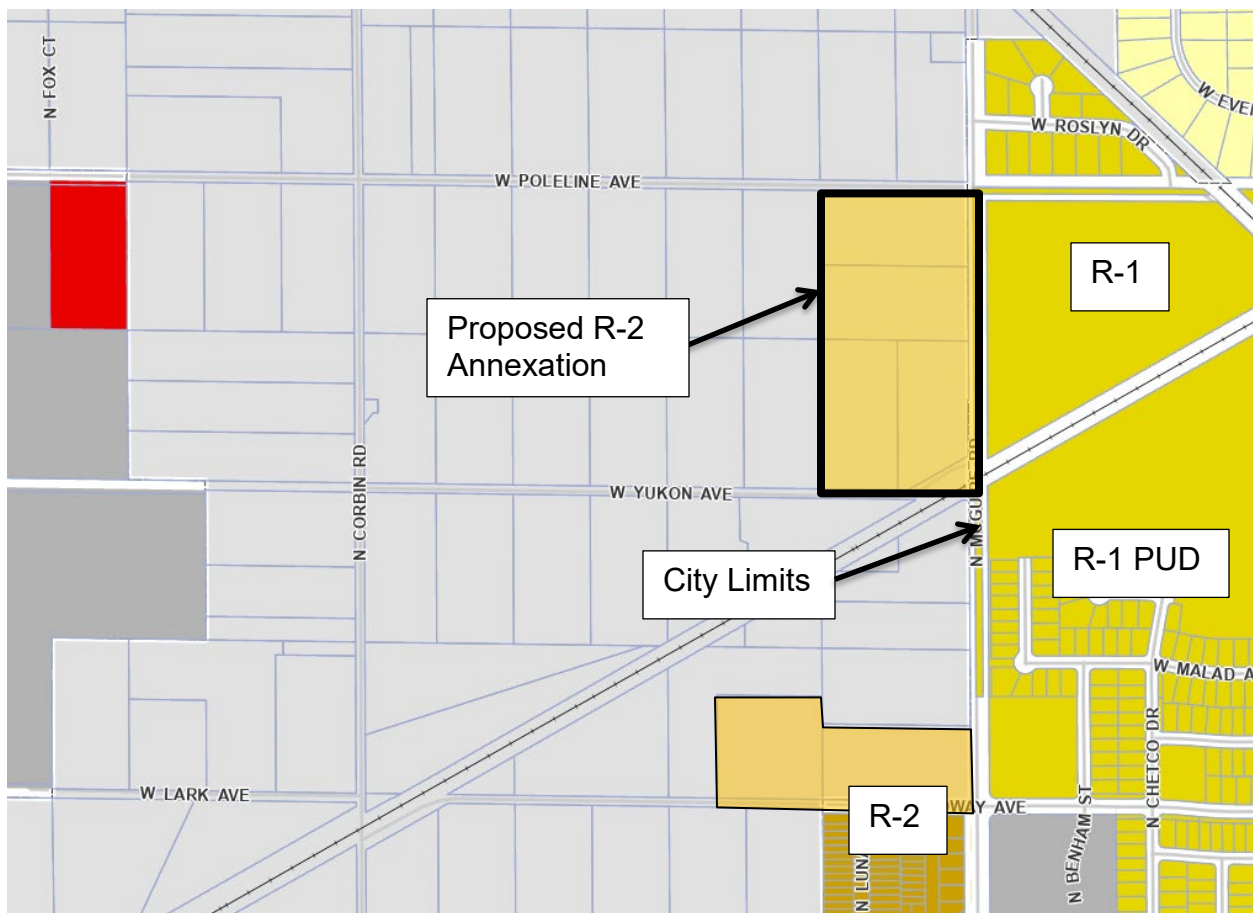


Figure 3: Zoning Map

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

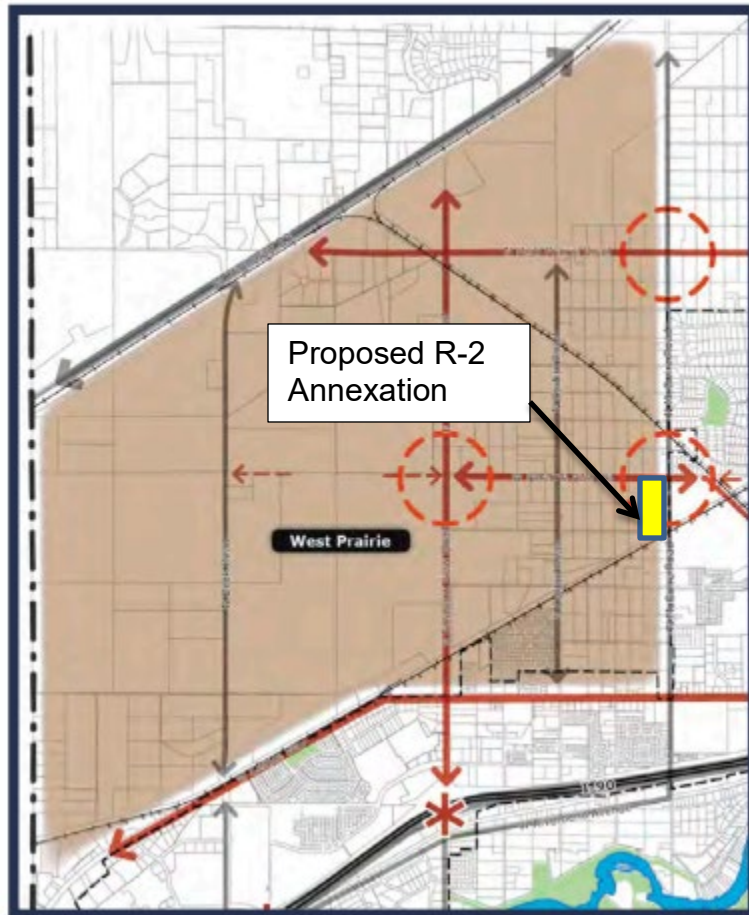
effort to consolidate these four parcels into one application for annexation. The right of way dedication that comes as part of this application is done so at no cost to the City and is a critical part of the City's transportation master plan. The southwest corner of Poleline and McGuire is especially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

Utilities and Access:

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

Comprehensive Plan Analysis:

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



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

Land Use:

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

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

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

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

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

P.06 Encourage residential development patterns typically featuring:

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

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

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

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

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

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

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

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

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

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

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

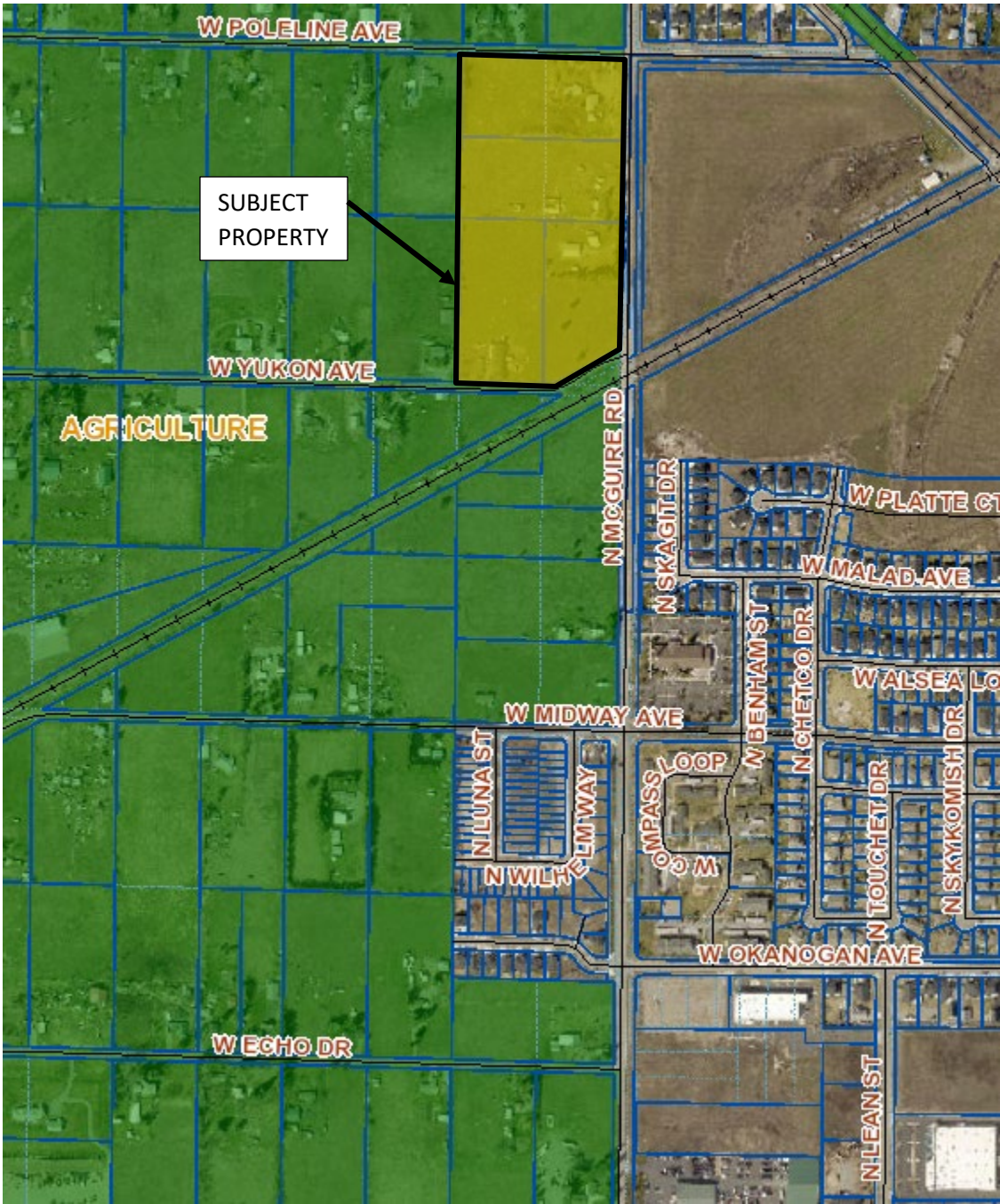
Transportation Goal G.06: *Maintain and improve Post Falls' transportation network, on pace and in concert with need and plan objectives.*

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

Conclusion:

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

Vicinity Map



May 13, 2025

To Whom It May Concern,

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

Sincerely, Scott Hall
Patricia Hall

Address: 2573 W YUKON AVENUE
POST FALLS, ID 83854

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

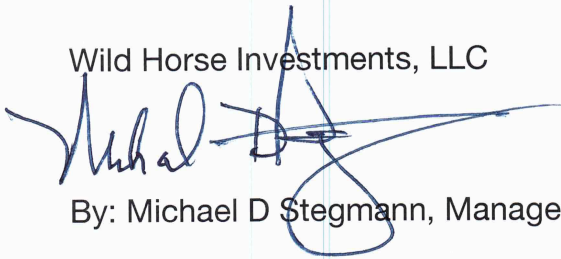
August 4, 2025

Re: 2207 N McGuire, Post Falls, ID 83854

To Whom It May Concern:

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

Wild Horse Investments, LLC

A handwritten signature in blue ink, appearing to read "Michael D Stegmann", with a large, stylized flourish extending from the end of the signature.

By: Michael D Stegmann, Manager

314-753-6622
mike@stegmanns.us

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

Re: Client Letter of Authorization for

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

To Whom it May Concern,

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

Sincerely,

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

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

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

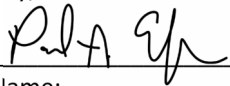
Re: Client Letter of Authorization

To Whom it May Concern,

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

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

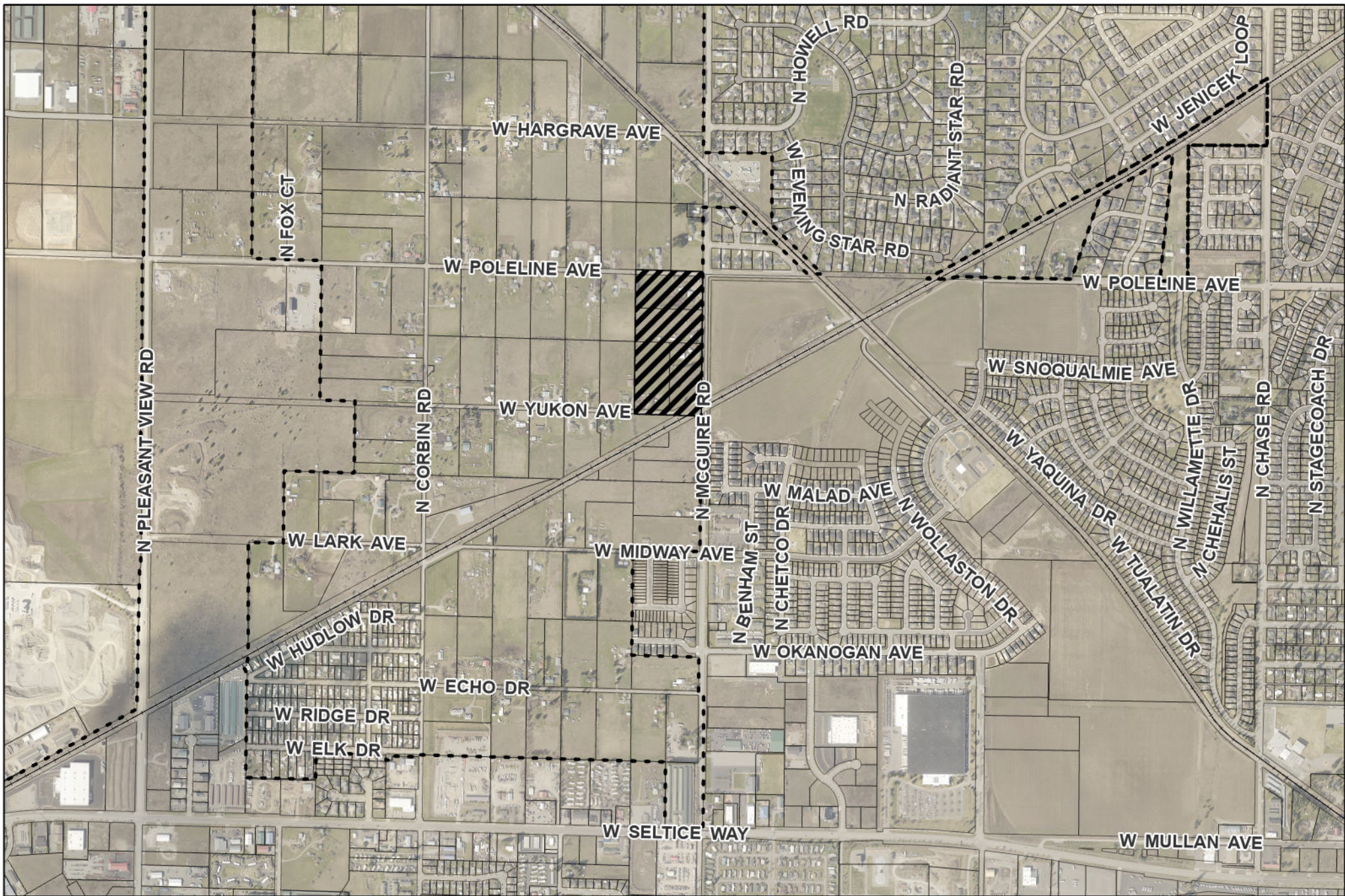
Sincerely,

 8/04/2025

Print Name:

Date

Prestige EMC LLC, by Paul A. Elfers, member



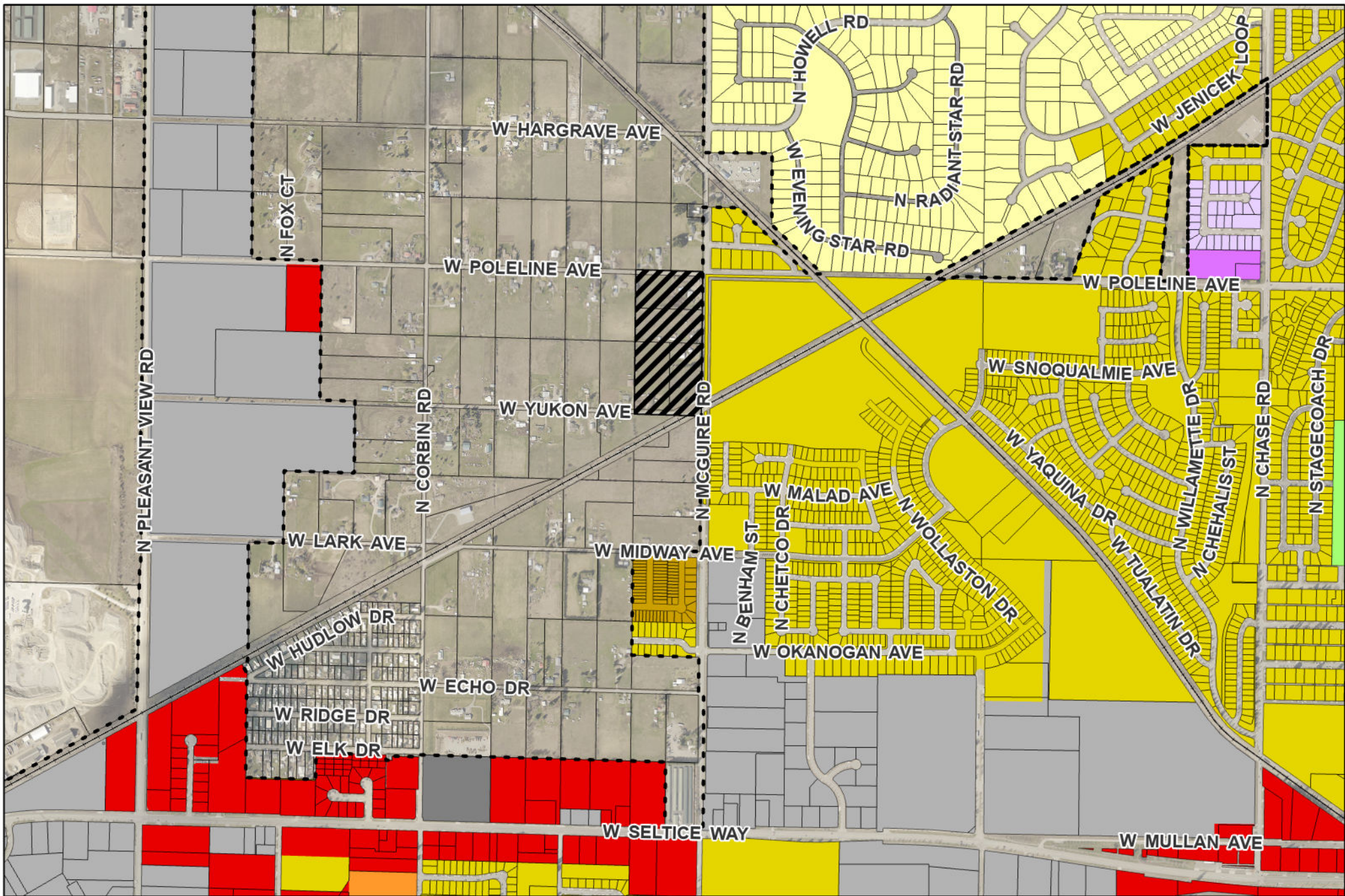
Site Location
McGuire Annexation
ANNEXATION
ANNX-25-4



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

Exhibit S-1





Zoning Map
McGuire Annexation
ANNEXATION
ANNX-25-4

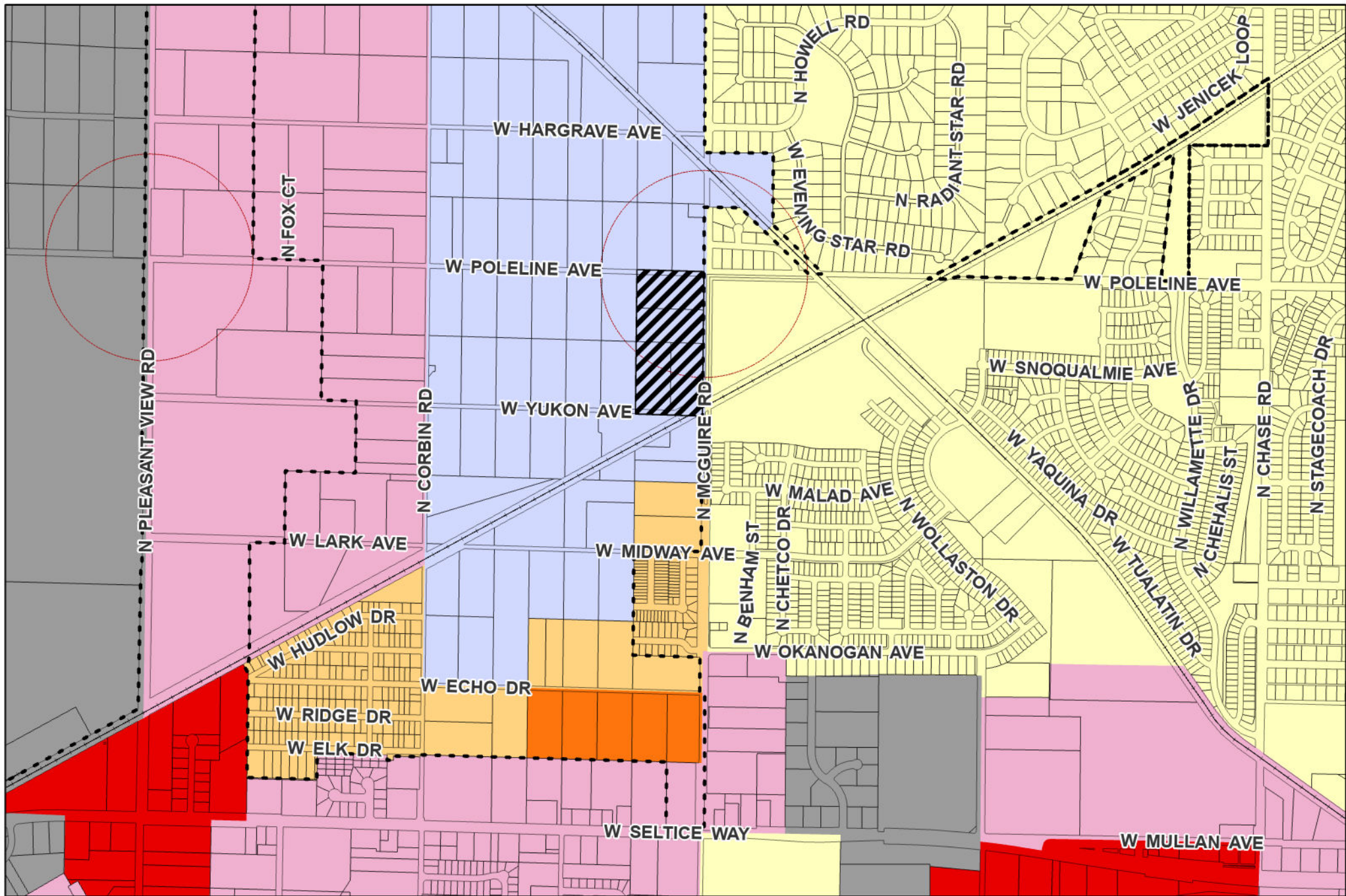


- Post Falls City Boundary
- Tax Parcels
- ▨ Subject Site
- CCS

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

- R-3
- SC3
- SC4
- PR





Future Land Use
McGuire Annexation
ANNEXATION
ANNX-25-4



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

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

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



Exhibit S-3



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

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

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

5:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

Present : Carey, Walton, Steffensen, Schrieber, Wilhelm

Excused: Schlotthauer, Kimball

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

ACTION ITEM

Jon Manley, Planning Manager: Reminded the commissioners of the Planning and Zoning Special Meeting scheduled for November 20, 2025. This meeting will be for consent items only and should be a brief meeting.

AMENDMENTS TO THE AGENDA

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

None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

None

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Meeting Minutes 10/14/2025

Motion by Commissioner Schrieber to approve the consent calendar as presented.
Second by Commissioner Wilhelm

Vote:

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

2. CITIZEN ISSUES

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

None

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

None

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. McGuire Annexation File No. ANNX-25-4

Public Hearing Opened: 5:34 PM

Staff Report:

Justin Sauder, Associate Planner: Presented the annexation request for approximately 18.11 acres located at the southwest corner of McGuire Road and Poleline Avenue, seeking R-2 (Medium Density Residential) zoning. The site includes four contiguous parcels currently within Kootenai County. Sauder noted compatibility with the Transitional Future Land Use Map designation and the West Prairie Focus Area. Utilities include East Greenacres Irrigation District for water and Post Falls for sewer. The parcels are served by arterial and local roads and are positioned over the Rathdrum Prairie Aquifer. No adverse impacts on services were identified. The proposal supports Comprehensive Plan Goals 1, 7, and 12 and Policies 2, 15, 27, and 33 by promoting infill, walkability, infrastructure upgrades, and aquifer protection.

Applicant:

Ray Kimball, Applicant Representative: Stated the proposal consolidates four properties to build a detached single-family subdivision in the R-2 zone, comparable to Montrose. Confirmed that duplexes and multifamily would be excluded through the annexation agreement. Emphasized over \$800,000 in pedestrian and road infrastructure improvements and alignment with the Comprehensive Plan. Cited infrastructure availability, housing affordability needs, and benefits of local coordination and infill development.

Testimony:

In Favor (Not Wishing to Speak):

Darren Ducot, Coeur d'Alene, ID: Submitted written comments supporting additional housing opportunities for local families.

Jeremy Voeller, Post Falls, ID: Submitted written support for the annexation and zoning.

Felix Oleynik, Post Falls, ID: Supported the annexation, citing infrastructure improvements along McGuire as a long-term benefit for the surrounding area.

In Favor:

John Ridenbaugh, Post Falls, ID: Spoke in support, citing a need for affordable housing to retain younger residents. Emphasized economic benefits and infrastructure funding by developers.

Wade Jacklin, Coeur d'Alene, ID (Applicant): Described family history in the area and emphasized that the proposal is locally led, seeking to build quality, modest single-family homes similar to earlier generations. Explained the importance of cohesive infrastructure planning and the long-term benefits to the city.

Amy Gilmore, Post Falls, ID: A nearby resident who described safety concerns for children walking to school due to lack of sidewalks. Supported the annexation for pedestrian connectivity and infrastructure improvements.

Charlie Rens, Post Falls, ID: Described the project as a "win" for the city due to cost savings from road construction and compliance with utility infrastructure. Supported the project for expanding attainable single-family housing.

Jason Knox, Rathdrum, ID: A younger resident of Rathdrum who would like to live in Post Falls. Highlighted housing affordability challenges for younger generations and cited data on regional housing price increases. Testified that increasing housing supply is essential for economic and community viability.

Neutral:

Marilee Owen, Post Falls, ID: A neighboring property owner who supports annexation but opposed the R-2 zoning request based on concerns about density, infrastructure, and access issues near railroad crossings.

Opposed (Not Wishing to Speak):

Stacy Smith Trust, Post Falls, ID: Submitted written comments expressing concern about too much building and potential for multifamily housing.

Cheryl Mossbaugh, Post Falls, ID: Submitted a letter read into the record, opposing annexation on the grounds that it undermines rural values, family legacy, and the integrity of farmland.

Paulette and Glenn Cooper, Post Falls, ID: Cited concerns about taxes, traffic, livestock conflicts, and the character of the rural neighborhood.

Ashley Tilton and Rick Heinland, Post Falls, ID: Submitted emails in opposition.

Clayton Blocker, Post Falls, ID: Opposed to annexation, citing inconsistency with the county's comprehensive plan.

Karten Casson, Post Falls, ID: Submitted questions and objections regarding traffic, density, and lack of communication on annexation.

Mary Mort, Post Falls, ID: Opposed R-2 zoning, stating concern over housing density.

Opposed:

Don Leidel, Post Falls, ID: Opposed based on recent council rejection of a similar annexation, citing road conditions, rural character, and distrust in development pressures.

Alan Horning, Post Falls, ID: Cited dangerous traffic conditions on McGuire and opposed R-2 zoning, preferring larger lot single-family homes.

Gerald Dale, Post Falls, ID: Opposed annexation, expressing concern about density, lack of infrastructure, and the cumulative effect of growth on rural roads. Testified that a neighborhood survey showed widespread opposition.

Tim Turrell Sr., Post Falls, ID: Identified road and utility challenges, including a nearby natural gas line and emergency response issues at rail crossings. Opposed annexation, citing poor timing and infrastructure constraints.

Debi Vocca, Post Falls, ID: Criticized reliance on an outdated future land use map and opposed increased housing density. Advocated for preserving larger lots and slower growth.

Jacob Sink, Post Falls, ID: Warned of cascading development pressures and political consequences if the annexation proceeds. Testified that he was in favor of smarter, better-timed growth elsewhere.

Rebuttal:

Ray Kimball: Reiterated only detached single-family homes are proposed. Emphasized proactive annexation to facilitate infrastructure improvements, address housing shortages, and secure right-of-way. Challenged traffic and affordability objections.

Public Hearing closed at 6:56 P.M.

Deliberations:

Commissioners reviewed zoning consistency and found R-2 compatible with the Comprehensive Plan's Transitional and West Prairie Focus Area designations. They noted the development's alignment with goals for housing diversity, infrastructure investment, and annexation of logical growth areas. Commissioners confirmed no adverse service impacts were reported by agencies.

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 Commission found that the Transitional land use and West Prairie Focus Area support the R-2 zone and that the proposed detached single-family subdivision is consistent with the area's planned development pattern.

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. The Commission cited support for:

Goal 6 (transportation infrastructure)

Goal 7 (housing variety and affordability)

Policy 2 and 33 (roadway and pedestrian connectivity)

Policy 15 (attainable housing)

Policy 72 (aquifer protection through sewer connection)

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. The Commission found that all service providers were notified, no objections were received, and no evidence of adverse impacts was presented.

Motion by Commissioner Schreiber to recommend approval of the R2 zone for the Maguire Annexation, file number ANNX-25-4, along with a recommendation to limit development to single-family detached housing.

Second by Commissioner Carey

Vote:

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

Motion Carried

b. Gaul Annexation File No ANNX-25-1

Public Hearing Opened: 7:16 PM

Staff Report:

Justin Sauder, Associate Planner: Presented the annexation request for approximately 7.76 acres located at the southeast corner of Cecil Road and 16th Avenue. The applicant seeks Residential Mixed (RM) zoning for four parcels currently developed with single-family and mobile homes. The area lies over the Rathdrum Prairie Aquifer. Water service will be provided by Ross Point Water District and sewer by the City of Post Falls. The proposal includes right-of-way and infrastructure improvements during development. The Residential Mixed zoning is consistent with the medium density designation in the Comprehensive Plan and the site lies within the Central Island Focus Area. Traffic volumes on adjacent collectors were discussed, and no adverse service impacts were identified. The conceptual plan includes cottage-style homes and limited neighborhood commercial use. The proposal supports goals for infill, housing diversity, and economic resilience.

Applicant:

Nick Ebner, Ace Solutions, Applicant Representative: Agreed with staff's analysis and clarified intent to develop cottage-style homes with a small (10%) commercial element. Stated no high-density multifamily is planned and expected density is close to R2. Confirmed utility access is available and offered to install a six-foot vinyl fence on the southern property boundary at a neighbor's request.

Testimony:

In Favor:

Anthony Bennett, Post Falls, ID: (not wishing to speak): Submitted written comment supporting housing affordability and infrastructure improvements.

Treva Gaul, Applicant: Stated long-time family ownership and desire to offer small, downsized homes with optional small-scale commercial uses like a bakery. Emphasized neighborhood character and thoughtful development.

Opposed:

Patricia Murphy, Post Falls, ID:: Opposed annexation and RM zoning, citing incompatibility with the single-family neighborhood. Raised concerns about increased traffic on 16th Avenue, lack of sidewalks, and insufficient infrastructure for the proposed uses. Urged commercial development be located elsewhere.

Rebuttal:

None.

Deliberations:

Commissioners reviewed zoning consistency and found the RM zone compatible with the Future Land Use Map and Central Island Focus Area. They noted the development's alignment with goals for housing diversity,

infrastructure investment, and annexation of logical growth areas. Commissioners confirmed no adverse service impacts were reported by agencies.

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 Commission found that Residential Mixed zoning is consistent with the medium density designation and Central Island Focus Area goals, including annexation of county islands, infill development, and enhanced pedestrian connectivity.

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. The Commission cited multiple supporting goals and policies including:

Goal 1 (economic resilience and housing affordability)

Goal 7 (land use sustainability)

Goal 12 (fiscal health and service efficiency)

Policy 2 (land use compatibility and infrastructure availability)

Policy 8 (infill development)

Policy 9 (annexation of logical extensions of city boundaries)

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. The Commission confirmed that responding agencies identified no service limitations. Infrastructure and utilities are available, and traffic volumes do not indicate current capacity issues.

Motion by Commissioner Walton to recommend approval of the Residential Mixed zoning designation for the Gaul Annexation File No. ANN-25-1, with direction to staff to forward commercial use concerns to City Council for consideration in the annexation agreement.

Second by Commissioner Schreiber

Vote:

Schreiber — Yes, Walton — Yes, Carey — Yes, Wilhelm — Yes, Steffesen — Yes

Motion Carried

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

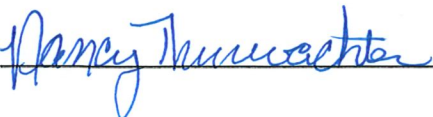
The Chair discussed the Special Meeting scheduled for November 20, 2025. Several commissioners indicated they will be present, and a quorum is expected.

7. ADJOURNMENT

8:06 PM

Date: 11/20/25

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

McGuire Annexation
File No. ANNX-25-4
Planning and Zoning Commission
Zoning Recommendation

A. INTRODUCTION:

APPLICANT: Ray Kimball, Whipple Consulting Engineers o/b/o Prestige EMC, LLC, Wild Horse Investments, LLC, Scott and Patricia Hall and Larry and Rena Weed.

LOCATION: The property is generally located at the southwest corner of N. McGuire Road and W. Poleline Avenue and north of W. Yukon Avenue.

REQUEST: Zoning recommendation of Medium Density Residential (R-2) upon annexation of a combined 18.11-acres of contiguous property consisting of four separate parcels.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Authorization Letter
5. A-5 Title Report
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 ITD Comments
12. PA-4 Phillips 66 Comments
13. PA-5 PFHD Comments
14. PA-6 PFHD Clarification
15. PC-1 Lakey Comments
16. PC-2 Marhofke Comments
17. PC-3 Tilton Comments
18. PC-4 Lackey Comments
19. PC-5 P. Tilton Comments
20. PC-6 Heinlein Comments
21. PZ Staff Report
22. Testimony at the November 12, 2025, Planning and Zoning Commission ("Commission") hearing

Planning and Zoning Commission (hereinafter "Commission") heard the request at the November 12, 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 applicant is seeking a recommendation for an initial zoning designation of Medium Density Residential (R-2) on approximately 18.11 acres upon annexation into the City of Post Falls. The subject property is comprised of four contiguous parcels located at the southwestern corner of N. McGuire Road and W. Poleline Avenue. The parcels are currently located within Kootenai County and is adjacent to city limits across McGuire.

Mr. Sauder testified about the surrounding zoning and land uses. Surrounding the subject site are predominately single-family large residential lots within Kootenai County, except to the east where there is a field within the city and northeast of the subject property there is a small R2 zoned residential subdivision. The current land uses are four large lot residential properties, located over the Rathdrum Prairie Aquifer and the water provider is the East Greenacres Irrigation District, and the City of Post Falls would be the wastewater service having the capacity and ability to serve. He further testified that the existing septic systems would be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system at the time of development, if approved for annexation. Additionally, he identified Poleline and McGuire as arterial roadways collector and Yukon Avenue to the south as a local roadway in the city's Master Transportation Plan.

During the hearing, Mr. Sauder provided information about the surrounding zoning which includes a transitioning Smartcode development area to the north, residential uses, and single large lot parcels in unincorporated Kootenai County to the west and residential subdivisions to the south. The area is identified as Transitional, which directs that land uses be consistent with the associated focus area—specifically, the West Prairie Focus Area. Growth in this area should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities. A R-2 zoning designation would be an implementing zone and Mr. Sauder testified that the proposal for a detached single-family subdivision is consistent with the Comprehensive Plan's Medium Density Residential land use category.

The property lies within the West Prairie Focus Area, which emphasizes mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials. He confirmed compliance with notification requirements to affected agencies and noted there were no adverse impacts identified in the response.

Finally, Mr. Sauder testified that the request for zoning could be supported by and in accordance with Goals 1, 7, and 12 and Policies 2, 15, 27 and 33 of the comprehensive plan by supporting transportation infrastructure improvements through the acquisition of rights-of-way and the protection of the aquifer by removing reliance on septic.

Ray Kimball, Applicant

Mr. Kimball represented the applicants and emphasized the coordinated effort required to assemble four separately owned parcels for this annexation. He explained that the intent is to develop a single-family residential subdivision under the R-2 zone, comparable in character to nearby developments such as Montrose. A conceptual plan was presented illustrating a traditional detached single-family layout, which Mr. Kimball confirmed could be restricted via the annexation agreement to exclude duplexes, apartments, or attached housing.

Mr. Kimball stated the project aligns with the goals of the Comprehensive Plan, including infill development, infrastructure improvements, and sidewalk connectivity. He noted that over a quarter mile of pedestrian improvements will be installed along McGuire and Yukon Avenues. He further explained that annexing allowed the city to secure right-of-way and future road improvements without direct expenditures, estimating over \$800,000 in public infrastructure benefit savings at full buildout.

The applicant reiterated the intent to provide entry-level, attainable housing in a location with existing utility infrastructure, including nearby sewer and water mains. Mr. Kimball cited the community benefit of expanding the local housing supply to address affordability challenges while ensuring infrastructure development is guided and consistent with City standards.

Public Testimony:

In Favor:

Darren Ducot, Coeur d'Alene, ID (not wishing to speak): Submitted written comments supporting additional housing opportunities for local families.

Jeremy Voeller, Post Falls, ID (not wishing to speak): Submitted written support for the annexation and zoning.

Felix Oleynik, Post Falls, ID (not wishing to speak): Supported the annexation, citing infrastructure improvements along McGuire as a long-term benefit for the surrounding area.

John Ridenbaugh, Post Falls, ID: Spoke in support, citing a need for affordable housing to retain younger residents. He emphasized economic benefits and infrastructure funding by developers.

Wade Jacklin, Coeur d'Alene, ID: One of the applicants. Described family history in the area and emphasized the proposal is locally led, seeking to build quality, modest single-family homes similar to earlier generations. He explained the importance of cohesive infrastructure planning and the long-term benefits to the city.

Amy Gilmore, Post Falls, ID: A nearby resident, she described safety concerns for children walking to school due to lack of sidewalks and supported the annexation for pedestrian connectivity and infrastructure improvements.

Charlie Rens, Post Falls, ID: Described the project as a "win" for the city due to cost savings from road construction and compliance with utility infrastructure. Supported the project for expanding attainable single-family housing.

Jason Knox, Rathdrum, ID: Identified as a younger resident of Rathdrum who would like to live in Post Falls and highlighted housing affordability challenges for younger generations and cited data on regional housing price increases. He testified that increasing housing supply is essential for economic and community viability.

Neutral:

Marilee Owen, Post Falls, ID: A neighboring property owner who supports annexation but opposed the R-2 zoning request based on concerns about density, infrastructure, and access issues near railroad crossings.

Opposed:

Stacy Smith Trust, Post Falls, ID (not wishing to speak): Submitted written comments expressing concern about too much building and potential for multifamily housing.

Cheryl Mossbaugh, Post Falls, ID (not wishing to speak): Submitted a letter read into the record, opposing annexation on the grounds that it undermines rural values, family legacy, and the integrity of farmland.

Paulette and Glenn Cooper, Post Falls, ID (not wishing to speak): Cited concerns about taxes, traffic, livestock conflicts, and the character of the rural neighborhood.

Ashley Tilton and Rick Heinland, Post Falls, ID (not wishing to speak): Submitted emails in opposition.

Clayton Blocker, Post Falls, ID (not wishing to speak): Opposed to annexation, citing inconsistency with the county's comprehensive plan.

Karten Casson, Post Falls, ID (not wishing to speak): Submitted questions and objections regarding traffic, density, and lack of communication on annexation.

Mary Mort, Post Falls, ID (not wishing to speak): Opposed R-2 zoning, stating concern over housing density.

Don Leidel, Post Falls, ID: Opposed based on recent council rejection of a similar annexation, citing road conditions, rural character, and distrust in development pressures.

Alan Horning, Post Falls, ID: Cited dangerous traffic conditions on McGuire and opposed R-2 zoning, preferring larger lot single-family homes.

Gerald Dale, Post Falls, ID: Opposed annexation, expressing concern about density, lack of infrastructure, and the cumulative effect of growth on rural roads. Testified that neighborhood survey showing widespread opposition.

Tim Turrell Sr., Post Falls, ID: Identified road and utility challenges, including a nearby natural gas line and emergency response issues at rail crossings. He opposed annexation, citing poor timing and infrastructure constraints.

Debi Vocca, Post Falls, ID: Criticized reliance on an outdated future land use map and opposed increased housing density. She advocated for preserving larger lots and slower growth.

Jacob Sink, Post Falls, ID: Warned of cascading development pressures and political consequences if the annexation proceeds. He testified that he was in favor of smarter, better-timed growth elsewhere.

Rebuttal:

Mr. Kimball reiterated that the zoning request is limited to detached single-family homes in the R-2 zone and will not include multifamily housing. He emphasized the economic and planning benefits of proactive annexation to secure infrastructure and road improvements when offered by the landowners. He also addressed sewer and water availability to the subject properties and challenged criticisms of traffic and affordability arguments, stressing that increased housing supply is essential to housing access.

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

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

The applicant has requested initial zoning of R-2 on approximately 18.11-acres. The Future land Use map designates this area as Transitional and R-2 is an implementing zoning district for that future land use designation. The West Prairie District's goals of encouraging mixed residential and commercial uses with higher densities near major corridors would be consistent with this designation.

The Commission finds that the proposed R-2 zone is in consistent with the Future Land Use Map and Focus Area.

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

Based on the testimony provided and the staff report, the Commission finds the R-2 zoning request to be consistent with the following goals and policies contained in the comprehensive plan.

Goals: The proposal is consistent with Goal 7 as it maintains and improves Post Falls' by expanding the availability of housing types and densities that meet a range of incomes, ages, and household sizes. It is further supported by Goal 6 as it maintains and improves Post Falls' transportation network by including additional right of way in annexing the southwest corner of Poleline Avenue and N. McGuire Road.

Policies: The proposal is consistent with Policy 15 by encouraging diverse and attainable housing. The proposal is consistent with Policy 2 and 33 in completion of circulatory transportation plans through the roadway and pedestrian improvements. Additionally, Policy 72 supports the request in redevelopment of existing septic sites into parcels utilizing the municipal sanitary sewer system and protecting the Rathdrum Prairie Aquifer from contaminants.

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?

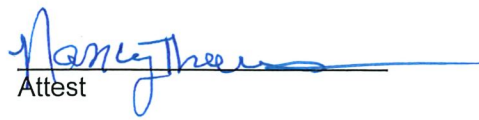
The Commission finds that political subdivisions were notified and the city received no adverse written comments. No evidence of a demonstrable adverse impact upon the delivery of services by any other political subdivisions were provided and as such, the Commission finds this criterion satisfied.

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-25-4, INITIAL ZONING: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended zoning upon annexation was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Medium Density Residential (R2) zoning on approximately 18.11-acres upon successful annexation of the property.

Date 11/20/25


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

McGuire Annexation

(File No. ANN-25-4)

THIS AGREEMENT is made this _____, 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 Prestige EMC LLC, 2468 Poleline Avenue, Post Falls, ID 83854, and Wild Horse Investments, LLC, 14899 West Stub Avenue, Rathdrum, ID 83858

WHEREAS, Prestige EMC LLC, and Wild Horse Investments, LLC, (hereinafter the "Owners") owns a tract of land (hereinafter the "Property") adjacent to the city limits of the City of Post Falls (hereinafter the "City"), which the Owners wish 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 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 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. Owners acknowledge that City has no duty to annex 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 2177 N. McGuire Road and is more particularly described in Exhibit "A".

ARTICLE II: STANDARDS

- 2.1. Construct to City Standards: Owners 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. 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 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: Owners agree 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. s 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. 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 waives, on behalf of itself and its successors in interest, 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.

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 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 owners 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. Owners are 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 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, Owners agree that 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 execution of this Agreement:
- 4.1.1. By grant of easement in a form acceptable to the City, Owners will grant a 15-foot wide easement along Poleline Avenue to include utilities, sidewalks, and storm drainage.
- 4.1.2. By grant of right-of-way in a form acceptable to the City, Owners will dedicate additional rights-of-way along Poleline Avenue for a total half-road right of way width of 55-feet measured from the section line in Poleline Avenue.
- 4.1.3. By grant of easement in a form acceptable to the City, Owners will grant a 15-foot wide easement along McGuire Road to include utilities, sidewalks, and storm drainage.
- 4.1.4. By grant of right-of-way in a form acceptable to the City, Owners will dedicate additional rights-of-way along McGuire Road for a total half-road right of way width of 55-feet measured from the section line in McGuire Road.
- 4.1.5. At the time of development, the Owners shall complete full roadway improvements, constructing a 32-foot-wide local road to include the roadway, sidewalks, swales, curb and gutter, along both sides of Yukon Avenue for the approximately 280 feet of roadway from McGuire Road and running parallel to the railroad.
- 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 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. 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 Unit Type: All development within the Property shall be limited to single-family detached homes and their incidental uses only.

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 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.
- 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. The parties agree that until the date of publication of the annexation ordinance, no final annexation 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: 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 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 itself and any successors in interest, any claims it may have against the City for de-annexing the Property as allowed by this Section.
- 7.3. Owners to Hold City Harmless: The Owners further agree 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 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 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. Owners waive, on behalf of itself and its 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' 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 has executed this Agreement to be effective the day and year first above written.

[Signature Page Follows]

CITY OF POST FALLS

OWNER
Prestige EMC, LLC

By: _____
Ronald G. Jacobson, Mayor

By: _____
Paul A. Elfers, Managing Member

Attest: _____
Shannon Howard, City Clerk

OWNER
Wild Horse Investment, LLC

By:  _____
Michael D. Stegmann, Managing Member

STATE OF IDAHO)
 : ss
County of Kootenai)

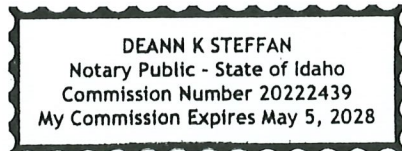
State of Idaho)

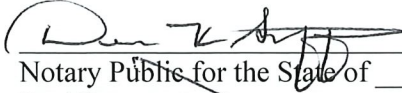
:ss

County of Kootenai)

This record was acknowledged before me on before me on 11/20/25 by **Michael D. Stegmann**, as **Managing Member** of **Wild Horse Investment, LLC**.

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




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

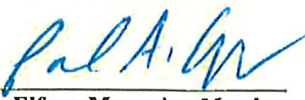
(Stamp above)

CITY OF POST FALLS

By: _____
Ronald G. Jacobson, Mayor

Attest: _____
Shannon Howard, City Clerk

OWNER
Prestige EMC, LLC

By: 
Paul A. Elfers, Managing Member

OWNER
Wild Horse Investment, LLC

By: _____
Michael D. Stegmann, Managing Member

ACKNOWLEDGEMENTS

STATE OF IDAHO)
 : ss
County of Kootenai)

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

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

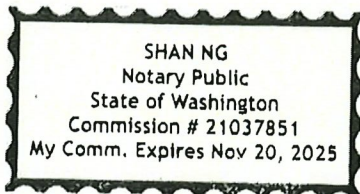
Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

(Stamp above)

State of Washington)
 :ss
County of Pierce)

This record was acknowledged before me on before me on 11/19/25 by **Paul A. Elfers** , as **Managing Member of Prestige EMC, LLC.**

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



(Stamp above)

Shan NG
Notary Public for the State of WA
Residing at: Pierce County
Commission Expires: NOV 20, 2025



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

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 23, 2025

Nancy Thurwatcher
Planning Administrative Specialist
nthurwatcher@postfalls.gov

RE: Notice to Jurisdiction Response

Dear Nancy,

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

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

Respectfully,

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

Nancy Thurwachter

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

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

No Comment from the Idaho Transportation Department.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, September 26, 2025 12:09 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Lee Barns <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Andrew Millar <amillar@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert

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

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

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

Good afternoon,

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

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



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

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

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Tuesday, September 30, 2025 10:07 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4
Attachments: Exhibit PH-2 NTJ_McGuire Annexation.pdf; YPL_228.pdf

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

Hello Marelin,

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

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

Thank you

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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

Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Lee Barns <lee.barnes@tdstelecom.com>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Patton, Michael M <Michael.M.Patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Andrew Millar <amillar@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Justin Sauder <jsauder@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: [EXTERNAL]Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4

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Good afternoon,

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

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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PIPELINE STATIONING

ANC

PLS

PLAN VIEW

PIPE DETAIL

PROFILE

PIPE SPECIFICATIONS

CASING DETAIL

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

COATING DETAIL

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

PIPE DETAIL

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

10408+29

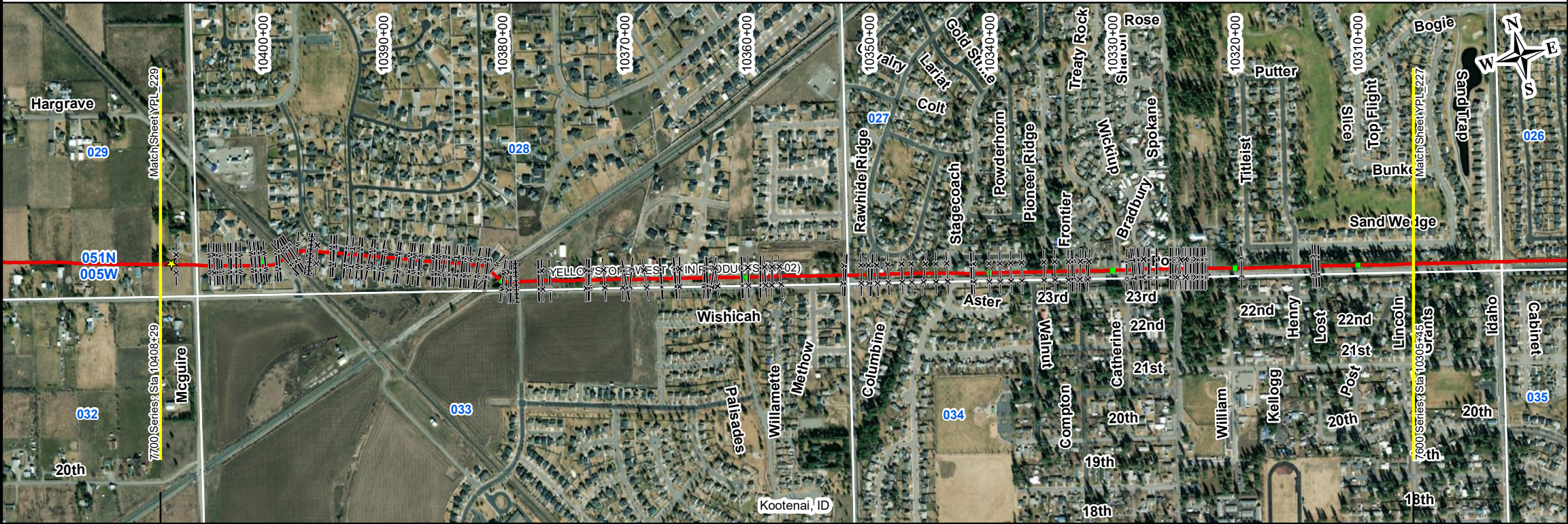
YP-2-60 - Cataldo to ID-WA Border

10305+45

T51N R5W Sec 29

T51N R5W Sec 28

T51N R5W Sec 27



Legend

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

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



Phillips 66 Pipeline LLC

ENGINEERING ALIGNMENT SHEET

YELLOWSTONE WEST 10 IN PRODUCTS (YP-02)
THOMPSON FALLS TO SPOKANE TERMINAL

SCALE: 0 500 1,000 2,000 Feet

GENERATION DATE
01/27/23

DRAWING NAME
YPL_W_YP02

MAP NUMBER
228 of 294

Nancy Thurwachter

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

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

Good morning,

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

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

Kind regards,
Jonie

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

p 208.765.3717
contactus@postfallshd.com



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

Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Lee Barns <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandor <lynn.sandor@aec.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 McGuire Annexation File No. ANNX-25-4

Good afternoon,

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

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



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Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Monday, October 13, 2025 11:06 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4

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

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

Kind regards,

Jonie

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

p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Friday, September 26, 2025 12:09 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan 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@aecocom.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 McGuire Annexation File No. ANNX-25-4

Good afternoon,

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

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



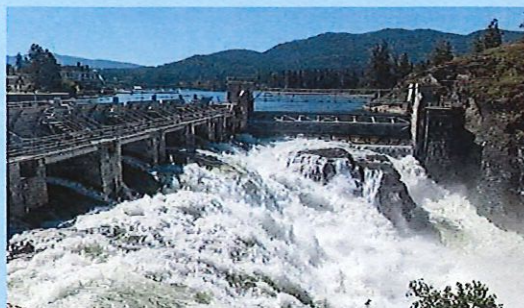
The City of Post Falls has changed our domain to [POSTFALLS.GOV](https://www.postfalls.gov). Please adjust your contacts/links.

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McGuire Annexation

ANNX-25-4

December 2, 2025



Justin Sauder – Associate Planner

1

OWNERS: Scott and Patricia Hall
Weed Family Trust
Prestige EMC, LLC
Wild Horse Investments, LLC

APPLICANT: Whipple Consulting Engineers

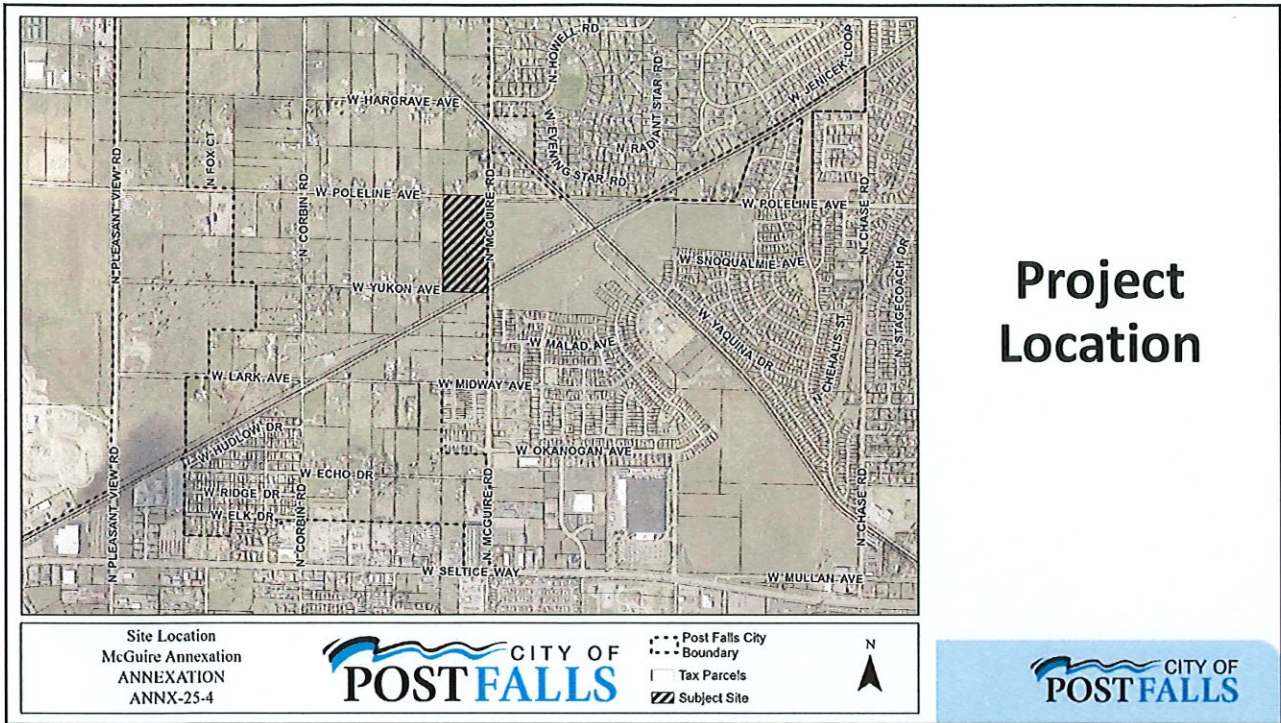
REQUESTED ACTIONS:

- **Annexation:** Applicant is requesting the City Council to approve the request to annex approximately 18.11-acres with a Medium Density Residential (R2) zoning into the City of Post Falls

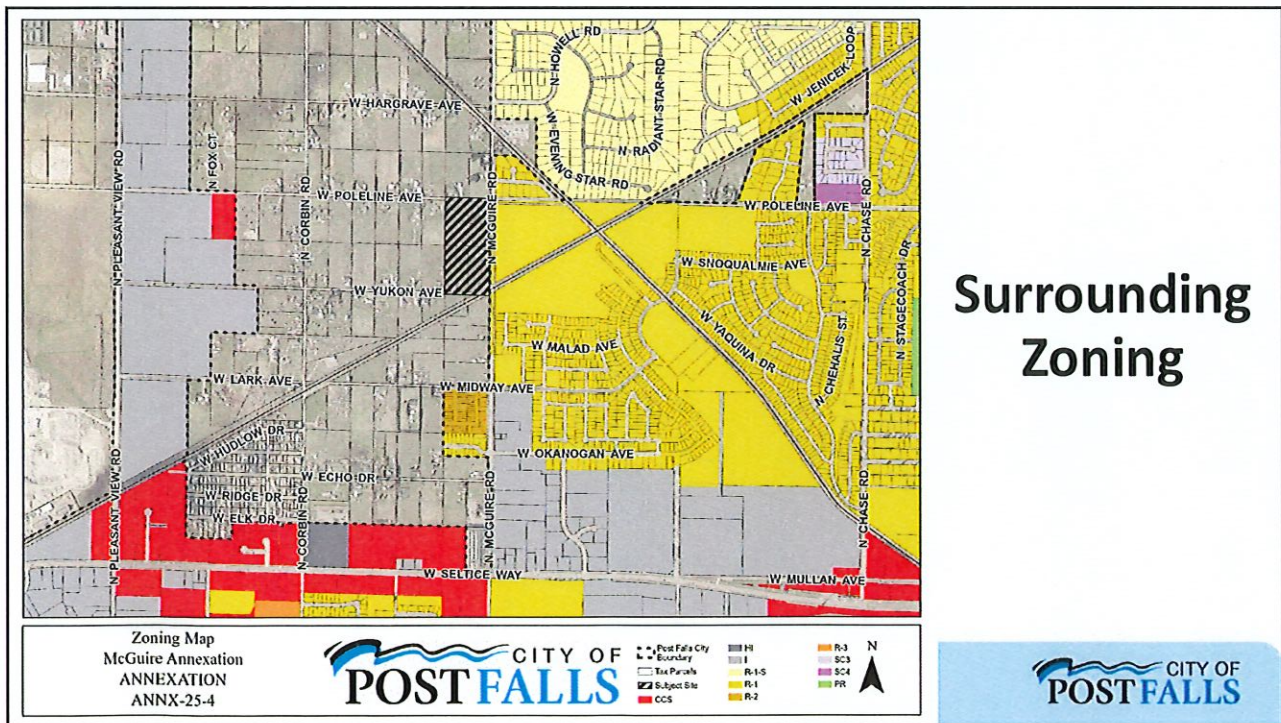
McGuire



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

- McGuire and Poleline are arterial roadways, Yukon is local
- Additional rights-of-way and easement would need to be provided as part of annexation and road widening at the time of development

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?

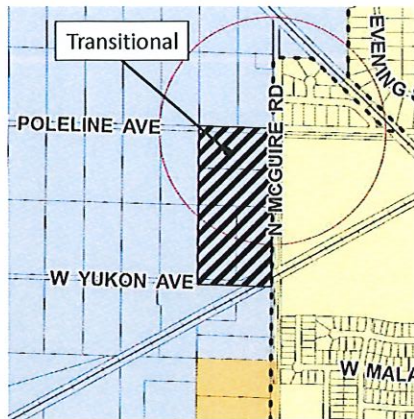
3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

Zone Change Review Criteria



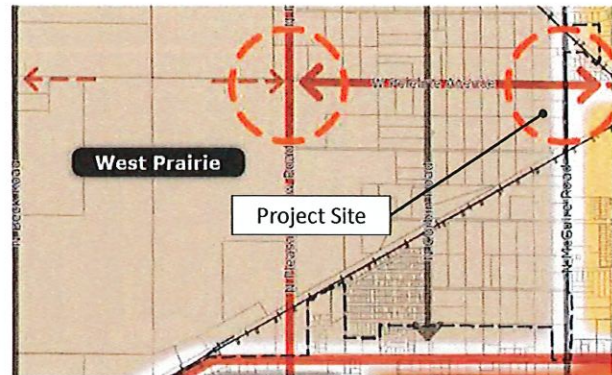
6

Future Land Use Designation



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

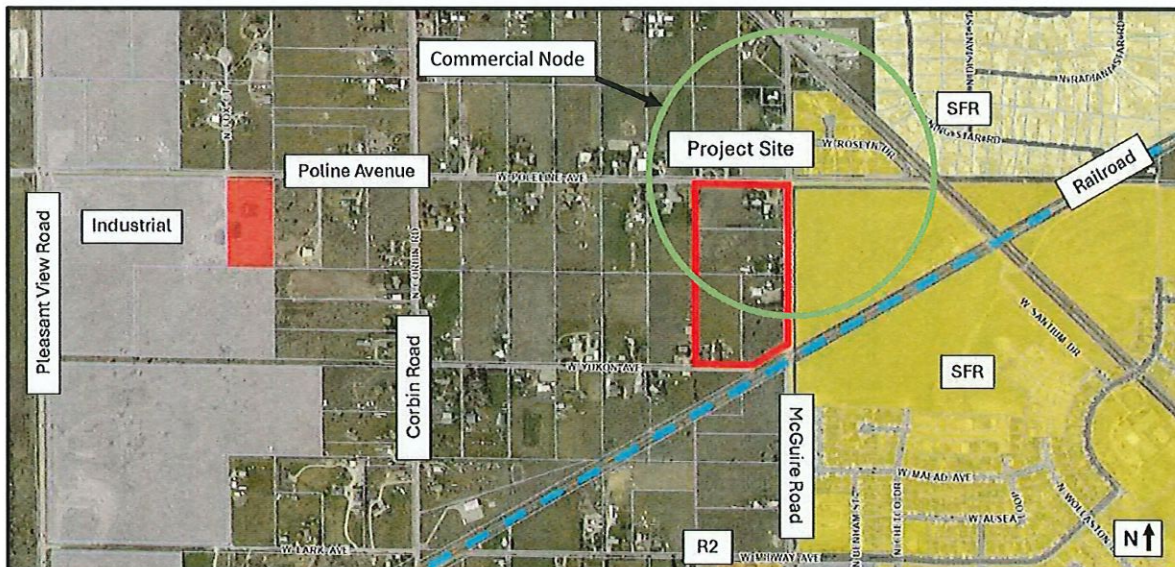
West Prairie Focus Area



Future Land Use Designation/Focus Area



7

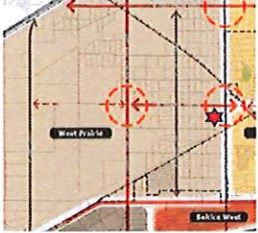


Future Land Use Designation/Focus Area



8

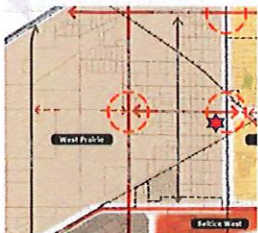
Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
 Medium Density Residential <i>This category encompasses all types of residential uses between five (5) and 16 dwelling units per acre</i>	<u>West Prairie</u> Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials Other areas within the West Prairie may warrant commercial use considerations if adjacent to arterial/collector streets where traffic volumes exceeds 4,000 vehicles per day, or within a Commercial Node.	[G.01]: Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health	[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	Focus Area	Comprehensive Goals	Comprehensive Policies
 Medium Density Residential <i>This category encompasses all types of residential uses between five (5) and 16 dwelling units per acre</i>	<u>West Prairie</u> Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials Other areas within the West Prairie may warrant commercial use considerations if adjacent to arterial/collector streets where traffic volumes exceeds 4,000 vehicles per day, or within a Commercial Node.	[G.07]: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.	[P.15]: Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provisions of diverse housing types and price levels [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] Idaho Transportation Department – No comments

[PA-4 & 8] Yellowstone Pipeline – Facilities within the area but not on site

[PA-5, 6 & 7] Post Falls Highway District – Comments regarding access on Poleline and Yukon

Agency Comments



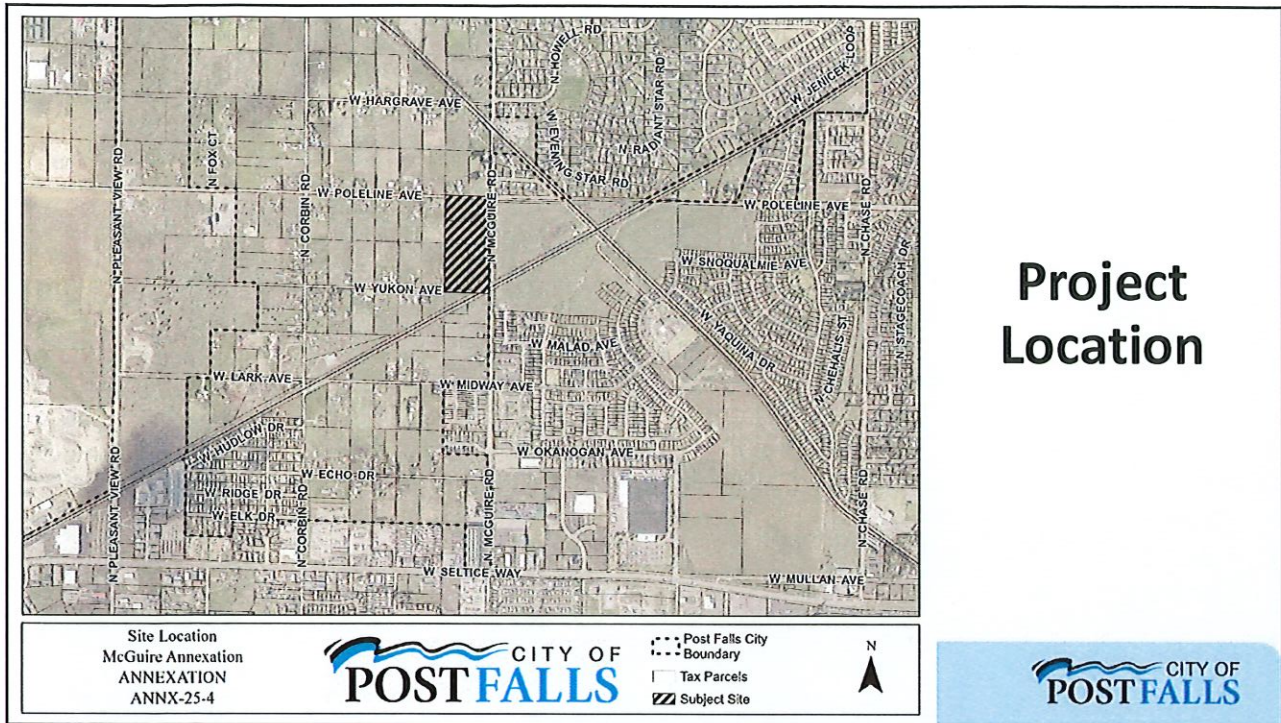
13

- 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?**

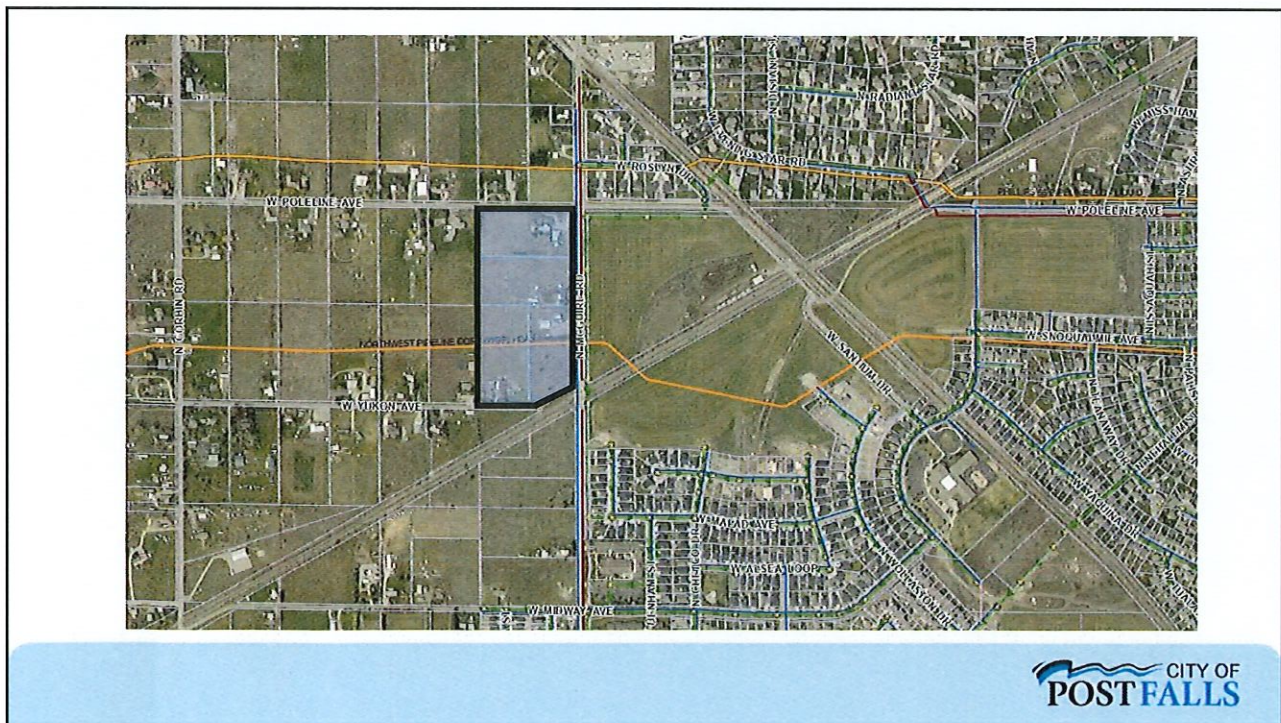
Zone Change Review Criteria



14



15



16

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Tuesday, November 18, 2025 9:26 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4

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Good morning,

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

- The City of Post Falls annex the portions of W Poleline Avenue and W Yukon Avenue adjacent to their proposed boundaries.
- The W Yukon Ave and McGuire Road intersection be realigned to a safe distance, north of the railroad crossing.

Kind regards,

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

p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Friday, November 14, 2025 4:23 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>;

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Monday, November 17, 2025 11:58 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions McGuire Annexation File No. ANNX-25-4
Attachments: Exhibit PH-7 NTJ McGuire ANNX-25-4.pdf; YPL_229.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 have a pipeline that runs along W Poleline Ave. Although, referencing our attached Engineering Alignment Sheet we seem to be clear of the ANNX.
(Response 13166)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, November 14, 2025 4:23 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 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

Nancy Thurwachter

From: noreply@civicplus.com
Sent: Saturday, November 15, 2025 5:13 PM
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	Laura
Last Name	Inzerello
Address	1506 W Sauk Ln
Email Address	laura.inzerello@gmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	McGuire Annexation

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<i>Field not completed.</i>

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From: noreply@civicplus.com
Sent: Monday, November 17, 2025 3:27 PM
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.

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

First Name	WAYNE
Last Name	INZERELLO
Address	1506 W. Sauk Ln
Email Address	WAYNE.INZERELLO@GMAIL.COM
City	POST FALLS
State	ID
Zip Code	83854
Public Hearing	McGuire Annexation

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<i>Field not completed.</i>

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From: noreply@civicplus.com
Sent: Friday, November 21, 2025 8:28 AM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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

Submit Written Public Testimony

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

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

Review Criteria

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

First Name	Clydene
Last Name	Blocker
Address	2729 W. Yukon Avenue
Email Address	Clydeneblocker@gmail.com
City	Post falls
State	Idaho
Zip Code	83854
Public Hearing	McGuire Annexation

Select Hearing Body	City Council
Please Provide Your Position on the Public Hearing	Opposed
Comments	Planning & Zoning unaware of 2nd High-pressure Natural Gas Pipeline that runs dead center thru northern Corbin to mcguire properties

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



Mayor Ron Jacobsen
408 N. Spokane Street
Post Falls, Idaho 83854

Dear Mayor Jacobsen,

This letter is in regards to the November 12th, 2025 Planning & Zoning Meeting regarding the proposed Annexation (File No. ANNX-25-4) of the 18.11 acres of land extending from the southwest corner of N. McGuire Rd. at W. Yukon Avenue to W. Poleline Ave.

The meeting gave the citizens the opportunity to be in favor or opposition to the annexation. 8 citizens were in favor and 15 were against the annexation. Of the 8 in favor, only 6 lived in Post Falls.

The concerns I have are that this particular annexation...actually any annexation of the lands between W. Yukon Ave. and Prairie Ave., are that...

1. This annexation is not consistent with surrounding properties to the west, with no benefit to those existing residents.
2. Developers are in the process of land locking farm lands from Corbin to McGuire & Prairie to Yukon Ave. through their requests for leap-frog annexing which is development that occurs in a discontinuous pattern, jumping over some areas in order to build further out.
3. Developers neglected to inform Planning & Zoning of a 2nd High-Pressure Natural Gas Pipeline that runs dead-center across all northern Yukon Avenue parcels from Corbin to McGuire. That pipeline is operated by the Williams Companies, Northwest Pipeline Corporation/Salt Lake City, Utah. The McGuire Meter Station is located at 2100 N. Corbin Road.
4. Locating rural subdivisions and residential properties next to operating farms creates a variety of problems for farmers. Liability for trespassing children; safety hazards from increased traffic and people; crop or livestock losses due to trespassing neighbors and their pets. Currently the area between Yukon Avenue & Prairie contains horses, mules, cows, chickens, goats and sheep.
5. Planning & Zoning must be in compliance with the county's Comprehensive Plan which states it must avoid urban sprawl.
6. Planning & Zoning stated that McGuire is slated to become a 5 lane road. This is completely unnecessary as it is also due to be disengaged from HWY 53 in the near future.

Because of these concerns, I am requesting that you deny the annexation of said lands now and in the future.

Thank you for you attention to this matter.

Sincerely,



Clydene Blocker
2729 W. Yukon Avenue
Post Falls, Idaho 83854

Nancy Thurwachter

From: noreply@civicplus.com
Sent: Tuesday, November 25, 2025 9:29 AM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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

Submit Written Public Testimony

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

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

Review Criteria

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

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

Select Hearing Body	City Council
Please Provide Your Position on the Public Hearing	Opposed
Comments	I am opposed to this annexation. This part of Post Falls needs to stay rural so there are options for people to have land if they want to raise animals and grow produce. Our area has kids that are involved with 4-H and they need land to support this great opportunity. The development of Post Falls is going too fast and needs to slow down. It is very unfortunate that the documents being used to make decisions on growth here are so outdated. The streets in this section of Post Falls are not able to handle more use. If you keep putting multi-family dwellings or overcrowding of houses on the land, the area will become less attractive for people to stay long term. There isn't a park close by for children to play and the railroad tracks are very close by to this proposal which seems to be a dangerous combination. Please consider the beauty of Post Falls and preserve it for future generations. Developers are taking advantage of the city by talking like they care about providing homes for people when they only are thinking of the profit they can make. Post Falls has plenty of affordable housing now. There is now a need for homes that people want to stay & raise a family in with yards for kids to play. The citizens of Post Falls have spoken out about stopping/slowing down the growth and your job is to consider the rights of those citizens. Idaho has Statutes that protect the land and are designed to keep it as agricultural as possible. Homeowners should not have to lose value in their property due to the greed of developers. Please consider how important this land is and plan for this to be a great place to live for many years ahead, not just what is happening right now. Thank you for the opportunity to comment.

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Budget Amendment FY 2026 – Continued Deliberation

Jason Faulkner, Finance Director

December 2nd, 2025



<u>Items Ordered in FY '25 but Received in FY' 26:</u>		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

Items Ordered in FY '25 but Received in FY' 26:

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 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
Total	\$2,635,489

<u>Items Discussed During FY '26 Budget Process to be Funded from Funds Carried Forward from FY '25 Budget into FY '26 Budget:</u>		Proposed FY 2025-26
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

Items Discussed During FY '26 Budget Process to be Funded from Funds Carried Forward from FY '25 Budget into FY '26 Budget:		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
		\$703,570

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

Budget Amendment #1 2026 – Continued Deliberation

Next Step: If approved, authorize staff to present an Ordinance to adopt the budget for FY 2026 at the December 16, 2025 council meeting.

Questions or comments?



RED SLEIGH
COMMERCIAL

Wintergreen
CORPORATION



tree & greenery
PLANNING GUIDE



RED SLEIGH
COMMERCIAL

Red Sleigh produces nearly 300 commercial grade trees, wreaths and garland seen by millions annually, including some of the most iconic Christmas trees in the U.S. Whether you need a massive tree or just a small wreath on the front door, our greenery's durability and beauty will help you make memories forever.



lighting options

Custom lighting available on special orders placed before Mar 31.

5MM Wide Angle Mini Lights

5MMs produce a crown light halo around the lens. This wide angle light burst is popular and standard on almost all lit commercial greenery products.

T5 Mini Lights

T5 is the shape most associated with traditional Christmas mini lights. The lens reflects light from base to tip and provides the vintage look with all the benefits of LED. Available on the mini frame tree only, or custom orders.

C7 Lights

The C7 bulb is a great option for larger trees. C7 bulbs are also replaceable, which means you can change the light colors or bulb styles on your tree as needed.



5MM
Wide Angle
Mini Lights



T5
Traditional
Mini Lights



C7
Replaceable
Bulbs

(available on mini frame tree only)



shipping & storing

This is the unsung hero of commercial greenery. It may seem like an unneeded detail but addressing how you receive, stage and store products is critically important -- especially if you're displaying large trees.

Receiving

A small pole tree may be a single box and it is easy enough to manage. But a large tower tree can be multiple pallets of boxes and frame rings. Plan ahead for how you want to receive and stage these materials. You can contact your Red Sleigh representative to get box and pallet counts.

Storing

Consider keeping your original packaging for use when you're finished. Keeping your greenery safe and well maintained will keep it looking good for years. If you are planning on getting a frame tower tree, the frame rings are designed to nest within each other. Even the tallest Christmas trees can be reduced to a few feet off the ground simply by nesting the rings.



Example of a 17' Frame Tree
2 pallets of boxes / nested frame rings

Section 2

Tower Trees

Olympia Mini Frame Tower Tree

Olympia Tower Tree

Giant Everest Tower Tree

Red Sleigh Tower Trees

seen by millions, loved by all



OLYMPIA PINE

MINI FRAME TOWER TREE

slender profile 12' and 15' heights indoor rated

Branches & Needles

- Indoor rated 5-year branch warranty
- Lush, thick greenery with crush resistant needles
- Natural rustic branch design
- Primary branches used throughout are identical for easy assembly

Frame, Easy Assembly

- Galvanized steel frame
- Stackable/climbable rings
- Brackets for easy assembly
- Rings can be nested for easy storage
- 5-year frame warranty

Lighting & Electrical

- Available with LED mini lights
- Custom lights available
- 3-year warranty on LED mini lights, ENERGY STAR

Warranties: Based on 90 day seasonal decorative use.

Model	Size	Frame Diameter	Diameter w/ Branches	Light Color	Bulb Type	Bulb Size	Light Count	Tip Count
74892	12'	3'	6.25'	Warm White	LED	T5	1,900	5713
74893	15'	3.6'	7.3'	Warm White	LED	T5	3,250	9925

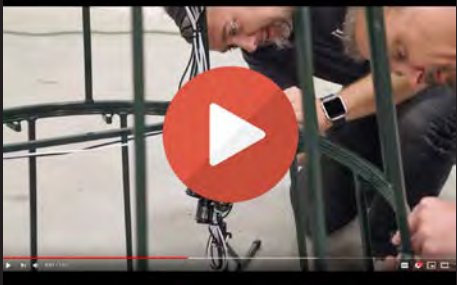
[VIEW PRICING](#)



12' and 15' Trees

- Slender tree profile
- Natural, rustic tree branch design
- Great for smaller spaces in homes or businesses
- Easy to setup and store

[Watch the Assembly Video](#)



OLYMPIA PINE

FRAME TOWER TREE

medium profile 12' to 80' heights indoor/outdoor rated

Branches & Needles

- Indoor/Outdoor rated
- 5-year branch warranty
- Ready-shape branches with natural rustic branch design
- UV protected, crush resistant needles
- Identical branches used throughout for easy assembly

Frame, Easy Assembly

- Galvanized steel frame
- Stackable/climbable ring
- Brackets for easy assembly
- Rings can be added to grow your tree
- Rings can be nested for easy storage
- 5-year frame warranty

Lighting & Electrical

- Heavy duty 16 gauge wiring harness
- Flip cover outlets with gaskets
- Booted main line plugs
- Custom lights available
- 3-year warranty on LED mini lights, ENERGY STAR

Warranties: Based on 90 day seasonal decorative use.

Model	Size	Frame Diameter	Diameter w/ Branches	Light Color	Bulb Type	Bulb Size	Light Count	Tip Count
79108	12'	1.5'	7'	Warm White	LED	5mm	2,200	6,494
79109	14'	2'	8'	Warm White	LED	5mm	3,000	9,246
79087	16'	3'	9'	Warm White	LED	5mm	3,900	12,342
79086	18'	3'	10'	Warm White	LED	5mm	5,100	16,470
79110	20'	4'	11'	Warm White	LED	5mm	6,500	21,286
79111	22'	5'	11'	Warm White	LED	5mm	8,300	27,478
79112	24'	6'	12'	Warm White	LED	5mm	10,300	34,358
79113	26'	7'	13'	Warm White	LED	5mm	12,700	42,614
79114	28'	8'	14'	Warm White	LED	5mm	15,500	52,246
79115	30'	8'	15'	Warm White	LED	5mm	18,300	61,878
79116	32'	9'	16'	Warm White	LED	5mm	21,500	72,886
79119	34'	10'	16'	Warm White	LED	5mm	25,100	85,270
79120	36'	11'	17'	Warm White	LED	5mm	29,100	99,030
79121	38'	12'	18'	Warm White	LED	5mm	33,300	113,478
79122	40'	13'	19'	Warm White	LED	5mm	37,500	127,926
79123	42'	13'	20'	Warm White	LED	5mm	42,300	144,438
79124	44'	14'	21'	Warm White	LED	5mm	47,100	160,950
79125	46'	15'	21'	Warm White	LED	5mm	52,500	179,526
79126	48'	16'	22'	Warm White	LED	5mm	58,100	198,790
79127	50'	17'	23'	Warm White	LED	5mm	64,500	220,806
74991	52'	18'	24'	Warm White	LED	5mm	70,900	242,822
74992	54'	19'	25'	Warm White	LED	5mm	77,300	264,838
74994	58'	20'	26'	Warm White	LED	5mm	91,700	314,374
74995	60'	21'	27'	Warm White	LED	5mm	98,900	339,142

For heights taller than 60', please contact a sales expert.

[VIEW PRICING](#)

12' - 80' Trees

- Medium tree profile
- Natural, rustic tree branch design
- Great for large or small spaces
- Custom lighting available

Watch the Assembly Video



Over 40 Varieties Available

- Standard heights from 11’ to 41’
- Wide profile for the most natural tree shape look
- Custom lighting available



GIANT EVEREST

FRAME TOWER TREE

wide profile 11’ to 41’ heights indoor/ outdoor rated

Branches & Needles

- Indoor/Outdoor rated
- Lush, thick greenery with .20 mil needles
- 60% thicker needles than other trees
- Variable indexed branching for the most natural look
- UV protected, crush resistant needles
- 5-year branch warranty

Frame, Easy Assembly

- Galvanized, powder coated steel frame
- Stackable/climbable rings
- Brackets for easy assembly
- Rings can be added to grow your tree
- Rings can be nested for easy storage
- 5-year frame warranty

Lighting & Electrical

- Heavy duty 16 gauge wiring harness
- Flip cover outlets with gaskets
- Booted main line plugs
- LED mini lights or C7 lights available
- 3-year warranty on LED mini lights, ENERGY STAR

Warranties: Based on 90 day seasonal decorative use.

Model	Size	Frame Dia.	Dia. w/ Branches	Light Color	Bulb Type	Bulb Size	Light Count	Tip Count
79186	11'	2.5'	9.3'	WW	LED	5mm	2,380	6403
79161	11'	2.5'	9.3'	WW	LED	C7	408	6403
79187	11'	2.5'	9.3'	Multi	LED	5mm	2,380	6403
79163	11'	2.5'	9.3'	Multi	LED	C7	408	6403
79188	14'	4'	10.8'	WW	LED	5mm	3,640	10,680
79162	14'	4'	10.8'	WW	LED	C7	624	10,680
79189	14'	4'	10.8'	Multi	LED	5mm	3,640	10,680
79164	14'	4'	10.8'	Multi	LED	C7	624	10,680
79190	17'	5.5'	12.3'	WW	LED	5mm	5,180	15,466
79165	17'	5.5'	12.3'	WW	LED	C7	888	15,466
79191	17'	5.5'	12.3'	Multi	LED	5mm	5,180	15,466
79166	17'	5.5'	12.3'	Multi	LED	C7	888	15,466
79192	20'	7'	13.8'	WW	LED	5mm	7,140	21,630
79167	20'	7'	13.8'	WW	LED	C7	1,224	21,630
79193	20'	7'	13.8'	Multi	LED	5mm	7,140	21,630
79168	20'	7'	13.8'	Multi	LED	C7	1,224	21,630
79195	23'	8.5'	15.3'	WW	LED	5mm	9,520	28,972
79169	23'	8.5'	15.3'	WW	LED	C7	1,632	28,972
79194	23'	8.5'	15.3'	Multi	LED	5mm	9,520	28,972
79170	23'	8.5'	15.3'	Multi	LED	C7	1632	28,972
79197	26'	10'	16.8'	WW	LED	5mm	12,180	37,166
79171	26'	10'	16.8'	WW	LED	C7	2,088	37,166

Model	Size	Frame Dia.	Dia. w/ Branches	Light Color	Bulb Type	Bulb Size	Light Count	Tip Count
79196	26'	10'	16.8'	Multi	LED	5mm	12,180	37,166
79172	26'	10'	16.8'	Multi	LED	C7	2,088	37,166
79222	29'	11.5'	18.3'	WW	LED	5mm	15,120	46,212
79173	29'	11.5'	18.3'	WW	LED	C7	2,592	46,212
79223	29'	11.5'	18.3'	Multi	LED	5mm	15,120	46,212
79215	29'	11.5'	18.3'	Multi	LED	C7	2,592	46,212
79224	32'	13'	19.8'	WW	LED	5mm	18,480	56,636
79177	32'	13'	19.8'	WW	LED	C7	3,168	56,636
79225	32'	13'	19.8'	Multi	LED	5mm	18,480	56,636
79178	32'	13'	19.8'	Multi	LED	C7	3,168	56,636
79227	35'	14.5'	21.3'	WW	LED	5mm	22,260	63,238
79179	35'	14.5'	21.3'	WW	LED	C7	3,816	63,238
79226	35'	14.5'	21.3'	Multi	LED	5mm	22,260	63,238
79180	35'	14.5'	21.3'	Multi	LED	C7	3,616	63,238
79229	38'	16'	22.8'	WW	LED	5mm	26,320	80,692
79182	38'	16'	22.8'	WW	LED	C7	4,512	80,692
79228	38'	16'	22.8'	Multi	LED	5mm	26,320	80,692
79183	38'	16'	22.8'	Multi	LED	C7	4,512	80,692
79230	41'	17.5'	24.3'	WW	LED	5mm	30,800	94,524
79184	41'	17.5'	24.3'	WW	LED	C7	5,280	94,524
79231	41'	17.5'	24.3'	Multi	LED	5mm	30,800	94,524
79185	41'	17.5'	24.3'	Multi	LED	C7	5,280	94,524

VIEW PRICING

ELECTRICAL & FRAME

Outdoor rated Giant Everest and Olympia Pine full frame trees come equipped with a heavy duty 16 gauge wiring harness.

Each tree frame is built using heavy gauge steel, fully welded components and an easy to assemble bolt and bracket system.

All Red Sleigh tower trees come with a full instruction and assembly guide.



Capped and gasketed plug receptacles to shield water from electrical contacts.



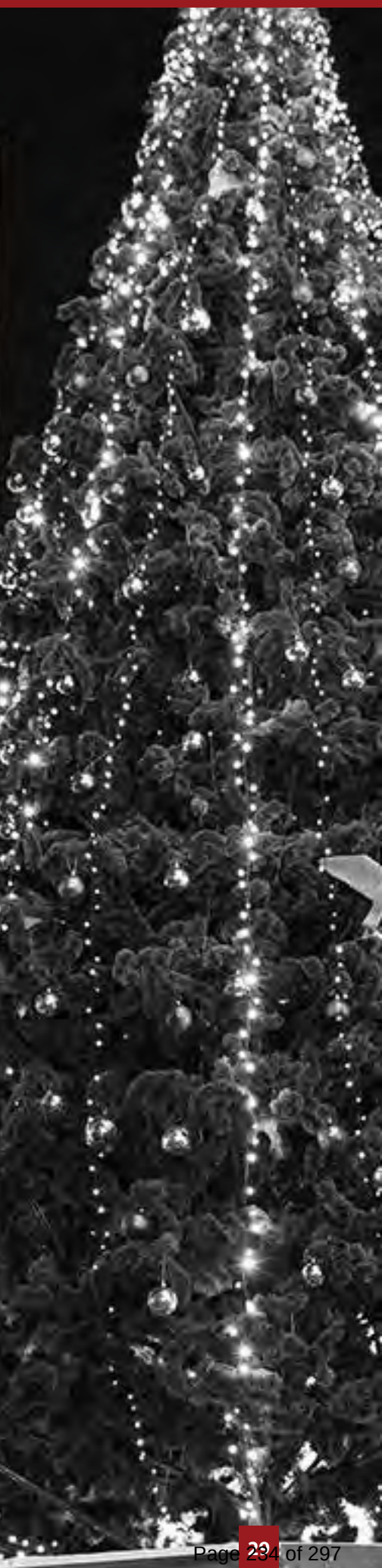
Booted main harness female receptacles to further shield moisture away from plugs.



Heavy duty frame fasteners, including welded brackets for added strength and to make installation easier.



Heavy gauge steel with enamel sealed paint to minimize rusting.





Red Sleigh® Commercial Christmas trees and greenery lead the industry in quality and selection. From massive tower trees to a small wreath on your front door, Red Sleigh is here for you.

Wintergreen
CORPORATION

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www.WintergreenCorp.com

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 12/2/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Andrew Arbini, Projects Division Manager

SUBJECT: Water Reclamation Facility, Contract Amendment with Panhandle Area Council

ITEM AND RECOMMENDED ACTION:

Staff requests City Council approval of the contract amendment to increase the contract value with Panhandle Area Council (PAC), authorizing the Mayor to sign the contract amendment.

DISCUSSION:

The City received a loan offer in late 2017 from the Idaho Water Pollution Control State Revolving Loan Fund (SRF) for Tertiary Treatment upgrades at the Water Reclamation Facility. This loan includes Davis Bacon wage requirements and carries wage compliance guidelines that require wage interviews and payroll tracking of the contractor's employees and subcontractors up to the project substantial completion date. The City has hired PAC to provide these required services.

The general contractor has experienced delays in reaching substantial completion. Wage compliance verification must be provided through the date of substantial completion. As PAC is the City's consultant for wage compliance services, staff requests a contract amendment to extend services through December 31st for the closeout and final documentation of wage compliance reports. This amendment adds \$1,800 to the contract with PAC. Services will be billed as time and materials and may be less than authorized with this amendment.

As an overall project update, the recent resolution of the contract terms and service agreement with Wigen Water Technologies marked completion of the last outstanding item required for reaching substantial completion, the contractual milestone denoting the majority of work is complete and accepted. Following the substantial completion milestone, Public Works staff will discuss the remaining contract matters with the general contractor, Sletten Construction. The outstanding items for resolution include two separate claims for additional time related to work performed during the project. Staff will also discuss with Sletten the delay in reaching substantial completion and the contractual monetary remedy as stipulated in the construction contract. Further information will be provided on this effort to City Council as items are resolved and/or at key decision points.

City Staff will provide a brief presentation to City Council on this agenda item.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

This project has been in progress since 2018. Below are items over the past two years:
Service Contract and Warranty Terms with Wigen Water Technologies – 11/18/2025
Amendment to PAC Contract for Schedule Extension – 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
Amendment to Allwest Contract for Schedule Extension – 6/6/2023
Change Order with Sletten for CPI adjustment and Schedule Extension – 4/4/2023

APPROVED OR DIRECTION GIVEN:

Prior items were reviewed and approved as applicable.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

Council approval is requested in the total amount of \$1,800, time and material not to exceed. The adjusted contract value with PAC will be \$121,757. The increased costs for the project will be funded from the Water Reclamation Facility Capital Fund. Neither rate increases nor substantial delays in other projects are anticipated to result from this change.

BUDGET CODE:

651-463.3213.90015

ATTACHMENTS:

1. 120225 PPT WRF Contract Amendment PAC
2. WRF Tertiary - PAC Amendment 10

WRF Tertiary Treatment Improvements Contract Amendment with Panhandle Area Council

Andrew Arbini, Projects Division Manager
Public Works Department
December 2, 2025



Recap of Tertiary Treatment Project Goals

- The facility is in continuous operation and treating wastewater
- Install Tertiary Treatment Technology
 - ✓ Tertiary Clarification (Plate Settlers)
 - ✓ Membrane Filtration
- ✓ Replace UV Disinfection System
- ✓ Expand existing plant capacity

Recap of Tertiary Treatment Project Closeout Status

- Outstanding Items
 - ✓ Wigen final report for membrane system
 - ✓ Warranty resolution and Service Contract with Wigen Water Technologies
 - ✓ Substantial Completion
 - ☐ Final Completion

Wage Compliance Contract Panhandle Area Council

- PAC's Role:
 - Document compliance with prevailing wage requirements
 - Necessary as prevailing wages required to use State Revolving Fund loan
 - Required reporting up to Substantial Completion

PAC Financial Summary

Original Contract with Amendments 1 through 8	\$119,957
Amendment 10 (Hourly, Not to Exceed)	<u>\$1,800</u>
Revised Contract Total	\$121,757

- Funded through the WRF Tertiary Treatment Project: GL 651-463.3213.90015
- Funding sources remain aligned with the master plan financial strategy
- Services billed hourly and may be less than authorized in this amendment.

Next Steps

- Resolution of claims for additional time
- Discuss delay in reaching substantial completion and the contractual remedy
 - Considerations for City contracts (J-U-B Engineers and PAC)

Questions



**AGREEMENT between
CITY OF POST FALLS and PANHANDLE AREA COUNCIL
for WAGE COMPLIANCE SERVICES
regarding the
POST FALLS WRF TERTIARY TREATMENT IMPROVEMENTS PROJECT

AMENDMENT #10**

The Agreement dated April 7, 2020; Amendment #1 dated November 1, 2022; Amendment #2 dated January 1, 2024; Amendment #3 dated May 1, 2024; Amendment #4 dated September 1, 2024; Amendment #5 dated January 1, 2025; Amendment #6 dated March 1, 2025; Amendment #7 dated April 1, 2025; Amendment #8 dated June 1, 2025; and Amendment #9 dated August 1, 2025, by and between the City of Post Falls, 408 Spokane Street, Post Falls, Idaho, a municipal corporation of the State of Idaho, hereafter called the "OWNER", and Panhandle Area Council, Inc. (PAC), 11100 N. Airport Drive, Hayden, Idaho, hereinafter called the "CONSULTANT", for labor monitoring services under the Post Falls WRF Tertiary Improvements Project, is hereby amended to change the *End Date* from October 31, 2025, to December 31, 2025. The project timeline extended beyond the control of both the OWNER and CONSULTANT; therefore, certified payrolls will continue to be submitted.

This amendment is effective November 1, 2025, and will conclude December 31, 2025.

The CONSULTANT will invoice the OWNER monthly for labor monitoring services at \$90.00 per hour, with a total amount not to exceed (NTE) of \$1,800.00 for services performed. Invoices will be processed within the first five (5) days of the month following completion of services, with payment due within 30 days (Net 30).

All other terms and conditions within the Articles and Attachment A of the April 7, 2020, Agreement between the OWNER and CONSULTANT will remain the same.

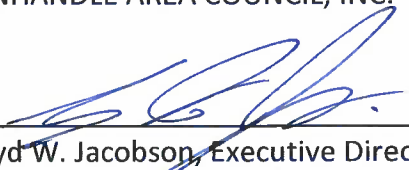
THE OWNER
CITY OF POST FALLS

Ronald G. Jacobson, Mayor

Date

Attest

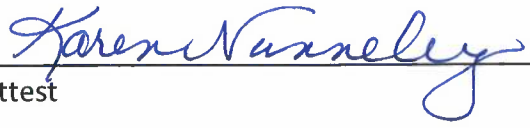
THE CONSULTANT
PANHANDLE AREA COUNCIL, INC.



Lloyd W. Jacobson, Executive Director

11/20/2025

Date



Attest

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 12/2/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Ordinance — Warren Field Park Vacation (VAC-24-2)

ITEM AND RECOMMENDED ACTION:

To approve the vacation of the existing 20' alley right-of-way that runs through the middle of Warren Field Park.

DISCUSSION:

The Post Falls Parks Department is requesting to vacate 20 feet of rights-of-way (ROW) that runs through the center of Warren Field Park. Vacating the ROW will clean up and consolidate the park boundary and allow for construction near the center of the parcel by mitigating setback issues. The requested vacation is generally located between E. 1st Ave and E. 2nd Ave, running east/west between N. Lincoln St. and N. Idaho St. See staff report as it's only the portion of the rights-of-way (ROW) that runs through the center of Warren Field Park.

City staff has reviewed this proposed vacation and do not see issues with the proposal. There is a waterline in this area, but easements are not required as the City owns these parcels. Additionally, the proposal has been accepted by the City of Post Falls Public Works Director.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

March 4, 2025 - Vacation Hearing

APPROVED OR DIRECTION GIVEN:

Approve the vacation and direct staff to prepare a vacation ordinance.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. WarrenPlayareaVacationLegalDescriptionWMapOrdinance

ORDINANCE NO. _____

**RIGHT OF WAY VACATION
WARREN FIELD PARK (File No. VAC-24-2)**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF APPROXIMATELY 0.31-ACRES OF RIGHT OF WAY RUNNING THROUGH WARREN FIELD PARK FOR AN UNNAMED ALLEY LYING WITHIN BLOCK 42 OF THE PLAT OF POST FALLS ALSO INCLUDING THAT PORTION LYING BETWEEN THE WEST LINE OF BLOCK 42 AND THE CENTERLINE OF VACATED GRANT STREET; PROVIDING FOR DISPOSITION OF THE RIGHT OF WAY; PROVIDING REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the City of Post Falls Parks Department, has petitioned the City to vacate the twenty-foot (20') right-of-way that runs through Warren Field Park as described herein; and

WHEREAS, on the 4th day of March 2025, the City Council conducted a public hearing to receive public comment on the proposed vacation of the subject rights of way;

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 generally located across Warren Filed Park between E. 1st Ave and E. 2nd Ave and N. Lincoln St. and N. Idaho St. is hereby vacated to the City of Post Falls.

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

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 right-of-way running through the middle of Warren Field Park. The property is legally described as:

A 0.31-acre parcel of land located in the Southeast Quarter of Section 3, Township 50 North, Range 5 West, Boise Meridian, Kootenai County more particularly described as follows:

All of the unnamed alley lying within Block 42 of the Plat of Post Falls recorded in Book C of Plats, Page 208 and that portion of said unnamed alley lying between the West line of Block 42 and the Centerline of vacated Grant Street and bounded on the North by the South line of Lot 10, Block 42 extended westerly to the centerline of vacated Grant Street and on the South by the North line of Lot 11, Block 42, as extended westerly to the centerline of vacated Grant Street.

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

ROW Vacation - Legal Description

A parcel of land located in The Plat of Post Falls recorded in Book C of Plats Page 208 in the Southeast Quarter of section 3, Township 50 North, Range 5 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho, more particularly described as follows:

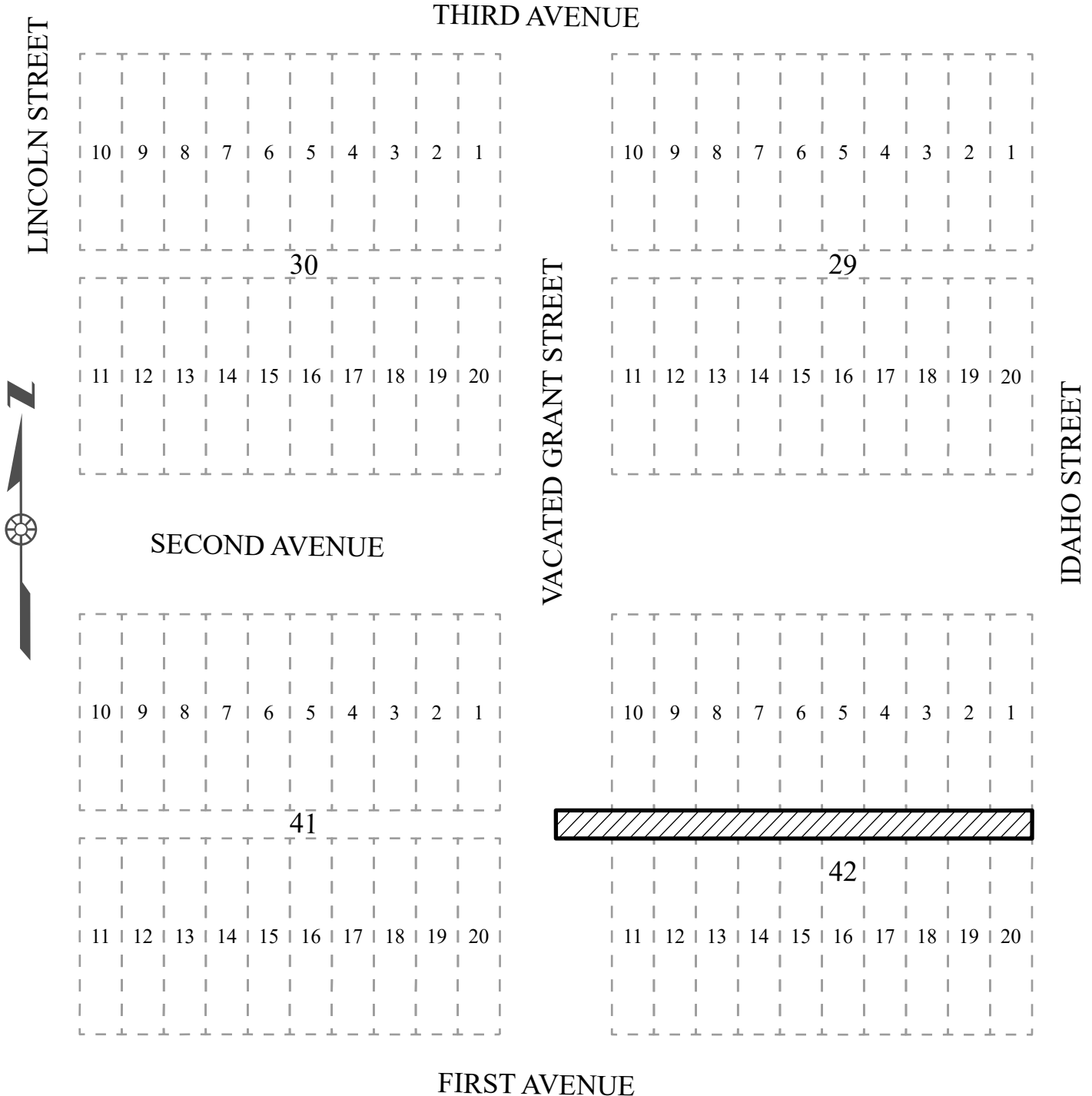
All the unnamed Alley lying within Block 42 of The Plat of Post Falls and that portion of said unnamed alley lying between the West line of Said Block 42 and the Centerline of Vacated Grant Street Bounded on the North by the South Line Lot 10 block 42 extended westerly to said vacated Grant Street centerline and on South by the North Line Lot 11 extended westerly to said vacated Grant Street centerline.

EXHIBIT A

UNNAMED ALLEY VACATION

BLOCK 42 POST FALLS ADDITION BOOK C PAGE 208

All the unnamed Alley lying within Block 42 of The Plat of Post Falls also including that portion of said unnamed alley lying between the West line of Said Block 42 and the Centerline of Vacated Grant Street Bounded on the North by the South Line Lot 10 block 42 extended westerly to said vacated centerline Grant Street and on South by the North Line Lot 11 extended westerly to said vacated centerline Grant Street Plat of Post Falls Book C Page 208



CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 12/2/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Ordinance - Painted Rock Annexation (ANNX-25-3)

ITEM AND RECOMMENDED ACTION:

This item is the annexation ordinance for the Painted Rock Annexation (ANNX-25-3), which was approved by the city council following a public hearing on August 19, 2025. Staff requests that the city council review and approve the corresponding ordinance. No presentation is planned on this item.

DISCUSSION:

On August 19, 2025, the city council held a public hearing to consider a request to annex approximately 4.67 acres and associated rights-of-way into the City of Post Falls with Medium Density Residential (R-2) zoning. The site is located at the northwest corner of the intersection of N. McGuire Rd. and W. Midway Ave. 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 October 7, 2025. On November 3, 2025, the Development and Annexation Agreement was approved by City Council. The attached ordinance is the legal document that, once recorded, annexes this property into the City of Post Falls.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

On November 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. Painted Rock Annexation Ordinance

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 4.67 ACRES LOCATED AT 2555 WEST MIDWAY 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 June 10, 2025, and the City Council on August 19, 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 Medium Density Residential (R-2) 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 Medium Density Residential (R-2). 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 4.67 acres and zoning the property Medium Density Residential (R-2). The property is located at 2555 W. Midway Avenue, Post Falls Idaho, and is legally described as:

That portion of land located in the Southeast Quarter of the Northeast Quarter of Section 32, Township 51 North, Range 5 West, Boise Meridian, Kootenai County more particularly described as follows;

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

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

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

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

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

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

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

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

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

PAINTED ROCK ANNEXATION LEGAL DESCRIPTION

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

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

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

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

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

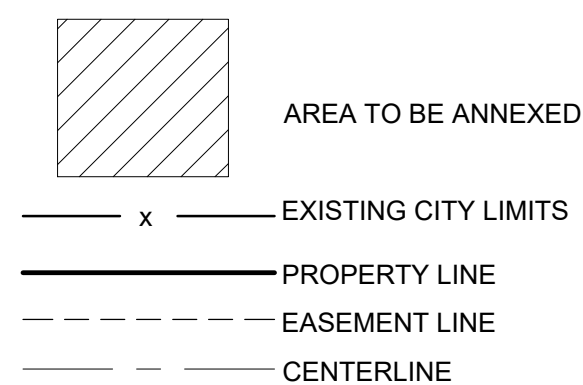
Thence leaving said North Right of Way line North 00°35'21" East a distance of 320.40 feet to found #4 rebar with a destroyed yellow plastic cap and the Northwest corner of the South half of said Tract 63;

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

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

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

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



Page 257 of 297

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 12/2/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Ordinance - Lingar Annexation Ordinance (ANNX-24-11)

ITEM AND RECOMMENDED ACTION:

This item is the annexation ordinance for the Lingar Annexation (ANNX-24-11), which was approved by the city council following a public hearing on August 19, 2025. Staff requests that the city council review and approve the corresponding ordinance. No presentation is planned on this item.

DISCUSSION:

On August 19, 2025, the city council held a public hearing to consider a request to annex approximately 4.973 acres and associated rights-of-way into the City of Post Falls with Medium Density Residential (R-2) zoning. The site is located 670' (.13 miles) west of the intersection of N. McGuire Rd. and W. Midway Ave. 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 October 7, 2025. On November 3, 2025, the Development and Annexation Agreement was approved by City Council. The attached ordinance is the legal document that, once recorded, annexes this property into the City of Post Falls.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

On November 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. Lingar Annexation Ordinance

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 4.97 ACRES LOCATED AT 2671 W. MIDWAY 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 April 8, 2025, and the City Council on August 19, 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 Medium Density Residential (R-2) 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 Medium Density Residential (R-2). 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 4.97 acres and zoning the property Medium Density Residential (R-2). The property is located at 2671 W. Midway Avenue, Post Falls Idaho, and is legally described as:

A parcel of land, located within the Southeast Quarter of the Northeast Quarter (SE⁴NE⁴) of Section 32, T.51N., R.5W., B.M., Kootenai County, State of Idaho, and being a portion of Tracts 61 and 62 of the Greenacres Irrigation District Plat No. 5 as recorded in Book 'B' of Plats, Page 70, records of Kootenai County, and being the same parcel as described per Warranty Deed, Inst. No. 2313948000, records of Kootenai County, and being described as a metes-and-bounds description as follows;

COMMENCING at the Quarter corner of said Section 32 and Section 33, monumented by a 1-inch iron pipe with a 2-inch aluminum cap stamped "PLS 4182 1991" and corner designation per CP&F Inst. No. 1231351, and being the centerline intersection of former 16th Avenue (now known as Midway Avenue) and McGuire Road, from which the Section corner of said Section 32 and Sections 33, 28, and 29, monumented by a 5/8-inch iron rod per CP&F Inst. No. 1231350 bears N00°34'54"W, a distance of 2,643.64';

Thence from said Quarter corner, along the section line and the centerline of said McGuire Road, N00°34'54"W, a distance of 20.00' to a calculated point being perpendicular from the southeast corner of Tract 64 of said Greenacres Irrigation District Plat No. 5 and the northwesterly right-of-way corner of said Midway Avenue and McGuire Road;

Thence departing said section line and said centerline, N89°28'12"W, a distance of 25.00' to said southeast corner of Tract 64 and said northwesterly right-of-way corner of Midway Avenue and McGuire Road, a calculated position;

Thence along the southerly-line of said Tract 64 and Tract 63 and the northerly right-of-way line of said Midway Avenue, N89°28'12"W, a distance of 635.36' to the southeast corner of said Tract 62, monumented by a 1/2-inch iron pipe with a yellow cap marked "RLS 4182", and being the **POINT OF BEGINNING**;

Thence departing said southerly tract line and said northerly right-of-way line, N00°33'40"W, a distance of 441.23' to a 1/2-inch iron pipe with a yellow cap marked "RLS 4182";

Thence N89°28'53"W, a distance of 450.20' to a 1/2-inch iron pipe with a yellow cap marked "RLS 4182";

Thence S00°32'25"E, a distance of 441.14' to a point on the southerly-line of Tract 61 and said northerly right-of-way line of Midway Avenue, said point monumented by a 1/2-inch iron pipe with a yellow cap marked "RLS 4182";

Thence continuing S00°32'25"E, a distance of 40.01' to a calculated point on the southerly right-of-way line of said Midway Avenue;

Thence along said southerly right-of-way line of Midway Avenue, S89°28'12"E, a distance of 450.38' to a calculated point;

Thence departing said southerly right-of-way line of Midway Avenue, N00°33'40"W, a distance of 40.01' to the **POINT OF BEGINNING**.

The 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 Description Metes-and-Bounds Legal Description

Kootenai County Parcel No. 0296032061AA and adjoining right-of-way of Midway Avenue

A parcel of land, located within the Southeast Quarter of the Northeast Quarter (SE⁴NE⁴) of Section 32, T.51N., R.5W., B.M., Kootenai County, State of Idaho, and being a portion of Tracts 61 and 62 of the Greenacres Irrigation District Plat No. 5 as recorded in Book 'B' of Plats, Page 70, records of Kootenai County, and being the same parcel as described per Warranty deed, Inst. No. 2313948000, records of Kootenai County, and being described as a metes-and-bounds description as follows;

COMMENCING at the Quarter corner of said Section 32 and Section 33, monumented by a 1-inch iron pipe with a 2-inch aluminum cap stamped "PLS 4182 1991" and corner designation per CP&F Inst. No. 1231351, and being the centerline intersection of former 16th Avenue (now known as Midway Avenue) and McGuire Road, from which the Section corner of said Section 32 and Sections 33, 28, and 29, monumented by a 5/8-inch iron rod per CP&F Inst. No. 1231350 bears N00°34'54"W, a distance of 2,643.64';

Thence from said Quarter corner, along the section line and the centerline of said McGuire Road, N00°34'54"W, a distance of 20.00' to a calculated point being perpendicular from the southeast corner of Tract 64 of said Greenacres Irrigation District Plat No. 5 and the northwesterly right-of-way corner of said Midway Avenue and McGuire Road;

Thence departing said section line and said centerline, N89°28'12"W, a distance of 25.00' to said southeast corner of Tract 64 and said northwesterly right-of-way corner of Midway Avenue and McGuire Road, a calculated position;

Thence along the southerly-line of said Tract 64 and Tract 63 and the northerly right-of-way line of said Midway Avenue, N89°28'12"W, a distance of 635.36' to the southeast corner of said Tract 62, monumented by a 1/2-inch iron pipe with a yellow cap marked "RLS 4182", and being the

POINT OF BEGINNING;

Thence departing said southerly tract line and said northerly right-of-way line and along the common line of Tracts 62 and 63, N00°33'40"W, a distance of 441.23' to a 1/2-inch iron pipe with a yellow cap marked "RLS 4182";

Thence departing said common tract line, N89°28'53"W, a distance of 450.20' to a 1/2-inch iron pipe with a yellow cap marked "RLS 4182";

Thence S00°32'25"E, a distance of 441.14' to a point on the southerly-line of Tract 61 and said northerly right-of-way line of Midway Avenue, said point monumented by a 1/2-inch iron pipe with a yellow cap marked "RLS 4182";

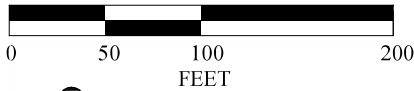
Thence continuing S00°32'25"E, a distance of 40.01' to a calculated point on the southerly right-of-way line of said Midway Avenue;

Thence along said southerly right-of-way line of Midway Avenue, S89°28'12"E, a distance of 450.38' to a calculated point;

Thence departing said southerly right-of-way line of Midway Avenue, N00°33'40"W, a distance of 40.01' to the **POINT OF BEGINNING**. The above description encloses an area of 4.97± acres.

The basis of bearing, all measurements and monument descriptions within the above description are per Record of Survey by David E. Schumann, RLS 4182, recorded 09/09/1991, under Inst. No. 1231348 and associated Corner Records also prepared by the same.

LINGAR ANNEXATION
PORTIONS OF TRACTS 61 & 62, GREENACRES IRR. PLAT No.5
AND ADJOINING MIDWAY AVENUE RIGHT-OF-WAY
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO



LEGEND

- FND. 1/2-INCH IRON PIPE & CAP "PLS 4182"
- ⊙ SET 5/8-INCH REBAR & CAP "PLS 17263"
- CALCULATED POINT

NOTE: BASIS OF BEARING, MEASUREMENTS AND MONUMENTS ARE PER RECORD OF SURVEY BY DAVID E. SCHUMANN, RLS 4182, REC'D 09/09/1991, UNDER INST. NO. 1231348

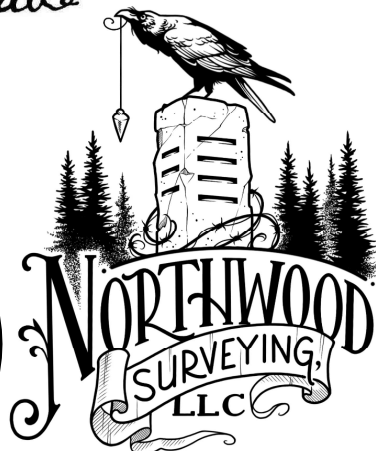
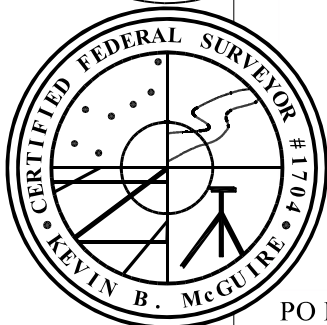
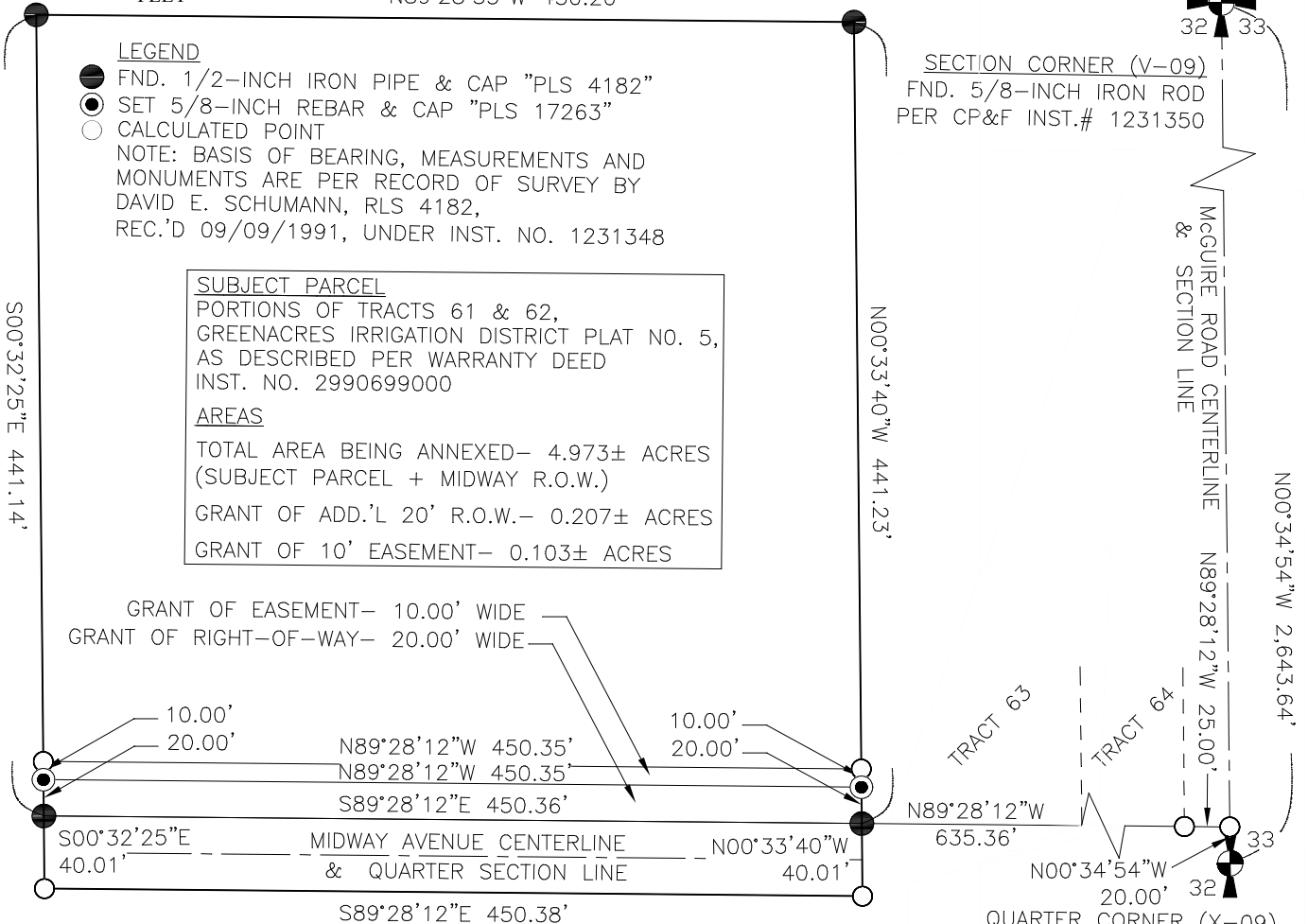
SUBJECT PARCEL

PORTIONS OF TRACTS 61 & 62,
 GREENACRES IRRIGATION DISTRICT PLAT NO. 5,
 AS DESCRIBED PER WARRANTY DEED
 INST. NO. 2990699000

AREAS

TOTAL AREA BEING ANNEXED— 4.973± ACRES
 (SUBJECT PARCEL + MIDWAY R.O.W.)
 GRANT OF ADD'L 20' R.O.W.— 0.207± ACRES
 GRANT OF 10' EASEMENT— 0.103± ACRES

GRANT OF EASEMENT— 10.00' WIDE
 GRANT OF RIGHT-OF-WAY— 20.00' WIDE



PO BOX 1891, POST FALLS, ID, 83877
 KEVIN@NORTHWOODSURVEYING.COM
 (208) 597-5026

S.	32				
T.	51 N.				
R.	5 W.				
M.	B.M.				

CLIENT: NORTH IDAHO REI TEAM, LLC

PROJECT: LINGAR ANNEXATION

PROJECT No.: 24-028

DATE: OCTOBER, 2025

SHEET No.: 1 OF 1



SECTION CORNER (V-09)
 FND. 5/8-INCH IRON ROD
 PER CP&F INST.# 1231350

MCGUIRE ROAD CENTERLINE
 & SECTION LINE

N00°34'54"W 2,643.64'

TRACT 63

TRACT 64

N89°28'12"W 635.36'

N00°34'54"W 20.00'

QUARTER CORNER (X-09)
 FND. 2-INCH ALUMINUM CAP
 STAMPED "PLS 4182 1991"
 PER CP&F INST.# 1231351

32



MCGUIRE ROAD CENTERLINE
 & SECTION LINE

N00°34'54"W 2,643.64'

TRACT 63

TRACT 64

N89°28'12"W 635.36'

N00°34'54"W 20.00'

QUARTER CORNER (X-09)
 FND. 2-INCH ALUMINUM CAP
 STAMPED "PLS 4182 1991"
 PER CP&F INST.# 1231351

32



MCGUIRE ROAD CENTERLINE
 & SECTION LINE

N00°34'54"W 2,643.64'

TRACT 63

TRACT 64

N89°28'12"W 635.36'

N00°34'54"W 20.00'

QUARTER CORNER (X-09)
 FND. 2-INCH ALUMINUM CAP
 STAMPED "PLS 4182 1991"
 PER CP&F INST.# 1231351

32

**CITY OF POST FALLS
AGENDA REPORT
ADMINISTRATIVE / STAFF REPORTS
MEETING DATE: 12/2/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Ross Junkin, Maintenance Manager
SUBJECT: 2025-2026 Snow Operations Plan Presentation

ITEM AND RECOMMENDED ACTION:

Staff will present the 2025-2026 Snow Operations Plan. No action is required on this item.

DISCUSSION:

N/A

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. 2025-26 Snow Operations Plan
2. 2025-26 Snow Operations report (002)

2025/2026 SNOW OPERATIONS PLAN

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Mission Statement

Our mission is to manage the snow and ice removal operation safely and efficiently for drivers, residents, and businesses who utilize the streets of Post Falls.

Background and Purpose

This document guides the snow operations efforts for public streets within the City of Post Falls. The purpose of this Snow and Ice Control Plan is both to provide the general public and City officials with an insight into the complexity of snow and ice control operations and to summarize procedures which are followed by City personnel.

Goals

The following goals guide the development and implementation of this plan.

- To provide reasonable driving conditions during winter conditions
- Expedient management of the most heavily traveled City Streets, enabling ongoing safe navigation for drivers, especially Public Safety personnel
- Use of plow gates to reduce driveway berms. Although we use gate mounted plows to reduce the size of berms in driveways, this operation is a lesser priority compared to plowing snow from city streets.

RESOURCES

Personnel

Snow Operations are conducted by various personnel in several departments throughout the City. Public Works Streets staff are generally responsible for clearing the public streets. Parks staff provide assistance and maintain City parking lots, sidewalks adjacent to City properties, paths. Public Work Utilities staff provide backup assistance and maintain City infrastructure access such as to wells, lift stations, the Water Reclamation Facility, and lift stations. During snow events, the following Public Works staff are available for snow operations above other priorities:

Public Works:

- (1) Maintenance Manager
- (1) Department Specialist
- (1) Streets Supervisor
- (3) Streets Leads
- (17) Streets Maintenance Worker Positions

Others:

The following staff are available to assist with Snow Operations when other priority job duties have been addressed:

- (4) Fleet Staff: 1 Supervisor & 3 Mechanics
(Currently only 1 of 3 mechanic positions are filled)
- (1) *Water Operator
- (2) *Water Reclamation Operators
- (1) Stormwater Technician

*Water and Water Reclamation Operators operating pickup plows used to clear Utilities facilities may be available on a case-by-case basis to assist operations.

Equipment

The following equipment is available for use in snow removal operations:

Quantity	Description
<i>DEDICATED DEICER EQUIPMENT</i>	
1	Deicer Truck – 2300-gallon tank
1	Deicer Truck – 500-gallon tank (Chevy 6500)
<i>PLOW EQUIPMENT</i>	
8	City Loaders each w/ gated plow
1	Plow Truck (5500 w/ plow) axle
4	Plow Truck – Single axle with sander
4	Plow Truck – Single axle with de-icer system
2	Plow Truck – Tandem axle with sander and wing plow
11	<i>Total Dump Truck Plows</i>
<i>ADDITIONAL EQUIPMENT</i>	
1	Backhoe
1	Skid steer with plow
1	Ice breaker attachment for dump truck/loader
	Walk behind Snowblowers (multiple)

Scheduling and Shifts

Shift	Scheduled Staff
Day Shift	10 Plow Operator positions
Night Shift	10 Plow Operator positions
Day Shift, Support	1 Supervisor, 3 Mechanic positions, 1 Department Specialist, 1 Street Supervisor

Day shifts begin at 6:00am, Monday – Friday. Night shifts begin at 6:00pm, Sunday night through Friday morning. Office staff shifts are 7:00am to 3:30, Monday – Friday.

At the discretion of the Maintenance Manager (or in his absence the shift supervisor) in cases where operations require more than 8-hour shifts, crews will extend the end-time of their shift up to 4 hours. For staff and citizen safety, Snow Operations staff will work a maximum of 12-hours per shift with at least a 10-hour rest period following a shift. Also, staff may work a maximum of 10 consecutive days. To accomplish this, when conditions require continuous operations, after 5 continuous days of operations, crews will begin a rotating 5-day schedule working four 12-hour days followed by one day off until conditions and operations permit a return to regular workdays. This may result in decreased service during extended operations.

If snow is forecast at the end of an 8-hour shift, the Maintenance Manager (or in his absence the shift supervisor) may extend the shift by 2 hours. If no snow has fallen, the shift will generally be ended at the 10-hour point.

Generally, night shifts will begin mid-December and continue through mid-March. This is subject to change based on weather forecasts and may be suspended during holiday weeks, if authorized by the Public Works Director.

Roles and Responsibilities

Public Works Director

Responsible for the overall operation of the Public Works Department, including snow operations. Provides updates to the Mayor and City Council and City Management.

Maintenance Manager

Oversees Snow Operations and Fleet operations, as well as coordination with other departments and entities. Monitors status and progress of Snow Operations. Monitors weather and road conditions. Makes crew scheduling decisions. Addresses escalated citizen concerns. Prioritizes work efforts.

Department Specialist

Fields phone calls, emails, and other feedback. Organizes information related to Snow Operations. Routes information to the Streets Supervisor, Maintenance Manager, Streets Leads, and Public Works Director as appropriate.

Streets Supervisor

Monitors status and progress of Snow Operations. Monitors weather and road conditions. Makes crew scheduling decisions. Oversees and directs crews, reviews field issues, coordinates efforts of Streets Staff with other assisting City Staff, assists in plowing effort as backup plow operator, backup deicer operator, operates pickup plow to address issues.

Streets Leads

Lead Plow Teams, operate snowplows or deicer equipment, oversee assigned shift and coordination with other staff in absence of Streets Supervisor

Operators

Operate equipment, monitor road conditions, escalate identified issues. (Includes Street Maintenance Workers and other staff assigned to Public Works Snow Operations, e.g. Stormwater Technician, Mechanic, etc.)

Fleet Mechanics

Maintain snow removal equipment and repair as needed on both day and night shift as necessary. As workload and priorities permit, assist in snow plowing operations or deicing operations as assigned by the Maintenance Manager.

PLOWING OPERATIONS

Priority 1 Streets

Priority 1 Streets generally consist of major and minor arterial road classifications. These streets are plowed first to provide emergency vehicles and the motoring public with passable main transportation networks through our city. To ensure these roads are cleared as quickly as possible, when the use of snow gates significantly slow operations, their use may be suspended. In these circumstances, snow gates will only be utilized for residential driveways.

Priority 2 Streets

Priority 2 Streets generally consist of major and minor collectors that provide access to schools, medical facilities, public facilities, etc. Plow operations along these routes will generally include the use of snow-gates to minimize berms placed in approaches and driveways.

Priority 3 Streets (residential zones)

Priority 3 Streets generally consist of all other roads within the City. These areas will be plowed after Priority 1 and 2 areas are sufficiently plowed. Priority 3 streets mainly consist of neighborhoods, including cul-de-sacs. Plow operations along these routes will include the use of snow-gates to minimize snow berms placed in approaches and driveways (alleys do not receive winter maintenance).

Priority 3 - PLAN A: (City divided into 5 zones)

Plan A (see map) consists of five, 2-man teams of plow operators working in five sections throughout the city. This plan allows for more operators to be plowing than plan B. Plan A can only be implemented if most of the plow operator positions in the Street Division are filled.

Priority 3 - PLAN B: (City divided into 4 zones)

If staffing levels are not adequate to plow Priority 3 sections according to plan A, the Streets Division will revert to plan B. Plan B is what the city previously used to plow its streets. Plan B divides the city's residential areas into four zones. Plan B consists of four, 2-man teams of plow operators working in four zones throughout the city. (see map)

Deicer Routes

Deicer routes generally consist of the combination of Priority 1 and Priority 2 streets (see map)

Snow Event Sequence

Generally, snow operations will escalate and de-escalate along the operational conditions described below.

Plowing Direction

Generally, plow operators will plow streets with the direction of traffic. To do otherwise is a safety risk to the operator as well as others using our city's rights-of-way.

Regular Operations

Roadways under this condition are not covered in ice or snow and may be wet or dry. During this condition, supervisors will monitor the streets, particularly if road surfaces are wet, to determine when freezing might occur. Monitoring activities used will consist primarily of monitoring weather forecasts, temperature, moisture conditions and actual conditions of the roadway.

De-icing Operations

This operation is a vital tool for the City of Post Falls snow and ice operations. Our City applies Magnesium Chloride onto street surfaces prior to expected icy conditions or during freezing conditions. This operation involves crews applying de-icer to the City's planned route. At the discretion of staff, de-icer may be applied in other areas as necessary.

Deicing operations will continue until the de-icing route is complete or conditions change. In all other operational conditions, de-icing of localized ice or compact snow may occur at the discretion of Street Leads, the Street Supervisor, or the Maintenance Manager. Staff operating equipment with de-icing equipment may also de-ice areas in need of attention, at their discretion.

Sanding Operations

When temperatures drop to the point that Magnesium Chloride deicer is no longer effective, sand will be used to provide traction on roadways. Sanding is generally completed in conjunction with plowing. Sanding alone is conducted when roads are icy, or plowing is ineffective on snow-packed roads. Once operations have begun, sanding will continue until the selected streets have been completed. Depending on the weather conditions, priority 1

and 2 streets may receive multiple applications along with other high use intersections or streets with inclines. All sand that the city uses is stored at the Post Fall Highway District facility on Seltice Way. The city does not currently store sand onsite.

Salt Operations

A certain amount of salt (as budgets allow) is stockpiled undercover at the Street operations yard. Primarily, salt will be used to melt/soften snow and ice in our most problematic areas (hills, roundabouts, intersections).

Snow Drift Operations

This condition occurs when snow drifts are rapidly forming in a way which blocks traffic on a road. The primary response to this condition will be to mobilize any staff and equipment available but not actively plowing elsewhere. This may include support from other departments or staff on shift beyond the minimum staffing requirements.

If no additional staff or equipment are available, crews will be diverted from their current assignments to clear the drifts. Generally, crews in lower priority routes will be diverted first but this will depend on the circumstances at the time. The decision to remove drifts will be made by the Maintenance Manager or his designee

Minor Snow Event

Generally, the City does not begin plowing streets until there is two to four (2-4") inches of accumulation of snow on the roadway.

Resources will be committed to Priority 1 streets first. Only after Priority 1 streets are cleared will available resources be shifted to Priority 2 streets. Similarly, the same resources will be used to serve Priority 3 streets only after goals have been met on Priority 1 and 2 streets.

Priority 1 - Major and Minor Arterial Streets.

Generally cleared within 24 hours after the end of the storm.

Priority 2 – Generally consists of major and minor collectors and other roads accessing schools, medical facilities, public facilities, etc. Generally cleared within 24-48 hours after the end of the storm.

Priority 3 – Generally, Priority 3 streets will not be plowed for a minor event.

Moderate to Heavy Snow Event

Generally, four plus (4"+) inches accumulation of snow on the roadway.

Resources will be committed to Priority 1 streets first. Only after Priority 1 streets are cleared will available resources be shifted to Priority 2 streets. Similarly, the same resources will be used to serve Priority 3 streets only after goals have been met on Priority 1 and 2 streets.

Priority 1 - Major and Minor Arterial Streets.

Generally cleared within 24 hours after the end of the storm.

Priority 2 – Generally consists of major and minor collectors and other roads accessing schools, medical facilities, public facilities, etc.

Generally cleared within 24-48 hours after the end of the storm.

Priority 3 - All Other Non-Priority 1 and 2 Streets. Priority 3 streets addressed only after goals have been met on Priority 1 and 2 streets.

Generally cleared within 72 hours after the end of the storm.

Cleanup Operations

This operation begins when roads have been cleared but snow berms, snow floor, ice, or other conditions require attention in specific areas of the City.

In cleanup operations, crews will generally work 8-hour shifts. Weekend or overtime work may be authorized by the Maintenance Manager, but needs will be weighed against the additional costs.

During the snow event, a list of cleanup tasks will be developed. This list will be prioritized by the Maintenance Manager or his designee(s) and issues will be addressed during Cleanup Operations, generally on the highest priority roads first. Activities may involve re-plowing areas previously unable to be plowed (due to parked cars for example), pushing back snowbanks, breaking up of and removal of snow/ice floor, hauling of snow from congested areas, or other activities as needed.

Cleanup Operations will continue until no longer needed or until plowing operations are again called for.

Snow Gate Approach

The City has eight loaders equipped with snow gates available for operations. The snow gates help to reduce the snow berm size that would otherwise be left in front of driveways. They work well in light, powdery snow; however they do not work well in wet, heavy snow conditions. At the discretion of the Public Works Director, or Maintenance Manager in his absence, streets may be plowed in all quadrants without the use of gates. This effort will clear the traveled section of the streets but will not be curb-to-curb. Following completion of a quadrant in which gates were not used, operators will return to each quadrant during cleanup operations to plow the remainder of the road and removing driveway berms as best as possible, which have not been cleared by residents.

If a gate-equipped loader is out of service, Priority 2 and 3 streets will be plowed in one or more quadrants without the use of gates. If conditions permit, operators will return during cleanup operations and attempt to address driveways.

Operators will endeavor to use gates to avoid creating large berms in driveways. However, operators are generally not able to avoid creating berms in front of mailboxes, fire hydrants, etc.

Also, at the discretion of the Public Works Director, or Maintenance Manager in his absence, gates may be used only for residential driveways on arterials, if plowing all driveways is significantly delaying the removal of snow from high priority streets.

Cul-De-Sacs & Knuckles

City plow operators will plow/pile snow within cul-de-sacs and knuckles to their center. If an operator arrives onsite to find an obstacle (vehicle, trailer, etc.) in the cul-de-sac or knuckle, they may not plow that location at that time. Individual driver discretion will be used to plow these locations. These areas are difficult to plow and the risk of damaging a vehicle or other obstacle is high.

Alleys

The City does not plow alleys.

Sidewalks

City staff maintain sidewalks adjacent to City owned properties throughout the City. Parks staff generally mobilizes as soon as possible to clear sidewalks in front of parks as well as trails. In areas where sidewalks will not be maintained by City Crews, Operators will do their best to avoid plowing snow onto the sidewalk. Reasonable efforts will be made to keep ADA approaches to sidewalks open for pedestrian access.

Obstacles

When staff encounter obstacles, which prevent plowing a street, the following procedure will be used:

1. For Priority 1 and Priority 2 routes:
 - a. Take photo if possible
 - b. Contact Streets Division Office Staff
 - c. Contact Police to request assistance if necessary
 - d. When obstacle has been cleared, plow as soon as practical
2. For Priority 3 Routes:
 - a. Take photo, if possible,
 - b. Contact Streets Division Office Staff
 - c. Contact Police/Code Enforcement to request assistance as necessary
 - d. Add street to Cleanup Operations list
 - e. Plow during Cleanup Operations

When Streets Division Office Staff are available, they will coordinate these issues with the Police Department.

City Facilities

City Facilities such as the City Hall parking lot, the Police Station parking lot, and other City lots are maintained by multiple City Departments. Public Works Street Division plow operators are expected to focus on street-related snow removal.

COMMUNICATIONS

Communications Status

City Staff will publish the following information on using the City's social media platforms:

- Operational status and time initiated
- Progress through quadrants and time updates

Contacting City Staff

Public Works Staff may be contacted in any of the methods listed below. Requests will be consolidated prioritized by the Maintenance Manager and addressed during Cleanup or Regular operations, regardless of the method of communication. Suggestions for future Snow Operations Plans may be submitted through any of the methods below.

Online Request/Feedback Form: <https://www.postfalls.gov/242/Snow-Response-Operations>

Streets Division: 208-773-1722
Post Falls City Hall: 208-773-3511
Police Department: 208-773-3517

News Media

New Media covering snow events should contact the City's Public Information Officer (PIO) via the methods listed below. The PIO will communicate ongoing snow control operations with the public and media through social media.

Phone: 208-457-3341
Email: MediaCenter@postfalls.gov

ORDINANCES

The following ordinance applies to plowing snow into the streets and to parking:

Snow Removal

10.48.010: REMOVAL OF SNOW AND ICE FROM SIDEWALKS:

Every owner or lessee of real property abutting a sidewalk must remove any snow, slush, or ice that accumulates on the sidewalk or pedestrian path, including curb ramps, abutting their property within forty-eight (48) hours following any storm causing the accumulation of snow, slush, or ice or within twenty-four (24) hours after receiving an official warning from the City requiring that the snow, slush, or ice be removed.

10.48.020: PLACING SNOW ON PUBLIC PROPERTY:

No owner or lessee of real property, or operator of snow removal equipment on private property, may remove snow, slush, or ice from private property and place it in any manner on public property or streets or around fire hydrants.

10.48.030: PLACING DIRT OR DEBRIS ON PUBLIC PROPERTY:

No person may place sand, salt, gravel, deicer, or similar materials on public streets without obtaining the written permission of the City's Public Works Director.

Parking

Municipal Code 10.20.050:

No vehicle, including major recreational vehicles or equipment, shall be parked continuously at the same location or combination of locations within the same block on any public street or public alley on any public street or alley in the city for more than twenty-four (24) hours. For the purpose of this chapter, "major recreational vehicles and equipment" are defined as including, but not limited to, boats and boat trailers, pickup campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, and tent trailers. (Ord. 1201, 2010)

2025-2026 Snow Operations Update

Ross Junkin

Maintenance Manager
Public Works



Overview

- ❖ Staffing
- ❖ Equipment
- ❖ Previous Winter totals
- ❖ Changes to '25-26 plan
- ❖ Challenges
- ❖ Winter plowing outreach
- ❖ Closing



Staffing

- ❖ 20 FTE plow operators
- ❖ 1 Department Specialist
- ❖ 1 Streets Supervisor
- ❖ 1 Manager
- ❖ 3 Fleet Mechanics
- ❖ 1 Fleet Supervisor



Equipment

- ❖ 10 Total Dump Truck Plows
- ❖ 5 yrs ago: average age (2003)
- ❖ Today's average age (2020)
- ❖ 5 De-icer units
- ❖ 5 Sanders
- ❖ 8 City owned loaders w/ gates



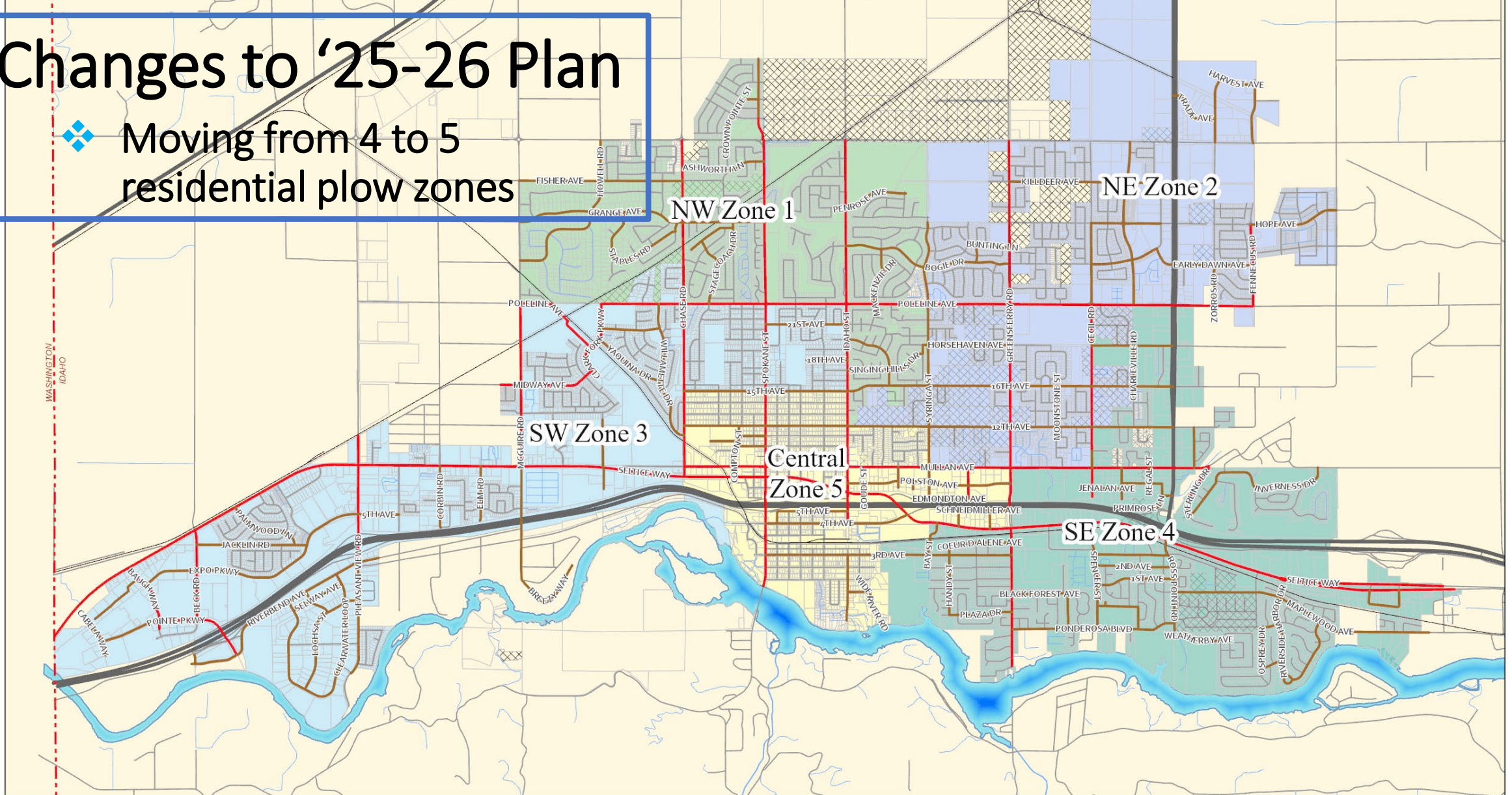
Last winter totals

- ❖ 2024: 4 Plowable winter storms (1 - Residential plow)
- ❖ Anti-icer: 63K gallons applied last season
- ❖ Ice Slicer (salt)
 - ❖ ~300 tons used last season
 - ❖ 700 tons stockpiled for this year



Changes to '25-26 Plan

- ❖ Moving from 4 to 5 residential plow zones



Snow Removal Priority

Disclaimer:
The information contained in this map is intended for reference purposes only, please check with the Streets Departments to verify current status of the information contained herein.

0 0.25 0.5 1
Miles



- | | | | |
|---------------|------------------|---------|--------------|
| City Boundary | Priority 2 | NE Zone | SW Zone |
| Infill Areas | Public Roadways | NW Zone | Central Zone |
| Priority 1 | Private Roadways | SE Zone | |

CITY OF POST FALLS

408 N Spokane St, Post Falls Idaho, 83854
Phone (208) 773-3511 Toll Free: (888) 925-9961

<http://www.postfallsidaho.org>

Map Date: 11/3/2025 Page 282 of 297

Challenges

- ❖ Planning and staffing
- ❖ Plow Gates – takes time
- ❖ Priority streets first
- ❖ Mailboxes, trees, hoops & vehicles
- ❖ Round-about



Outreach



KNOW YOUR SNOW RESPONSIBILITY

Clearing snow is a mutual project between the City of Post Falls and our residents. Knowing your snow responsibility for clearing or removing snow will make for a safe winter season for all of Post Falls.

STREETS



City Streets and Roadways are the responsibility of the City of Post Falls Streets Department. They are cleared in the following order:

- Priority 1 Routes
- Priority 2 Routes
- Residential Streets

SIDEWALKS



It is the responsibility of the property owner to clear their driveway and sidewalk bordering their property. Snow from sidewalks and driveways cannot be placed in the streets per City Code.

MAILBOXES



Mailboxes are the responsibility of the person(s) that receive mail at that location. Contact USPS for recommendations on what needs to be cleared.

OTHER CONSIDERATIONS

- It is recommended that vehicles be parked off of the street during a snow event. If your vehicle is plowed in, it is the vehicle owners responsibility to clear the snow.
- Basketball hoops that are in the street or that hang over into the street must be moved to avoid disrupting plow operations.
- Sign up for **Post Falls Alerts** to get snow operation updates. We also share updates on Facebook and on the City's website at postfalls.gov.

Scan the QR Code for more information including maps, contact information & the Snow Operations Plan





Winter Operations Plan

Maintaining City streets during snow & ice events can be very challenging. Our mission is to manage the snow and ice removal operation safely and efficiently for drivers, residents, and businesses of the City. Plowing the City's streets is a big job, our goal is to do this in the most cost-effective manner while still maintaining a high level of service.

Snow routes are typically prioritized based on traffic volumes as well as emergency service needs.

The City continues to use Snow Gates on our loader plows to minimize driveway berms. Snow gates do not eliminate driveway berms, but they do help to reduce them. Unfortunately, using these gates at driveways can leave snow in front of mailboxes.



PLOWING

The City of Post Falls puts our Snow Plowing Operations into motion when snow accumulations reach at least 2" on Priority 1 & 2 routes (Arterials and neighborhood collectors).

Priority 3 (residential) routes do not begin until Priority 1 & 2 routes are completed and sustainable. Plows typically begin neighborhood operations once there is 4"+ of snow on the roadways.

If, however the Priority 1 & 2 routes need more attention due to continued snowfall, crews will pull out of neighborhood zones and return to Priority 1 and 2 routes. Crews will resume plowing neighborhoods as soon as feasible.



SAND, SALT & DE-ICER

What, When & How

The City uses Magnesium Chloride as a pre-treatment, or "de-icer". Mag is typically applied on priority routes and major intersections in preparation for icy conditions.

When temperatures fall too far for Mag to be effective, Sand will be spread at major intersections as icy conditions are identified.

Salt is also a tool the City uses as part of our snow removal operations and will be applied as conditions are appropriate.

Paint-a-Plow



In closing

- ❖ Our Team continues to gain experience
- ❖ We take pride in our plowing our streets
- ❖ We operate within our Snow Operation Plan
- ❖ We take calls and concerns seriously
- ❖ We truly care about the safety of those who drive our streets

Contact info for Snow Operations:

- 208-773-1722 (Live person - Days)
- snowissues@postfalls.gov

Questions?

CITY OF POST FALLS
AGENDA REPORT
ADMINISTRATIVE / STAFF REPORTS
MEETING DATE: 12/2/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Seale, Community Development Director

SUBJECT: Duck Regulations

ITEM AND RECOMMENDED ACTION:

Duck Regulations

DISCUSSION:

Staff will provide a brief update regarding duck regulations in response to Councilor Steigleder's question at the last council meeting. This issue has not been discussed by council, but a citizen comment was received at a recent Planning Commission meeting requesting that ducks be regulated more like chickens. The minutes of that meeting are attached. Currently, ducks are regulated like rabbits, geese, and other farm animals. Up to 10 ducks are allowed on lots of at least one acre. Up to 10 chickens are allowed on smaller lots with requirements for the location of the chicken coop and keeping the area clean. Planning staff has briefly reviewed the request to determine if ducks can be regulated more like chickens. Ducks generally require a larger area, are messier, and require access to clean water for bathing to remain healthy. However, these concerns may be able to be accommodated on smaller lots.

Staff is looking for direction from the council regarding whether this is something the council would like to consider.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. 2025-09-09 Minutes_Signed



**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

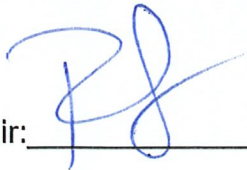
Commissioners requested staff evaluate several items during the ongoing subdivision code update process:

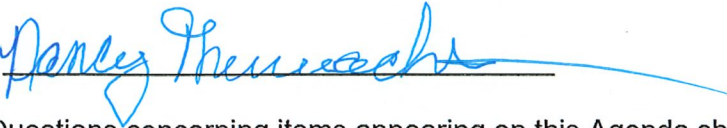
1. HOA Financial Responsibility: Commissioners expressed concerns over the lack of capital repair and replacement funding in HOA's and requested staff explore ways to address this in the subdivision code.
2. Livestock Zoning Consistency: Commissioners asked staff to review the code's treatment of ducks 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