



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**January 13, 2026
5:30 PM**

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

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

- a. National Rubber Ducky Day

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

2. CITIZEN ISSUES

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

Commission cannot take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Prairie Medical Zone Change File No. ZC-25-2
- b. Prairie Avenue Annexation File No. ANNX-25-5

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

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

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

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

**CITY OF POST FALLS
STAFF REPORT**

DATE: DECEMBER 26, 2025
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JUSTIN SAUDER, ASSOCIATE PLANNER • jsauder@postfalls.gov / 208-457-3336
SUBJECT: STAFF REPORT FOR THE JANUARY 13, 2026, P&Z COMMISSION MEETING
PRAIRIE MEDICAL ZONE CHANGE ZC-25-2

INTRODUCTION:

OAC Service, Inc., on behalf of Kootenai Health, representing North Idaho Healthcare Holdings, LLC, is requesting approval to rezone approximately 30.88-acres from Community Commercial Services (CCS) to Community Commercial Mixed (CCM) per Exhibit A-2. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Number: Prairie Medical Zone Change File No. ZC-25-2

Owners: Kootenai Health, Kootenai Health Way, Coeur d’Alene, ID 83814

Applicant: OAC Services, 2200 1st Avenue S., Suite 200, Seattle, WA 98022

Project Description: Rezone approximately 30.88-acres from CCS to CCM.

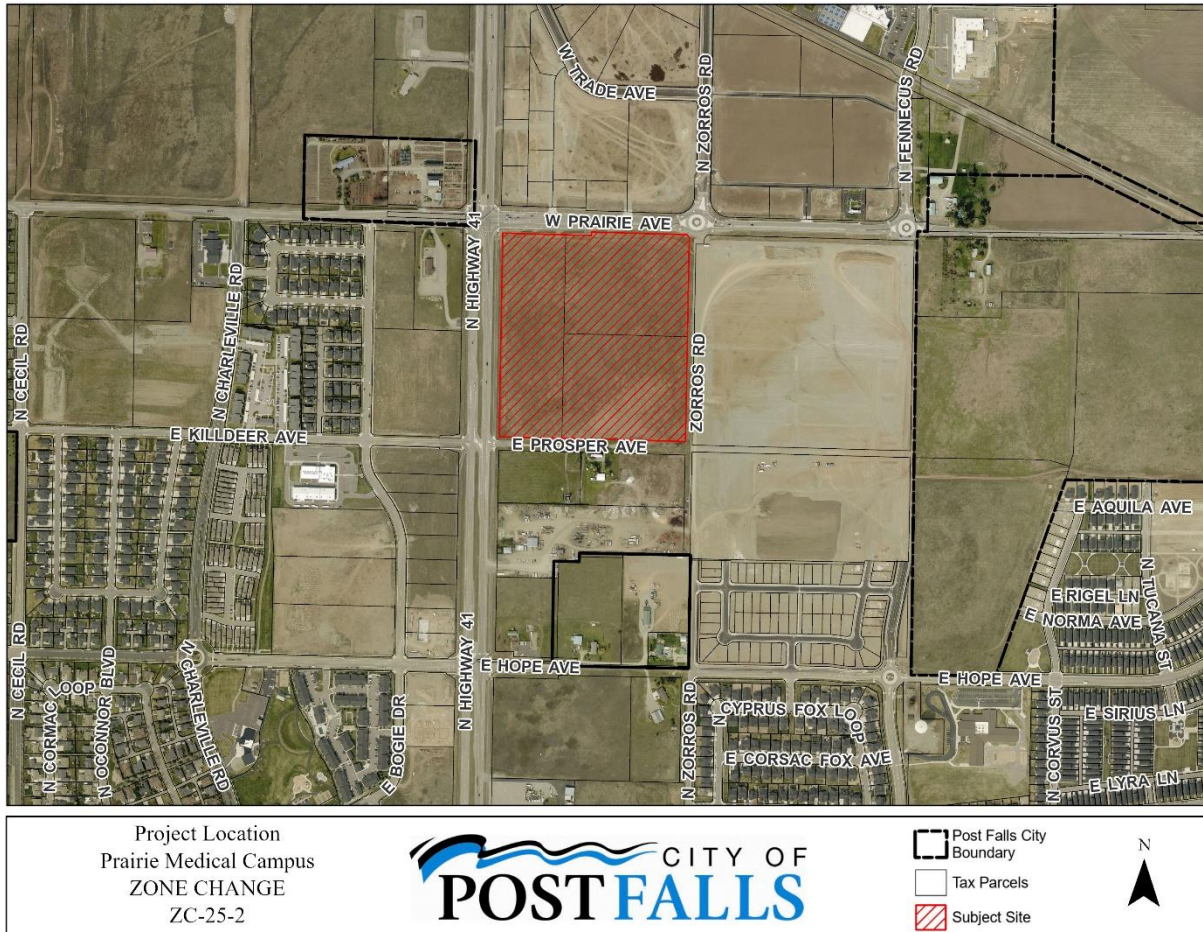
Project Location: The properties are generally located on the southeast corner of West Prairie Avenue and Highway 41.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: The subject site consists of three parcels that are currently vacant. The land to the north across West Prairie Avenue is currently mainly vacant as well. However, the site is being developed with commercial uses in the Prairie Crossing development. A single-family subdivision is being

constructed to the east as part of the Foxtail subdivision. Directly to the south is a single-family home and to the west across Highway 41 is a church and vacant land.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

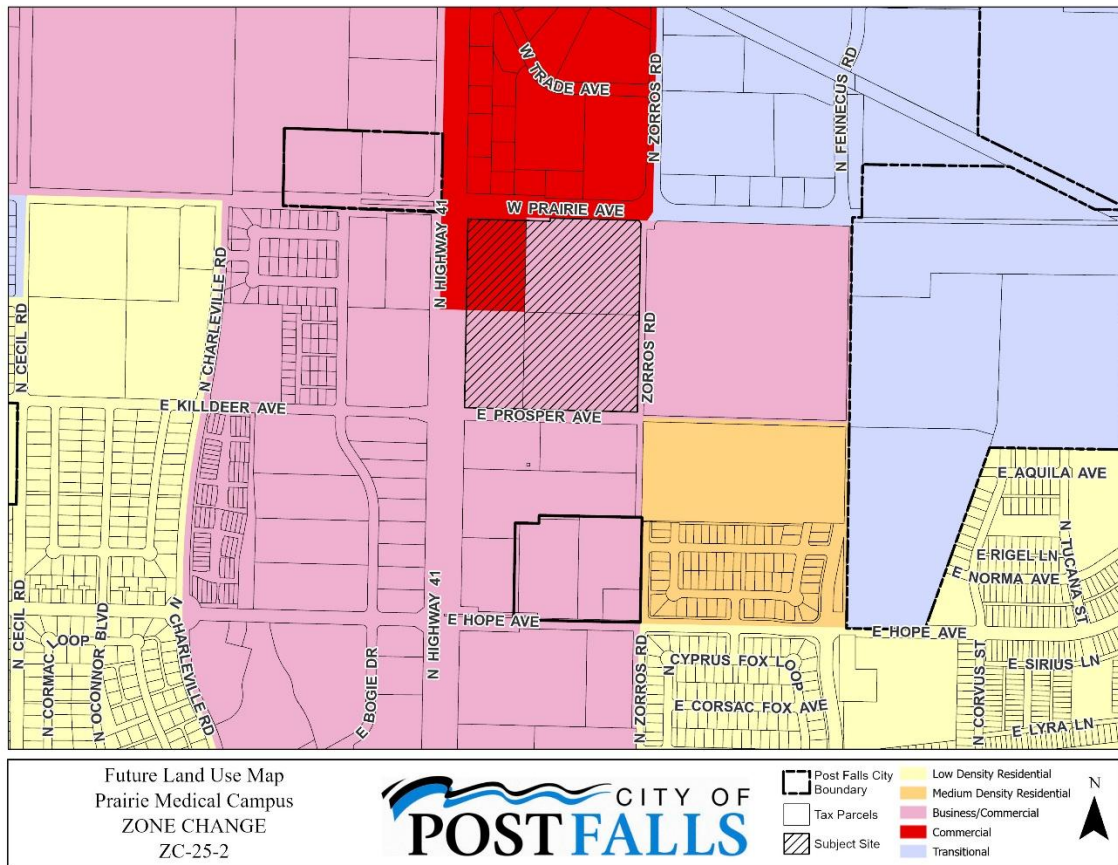
The following section provides the staff analysis pertaining to the application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria provides the 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 designations of both **Business/Commercial** and **Commercial**. The majority of the site is within the Business/Commercial land use designation while the northwest corner of the project site is within the Commercial land use designation (See Following Image). Both the land use designations provide for a wide variety of general service, retail, professional office, light industrial, artisan

manufacturing and mixed-uses that serve local and regional residents as well as the traveling public. The Commercial land use designation generally applies to regional and community shopping centers and professional office developments located along major arterial streets. The **CCM** zone is an implementing zoning district for both land use designations. The properties to the south, west, and east are all within the Business/Commercial land use designation and the property to the north is within the Commercial land use designation.



The proposed zone change is located within the 41 North Focus Area, which states the following:

The Highway 41 corridor promises to rival Seltice in terms of importance as a retail, mixed-use residential, and services district. The 2016 Highway 41 Corridor Master Plan calls for the creation of "collector" and "backage roads" parallel to 41 to aid the corridor's suitability for mixed-use development. These, the plan envisions, will allow regional retail, residential and service uses to coexist, reducing reliance on large parking lots with direct access to highway lanes and easing the transition between the highway and lower-intensity residential development expected to occur to the east and west. Residential development has been predominant in recent years, and with some forecasts estimating as many as 30,000 new residents in this area by 2040, it's a trend that's likely to continue. Such growth is expected to spur commercial uses adjacent to the highway, especially at stop-controlled intersections. Post Falls recently annexed additional lands for a planned technology park to be located near the northwest corner of Highway 41 and Prairie Avenue. This feature is expected to help diversify land uses and boost demand for commercial services. This area should focus provisions for commercial uses along arterial/collector streets where traffic volumes exceed 4,000 vehicles per day.

Staff Comment: The applicant intends to develop the 30-acre site in multiple phases with the Prairie Medical Campus. The medical campus would include a hospital with a bed tower that is planned to be taller than the maximum allowable height of 45 feet within the CCS zone. The requested zone change to CCM would allow the hospital bed tower to exceed 45 feet, up to a maximum of 105 feet.

The requested zone change is consistent with the Future Land Use Map because there are other properties within the immediate vicinity and adjacent to the subject site that are within the Business/Commercial and Commercial Future Land Use Designations. The applicant is requesting to rezone the subject property from CCS to CCM, and both zones are implementing zone districts per the focus area. The CCM zone should be applied in areas primarily located near arterial and collector streets to support commercial, residential, professional office, and civic uses that support an accessible work, live, and shop environment. This zone targets high-traffic corridors with existing infrastructure such as Highway 41 and Prairie Avenue to facilitate large-scale development such as a medical campus.

The 41 North focus area also seeks to provide regional uses along major transit corridors such as Highway 41. The future Prairie Medical campus would support the residents in the immediate vicinity as well as on a regional scale for the entire City due to its location on Highway 41.

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

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

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

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base within City limits. The zone change may contribute to a resilient economy in Post Falls by providing the opportunity for a new employment center to be developed. Hospitals create a variety of employment opportunities that contribute to the economic diversity and long-term prosperity of the City and may attract related business such as medical suppliers, pharmacies, and wellness services, boosting the local economy. A medical campus may also attract additional residential development and growth of nearby commercial areas. Furthermore, the commercial and medical uses along Highway 41 will require diverse residential developments nearby to complement their developments to sustain this goal.

Goal 2: Maintain and improve the provision of high-quality, affordable and efficient community services in Post Falls.

This goal anchors the need for the City of Post Falls to consider the long-term cost implications and benefits of choices including land use, transportation investments, parks and recreational services, as well as other types of infrastructure – maintaining efficiency and accountability for the community it serves. It may benefit the city to rezone the subject site CCM because it would

allow the development of a hospital, which is an essential community service. Development of a hospital would also enhance emergency response capabilities and reduce travel time for residents seeking medical services.

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

The requested zone change would support community needs and the City's long-term sustainability by allowing for the development of a medical campus and hospital is considered a community need as an essential service. The zone change may also contribute to the long-term sustainability of the City by providing the opportunity for a use that would be a major benefit to the City as it continues to grow.

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: The zone change may contribute to the long-term fiscal health of the community by providing an opportunity for a new employment center, as well as additional related businesses. In addition, expanding the employment base in Post Falls may also attract additional growth as businesses are attracted to areas with an educated, skilled, and available workforce.

- Maintain and enhance resident quality of life.

Staff Comment: The zone change may enhance the quality of life for residents by providing an area that can be developed with a medical campus that would give residents access to a variety of medical services

- 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 site is currently vacant but with the zone change is intended to be developed as a medical campus. The site is adjacent to properties within the

Business/Commercial and Commercial land use designations which is consistent with the requested CCM zone. The request of CCM zoning would also be compatible with the surrounding properties because the site is adjacent to property that is zoned CCS to the north, south, and west, and CCM to the west and to the northeast. There are also medical uses currently being constructed to the northeast of the subject site. As such, the proposed zone and the intended uses on site would be compatible with surrounding land uses. Furthermore, the residential community to the east will be separated by Zorros Road, additionally these residences would be in close proximity to an essential service.

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer for the site is located at the intersection of Prosper Ave and SH 41. Sewer flow from this site would discharge to the 12th Avenue Lift Station, which has current capacity to service the site at the requested zoning. The City has started and is continuing the implementation of the 12th Avenue Force Main project that is necessary to meet long term sewer needs in the 12th Avenue Lift Stations Service Area. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service, and the City is willing to serve to the property at the requested density.

Existing capacity is not a guarantee of future service.

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

The Site is within the Ross Point Water District.

- Existing and future traffic patterns.

Staff Comment: The property's is located at the southeast corner of SH 41 and Prairie Avenue. With future development it will be bounded by Zorros Road to the east and Prosper Avenue to the south.

Prairie Avenue and SH41 are classified as a Principal Arterial Roadways and Critical Arterial Corridors. Prairie Avenue will be widening to the full paved width in 2026 or 2027 with the Post Falls Highway Districts Prairie Avenue Widening Project. Prosper Avenue and Zorros Road are classified as Minor Collector roadways. When constructed, the adjoining roadways will have the capacity to accommodate projected traffic volumes for the surrounding land uses.

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

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

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

Staff Comment: This site may be considered infill development as the area to the south and west across Highway 41 is already developed, and the areas to the north, east and northeast are all currently being developed. The CCM zone and the medical campus would be compatible with the commercial uses being

developed to the north and the medical uses being developed to the northeast.

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

Staff Comment: The zone change may allow the site to be developed more expeditiously, which would assist in securing rights-of-way for adjacent street improvements to be developed along Prairie Avenue, Zorros Road and Prosper Avenue.

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

Staff Comment: The zone change may allow the site to be developed which would include improvements such as side walks and trails to improve pedestrian connectivity in the area.

Policy 27: Work to improve street connectivity in all areas of Post Falls, improving walkability, public health and safety, and transportation efficiency.

Staff Comment: This policy is addressed in the staff comments for Policy 24 and Policy 26.

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 84: Expand the number of local living-wage jobs, enabling more residents to live and work in Post Falls.

Staff Comment: The proposed zone change may expand the number of local living-wage jobs by providing a new employment center with living-wage jobs at the 30-acre medical campus.

Policy 86: With the local businesses community, work to enhance, sustain and diversify the local economic base by:

- Supporting opportunities related to business "campus" and mixed-use models.

- Attracting new businesses and clean industry.

Staff Comment: The zone change would allow for the opportunity to expand medical services and jobs within a medical campus at the project site.

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
Union Pacific Rail Road		

PUBLIC PROCESS: Notice of the proposed zone change was mailed to property owners within 300 feet of the proposed project on December 22, 2025, and the property was posted on December 23, 2025. Notice was sent to appropriate jurisdictions and published in the Coeur d’Alene Press on December 26, 2025.

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

FINDINGS & CONCLUSIONS: The Planning & Zoning Commission should adopt Findings and Conclusions when forming a reasoned decision. The Commission may adopt additional conditions from review of the application or from discussion at the Commission meeting.

ATTACHMENTS:

Applicant Exhibits:

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

Staff Exhibits:

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



Record No: ZC-25-2

Zone Change (Map Amendment)

Status: Active

Submitted On: 10/3/2025

Applicant

Derek Rae
 425-503-8939
 drae@oacsvcs.com
 2200 1st Ave S
Ste. 200
Seattle, WA 98134

Applicant Information

Applicant Type*

Agent

Applicant Name*

Derek Rae

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4255038939

Email*

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Address*

2200 1st Ave S., Ste 200

City, State & Zip Code

Seattle, WA 98022

Owner Information

Name*

Collin Furukawa

Company

Kootenai Health

Phone*

208-625-4319

Email*

cfurukawa@kh.org

Address*

2003 Kootenai Health Way

City, State & Zip Code

Coeur d'Alene, ID 83814

Amendment Information

New Field

Description of Project/Reason for Request*

Would like to modify existing CCS - Community Commercial Services zoning to CCM - Community Commercial Mixed zoning for three parcels boarding W. Prairie Ave. and HWY 41 to allow for future Kootenai Health hospital patient tower.

Tax Parcel Number

TAX#21339 EX RW IN TR 8, TAX#21341 EX RW IN TR 9, TAX#21338 EX RW IN TRS 7 & 8, TAX#21340 EX RW IN TRS 9 & 10 BLK 30 PF TECH URD 2018 3051N04W

Existing Zoning

Community Commercial Services

Adjacent Zoning

CCM - Community Commercial Mixed, CCS - Community Commercial Services, and R-1 - Single-Family Residential

Current Land Use

Commercial/Industrial

Adjacent Land Use

Commercial/Industrial and Rural Land/Home Site

Proposed Zone*

CCM

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. *

✓ Derek Rae
Aug 8, 2025

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

✓ Derek Rae
Aug 8, 2025

Written Narrative –

OAC Services, Inc. has prepared this document on behalf of the owners, North Idaho Healthcare Holdings, LLC (the applicant), a joint venture of Kootenai Health and MultiCare Health System. The applicant is proposing a zoning change from Community Commercial Services (CCS) to Community Commercial Mixed (CCM). The site is comprised of four parcels totaling 30.88-acres that consist primarily of pastureland.

1. The requested zone change is compatible with the comprehensive plan future land use map designation of commercial and surrounding areas.
 - The rezone would allow for future hospital bed tower development by increasing maximum building height from 45 feet to 105 feet and align the zoning with property directly east and north of these parcels.
 - CCM zoning supports combined commercial, residential, and civic developments for integrated community growth. Making hospitals and medical campuses a natural fit.
 - CCM zoning targets high-traffic corridors with existing infrastructure to facilitate large-scale development. Encouraging a live, work, and shop environment. High traffic corridors like Highway 41 and Prairie Avenue are ideal for hospital development due to visibility, access, and infrastructure capacity.
 - A development agreement will ensure land use aligns with city goals and infrastructure capabilities in a CCM zone.
 - The zoning framework promotes diverse uses that contribute to a vibrant and functional urban environment.

2. The proposed zoning district is consistent with the following goals and policies contained in the currently adopted Post Falls Comprehensive Plan:

G-01: Grow and sustain a balanced, resilient economy

- **Economic Diversity and Job Creation**
Hospitals create varied employment opportunities that contribute to economic diversity and long-term community prosperity.
- **Attracting Complementary Businesses**
Hospitals attract related businesses such as medical suppliers, pharmacies, and wellness services, boosting local economy.
- **Stimulating Residential and Commercial Growth**
Hospital presence enhances area appeal, driving residential development and growth of nearby commercial zones.

G-02: Maintain and improve high-quality, affordable and efficient community services

- **Critical Healthcare Infrastructure**
Hospitals provide essential community services and are vital for delivering public healthcare efficiently and effectively.
- **Improved Emergency Response**
Hospital development enhances emergency response capabilities and reduces travel times for residents seeking urgent care.
- **Integrated Service Delivery**
Efficient service delivery is supported by integrating hospitals with transportation and utility networks in the community.
- **Sustainable Healthcare Planning**
Planning considers long-term costs and benefits to ensure healthcare services remain affordable, accessible, and sustainable.

G-06: Improve transportation network in concert with need and plan objectives

- **Robust Hospital Accessibility**
Effective transportation infrastructure ensures patients, staff, and emergency vehicles have timely access to the hospital.
- **Multimodal Transportation Options**
Incorporating public transit, bike lanes, and pedestrian pathways supports diverse travel needs around the hospital.
- **Planned Infrastructure Improvements**
Upgrades such as backage roads and arterial expansions reduce congestion and improve connectivity near hospital location.
- **Alignment with City Objectives**
Transportation plans support safe mobility, land use, and economic development aligning with city goals.

G-07: Plan for land uses supporting community needs and sustainability

- **Community Needs and Sustainability**
Land use planning prioritizes community health and wellness while promoting long-term sustainability.
- **Hospital as Vital Facility**
Hospitals are key public facilities essential for supporting community health within urban areas.

- **Strategic Location Planning**

The micro-hospital and future full-service hospital will provide timely, high-quality care to residents of Post Falls and beyond. Development at Highway 41 and West Prairie Ave is placed in a mixed-use district for commercial and residential growth.

- **Growth and Service Integration**

The goal supports thoughtful expansion by integrating essential services into the city's growth strategy.

G-12: Maintain long-term fiscal health

- **Economic Benefits of Hospitals**

Hospitals boost local economies by creating jobs and attracting related businesses, enhancing community revenue.

- **Balanced Development Strategy**

Balancing costs and revenues ensures public investments yield sustainable, long-term fiscal benefits for communities.

- **Healthcare and Productivity**

Providing essential healthcare reduces emergency burdens and supports a healthier, productive population.

- **Strategic Location Impact**

Locating hospitals near growing development areas amplifies economic impact and supports city fiscal health goals.

G-13: Maintain, update, coordinate and implement policy and regulatory documents

- **Community Commercial Mixed**

Updating the zoning from Community Commercial Services to Community Commercial Mixed accommodates future hospital bed tower development and prepares infrastructure for increased demand.

- **Policy Alignment**

Aligning development projects with current policies ensures consistency and supports sustainable growth.

- **Proactive Planning**

Proactive planning and implementation support community growth and resilience through strategic development.

P-01: Support Land Use Patterns

- **Supporting Community Services**
The policy highlights land use that enhances community service levels and improves quality of life.
- **Promoting Fiscal Health**
Encourages development that fosters long-term fiscal health through sustainable land use planning.
- **Compatible and Well-Designed Development**
Supports developments like hospitals that are compatible and contribute to strategic growth corridors.

P-04: Pedestrian-Oriented, Mixed-Use Development Along ID-41

- **Hospital as Civic Anchor**
The hospital serves as a civic anchor supporting surrounding residential and commercial development along the corridor.
- **Enhanced Walkability and Access**
The hospital location enhances walkability and pedestrian access to essential healthcare services.
- **Support for City Goals**
Supports city goals for vibrant, integrated, and accessible community spaces along ID-41.

P-13: Coordination in Area of City Impact

- **Strategic Development Coordination**
Ensures the hospital development aligns with service providers to support coordinated growth in the Area of City Impact.
- **Integration with Infrastructure**
Hospital development is integrated with utilities, transportation, and emergency services to maintain efficient service delivery.

P-22: Multi-Modal Traffic Flow

- **Hospital Accessibility**
The hospital site at Highway 41 and West Prairie Avenue is accessible by all transportation modes to serve the community effectively.
- **Supporting City Mobility Goals**
The policy aligns with city goals to enhance walkability with development near residential areas, improving transit access, and reduce transportation barriers to healthcare access.

P-45: Guide Annexation and Infrastructure Planning

- **Master Plans for Infrastructure**

Reinforces Post Falls master plan for water, sewer, transportation, parks, schools, and emergency services.

- **Hospital Development Compatibility**

Hospital projects must align with master plans and demonstrate compatibility with annexation and zoning policies.

- **Strategic Growth and Public Services**

Ensures strategic growth by coordinating developments with existing and future infrastructure investments and public services.

3. The proposed change from Community Commercial Services (CCS) to Community Commercial Mixed (CCM) zoning for your hospital development is unlikely to create a Demonstrable Adverse Impact on the delivery of public services.

- CCM allows for larger hospital development and requires a development agreement to ensure coordinated planning.
- The site is already part of the planned city upgrades along Hwy 41.
- The future hospital development will enhance emergency response capacity, not burden it.
- CCM does not inherently increase residential density beyond what CCS allows by special permit. Minimizing impact on schools and parks.
- CCM will allow for additional specialty care services reducing travel to Coeur d'Alene or Spokane.



THE LANGDON GROUP




















GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

CITY OF POSTFALLS ZONING MAP

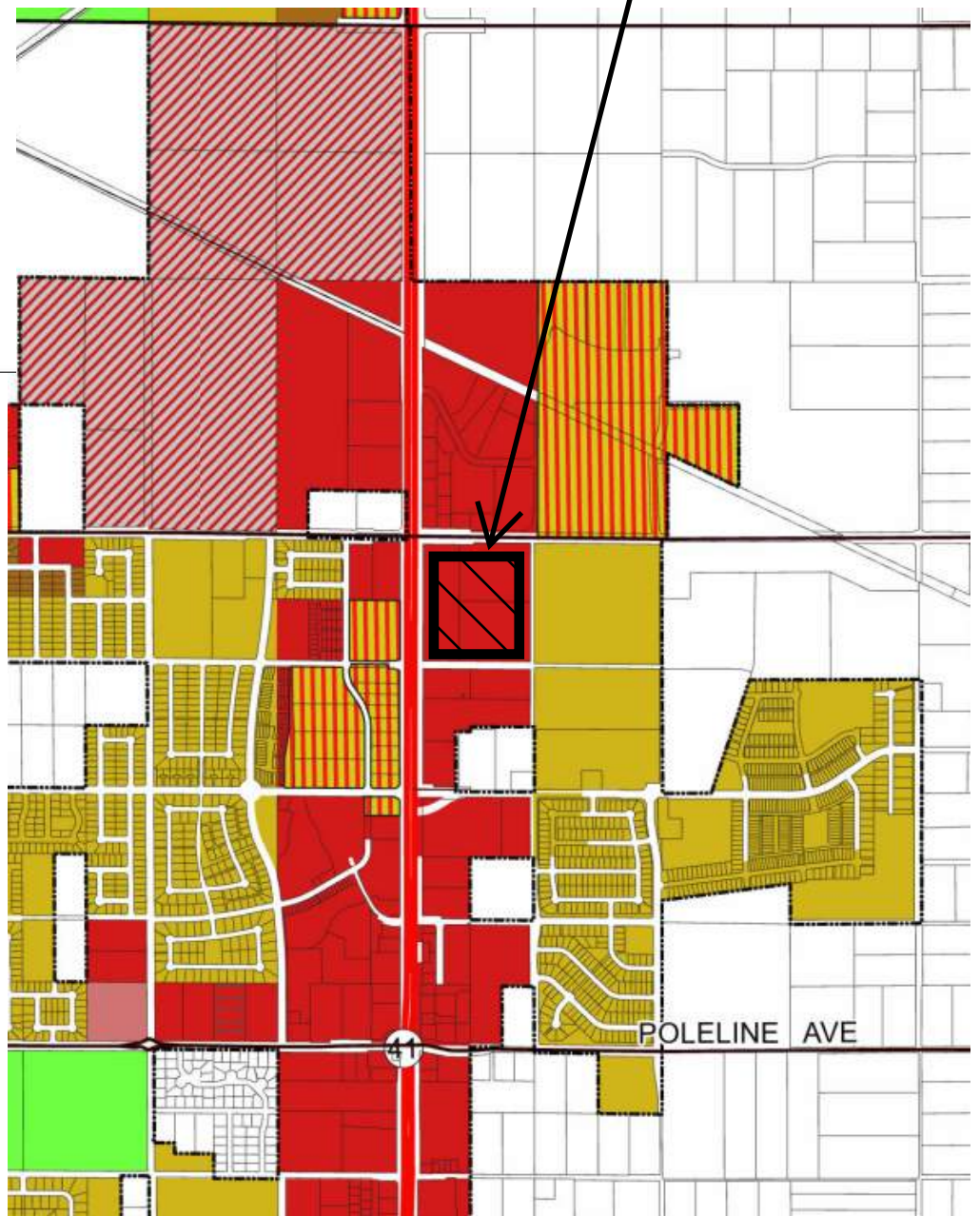
LEGEND

 CCS	 R-1-S	 SC3
 CCM	 R-1	 SC4
 LC	 R-2	 SC5
 TM	 R-3	 SD1
 HI	 RM	 PR
 I	 RMHP	



Disclaimer:
The information contained in this map is intended for reference purposes only, please check with the Engineering/Planning Departments to verify current status of the information contained herein.

KOOTENAI HEALTH
30-ACRE SITE

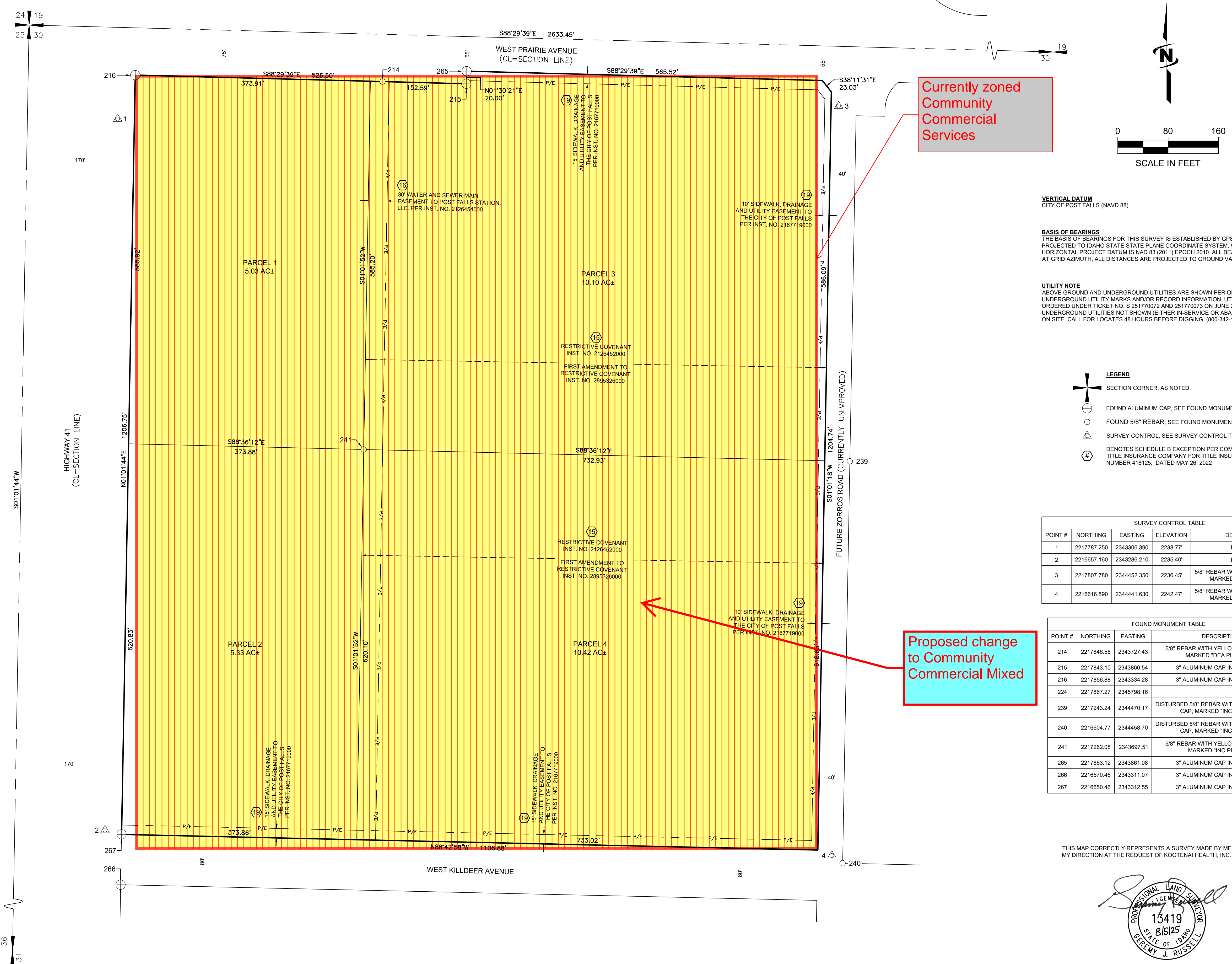


A PORTION OF LOTS 7, 8, 9, AND 10, BLOCK 30 OF POST FALLS IRRIGATED TRACTS, SITUATED IN THE NW1/4 OF OF SECTION 30, T 51N, R 4W, B.M.,
CITY OF POST FALLS, KOOTENAI COUNTY COUNTY, IDAHO



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
7825 Meadowlark Way
Coeur d'Alene, ID 83815
Phone: 208.762.8787
www.jub.com



Currently zoned
Community
Commercial
Services

Proposed change
to Community
Commercial Mixed

VERTICAL DATUM
CITY OF POST FALLS (NAVD 88)

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS ESTABLISHED BY GPS OBSERVATIONS, PROJECTED TO IDAHO STATE STATE PLANE COORDINATE SYSTEM, WEST ZONE. THE HORIZONTAL PROJECT DATUM IS NAD 83 (2011) EPOCH 2010. ALL BEARINGS ARE SHOWN AT GRID AZIMUTH, ALL DISTANCES ARE PROJECTED TO GROUND VALUES.

UTILITY NOTE
ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN PER OBSERVED EVIDENCE, UNDERGROUND UTILITY MARKS AND/OR RECORD INFORMATION. UTILITY LOCATES WERE ORDERED UNDER TICKET NO. S 251770072 AND 251770073 ON JUNE 26, 2025. UNDERGROUND UTILITIES NOT SHOWN (EITHER IN-SERVICE OR ABANDONED) MAY EXIST ON SITE. CALL FOR LOCATES 48 HOURS BEFORE DIGGING. (800-342-1585) (811) (ID STATE)

- LEGEND**
- ⊕ SECTION CORNER, AS NOTED
 - ⊕ FOUND ALUMINUM CAP, SEE FOUND MONUMENT TABLE
 - FOUND 5/8" REBAR, SEE FOUND MONUMENT TABLE
 - △ SURVEY CONTROL, SEE SURVEY CONTROL TABLE
 - # DENOTES SCHEDULE B EXCEPTION PER COMMONWEALTH LAND TITLE INSURANCE COMPANY FOR TITLE INSURANCE, COMMITMENT NUMBER 418125, DATED MAY 26, 2022

SURVEY CONTROL TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2217787.250	2343306.390	2238.77'	MAG NAIL
2	2216657.160	2343286.210	2235.40'	MAG NAIL
3	2217807.780	2344452.350	2236.45'	5/8" REBAR WITH RED PLASTIC CAP, MARKED "JUB CONTROL"
4	2216616.890	2344441.630	2242.47'	5/8" REBAR WITH RED PLASTIC CAP, MARKED "JUB CONTROL"

FOUND MONUMENT TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
214	2217846.58	2343727.43	5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "DEA PLS 11187"
215	2217843.10	2343860.54	3" ALUMINUM CAP IN CONCRETE
216	2217856.88	2343334.28	3" ALUMINUM CAP IN CONCRETE
224	2217867.27	2345798.16	DISTURBED 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "INC PLS 9367"
239	2217243.24	2344470.17	DISTURBED 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "INC PLS 9367"
240	2216604.77	2344458.70	DISTURBED 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "INC PLS 9367"
241	2217262.08	2343697.51	5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "INC PLS 9367"
265	2217863.12	2343861.08	3" ALUMINUM CAP IN CONCRETE
266	2216570.46	2343311.07	3" ALUMINUM CAP IN CONCRETE
267	2216650.46	2343312.55	3" ALUMINUM CAP IN CONCRETE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF KOOTENAI HEALTH, INC. IN JULY 2025.



REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND PATENT RIGHTS IN THIS SURVEY. NO PART OF THIS SURVEY SHALL BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	REVISION	DESCRIPTION	BY	DATE

PRAIRIE MEDICAL CAMPUS
KOOTENAI HEALTH, INC.
TOPOGRAPHIC SURVEY AND CONTROL

FILE: 20-25-039_V-SP
JUB PROJ. #: 20-25-039
DRAWN BY: DFG
DESIGN BY:
CHECKED BY: GJR
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 8/5/2025
SHEET NUMBER:
V-101



2003 Kootenai Health Way
Coeur d'Alene, ID 83814
208.625.4000 tel
kh.org

To: City of Post Falls Planning Department
Date: 9/29/2025
Subject: Owner Authorization for Zoning Amendment Application

I, Jameson Smith, as Chief Executive Officer of Kootenai Health, Inc., a representative of North Idaho Healthcare Holdings, owner of the property located at the southeast corner of Highway 41 and West Prairie Avenue in Post Falls, Idaho (Parcel Number(s): P705030008AA, P705030007AA, P705030010AA), hereby authorize OAC Services, Inc. to submit a zoning amendment application on my behalf.

The purpose of this application is to request a zoning amendment to support the development of a hospital and related medical facilities consistent with the goals and policies outlined in the Post Falls Comprehensive Plan 2020.

I understand that this authorization grants the applicant permission to represent me in all matters related to the zoning amendment process, including attending meetings, submitting documents, and responding to inquiries from city staff and officials.

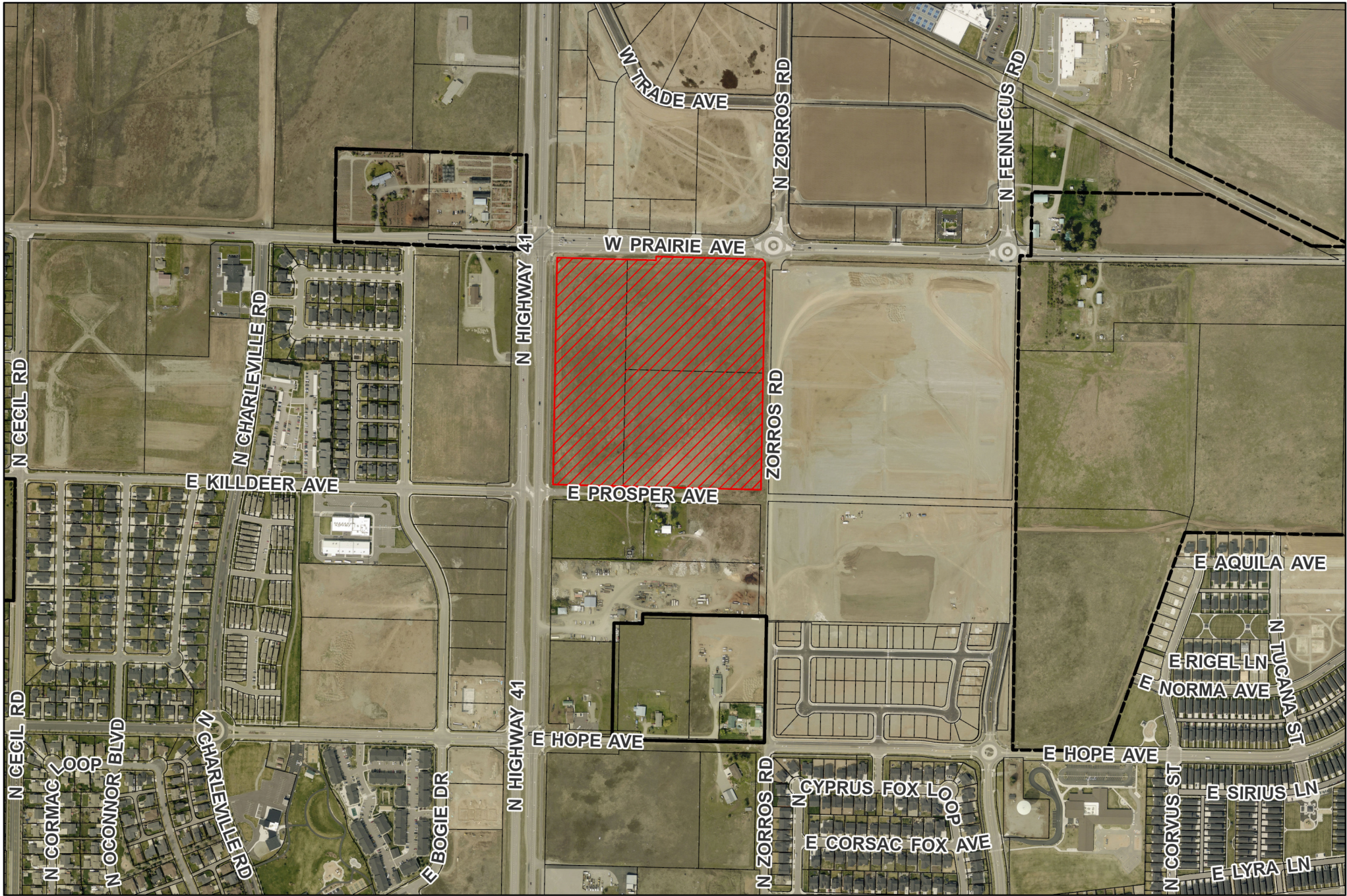
Should you have any questions regarding this authorization, please contact me at jameson.smith@kh.org

Sincerely,

A handwritten signature in black ink, appearing to read "Jameson C. Smith", is written over a horizontal line.




Jameson C. Smith

2003 Kootenai Health Way
Coeur d'Alene, Idaho 83814
208.625.4001 phone

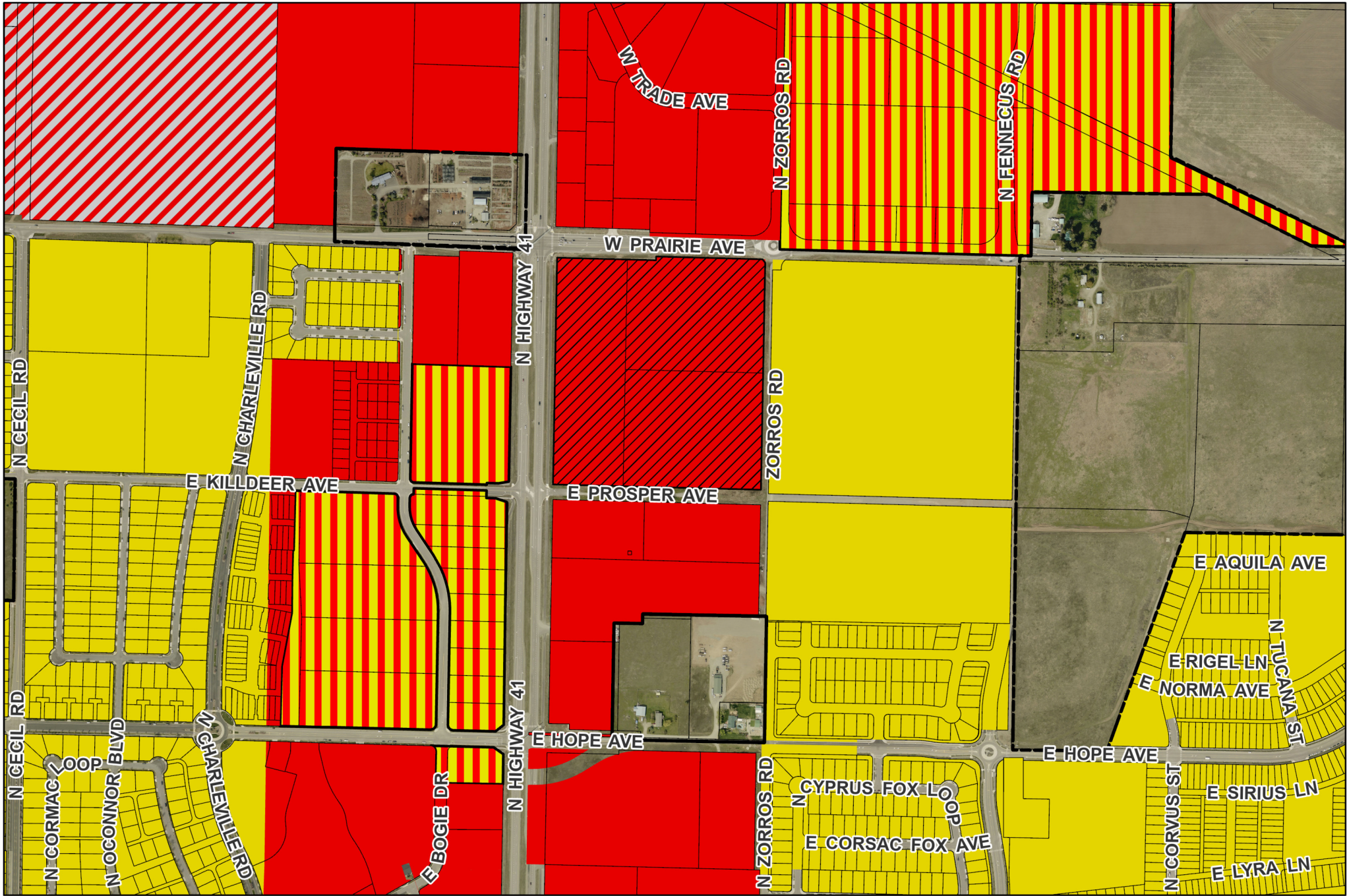


Project Location
 Prairie Medical Campus
 ZONE CHANGE
 ZC-25-2



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site

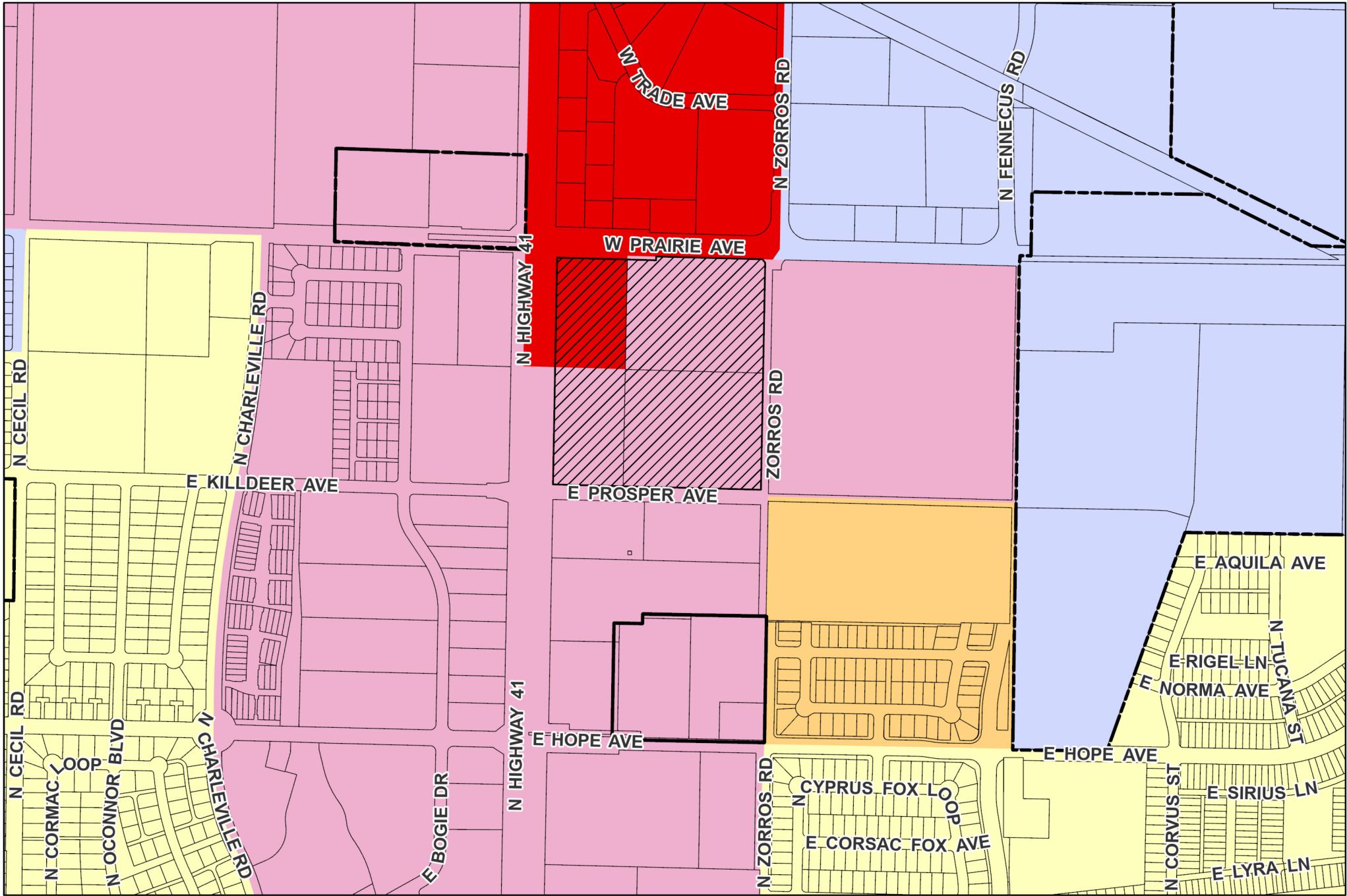




Zoning Map
 Prairie Medical Campus
 ZONE CHANGE
 ZC-25-2



Post Falls City Boundary	CCM	N N
Tax Parcels	CCS	
Subject Site	TM	
	R1	



Future Land Use Map
 Prairie Medical Campus
 ZONE CHANGE
 ZC-25-2



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





POST FALLS

SCHOOL DISTRICT #273

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

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

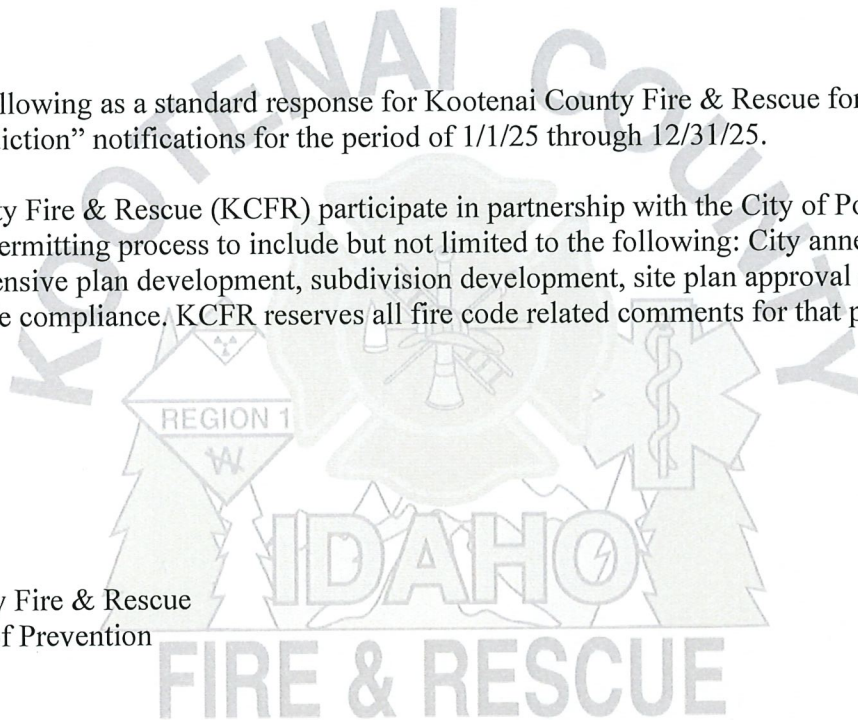
Dear Nancy,

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: Jonie Anderson <Jonie@postfallshd.com>
Sent: Tuesday, December 30, 2025 1:15 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Prairie Medical Zone Change File No ZC-25-2

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

The Post Falls Highway District does not have comments for this Zone Change.

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: Monday, December 29, 2025 4:07 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbuton <btarbuton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@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>; Lance Kippen <lkippen@olsson.com>; Lee Barnes <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mary Ann Mondaldi <MaryAnn.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>; Serena <serena@carlsonstratcomm.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>
Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James.steffensen@yahoo.com; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Justin Sauder <jsauder@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdictions Prairie Medical Zone Change File No ZC-25-2

Hello –

Please find attached the Notice to Jurisdictions for the Prairie Medical Zone Change File No ZC-25-2 that is scheduled for the Planning & Zoning meeting January 13, 2026. 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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POST FALLS
Urban Renewal



December 30, 2025

Jon Manley
Planning Manager
City of Post Falls Planning Division
408 N. Spokane Street
Post Falls, ID 83854

Re: Letter of Support for Prairie Medical Zone Change File No ZC-25-2

Dear Mr. Manley,

The mission of the Post Falls Urban Renewal Agency (PFURA) is to encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by providing infrastructure which supports commercial and industrial growth, expanding employment opportunities for our citizens, and enhancing citizen safety and health.

The three parcels identified in Zone Change File No ZC-25-2 are understood to be the future location of Prairie Medical Campus and are located in the Post Falls Technology Urban Renewal District, which was opened in 2021 following its approval of the District by the Planning Commission and the City Council. This proposed development project and the zoning change being applied for closely align with the objectives of the Urban Renewal District and mission of PFURA.

The PFURA is currently engaged in an Owner Participation Agreement with North Idaho Healthcare Holdings, LLC, for public infrastructure related portions of their project at this location and fully supports the noted request to modify the existing zoning of Community Commercial Services (CCS) zoning to Community Commercial Mixed (CCM) zoning.

Respectfully,



Joseph C. Johns
Executive Director

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Wednesday, January 7, 2026 1:05 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Prairie Medical Zone Change File No ZC-25-2
Attachments: Exhibit PH-2 NTJ Prairie Medical_PZ.pdf

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

Nancy,

Phillips 66 does not have any utilities within the attached project vicinity.
(Response 13204)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>

Sent: Monday, December 29, 2025 4:07 PM

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

Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mary Ann Mondaldi <MaryAnn.Mondaldi@BNSF.com>; Patton, Michael M <Michael.M.Patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.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>

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

Subject: [EXTERNAL]Notice to Jurisdictions Prairie Medical Zone Change File No ZC-25-2

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[Report Suspicious](#)

Hello –

Please find attached the Notice to Jurisdictions for the Prairie Medical Zone Change File No ZC-25-2 that is scheduled for the Planning & Zoning meeting January 13, 2026. 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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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.

GVD Partners, LP

909 W. 1st Avenue, Ste. B, Spokane, WA 99201

January 5, 2026

City of Post Falls
Planning Division
408 N Spokane Street
Post Falls, Idaho 83854
phnotice@postfalls.gov

RE: Prairie Medical Zone Change - File No. ZC-25-2

Dear Planning and Zoning Officials,

Please accept this correspondence on behalf of GVD Partners, LP, a Washington limited partnership, et al., (“GVD”) regarding the proposed zoning change (File No. ZC-25-2).

It is GVD’s understanding that the applicant’s primary intent in requesting the CCM zoning designation may be solely to address building height limitations imposed under its existing CCS zone which caps building height at 45 feet. GVD understands that the CCM zone would allow for increased building height (up to 105 feet), which may be desirable for the applicant’s proposed/planned hospital tower. If no increase in residential density or added demand on public infrastructure is proposed, then GVD may not object to the requested zone change. If that is indeed the case, GVD respectfully requests that the City confirm this on the record.

However, if the applicant’s intent includes a residential component or plans to disproportionately increase infrastructure demand, then GVD respectfully objects to the proposed rezoning.

We are concerned that this proposal is moving forward despite the City’s repeated representations that there is not adequate sewer capacity to support the growing development in the area. Over the past several years, GVD has been told by City staff that infrastructure limitations, specifically in regard to sewer service, may prevent or defer GVD’s mixed use development.

In fact, Jacklin Ranch (located generally at the NE corner of West Prairie Avenue and Zorros Road) was required to forfeit its right to pursue residential use as a condition of its annexation. It is unclear, and concerning, that this proposed zoning change is being considered when the underlying infrastructure constraints have not changed and just as GVD’s own request for residential use is soon to be processed through the City.

We respectfully ask the City to:

- Explain why this application is being considered despite precedent that current infrastructure may be unable to support current demand; and
- Deny the rezoning request until adequate infrastructure is in place for our resident use.

We ask that this letter be made part of the public record for the relevant zoning case. We also request notice of all future hearings or decisions regarding this matter.

Thank you for your attention.

Respectfully,


Jeffrey R. Bornholdt

**CITY OF POST FALLS
STAFF REPORT**

DATE: DECEMBER 26, 2025
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JUSTIN SAUDER, ASSOCIATE PLANNER • jsauder@postfalls.gov / 208-457-3336
SUBJECT: STAFF REPORT FOR THE JANUARY 13, 2025, P&Z COMMISSION MEETING
PRAIRIE ANNEXATION ANNX-25-5

INTRODUCTION:

Lake City Engineering, on behalf of Copper Basin Construction, is requesting approval to annex approximately 20-acres into the City of Post Falls with a zoning request of Single-Family Residential (R1) per Exhibit A-2. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Number: Prairie Avenue Annexation File No. ANNX-25-5

Owners: Copper Basin Construction, Inc., 505 East Front Avenue, Suite 301, Coeur d’Alene, ID 83814

Applicant: Lake City Engineering, Inc., 126 East Poplar Avenue, Coeur d’Alene, ID 83814

Project Description: Annex approximately 20-acres within the City of Post Falls with a zoning request of Single-Family Residential (R1).

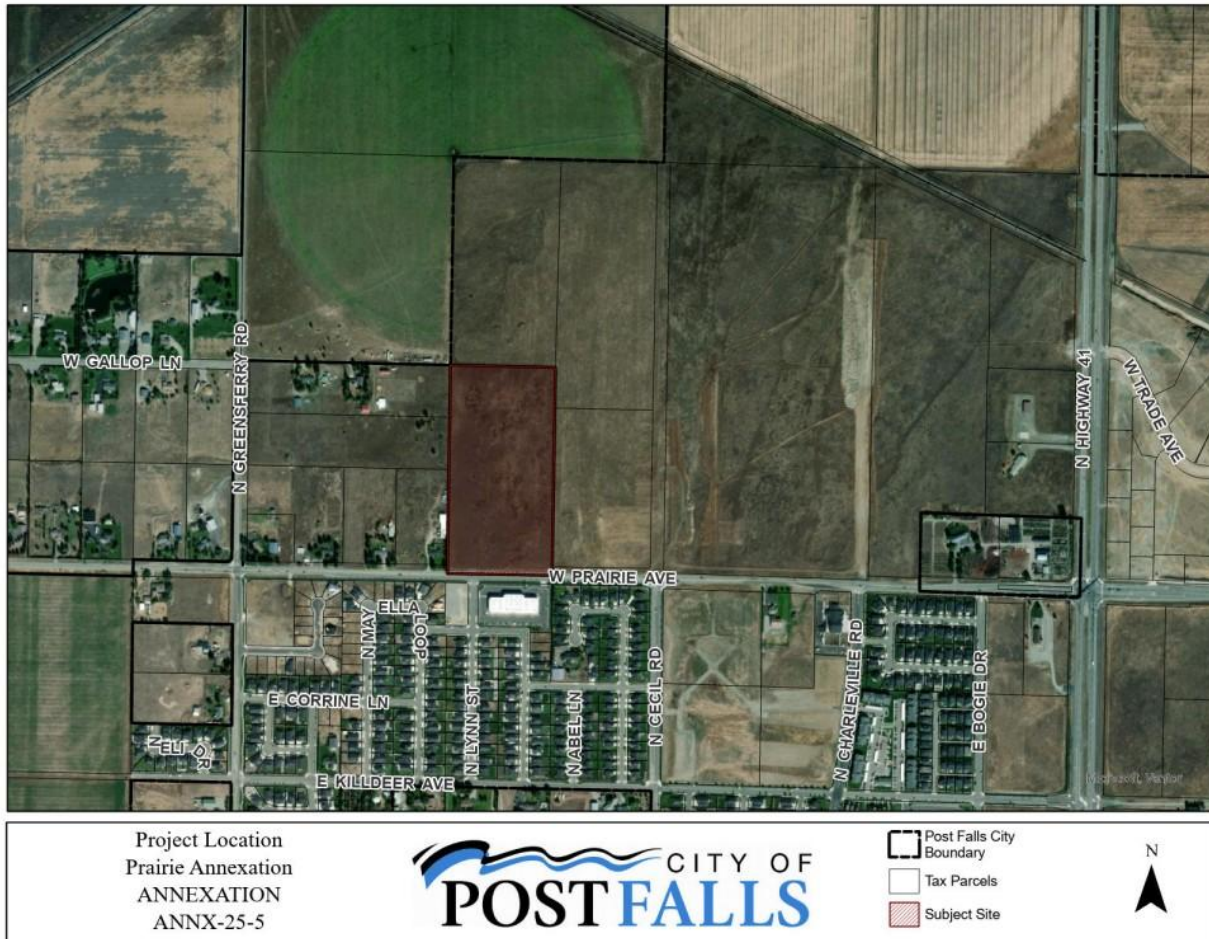
Project Location: The property is located north of West Prairie Avenue approximately 1/3 of a mile east of the intersection of North Greensferry Road and West Prairie Avenue.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: To the north and east are undeveloped lands within the City of Post Falls intended for multi-family with some commercial that may occur along Prairie Avenue. To the west are

five-acre single-family homes within the city with the intent to redevelop (annexed as the Joseph Family Trust (ANNX-22-7). To the south of the site across West Prairie Avenue is a commercial development as well as single-family homes.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

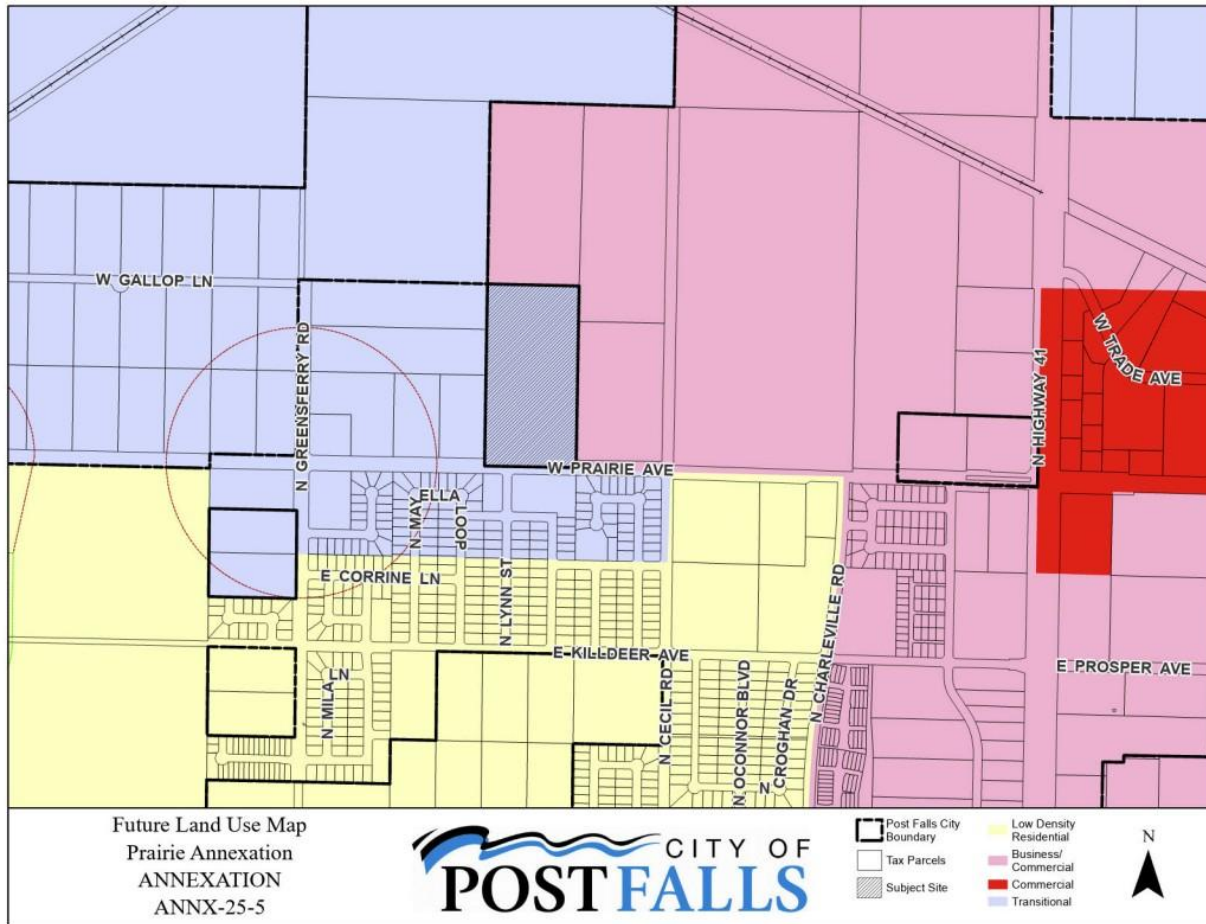
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria 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 41 North Focus Area. Assigned zones should be compatible with the adjacent zones/uses within the City and consistent with the guiding principles within the 41 North Focus Area. The subject site is adjacent to properties with

a land use designation of business/commercial to the north and east and transition to the west and south across West Prairie Avenue as depicted in the Future Land Use Map below.



The proposed annexation is located within the 41 North Focus Area, which states the following:

The Highway 41 corridor promises to rival Seltice in terms of importance as a retail, mixed-use residential, and services district. The 2016 Highway 41 Corridor Master Plan calls for the creation of "collector" and "backage roads" parallel to 41 to aid the corridor's suitability for mixed-use development. These, the plan envisions, will allow regional retail, residential and service uses to coexist, reducing reliance on large parking lots with direct access to highway lanes and easing the transition between the highway and lower-intensity residential development expected to occur to the east and west.

Residential development has been predominant in recent years, and with some forecasts estimating as many as 30,000 new residents in this area by 2040, it's a trend that's likely to continue. Such growth is expected to spur commercial uses adjacent to the highway, especially at stop-controlled intersections. As with North Prairie, land values will pressure development to attract a range of residents, offering shared amenities, housing variety and neighborhood-scale services. To help enrich the future identity of 41 North, growth should include strategically located, carefully designated land uses incorporating trails and an interconnected, walkable street network.

The focus area provides guidance for this area stating that development should provide pedestrian connectivity to all multi-use paths and trails, including the Prairie Trail.

Staff Comment: The proposed Single-Family Residential (R1) zone may be compatible with properties in the immediate vicinity to the west which are currently utilized as large lot single-family residences and some properties to the south across West Prairie Avenue which are also utilized as single-family residential properties because the R1 zone would also allow single-family residences. Future development to the west, north, and east, may be required to provide increased buffering as part of site development to mitigate its proximity of being adjacent to single-family development. The request may also be consistent with the focus area which talks about residential uses within proximity to Highway 41 in order to support commercial development along the highway corridor.

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

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

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

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base with a supportive housing stock within City limits. The R1 zone can deliver single-family homes, which make up the majority of the desired housing product in Post Falls. Annexing the subject property would allow for future residential development located near commercial and future technological services where residents would be able to live, work and patronize these services, contributing to the economic diversity and long-term prosperity of the City.

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

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

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

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. As this area 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. The proposed zoning would provide additional housing for residents that will be able to take advantage of nearby commercial and future technological services in the surrounding community.

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. Annexation of the property may contribute to the long-term fiscal health of the City by providing area for residential development, that will bring additional residents as they live, work, and spend money in the City.

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. Increasing the housing stock 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.

- 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 subject site is currently vacant but the proposed zoning of R1 may be compatible with the single-family homes to the west and south.

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer for the site is located on the southerly property line at the extension of Lynn Street. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The site is shown within two separate sewer service basins; however, a significant portion of the sites development could be accommodated completely within the southern (Greensferry)

service basin. While portions of the northern 10 acres will require mass grading of the site in order to accommodate gravity flows to the Greensferry Service Basin. Provision of service differing from the basins outlined in the Water Reclamation Master Plan was considered and examined with previous annexation requests on the property and provisions were made with development of the Green Meadows Subdivision (immediately to the south) to upsize and extend a 10" sewer main to the site for allowance of development at the requested zoning. The City of Post Falls does have a buildout Capacity Project (P.3.8 Greensferry 10" parallel main) identified, downstream of the site near the intersection of Greensferry Road and Poleline Avenue. Sizing of the Capacity Project was not impacted in previous analysis, due to reductions in the service basin from other projects, and timing would be dependent on the annexation and development of the remaining 85 acres (mostly single-family homes on five acre lots) within the upstream area of the impacted pipe. The City should continue to monitor the pipe identified as project P.3.8. for actual implementation of the project. The City's Water Reclamation System has the capacity to provide service and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

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

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

- Existing and future traffic patterns.

Staff Comment: The property's is adjacent to the intersection of Prairie Avenue and Lynn Street.

Prairie Avenue is classified as a principal arterial roadway and a Critical Arterial Corridor. Prairie Avenue is currently configured with two eastbound lanes, one westbound lane and a Two Way Center Turn Lane (TWCTL). With future widening plans to a full five-lane section.

Lynn Street is classified as a Local Roadway in the City's Transportation Master Plan.

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

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

The rights-of-way dedication on Prairie Avenue would complete the full rights-of-way acquisition, needed between Greensferry Road to Cecil Road, to accomplish goals within the Transportation Master Plan.

Development of the site would be subject to the access control policies contained within the Critical Arterial Corridor Policy of the Kootenai Metropolitan Planning Organization (KMPO).

- Goals and policies of the comprehensive plan, related master plan and/or facility plans.
Staff Comment: The response to this embedded within the analysis of the staff report.

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

Staff Comment: The subject property is a vacant site that is surrounded by property within the City and therefore would be considered infill. The R1 zone designation may be compatible with the nearby residential development.

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

- Surrounded by incorporated areas.

Staff Comment: The subject site is surrounded by incorporated areas.

- That have readily available service infrastructure and capacity;

Staff Comment: Readily available sanitary sewer infrastructure is within Prairie Avenue at Lynn Street and has adequate capacity for the proposed zone.

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 R1 zoning request would help provide land for future housing needs in an area projected to be incorporated into the city.

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

Staff Comment: Through annexation, the rights-of-way will be secured to provide the necessary land to widen Prairie Avenue in the near future.

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

Staff Comment: If the parcel is annexed into the City, a multiuse pathway would be required, at the time of site development, connecting to improvements along Prairie Avenue with continuity to multiuse pathways and sidewalks in the area between State Highway 41 and Greensferry Avenue.

Policy 27: Work to improve street connectivity in all areas of Post Falls, improving walkability, public health and safety, and transportation efficiency.

Staff Comment: This policy is addressed in the staff comments for Policy 24 and Policy 26.

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: The proposed annexation conforms with the projections of both the Sanitary Sewer and Transportation Master Plans. Allowing for extension of sanitary sewer and widening of Prairie Avenue.

Policy 45: Guide annexation decisions guided by and considering:

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

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

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

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

- Studies that evaluate environmental and public service factors.

Staff Comment: No known environmental studies have been conducted however Panhandle Health District and the Department of Environmental Quality have been notified of this request and have been given the chance to comment on the request. The site is more than 1,000 feet from any known interstate pipelines. Interstate pipelines within 1,000 feet of a site would need to be shown and noted on any future platting of the property, per Idaho Code.

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

Staff Comment: The property is substantially surrounded by the City of Post Falls

boundary on all four sides. Utilities are located adjacent to the property and capable of providing service to the property.

- Comprehensive plan goals and policies.

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

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. 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 Ross Point Water 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
Union Pacific Rail Road		

PUBLIC PROCESS: Notice of the proposed zone change was mailed to property owners within 300 feet of the proposed project on December 22, 2025, and the property was posted on December 23, 2025. Notice was sent to appropriate jurisdictions and published in the Coeur d’Alene Press on December 26, 2025.

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

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Dedication of Rights-of-way and easements along Prairie Avenue
 - a. 55-foot ½ road rights-of-way (measured from existing section line)
 - b. 15-foot sidewalk, drainage, and utility easement
2. Prior to commencement of development of the property, the Owners shall grant to the City or to a municipal water purveyor designated by the City all water rights associated with the land being annexed, but may continue the use of the water for agricultural purposes from the well located on site, if any, until such time that the annexed area is fully developed, at which time Owners shall discontinue the use of any well serving the property and the use of the water for agricultural purposes.

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

ATTACHMENTS:

Applicant Exhibits:

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

Staff Exhibits:

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



ANNX-25-5

Annexation

Status: Active

Submitted On: 9/30/2025

Applicant

Lake City Engineering, Inc.

208-676-0230

admin@lakecityengineering.com

126 E. Poplar Avenue

Coeur d'Alene, ID 83814

Application Information

Did an Annexation Pre-app take place?*

Yes

Applicant Type*

Engineer

Description of Project/Reason for Request*

Annexation of approximately 20 acres of vacant farmland into the City of Post Falls.

Existing Zoning*

Agriculture (County)

Adjacent Zoning*

CCS, CCM, TM, R-2

Current Land Use*

Vacant

Adjacent Land Use*

Vacant, Residential, Commercial

Proposed Zone*

R-1

Owner Information

Name*

Steve White

Company

Copper Basin Construction, Inc.

Phone*

(208) 765-5059

Email*

dittman@lakecityengineering.com

Address*

PO Box 949

City, State, Zip Code


Hayden, ID 83835

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. *

 Drew C. Dittman, PE
Sep 30, 2025

Copper Basin Prairie Avenue Annexation

Project Narrative

City of Post Falls, Idaho

September 2025



***126 E. Poplar Avenue
Coeur d'Alene, Idaho 83814
Phone: 208-676-0230***

INTRODUCTION

Lake City Engineering, Inc. is hereby requesting the annexation of approximately 20 acres of property into the City of Post Falls. The subject property is located approximately 0.7 miles West of the intersection of Prairie Avenue and Highway 41. The request is for a zoning designation of Single-Family Residential (R-1).

This property has been the subject of two previous annexation attempts. The first annexation request was in March of 2021 with Residential Mixed (RM) zoning. The second request was in November of 2023 for High-Density Multi-Family (R3) and Community Commercial Services (CCS). Both requests resulted in denial because it was determined that annexation was not appropriate at the time. The subject property is now completely surrounded by City property and is considered to be a County island, making annexation appropriate at this time.

SUBJECT PARCEL

The property being requested for annexation is as follows:

Parcel Number: 51N05W-24-6750
Total Annexation Area: 20.0 acres
Legal Description: The West half of the Southeast quarter of the Southwest quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho.

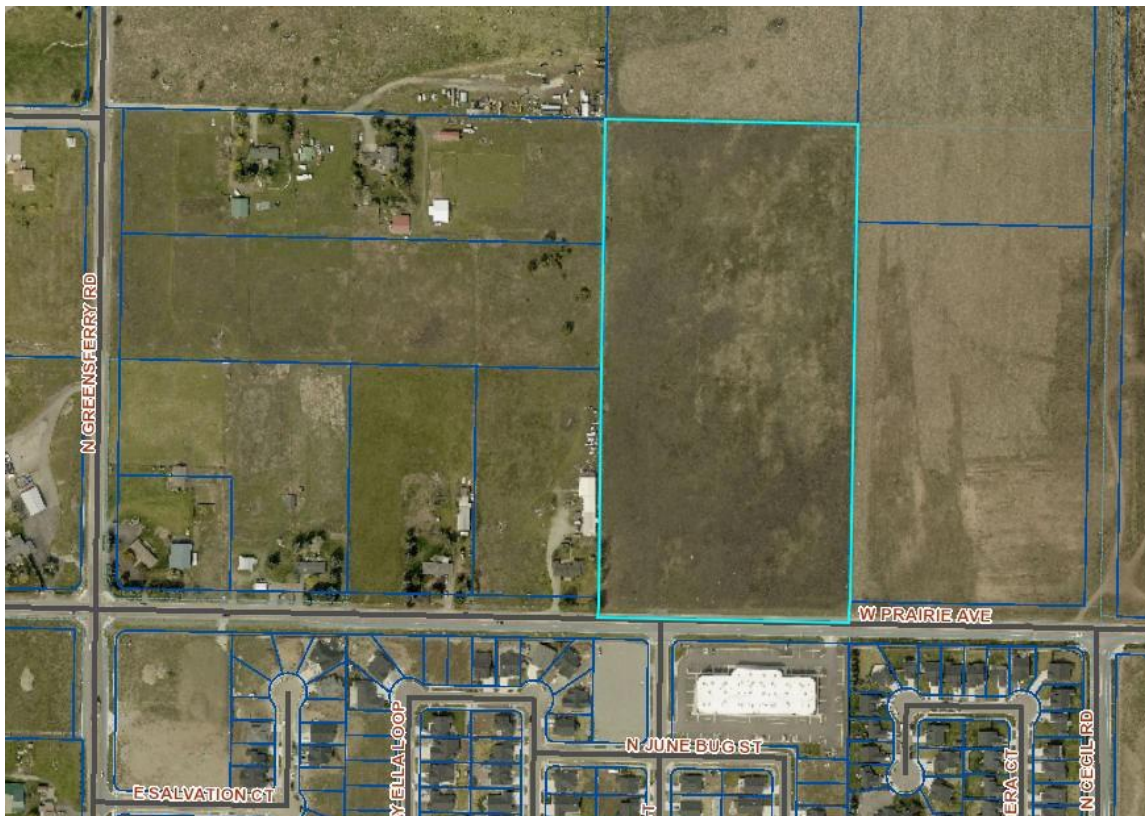


Figure 1: Vicinity Map

REVIEW CRITERIA

Annexations are intended to be a logical and orderly expansion of the City and allow for the increased efficiency and economic provisions of public services. In order to ensure orderly development that would benefit the community, the review criteria listed below have been established by City Staff. The Applicant believes this Annexation Request is in the best interest of the City of Post Falls, and the review standards have been met as follows:

1) Consistent with Future Land Use Map

The City of Post Falls Future Land Use Map labels this property as Transitional, which, according to the City of Post Falls Comprehensive Plan (adopted July 2020), is assigned to lands suitable for growth. Per the Focus Area Descriptions found in Appendix A of the Comprehensive Plan, the subject property is part of the 41 North Focus Area, which is anticipated to become an important retail, mixed-use residential and services district within the City.

The subject property, zoned Agriculture in Kootenai County, is vacant farmland that is nearly completely surrounded by City-zoned parcels, making it a “County island.” It is bounded on the West by properties zoned CCS and CCM that currently contain a mixture of single-family residences and vacant farmland. To the North and East lie several large parcels zoned TM that will become the future site of the planned Beyond Green Technology Park. The properties directly to the South of the subject parcel, across Prairie Avenue, are zoned R-2 and CCS. They consist of the Green Meadows 2nd Addition and Pradera residential subdivisions, which surround the Mountain View Business Center. The proposed zoning classification of R-1 aims to prepare the subject property for residential infill development that will allow residents to take advantage of nearby commercial services and future technology employment opportunities envisioned by the 41 North Focus Area, shown in Figure 2 below.

Focus Area: 41 North

The Highway 41 corridor promises to rival Seltice in terms of importance as a retail, mixed-use residential, and services district. The 2016 Highway 41 Corridor Master Plan calls for the creation of “collector” and “backage roads” parallel to 41 to aid the corridor’s suitability for mixed-use development.

These, the plan envisions, will allow regional retail, residential and service uses to coexist, reducing reliance on large parking lots with direct access to highway lanes and easing the transition between the highway and lower-intensity residential development expected to occur to the east and west.

Residential development has been predominant in recent years, and with some forecasts estimating as many as 30,000 new residents in this area by 2040, it’s a trend that’s likely to continue. Such growth is expected to spur commercial uses adjacent to the highway, especially at stop-controlled intersections. As with North Prairie, land values will pressure development to attract a range of residents, offering shared amenities, housing variety and neighborhood-scale services. To help enrich the future identity of 41 North, growth should include strategically located, carefully-designated land uses incorporating trails and an interconnected, walkable street network.

Post Falls recently annexed additional lands for a planned technology park to be located near the northwest corner of Highway 41 and Prairie Avenue. This feature is expected to help diversify land uses and boost demand for commercial services.

The following items affirm or guide development of key policies for this area, or suggest future action items for the 41 North focus area:

- Focus provisions for multi-family, commercial, and tech uses near higher-classified roadways;
- Development should provide pedestrian connectivity to all multi-use paths and trails, including the Prairie Trail;
- Manage development patterns in the airport fly zone east of 41 and north of Prairie Avenue, coordinating with the 2018 Coeur d’Alene Airport Master Plan;



Figure 2: 41 North Focus Area

2) *Consistent with the Goals and Policies found in the Comprehensive Plan*

The City of Post Falls Comprehensive Plan is the guiding document for annexation and zoning classification requests. It is important that land use decisions meet or exceed the goals, policies and actions as outlined in the Comprehensive Plan. The subject property is designated as Transitional and lies in the 41 North Focus Area. The project proponent believes that the following goals and policies (shown in *italics*) as outlined in the Comprehensive Plan are applicable to the requested annexation and zone classification. Additional commentary is located below each goal or policy as appropriate.

LAND USE GOALS

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

Comment: Annexing the subject parcel into City limits as R-1 will allow for the development of housing stock located near to both commercial and technological services. New and existing residents will be able to live, work and patronize these services, building economic diversity and long-term prosperity for themselves and for the City of Post Falls.

G.02 *Maintain and improve the provision of high-quality, affordable and efficient community services in Post Falls.*

Comment: The proposed zoning designation complies with the Future Land Use Map, and this project will provide additional workforce housing options for the growing community. Utilities are currently in place within Prairie Avenue and are anticipated to have adequate capacity to serve both the residential and commercial aspects of the proposed uses. The additional improvements needed for the project will be the responsibility of the Developer to provide.

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

Comment: The development of this property will be in accordance with adopted standards and regulations adopted by the City of Post Falls. The proposed project will provide additional, much-needed housing for existing and future residents who are looking for a safe, aesthetically pleasing, pedestrian-friendly neighborhood. Upon development, Prairie Avenue would be improved with pedestrian connectivity, which supports this Goal.

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.*

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

Comment: The annexation and requested zoning designations are in accordance with the City’s Master Plans, the Comprehensive Plan and City Code, and are in line with the current growth patterns stretching North along the nearby Hwy 41 corridor. The proposed residential zoning will provide additional housing for residents who will be able to take advantage of nearby commercial and future technological services in the surrounding community. In turn, the City will reap the benefits of these residents as they live, work, and spend money for these services.

LAND USE POLICIES

- P.01 *Support land use patterns that:*
- *Maintain or enhance community levels of service;*
 - *Foster the long-term fiscal health of the community;*
 - *Maintain and enhance resident quality of life;*
 - *Promote compatible, well-designed development;*
 - *Implement goals and policies of the comprehensive plan, related master plan and/or facility plans*
- 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*
- P.03 *Encourage development patterns that provide suitably-scaled, daily needs services within walking distance of residential areas, allowing a measure of independence for those who cannot or choose not to drive.*

Comment: The proposed annexation and subsequent development will be compatible with surrounding land uses and will be in accordance with all approved City Master Plans. Residents of the project will enjoy being within walking distance of the Tullamore Subdivision, which contains several parks and recreational opportunities. The subject property is also located adjacent to the proposed Beyond Green Technology Park to the East, which will provide a variety of services and employment opportunities for nearby residents. To the North and East, future multi-family housing and the Prairie Trail will continue the growth pattern of attractive, connected neighborhoods with open space, which will enhance the overall quality of life for residents in this area.

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

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

Comment: The subject parcel is currently surrounded by incorporated City parcels and is considered to be a County “island.” Infrastructure for sanitary sewer, provided by the City of Post Falls, and domestic water, provided by Ross Point Water District, is located in Prairie Avenue along the property’s southern border. Both entities have capacity and the willingness to service the proposed property. And although this project is not located near an urban core, it is part of the 41 North Focus Area, which is anticipated to become a very important mixed-use residential and services district.

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

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

Comment: The proposed annexation will be in accordance with all City of Post Falls and State of Idaho statutes, codes and requirements. The development of this currently vacant and under-utilized piece of land will provide additional workforce housing options for a variety of existing and future residents.

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

Comment: All development will be in accordance with City of Post Falls and Ross Point Water District standards and requirements. Minimal off-site, or additional, infrastructure will be required to be extended to serve the proposed project.

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

- P.27 *Work to improve street connectivity in all areas of Post Falls, improving walkability, public health and safety, and transportation efficiency.*

- P.33 *Annexation should help implement Post Falls’ transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways.*

- P.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.*

Comment: The proposed annexation and development will not adversely impact the existing Levels of Service (LOS) as identified in City Master Plans. All utilities are within adjacent Prairie Avenue and are available to service the project. Infrastructure such as sidewalks, curb, street trees and swales at the South end of the parcel, which will be required to be completed as part of the development of this parcel, will beautify the vacant land and improve the overall continuity and walkability to future developments to the West and East.

- P.44 *Annexation should leverage existing capital facilities, with minimal need for expansion or duplication of facilities.*

- P.45 *Guide annexation decisions guided by and considering:*

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

Comment: Utilities with the capacity to serve the project already exist within adjacent Prairie Avenue. This project will be developed in accordance with all applicable City of Post Falls Master Plans and requirements for annexations and infrastructure.

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

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

Comment: The proposed development will include a variety of landscape buffers, street trees and grassy swales that will beautify the environment and provide shade and habitat.

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

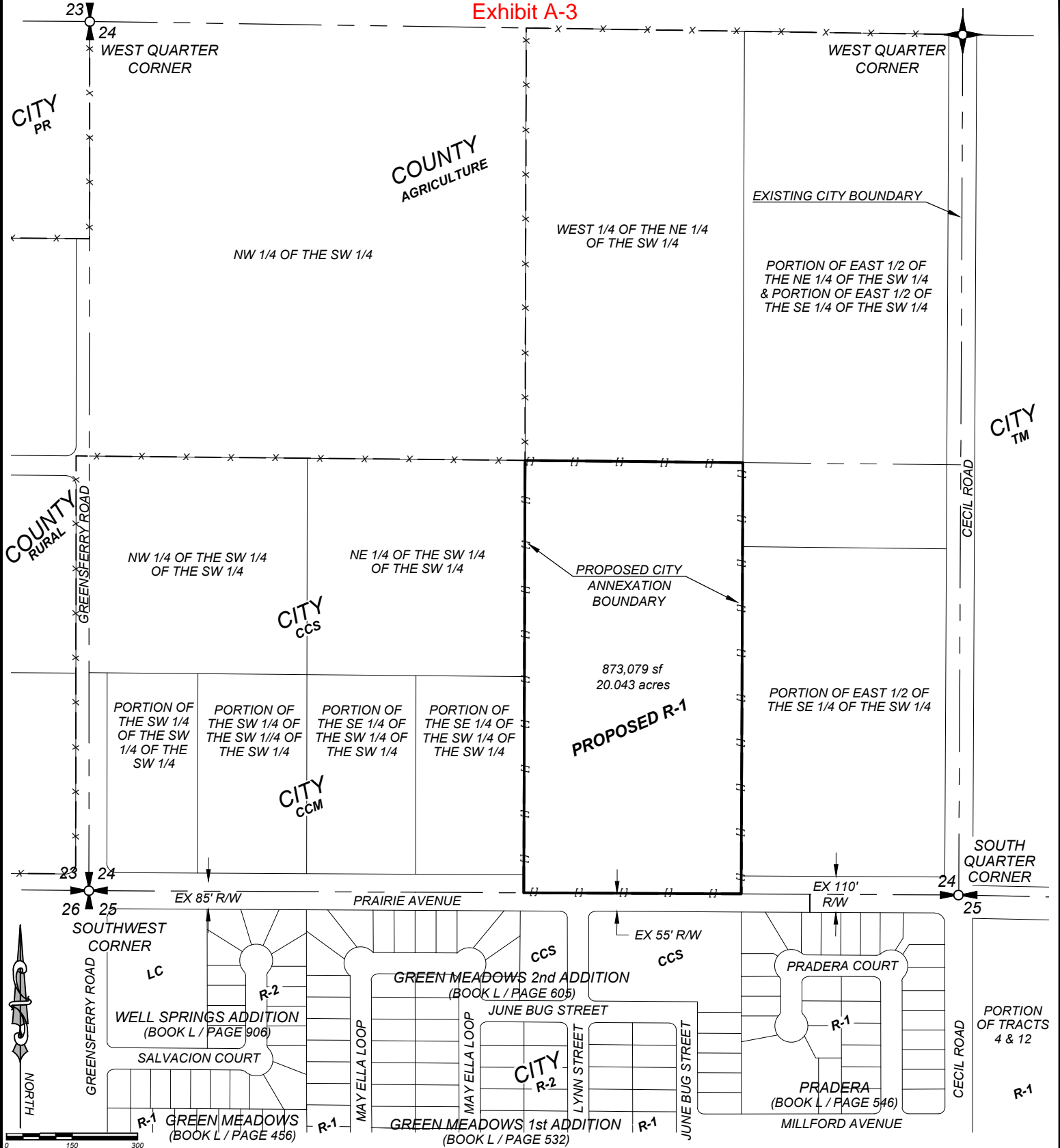
Comment: Ross Point Water District will provide both irrigation and domestic water needs. They currently have the willingness and capacity to serve the proposed project.

3) *Does not create a Demonstrable Adverse Impact on delivery of public services*

Comment: The proposed annexation and development will not adversely impact the existing Levels of Service (LOS) as identified in City Master Plans. All utilities are within adjacent Prairie Avenue and are available to service the project. Infrastructure such as sidewalks, curb, street trees and swales at the South end of the parcel will beautify the vacant land and improve the overall walkability to future developments to the East. There have been no identified “demonstrable adverse impacts.” Affected agencies will be noticed and given the opportunity to comment. However, there were no negative comments received from any agency during the previous two annexation attempts.

VICINITY MAP

Exhibit A-3



126 E. POPLAR AVENUE
 COEUR D'ALENE, IDAHO 83814
 PHONE: 208.676.0230
 WWW.LAKECITYENGINEERING.COM

VICINITY MAP

PORTION OF THE WEST HALF OF THE SOUTHEAST
 QUARTER OF THE SOUTHWEST QUARTER

SW 1/4, SEC. 24, T 51 N, R 5 W,
 B. M., KOOTENAI COUNTY, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	SMA
SCALE:	1" = 300'
DATE:	09/15/2025
JOB NO:	LCE 25-053
FILE:	25-053-ANNX XBT.dwg

City of Post Falls
408 N. Spokane Street
Post Falls, ID 83854

September 24, 2025

ATTN: Planning Department

RE: Parcel # 51N05W-24-6750 Annexation

To Whom It May Concern,

I hereby authorize Lake City Engineering, Inc. to act as the Authorized Agent for matters related to the above referenced project.

Thank you for your time and consideration in this matter.



9-8-25

Steve White, President
Copper Basin Construction, Inc.

Date

STATE OF IDAHO)
)ss.
COUNTY OF KOOTENAI)

On this 9th day of September 20 25, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Steve White, the President of Copper Basin Construction, Inc., known or identified to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he is authorized on behalf of said corporation to execute all documents pertaining hereto and acknowledged to me that he executed the same as his voluntary act and deed on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.




Notary Public




Residing at: Post Falls, ID

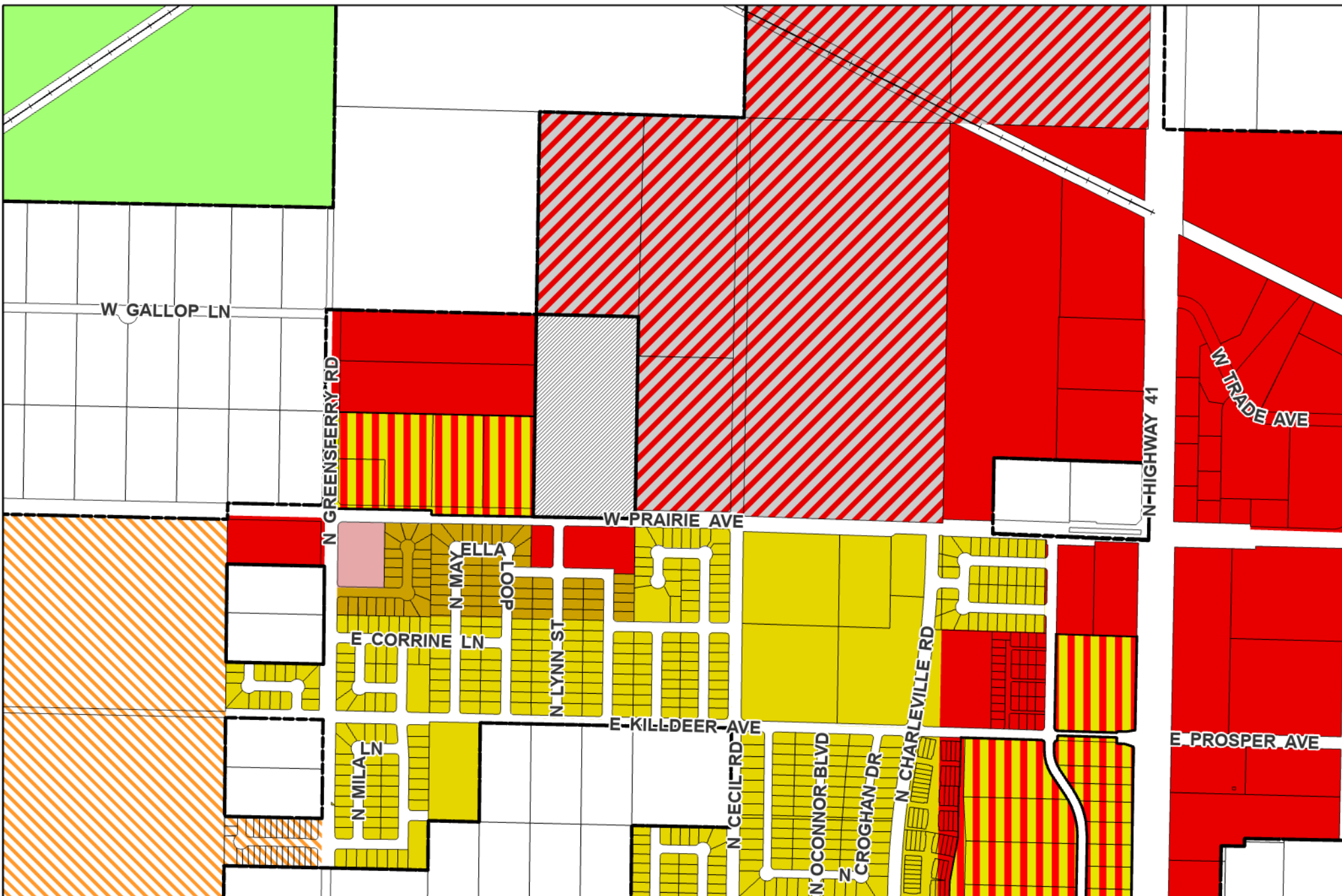
My Commission Expires: 5/24/2030



Project Location
 Prairie Annexation
ANNEXATION
 ANN-25-5



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site

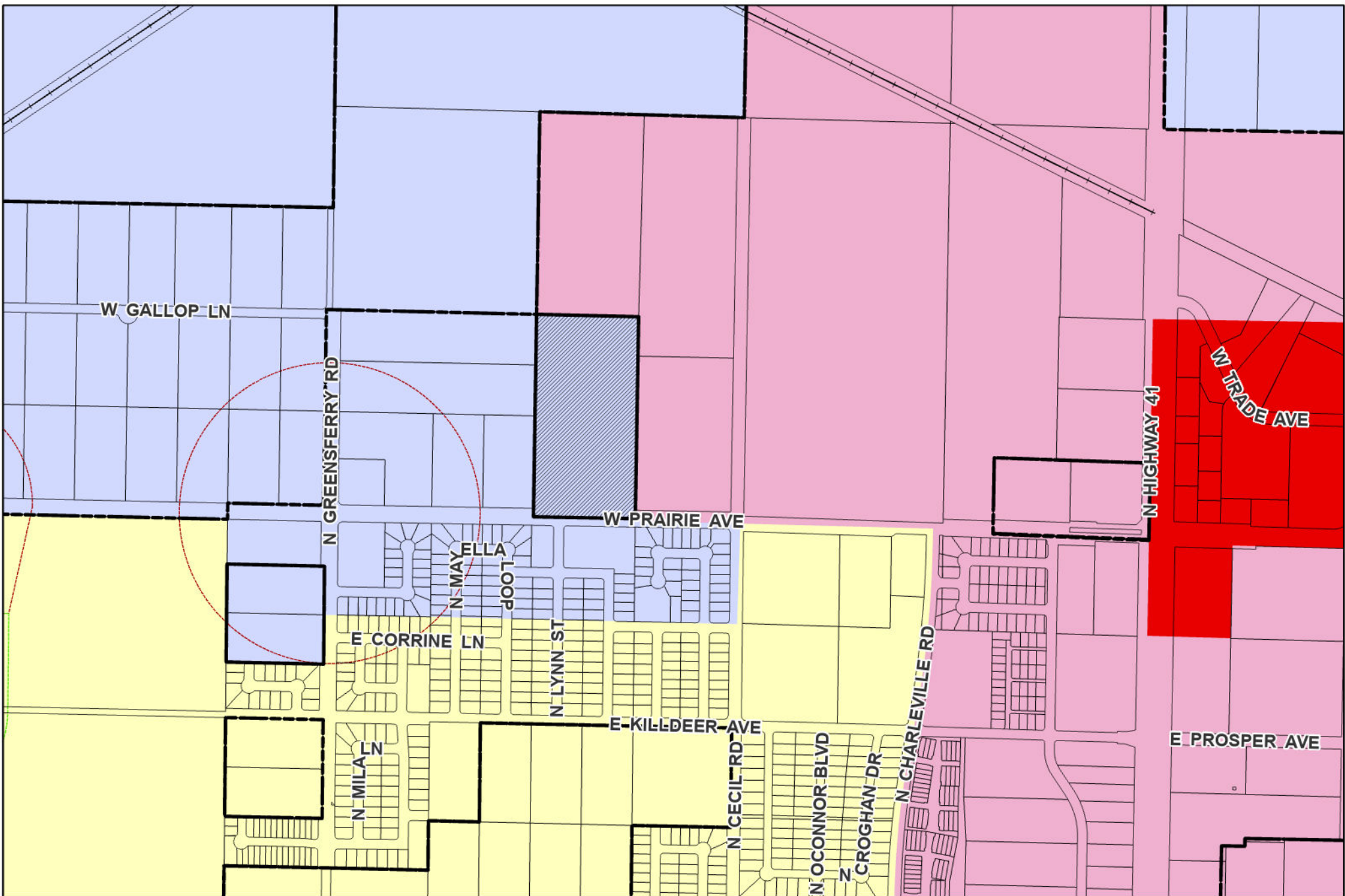


Zoning Map
 Prairie Annexation
 ANNEXATION
 ANNEX-25-5



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCM
- CCS
- TM
- LC
- RM
- R-1
- R-2
- PR





Future Land Use Map
 Prairie Annexation
 ANNEXATION
 ANNEX-25-5



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





POST FALLS
SCHOOL DISTRICT #273

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

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

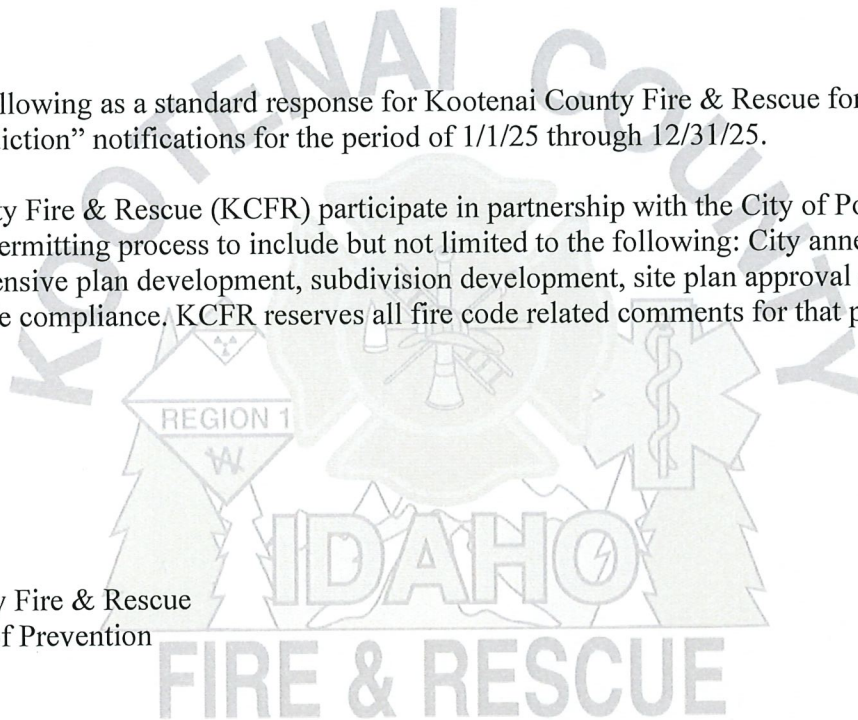
Dear Nancy,

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: Jonie Anderson <Jonie@postfallshd.com>
Sent: Tuesday, December 30, 2025 1:06 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Prairie Avenue Annexation File No ANNX-25-5

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

Good afternoon,
Prairie Avenue adjacent to the proposed annexation has been annexed by the City of Post Falls. The Post Falls Highway District may have comments at the time of the subdivision request.

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: Monday, December 29, 2025 4:07 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 <carriann.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>; Lance Kippen <lkippen@olsson.com>; Lee Barns <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mary Ann Mondaldi <MaryAnn.Monaldi@BNSF.com>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan

<pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.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>

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

Subject: Notice to Jurisdictions Prairie Avenue Annexation File No ANNX-25-5

Hello –

Please find attached the Notice to Jurisdictions for the Prairie Avenue Annexation File No ANNX-25-5 that is scheduled for the Planning & Zoning meeting January 13, 2026. The draft staff report will be on the city's website shortly.

Nancy Thurwachter
Planning Administrative Specialist
[408 N. Spokane Street](https://www.postfalls.gov)
[Post Falls, ID 83854](https://www.postfalls.gov)
(208) 457-3338



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Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Wednesday, January 7, 2026 1:00 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Prairie Avenue Annexation File No ANNX-25-5
Attachments: Exhibit PH-2 NTJ_Prairie Avenue ANNX-25-5.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 the attached project vicinity.
(Response 13203)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>

Sent: Monday, December 29, 2025 4:07 PM

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

Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mary Ann Mondaldi <MaryAnn.Mondaldi@BNSF.com>; Patton, Michael M <Michael.M.Patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.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>

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

Subject: [EXTERNAL]Notice to Jurisdictions Prairie Avenue Annexation File No ANNX-25-5

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Hello –

Please find attached the Notice to Jurisdictions for the Prairie Avenue Annexation File No ANNX-25-5 that is scheduled for the Planning & Zoning meeting January 13, 2026. 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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