



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**February 10, 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 Cream Cheese Brownie 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:

- a. Meeting Minutes 1/13/2026
- b. Gaul Annexation Zoning Recommendation File No. ANN-25-1
- c. Prairie Medical Zoning Recommendation File No. ZC-25-2

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. North Chase Place Annexation & Subdivision File Nos. ANN-25-8 & SUBD-25-8
- b. Mullan Annexation File No. ANN-25-7
- c. Heaven View Annexation & Subdivision File Nos. ANN-25-9 & SUBD-25-9

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**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

5:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

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

Excused: Carey

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

- a. National Rubber Ducky Day

Jon Manley, Planning Manager:

- Announced January 13th as National Rubber Ducky Day.
- Notified the Commission of a tentative joint workshop on February 17th with City Council and Urban3 to review a fiscal impact analysis supporting the Comprehensive Plan.

Chair Steffensen:

- Recognized Commissioner Kibbee Walton for his service. Encouraged the public to apply for city board and commission openings via the city website.

AMENDMENTS TO THE AGENDA

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

None.

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

None declared.

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:

No 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.

None.

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

None.

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Prairie Medical Zone Change File No. ZC-25-2

Public Hearing Opened: 5:36 PM

Staff report Justin Sauder, Associate Planner: Presented the zone change request for approximately 30.88 acres located at the southeast corner of Highway 41 and Prairie Avenue, seeking rezoning from Community Commercial Services (CCS) to Community Commercial Mixed (CCM).

Sauder explained the request is driven by building height limitations, with CCS allowing a maximum height of 45 feet and CCM allowing up to 105 feet, necessary to accommodate a future hospital tower as part of a proposed medical campus. The site is currently undeveloped and located over the Rathdrum Prairie Aquifer. Water service will be provided by Ross Point Water District and sewer by the City of Post Falls. No adverse service impacts were identified.

The request is consistent with the Future Land Use Map, Highway 41 North Focus Area, and applicable Comprehensive Plan goals and policies. Highway 41 and Prairie Avenue are classified as principal arterials, with Prosper Avenue and Zorros Road classified as minor collectors. All reviewing agencies were notified; no objections were received, and one letter of support was submitted by Urban Renewal.

Applicant Ben McGrann, OAC Services Inc.: Applicant Representative, described the proposed Prairie Medical Campus, a partnership between Kootenai Health, MultiCare, and Parkwood Business Partners. McGrann stated the requested height increase allows a vertically integrated hospital design, preserving open space and supporting modern healthcare standards.

Phase 1 includes a 14-bed emergency department, outpatient imaging, a medical office building, and construction of adjacent rights-of-way, with completion targeted for late 2027 and early 2028. Future phases include a hospital tower and additional facilities over a 10–15 year build out.

Testimony

In-Favor: None

Neutral: None

In Opposition: None

Rebuttal: None

Public Hearing Closed: 5:54 PM

Deliberation:

Commissioners reviewed zoning consistency and found the CCM designation compatible with the Future Land Use Map and Highway 41 North Focus Area. Commissioners noted the site's location at a major arterial intersection is appropriate for higher-intensity developments. The Commission confirmed that residential uses permitted in the CCM zone will be prohibited by development agreement and that no adverse impacts to public services were identified.

Review Criteria:

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

Yes. The Commission found the CCM zone to be an implementing designation for the Business Commercial and Commercial land use categories within the Highway 41 North Focus Area.

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

Yes. The Commission cited support for:

- **Goal 1** (economic resilience and employment)
- **Goal 7** (community needs and long-term sustainability)
- **Policy 8** (infill development)
- **Policy 86** (business campus development and economic diversification)

3. Does the proposed zoning district create a demonstrable adverse impact upon the delivery of services by any political subdivision providing public services within the City?

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

Motion by Commissioner Kimball moved to recommend approval of Prairie Medical Zone Change File No. ZC-25-2, finding the request meets the approval criteria of Post Falls Municipal Code 18.20.10 and directing staff to forward a recommendation to City Council.

Second by Commissioner Schreiber

**Vote: Schlotthauer - Yes, Wilhelm - Yes, Walton - Yes, Steffensen - Yes, Schreiber - Yes, Kimball - Yes
Motion Carried**

- b. Prairie Avenue Annexation File No. ANNX-25-5

Public Hearing Opened: 6:01 PM

Staff report Justin Sauder, Associate Planner: Presented the annexation and zoning request for approximately 20 acres generally located north of West Prairie Avenue and east of Greensferry Road, requesting annexation into the City of Post Falls with an initial zoning designation of R-1 (Single-Family Residential).

Mr. Sauder explained the property is currently outside the city limits and undeveloped. Surrounding land uses include commercial zoning north of Prairie Avenue, technology mixed zoning to the north and east, and existing single-family residential development to the west and south. The site lies over the Rathdrum Prairie Aquifer. Water service would be provided by Ross Point Water District, and sewer service by the City of Post Falls. The City has the capacity to serve the site.

Prairie Avenue is classified as a principal arterial and critical arterial corridor. Additional right-of-way dedication and roadway improvements would be required at the time of development, including future widening of Prairie Avenue.

Staff stated the request is consistent with the Transitional Future Land Use designation and the Highway 41 North Focus Area, which anticipates residential development in proximity to commercial and employment uses. No demonstrable adverse impacts were identified. All reviewing agencies were notified and provided neutral comments or indicated coordination at time of development.

Applicant Drew Dittman, Lake City Engineering: Applicant Representative, stated this is the applicant's third annexation request for the property. Previous requests for higher-intensity zoning were denied by City Council. The current request reflects the Council's direction to pursue lower-density residential development.

Mr. Dittman stated the proposed R-1 zoning provides compatibility with existing single-family development to the south and west and transitions to planned multifamily development to the north and northeast. Utilities are available, and no adverse impacts to public services were identified. The applicant requested approval of annexation with R-1 zoning.

Testimony

In-Favor: None

Neutral:

Barb Hitz, Post Falls, ID: Expressed concern regarding traffic safety along Prairie Avenue, including school bus stops and pedestrian crossings near Lind Street and Greensferry Road.

Opposed: None

Rebuttal Drew Dittman: Responded that traffic and school bus safety concerns would be addressed during subdivision review. The school district would have the opportunity to comment at that time, and traffic safety measures such as crosswalk improvements could be evaluated in coordination with City engineering staff.

Public Hearing Closed: 6:23 PM

Deliberation: Commissioners discussed the site's location relative to surrounding commercial and multifamily zoning and acknowledged the unusual configuration. Commissioners noted prior approvals for higher-intensity zoning that were denied by City Council and recognized the applicant's effort to comply with Council direction.

Commissioners discussed compatibility with surrounding uses, buffering requirements, and the benefit of additional single-family housing supply. The Commission noted the project provides a transition between

existing single-family neighborhoods and planned higher-density development and would support long-term growth within the Highway 41 North Focus Area.

Review Criteria:

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

Yes. The Commission found the R-1 zoning compatible with the Transitional land use designation and appropriate within the Highway 41 North Focus Area.

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

Yes. The Commission cited support for:

- **Goal 1** (economic resilience)
- **Goal 7** (long-term sustainability)
- **Policy 8** (infill development)
- **Policy 9** (elimination of county islands)
- **Policy 15** (adequate land for future housing needs)
- **Policy 33** (roadway and pedestrian connectivity)

3. Does the proposed zoning district create a demonstrable adverse impact upon the delivery of services by any political subdivision providing public services within the City?

No. The Commission confirmed that no adverse impacts were identified by reviewing agencies and no evidence of service limitations was presented.

Motion by Commissioner Wilhelm moved to recommend approval of Prairie Annexation File No. ANNX-25-5, finding the request meets the approval criteria of Post Falls Municipal Code 18.20.10 and directing staff to forward a recommendation to City Council.

Second by Commissioner Kimball

Vote: Wilhelm - Yes, Schreiber - Yes, Kimball - Yes, Steffensen - Yes, Schlotthauer - Yes, Walton - Yes

Motion Carried

5. ADMINISTRATIVE / STAFF REPORTS

None.

6. COMMISSION COMMENT

None.

7. ADJOURNMENT

6:32 PM

Date: _____

Chair: _____

Attest: _____

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Chair: James Steffensen Vice Chair: Ray Kimball

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

Gaul Annexation File No. ANNX-25-1

Planning and Zoning Commission Zoning Recommendation

A. INTRODUCTION:

APPLICANT: Nick Ebner of Ace Solutions, LLC, o/b/o Treva and Nolan Gaul.

LOCATION: The property is located on the southeast corner of North Cecil Road and East 16th Avenue.

REQUEST: Zoning recommendation of Residential Mixed (RM) on approximately 7.76-acres.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Owners Authorization
5. S-1 Vicinity Map
6. S-2 Zoning Map
7. S-3 Future Land Use Map
8. PA-1 PFSD Comments
9. PA-2 KCFR Comments
10. PA-3 KCCD Comments
11. PA-4 PHILLIPS 66 Comments
12. PA-5 DEQ Comments
13. PC-1 KRICKI Comments
14. PZ Staff Report
15. Testimony at the November 12, 2025, Planning and Zoning Commission (“Commission”) hearing including:

Planning and Zoning Commission (hereinafter “Commission”) heard the request at the November 12, 2025, public hearing, and the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to supply testimony and documentation to be taken by the Commission in their application of City Code 18.20.100 when making the Commission’s recommendation on zoning to the City Council.

Justin Sauder, Associate Planner

Mr. Sauder presented the application for the Gaul annexation request. The applicant seeks a zoning recommendation of Residential Mixed (RM) for approximately 7.76 acres located on the southeast corner of Cecil Road and 16th Avenue. The site, which includes four contiguous parcels under single ownership, lies within Kootenai County and lacks a current zoning designation. The parcels are currently developed with single-family homes and mobile homes are situated over the Rathdrum Prairie Aquifer and are adjacent to city limits across Cecil Road.

Mr. Sauder testified that surrounding the site are mostly single-family large lot residential County parcels with a low-density residential subdivision to the west in the city. Water service would be provided by the Ross Point Water District and wastewater would be handled by the City of Post Falls, both of which confirmed adequate capacity. Existing septic systems are required to be abandoned and connected to the municipal sewer system. Both adjacent roadways, Cecil and 16th, are classified as major collectors and would require additional right-of-way, easements, and road widening at the time of development.

The future land use map identifies the site as Medium Density Residential, and the requested RM zone is consistent. Mr. Sauder identified that the site was located within the Central Island Focus Area, highlighting policies that prioritize infill development, annexation of county islands, and pedestrian connectivity. Traffic volumes were discussed with reference to 2023 counts, indicating Cecil exceeded 4,000 average daily trips and 16th Avenue approached that figure.

The conceptual site plan, not subject to approval but illustrative of the applicant's intent, identified cottage-style single-family homes and a small area of neighborhood commercial use at the northwest corner. The plan anticipates a residential density consistent with surrounding uses and includes sidewalk improvements to enhance pedestrian access. Mr. Sauder concluded that the proposal aligns with comprehensive plan goals related to infill development (Policies 8 and 9), housing diversity (Goal 7), and economic resilience (Goal 1). No demonstrable adverse impacts on public service delivery were identified by responding agencies.

Nick Ebner, Applicant

Mr. Ebner, representing the applicant, adopted Mr. Sauder's analysis and clarified that the proposed zoning will support a cottage home development with a small commercial component limited to approximately 10% of the site. He stated that no high-density multifamily development is anticipated and that the density would approximate that of the R-2 zone, as indicated in the Future Land Use map.

Mr. Ebner addressed utilities, noting multiple connection points for water and sewer. He also testified that the applicant's intent is to support current tenants during the development transitions and even potentially through phased portions of construction. In response to a neighboring property owner's request, he stated that the applicant would be amenable to installing a six-foot vinyl fence along the southern property boundary if required.

Public Testimony: In Favor:

Anthony Bennett, Post Falls (not wishing to speak): Submitted written testimony stating that additional housing leads to greater affordability and improved infrastructure.

Treva Gaul, Applicant: Explained that she is the property owner and described a long history of residence and land stewardship in the area. She explained their goal is to provide smaller, cottage-style homes for aging residents seeking downsized housing and including some limited commercial amenities like a coffee shop or bakery. She affirmed their desire to enhance neighborhood character through thoughtful redevelopment and provide some commercial to the existing residential areas.

Opposed:

Patricia Murphy, Post Falls: Stated that while affordable housing is important, placing mixed commercial and higher density uses in an established single-family neighborhood was inappropriate. She raised concerns about traffic on 16th Avenue, the lack of sidewalks and safety for children, and felt the project adds negative impacts without needed infrastructure improvements. She urged the commission to consider better locations for commercial uses and to plan more carefully.

Rebuttal: None.

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

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

The subject site is located within the Central Island Focus Area, which includes specific policy guidance encouraging the annexation of county islands and infill development within the city’s area of impact. The proposed use of cottage-style housing and small-scale neighborhood commercial on the corner of two collector roadways aligns with the focus area’s intent to support context-sensitive redevelopment.

The Central Island Focus Area also identifies the need to incorporate pedestrian-friendly improvements and encourage development that reduces jurisdictional fragmentation. The property lies adjacent to existing city limits and is surrounded by partially developed residential neighborhoods. Annexing and zoning this area to RM fosters improved transportation connectivity, sidewalk enhancements, and integration of existing county properties into the municipal framework.

The Commission finds that the requested RM zoning is consistent with the medium density designation on the Future Land Use Map.

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

Based on the testimony provided and the staff report, the Commission finds the RM zoning request to be consistent with the following goal and policies:

Goal 1: Grow and sustain a balanced, resilient economy for Post Falls that provides for fiscal health, employment opportunities, and attainable housing. RM zoning promotes housing diversity through the inclusion of cottage homes and potentially smaller footprint residences that can serve a broader range of incomes. By supporting attainable housing types, the proposed zone contributes to housing options that meet evolving demographic needs and may support workforce housing, which in turn sustains economic vitality.

Goal 7: Plan for and establish types and quantities of land uses in Post Falls that support community needs and the City’s long-term sustainability. The RM zone provides flexibility in land use while maintaining neighborhood integrity. Allowing a small commercial node within walking distance to new and existing homes offers neighborhood-serving uses that reduce automobile dependence and enhance sustainability. The proposed RM zone will provide for mixed uses and encourage differing residential products.

Goal 12: Maintain the City of Post Falls’ long-term fiscal health. The RM zone request at this location is consistent with responsible urban growth patterns by utilizing existing infrastructure and services. Densifying within a county island reduces future service inefficiencies and helps capture revenue from areas currently beyond city tax base contributions. The integration of commercial uses at a neighborhood scale may further support tax revenue without creating significant impacts.

Policy 2: Evaluate the suitability of proposed zoning based on its compatibility with surrounding land uses, transportation networks, and public infrastructure. The RM zoning at this site is appropriate due its compatibility with existing residential development, churches and

apartments in the area. The site is also appropriate for RM zoning due to its adjacency to major collector streets. The property is also close in proximity to city sewer and water systems which is in conformance with city plans. Testimony showed that that infrastructure capacity exists and improvements to collector roadways will be required.

Policy 8: Promote infill development that leverages existing services and infrastructure.

The subject property lies within a partially developed area with nearby municipal services. By encouraging redevelopment within a county island, the proposal directly aligns with this policy objective.

Policy 9: Annex unincorporated areas that are enclaves or logical extensions of city boundaries.

The site qualifies as a county island surrounded by city limits to the west and near the city boundary on other sides. The proposed annexation and zoning designation support cohesive municipal planning and service delivery.

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

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

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-25-1, INITIAL ZONING: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended zoning upon annexation was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Residential Mixed (RM) zoning on approximately 7.76-acres upon successful annexation of the property.

Date

Chairman

Attest

**Prairie Medical Zone Change
File No. ZC-25-2**

**Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: Ben McGrann of OAC Services, Inc., o/b/o North Idaho Healthcare Holdings, LLC

LOCATION: Southeast corner of West Prairie Avenue and Highway 41

REQUEST: Rezone approximately 30.88-acres from Community Commercial Services (CCS) to Community Commercial Mixed (CCM)

B. RECORD CREATED:

1. A-1 Zone Change Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Authorization Letter
5. S-1 Vicinity Map
6. S-2 Zoning Map
7. S-3 Future Land Use Map
8. PA-1 PFSD Comments
9. PA-2 KCFR Comments
10. PA-3 PFHD Comments
11. PA-4 Urban Renewal Comments
12. PA-5 Phillips 66 Comments
13. PC -1 GVD Partners, LP Comments
14. PZ Staff Report
15. Testimony at the January 13, 2026, Planning and Zoning Commission (“Commission”) hearing including:

Planning and Zoning Commission (hereinafter “Commission”) heard the request at the January 13, 2026, public hearing, and the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to supply testimony and documentation to be taken by the Commission in their application of City Code 18.20.100 when making the Commission’s recommendation on zoning to the City Council.

Justin Sauder, Associate Planner:

Justin Sauder presented the staff report and the zone change request for three parcels of approximately 30.88 acres at the southeast corner of Highway 41 and Prairie Avenue from Community Commercial Services (CCS) to Community Commercial Mixed (CCM) in order to develop a medical campus, including a hospital tower exceeding the existing zone’s 45-foot height limitation. Rezoning to CCM would permit building height for the hospital bed tower up to a maximum of 105 feet, enabling a vertically integrated hospital design with open space and walking trails.

Mr. Sauder testified that the current site is undeveloped and located over the Rathdrum Prairie Aquifer, with water to be provided by Ross Point Water District and wastewater services by the City of Post Falls. The area is surrounded by a mix of commercial and residential zoning. The proposed zone is consistent with both the Business Commercial and Commercial Future Land Use map designations that overlay this site and the property lies within the 41 North Focus Area, which supports large-scale, mixed-use regional developments along critical arterial corridors.

Mr. Sauder testified that the project could be supported by Comprehensive Plan Goal 1 (promoting economic growth), Goal 7 (development of a medical campus will support community needs), and Policy 8 (encouraging compatible infill development). The zone change does not result in any demonstrable adverse impact on service provision based on the comments received from political subdivisions notified. The city has adequate utility capacity, including sewer, and has accounted for long-term infrastructure needs. A development agreement prohibiting residential uses within the requested CCM zone is also planned.

Ben McGrann, Applicant:

Mr. McGrann, representing the ownership group, testified in support of the zone change request. He emphasized the importance of the additional height flexibility to achieve a modern, efficient medical campus to integrate walking paths and landscape features and promote wellness. The design allowed under the rezone would include a six-story hospital, a 14-bed emergency department, outpatient imaging, and multiple specialty clinics.

Mr. McGrann stated the project is a partnership among Kootenai Health, MultiCare, and Parkwood Business Partners. The applicant plans to phase development starting at Highway 41 and Prosper Avenue, with the initial phase anticipated for completion by late 2027 or early 2028. The full campus buildout is projected over the next 10 to 15 years. The zone change would allow the applicant to proceed with a vertical design element consistent with best practices in health care while promoting efficient use of land space.

Public Testimony:

There was no public testimony.

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

C. EVALUATION OF ZONE CHANGE APPROVAL/REVIEW CRITERIA:

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

The applicant has requested a zoning of CCM zoning for a proposed medical campus including a hospital bed tower. The Future Land Use Map designates this area as both Commercial and Business Commercial and it is located within the 41 North Focus Area. CCM is an implementing zone for both Business and Business Commercial and is consistent. The 41 North Focus Area encourages mixed-use regional services and commercial development along Highway 41 which the requested zone change will support by allowing the development of the medical campus at this prominent intersection.

The Commission finds that the proposed CCM zoning district is consistent with both the land use designations identified in the Future Land Use Map and aligns with the goal of the 41 North Focus Area.

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

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

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

The proposed zone and resulting development would create new employment opportunities and could spur additional commercial development by way of medical campus support services building economic diversity.

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

The medical campus opportunity will permit continued delivery of high-quality and competitive medical and incidental services to the area, keeping services efficient and affordable.

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

The adjacent areas to this parcel are all currently being developed and the rezone will encourage the development of the medical campus as a compatible use with the surrounding commercial properties.

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

The proposed hospital campus will expand the opportunity for local living-wage jobs through expanded medical and incidental services centered at the new employment center.

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

The Commission finds that political subdivisions were notified and the city received no adverse written comments. While a question of sewer capacity was raised via written public comment, testimony from city engineering staff confirmed that the City of Post Falls has the necessary sewer capacity to serve the proposed uses and that long-term infrastructure planning, including improvements to the 12th Avenue lift station, has accounted for future demand.

Because no evidence of a demonstrable adverse impact upon the delivery of services were identified and as such, the Commission finds this criterion satisfied.

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ZC-25-2: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended rezoning was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for rezone to CCM zoning.

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

**CITY OF POST FALLS
STAFF REPORT**

DATE: JANUARY 23, 2026
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JUSTIN SAUDER, ASSOCIATE PLANNER • jsauder@postfalls.gov / 208-457-3336
SUBJECT: STAFF REPORT FOR THE FEBRUARY 10, 2026, P&Z COMMISSION MEETING
NORTH PLACE CHASE ANNEXATION ANNX-25-8 AND SUBDIVISION 25-8

INTRODUCTION:

Van Houten Consulting and Design, LLC, on behalf of Blackwell Homes, LLC, is requesting approval to annex and subdivide approximately 4.98-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 (PFMC) Section 18.20.100 as well as a Subdivision application to subdivide the property per PFMC Section 17.12.060. 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 Numbers: North Place Chase Annexation and Subdivision File No's. ANNX-25-8 and SUBD-25-8

Owner: William Guy Living Trust

Applicant: Blackwell Homes LLC

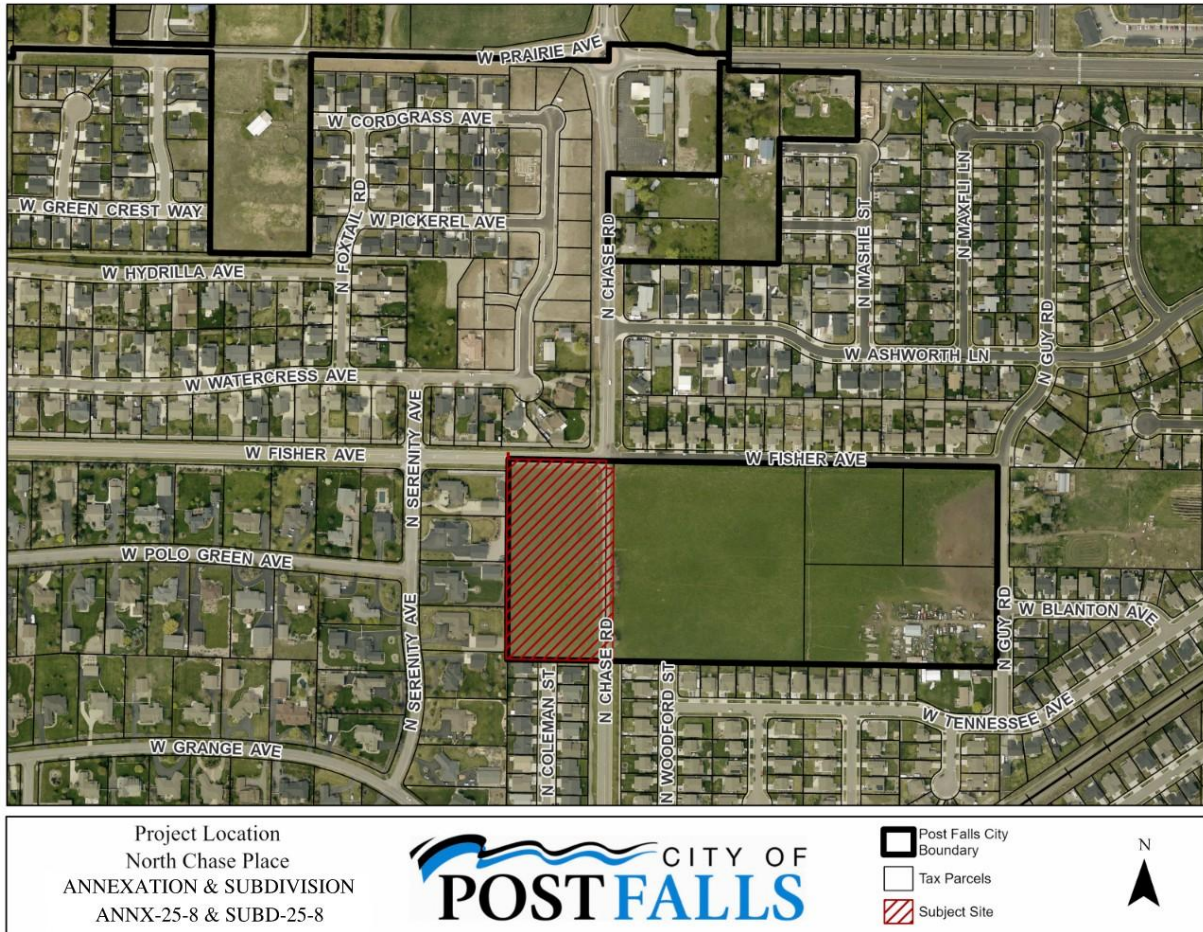
Project Description: Annex approximately 4.98-acres within the City of Post Falls with a zoning request of Single-Family Residential (R1).

Project Location: The property is located on the southwest corner of North Chase Road and West Fisher Avenue.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: To the north, south, and west are single-family homes within the City. To the east across North Chase Road is a vacant parcel within the county.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

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

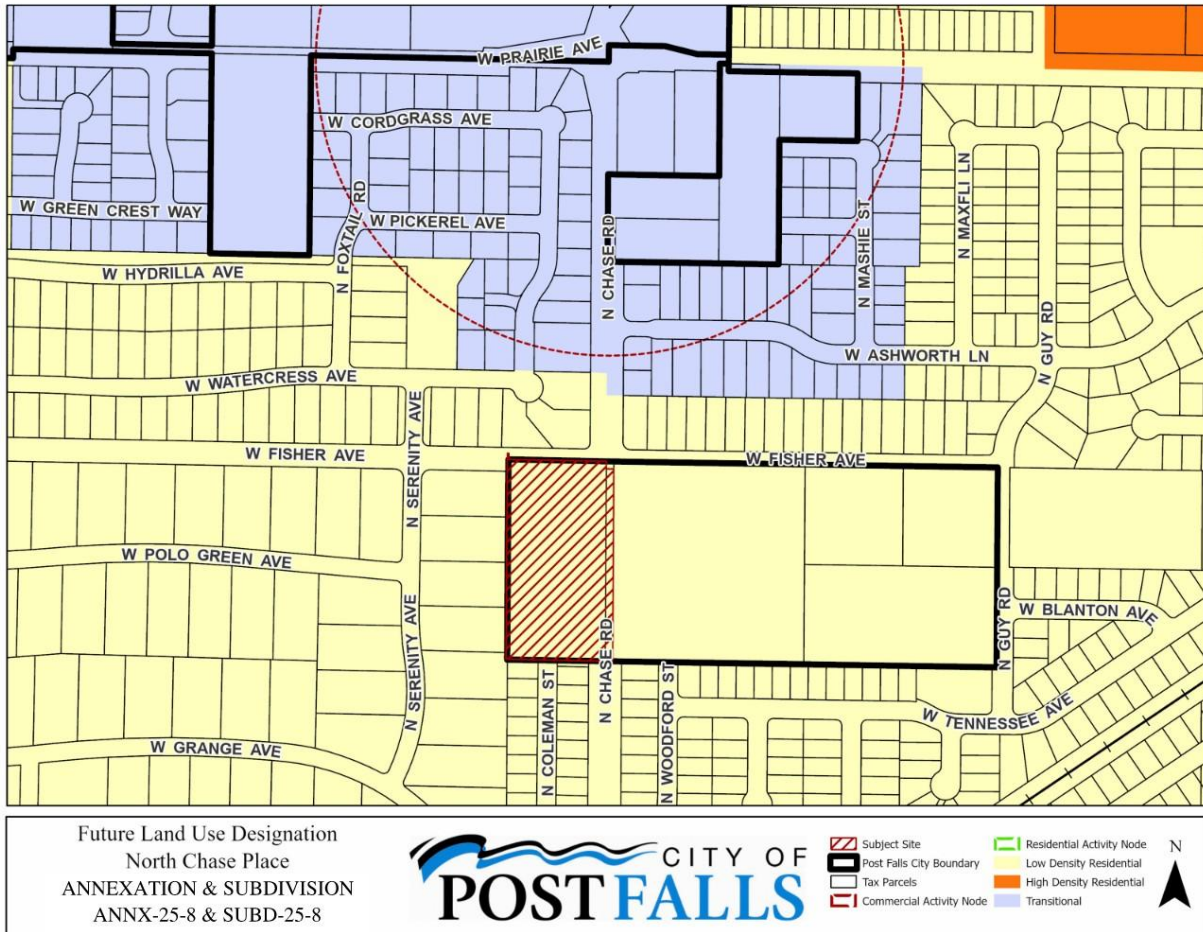
ZONE CHANGE REVIEW CRITERIA

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

The Future Land Use Map classifies this property with the land use designation of **Low Density Residential** (See Following Image). This category encompasses all types of single-family residential uses up to eight dwelling units per acre and also supports land uses such as parks, schools, and public facilities. Densities may vary as appropriate to location, street infrastructure capacities,

planned development patterns and compatibility with existing development. Use patterns blending commercial and residential may be considered in areas as they develop, provided they are consistent with the Focus Area descriptor, feature higher traffic volumes, and/or are located and designed to function as pedestrian friendly focal point of the surrounding neighborhood. Such patterns should feature an interconnected street system allowing easy, all-modes access to adjoining neighborhoods.

The subject site is adjacent to properties with a land use designation of low density residential to the north, east, south and west as depicted in the Future Land Use Map below. The R1 zone is an implementing zoning district per the Focus Area.



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

To date, development trends in the Central Prairie area have been focused on addressing single-family housing needs. But with land values increasing, new projects are more likely to integrate higher density housing with community amenities to broaden their appeal to buyers. Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities. Prairie Avenue's role as a major east/west connecting corridor may spur interest in commercial use development. 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.

The Focus Area also includes a key policy to help affirm and guide development by supporting provisions for a variety of housing types and densities.

Staff Comment: The proposed Single-Family Residential (R1) zone is compatible with properties in the immediate vicinity to the north, south, and east which all contain single-family residences. The R1 zone would also be consistent with the Focus Area which talks about providing a variety of housing types and densities because the properties to the west and north are within the Single-Family Residential Suburban (R-1-S) zone, and the applicant is requesting an R1 zone designation.

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

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 residential 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 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 north, west, and south.

- Infrastructure and service plans.

Staff Comment: Water service for the property will be provided by the East Greenacres Irrigation District. Sanitary Sewer service would be provided by the City of Post Falls.

An existing sanitary sewer connection is located on the south end of the property at the northern terminus of Coleman Street. This line can be extended northerly to service most of the property. The engineering representative for the applicant has indicated that sewer service to the northern most lots is questionable due to elevation conflicts relative to the City's design standards. The City of Post Falls will be installing a sanitary sewer main along Fisher Avenue during the summer of 2026 that would have a sufficient depth to provide service to the northern portions of the property in question. However, this sewer main cannot be connected to the City's sewer system until the Fisher Avenue lift station is reconstructed. Construction of a new Fisher Avenue lift station is scheduled for FY2027, resulting in access to the Fisher Avenue sewer main being limited until late 2027 or early 2028. The City of Post Falls has capacity and is willing to provide sanitary sewer services to the entire property, subject to the elevation limitations for the northern portions of the property; as previously identified.

No existing structures or septic systems exist on the property. Existing sewer capacity

is not a guarantee of future service.

- Existing and future traffic patterns.

Staff Comment: The property is bounded by Fisher Avenue to the north and Chase Road to the east. Coleman Avenue connects to the property's southern boundary.

Chase Road is classified as a Minor Arterial. With annexation the property would be required to dedicate additional rights-of-way and easements. The western rights-of-way line for Chase Road shall be located 55 feet from the Section Line in Chase Road and accompanied by a 15-foot-wide Sidewalk, Drainage and Utility Easement. Construction of frontage improvements for Chase Road would be required at the time of subdivision of the property. Current traffic volumes along Chase Road are less than 3,000 vehicles per day, 25% of the roadway's capacity of 12,000 trips per day. Development of this property at the requested zoning is in line with the assumptions of the current Transportation Master Plan (2017) and are not projected to have any adverse impacts to the transportation network, that are not already accounted for with collection of Transportation Impact Fees.

Fisher Avenue is classified as a Minor Collector. With annexation the property would be required to dedicate additional rights-of-way and easements. The southern rights-of-way line for Fisher Avenue shall be located 80 feet from the existing northern rights-of-way line and accompanied by a 10-foot-wide Sidewalk, Drainage and Utility Easement. Construction of frontage improvements for Fisher Avenue would be required at the time of subdivision of the property. Current traffic volumes along Chase Road are estimated in the Transportation Model at under 2,000 vehicles per day, 20% of the roadway's capacity of 5,000 trips per day. Development of this property at the requested zoning is in line with the assumptions of the current Transportation Master Plan (2017) and are not projected to have any adverse impacts to the transportation network, that are not already accounted for with collection of Transportation Impact Fees.

Coleman Street is classified as a Local Residential Roadway. No rights-of-way or easement dedications would be required with annexation of the property. Dedication of rights-of-way, easements and construction of frontage improvements for Coleman Street roadway improvements would be required at the time of subdivision of the property. Current traffic volumes along Coleman Street are estimated at 200 trips per day. in line with Local Residential Roadway standards of under 2,500 vehicles per day. Development of this property at the requested zoning is in line with the assumptions of the current Transportation Master Plan (2017) and are not projected to have any adverse impacts to the transportation network, that are not already accounted for with collection of Transportation Impact Fees.

- 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 to the north, south, and west 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 to the north, south, and west. The property directly to the east across North Chase Road is within the County. However, looking at the surrounding area, the subject site is one of five parcels that are completely surrounded by incorporated areas, and therefore is considered a county island.

- That have readily available service infrastructure and capacity;

Staff Comment: Readily available sanitary sewer infrastructure is within Coleman Street. The City is extending sanitary sewer main along Fisher Avenue in 2026 and will be available to provide service to the northern portions of the property in late 2027 or early 2028. The downstream lift station has adequate capacity for the property at the requested zoning and in the proposed lot configuration, subject to the limitation of northern portions of the property as previously addressed.

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 along Chase Road, at the time of site development. Sidewalks would be installed along Fisher Avenue and Coleman Street, connecting to existing subdivisions and improvements to the north, west and south.

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 roadways.

Policy 45: Guide annexation decisions guided by and considering:

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

Staff Comment: Compliance with associated master plans has been outlined 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 three sides. Utilities are located adjacent to or will be constructed along the property boundary 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 the East Green Acres Irrigation District.

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

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

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

No subdivision shall be approved from the planning and zoning commission unless findings and conclusions are made that:

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

Staff's Response: Water service to the project will be provided by the East Green Acres Irrigation District and Will-Serve letter is provided per Exhibit A-4.

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

Staff's Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed with development of the site in conformance with City Standards and guiding Master Plans. As identified in the annexation portion of this Staff Report, the northern portions of the property may require the City's extension of sanitary sewer along Fisher Avenue (FY2026) to be operational prior to the construction of homes.

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

Staff's Response: The subdivision and proposed layout accommodate connectivity and will not have a negative impact on the local transportation system. Proposed roadway circulation improves access for residents and emergency vehicles for properties along Coleman Street. The extension of Coleman Street to Fisher Avenue will provide an additional access point enhancing vehicle circulation and complying with City performance standards that limit the use of cul-de-sacs. The "existing emergency only" access point between Coleman Street and Chase Road will no longer be needed with the extension of Coleman Street to Fisher Avenue. The Subject Subdivision should include within their plans the removal of the concrete approach of the "emergency only" onto Chase Road and install a six-foot concrete sidewalk or 10-foot asphalt path between the pedestrian facilities on Coleman Street and Chase Road. The roadways shall dedicate rights of way and easements and be constructed to the roadway standards as outlined within the City Transportation Master Plan.

- Coleman Street – local residential, 32-foot width shown (flow line – flow line), meets minimum standards.
- Fisher Avenue – Minor Collector Roadway, improvements would meet City Standards.
- Chase Road – Minor Arterial Roadway, improvements would meet City Standards and project the existing western curb line (North Chase Place Subdivision) northerly to Fisher Avenue.

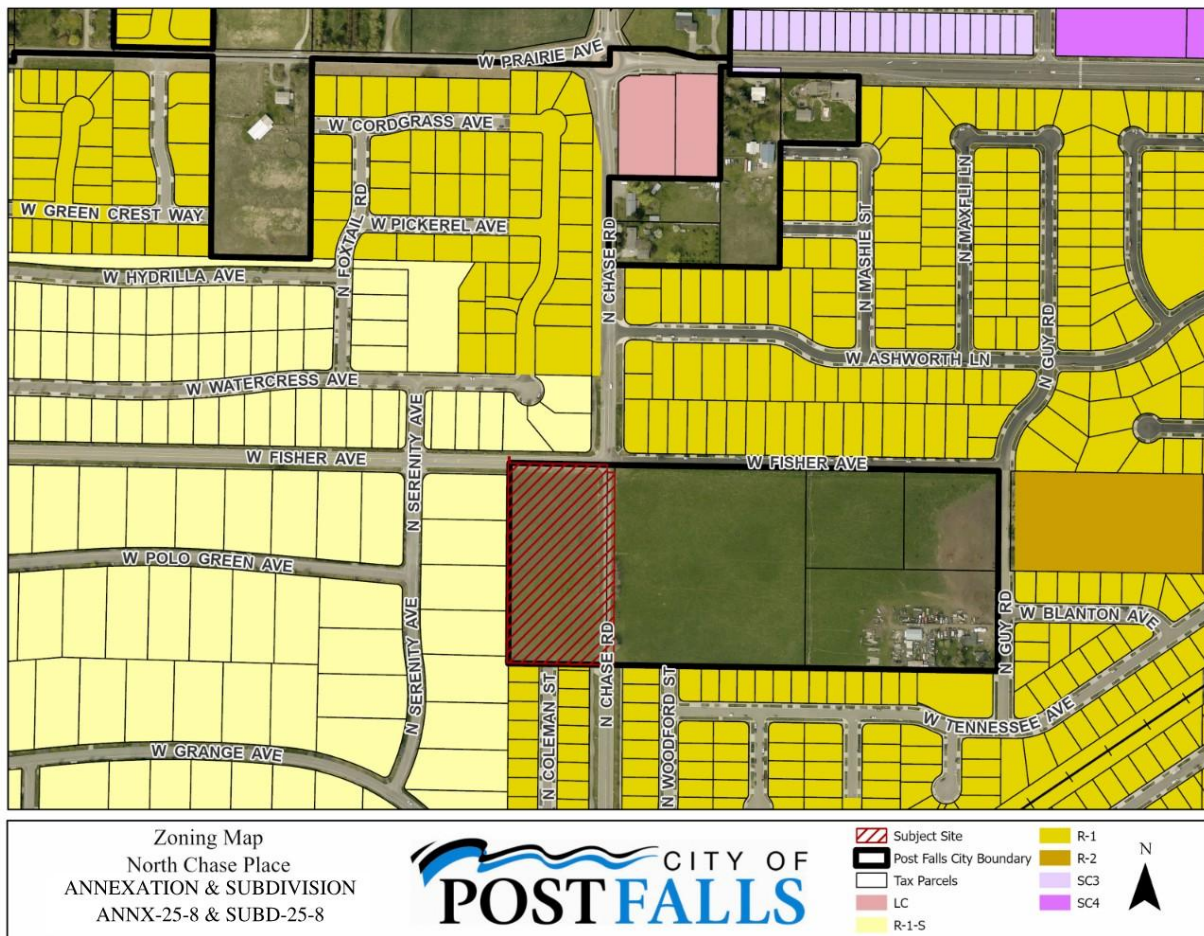
Roadway illumination, ADA ramps and roadway markings / signs shall comply with City Standards.

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

Staff's Response: There are no soil or topographical conditions which have been identified as presenting hazards.

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

Staff's Response: The applicant is also requesting annexation into the City and a rezone to R1 for this subdivision is appropriate based on the existing land use in the general area (refer to zone change review criteria above). The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning), subject to annexation and rezoning of the requested areas (See Following Image).



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

Staff's Response: Impact fees will be assessed on individual building permits to assist in mitigating the off-site impacts to parks, public safety, and streets.

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 January 22, 2026, and notice was sent to appropriate jurisdictions and published in the Coeur d'Alene Press on January 23, 2026. The property was posted on December 23, 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 along Chase Road, measured 55 feet from the existing Section Line in Chase Road.
2. Dedication of a Sidewalk, Drainage and Utility Easement along Chase Road, measured 15 feet in width.
3. Dedication of rights-of-way along Fisher Avenue, measured 80 feet from the existing Northern rights-of-way line for Fisher Avenue.
4. Dedication of a Sidewalk, Drainage and Utility Easement along Fisher Avenue, measured 10-feet in width.

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

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

4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. Fisher Avenue shall be designed and constructed as a 44-foot wide Minor Collector Roadway.
6. Chase Road shall be designed and constructed as a Minor Arterial Roadway, matching the roadway configuration that exists to the south in the subdivision of North Chase Place.
7. Coleman Street shall be designed and constructed as a Local Residential Roadway, 32-foot width.
8. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
9. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. No exceptions were requested with the application.
10. Direct access to or from residential lots with Fisher Avenue and / or Chase Road shall be prohibited on the face of the plat.
11. The "emergency only" access on Tract "A" of the adjoining North Chase Place Subdivision shall be removed and replaced with a 6-foot concrete sidewalk or 10-foot asphalt pathway.
12. A Homeowners Association shall be formed and responsible for landscaping, irrigation and maintenance of the common rights-of-way frontages along Fisher Avenue and Chase Road. Maintenance includes the removal of snow from sidewalks, paths and trails.
13. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
14. If lot elevations for the northern portions of the subdivision cannot be adjusted to meet City's Design Standards for sewer service from the south, in Coleman Street, sewer shall be designed to connect to the City's sewer project in Fisher Avenue (FY2026). Building permits for lots serviced by the Fisher Sewer Main shall not be issued until reconstruction of the Fisher Lift Station is completed (estimated late FY2027).

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-1a	Annexation Application
Exhibit A-1b	Subdivision Application
Exhibit A-2	Narrative
Exhibit A-3	Preliminary Plat
Exhibit A-4	Will Serve Letter
Exhibit A-5	Authorization Letter

Staff Exhibits:

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

Record No: ANNX-25-8


Annexation


Status: Active


Submitted On: 10/30/2025

Applicant

 Merle Van Houten

 208-930-4000

 merle@vanhoutencd.com

 401 1/2 E. Sherman Ave. Ste. #208
Coeur d'Alene, ID 83814

Application Information

Did an Annexation Pre-app take place?*

Yes

Applicant Type*

Engineer

Description of Project/Reason for Request*

Annex parcel and Right-of-Way for R-1 Subdivision.

Existing Zoning*

AG-Suburban

Adjacent Zoning*

R-1

Current Land Use*

None

Adjacent Land Use*

Residential

Proposed Zone*

R-1

Owner Information

Name*

Ben Steckman

Company

Blackwell Homes

Phone*

2086615871

Email*

ben.steckman@blackwellhomesllc.com

Address*

2229 Dakota Ave

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. *

 Merle Van Houten

Oct 30, 2025



Record No: SUBD-25-8

Subdivision Application

Status: Active

Submitted On: 10/30/2025

Applicant

Merle Van Houten

208-930-4000

merle@vanhoutencd.com

401 1/2 E. Sherman Ave. Ste. #208
Coeur d'Alene, ID 83814

Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Engineer

Proposed Subdivision Name*

North Chase Place 1st Addition

Number of Lots*

20

Size of Site

4.98

Average Size of Lots

0.15

Existing Zoning

Ag-Suburban

Adjacent Zoning

R-1

Current Land Use

None

Adjacent Land Use

Residential

Density

4.02

Description of Project*

20 lot R-1 Subdivision that completes Coleman Street through the north to Fisher Ave. Street design and home lot layout will be similar to North Chase place Subdivision to the south.

Site Information

Comprehensive Plan Designation

Low Density

Location of Proposed Access to Site

Site will be accessed from Coleman Street to the south and Fisher Ave from the north.

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

Coleman Street (R.O.W. width: 65' Pavement Width: 33'): Fisher Ave (R.O.W. width: 80', Pavement width: 46'): Chase Road (R.O.W. width: 110', Pavement width: 48')

Size & Point of Water Connection

8" PVC water main in Coleman Street will be extended north.

Size & Point of Sewer Connection

8" sewer main in Coleman Street will be extended north from MH-3396

Name & Location of Nearest School

River City Middle School 1505 N Fir Street

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

Kootenai County Fire and Rescue Station 1 404 N Idaho St

Physical Description of Site (topography, cover, features)

Site is currently relatively level grassland with minimal trees.

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

No

Water District*

East Greenacres Water District

Owner Information

Name*

Ben Steckman

Company

Balckwell Homes

Phone*

2086615871

Email*

ben.steckman@blackwellhomesllc.com

Address*

2229 Dakota Ave

City, State, Zip Code

Hayden, ID 83835

Application Certification

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

Merle Van Houten

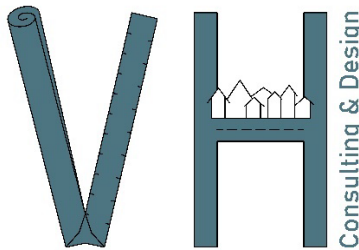
Oct 30, 2025

Project Narrative
Annexation of:
Parcel #51N05W-28-1880

Kootenai County, Idaho

Applicant:
Blackwell Homes, LLC
2229 Dakota Ave
Hayden, ID 83835

Prepared by:
Merle Van Houten, P.E., LEED AP



Van Houten Consulting and Design, LLC
401 ½ E Sherman Ave Ste. #208
Coeur d'Alene, ID 83814
(208) 930-4000

October 24th, 2025

Project Narrative For Parcel #51N05W-28-1880 ANNEXATION

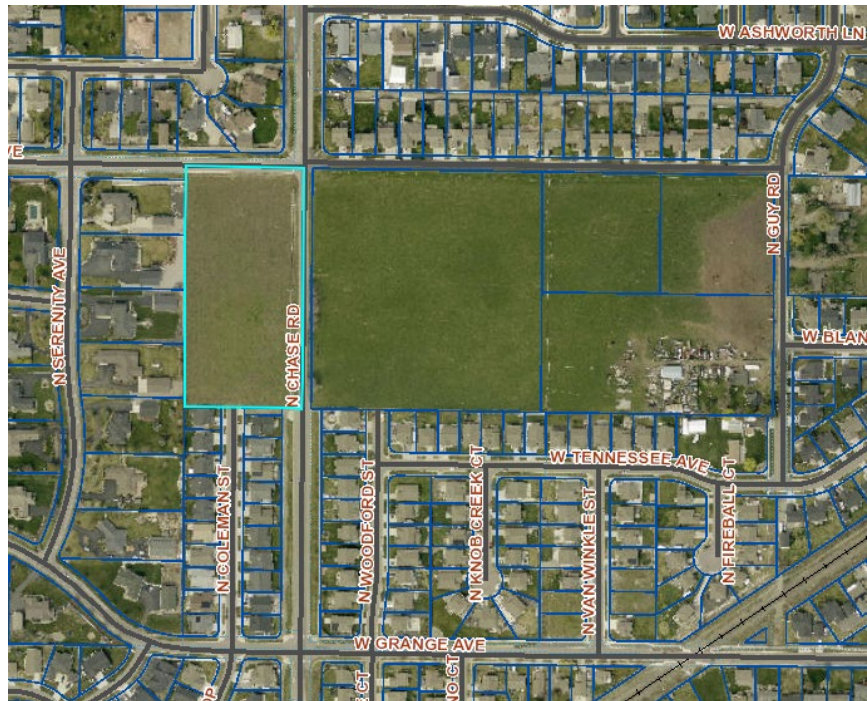
Existing Conditions

This request for annexation is being made for a single parcel at the southwest corner of Chase Road and Fisher Ave. The subject property is completely undeveloped and does not have any existing structures. The parcel is approximately 4.98 acres and composed of nearly level terrain, typical of land on the Rathdrum Prairie.

The parcel lies in a small pocket of unincorporated land surrounded by North Chase Place to the south and Meadows 2nd Addition to the west. These existing communities have been developed in the City of Post Falls with a R-1 zoning designation.

The section of Chase Ave adjacent to the subject properties is classified as a Minor Arterial Road. Fisher Ave is a Minor collector. Coleman Street currently dead-ends into the south side of the subject parcel as a local residential Road.

East Greenacres Irrigation District is the water purveyor while the City of Post Falls has jurisdiction over sewer. Sewer connections and water mains are available in Fisher Ave and Coleman Street.



Existing Conditions Aerial Image



Looking west from Chase Road onto the property.



Looking north from the end of Coleman St along the southern parcel boundary.

Annexation Narrative

The primary objective of this R-1 annexation request is to increase available single-family residences by means of infill development. Lot density will not exceed that defined in the City’s zoning code designation for R-1 at 6.7 lots/acre (based off 6,500 Sq. ft. minimum lot size).

The subject property is located in an undeveloped cluster of parcels surrounded by residential developments in the City of Post Falls on the north, south and west sides. The parcel is already benefited by the Post Falls Police Department, Emergency Services and School District and do not border any other city, making Post Falls the sole choice for annexation and development. An annexation map and legal description of the subject parcel have been prepared and stamped by a surveyor licensed in the State of Idaho.

Zoning

Kootenai County currently designates the subject parcel within the Ag-Suburban Zone. The request being made in this application is to designate the property as an R-1 single-family development. The R-1 designation is consistent with surrounding and adjacent developments that are already a part of the City of Post Falls. The development’s alignment with City’s Future Land Use Map, Focus Area and the goals and policies of the Comprehensive plan are discussed in the following sections.

Future Land Use Map (at right): Light yellow shading designates the area as “Low Density Residential”. Other land uses in the vicinity are “transitional” (blue), “medium density” (peach) and “high density” (orange). R-1 is part of the Low-Density Land Use designation according to The Comprehensive Plan. The applicants do not wish to deviate from the density or housing type characterized by Low Density residential, which is “all types of single-family residential uses up to eight dwelling units per acre.” The property is located along Chase Rd and is not expected to cause a significant increase in traffic on local residential roads.



Focus Area (at right): The subject parcel is within the “Central Prairie” Focus Area, which prioritizes single-family housing. The intention of this development is to continue the style of housing and density seen in the North Chase Place R-1 development to the south along Coleman Street.



2020 Comprehensive Plan Compatibility

The City of Post Falls’s 2020 Comprehensive Plan was reviewed and referenced in the decision to make the R-1 zoning request. This infill area with direct access to a Minor Arterial Road presents an opportunity create an R-1 development that will increase single-family home inventory while still complying with the goals and policies of the Comprehensive Plan.

Consistency with the Goals and Policies of the Comprehensive Plan

- i. This R-1 request was evaluated for compliance with the goals and policies found in Appendix B of the Comprehensive Plan and fits with those assigned the “Land Use” or “LU” designation. Specific goals and policies being met are:
 - G-01 – Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health.
 - The primary objective of this R-1 request is to provide housing in close proximity to places of employment. It provides a diverse population of citizens an opportunity for a good quality of life and the ability to work and reside in the same neighborhood.
 - G-02 – Maintain and improve the provision of high-quality, affordable and efficient community services in Post Falls.
 - The proposal will allow for infill development of single-family homes with minimal expansion of city infrastructure. These parcels have already been accounted for in the city’s planned growth. The completion of Coleman Street will increase connectivity and access to the existing homes.
 - G-03 – Maintain and improve Post Falls’ small-town scale, charm and aesthetic beauty.
 - The new parcels will be single-family style infill development which this goal encourages.
 - G-05 – Keep Post Falls’ neighborhoods safe, vital, and attractive.
 - The applicants do not intend to build duplexes, twin homes or townhomes. Nor do they envision a rental community. Individual single-family residences will be put on the market increasing

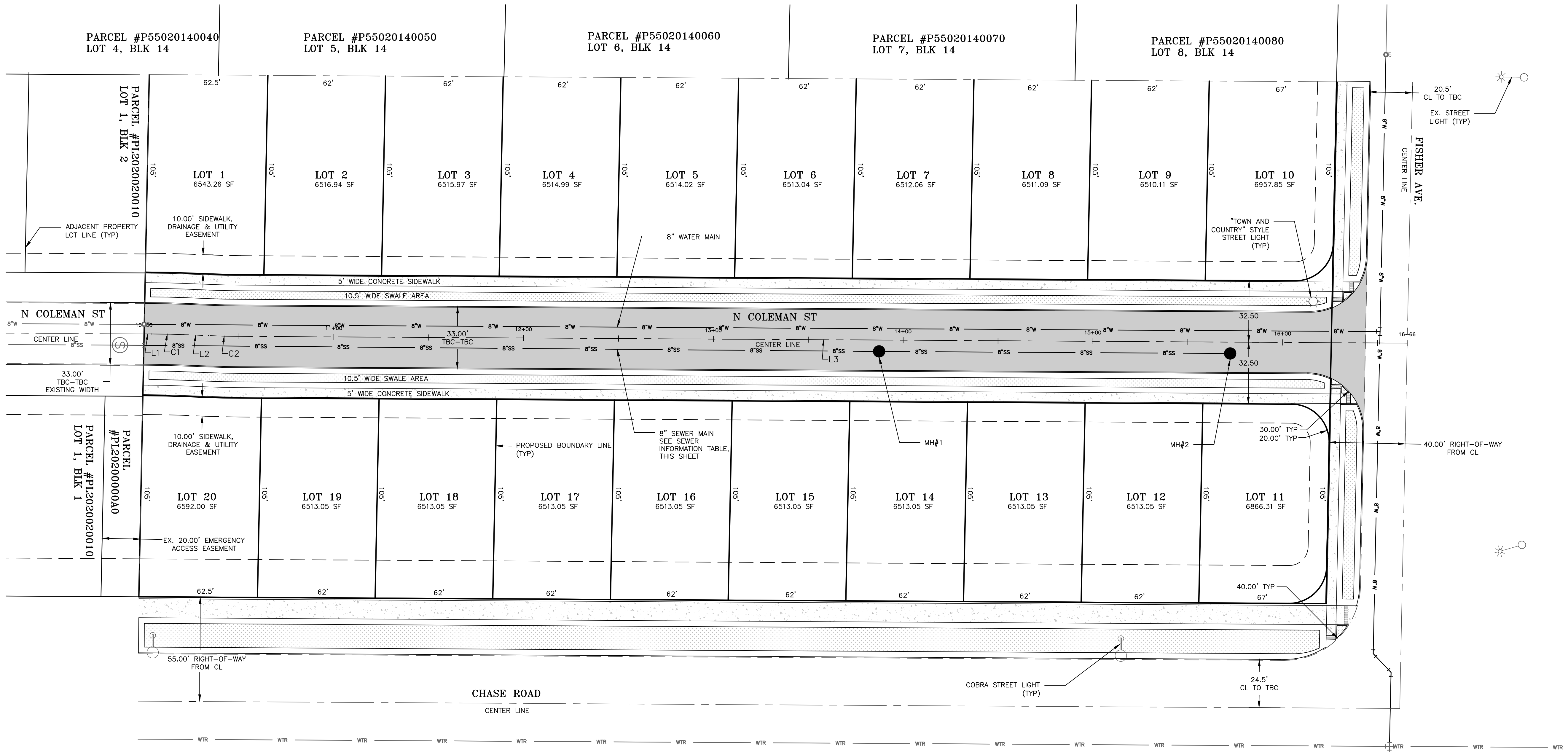
housing inventory and availability to new or current residents. The completion of Coleman Street and the frontage along Chase will provide functional and aesthetic pedestrian corridors.

- G-06 – Maintain and improve Post Falls’ transportation network, on pace and in concert with need and plan objectives.
 - The residents of this infill development will use Chase Rd, a minor arterial road, for almost all vehicle trips generated. The new houses will not have a measurable increase of traffic to existing local residential roads and neighborhoods.
 - The completion of Coleman Street from Grange Ave to Ficher Ave will provide the current residents of North Chase Place with more options to access a Major Collector Road and thereby ease traffic on Grange Ave.
- 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.
 - Presently, there is a need for housing inventory in general. This proposal is intended to increase housing inventory and incorporate infill to existing neighborhoods.
- 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.
 - The applicants’ intention with this development is to extend and complete the existing neighborhood to the south, maintaining its look and overall design.
- 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.
 - Existing developments surrounding the subject parcel are all single-family housing. The applicants’ vision is to provide the same style housing as in the adjacent developments within the R-1 zone.
 - The zoning designation does not impact traffic patterns as the completion of Coleman Street will increase the options residents have to access Chase Road and ease traffic along Grange Ave.
- P.08 - Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits.

- The subject parcel will be an infill development of single-family homes, making it compatible with the Comprehensive Plan and the surrounding neighborhoods.
 - 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.
 - The subject parcel is within an infill island and have readily available service infrastructure.
 - P.14 - Follow all annexation procedures established by Idaho State statutes and applicable City ordinances.
 - This application seeks to demonstrate clear and firm compliance with all applicable statutes and ordinances.
 - P.33 - Annexation should help implement Post Falls’ transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways.
 - The development will improve traffic patterns by enabling the completion of Coleman Street increasing options for access to Chase Road and easing traffic along Grange Ave.
 - P.44 - Annexation should leverage existing capital facilities, with minimal need for expansion or duplication of facilities.
 - The subject parcel is considered an infill development because it is surrounded by city infrastructure. Access to public roads and utilities are readily available at the subdivision’s boundaries.
 - 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.
 - Annexation of the subject parcel into the R-1 zone brings a small pocket of county land into the city without conflict to any items of this policy and makes more homes available within the City. When viewing a map of the City boundary, it is hard to draw any conclusion other than this property should be incorporated into the City of Post Falls.
- ii. Proper Zoning Assignment – The Comprehensive Plan lists R-1 zoning as part of the Low-Density Land Use designation. The land will be developed as detached single-family housing on lots of 6,500 square feet or larger.. This will increase housing availability to the market while still

complying with the goals and policies of the Comprehensive Plan, as demonstrated in the previous section. City infrastructure is readily available to support the R-1 zoning assignment with little impact on existing facilities.

- iii. How this annexation benefits the City of Post Falls – Development of the subject property in the R-1 zone will provide infill development of single-family homes consistent with adjacent neighborhoods. Existing public utilities are available to serve the project. The development will increase available housing.



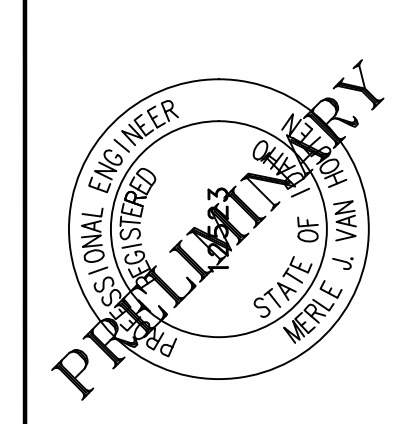
COLEMAN ST.
CENTERLINE GEOMETRY TABLE

Number	Radius	Length	Line/Chord Direction	Chord Length	Delta
L1		3.91	N0° 19' 59.64"E		
C1	500.00	16.67	N1° 17' 17.79"E	16.668	1.9101
L2		13.33	N2° 14' 35.95"E		
C2	500.00	16.67	N1° 17' 17.79"E	16.668	1.9101
L3		615.03	N0° 19' 59.64"E		

SEWER INFORMATION

MANHOLE	INV IN	INV OUT	LENGTH (FT)	GRADE	RIM ELEVATION
#MH-3396 (EX.)	2139.21 (N)	2139.11 (S)			2147.23
#1	2140.89 (N)	2140.79 (S)	396 (N)	0.4% (N)	2148.23
#2	---	2142.70 (S)	181 (N)	1.0% (N)	2148.70

Van Houten Consulting & Design, LLC
 (208) 938-0000
 MERLE@VANHOUTENCD.COM
 401 E. SHERMAN AVE. STE. #211
 COEUR D'ALENE, ID 83814
 WWW.VANHOUTENCD.COM



NORTH CHASE PLACE 1ST ADD.
 SUBDIVISION CONCEPT
 KOOTENAI COUNTY, IDAHO

REVISIONS		BY
NO.	DATE	DESCRIPTION
1		

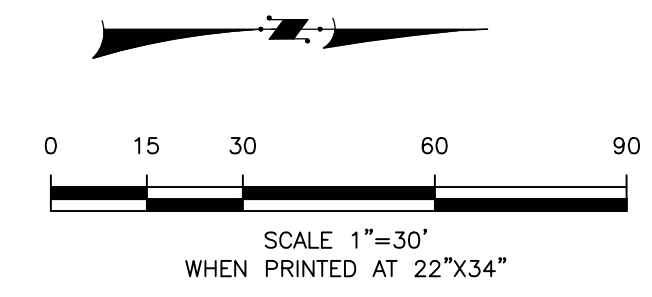
DATE: 12/9/2025
 PROJECT: #25-15
 PARCEL: #P120200000A0
 DRAWN: SP
 CHECKED: MH
 PATH: P:\PROJECTS\2025\25-15-0150 - NORTH CHASE PLACE 1ST ADD SUBDIVISION CONCEPT PRODUCTION DRAWINGS

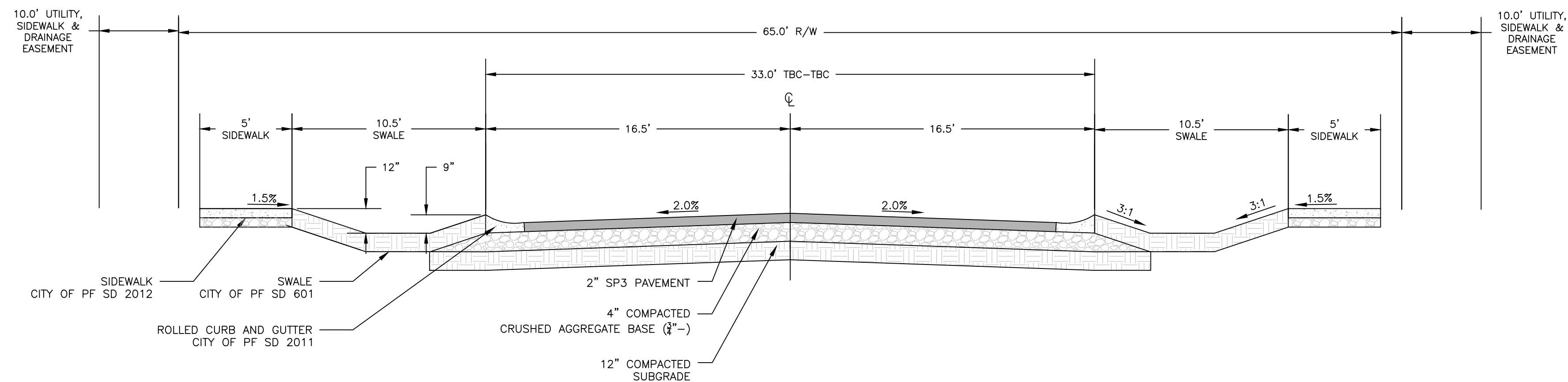
C1.0
 SHEET
 1 OF 2

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

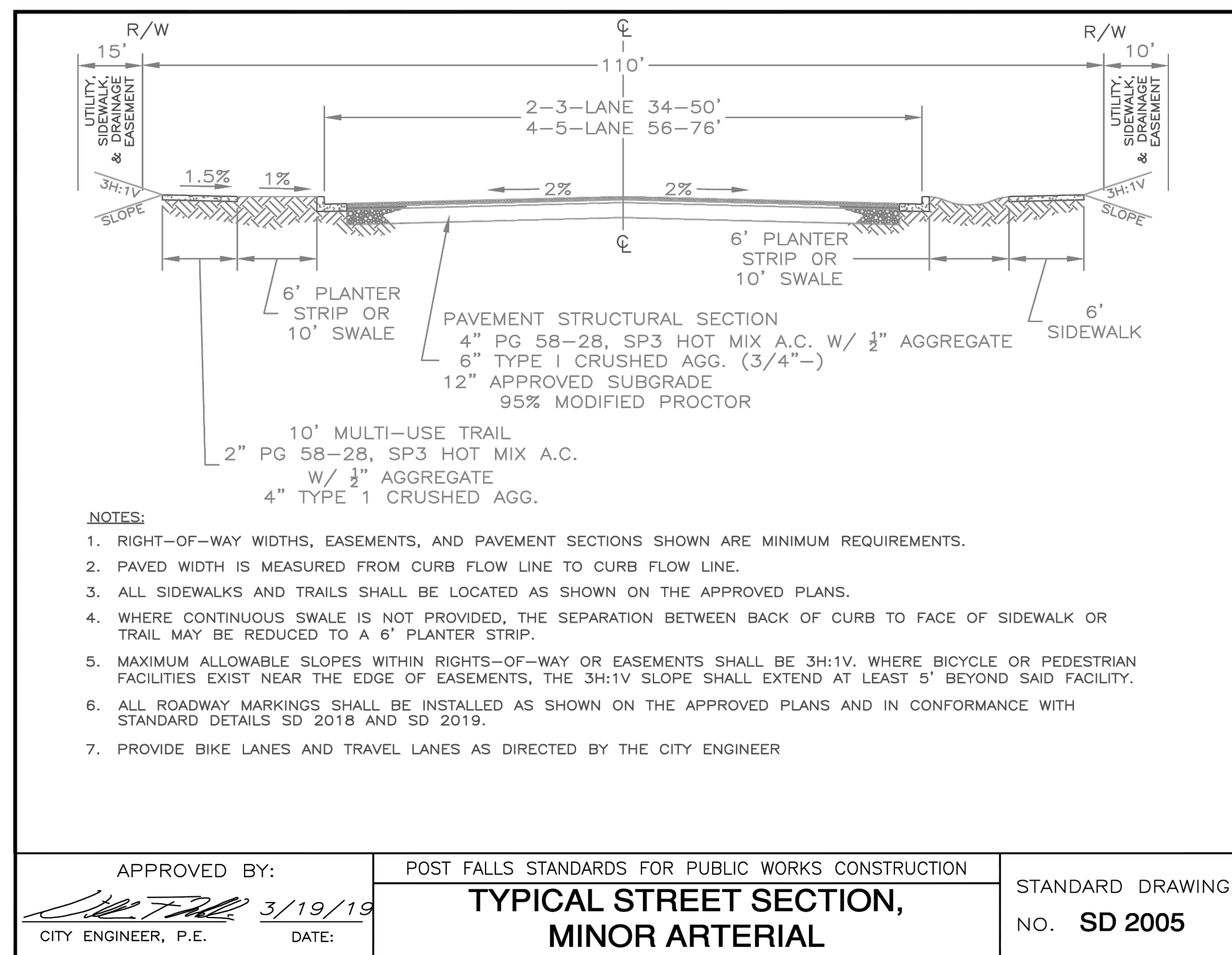


Know what's below.
 Call before you dig.

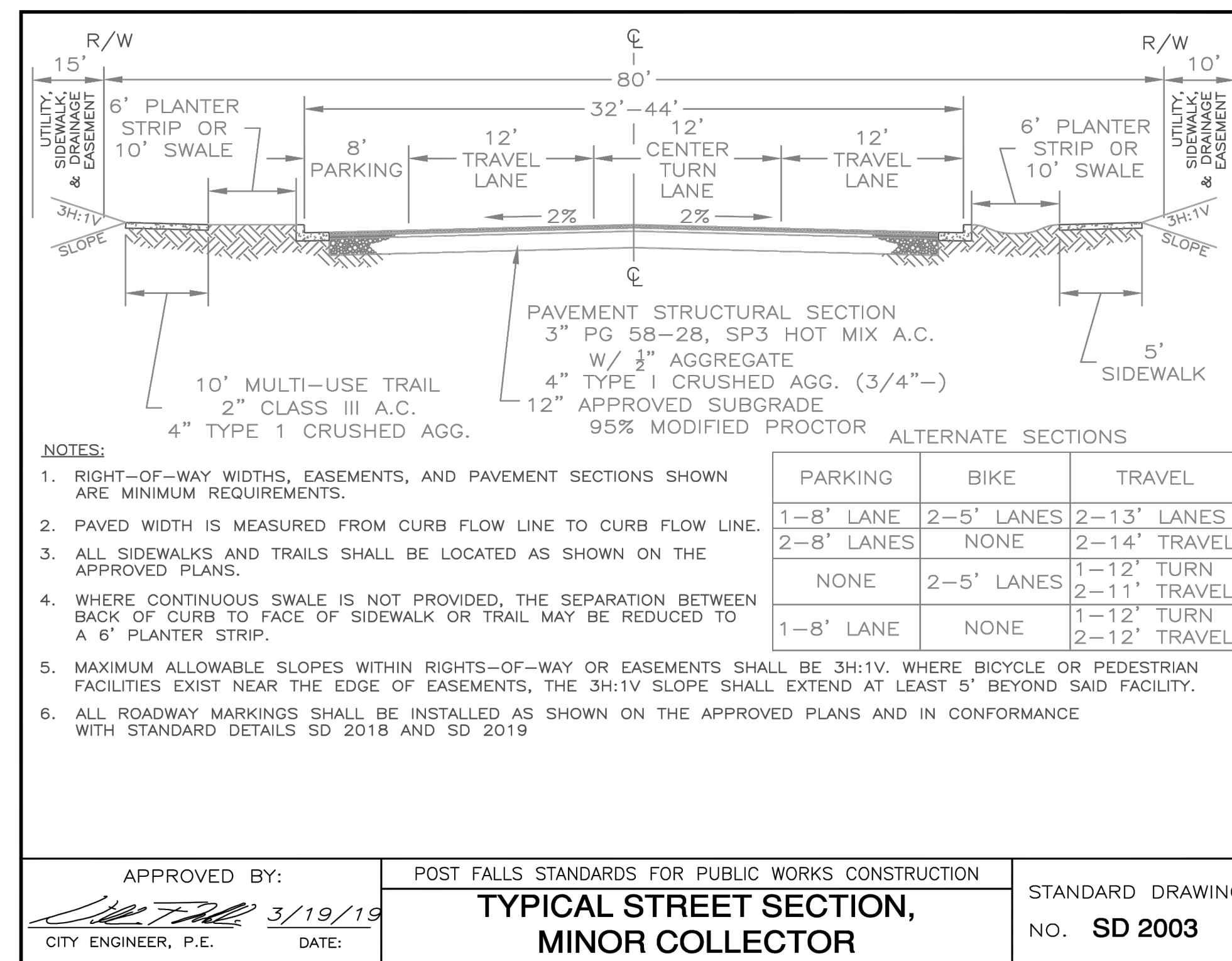




COLEMAN ST. TYPICAL SECTION
N.T.S.



CHASE ROAD TYPICAL SECTION
N.T.S.



FISHER AVE. TYPICAL SECTION
N.T.S.

APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE: 3/19/19

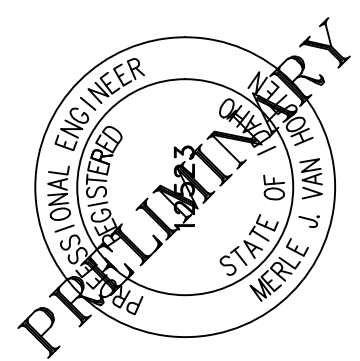
POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION
**TYPICAL STREET SECTION,
MINOR ARTERIAL**

STANDARD DRAWING
NO. SD 2005

APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE: 3/19/19

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION
**TYPICAL STREET SECTION,
MINOR COLLECTOR**

STANDARD DRAWING
NO. SD 2003



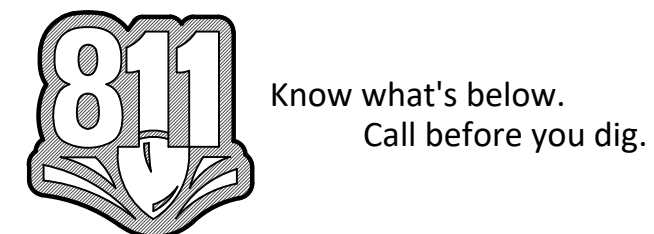
PRELIMINARY

NORTH CHASE PLACE 1ST ADD.
DETAILS

KOOTENAI COUNTY, IDAHO

NO.	REVISIONS	
	DATE	DESCRIPTION
1		

DATE: 12/8/2025	PROJECT: #25-015
PARCEL: #1000000000	DRAWN: SP
CHECKED: MMH	PATH: P:\PROJECTS\2025\25-0150 - NORTH CHASE PLACE 1ST ADD - PRODUCTION
SUBMISSION: CIVIL PRODUCTION DRAWINGS	





EAST GREENACRES IRRIGATION DISTRICT

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

November 24, 2025

Van Houten Consulting & Design
Attn: Merle Van Houten
401 ½ E Sherman
Coeur d'Alene, ID 83814
merle@vanhoutencd.com

RE: Blackwell Homes – Chase & Fisher Subdivision, Conditional Conceptual Approval
Parcel Number: 51N05W-28-1880

Dear Mr. Kimball:

The Subject received conditional conceptual approval by the Board of Directors during our regular scheduled meeting held November 4, 2025. The project is located in Section 28, Township 51 N., Range 05 W., B.M. of Kootenai County, Idaho. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

EGID is currently undergoing a facility plan, which may have a financial impact on the district's fee structure, including but not limited to the capitalization fees.

As of this conditional approval, we have the capacity, willingness and intent to serve the Subject 20 lot residential subdivision conditional upon final review, and acceptance of the project drawings.

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

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

Sincerely,

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

Ron Wilson
District Manager
ron@eastgreenacres.org

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

Fax: (208) 773-3476 • Eastgreenacres.org

\\Egid\d\Const Files\Conditional Conceptual Approval Chase & Fisher.docx

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

Re: Client Letter of Authorization

To Whom it May Concern,

I, William F Guy, hereby authorize Van Houten Consulting and Design, LLC to act on my behalf in all manners relating to the annexation of Parcel 51N05W-28-1880, including representation with the City of Post Falls, East Greenacres Irrigation District and all other applicable agencies. Any and all acts carried out by Van Houten Consulting and Design on our behalf shall have the same effect as acts of our own.

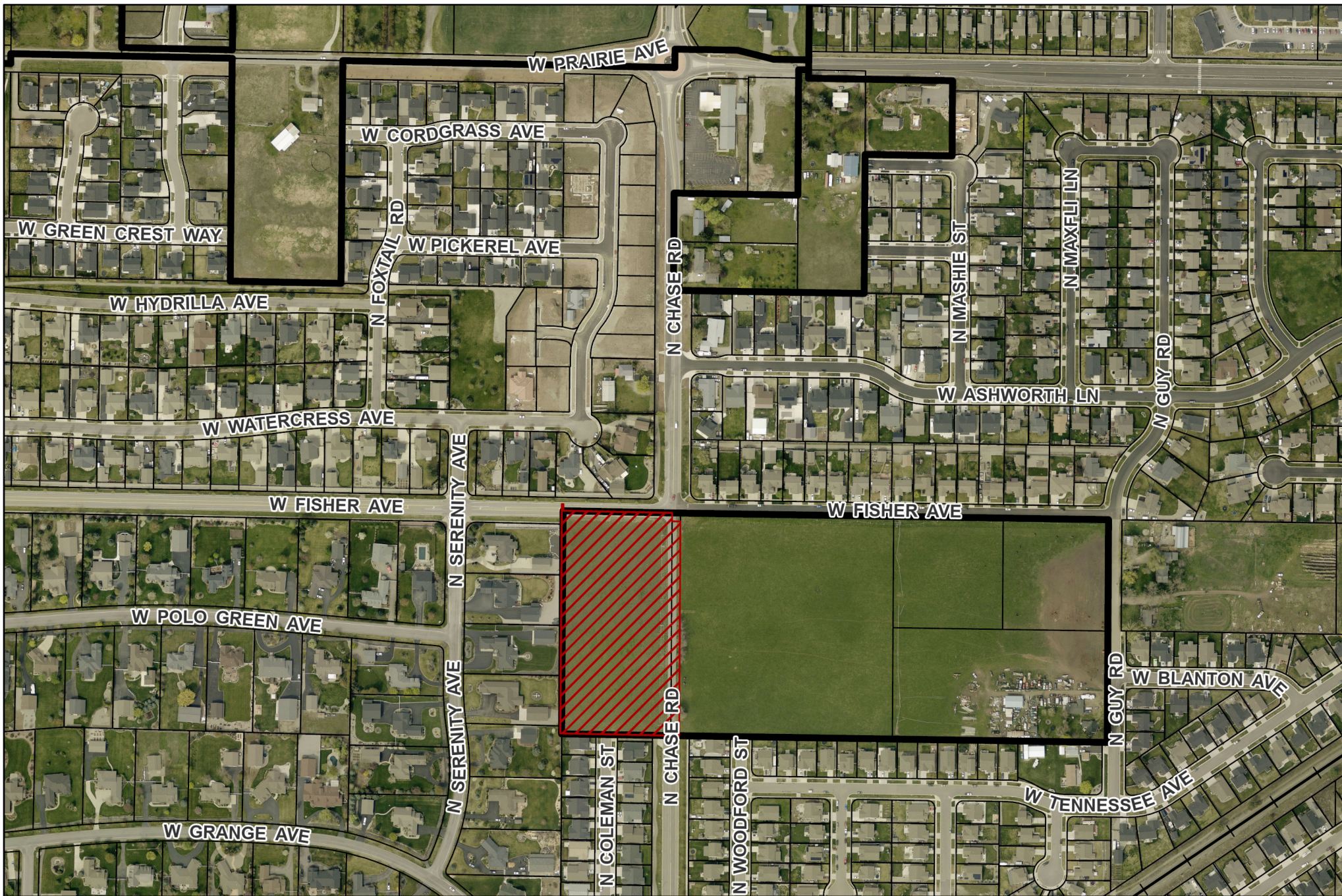
This authorization is valid until further notice from William F Guy Living Trust.

Sincerely,

William F Guy 10-20-25




Print Name:
Managing Member
William F Guy Living Trust

Date

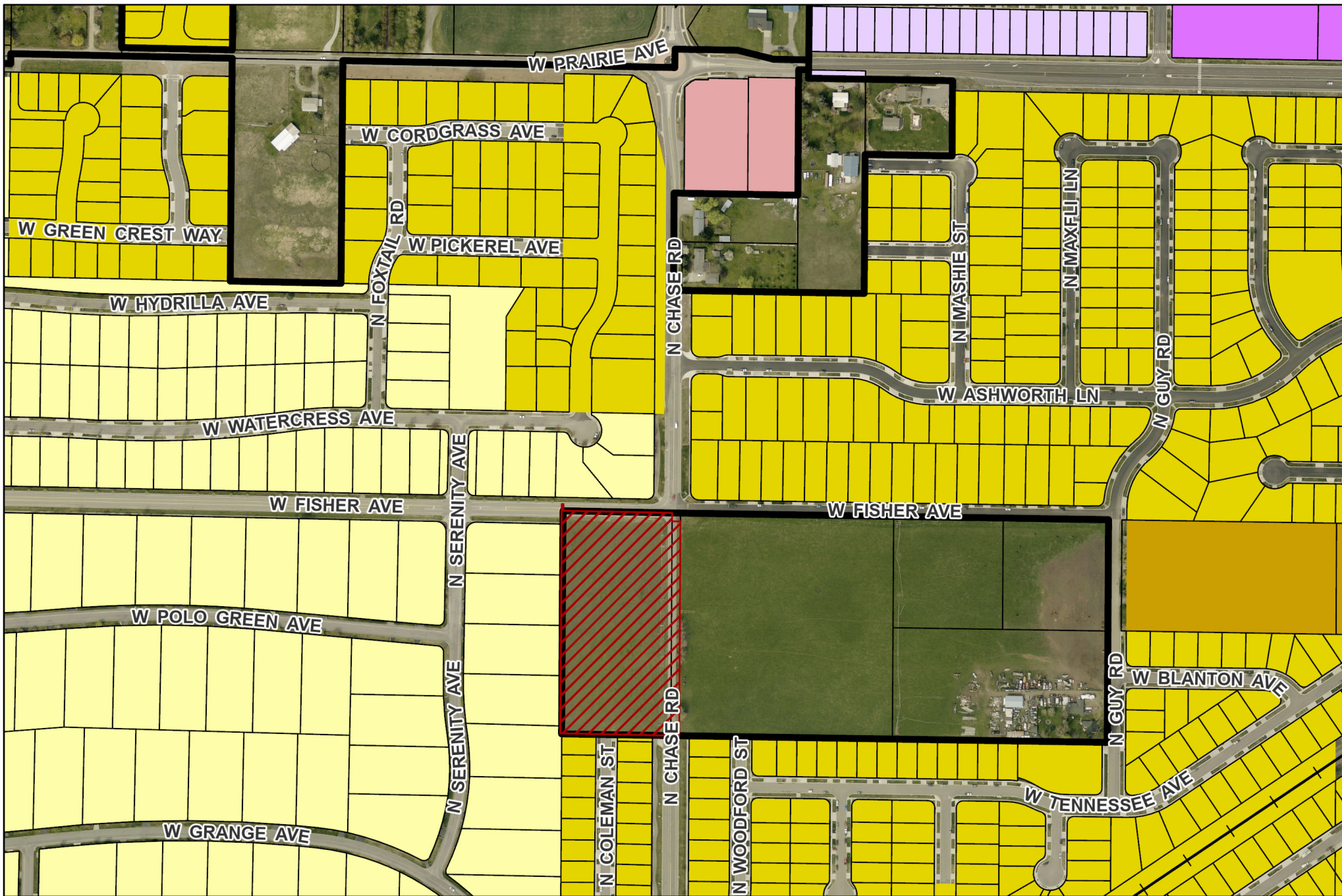


Project Location
 North Chase Place
 ANNEXATION & SUBDIVISION
 ANNEX-25-8 & SUBD-25-8



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



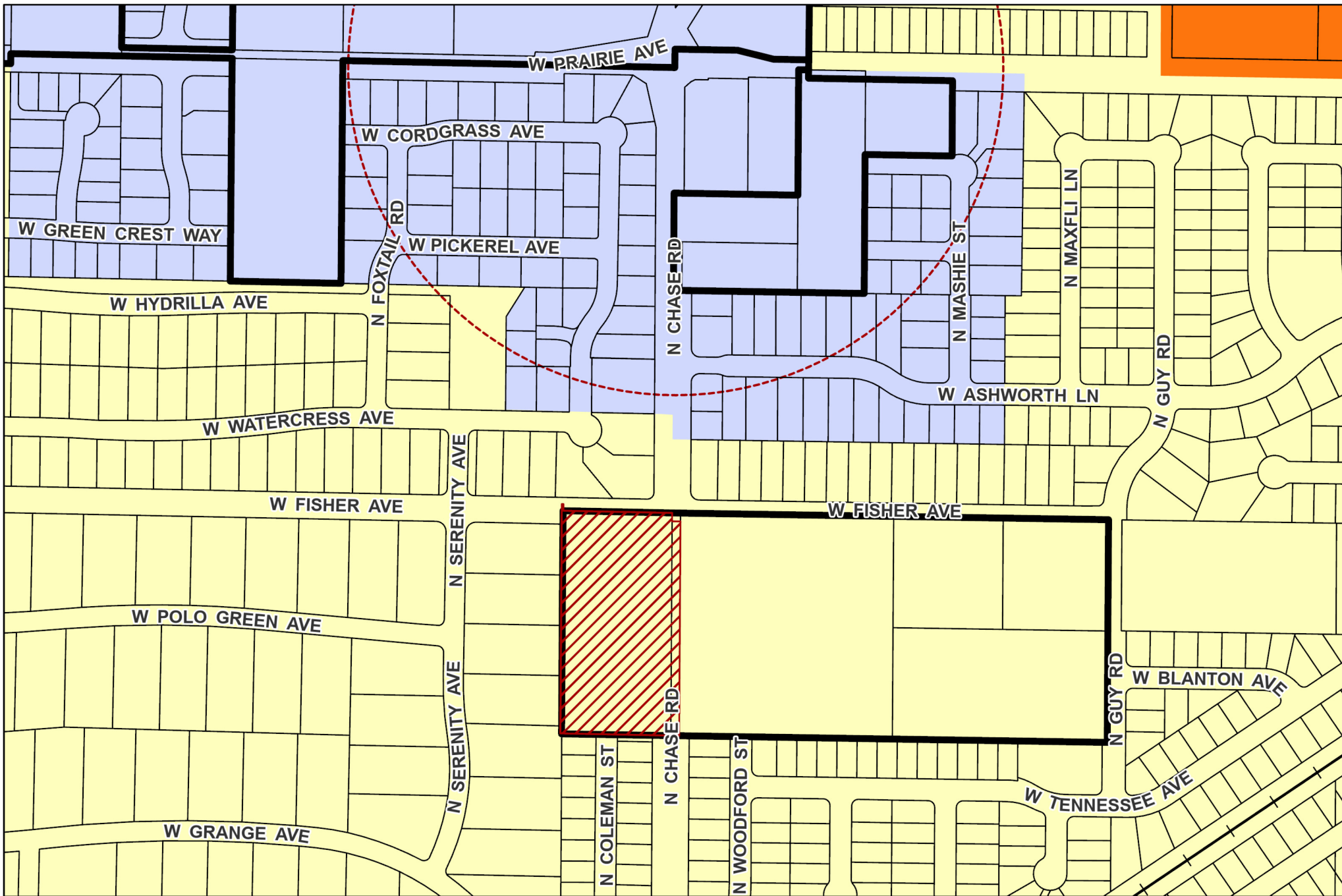


Zoning Map
 North Chase Place
 ANNEXATION & SUBDIVISION
 ANNEX-25-8 & SUBD-25-8



- Subject Site
- Post Falls City Boundary
- Tax Parcels
- LC
- R-1-S
- R-1
- R-2
- SC3
- SC4





Future Land Use Designation
 North Chase Place
 ANNEXATION & SUBDIVISION
 ANNEX-25-8 & SUBD-25-8



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





POST FALLS
SCHOOL DISTRICT #273

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

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 23, 2025

Nancy Thurwatcher
Planning Administrative Specialist
nthurwatcher@postfalls.gov

RE: Notice to Jurisdiction Response

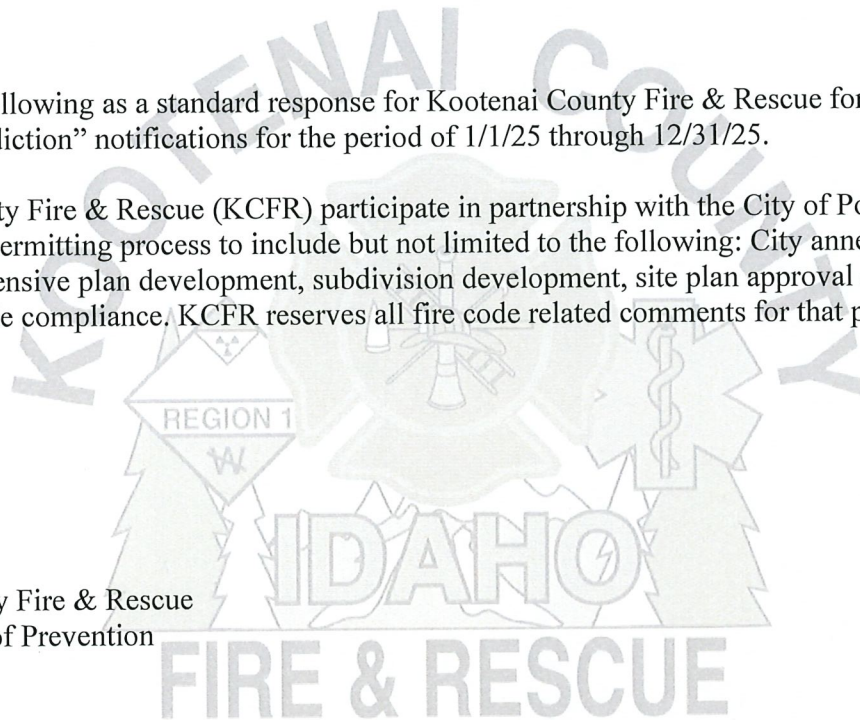
Dear Nancy,

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

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

Respectfully,

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



Nancy Thurwachter

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Monday, January 26, 2026 9:42 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions North Chase Place Annexation & Subdivision File Nos. ANNX-25-8 & SUBD-25-8

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

No Comment from the Idaho Transportation Department.

Respectfully,

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, January 23, 2026 4:29 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@ziplly.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 North Chase Place Annexation & Subdivision File Nos. ANNX-25-8 & SUBD-25-8

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

Good afternoon –

Please find attached the Notice to Jurisdictions for the North Chase Place Annexation & Subdivision File Nos. ANNX-25-8 & SUBD-25-8 that is scheduled for the Planning and Zoning meeting on February 10, 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



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

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

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Wednesday, January 28, 2026 11:00 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions North Chase Place Annexation & Subdivision File Nos. ANNX-25-8 & SUBD-25-8
Attachments: Exhibit PH-2 NTJ_North Chase Place ANNX-25-8 & SUBD-25-8.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 13233)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>

Sent: Friday, January 23, 2026 4:29 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

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, January 29, 2026 2:01 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions North Chase Place Annexation & Subdivision File Nos. ANNX-25-8 & SUBD-25-8

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

Good Afternoon,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, January 23, 2026 4:29 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrincac <Daniel.Mavrincac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; 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

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Thursday, February 5, 2026 10:02 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions North Chase Place Annexation & Subdivision File Nos. ANNX-25-8 & SUBD-25-8

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

Good morning,
The PFHD request that the City of Post Falls annex all portions of right-of-way on Chase Rd and Fisher Ave, adjacent to the subject parcel.

Kind regards,
Jonie

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

p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Friday, January 23, 2026 4:29 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01.RealEstate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Lance Kippen <lkippen@olsson.com>; Lee Barns <lee.barnes@tdstelecom.com>; Leo

Nancy Thurwachter

From: Frank Pratt <prattfc@icloud.com>
Sent: Monday, February 2, 2026 3:51 PM
To: Public Hearing Notice
Subject: North Chase Place Annexation
Attachments: letter to City.docx

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 attached letter is from the North Chase Place Homeowners Association, Inc. We are the 20 homeowners on N. Coleman street just to the south of the proposed North Chase Place Annexation.

City of Post Falls

Community Planning Division

408 N SPOKANE Street

Post Falls, ID 83854

This letter is to memorialize the concerns the current residents living on N. Coleman Street have with the annexation and subdivision of the parcel of land located just north of our North Chase Place Homeowners Association Inc.

Safety and quality of life are our primary concerns.

1.) North Coleman Street should remain a dead-end street.

Divide it with a green space between the two subdivisions.

The staff report noted that ground to our north is at a higher elevation.

During heavy rains the swales on our street already will fill and overflow into the street.

There needs to be a design that will hold the groundwater within the new subdivision. We cannot absorb more water

2.) The intersection of Coleman, Jenicek and Grange is already dangerous due to the proximity of a blind curve on Grange to our west and the short space between the Grange and Chase intersection. The increase in traffic would not be good.

3.) It was noted in the staff report Infrastructures and service plans that additional sanitary sewers and pump station would be constructed on Fisher Ave. Our concern is the capacity of the sewer. We ask the city to monitor the homes being hooked up and not allow any variances

for additional homes. We want to prevent a backflow from a line that is overcapacity.

Who would be responsible if there is a sewer backup affecting current residences due to overcapacity?

4.) Dust was an issue during the construction phase of our current neighborhood.

The occupied homes required constant cleaning during excavation.

Dust needs to be kept to a minimum. This could be done by spraying or fogging water on the site being excavated.

5.) North Chase Place HOA currently maintains and pays the taxes for a tract of land described as NORTH CHASE PLACE, TR A 2851N05W.

It is designated emergency access only. When emergency access is required, the posts are removable.

Will the new subdivision seek permission to use it? If yes, then the costs should be shared equally.

6.) We ask the city to ensure that the two subdivisions maintain separate irrigation systems unlike our current system that has watering zones on both sides of Grange. We water the swale of another HOA. The developer and irrigation installer ran the system under a public street; it was not discovered nor corrected during inspection process.

7.) We ask the city and the planning commission to amend the proposal to include and codify our concerns, so the developer is obligated to address them.

8.) If our concerns should be addressed by other city departments, please direct a copy of our letter to them

Sincerely,

Frank Pratt

North Chase Place Homeowners Association Inc.

Frank Pratt, President
3352 North Coleman Street
Post Falls, ID 83854

**CITY OF POST FALLS
STAFF REPORT**

DATE: JANUARY 23, 2026
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JUSTIN SAUDER, ASSOCIATE PLANNER • jsauder@postfalls.gov / 208-457-3336
SUBJECT: STAFF REPORT FOR THE FEBRUARY 10, 2025, P&Z COMMISSION MEETING
MULLAN ANNEXATION ANNX-25-7

INTRODUCTION:

Angie McPhee, on behalf of North Idaho Surgical Hospital Building (NISHB) Land Holdings LLC, is requesting approval to annex two parcels totaling approximately 4.39-acres into the City of Post Falls with a zoning request of Community Commercial Services (CCS) 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: Mullan Avenue Annexation File No. ANNX-25-7

Owners: North Idaho Surgical Hospital Building Land Holdings LLC

Applicant: Angie McPhee

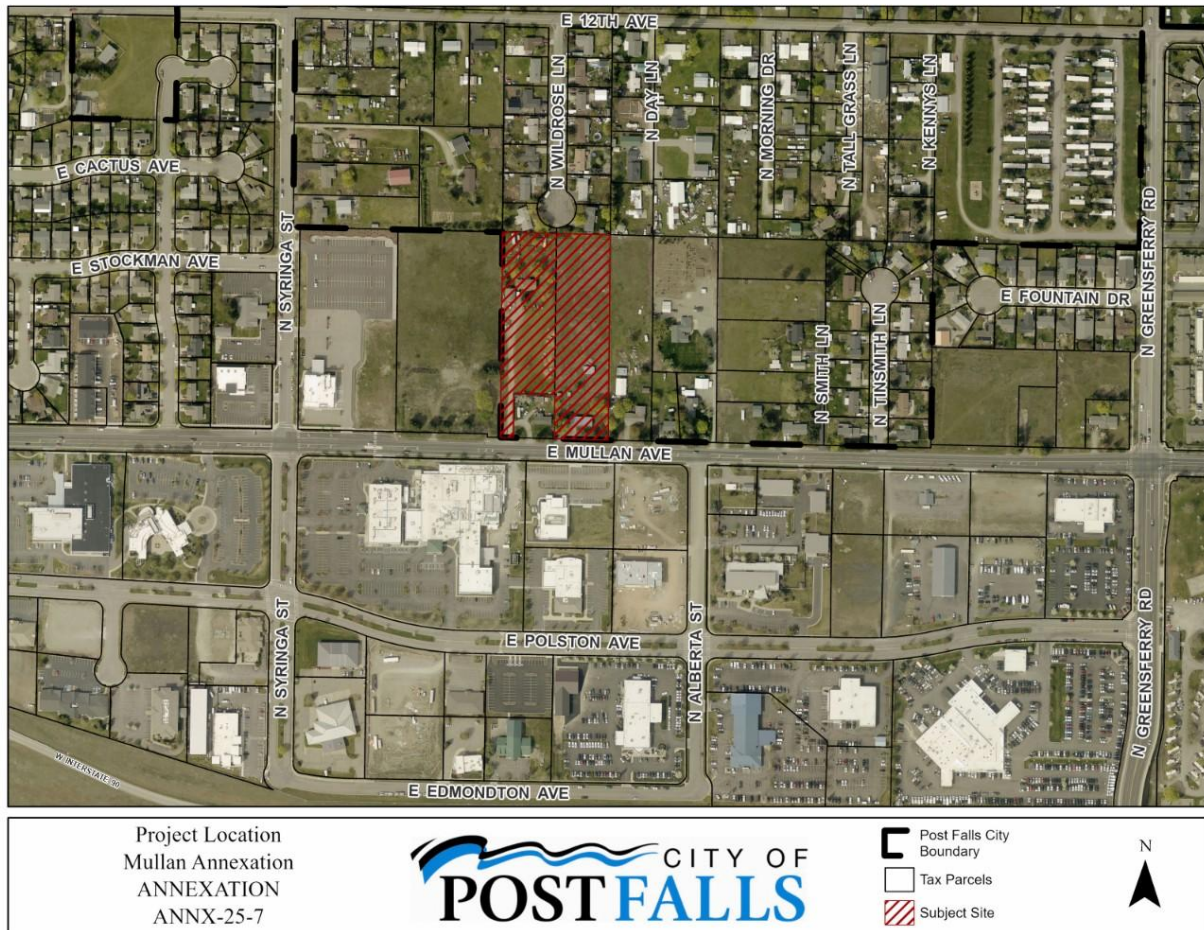
Project Description: Annex approximately 4.39-acres within the City of Post Falls with a zoning request of Community Commercial Services (CCS).

Project Location: The property is located north of East Mullan Avenue approximately 675 feet east of the intersection of North Syringa Street and East Mullan Avenue at 1609 East Mullan Avenue and 1641 East Mullan Avenue.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: To the north and east are single-family homes within the County. To the south across East Mullan Avenue, there are medical buildings. To the west is an undeveloped parcel that is also owned by the North Idaho Surgical Hospital Building Land Holdings LLC, and a medical building.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

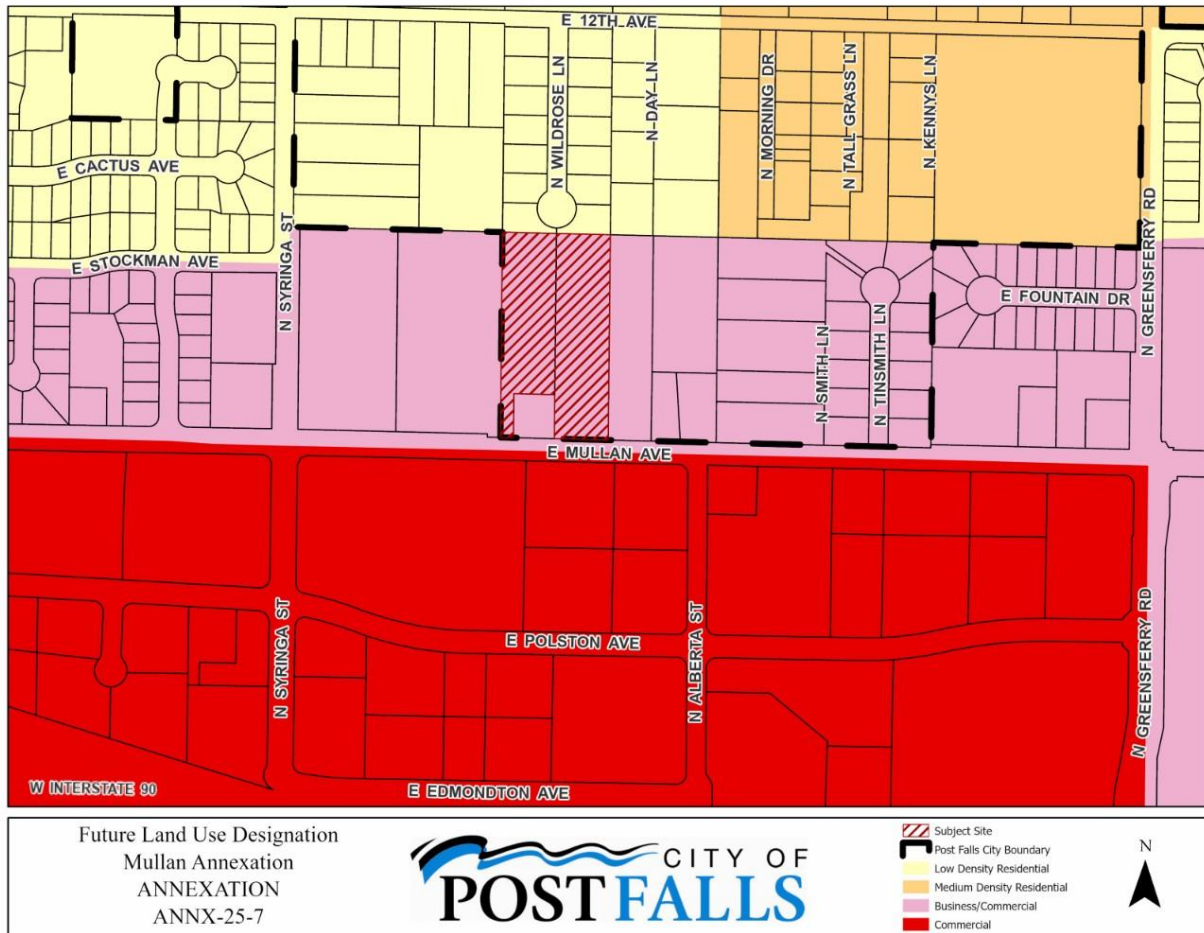
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria 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 **Business/Commercial** (See Following Image). This designation provides 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. This category promotes a mixture of moderate/high density housing types within walking distance of the city center, neighborhood center and corridor commercial uses, as well as civic uses and other amenities within Post Falls. The implementing zoning district details the breadth and types of uses that would be permitted within the Business/Commercial area. The subject site is adjacent to properties with a land use designation of business/commercial to the east and west with low density residential to the north, and commercial to the south across East Mullan Avenue as depicted in the Future Land Use Map below. The CCS zone is an implementing zoning district within the Business/Commercial land use designation.



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

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

thinking integration of the land into its surrounding context. This area could benefit from a sub-area transition plan to ease the incorporation of these "county islands" into City Limits.

The Central Island also includes key policies to help guide development in this area such as promote infill development in this context area, prioritize annexation opportunities, support development patterns that are interconnected, and that provide pedestrian connectivity to all multi-use paths and trails, and focus provisions for commercial uses along arterial/collector streets where traffic volumes exceed 4,000 vehicles per day.

Staff Comment: Upon approval of annexation and zoning request to CCS, the applicant intends to market the property for sale as commercially zoned to create opportunities for future commercial or mixed-use development.

The proposed Community Commercial Services (CCS) zone may be compatible with properties in the immediate vicinity to the west and south which are within the CCS zone and contain commercial uses such as medical office buildings, as well as the other commercial services along Mullan Avenue further east and west. The CCS zone could support a mixed-use development which may also be consistent with the residential uses to the north and east of the site, depending on the proposed uses within a future development. The request may also be consistent with the focus area as it talks about promoting infill development and prioritizing annexation opportunities in this area. The subject site is on East Mullan Avenue which is an arterial that already supports a variety of commercial uses and has traffic volumes exceeding 11,000 vehicles per day.

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 within City limits. The annexation may contribute to a resilient economy in Post Falls by providing the opportunity for a new employment center to be developed at this location which may contribute to the economic diversity and long-term prosperity of the City. Annexation into the CCS zone would expand the inventory of commercially zoned land within the City that is able to support business activity and job creation.

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 annexation may support community needs and the City's long-term sustainability by providing an area for additional businesses that may support community needs that would 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 annexation may contribute to the long-term fiscal health of the community by providing an opportunity for a new employment center. 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 annexation may enhance the quality of life for residents by providing an area that can be developed with businesses that are needed within the community.

- 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 adjacent to properties within the Business/Commercial and Commercial land use designations which is consistent with the requested CCS zone. The request of CCS zoning would also be compatible with the surrounding properties because the site is adjacent to property that is zoned CCS to the south and west.

- Infrastructure and service plans.

Staff Comment: Sanitary sewer would need to be extended to the site from the intersection of Syringa Street and Mullan Avenue at the time of site development. The proposed land use is in conformance with land use projections in the City's Water Reclamation Master Plan. The existing sewer infrastructure has the capacity to service the site with the requested zoning. existing sewer capacity is not a guarantee of future service or capacity.

Water service for the property would be provided by Ross Point Water District, which has an existing water main along the northern side of Mullan Avenue.

- Existing and future traffic patterns.

Staff Comment: The Site is adjacent to Mullan Avenue, a classified Minor Arterial Roadway, with existing traffic volumes estimated at 11,500 vehicles per day. The traffic projects for 2035 for Mullan Avenue (2017 TMP) indicate peak hour traffic volumes at 56% of design capacity. Site development, along with surrounding growth is anticipated to trigger installation of traffic control systems (roundabout or traffic signal) at the intersection of Mullan Avenue and Syringa Street. The Mullan Avenue and Syringa Street traffic control is identified for construction with funding from Transportation Impact Fee accounts and timing to occur when the intersection meets established warrants.

With Annexation, the site should dedicate needed rights-of-way and easements for Mullan Avenue to conform to the Transportation Master Plan.

Mullan Avenue: Minor Arterial, northern rights-of-way line at 80 feet from the existing southern rights-of-way line; together with a 15-foot sidewalk, drainage and utility easement.

- 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: The annexation would encourage development of an under-utilized property within City limits that is also considered an infill development. The property is surrounded by development to the north, south, east and west. The zone designation of CCS would help ensure that infill development is consistent with current uses on Mullan Avenue in the immediate vicinity.

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 annexation may allow the site to be developed more expeditiously because it would be zoned CCS, which would assist in securing rights-of-way for adjacent street improvements to be developed along Mullan Avenue.

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

Staff Comment: The annexation would allow site development, which would include the extensions of sidewalks 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 annexation may expand the number of local living-wage jobs by providing an opportunity for new businesses.

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 annexation would allow for the opportunity for the property to be developed with new businesses in a mixed-use development.

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 January 22, 2026, and notice was sent to appropriate jurisdictions and published in the Coeur d’Alene Press on January 23, 2026. The property was posted on January 30, 2026.

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 Mullan Avenue
 - a. 40-foot ½ road rights-of-way (80 feet measured from the existing southern rights-of-way line)
 - b. 15-foot sidewalk, drainage, and utility easement

FINDINGS & CONCLUSIONS: The Planning & Zoning Commission should adopt Findings and Conclusions when forming a reasoned decision. Staff proposes the following conditions upon a potential recommendation of approval of the proposed Mullan 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 Letter

Staff Exhibits:

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

Record No: ANNX-25-7

Applicant

Annexation

 Angie McPhee

Status: Active

Submitted On: 10/14/2025

Application Information

Did an Annexation Pre-app take place?*

Applicant Type*

No

Other

Description of Project/Reason for Request*

Current zoning is Res Rural Sub and we would like to annex this property into the city from the county and change zoning to CCS

Existing Zoning*

Adjacent Zoning*

Res Rural Sub

CCS one side and Res Rural Sub on the other. We are applying for annexation for the Res Rural Sub lot (1609 E Mullan) as well

Current Land Use*

Adjacent Land Use*

Residential

Residential

Proposed Zone*

CCS

Owner Information

Name*

NISHB land Holding LLC

Company

Phone*

Email*

Address*

City, State, Zip Code


Coeur D Alene Id 83815

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. *

 Angela Marie McPhee
Oct 14, 2025

From: Angie McPhee
Subject: Annexation Narrative
Date: November 24, 2025 at 11:56 AM
To:

Annexation Narrative

Properties: 1609 E. Mullen Ave. and 1641 E. Mullen Ave., Post Falls, Idaho

Owner: NISHB, LLC

Request: Annexation into the City of Post Falls with **CCS (Community Commercial Services)** zoning

1. Background and Purpose of Request

The two subject parcels located at **1609 E. Mullen Avenue** and **1641 E. Mullen Avenue** are currently situated within **Kootenai County jurisdiction** and operate under county zoning regulations. These properties are positioned along the Mullen Avenue corridor—an area experiencing steady transition toward more cohesive, urbanized development consistent with nearby Post Falls city limits.

NISHB, LLC, the property owner, is requesting annexation into the **City of Post Falls** followed by rezoning to **CCS (Community Commercial Services)**. The intent behind this request is to align these parcels with the surrounding incorporated development pattern, increase development potential under city standards, and prepare the sites for future commercial listing and disposition.

Annexation and rezoning will:

- Bring the parcels into coordinated municipal planning oversight
- Increase the properties' market viability
- Improve utility access and development predictability
- Support the City's long-range land use goals for this corridor

Upon annexation and rezoning to CCS, **the owner intends to market the parcels for sale as commercially zoned property**, creating opportunities for future commercial or mixed-use development consistent with city standards.

2. Zoning Request

The applicant is requesting annexation into the City of Post Falls with a **specific zoning designation of CCS (Community Commercial Services)**.

This zoning district:

- Is consistent with the **City of Post Falls Comprehensive Plan**
- Aligns with existing and planned commercial uses along the Mullen Avenue corridor
- Supports a broad range of commercial, service, office, and retail uses
- Provides flexibility for future buyers or developers while maintaining strong compatibility with adjacent neighborhoods

The previous narrative reference to "CCS or equivalent" is hereby clarified: **the sole zoning request is CCS.**

3. Relationship to Annexation Goals and Comprehensive Plan Policies

This annexation supports the City's long-range vision and annexation policies by:

• **Promoting orderly and coordinated growth**

Bringing these parcels into city jurisdiction aligns them with nearby incorporated properties and enables cohesive land use, infrastructure improvements, and predictable development standards.

• **Expanding economic opportunities**

Annexation and CCS zoning expand the inventory of commercially zoned land within city limits, supporting business activity, job creation, and long-term economic development objectives.

• **Ensuring compatible land uses**

CCS zoning is compatible with existing nearby commercial and service-oriented uses along Mullen Avenue, while also providing an appropriate transition to surrounding residential neighborhoods.

• **Strengthening the tax base**

Annexation positions these parcels for future commercial development, increasing assessed value and contributing property tax revenue to support municipal operations and community investments.

4. Impact on City Services

Annexation of the subject parcels is expected to result in manageable and predictable impacts on city services:

- **Water and Sewer**

The properties can be served by existing **City of Post Falls municipal water and sewer systems**. Annexation allows extension and connection to city utilities under city design and safety standards.

- **Police and Fire Protection**

Upon annexation, the parcels will fall under the jurisdiction of the **Post Falls Police Department** and **Kootenai County Fire & Rescue**. Annexation supports consistent service levels and emergency response coverage.

- **Transportation and Streets**

Annexation allows the City to manage access, frontage improvements, and traffic planning along the Mullen Avenue corridor, promoting consistent roadway standards and coordinated transportation planning.

- **Parks, Recreation, and General Government Services**

As commercial parcels, the properties will place **minimal direct demand** on parks or community recreation resources while contributing positively to the City's general fund.

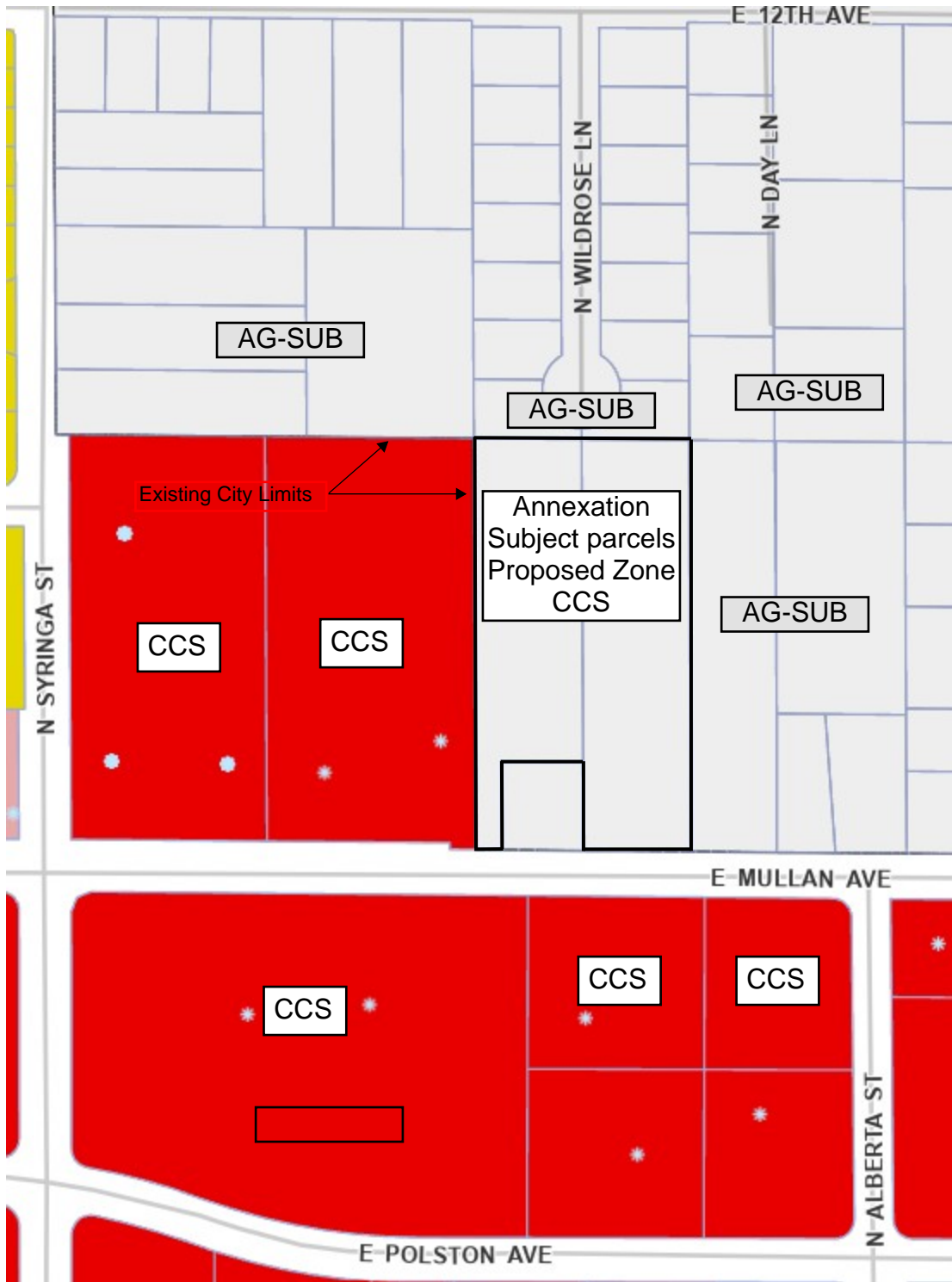
5. Conclusion

The proposed annexation and CCS rezoning of 1609 and 1641 E. Mullen Avenue represent a logical and beneficial extension of the City of Post Falls boundary. This action supports the City's long-range land use planning goals, promotes orderly growth, enhances economic opportunities, expands the tax base, and ensures consistent development standards within the Mullen Avenue corridor.

NISHB, LLC's intent to rezone the properties to CCS and bring them to market as commercially zoned parcels aligns with the City's strategic objectives and allows for future development that benefits the greater Post Falls community.

ZONING MAP

Subject Parcels: P-0636-035-062-AD/ P-0636-035-062-AC
In a portion of Post Falls Irrigated Tracts/ West Half Tract 62, Block 35



Legend:

AG-SUB = existing zoning, Kootenai County AG-SUBURBAN

Red Shaded Area = existing zoning, City of Post Falls CCS (Community Commercial Services)

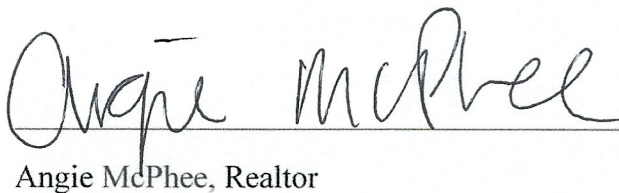
This is the verbiage used on the annexation Portal tool to give authority to myself (Angie McPhee, Realtor) to submit for annexation for 1609 E Mullan Post Falls, ID and 1641 E Mullan Post Falls, ID lots owned by NISHB (North Idaho Surgical Hospital Building) Land Holdings LLC.

I have highlighted and separated the verbiage located at the end that pertains to myself representing you.

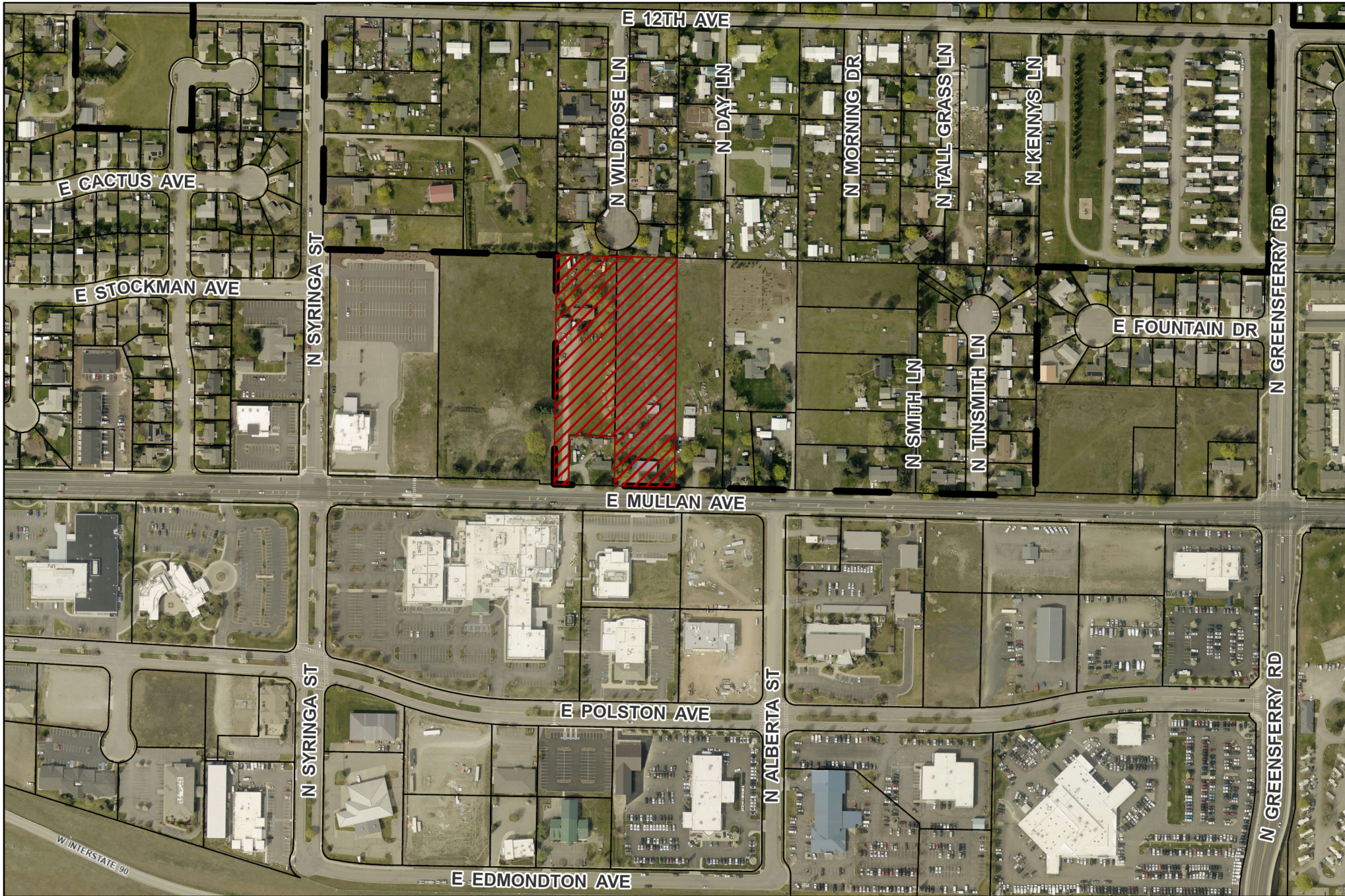
I (We) the undersigned do hereby make application for the land use action contemplated herein on the property described in this application and do certify that the information contained in the application and any attachments or exhibits herewith are accurate to the best of my (our) knowledge. I (We) 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.

 Oct 10, 2025
Mark Owsley, NISHB Land Holdings LLC Manager

Thank you,

 Oct 11, 2025
Angie McPhee, Realtor

The Experience Northwest



Project Location
 Mullan Annexation
ANNEXATION
 ANN-25-7






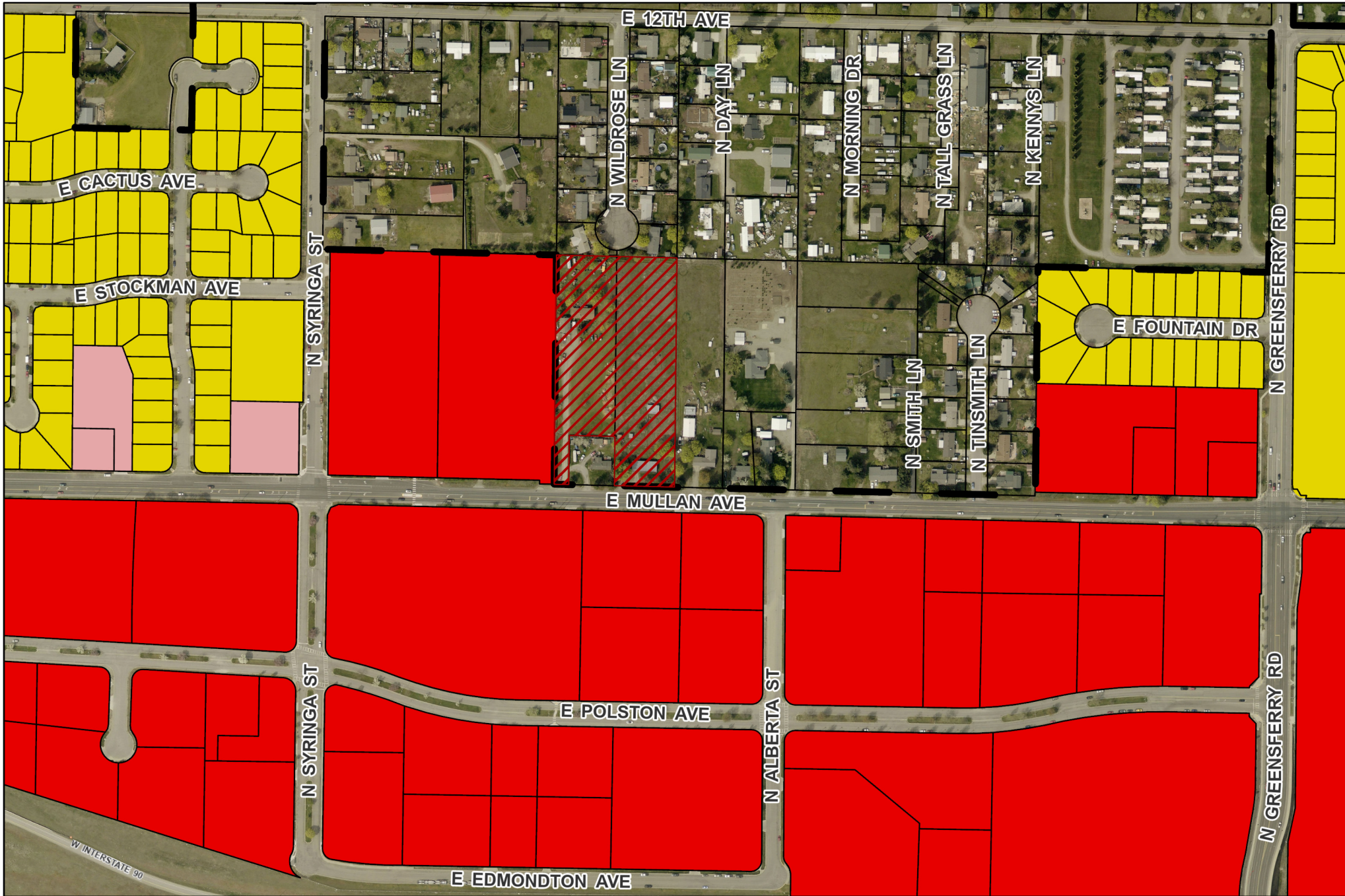





-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site


Exhibit S-1
 Page 80 of 148

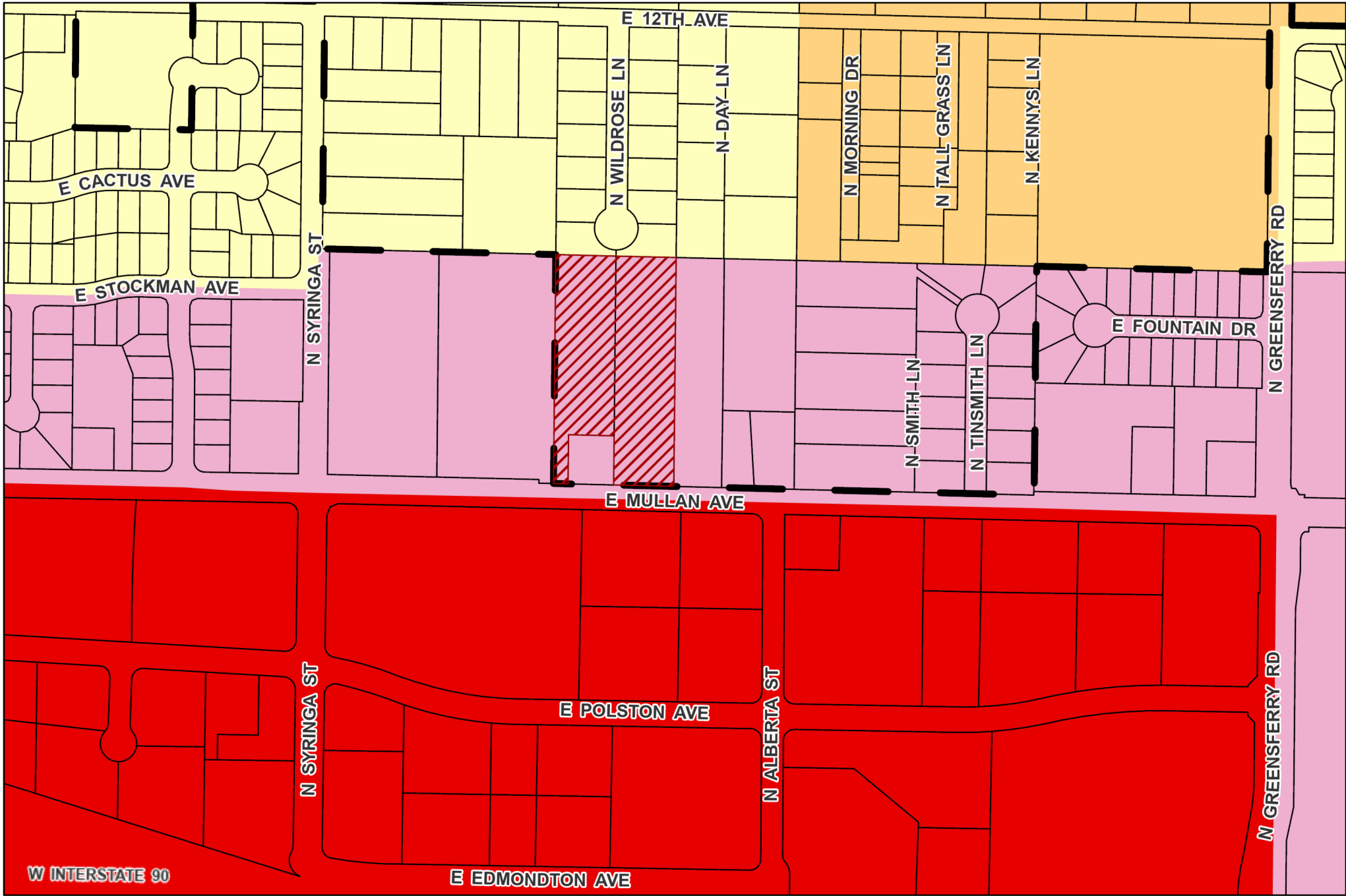


Zoning Map
 Mullan Annexation
 ANNEXATION
 ANN-25-7



-  Subject Site
-  Post Falls City Boundary
-  CCS
-  LC
-  R-1





Future Land Use Designation
 Mullan Annexation
 ANNEXATION
 ANN-25-7



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





POST FALLS
SCHOOL DISTRICT #273

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

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 23, 2025

Nancy Thurwatcher
Planning Administrative Specialist
nthurwatcher@postfalls.gov

RE: Notice to Jurisdiction Response

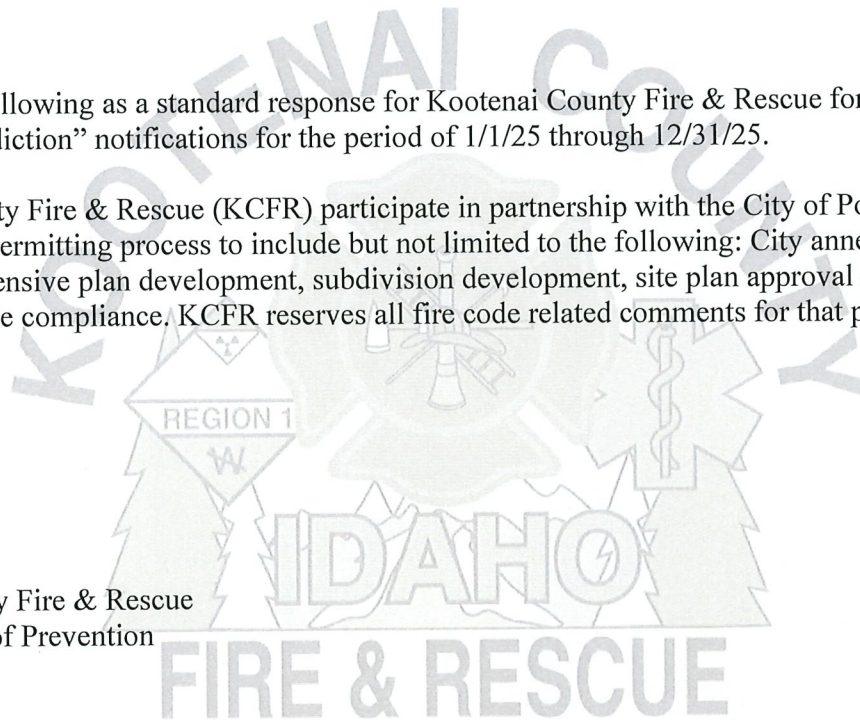
Dear Nancy,

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

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

Respectfully,

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



Nancy Thurwachter

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Monday, January 26, 2026 2:42 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Mullan Annexation File No. ANNX-25-7

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No Comment from the Idaho Transportation Department.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, January 23, 2026 4:29 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.barns@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 - Mullan Annexation File No. ANNX-25-7

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

Good afternoon –

Please find attached the Notice to Jurisdictions for the Mullan Annexation File No. ANNX-25-7 that is scheduled for the Planning and Zoning meeting on February 10, 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



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

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Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Wednesday, January 28, 2026 10:28 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions - Mullan Annexation File No. ANNX-25-7
Attachments: Exhibit PH-2 NTJ_Mullan Annexation ANNX-25-7..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 13231)


Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, January 23, 2026 4:29 PM
To: Ali Marenau <AMarienu@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen 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,

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, January 28, 2026 11:50 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Mullan Annexation File No. ANNX-25-7

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 has no concerns regarding this proposed annexation.

Kind regards,
Jonie

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

p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Friday, January 23, 2026 4:29 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 Barnes <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mary Ann Mondaldi <MaryAnn.Monaldi@BNSF.com>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan

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

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Subject: Notice to Jurisdictions - Mullan Annexation File No. ANNX-25-7

Good afternoon –

Please find attached the Notice to Jurisdictions for the Mullan Annexation File No. ANNX-25-7 that is scheduled for the Planning and Zoning meeting on February 10, 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



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

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Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, January 29, 2026 2:02 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Mullan Annexation File No. ANNX-25-7

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

Good Afternoon,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, January 23, 2026 4:29 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 Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@zply.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

**CITY OF POST FALLS
STAFF REPORT**

DATE: January 23, 2026
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JON MANLEY, PLANNING MANAGER • jmanley@postfalls.gov / 208-457-3344
SUBJECT: STAFF REPORT FOR THE FEBRUARY 10, 2026, P&Z COMMISSION MEETING
HEAVEN VIEW ANNEXATION AND SUBDIVISION ANNX-25-9/SUBD-25-9

INTRODUCTION:

J-U-B Engineers, Inc., on behalf of STRIZHAKS HAVEN RANCH LLC (Pro-Made Homes), is requesting approval to annex and subdivide approximately 41.12-acres into the City of Post Falls with a zoning request of Single-Family Residential (R1) on approximately 22.13 acres and Medium Density Residential (R2) zoning on approximately 19.52 acres per Exhibit A-2. Their goal is to repurpose the land into a residential development consisting of 209 single-family residential lots of approximately 4,200 to 10,700 SF in size to be developed in six phases over time (Exhibit A-3). 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: Heaven View Annexation and Subdivision File No. ANNX-25-9/SUBD-25-9

Owners: STRIZHAKS HAVEN RANCH LLC

Applicant: Brad Marshall, J-U-B ENGINEERS, Inc.

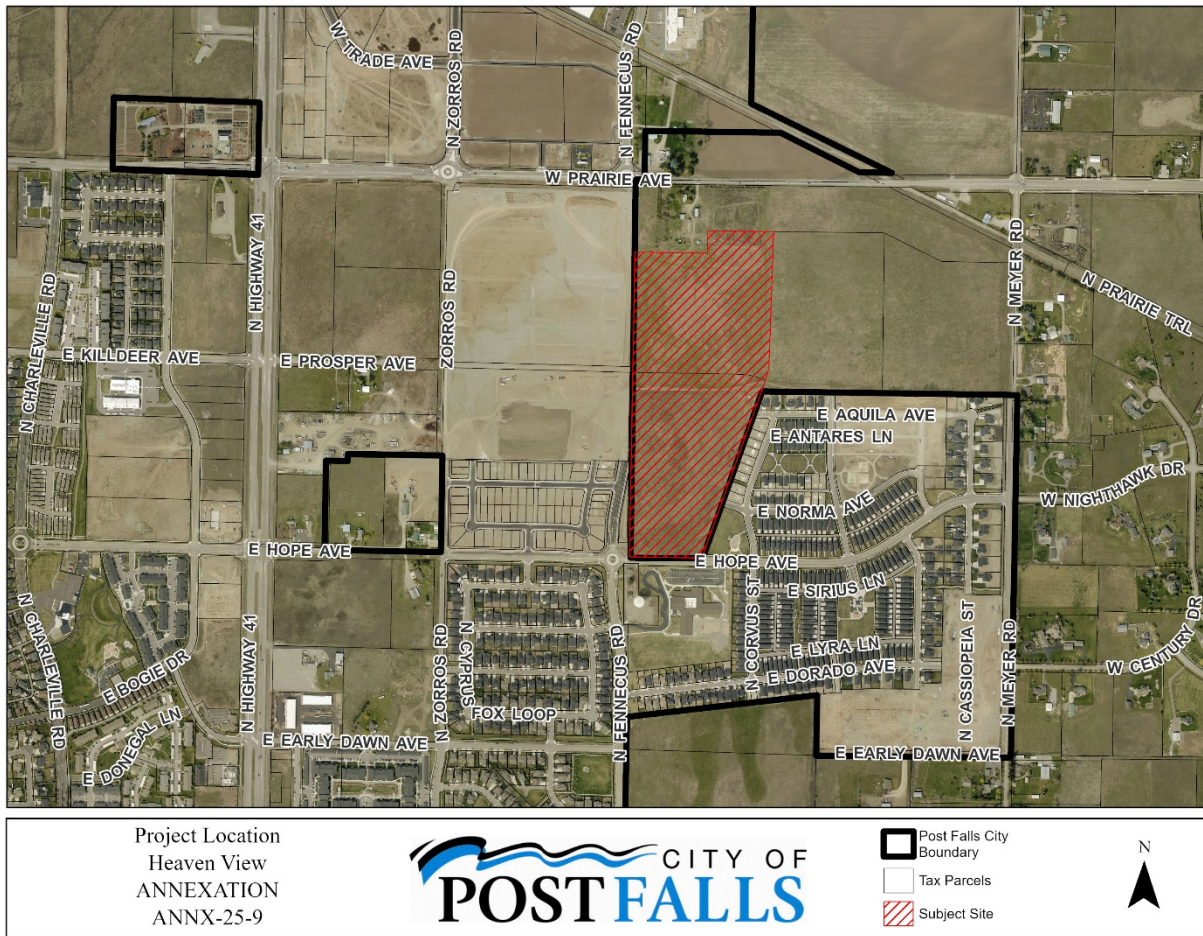
Project Description Annex and subdivide approximately 41.12-acres into the City of Post Falls with a zoning request of Single-Family Residential (R1) on approximately 22.13 acres and Medium Density Residential (R2) zoning on approximately 19.52 acres per Exhibit A-2. The goal is to repurpose the land into a residential development consisting of 209 single-family residential lots of approximately 4,200 to 10,700 SF in size to be developed in six phases over time (Exhibit A-3)

Project Location: Northeast corner of E. Hope Avenue and N. Fennecus Road, south of Prairie Avenue.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: To the north and east are undeveloped lands within Kootenai County. To the west, south, and east is the developing Foxtail community.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

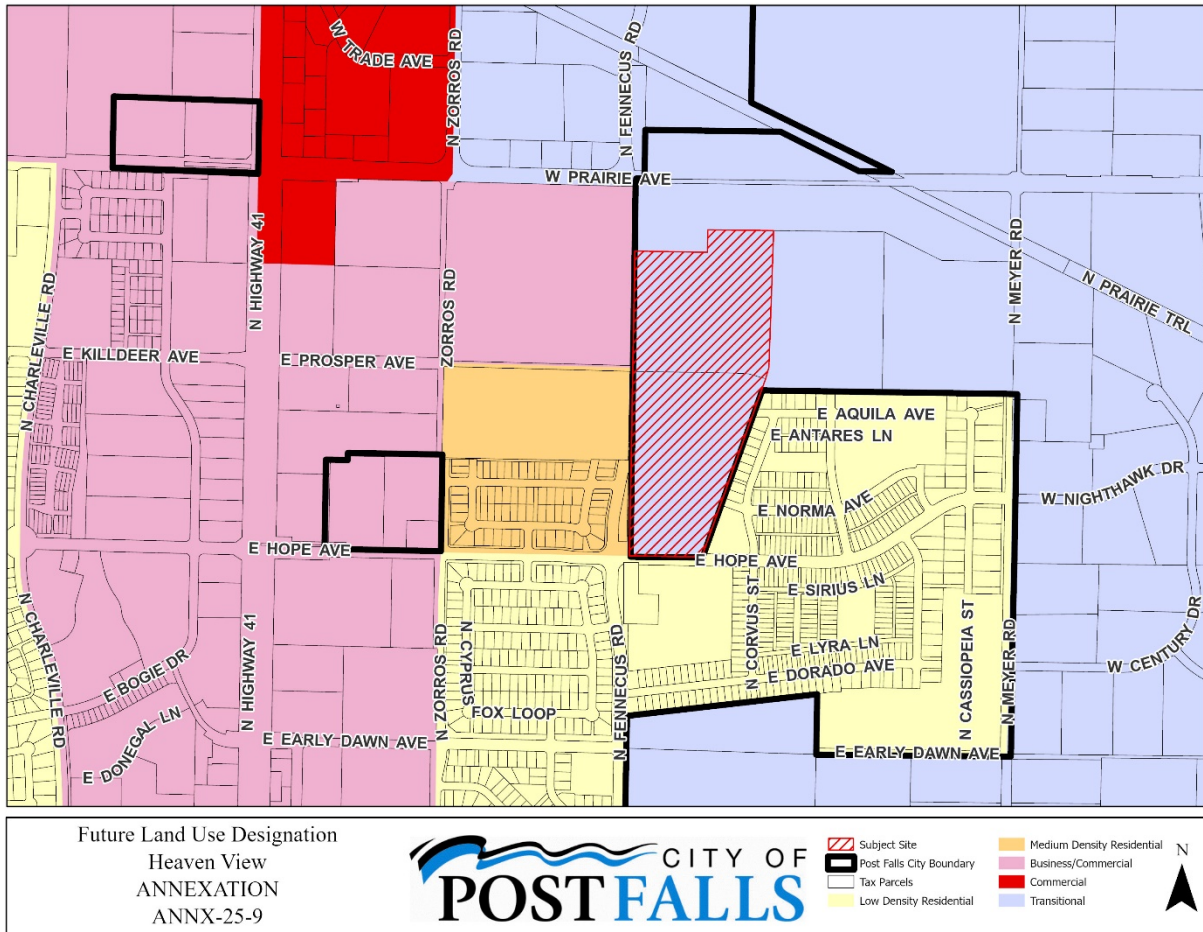
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria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

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) and Medium Density Residential (R2) zones may be compatible with properties in the immediate vicinity

as this project is surrounded from the west, south, and partially east with the foxtail community. Future development to the north and east is currently unknown and these lands are transitional agricultural in nature. The request may 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 and R2 zone can both deliver single-family homes. Currently, the R-2 zone has been providing an opportunity to provide diverse housing choices that may be more attainable than the housing often built in the R-1 zone. Annexing the subject property would allow for future residential housing 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. Housing plays a key role in supporting the diverse employment needs within Post Falls, as well as being able to provide services.

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 and R2 may be compatible with the single-family homes to the west, south, and southeast.

- Infrastructure and service plans.

Staff Comment: The Owner will be required to use the Post Falls Sanitary Sewer system for the development of the Property and would be responsible for all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. Sanitary sewer service would be provided in accordance with rules and regulations of the City. The City does not warrant that sanitary sewer capacity will be available at the time Owner requests connection to the sanitary sewer system. The property is within the 12th Avenue Force Main and Meyer Alternative Line Surcharge Basins and will be subject to both of those surcharges at the time of individual building permit issuance. Established surcharges fund the downstream collection system infrastructure needed to provide permanent sewer service to the Property.

The City of Post Falls is in the early stages of analyzing current flows and updating system modeling in the areas served by the 12th Avenue Lift Station relative to modeling completed in 2018 to verify full system capacities and the timing of Capital Improvement Projects. This impacts the site in question as sewer flows from locations east of Fennecus Road and north of Poleline Avenue (including this site) currently rely on a temporary sewer connection at SH41 in Poleline Avenue until a mainline sewer can be extended along Fennecus to Horsehaven Avenue and then to SH41. In late 2024 inspections of the Poleline connection to SH41 revealed maintenance needs and repairs that impact capacity. Identified repairs will be constructed in 2026. Additionally, flow testing done in the same timeframe indicated flow rates may be approaching the capacity of the Poleline connection. It should be reiterated that the observed flow rates in 2024 may be influenced by the previously identified maintenance repairs that are needed. The City's current anticipation is for completion of updates to the sewer modeling is for late 2026 or early 2027.

Sanitary Sewer for the site is located adjacent to the site along Hope Avenue, along a portion of Fennecus Road and at the roadway stub for Aquila Ave. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City is willing to serve the property at the requested density subject to delaying any site development or subdivision until adequate remaining capacity is identified in the Poleline connection to SH41 or the Fennecus main line is constructed.

The property is not subject to any Local Improvement Districts (LID's) or Subsequent User Agreements. It is subject to the Sewer Surcharges previously identified for the Meyer Alternative and 12th Avenue Forcemain.

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

- Existing and future traffic patterns.

Staff Comment: The property is adjacent to Fennecus Road on the west and Hope Avenue to the south. Aquila Avenue and Norma Avenue are stubbed to the property's eastern boundary.

Fennecus Road is classified as a Major Collector roadway and identified in the Transportation Master Plan as a backage roadway parallel to SH41. At present, Fennecus road extends from Poleline Avenue to a location near Prosper Ave., approximately ¼ mile south of Prairie Avenue. The 2017 transportation master plan shows Fennecus Road operating at 40% of capacity, during the peak hour, in the 2035 model with the land uses requested. This conforms with established Level of Service standards, not to exceed 90% capacity.

Hope Avenue is classified as a Major Collector roadway providing connection to Meyer Road, a Major Collector ½ mile to the east, and is anticipated to connect to SH41 at an existing signalized intersection within the next two (2) years. The 2017 transportation master plan shows Hope Avenue operating at under 30% of capacity in the 2035 model, near the project site approximately 50% of capacity at SH41 with the land uses requested, during the peak hour. This conforms with established Level of Service standards, not to exceed 90% capacity.

Prosper Avenue (Killdeer Avenue in the plans) is classified as a Minor Collector roadway that will provide connections between SH41 and Meyer Road. Prosper Avenue is

currently not constructed in the referenced section between SH41 and Meyer Road. Construction of Prosper Avenue between Connection to SH41 is anticipated within the next two (2) years, and connection to Meyer Road is dependent on the annexation and development of this property and additional properties to the east. Model data is not available on Prosper Avenue.

Aquila Avenue and Norma Avenue are Local Residential Roadways that currently terminate on the properties eastern boundary and would be extended with future site development. The City's Transportation Model does not reflect projected traffic volumes of levels of service for residential streets.

The roadway network would be able to provide service to the site and allow for development with construction of typical frontage improvements and the extensions of Prosper Avenue and Hope Avenue from the site to SH41 prior to final plat. The referenced extensions of Prosper Avenue and Hope Avenue are anticipated to be constructed within the next two (2) years with the further development of the Fox Tail Subdivision, Bluegrass Apartments and Kootenai Medical Campus. It is anticipated that Fennecus Road would be extended to Prairie Avenue, prior to the Transportation Master Plans current horizon year of 2035. Dedication of rights-of-way and easements would be required at the time of annexation, unless noted otherwise:

Hope Avenue: Major Collector

- Rights-of-way: 85-foot full width, measured from the existing southern rights-of-way line of Hope Avenue.
- Easement: 10-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.

Fennecus Road: Major Collector

- Rights-of-way: 85-foot full width, location based upon current and coordinated location for Fennecus Road development of the Fox Tail Subdivision, as referenced in the applicants narrative.
- Easement: 15-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.

Prosper (Killdeer) Avenue: Minor Collector

- Rights-of-way: 80-foot full width, not required at time of annexation
- Easements: 10-feet on the south and 15-feet on the north, not required at time of annexation.

Local Residential Roadways: dedication of rights-of-way and easements for these roadways would not be required with annexation and would be determined as part of the subdivision process.

- 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 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 and R2 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 N. Fennecus Rd. and E. Hope Ave. Rights-of-Way and easements for Prosper Avenue would be required with site development.

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, which would connect the site to existing improvements along Fennecus Road and Hope Avenue. Bicycle lanes would be provided with development of Fennecus Road and Hope Avenue. Extension of multi-modal facilities allows access to Parks, an Elementary School and developing Medical Campus in the area between State Highway 41, Meyer Road and Poleline 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. The timing of development should be delayed until adequate remaining sewer capacity is identified in the Poleline connection to SH41 or the Fennecus main line is constructed.

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: This property is adjacent to the City of Post Falls boundary on three sides. Utilities are located adjacent to the property and capable of being extended. Sanitary Sewer capacity needs to be verified prior to serving the site with development of 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.

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

No subdivision shall be approved from the planning and zoning commission unless findings and conclusions are made that:

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

Staff's Response: Water service to the project will be provided by the Ross Point Water District.

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

Staff's Response: The timing of development should be delayed until adequate remaining sewer capacity is identified in the Poleline Sewer connection to SH41 or the Fennecus main line is constructed (See Annexation comments Policy 2). The proposed layout of sanitary sewer extensions comply with City Standards.

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

Staff's Response: The subdivision and proposed layout accommodate connectivity and will not have a negative impact on the local transportation system. Transportation modeling shows adjoining Collector Roadways (Hope Avenue and Fennecus Road) operating at Levels of Service better than the standard. Dedicate of rights of way and easements would be required at time of site development and constructed to the roadway standards as outlined within the City Transportation Master Plan.

- Internal streets – local residential, 32-foot width
- Hope Avenue and Fennecus Road – Major Collector Roadway, 54-foot width to match existing constructed improvements adjacent to the site.
- Prosper (Killdeer) Avenue- Minor Collector Roadway, 44-foot width and parking on both sides

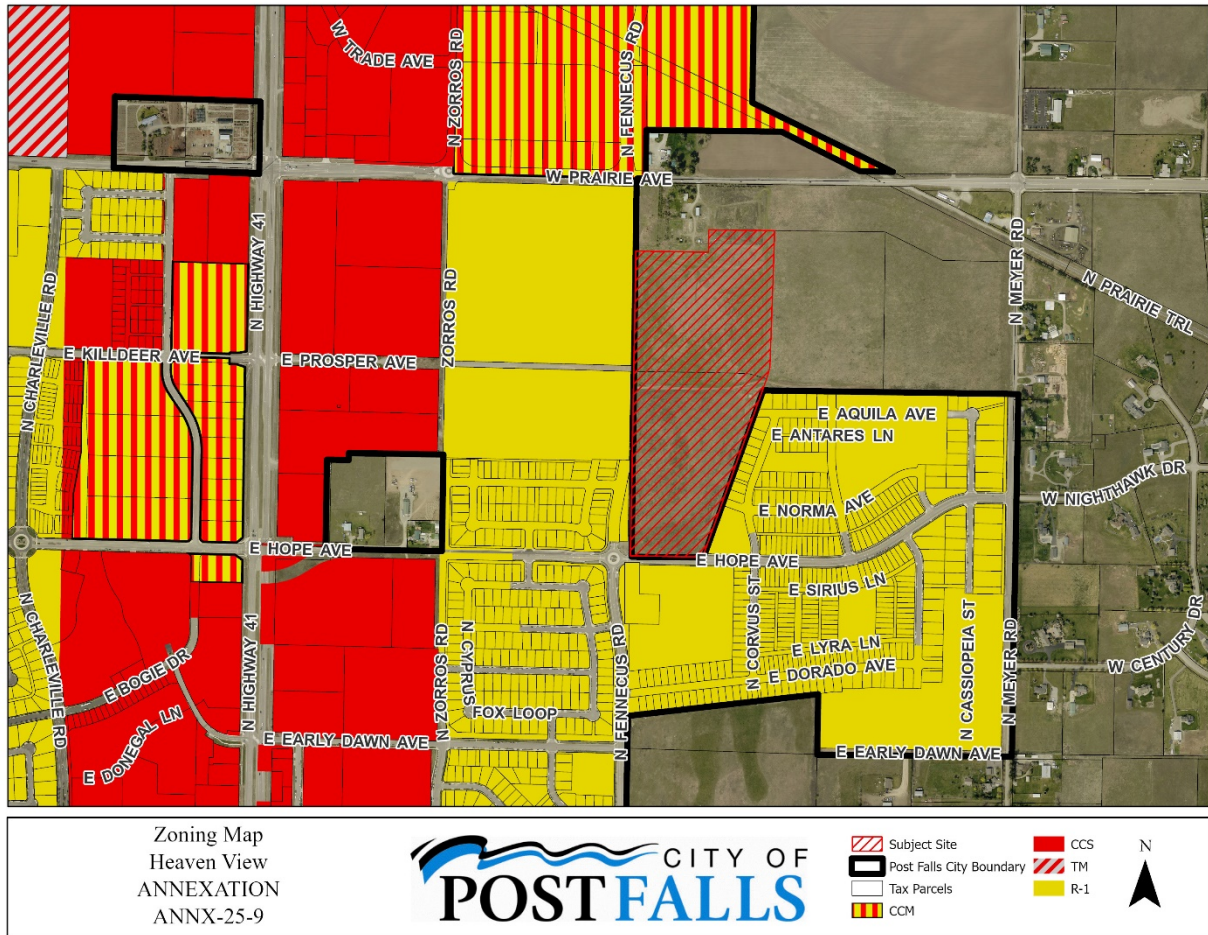
Roadway illumination, ADA ramps and roadway markings / signs shall comply with City Standards.

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

Staff's Response: There are no soil or topographical conditions which have been identified as presenting hazards.

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

Staff's Response: The applicant is also requesting annexation into the City and the requested zoning for this subdivision is appropriate based on the existing land use in the general area (refer to zone change review criteria above). The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning).



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

Staff’s Response: Impact fees will be assessed on individual building permits to assist in mitigating the off-site impacts to parks, public safety, and streets.

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 Railroad		

PUBLIC PROCESS: Notice of the proposed zone change was mailed to property owners within 300 feet of the proposed project on January 22, 2026, and the property will be posted by January 30, 2026. Notice was sent to appropriate jurisdictions and published in the Coeur d’Alene Press on January 23, 2025.

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Dedication of Rights-of-way and easements along Fennecus Road
 - a. 85-foot road rights-of-way (measured based on the design alignment with the Foxtail Subdivision)
 - b. 15-foot sidewalk, drainage, and utility easement
2. Dedication of Rights-of-way and easements along Hope Avenue
 - a. 85-foot road rights-of-way (measured based on the existing southern rights-of-way line)
 - b. 10-foot sidewalk, drainage, and utility easement
3. Development of the property is subject to the 12th Avenue Sewer Surcharge and the Meyer Surcharge.
4. 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.

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. Accompanying the annexation is the proposed Subdivision (Exhibit A-3), which the Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

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

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

1. This subdivision may only be approved subject to annexation approval.

2. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
3. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
4. The proposed subdivision will be completed in multiple phases.
5. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
6. Discussions within the Proponents narrative for vacation of portions of Fennecus Road shall be handled by separate application and public hearing.
7. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflected only the Phase I construction. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
8. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
 - Prosper Avenue (Killdeer) – shall be designed as a 44-foot Minor Collector. On street parking shall be incorporated into the design if adjoining parcels are configured to front Prosper Avenue.
9. Direct access from residential lots to Fennecus Road, Hope Avenue and Prosper Avenue shall be prohibited on the face of the plat.
10. Driveway approaches for residential lots at the intersection of Road “A” and Prosper (Killdeer) Avenue shall be located at least 50 feet from the Prosper Avenue curb line.
11. A Homeowners Association (HOA) shall be formed to maintain common tracts and the common right-of-way frontage along Hope Avenue and Fennecus Road, including all landscaping, irrigation and removal of snow from sidewalks and trails.
12. A Homeowners Association (HOA) shall be formed to maintain the common right-of-way frontage along Prosper Avenue, unless the lots are configured with their front facing Prosper Avenue. Maintenance would include all landscaping, irrigation and removal of snow from sidewalks and trails.

ATTACHMENTS:

Applicant Exhibits:


Exhibit A-1a	Annexation Application
Exhibit A-1b	Subdivision Application
Exhibit A-2	Narrative
Exhibit A-3	Preliminary Plat
Exhibit A-4	Authorization Letters
Exhibit A-5	Will Serve Letter

Staff Exhibits:

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

Record No: ANNX-25-9

Primary Location
47.738424, -116.882475

Applicant
 Brad Marshall

Annexation

Owner

Status: Active

No owner information

Submitted On: 11/10/2025

Application Information

Did an Annexation Pre-app take place?*

Applicant Type*

Yes

Engineer

Description of Project/Reason for Request*

Pro-Made Homes (Strizhaks Haven Ranch LLC) is seeking an infill annexation with R-1 and R-2 zoning approval, along with preliminary subdivision of 41.12 acres (APN 51N04W30-1400, 1000, PL9760000010) located adjacent to the City of Post Falls. The goal is to repurpose the land into a residential development consisting of 209 single-family residential lots approximately 4,200 to 10,700 SF in size to be developed in six phases over time. Please see Vicinity Map (PP-01), Preliminary Subdivision Plat Overall Lot Layout (PP-02), and Phasing Plan (PP-06).

In addition, Pro-Made Homes has worked with the adjacent developer of Foxtail PUD to purchase a small parcel of property and are seeking to vacate a small portion of Fennecus Road and dedicate a new section of Fennecus Road in order to better align the streets and utilities with the existing roundabout at Fennecus and Hope Avenue. Please see Property Road and Sections Details (PP-05) which shows the Right of Way to be vacated and dedicated.

Existing Zoning*

Adjacent Zoning*

County Ag

R-1, County Ag

Current Land Use*

vacant

Adjacent Land Use*

Foxtail PUD to West, south and East,
undeveloped small farm to the north

Proposed Zone*

R-1, R-2

Owner Information

Name*

Strizhaks Haven Ranch LLC

Company

Pro-Made Homes

Phone*

509-392-7080 Ext 110

Email*

paul@infinityhomesofwa.com

Address*

105609 E. Weiser Parkway

City, State, Zip Code

Kennewick WA 99938

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. *

 Paul Lavenretiev

Nov 10, 2025

Record No: SUBD-25-9

Subdivision Application

Status: Active

Submitted On: 11/10/2025

Primary Location

47.738868, -116.882585

Owner

No owner information

Applicant

 Brad Marshall

Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Owner

Proposed Subdivision Name*

Heaven View

Number of Lots*

209

Size of Site

41.12

Average Size of Lots

7008

Existing Zoning

County Ag

Adjacent Zoning

R-1, County Ag

Current Land Use

Vacant

Adjacent Land Use

Residential Subdivsion (Foxtail) and small farm to the north

Density

R-1 - Gross 4.2 DU/AC, R-2 Gross 6.0 DU/AC

Description of Project*

Pro-Made Homes (Strizhaks Haven Ranch LLC) is seeking an infill annexation with R-1 and R-2 zoning approval, along with preliminary subdivision of 41.12 acres (APN 51NO4W30-1400, 1000, PL9760000010) located adjacent to the City of Post Falls. The goal is to repurpose the land into a residential development consisting of 209 single-family residential lots approximately 4,200 to 10,700 SF in size to be developed in six phases over time. Please see Vicinity Map (PP-01), Preliminary Subdivision Plat Overall Lot Layout (PP-02), and Phasing Plan (PP-06).

In addition, Pro-Made Homes has worked with the adjacent developer of Foxtail PUD to purchase a small parcel of property and are seeking to vacate a small portion of Fennecus Road and dedicate a new section of Fennecus Road in order to better align the streets and utilities with the existing roundabout at Fennecus and Hope Avenue. Please see Property Road and Sections Details (PP-05) which shows the Right of Way to be vacated and dedicated.

Site Information

Comprehensive Plan Designation

Transitional

Location of Proposed Access to Site

Northeast corner of Fennecus and Hope Avenue

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

The site is served by Fennecus Road with a 80 FT ROW and 44 FT pavement width, and Hope Avenue with a 80 FT ROW and 44 FT pavement width.

Size & Point of Water Connection

12- inch water main in Hope Avenue, 8 inch water mains in Norma and Aguila Avenue (Ross Point Water District)

Size & Point of Sewer Connection

8 inch in gravity in Hope Avenue, Norma andAguila Avneues. 15 inche gravity in Fennecus Road

Name & Location of Nearest School

Treaty Rock Elementary is adjacent to the site to the south.

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

Kootenai Fire District has a new station on Prairie Avenue approximately 1 mile to the west.

Physical Description of Site (topography, cover, features)

The site is level and a prior pasture.

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

Water District*

No

Ross Point Water District

Application Certification

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

Paul Lavenretiev

Nov 10, 2025



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

Heaven View Annexation and Subdivision, and Vacation of a portion of Fennecus Road Project Narrative Pro-Made Homes

January 2026 (revised)

Prepared by:

J-U-B ENGINEERS, Inc.

Contents

Chapter 1 Introduction and Background	1
1.1 Introduction and Background	1
Chapter 2 General Site Information	2
2.1 Property Location and City Description	2
2.2 General Property Description and Soils.....	2
Chapter 3 Annexation.....	2
3.1 Timeliness.....	4
3.2 Housing Availability and Affordable Study for Kootenai County.....	5
Chapter 4 Proposed Subdivision.....	6
4.1 Existing and future traffic patterns.....	6
4.2 Right of Way Vacation Fennecus Road.....	7
4.3 Domestic Water.....	7
4.4 Wastewater.....	7
4.5 Stormwater.....	8
4.6 Dry Utilities.....	8
4.7 Annexation Review Criteria:.....	8
4.8 Subdivision Review Criteria:	12
4.9 Vacation Review Criteria:	13
4.10 Summary Request.....	13
Figures	
Figure 1 - Future Land Use Map.....	3
Figure 2 - Zoning Map.....	4
Preliminary Plat Sheet List	
PP-01 – Cover	
PP-02 – Overall Lot Layout	
PP-03 – Lot Layout	
PP-04 – Lot Layout	
PP-05 – Property and Road Section Details	
PP-06 – Phasing Plan	
PP-07 – Utility Plan	
PP-08 – Grading & Drainage Plan	
PP-09 – Overall Landscape Plan	

Chapter 1 Introduction and Background

1.1 Introduction and Background

Pro-Made Homes (Strizhaks Haven Ranch LLC) is seeking an infill annexation with R-1 and R-2 zoning approval, along with preliminary subdivision of 41.12 acres (APN 51N04W30-1400, 1000PL9760000010) located adjacent to the City of Post Falls. The goal is to repurpose the land into a residential development consisting of 209 single-family residential lots approximately 4,200 to 10,700 SF in size to be developed in six phases over time. Please see Vicinity Map (PP-01), Preliminary Subdivision Plat Overall Lot Layout (PP-02), and Phasing Plan (PP-06).

In addition, Pro-Made Homes has worked with the adjacent developer of Foxtail PUD to purchase a small parcel of property and are seeking to vacate a small portion of Fennecus Road and dedicate a new section of Fennecus Road in order to better align the streets and utilities with the existing roundabout at Fennecus and Hope Avenue. Please see Property Road and Sections Details (PP-05) which shows the Right of Way to be vacated and dedicated.

The site is adjacent to the city limits of Post Falls to the West, South, and East and consists of two agriculturally zoned parcels located in Kootenai County and one small parcel already in the City. As such, we are requesting annexation to the City of Post Falls with 22.13 acres of R-1, and 19.52 acres of R-2 zoning. Plus, connection to City sewer. The site is also in the process of being annexed into the Ross Point Water District for domestic water service.

The 41-acre site was part of a prior 103-acre annexation and residential-mixed (RM) zoning request, filed in 2021. This prior request was denied by the City in 2022 based on: the capacity of Interstate 90/Highway 41 Interchange, Prairie Avenue constraints, size of the annexation request, incompatible zoning, and some public opposition.

Since that time four years ago, the proposed annexation acreage size and area has been substantially reduced, the I-90/HWY 41 Interchange is undergoing reconstruction with a planned substantial completion in late fall of 2025. Prairie Avenue is scheduled for widening in 2026 and Fennecus Road will be connected to Prairie Avenue as part of Foxtail development partnering with Pro-Made. Adjacent residential lots have been developed on the West, South and East sides of the site in Foxtail PUD, and the Applicant is requesting more traditional zoning (R-1, R-2) for the site. Plus, streets and utilities are available for extension to the site.

In order to clarify the actual land use of the annexation area and R-1 and R-2 zoning request, we are requesting preliminary subdivision approval of the same 41.12 acres

into a residential development consisting of 209 single-family residential lots approximately 4,200 to 10,700 SF in size for development of single-family homes in approximately 6 phases.

Pro-Made Homes is a Pasco, Washington based regional home builder committed to exceptional value and uncompromised quality who builds beautiful, quality homes with functional, enduring design elements.

The preliminary plat sheet list is shown in the table of contents, and are provided for reference.

Chapter 2 General Site Information

2.1 Property Location and City Description

The 41-acre site is located southeast of Highway 41 and Prairie Avenue intersection, adjacent to the intersection of E. Hope Avenue, and the future extension of N. Fennecus Road north toward Prairie Avenue. The site is adjacent to the City Limits of Post Falls to the West, South and East and is an infill annexation. The site is in the Area of City Impact (ACI) of Post Falls. The site is also adjacent to the Foxtail Planned Unit Development (PUD) and near the Post Falls School District's Treaty Rock Elementary School. Please see Vicinity Map (PP-01).

2.2 General Property Description and Soils

The subject property was an agricultural field and cattle pasture and has an abandoned non-operating irrigation ditch on the East side of the property. The property is level and slopes mildly toward the South.

Per the NRCS custom soil report for this site, site soils generally consist of Garrison gravelly silt loam. This typical soil profile includes various depths of gravelly ashy silt loam, very gravelly loam, very gravelly sandy loam, and very gravelly coarse sand. The site is over the Rathdrum Prairie Aquifer, which is a sole source aquifer that provides drinking water for the Coeur d' Alene/Spokane Area, so there is ample water for the project from Ross Point Water District.

Chapter 3 Annexation

The applicant is seeking the annexation with R-1 and R-2 zoning approval, along with the preliminary subdivision of 41.12 acres (APN 51N04W30-1400 and 1000) adjacent to the City of Post Falls into a residential development consisting of 209 single-family

residential lots approximately 4,200 to 10,700 SF in size, to be developed in phases over time.

Comprehensive Plan Land Use and Zoning The City of Post Falls Comprehensive Plan Focus Area is 41 North, and the Future Land Use Designation is Transitional (T), which is assigned to lands suitable for growth. See **Figure 1** - Future Land Use Map with the proposed site labeled.

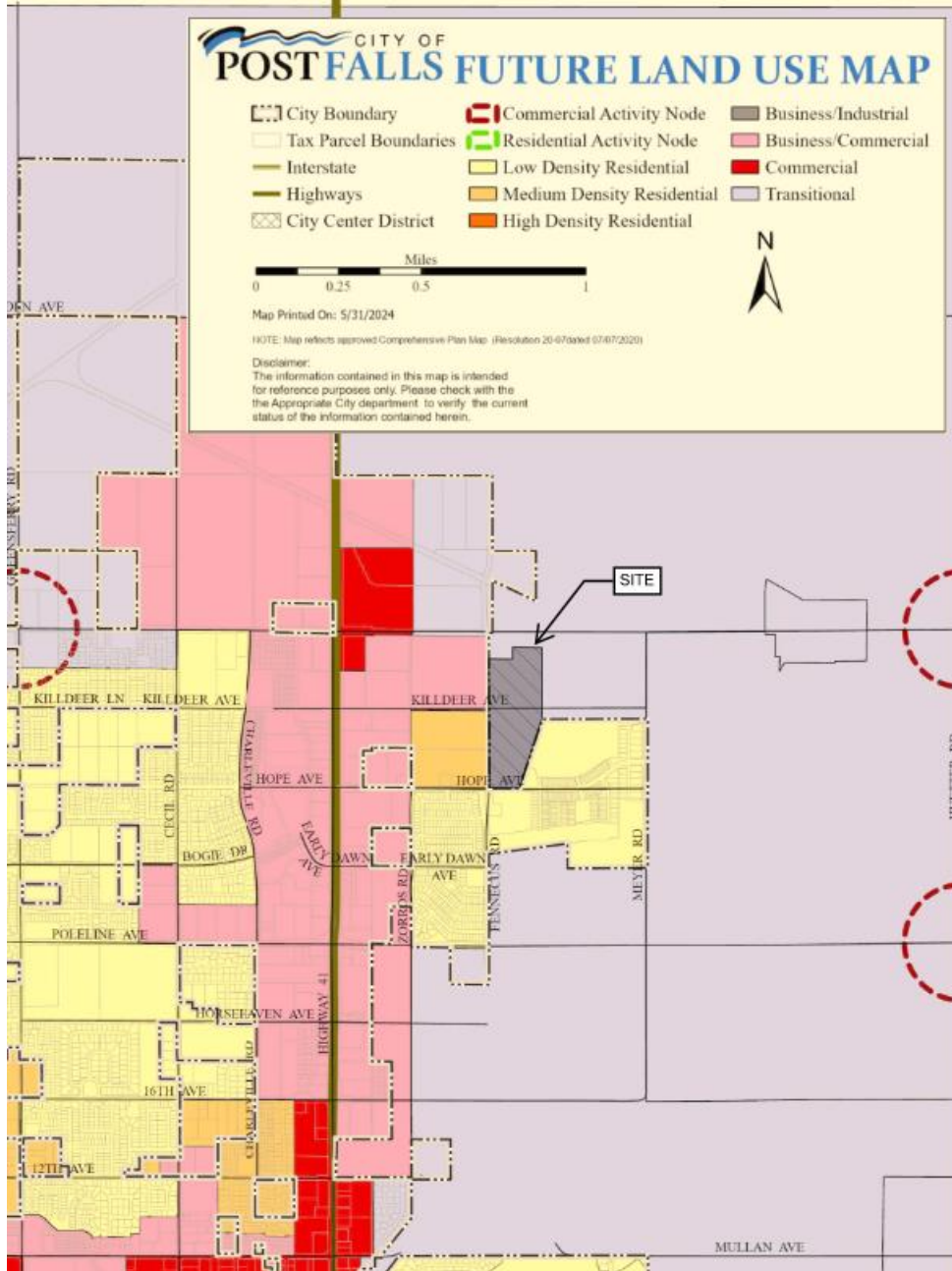


Figure 1 - Future Land Use Map

The site is currently zoned Agricultural in the County and is adjacent to City of Post Falls R-1 Single Family zoning in the Foxtail PUD to the West, South and East of the site. In addition, as the area between the proposed annexation and Prairie Avenue is annexed, over time it will likely be annexed with a higher density, or commercial, or mixed-use designation due to the location along Prairie Avenue. As such, the proposed R-1 and R-2 zoning is appropriate for the site and compatible with future land use in the area. See **Figure 2 - Zoning Map** below.

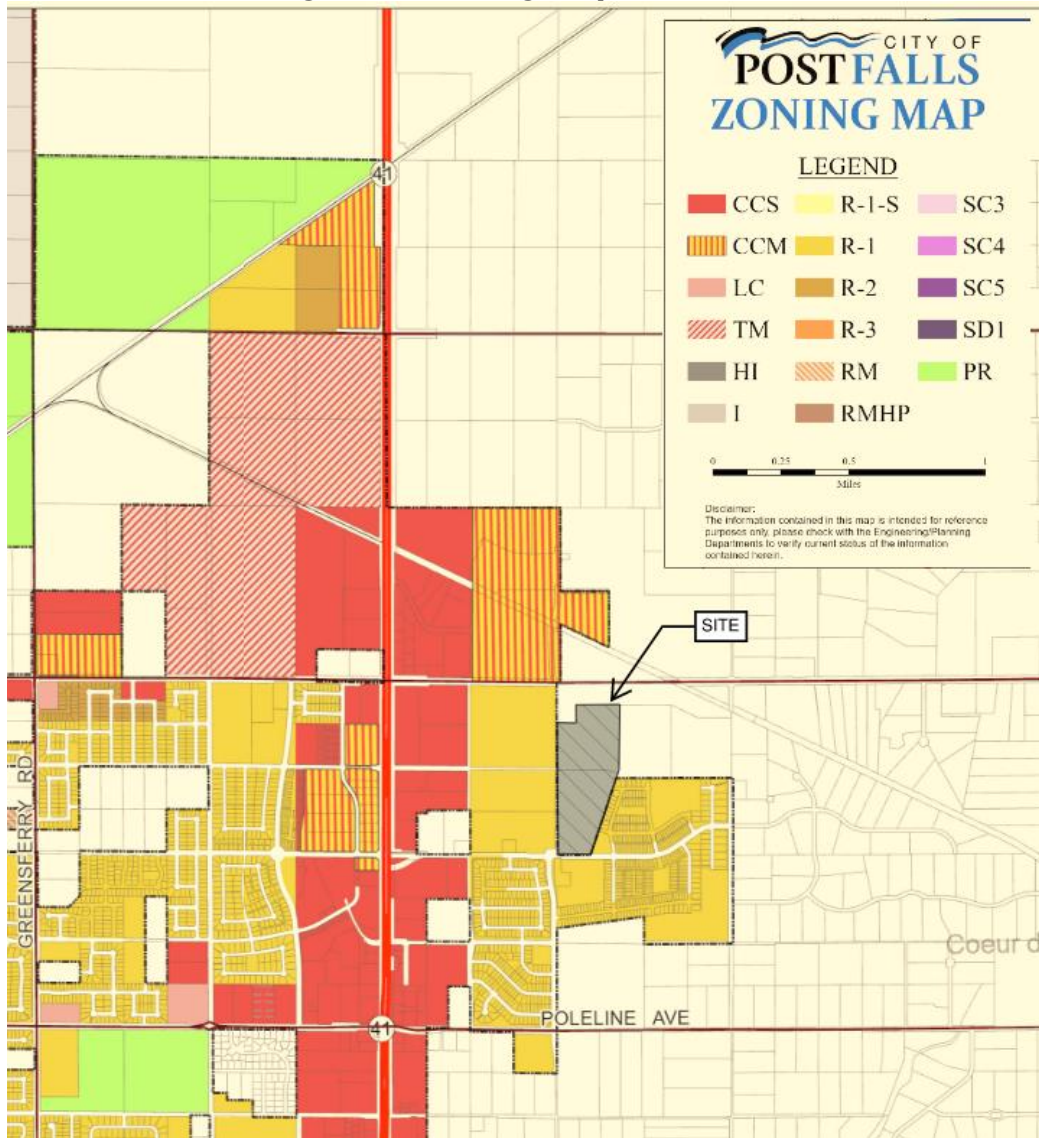


Figure 2 - Zoning Map

3.1 Timeliness

The request is now timely and appropriate, because the proposed 41-acre annexation acreage size and area has been substantially reduced from the prior 103-acre request 3 years ago. The Highway 41 and Interstate 90 Interchange reconstruction has

continued with a planned substantial completion in late fall of 2025 which will substantially increase the capacity of the interchange. Prairie Avenue widening is planned for 2026 which will increase capacity of Prairie Avenue. Fennecus Road will be connect to Prairie Avenue as part of Foxtail partnered with Pro-Made. Adjacent lots have been developed in Foxtail to the West, South and East sides of the site, and the Client is requesting more traditional zoning (R-1, R-2) for the site than the prior residential mixed (RM) zoning.

3.2 Housing Availability and Affordable Study for Kootenai County

“Kootenai County continues to have a shortage of workforce and affordable housing for our current residents, future generations, and incoming citizens. More specifically “The Housing Availability and Affordability Study, and Update for Kootenai County” key takeaways and summary conclusions include:

“The Kootenai County housing market affects all stakeholders, yet many remain unaware of its direct impact on them and the community as a whole. The housing crisis will fundamentally alter the character of the community and the economy of the region if prices and rents continue to increase at their current rates. Many negative impacts are already occurring:

- Regional employers can't find housing for their employees leaving many positions unfilled.
- New potential firms may not relocate to Coeur d'Alene due to the high cost of housing.
- Many long-term residents are being squeezed out of the housing market and moving outside the county (i.e., to Spokane County or other surrounding counties).
- The children of residents will be unable to live in the community because they can't afford housing.
- The diversification of the economy may slow or even reverse. Newer high technology companies and manufacturing facilities may be driven out of the market due to high housing costs.
- The supply curve for housing will become steeper (i.e., more inelastic) leading to greater volatility and periodic price bubbles along with steep price declines during recessions.
- The high housing and rent costs will lead to a substitution of nonresidents for residents.
- The effective standard of living for many residents will decline due to high housing costs.
- High housing costs can actually lead to less open space in the county, greater sprawl, and less environmentally sound outcomes.

Increasing housing supply will reduce housing prices but will require regional cooperation and dedication. Paths for increasing supply are relatively straight-forward:

- A serious, and controllable, impediment to increasing the supply of housing is local zoning and building regulations.
- When land availability is a constraint to increased supply, mixed-use and mixed-residential zoning can facilitate that increased supply.
- Allowing the annexation of available land close to the cities is also important.
- Cities can control or influence the supply of housing but not the demand for housing”

Reference: Next Steps: The Housing Availability and Affordable Study for Kootenai County. 2023

The intent of the proposed R-1, and more specifically the R-2 zones and lots, is to help address the housing shortage in Kootenai County (i.e. Post Falls) by bringing to market affordable entry level and mid-market single family homes for purchase by first time and second time home buyers. [Our workforce of teachers, nurses, fireman, police, etc.]

Chapter 4 Proposed Subdivision

The Applicant is seeking approval to subdivide the 41.12-acre site into a residential development consisting of 209 single-family residential lots from approximately 4,200 to 10,700 SF, to then develop the lots and build homes in six phases over time. Please see Preliminary Phasing Plan PP-06

Based on the phasing plan and projected final subdivision design and construction schedule for the infrastructure, the homes in the first phase will not be occupied until late 2026 after the Interstate 90/Highway 41 Interchange is completed. The remaining phases are tentatively scheduled for 2027, 2028, 2029 completion and occupancy.

4.1 Existing and future traffic patterns

The site is adjacent to the intersection of East Hope Avenue and the future extension of North Fennecus Road toward Prairie Avenue and located between two phases of the Foxtail PUD. The project will connect to Norma and Aguila Avenue in Foxtail 9th Addition, to Fennecus in the Foxtail 10th Addition, and frontage improvements will be made to Hope Avenue. Hope Avenue and Fennecus Road are classified as three-lane collectors providing access and circulation in the area. Streets throughout the planned subdivision will meet the City’s typical local residential street section.

The proposed subdivision will be accessed from Fennecus Road to the south that connects to E Poleline Road. Plus, the subdivision will be accessed off of E Hope Avenue to N Meyer Road. The project will connect to Norma and Aguila Avenues in the Foxtail 9th Addition. As Foxtail 11th and 12th addition are developed Fennecus Road will likely be extended to the north connecting to Prairie Avenue. Both in the short and long term the proposed subdivision will have excellent access and circulation for vehicle and pedestrian traffic. Please see Vicinity Map shown on plan sheet PP-01

4.2 Right of Way Vacation Fennecus Road

Related to the subdivision request, Pro-made is seeking to vacate a small portion of Fennecus Road and dedicate a new section of Fennecus Road in order to better align with the street and utilities with the existing roundabout at Fennecus and Hope Avenue, in accordance with City Code, Idaho Code 40-203. Plus, Idaho Code 50-1321 The revised Fennecus Road and utility alignment provides an improved street, water, sewer, and dry utility layout, and it allows Fennecus to operate as a Major Collector Roadway between Hope Ave and Prairie Ave. Procedurally, the section of street will be vacated, and ownership will be returned to the adjacent owner (Promade) The property will be included in the phase I final plat and construction plans realigning the City Streets, utilities and cleaning up the lot boundaries and street alignment. Please see Property and Road Sections Details (PP-05) sheet outlining the property to be purchased by the adjacent property owner, property to be dedicated to the City, and Property to be vacated.

4.3 Domestic Water

The site is near the Ross Point Water District Boundary and the Pro-Made is in the process of annexation into the Water District to connect to the district's wells, reservoirs, and water mains. The Annexation process will take 3-6 months and require the transfer of water rights to the Water District to serve future homes in the development. There is a 12-inch water main in Hope Avenue running along the south portion of the property, and 8-inch water mains in adjacent streets Norma and Aguila Avenue in the Foxtail 9th Addition. Within Fennecus Rd in the Foxtail 10th Addition, there is an 8-inch water main.

4.4 Wastewater

There is an 8-inch gravity sewer main adjacent to Hope Avenue, Norma Avenue, and Aguila Avenue. A 15-inch gravity sewer main in Fennecus Road can be extended into the site during phased development. The sewer and gravity flow east to Meyer Road, then south toward Highway 41 to an Equalization Basin. Wastewater will be pumped to the city's treatment plant on the west side of Post Falls. Please see Utility Plan (PP-07)

4.5 Stormwater

Stormwater from impervious surfaces will be treated and retained on site. The most used stormwater best management practice (BMP) is a vegetated swale, which can either be placed in roadside swales between the curb and sidewalk, or in larger community swales adjacent to single-family lots. In this case, we intend to utilize community swales in planned locations within the project. Please see the Grading and Drainage Plan (PP-08)

4.6 Dry Utilities

Future development will require the extension of electricity and natural gas into the project. The site is located within the Avista and Kootenai Electric Cooperative (KEC) services boundaries for electrical and natural gas services. Avista is the only provider of natural gas, but it appears electrical services can be provided by both Avista and KEC and will be determined prior to final design.

4.7 Annexation Review Criteria:

The Planning Commission and City Council are required to evaluate the proposed annexation and zoning request against the approval criteria. Below are the Applicants suggested responses to the criteria for consideration of approval.

EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

Response: The applicant has requested initial zoning of R-1 and R-2 zoning on approximately 41.2 acres upon the annexation into the city of Post Falls. The Future Land Use Map Focus Area is 41 North, and the Future Land Use Designation is Transitional (T) which is assigned to lands suitable for growth. The proposed single-family residential (R-1) and R-2 zones are in accordance with the Future Land Use Map and Focus Area, the zones are located near other R-1 zones and is consistent with the relevant guidelines. In addition, the area has neighborhood schools, services and commercial development, which creates a complimentary synergy. Furthermore, an elementary school is located just south of the site approximately and the Post Falls High School is approximately 1.00 mile to the southwest.

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

Response: Based on the application materials provided the requested R-1 and R-2 zones are consistent with the following goals and policies contained in the comprehensive plan:

Goals:

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

Response: This proposal helps build economic diversity by capitalizing on access to neighboring job centers and developing a strong business base within City limits. This proposal builds and sustains adverse, balanced economic base, retains existing quality-of-life assets, and helps keep Post Falls prosperous.

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

Response: This proposal keeps with Post Falls neighborhoods' character and unhurried pace and helps ensure those neighborhoods are kept safe, active, and aesthetically pleasing. This proposal will provide an attractive, pedestrian-friendly development with diverse housing types. Additionally, Hope Avenue would be improved with added pedestrian connectivity.

Policies:

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service; Impact Fees are paid at the time of permit issuance to aid in maintaining the community levels of service.
- Foster the long-term fiscal health of the community.

Response: Additional housing may help further the City's long-term fiscal health by supporting both the Industrial and Commercial uses by supporting employment and commerce objectives.

- Maintain and enhance resident quality of life;

Response: There is an elementary school adjacent to the site, and the high school is just one mile away, Tullamore Park about .5 miles to the West, there is a proposed City and Neighborhood Park in Foxtail adjacent to the proposed project. As Hwy 41 and Prairie Avenue develops, commercial services will be about .5 mile to the West. The proposed Prairie Medical Center is a half mile away and the proposed project will provide much needed attainable housing within walking distance of the hospital.

- Promote compatible, well-designed development.

Response: The development will need to meet city design standards, this, in turn, promotes compatible, well-designed development.

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

Response: The City staff reviews transportation impacts and sewer and water capacity. Any predicted inadequacies identified are addressed, and/or outline a plan on how to be brought into compliance with the relevant agreements and city processes through the public hearing process and land use action proposals.

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

- Future land use mapping.

Response: This is addressed by the first review criteria of this recommendation.

- Compatibility with surrounding land uses; The proposed development pattern for this proposal is compatible with the surrounding uses as they are other existing or planned single-family households in the city to the West, South and East in Foxtail PUD. The request is an infill annexation and zoning.
- Infrastructure and service plans.

Response:

The Sanitary Sewer for the site is located at the southwest corner of the property. The requested zoning complies 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 the property at the requested density. The Applicant understands capacity is not a guarantee of future service. The property is not subject to any Local Improvement Districts (LID's). However, the property is in Subsequent User Agreements, or Sewer Surcharges area for the 12th avenue sewer main and the fees will be due at the building permit stage.

Water service for the site will be provided by the Ross Point Water District.

Existing and future traffic patterns; The site is adjacent to the intersection of East Hope Avenue and the future extension of North Fennecus Road toward Prairie Avenue and located between two phases of the Foxtail PUD. The project will connect to Norma and Aguila Avenue in the Foxtail 9th Addition, to Fennecus in the Foxtail 10th Addition, and frontage improvements to be made to Hope Avenue. Hope Avenue is classified as a

three-lane minor collector. Roadways throughout the planned subdivision will meet the City's typical local residential street section.

The proposed subdivision will be accessed from Fennecus Road to the South that connects to E Poleline Road. Plus, the subdivision will be accessed off of E Hope Avenue to N Meyer Road. The project will connect to Norma and Aguila Avenues in the Foxtail 9th Addition. As Foxtail 11th and 12th addition are developed Fennecus Road will be extended to the north connecting to Prairie Avenue. Both in the short- and long-term the proposed subdivision will have excellent access and circulation for vehicle and pedestrian traffic.

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

The response to this is embedded within the analysis of this recommendation.
Policy 9: Encourage annexation of County "islands" within the City, with priority given to areas:

Response: The site is currently surrounded by incorporated City to the West, South and East and is a County "island". The City of Post Falls is the purveyor of Sanitary Sewer, and Ross Point Water District will supply water to the site. Sanitary sewer infrastructure is located at the property's south end. The City has capacity and is willing to provide service to the site. Utilities would need to be extended within the site with any future subdivision. The City have readily available service infrastructure and capacity.

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

Response: Political subdivisions will be notified, and no evidence of a demonstrable adverse impact upon the delivery of services by any other political subdivisions as provided, and as such, the City will find this criterion satisfied.

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

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?

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?

4.8 Subdivision Review Criteria:

The Planning Commission is required to evaluate the proposed subdivision request against the approval criteria. Below are the Applicants suggested **responses** to the criteria for consideration of approval.

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

No subdivision shall receive approval unless findings and conclusions are made that:

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

Response: Ross Point Water District will provide water service to the project. The applicant will provide a will-serve letter from the water district stating they have the capacity, willingness, and intent to serve the 209-lot subdivision in phases.

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

Response: The City of Post Falls has adequate capacity and is willing to provide service to the subdivision as proposed.

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

Response: The subdivision and proposed layout are consistent with the City's Transportation Master Plan by improving and widening E. Hope Road, the adjacent collector, and finding that the proposed connectivity throughout the subdivision with the adjacent local streets further supports approval.

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

Response: There are no soil or topographical conditions that would prevent or hinder the development of the property.

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

Response: The subdivision and proposed lots conform to Title 17 and Title 18 requirements for Single-Family Residential (R-1) and (R-2) zoning by providing lots meeting or exceeding the minimum lot size and frontage requirements.

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

Response: Annexation, Impact, and Surcharge fees will be assessed on individual building permits at the time of issuance to mitigate the off-site impacts to parks, public safety, streets, Kootenai County Fire and Rescue, and Kootenai County Emergency Management Services.

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

4.9 Vacation Review Criteria:

Describe the proposal including a review of possible effects on adjoining landowners if the request is granted.

Response: Related to the subdivision request Pro-made is seeking to vacate a small portion of Fennecus Road and dedicate a new section of Fennecus Road in order to better align with the street and utilities with the existing roundabout at Fennecus and Hope Avenue in accordance with City Code, Idaho Code 40-203. Plus, Idaho Code 50-1321. The revised Fennecus Road and utility alignment provides an improved street, water, sewer, and dry utility layout and allows Fennecus to operate as a Major Collector Roadway between Hope Ave. and Prairie Ave. Procedurally the section of street will be vacated, and ownership will be returned the applicant. Once vacated, the sliver of land will be included in the phase I final plat and construction plans realigning the City Streets, utilities and cleaning up the lot boundaries and street alignment.

4.10 Summary Request

Pro-Made Homes is respectfully requesting annexation with R-1 and R-2 zoning approval, along with preliminary subdivision of 41.12 acres adjacent to the City of Post Falls into a residential development consisting of 209 single-family residential lots approximately 4,200 to 10,700 SF in size. In addition, Pro-made is seeking to vacate a small portion of Fennecus Road and dedicate a new section of Fennecus Road in order to better align with the existing roundabout at Fennecus and Hope Avenue. The site is adjacent to the city limits of Post Falls to west, south, and east.

The 41-acre site was part of a prior 103-acre annexation and residential-mixed (RM) zoning request, filed in 2021. This prior request was denied by the City in 2022 based on the capacity of Interstate 90/Highway 41 Interchange, Prairie Avenue constraints, size of the annexation request, incompatible land use, zoning, and some public

opposition. Since that time 4 years ago, the proposed annexation acreage size and area has been substantially reduced, the I-90/HWY 41 Interchange is undergoing reconstruction with a planned substantial completion in Fall of 2025, Prairie Avenue is scheduled for widening in 2026-2028, adjacent lots have been developed on the West, South and East sides of the site in Foxtail PUD, and the Applicant is requesting more traditional zoning (R-1, R-2) for the site. Plus, streets and utilities are available for extension to the site.

In order to clarify the actual land use of the annexation area and R-1 and R-2 zoning request we are requesting preliminary subdivision approval of the same 41.12 acres into a residential development consisting of single-family residential lots approximately 4,200 to 10,700 SF in size for development of single-family homes in 6 phases.

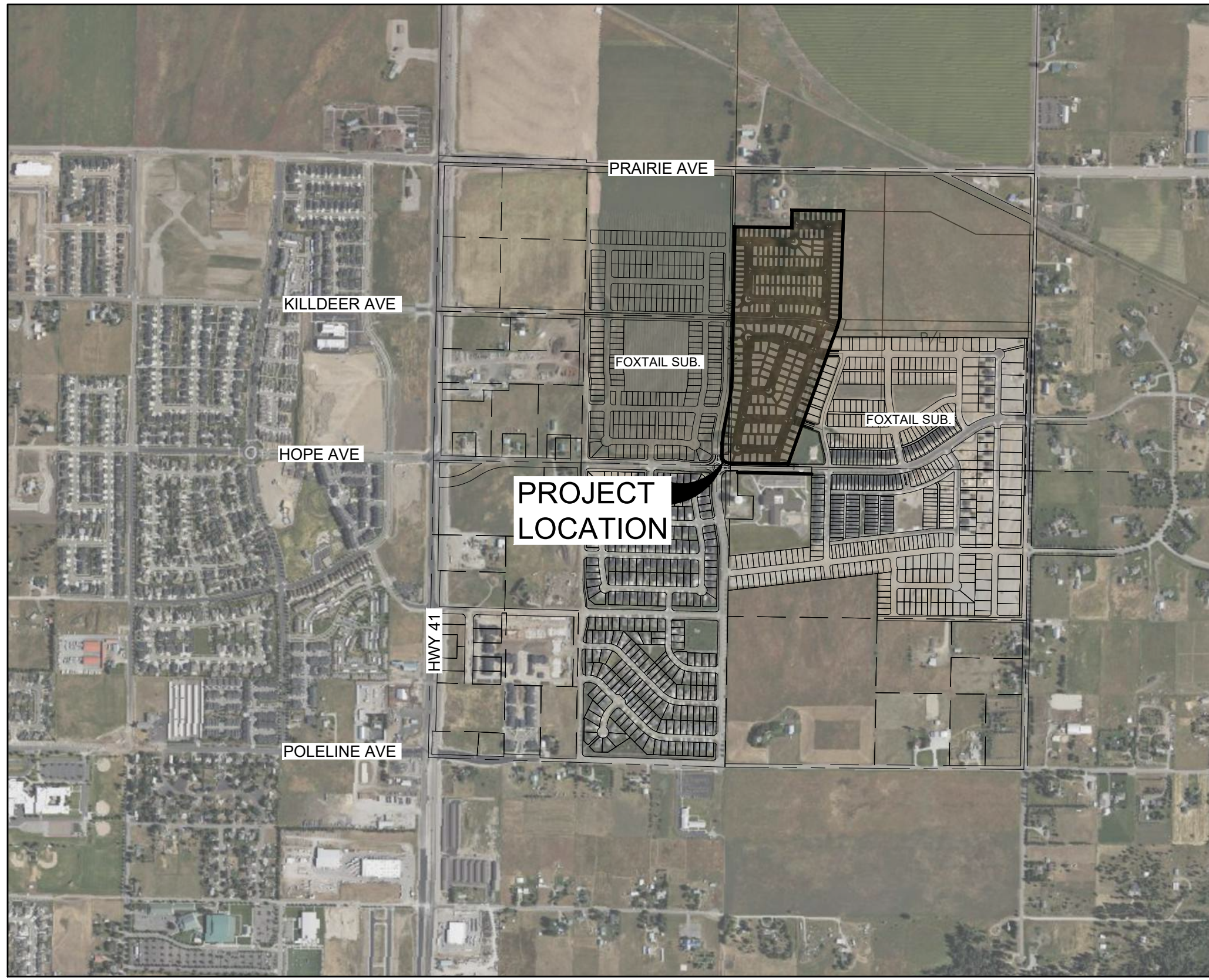
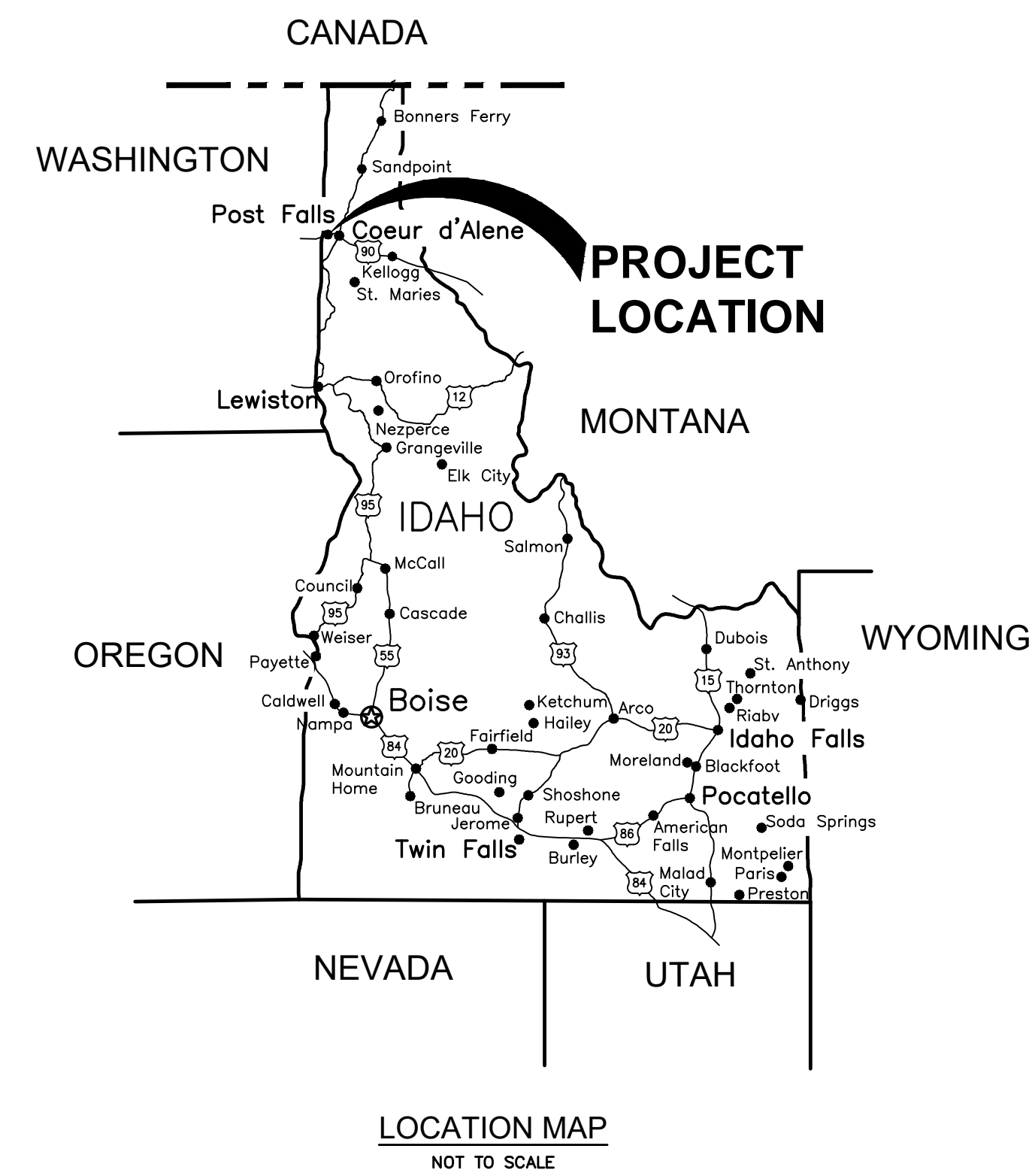
Based on the submittal of detailed applications, existing conditions as outlined in the narrative meeting the review criteria for annexation, zoning, subdivision and vacation Pro-Made Homes again is respectfully requesting approval of the requests.

NO.	REVISION	DESCRIPTION	BY	DATE

Exhibit A-3

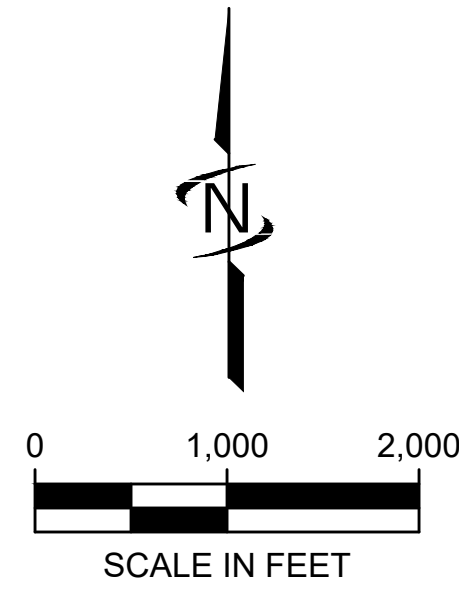
HEAVEN VIEW SUBDIVISION

POST FALLS, ID
OCTOBER 2025



VICINITY MAP
SECTION 30, T51N, R4W

Sheet List Table	
Sheet Number	Sheet Title
PP-01	COVER
PP-02	OVERALL LOT LAYOUT
PP-03	LOT LAYOUT
PP-04	LOT LAYOUT
PP-05	PROPERTY AND ROAD SECTIONS DETAILS
PP-06	PHASING
PP-07	UTILITY PLAN
PP-08	GRADING & DRAINAGE PLAN
PP-09	OVERALL LANDSCAPE PLAN



OWNER & ENGINEER CONTACT INFORMATION

DEVELOPER:
PRO MADE HOMES
105609 E. WISER PARKWAY
KENNEWICK, WA 99338
509-392-7080

CIVIL ENGINEER:
COLE HENDERSON, PE
CHENDERSON @ JUB.COM
J-U-B ENGINEERS, INC.
7825 N MEADOWLARK WAY
COEUR D'ALENE, ID 83815
208-762-8787

UTILITY CONTACT INFORMATION

WATER
ROSS POINT WATER DISTRICT
8584 W PRAIRIE AVENUE
POST FALLS, ID 83854

SEWER/STORM
CITY OF POST FALLS
408 N SPOKANE ST.
POST FALLS, ID 83854
208-773-3511

POWER/GAS
AVISTA
1735 N 15TH ST.
COEUR D'ALENE, ID 83814
509-495-2794
CONTACT: TODD NEU
TODD.NEU @ AVISTACORP.COM

FIBER INTERNET
INTERMAX NETWORKS
7400 N MINERAL DRIVE
SUITE 300
COEUR D'ALENE, ID 83815
208-762-8065
CONTACT: JAM DAVIS
jame.davis @ intermax-team.com



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



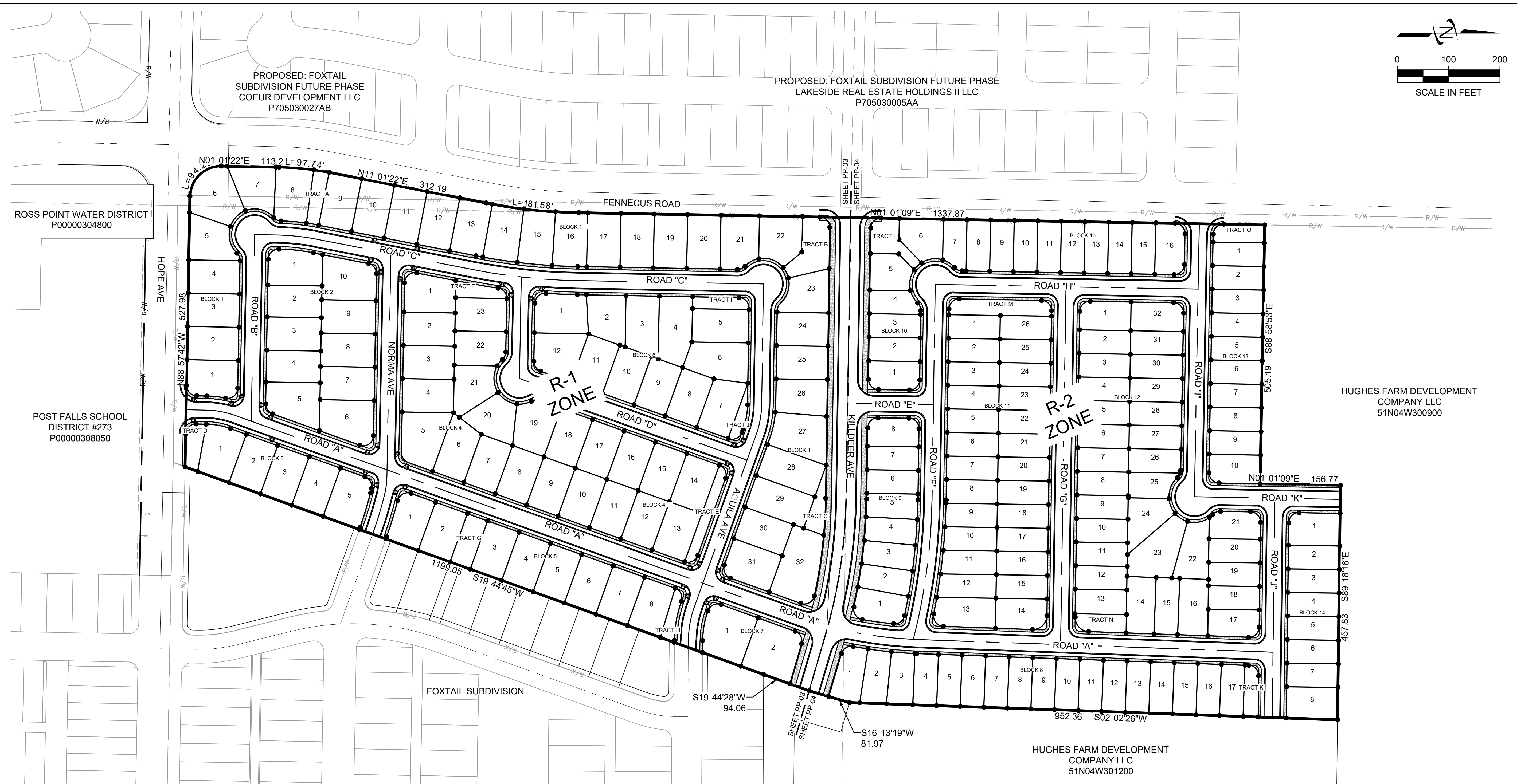
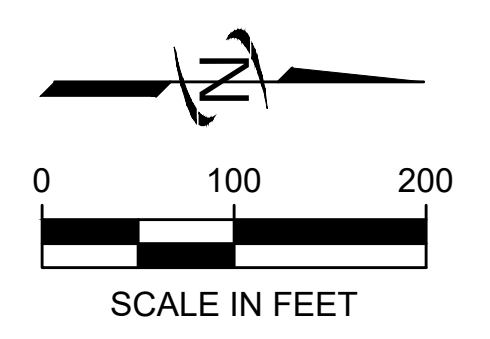
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p 208 762 8787 w www.jub.com



J-U-B FAMILY OF COMPANIES

EXISTING		PROPOSED	
---	SECTION LINE	---	SECTION LINE
---	BOUNDARY LINE	---	BOUNDARY LINE
---	P/E PERMANENT EASEMENT	---	P/E PERMANENT EASEMENT
---	S SANITARY SEWER LINE	---	S SANITARY SEWER LINE
---	W WATER LINE	---	W WATER LINE
---	CENTERLINE	---	CENTERLINE
---	PUBLIC RIGHT OF WAY LINE	---	PUBLIC RIGHT OF WAY LINE
---	LOT LINE	---	LOT LINE
---	DITCH FLOW LINE	---	DITCH FLOW LINE
---	FIRE HYDRANT	---	FIRE HYDRANT
---	EG EDGE OF GRAVEL	---	EG EDGE OF GRAVEL
---	EP EDGE OF PAVEMENT	---	EP EDGE OF PAVEMENT
---	OHP OVERHEAD POWER	---	OHP OVERHEAD POWER
---	X FENCE LINE	---	X FENCE LINE

Plot Date: 10/20/2025 1:01 PM Plotted By: Stephanie Nelson
 Date Created: 10/22/2025 10:01 AM JUB.COM\CENTRAL\CLIENTS\ID\PROMADEHOMES\PROJECTS\20-24-031_PP-01.DWG



- NOTES:**
- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO THE CITY OF POST FALLS VERTICAL DATUM (NAVD '88) DATUM.
 - THE STREETS WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS. THE PUBLIC STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF POST FALLS STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.50%.
 - ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT TRACTS A, B, AND C, BLOCK 1, TRACT D, BLOCK 3, TRACT E AND F, BLOCK 4, TRACTS G AND H, BLOCK 5, TRACTS I AND J, BLOCK 6, TRACT K, BLOCK 8, TRACT L, BLOCK 10, TRACT M, BLOCK 11, TRACT N, BLOCK 12, AND TRACT O, BLOCK 13. THESE TRACTS ARE COMMON AREAS FOR STORMWATER RETENTION AND TREATMENT.
 - PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
 - THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
 - DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY ROSS POINT WATER DISTRICT
 - SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF POST FALLS
 - IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY
 - LANDSCAPED COMMON AREA TRACTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE COMMON AREA TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF POST FALLS CODE REQUIREMENTS.
 - ANY RE-PLATTING, BOUNDARY LINE ADJUSTMENT, OR FURTHER SUBDIVIDING OF THE LOTS WITHIN THIS PLAT SHALL COMPLY WITH APPLICABLE CITY CODE, ZONING REGULATIONS, AND FINAL PLAT RESTRICTIONS IN EFFECT AT THE TIME OF APPLICATION. SAID ACTIONS ARE SUBJECT TO THE REVIEW AND APPROVAL PROCESS IN PLACE AT THE TIME OF APPLICATION.
 - THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
 - A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ACROSS THE COMMON AREA TRACTS FOR THE BENEFIT OF THE HOMEOWNERS ASSOCIATION AND THE CITY OF POST FALLS. LANDSCAPING IN THESE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND THE CITY OF POST FALLS SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SUBDIVISION.

LAND USE SUMMARY

TOTAL AREA:	41.64 AC.
TOTAL LOTS:	224 LOTS
COMMON AREA TRACT:	15 LOTS
RESIDENTIAL LOTS:	209
RESIDENTIAL GROSS DENSITY:	5.0 DU/AC
RESIDENTIAL NET DENSITY:	7.5 DU/AC
AVERAGE LOT SIZE:	5,811 S.F.
SMALLEST LOT:	4,209 S.F.
EXISTING ZONE:	COUNTY, AGRICULTURE
PROPOSED ZONE:	R-1, R-2

R-1 ZONE

AREA:	22.13 AC.
RESIDENTIAL LOTS:	92
COMMON TRACT LOTS:	10 LOTS
RESIDENTIAL GROSS DENSITY:	4.2 DU/AC
RESIDENTIAL NET DENSITY:	6.2 DU/AC
AVERAGE LOT SIZE:	7,008 S.F.
SMALLEST LOT:	6,500 S.F.

R-2 ZONE

AREA:	19.52 AC.
RESIDENTIAL LOTS:	117 LOTS
COMMON TRACT LOTS:	5 LOTS
RESIDENTIAL GROSS DENSITY:	6.0 DU/AC
RESIDENTIAL NET DENSITY:	8.9 DU/AC
AVERAGE LOT SIZE:	4,871 S.F.
SMALLEST LOT:	4,209 S.F.

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

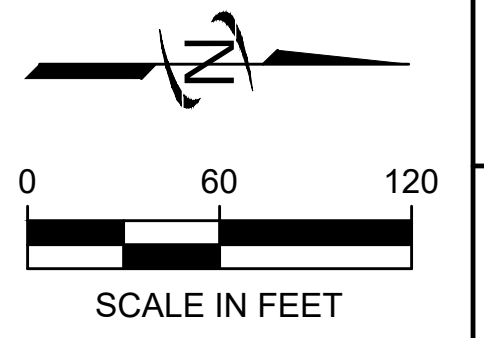
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HEAVEN VIEW SUBDIVISION - PRELIM. PLAT
PROMADE HOMES

NO.	REVISION	DESCRIPTION	BY	DATE

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JUB PROJ. #: 20-24-031
DRAWN BY: SAV
DESIGN BY: CCH
CHECKED BY: CCH
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 10/20/2025

SHEET NUMBER:
PP-02



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 Phone: 208.762.8787
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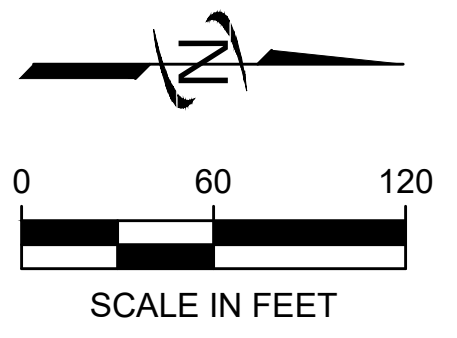
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NO.	DESCRIPTION	BY	DATE

HEAVEN VIEW SUBDIVISION - PRELIM. PLAT
PROMADE HOMES
 LOT LAYOUT R-1 ZONE

FILE: 20-24-031_PP-03_LAYOUT_SOUTH
 JUB PROJ. #: 20-24-031
 DRAWN BY: SAV
 DESIGN BY: CCH
 CHECKED BY: CCH
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 LAST UPDATED: 10/20/2025
SHEET NUMBER: PP-03



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PRELIMINARY PLANS
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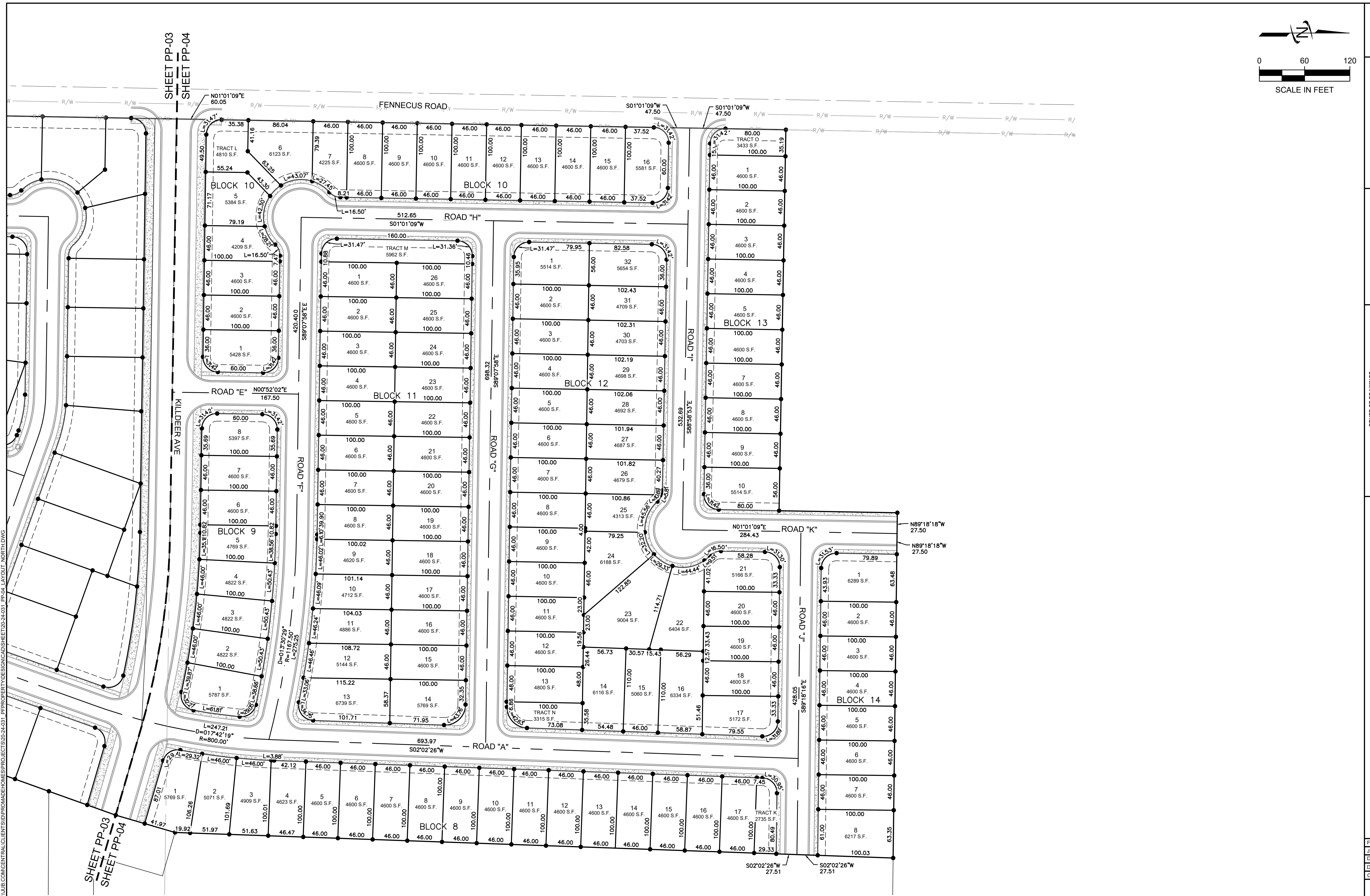
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NO.	REVISION	DESCRIPTION	BY	DATE

HEAVEN VIEW SUBDIVISION - PRELIM. PLAT
 PROMADE HOMES
 LOT LAYOUT R-2 ZONE

FILE: 20-24-031_PP-04_LAYOUT_NORTH
 JUB PROJ. #: 20-24-031
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 DESIGN BY: CCH
 CHECKED BY: CCH
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 10/20/2025

SHEET NUMBER:
PP-04



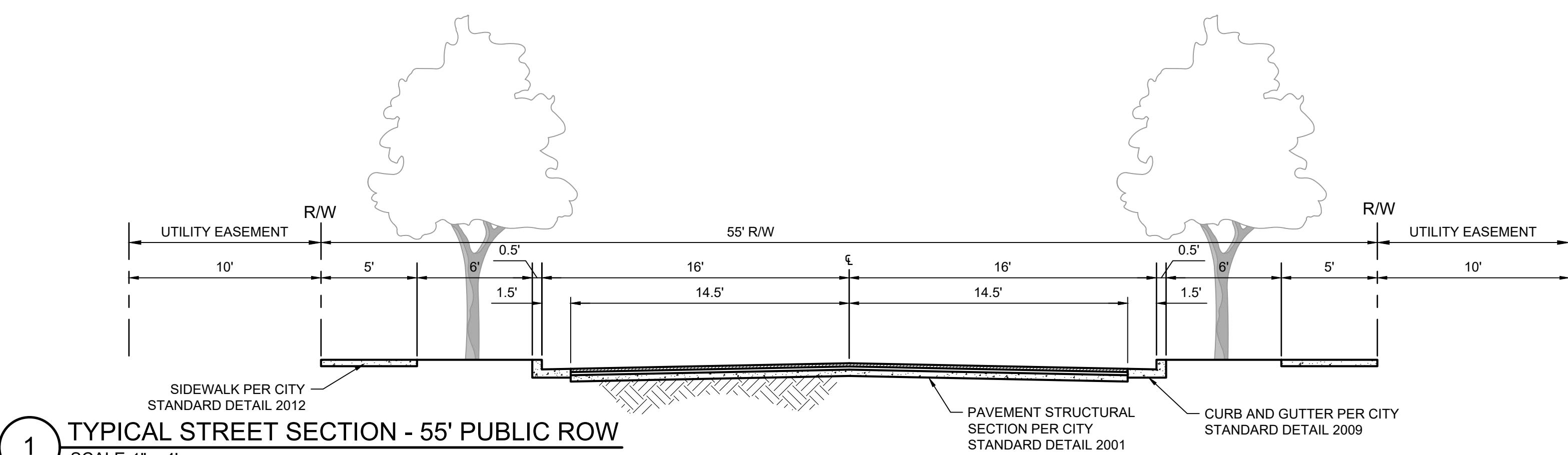
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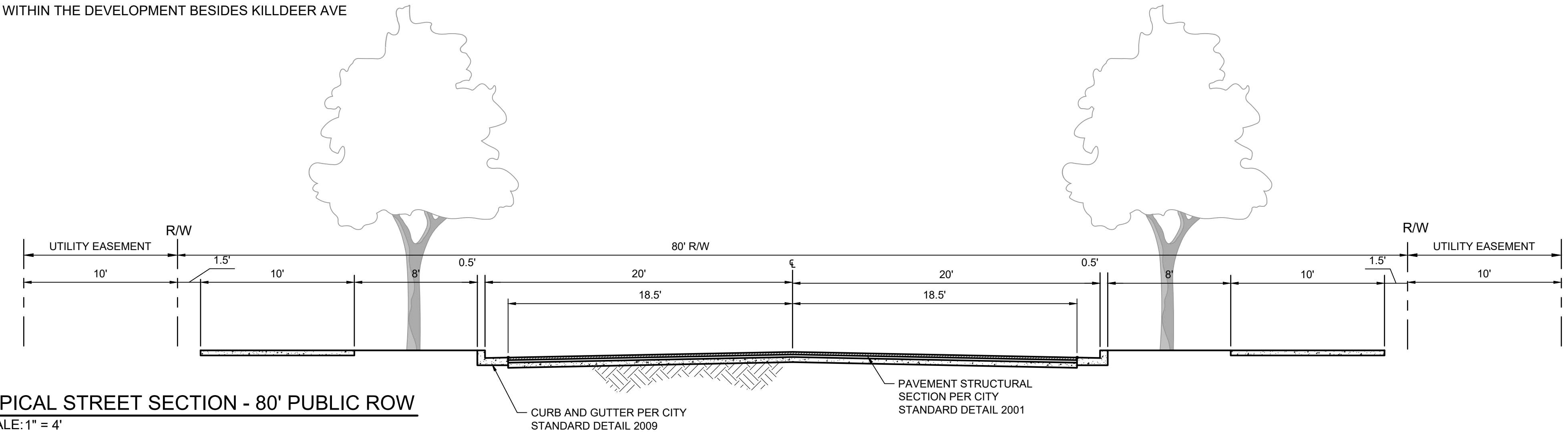
PROPERTY IN BLUE PURCHASED FROM ADJACENT OWNER

PROPERTY IN ORANGE TO BE VACATED

PROPERTY IN GREEN TO BE DEDICATED



1 TYPICAL STREET SECTION - 55' PUBLIC ROW
 SCALE: 1" = 4'
 NOTE: 55' ROW SECTION PROPOSED FOR ALL INTERNAL ROADS WITHIN THE DEVELOPMENT BESIDES KILLDEER AVE



2 TYPICAL STREET SECTION - 80' PUBLIC ROW
 SCALE: 1" = 4'
 NOTE: 80' ROW PROPOSED FOR KILLDEER AVE

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

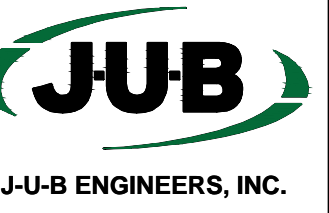
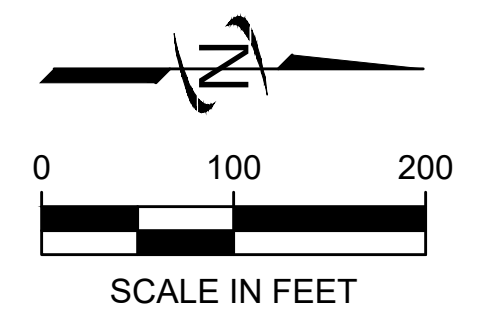
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NO.	DESCRIPTION	BY	DATE

HEAVEN VIEW SUBDIVISION - PRELIM. PLAT
 PROMADE HOMES
 PROPERTY AND ROAD SECTIONS DETAILS

NOTES:

1. FIRE HYDRANT SPACING SHALL NOT EXCEED 500 FEET BETWEEN HYDRANTS, AND 250 FEET FROM ANY POINT ON ANY STREET OR ROAD FRONTAGE TO A HYDRANT.

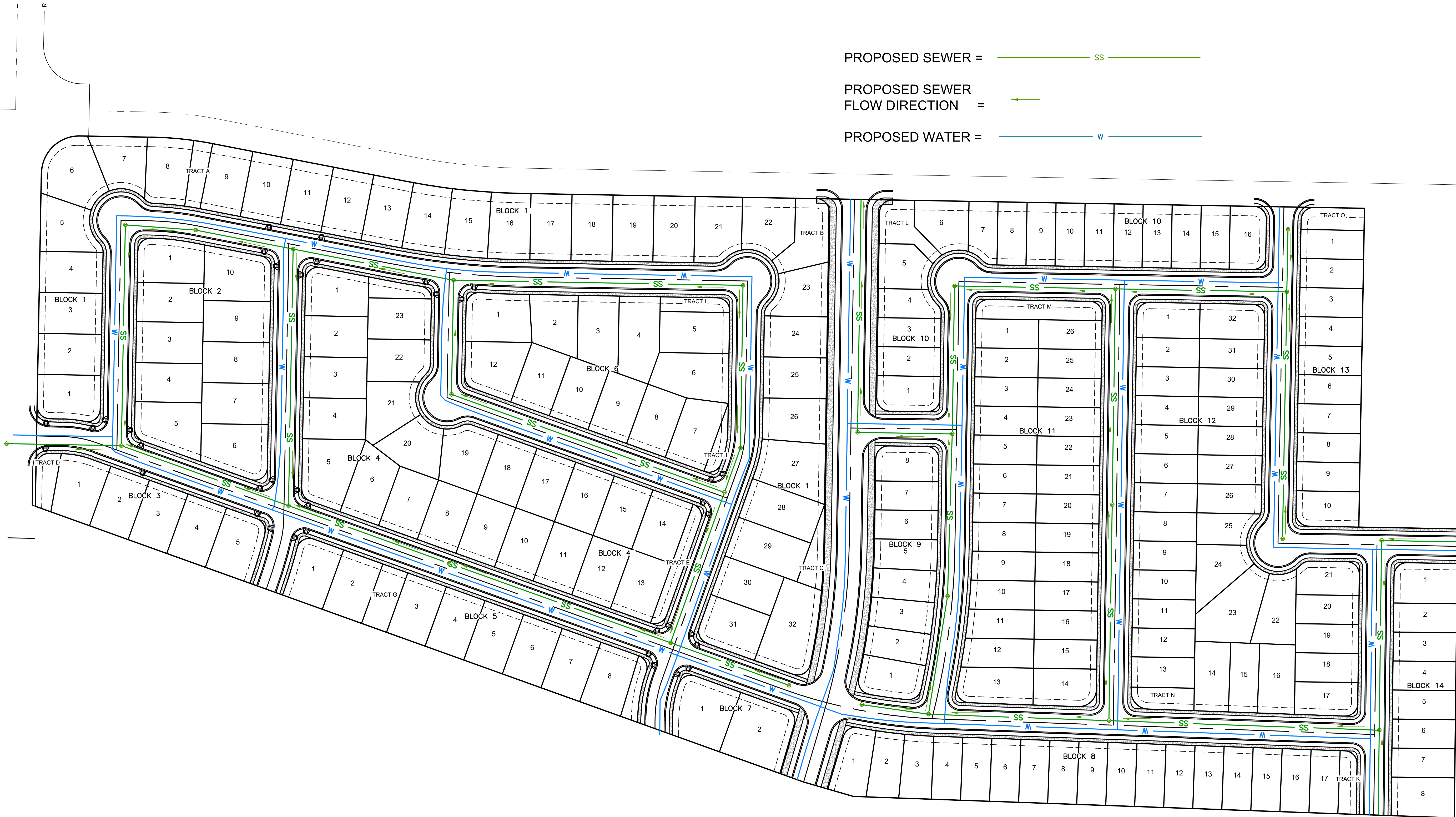


J-U-B ENGINEERS, INC.
 7825 Meadowlark Way
 Coeur d'Alene, ID 83815
 Phone: 208.762.8787
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PROPOSED SEWER = SS

PROPOSED SEWER FLOW DIRECTION =

PROPOSED WATER = W



PRELIMINARY PLANS

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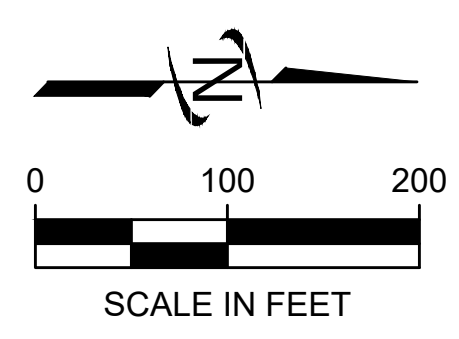
HEAVEN VIEW SUBDIVISION - PRELIM. PLAT
 PROMADE HOMES

UTILITY PLAN

FILE: 20-24-031_PP-07_UTILITY_PLAN
 JUB PROJ. #: 20-24-031
 DRAWN BY: SAV
 DESIGN BY: CCH
 CHECKED BY: CCH

ONE INCH
 AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
 LAST UPDATED: 12/30/2024

SHEET NUMBER:
PP-07



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HEAVEN VIEW SUBDIVISION - PRELIM. PLAT
PROMADE HOMES
GRADING & DRAINAGE PLAN

FILE: 20-24-031_PP-08_GRADING_DRAINAGE
JUB PROJ. #: 20-24-031
DRAWN BY: SAV
DESIGN BY: CCH
CHECKED BY: CCH

ONE INCH
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 11/13/2024

SHEET NUMBER:
PP-08

PROPOSED RELATIVE HIGH POINT =

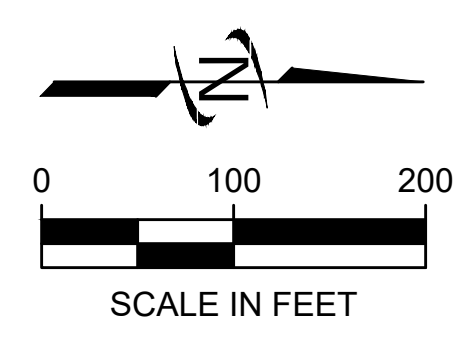
PROPOSED RELATIVE LOW POINT WITH OPEN SPACE AND STORMWATER SWALE =

PROPOSED RELATIVE DRAINAGE DIRECTION =



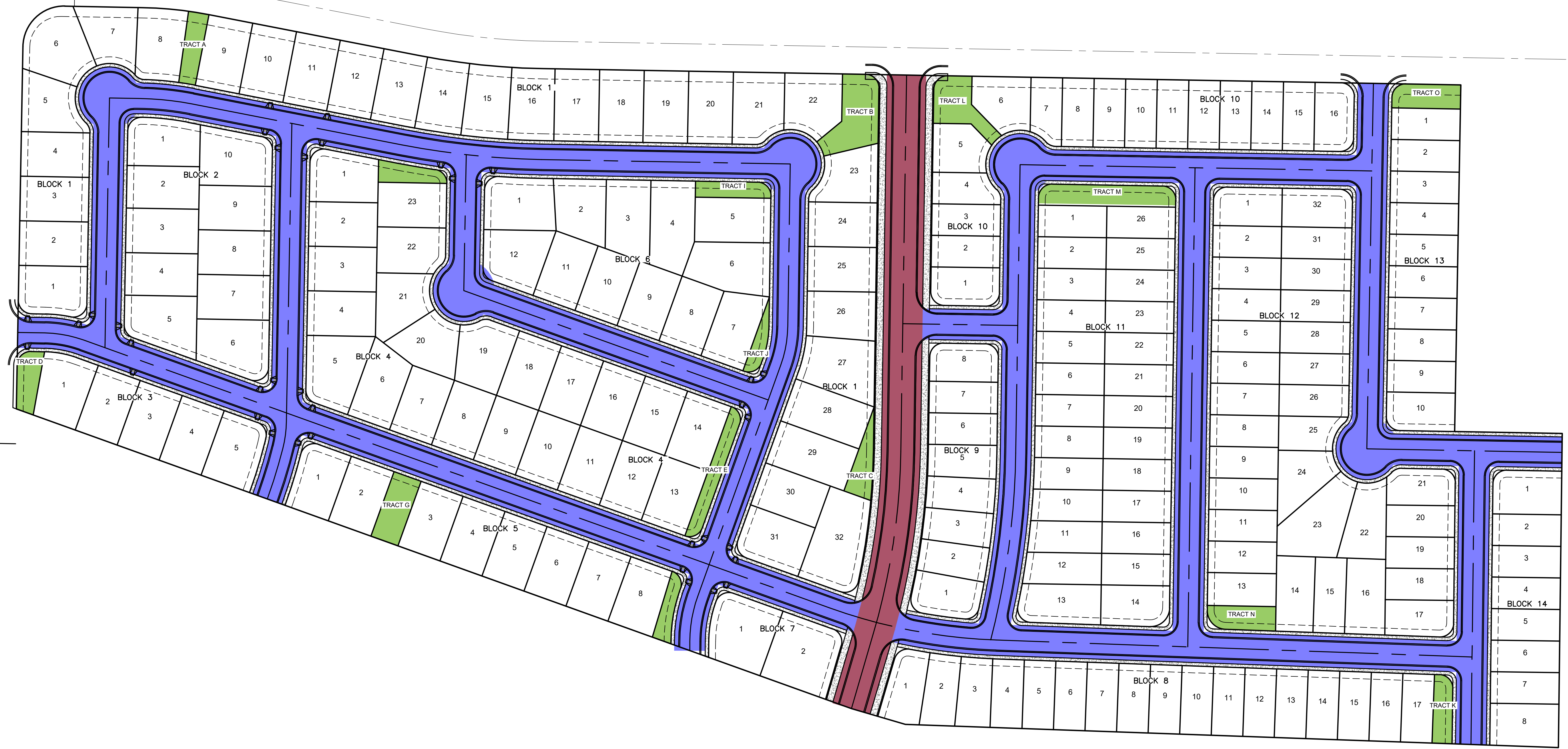
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Plot Date: 10/20/2025 1:02 PM Plotted By: Stephanie Nelson
 Date Created: 10/28/2024 JUB.COM\CENTRAL\CLIENT\SID\PROMADEHOMES\PROJECTS\20-24-031 - PP-09 LANDSCAPE.DWG



- LEGEND**
- CLASS I TREES IN ROW, 6' PARKSTRIP
 - CLASS II TREES IN ROW, 8' PARKSTRIP
 - COMMUNITY SWALE / OPEN SPACE

- NOTES**
1. TREES SHALL BE CHOSEN FROM THE CITY'S LIST OF APPROVED STREET TREES
 2. WHERE POSSIBLE, TREES SHALL BE PLACED IN THE CENTER OF THE PARK STRIP AND SHALL BE SPACED AT 20' ON CENTER (CLASS I) OR 30' ON CENTER (CLASS II) WHERE STANDARD SPACING IS NOT POSSIBLE DUE TO DRIVEWAYS OR UTILITIES, SPACING MAY BE ADJUSTED AS NEEDED.



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REUSE OF DRAWINGS
 JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REUSED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	DESCRIPTION	BY	APPR.	DATE

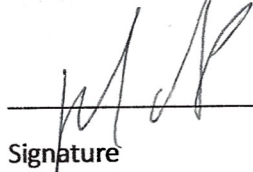
HEAVEN VIEW SUBDIVISION - PRELIM. PLAT
PROMADE HOMES
OVERALL LANDSCAPE PLAN

FILE: 20-24-031_PP-09_LANDSCAPE
 JUB PROJ. #: 20-24-031
 DRAWN BY: SAV
 DESIGN BY: CCH
 CHECKED BY: CCH
 ONE INCH = AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
 LAST UPDATED: 10/28/2024
SHEET NUMBER: PP-09

Exhibit A-4

LETTER OF AUTHORIZATION

I Paul Lavrentiev, Vice President of Strizhak's Haven Ranch LLC, hereby authorize J-U-B ENGINEERS, Inc. to represent Strizhak's Haven Ranch LLC and submit an Annexation, Subdivision, and Vacation Applications, etc. 41.12 acres (APN 51N04W30-1400 and 1000) located adjacent to the City of Post Falls.



Signature

Paul Lavrentiev V.P.

Printed Name, Title

ROSS POINT WATER DISTRICT

May 27, 2025

TO: Rob Palus, P.E.
City Engineer, City of Post Falls
408 Spokane Street
Post Falls ID 83854

RE: PROMADE SUBDIVISION

Dear Mr. Palus:

Ross Point Water District has reviewed the preliminary plans for on-site improvements for the above referenced project and found them to be acceptable. We will need to review the completed construction plans before we can give final approval of the water system.

Ross Point Water District's Consulting Engineer, Whipple Consulting Engineers, Inc., have completed a study, which analyses the impact the proposed subdivision will have on our water supply and distribution system. The study identifies improvements that if made by the Developer, will allow the District to provide service to the subject project and maintain the existing level of service in the Ross Point Water District.

This letter is to advise you that Ross Point Water District is willing and able to provide water service to the proposed Promade Subdivision, to the extent of its readily available capacity if the following prerequisites are met:

Additional requirements include:

1. Annexation of the subdivision into the Ross Point Water District service area, if applicable.
2. Satisfactory completion and dedication of approved on-site and off-site water system improvements.
3. Payment of all applicable fees and charges.
4. Compliance with all Ross Point Water District policies, rules and regulations.
5. Transfer of all water rights associated with project property, if applicable.
6. The Applicant must petition to annex into the District, and such annexation must be approved by the District's Board at a properly noticed public hearing.
7. All cost associated with the annexation process will be covered by the applicant.
8. The Applicant must agree to be bound by the terms and conditions set by the Board if annexation is granted.

If work on the project is not begun within one year this "Will Serve" letter becomes void. If you have any questions, please feel free to contact the District.

Sincerely,



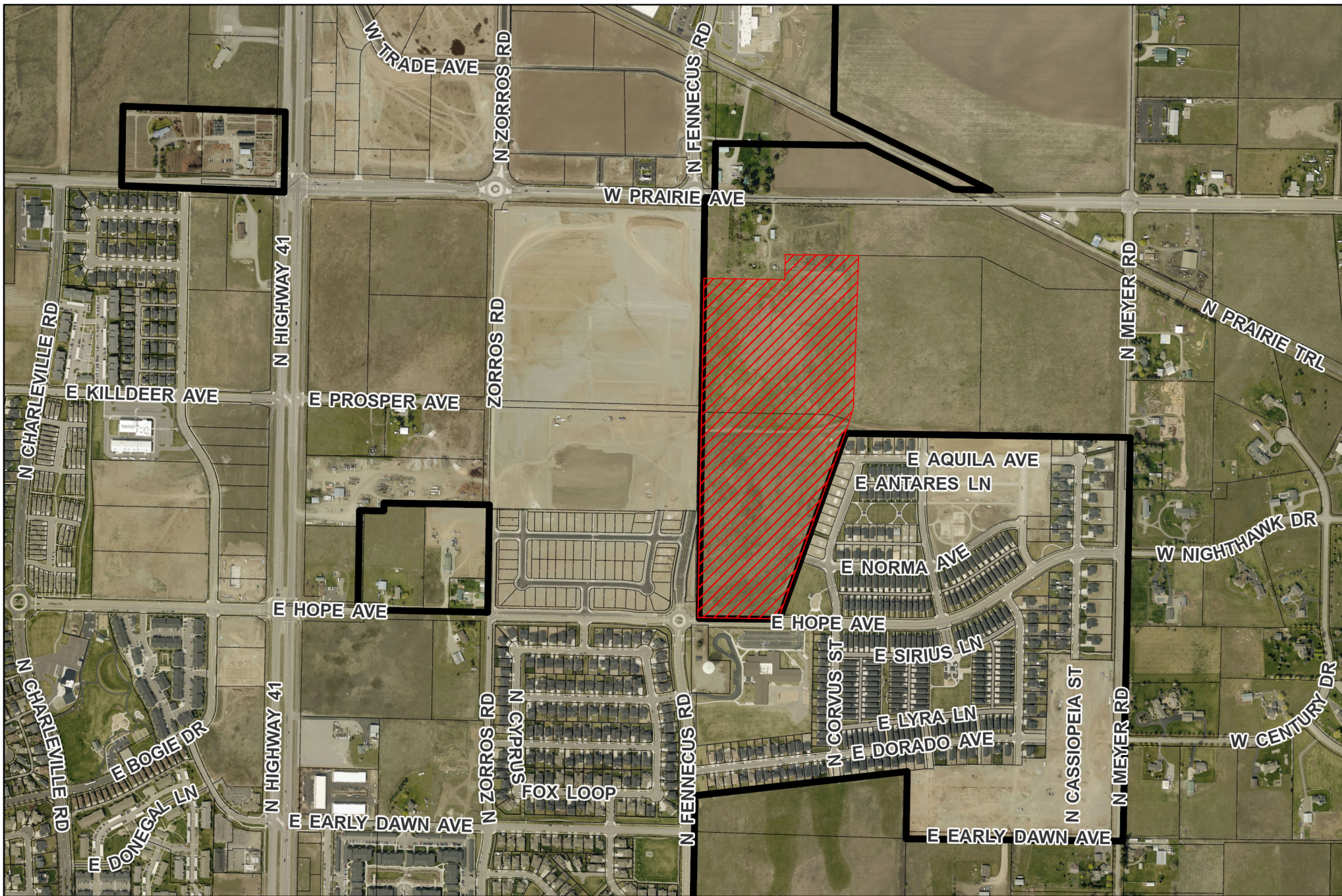
Christine Waller
Ross Point Water District

Cc: Ray Kimball, Whipple Consulting Engineers, Inc.
Idaho Department of Quality
Panhandle Health District
Brad Marshall, JUB Engineers, Inc.

Exhibit A-5




P.O. Box 70 • Post Falls, Idaho 83877 • (208) 773-1120 Fax (208) 773-7474

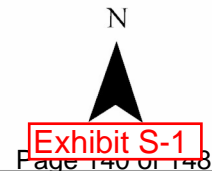


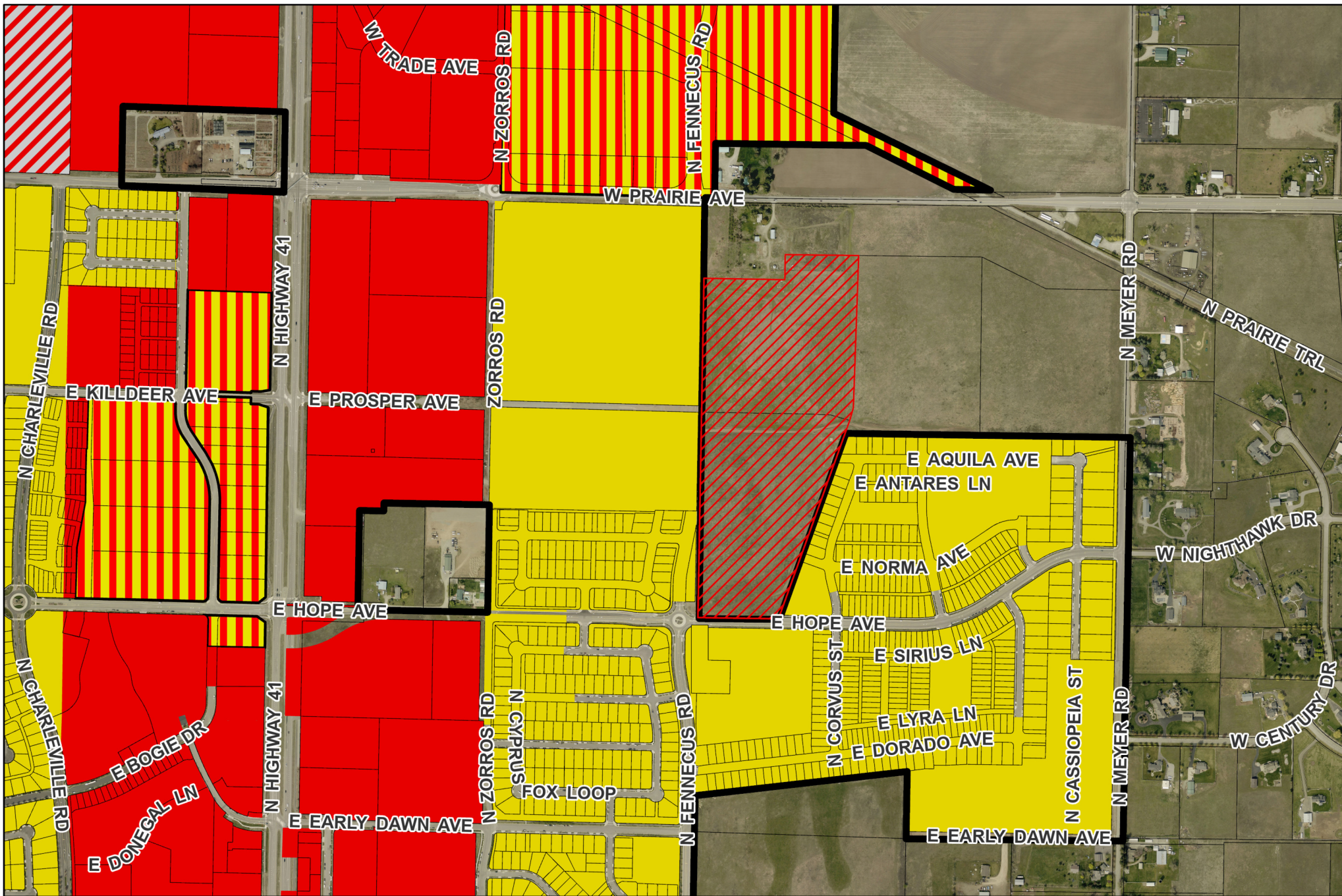


Project Location
 Heaven View
 ANNEXATION & SUBDIVISION
 ANNEX-25-9 & SUBD-25-9









-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



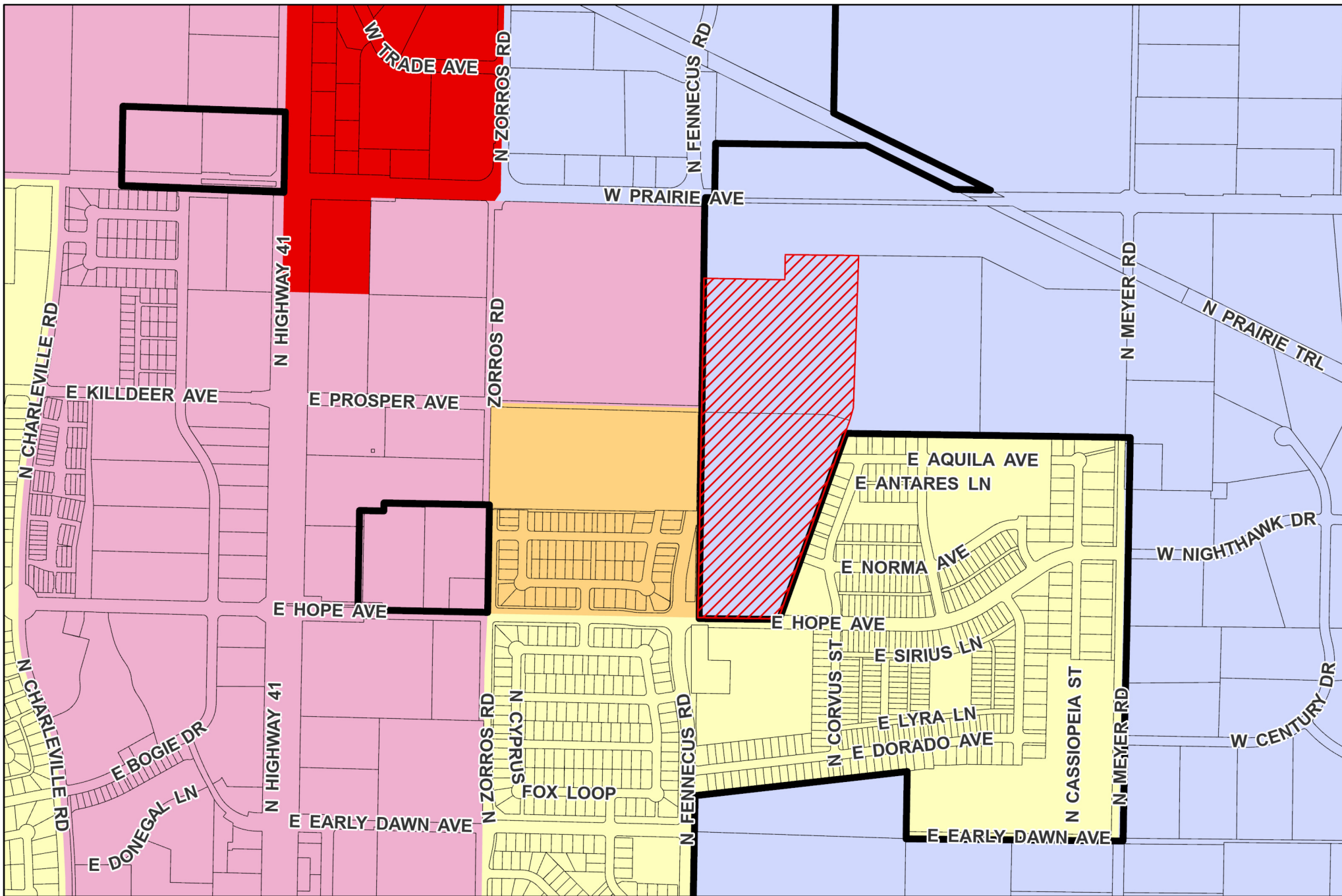


Zoning Map
 Heaven View
 ANNEXATION & SUBDIVISION
 ANNX-25-9 & SUBD-25-9



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







Future Land Use Designation
 Heaven View
 ANNEXATION & SUBDIVISION
 ANNX-25-9 & SUBD-25-9



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

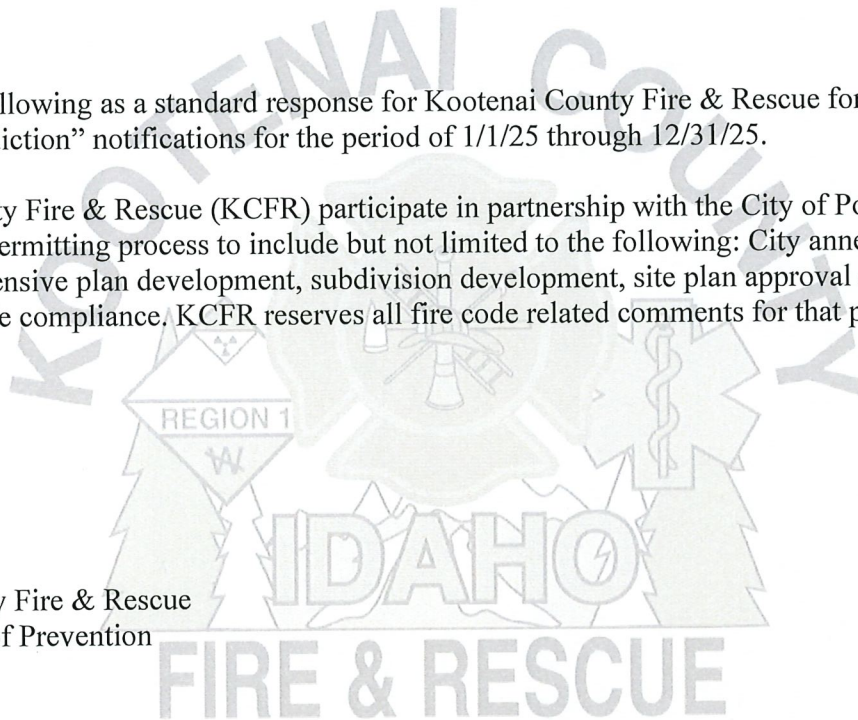
Dear Nancy,

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: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Wednesday, January 28, 2026 10:24 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Heaven View Annexation & Subdivision File Nos. ANNX-25-9 & SUBD-25-9
Attachments: Exhibit PH-2 NTJ_Heaven View ANNX-25-9 & SUBD-25-9.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 location.
(Response 13230)



Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, January 23, 2026 4:29 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, January 29, 2026 2:02 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Heaven View Annexation & Subdivision File Nos. ANNX-25-9 & SUBD-25-9

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Good Afternoon,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, January 23, 2026 4:29 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 Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; 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

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Thursday, February 5, 2026 10:24 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Heaven View Annexation & Subdivision File Nos. ANNX-25-9 & SUBD-25-9

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

Good morning,
Director Lenz spoke with the City of Post Falls engineer and the proposed annexation appears to be consistent with the transportation comprehensive plan.

Kind regards,
Jonie

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

p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Friday, January 23, 2026 4:29 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 Mavrinnac <Daniel.Mavrinnac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Lance Kippen <lkippen@olsson.com>; Lee Barns <lee.barnes@tdstelecom.com>; Leo