



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**March 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, Ray Kimball, James Steffensen, Ross Schlotthauer, Chris Schreiber, Bobby Wilhelm

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

- a. National Mario Day - *Honors the iconic Mario Video Game*

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 February 10, 2026
- b. Prairie Avenue Annexation Zoning Recommendation File No. ANN-25-5
- c. Mullan Annexation Zoning Recommendation File No. ANN-25-7
- d. North Chase Place Annexation Zoning Recommendation File No. ANN-25-8
- e. Heaven View Annexation Zoning Recommendation File No. ANN-25-9

- f. North Chase Place 1st Addition Subdivision Reasoned Decision File No. SUBD-25-10
- g. Heaven View Subdivision Reasoned Decision File No. SUBD-25-9

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. Rosewater Subdivision File No. SUBD-25-10
- b. Echo Estates Subdivision File No. SUBD-24-4
- c. Pleasant View Annexation File No. ANN-25-10

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
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CALL TO ORDER

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ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

Carey - Present, Steffensen - Present, Schlotthauer - Present, Schreiber - Present, Wilhelm - Present

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

None

- a. National Cream Cheese Brownie Day!

AMENDMENTS TO THE AGENDA

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None

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ACTION ITEMS:

- a. Meeting Minutes 1/13/2026

- b. Gaul Annexation Zoning Recommendation File No. ANNX-25-1
- c. Prairie Medical Zoning Recommendation File No. ZC-25-2

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

Vote:

Carey - Yes, Steffensen - Yes, Schlotthauer - Yes, Schreiber - Yes, Wilhelm - Yes

Motion Carried

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ACTION ITEMS:

- a. North Chase Place Annexation & Subdivision File Nos. ANNX-25-8 & SUBD-25-8

Public Hearing Opened: 5:34 PM

Staff Report

Justin Sauder, Associate Planner: Presented the request for annexation of approximately 4.9 acres located at the southwest corner of Chase Road and Fiser Avenue with a zoning recommendation of R1 (Single Family Residential), along with a 20-lot subdivision. The proposal is consistent with the Low Density Residential designation on the Future Land Use Map. Water service will be provided by East Green Acres Irrigation District and sewer by the City of Post Falls. Right-of-way dedication along Chase and Fiser will be required.

Robert Palus, City Engineer: Discussed sewer service elevation considerations, stormwater mitigation requirements, intersection visibility, and frontage improvement obligations. He clarified that emergency access between Coleman Street and Chase Road would be temporary and replaced by a pedestrian pathway per existing easement.

Applicant: Merl Van Houten, Van Houten Consulting and Design, LLC: On behalf of Blackwell Homes, LLC requested annexation and R1 zoning consistent with surrounding development and the Future Land Use Map. Described the 20-lot subdivision extending Coleman Street through to Fisher Avenue. Confirmed lot sizes meet or exceed R1 minimum standards and density is approximately four units per acre, below the maximum allowed. Confirmed commitment to frontage improvements, sidewalk installation, stormwater management, and payment of required impact fees. Stated the development aligns with infill and annexation policies of the Comprehensive Plan.

Testimony

In Favor:

Donald Smock Jr., Coeur d'Alene, ID (not wishing to speak): Mr. Smock stated the development provides needed housing options.

Neutral:

Frank Pratt, Post Falls, ID HOA President: Mr. Pratt expressed concerns regarding extending Coleman Street and potential stormwater impacts.

Douglas Williams expressed concerns about traffic at Coleman and Grange intersections and suggested stop signs.

In Opposition:

Deb Saunders, Post Falls, ID HOA President (The Meadows): Ms Saunders expressed concerns regarding increased traffic and requested traffic impacts be forwarded to City Council.

Rebuttal

Merl Van Houten responded to concerns regarding stormwater and traffic, stating development will comply with City standards and that traffic impacts from 20 lots are minimal. Confirmed HOA would maintain frontage landscaping and irrigation improvements.

Public Hearing Closed: 6:33 PM

Diliberation:

Commissioners discussed consistency with the Future Land Use Map, compatibility with surrounding single-family uses, annexation of a county island, and absence of adverse impacts to public services.

Annexation 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?

Commissioners found the proposed R1 zoning consistent with the Low Density Residential designation and compatible with surrounding single-family development.

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?

Commissioners found the request consistent with annexation and infill policies supporting orderly growth within city limits.

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?

Commissioners found no demonstrable adverse impacts to public services. Water and sewer services are available, and impact fees will be required.

Motion by Commissioner Schreiber to approve the North Place Chase Annexation File No. ANNX-25-8 with Single Family Residential (R1) zoning and direct staff to forward a zoning recommendation to City Council, including required right-of-way dedication and easements.

Second by Commissioner Kimball

Vote:

Schlotthauer - Yes, Wilhelm - Yes, Carey - Yes, Kimball - Yes, Schreiber - Yes, Steffensen - Yes

Motion Carried

Subdivision Review Criteria

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.

Water service will be provided by East Green Acres Irrigation District and was found adequate.

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

City sewer service will be provided and elevation challenges addressed through design solutions.

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

Required frontage improvements and right-of-way dedication were discussed and found consistent with planning 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.

No hazardous soil or topographical concerns were identified in the transcript.

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

The proposed lots meet R1 zoning standards.

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.

Impact fees, frontage improvements, and required infrastructure improvements will be provided by the developer.

Subdivision Diliberation:

The Commission reviewed subdivision criteria including water supply, sewer capacity, transportation consistency, zoning compliance, and mitigation of off-site impacts.

Motion by Commissioner Schreiber to approve North Chase Place Subdivision File No. SUBD-25-8 subject to Conditions 1–14 in the staff report, with an amendment to Condition 12 requiring the HOA to establish a reserve account for capital repairs and replacements, and directing staff to prepare a written decision.

Second by Commissioner Kimball

Vote:

Steffensen - Yes, Schreiber - Yes, Kimball - Yes, Carey - Yes, Wilhelm - Yes, Schlotthauer - Yes

Motion Carried

b. Mullan Annexation File No. ANNX-25-7

Public Hearing Opened: 7:07 PM

Staff Report:

Justin Sauder, Associate Planner: presented the request for annexation of approximately 4.39 acres at 1609 and 1641 East Mullan Avenue with a zoning recommendation of Community Commercial Services (CCS). The site is designated Business Commercial on the Future Land Use Map. Sewer service will be provided by the City and water by Ross Point Water District. The proposal is consistent with Comprehensive Plan goals.

Applicant: Angie McPhee, on behalf of North Idaho Surgical Hospital Building (NISHB) Land Holdings LLC, stated the property will be marketed for commercial development consistent with surrounding uses.

Public Testimony - None

Rebuttal: None

Public Hearing Closed: 7:20 PM

Diliberation:

Commissioners found the request consistent with the Future Land Use Map and Comprehensive Plan and identified no adverse impacts.

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 CCS zoning matches the Business Commercial 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?

Commissioners found the proposal consistent with commercial growth policies.

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 adverse impacts were identified. Sewer and water services are available.

Motion by Commissioner Schreiber to approve

Second by Commissioner Kimball

Vote:

Wilhelm - Yes, Schlotthauer - Yes, Carey - Yes, Steffensen - Yes, Schreiber - Yes, Kimball - Yes

Motion Carried

c. Heaven View Annexation & Subdivision File Nos. ANNX-25-9 & SUBD-25-9

Public Hearing Opened: 7:24 PM

Staff Report:

Jon Manley, Planning Manager: Presented the request for annexation of approximately 41.12 acres with proposed R1 and R2 zoning and a 209-lot subdivision. The site is designated Transitional on the Future Land Use Map and located near the future Fennecus and Prairie intersection.

Robert Palus, City Engineer, discussed sewer capacity constraints in the Highway 41 corridor and recommended a condition requiring confirmation of adequate sewer capacity prior to site development. Roadway improvements, impact fees, and sewer surcharges were discussed.

Applicant: Brad Marshall, J-U-B Engineers, INC., appeared on behalf of the applicant team, representing Pro-Made Homes and the property owner, and requested approval of the Heaven View Annexation and Zoning and the associated preliminary subdivision. He testified that the applicant reviewed and agreed with the staff report, staff analysis, and recommended conditions of approval, including confirmation of adequate sewer capacity prior to development. He acknowledged the City's rationale for an updated sewer capacity review and agreed to a condition tying approval of certain lots to the successful vacation of a portion of the Fennecus right-of-way. Mr. Marshall described the project as approximately 41 acres with 209 residential lots, including 92 lots in R1 zoning and 117 lots in R2 zoning, with lot sizes exceeding minimum zoning requirements. He stated development would occur in phases over five to six years, depending on market conditions. He noted the property is within the City's Area of Impact and adjacent to existing development, including the Foxtail subdivision. Water service would be provided by Ross Point Water District, with the applicant pursuing annexation and transfer of water rights to ensure capacity. He explained that although on-site green space is limited, residents would join the Foxtail HOA and have access to HOA park facilities. He also stated the applicant is coordinating with adjacent developers on shared infrastructure, including extension of Fennicus Road. Mr. Marshall testified that the project would help address a shortage of affordable housing for local industries seeking to expand or relocate and outlined the types of housing proposed.

Paul Lavrentiev, Vice President Pro-Made Homes, provided background on the company and stated that Pro-Made focuses on quality and attainable housing, has been in business for over 25 years, and is establishing a presence in the Post Falls and North Idaho market.

Cole Henderson, J-U-B Engineers, Inc., testified regarding transportation and infrastructure elements, stating the project would construct internal street connections consistent with planned roadway connectivity, would improve the segment of Hope Avenue adjacent to the school with curb, gutter, and sidewalk to improve safety and circulation, and would loop and connect water distribution with neighboring development. The applicant team acknowledged the sewer capacity condition and indicated willingness to proceed consistent with the City's confirmation requirements.

Testimony

In-Favor: None

Neutral: None

Opposed: None

Rebuttal: None

Public Hearing Closed: 8:25 PM

Diliberation:

Commissioners discussed sewer capacity verification, right-of-way vacation contingency, park access coordination, and zoning consistency.

Annexation 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 Commission finds the zoning consistent with the 41 North Focus Area. Higher-density R2 zoning is located near Prairie Avenue (a major corridor), with lower-density R1 zoning transitioning to existing nearby development, aligning with planned density transitions and neighborhood compatibility.

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?

The proposal supports Comprehensive Plan goals for balanced growth, infrastructure coordination, diverse housing options, and pedestrian connectivity. The zoning layout considers surrounding land uses, infrastructure capacity, and long-term sustainability, and aligns with planned road improvements.

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?

No adverse impacts on public services were identified. Water will be provided by Ross Point Water District, sewer capacity will be confirmed before development, and transportation improvements are coordinated with City plans. No agencies reported service deficiencies.

Motion by Commissioner Carey to approve Heaven View Annexation SUBD-25-9 subject to staff conditions, including confirmation of adequate sewer capacity, contingency of specific lots upon right-of-way vacation, and compliance with applicable impact fees and frontage improvements. Second by Commissioner Schreiber

Vote:

**Schreiber — Yes, Kimball — Yes, Wilhelm — Yes, Schlotthauer — Yes, Steffensen — Yes, Carey — Yes.
Motion Carried**

Subdivision Review Criteria:

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.

Water service will be provided consistent with City requirements.

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

Approval conditioned upon confirmation of adequate sewer capacity.

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

Prairie widening, Fennecus extension, and required improvements align with transportation planning.

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.

No hazardous conditions were identified in the transcript.

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

The proposed R1 and R2 zoning aligns with the Transitional designation.

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.

Impact fees, frontage improvements, and sewer surcharges apply.

Motion by Commissioner Kimball to approve Heaven View Annexation SUBD-25-9 subject to staff conditions, including confirmation of adequate sewer capacity, contingency of specific lots upon right-of-way vacation, and compliance with applicable impact fees and frontage improvements.

Second by Commissioner Carey

Second by Commissioner

Vote:

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

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

None

7. ADJOURNMENT

8:45 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

Prairie Annexation File No. ANNX-25-5

Planning and Zoning Commission Zoning Recommendation

A. INTRODUCTION:

APPLICANT: Drew Dittman of Lake City Engineering, Inc. o/b/o Copper Basin Construction

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

REQUEST: Zoning recommendation of Single Family Residential (R1) on approximately 20-acres

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Owners Authorization
5. A-5 Title Report
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 PFHD Comments
12. PA-4 Phillips 66 Comments
13. PZ Staff Report
14. 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:

Mr. Sauder presented the staff report. The applicant is seeking a recommendation for an initial zoning designation of Single-Family Residential (R-1) on approximately 20 acres upon annexation into the City. The subject property is located north of West Prairie Avenue, approximately one-third of a mile east of the intersection of Greensferry Road and Prairie Avenue. Mr. Sauder testified that the property is currently undeveloped and the surrounding

properties include undeveloped land to the north and east within the Technology Mixed (TM) zoning district intended for multifamily residential and commercial uses. There are also single-family residential large lots to the west that were annexed into the City in 2022 and Community Commercial Services zoning to the south of Prairie Avenue. Prairie Avenue was identified as a principal and critical arterial corridor, and staff noted that additional right-of-way dedication and roadway improvements would be required at the time of future development of the subject property. He testified that water service would be provided by Ross Point, wastewater would be provided by the City of Post Falls, and that the City has capacity and is willing to provide service at the requested zoning designation.

Mr. Sauder testified that the Future Land Use designation for this project is Transitional and is located within the Highway 41 North Focus Area. Because timing for growth in Transitional Future Land Use map designations are undetermined, assigned zones should be compatible with adjacent zones/uses and consistent with the principals of the focus area. It provides that residential development within the area could support commercial development along the Highway 41 corridor and that development should consider pedestrian connectivity and access to reduce reliance on large parking areas and ease transition between highway uses and lower intensity residential developments.

Mr. Sauder cited that the requested R-1 zoning may be compatible with adjacent single-family development to the west and south and serve as a transition to higher-intensity multifamily and commercial uses to the north and east.

Mr. Sauder testified that the request for zoning could be supported by and in accordance with Goals 1, 5, 7, and 12 and Policies 8 and 9 and of the Comprehensive Plan. He also stated that no demonstrable adverse impacts had been identified at the time of the noticing of the jurisdictions.

Drew Dittman, Applicant

Mr. Dittman provided testimony on behalf of the owner, Copper Basin Construction, Inc. He testified that this was the third application for annexation and zoning for the subject property. He described prior applications that included residential mixed and higher-density residential zoning, both of which received Planning and Zoning Commission support but were ultimately denied by City Council. He stated that the current R-1 request reflects City Council direction and aligns with surrounding residential development patterns. Mr. Dittman testified that multifamily development is planned on approximately 44 acres immediately north and northeast of the site, and that the proposed single-family residential use would provide a compatible transition between those uses and the existing single-family development to the south. He stated that utilities, streets, emergency services, and school districts had not identified adverse impacts associated with the proposed zoning.

Public Testimony:

In Favor: None.

Neutral: Barb Hitz, Post Falls, ID: Expressed concern over existing traffic safety issues along Prairie Avenue, particularly regarding school bus stops and unsafe driver behavior. She noted frequent near misses involving pedestrians and vehicles turning onto Lynn Street and asked how the proposed development would impact these issues.

Opposed: None.

Rebuttal:

Drew Dittman responded to the traffic and school bus safety concerns. He stated that the school

district had been notified of the annexation and had not identified concerns at this stage. He explained that traffic safety measures, including bus stop coordination and potential pedestrian crossing enhancements would be addressed during future subdivision review and engineering analysis. He noted that similar improvements had been required on nearby developments and committed to working with the school district and city engineering staff during subsequent development phases.

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

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

The applicant has requested initial zoning of R-1 on approximately 20- acres. The Future Land Use Map designates this area as Transitional and assigned zones should be compatible with adjacent zones and uses. The Highway 41 North Focus Area identifies areas suitable for growth and anticipates a mix of residential, commercial, and service uses, at this location. The Commission finds that single-family residential development is an appropriate use within the Transitional designation and is compatible with existing single-family residential development to the south and west, as well as planned multifamily residential development to the north and northeast.

While the Commission acknowledges concerns with the proximity of commercial zoning along Prairie Avenue and Highway 41, it finds that buffering requirements, roadway separation, and future development standards mitigate potential land use conflicts. The Commission further finds that the proposed zoning provides an appropriate residential transition within the Focus Area and supports planned growth patterns identified in the Comprehensive Plan.

As such, the Commission finds that the proposed R-1 zoning designation is consistent with the Future Land Use Map and Focus Area.

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

Based on the testimony provided and the staff report, the Commission finds the requested R-1 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 allow for future residential development near commercial and future technological services contributing to the economic diversity and long-term prosperity of the city.

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.

By providing additional land for future housing development, residents will be able to take advantage of and support nearby commercial services.

Policy 2: Apply or revise zoning designation with careful consideration of factors, including existing and future traffic patterns.

Dedication of additional rights-of-way at the time of annexation will complete full rights-of-way acquisitions needed to accomplish goals within the Transportation Master Plan.

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

The subject property is vacant and considered infill and the requested zoning designation of R-1 will be compatible with the nearby residential development.

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.

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:

ANNX-25-5: 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 Single-Family Residential (R1) zoning on approximately 20-acres upon successful annexation of the property.

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.

Mullan Annexation File No. ANN-25-7

Planning and Zoning Commission Zoning Recommendation

A. INTRODUCTION:

APPLICANT: Angie McPhee

OWNER: NISHB Land Holdings, LLC

LOCATION: 1609 and 1641 East Mullan Avenue, approximately 675 feet east of the intersection of Mullan Avenue and Syringa Street

REQUEST: Zoning recommendation of Community Commercial Services (CCS) on two parcels totaling approximately 4.39-acres.

B. RECORD CREATED:

1. A-1 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 ITD Comments
11. PA-4 Phillips 66 Comments
12. PA-5 PFHD Comments
13. PA-6 DEQ Comments
14. PZ Staff Report
15. Testimony at the February 10, 2026, Planning and Zoning Commission (“Commission”) hearing including:

Planning and Zoning Commission (hereinafter “Commission”) heard the request at the February 10, 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

Mr. Sauder presented the staff report and the annexation request. He testified that the applicant was seeking a zoning designation of Community Commercial Services (CCS) on approximately 4.39 acres, comprising of two parcels in common ownership, each currently improved with a single-family residence. The subject properties are located at 1609 and 1641 East Mullan Avenue, approximately 675 feet east of the intersection of Mullan Avenue and Syringa Street. Properties to

the north and east lie outside city limits and are developed with single-family homes. Properties to the south across Mullan Avenue are within the Community Commercial Services (CCS) designation and contain businesses providing medical services. The property directly west is undeveloped and within the CCS zone. The subject parcels surround an existing residential parcel in the county adjacent to Mullan Avenue which is not included in the requested action.

The Future Land Use Map identifies the subject property as Business Commercial and CCS is an implementing zone district within the Business Commercial designation. The properties lie within the Central Island Focus Area which promotes infill development, prioritizes annexations, supports interconnected development patterns, and focuses commercial uses along arterial or collector streets with more than 4,000 vehicle trips per day. The subject parcels front on Mullan Avenue which is classified as a minor arterial with traffic volumes exceeding 11,000 vehicle trips per day.

Water service would be provided by Ross Point Water District and wastewater would be provided by the city. Sanitary sewer is located at the intersection of Syringa and Mullan and would be extended at the time of development. The existing infrastructure has capacity for the requested zoning and conforms with the City's Water Reclamation Master Plan. Additional right-of-way and easement dedications will be required as part of the annexation agreement.

Mr. Sauder testified that the request for zoning could be supported by and in accordance with Goals 1, and 7, and Policies 8, 9 and 86 and of the Comprehensive Plan by allowing the property to be developed with new businesses in that underutilized area. He also stated that no demonstrable adverse impacts had been identified at the time of the noticing of the jurisdictions.

Angie McPhee, Applicant

Ms. McPhee confirmed representation of North Idaho Surgical Hospital Building Land Holdings LLC and supported the annexation request. She stated that staff covered the necessary details. She acknowledged discussion regarding a surrounding parcel and indicated the adjacent property owner was waiting to determine future actions pending this process.

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 APPROVAL CRITERIA FOR INITIAL ZONING:

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

The applicant has requested initial zoning of CCS on approximately 4.39-acres. The Future Land Use map designates this area as Business Commercial and CCS is an implementing zoning district for that future land use designation, supporting a range of commercial and mixed-use development types. The Central Island Focus Area promotes commercial development along arterial corridors and encourages infill and annexation of county islands.

The Commission finds that the proposed CCS zone is consistent with the Future Land Use Map and Focus Area.

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

consideration?

Based on the testimony provided and the staff report, the Commission finds the requested CCS 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 expand the inventory of commercially zoned land capable of supporting 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 zone request would provide additional areas for business opportunities supporting community needs such as medical facilities.

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

The subject property is under-utilized as large lot residential and considered infill and the requested zoning designation of CCS will ensure consistency with nearby commercial developments.

Policy 86: With local business community, work to enhance, sustain and diversify the local economic base by: Supporting opportunities related to business “campus” and mixed-use models and attracting new businesses and clean industry.

Annexation and zoning to CCS will allow and promote the opportunity for the property to be developed with new businesses in a mixed-use development.

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. 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:

ANNX-25-7, INITIAL ZONING: Following the public hearing and deliberations, the Planning and Zoning Commission considered the evidence presented in the staff report, applicant testimony, and agency 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 Community Commercial Services (CCS) zoning on 4.39-acres upon successful annexation of the property.

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.

**North Chase Place Annexation
File Nos. ANNX-25-8
Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: Merle Van Houten of Van Houten Consulting & Design, LLC

OWNER: William Guy Living Trust

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

REQUEST: Zoning recommendation of Single Family Residential (R1) on approximately 4.98-acres

B. RECORD CREATED:

1. A-1a Annexation Application
2. A-1b Subdivision Application
3. A-2 Narrative
4. A-3 Preliminary Plat
5. A-4 Will Serve Letter
6. A-5 Authorization Letter
7. S-1 Vicinity Map
8. S-2 Zoning Map
9. S-3 Future Land Use Map
10. PA-1 PFSD Comments
11. PA-2 KCFR Comments
12. PA-3 ITD Comments
13. PA-4 Phillips 66 Comments
14. PC-1 North Place Chase HOA Comments
15. PZ Staff Report
16. Testimony at the February 10, 2026, Planning and Zoning Commission (“Commission”) hearing including:

Planning and Zoning Commission (hereinafter “Commission”) heard the request at the February 10, 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

Mr. Sauder presented the North Chase Place Annexation request and explained that the applicant is requesting the Planning and Zoning Commission forward a zoning recommendation to the City Council for a Single Family Residential (R-1) designation on approximately 4.98 acres as part of

an annexation into the City. He identified the property as located at the southwest corner of Chase Road and Fisher Avenue.

Mr. Sauder described the surrounding zoning and land use patterns, noting single-family residential zoning to the north and west (R1-S), R-1 zoning directly to the south along Coleman Street, and undeveloped farmland to the east. Mr. Sauder testified that the property is currently undeveloped and that the requested R-1 designation is consistent with the established single-family character of the area.

Mr. Sauder testified that the subject property is designated as Low Density Residential on the Future Land Use Map, which allows for single-family residential uses up to eight units per acre, and that R-1 is an implementing zone within that designation. He further noted the site is located within the Central Prairie Focus Area, where development trends have focused on addressing single-family housing needs while supporting a variety of housing types and densities.

Mr. Sauder testified that the request could be considered consistent with several comprehensive plan goals and policies, including Goal 1 related to supporting a balanced and resilient economy and Goal 12 related to maintaining long-term fiscal health, as well as policies 8 and 9 encouraging compatible infill development and annexation of county islands within city limits. He explained that zoning decisions also may consider infrastructure capacity, traffic context, and compatibility with surrounding land uses. He stated the city has adequate capacity and is willing to provide sanitary sewer service at the proposed R-1 density and that water service would be provided by East Greenacres Irrigation District.

Mr. Sauder also identified Chase Road as a minor arterial and Fisher Avenue as a minor collector and stated that annexation would require dedication of additional rights-of-way and related easements consistent with City standards. Mr. Sauder also cited that no demonstrable adverse impacts to the delivery of services by any political subdivision were identified.

Robert Palus, City Engineer:

Mr. Palus addressed questions by the Commission related to subdivision design standards, stormwater retention, access, traffic and roadways which were considered in the accompanying subdivision decision but were not responsive to the zoning recommendation criteria.

Merle Van Houten, Applicant

Mr. Van Houten presented on behalf of the William Guy Living Trust. He testified that R-1 is the most appropriate implementing zone given the surrounding pattern of established single-family residential development to the north, south, and west, and stated the request is consistent with the City's Low Density Residential Future Land Use designation and the Central Prairie Focus Area. The applicant emphasized that the requested R-1 zoning reflects the existing neighborhood character, represents a lower-density option within the allowable range under the Comprehensive Plan, and is compatible with adjacent residential zoning classifications.

Public Testimony:

In Favor:

Donald Smock Jr., Coeur d'Alene, ID (not wishing to speak): Stated that the neighborhood would provide additional and much-needed housing options for new homebuyers. He supported development of vacant property for single-family residences.

Taylor Funk, Coeur d'Alene, ID (not wishing to speak): In favor

Neutral:

Frank Pratt, Post Falls, ID (president of the North Chase Place Homeowners Association): Expressed concerns regarding the opening of the emergency access connection and potential traffic impacts at the Coleman and Grange intersection. He also raised concerns about stormwater drainage and requested assurances that runoff from the new development would not impact existing swales.

Douglas Williams, Post Falls, ID: Stated that he initially believed the project would create a cul-de-sac at Fisher Avenue and appreciated clarification that Coleman would extend through. He expressed traffic safety concerns at the Coleman and Grange intersection and requested consideration of stop signs to improve safety.

Opposed:

Deb Saunders, Post Falls, ID: Ms. Saunders, representing the Meadows HOA, opposed the proposal due to existing traffic volumes on Grange Avenue and concerns that additional development would exacerbate traffic congestion and safety risks. She also raised concerns regarding future development of adjacent farmland and questioned long-term maintenance and irrigation responsibilities for new frontage improvements.

Rebuttal:

Mr. Van Houten responded that the proposal is required to meet City standards and mitigate stormwater so as not to increase or concentrate stormwater beyond existing conditions. If the existing subdivision's swales are overflowing despite being built to City standards, that issue should be addressed through that development rather than through a zoning decision. He characterized the traffic impacts from the proposed 20 lots as relatively negligible. He also stated that irrigation and maintenance of the swales along Chase and Fisher would be provided by the HOA of the new development.

Deliberations:

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

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

The applicant has requested initial zoning of R-1 on approximately 4.98-acres. The Future Land Use Map designates this area as Low-Density Residential and R-1 is an implementing zone for that designation. The Central Prairie Focus Area emphasizes a variety of housing types and connecting neighborhoods to trails and amenities and the R-1 zone is compatible with the adjacent land uses.

As such, the Commission finds that the proposed R-1 zoning designation is consistent with the Future Land Use Map and Focus Area.

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

Based on the testimony provided and the staff report, the Commission finds the requested R-1 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 allow for increasing single family residential properties and will contribute to the city's desired housing mix and long-term fiscal health.

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

The proposed zone will increase high quality services by its location adjacent to developed single family homes and facilitates the continuation of services, including streets and utilities through the area.

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

Dedication of additional rights-of-way at the time of annexation will continue rights-of-way acquisitions needed to accomplish goals within the Transportation Master Plan including the widening of Prairie Avenue.

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

The infrastructure improvements necessitated by the residential zoning will connect sidewalks and improve continuity between existing adjacent subdivisions.

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. 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:

ANNX-25-8, 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 and zone change was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Single Family Residential (R1) zoning on the approximate 4.98-acres annexation upon successful annexation of the property.

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.

**Heaven View Annexation
File Nos. ANNX-25-9
Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: JUB Engineers, Inc.

OWNER: Strizhak's Haven Ranch LLC

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

REQUEST: Zoning recommendation of Single Family Residential (R1) on approximately 22.13-acres and Medium Density Residential (R2) on approximately 19.52-acres

B. RECORD CREATED:

1. A-1a Annexation Application
2. A-1b Subdivision Application
3. A-2 Narrative
4. A-3 Preliminary Plat
5. A-4 Authorization Letters
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 Phillips 66 Comments
12. PA-4 DEQ Comments
13. PA-5 PFHD Comments
14. PC-1 Lance Comments
15. PC-2 Davis Comments
16. PC-3 Stuvland Comments
17. PC-4 Dickerson Comments PC-1 Lance Comments
18. PC-5 Conner Comments
19. PC-6 Landdeck Comments
20. PC-7 Cherkashin Comments
21. PC-8 Leicht Comments
22. PZ Staff Report
23. Testimony at the February 10, 2026, Planning and Zoning Commission ("Commission") hearing including:

Planning and Zoning Commission (hereinafter "Commission") heard the request at the February 10, 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.

Jon Manley, Planning Manager

Mr. Manley presented the Heaven View Annexation staff report. He testified the request involves annexation of approximately 41.12 acres in two parcels into the City of Post Falls with initial zoning comprising approximately 22.13 acres of R-1 (Single-Family Residential) and approximately 19 acres of R-2 (Medium Density Residential). The site is located southeast of the future intersection of Fennecus and Prairie, east of the Foxtail subdivision and north of Treaty Rock Elementary School. The dividing line between the R-1 and R-2 areas generally follows the easterly extension of Prosper Avenue.

Mr. Manley described the surrounding zoning and development patterns. He testified that the Foxtail subdivision located to the west and south consists of a Planned Unit Development with varying lot sizes and a mixed residential pattern, including traditional single-family lots and alley-loaded homes. He stated that the proposed R-1 zoning would continue the single-family pattern to the west while the R-2 zoning nearer Prairie Avenue reflects a logical transition toward a busier roadway corridor. He explained this transition in intensity is consistent with typical land use planning principles, moving from higher intensity areas adjacent to major roadways to lower intensity areas further interior.

Mr. Manley testified that this property is designated "Transitional" on the Future Land Use Map. He explained that the Transitional designation directs review to the 41 North Focus Area because the Comprehensive Plan recognizes that not all development patterns can be precisely predicted in advance. He summarized that the 41 North Focus Area places an emphasis on pedestrian connectivity to multi-use paths and trails, including the State Highway 41 trail system, and encourages appropriate residential development patterns in areas not immediately adjacent to higher-classified roadways. He stated that because the property is not directly adjacent to a principal arterial, the proposed residential zoning is consistent with that framework.

Mr. Manley further testified regarding Comprehensive Plan goals and policies relevant to the annexation. He referred to Goal 6, which focuses on improving the transportation network, and explained that the proposed development will contribute to that goal through the roadway extensions and connectivity improvements described in the record. He also referenced policies encouraging a variety of housing types and densities to support community needs. He noted that the area surrounding Highway 41 and Prairie is anticipated to include a future medical campus and additional commercial services, and that providing diversified housing opportunities in proximity to these employment and service facilities creates a planning nexus consistent with the Comprehensive Plan's housing and economic development objectives.

He also discussed Policy 24, addressing right-of-way dedication and infrastructure improvements necessary to facilitate connectivity, and Policy 33 which encourages pedestrian access to nearby parks and public facilities. He testified that future improvements along Prosper Avenue, Fennecus, and related connections would enhance access to a planned public park west of the site as well as to Treaty Rock Elementary School. He explained that as adjacent developments complete roadway and multi-use trail improvements, the subject property will be integrated into a broader pedestrian and transportation network. Mr. Manley testified that subdivision regulations do not require dedicated on-site park space, and that impact fees support broader parks needs. He clarified that a public park is planned within the broader area west of the site on Prosper Avenue, to be owned and maintained by the City of Post Falls.

Mr. Manley testified that notice of the annexation and zoning request was provided to surrounding property owners and agencies, and that most responses were neutral. He stated that the Post Falls Highway District reviewed the materials submitted and found the proposal consistent with the Transportation Master Plan.

Robert Palus, City Engineer:

Mr. Palus provided technical testimony regarding wastewater, transportation, and timing of off-site improvements. Mr. Palus explained that sanitary sewer service in the area involves surcharge districts and a basin that generally flows to the 12th Avenue lift station, with a force main system being extended toward the wastewater treatment plant. He described that a permanent system concept includes an extension generally associated with Fennecus Road and related connections south of Hope Avenue, and that portions of the permanent infrastructure are not yet constructed, requiring reliance on a temporary routing for interim service in certain areas. He testified that the City has relied on a 2018 sewer study for prior assumptions of capacity, but that since that time significant growth has occurred in the Highway 41 corridor, including roadway expansion and additional development, and that staff is pursuing an updated corridor-wide sewer modeling effort to confirm available capacity. He testified that the subdivision approval was proposed to include a condition requiring that, prior to site development, adequate sewer capacity must be confirmed in the existing system to serve the development as proposed, and he explained that if the condition cannot be satisfied at the time construction plans are submitted, the project could not proceed until capacity is confirmed. He further testified that surcharge payments collected in the basin are intended to fund necessary infrastructure expansion while protecting the public from the risk of over-capacity conditions.

On transportation, Mr. Palus described multiple concurrent projects affecting the area, including a planned widening of Prairie Avenue to a full five-lane configuration with roundabouts at Prairie Avenue intersections, with construction funding allocated for 2027, and developer-driven projects anticipated in 2026 that include construction of a roundabout at Zorros Road and Hope Avenue and extensions of Zorros Road and Fennecus Road to Prairie Avenue. He also described that Prosper Avenue is planned to be constructed between Zorros Road and Fennecus Road to serve access needs, including access to a planned park area, and he identified the importance of these connections to distribute traffic and improve north-south circulation. He testified that, based on the anticipated sewer study schedule and the planned transportation improvements, the proposal could be integrated into the broader network and would have adequate access as development proceeds, with major collector connections intended to distribute traffic. He also clarified that the City's approval framework is conditional and enforceable at the construction plan and development stage.

Brad Marshall, JUB Engineers, Applicant

Mr. Marshall appeared on behalf of the applicant team, representing Promade Homes and the property owner interests, and requested approval of the Heaven View Annexation and Zoning and the associated preliminary subdivision.

Mr. Marshall testified that the applicant had reviewed the staff report and adopted staff's analysis of the applicable approval criteria for both the annexation and zoning request and the preliminary plat. He stated that the applicant agreed with the recommended conditions of approval, including the condition requiring confirmation of adequate sewer capacity prior to development. He acknowledged the City's rationale for requiring updated sewer capacity confirmation in light of continued growth within the corridor. He further agreed to an amendment addressing the right-of-way vacation issue, stating that approval of Lots 6 through 15, Block 1, as shown on the preliminary plat, could be conditioned upon the successful vacation of a portion of the existing Fennecus right-of-way.

Mr. Marshall testified that the project consists of approximately 41 acres and proposes a total of 209 residential lots, including 92 lots within the R1 zoning district and 117 lots within the R2 zoning district. He stated that the proposed lot sizes exceed the minimum requirements for both

zoning districts. The applicant indicated that development would occur in phases over an estimated five- to six-year period, depending on market conditions.

Mr. Marshall further testified that the property is located within the City's Area of Impact and is adjacent to existing City development, including the Foxtail subdivision. Water service would be provided by the Ross Point Water District, with the applicant pursuing annexation into the District and the transfer of associated water rights to ensure adequate service capacity.

Paul Lavrentiev, Vice President, Promade Homes

Mr. Lavrentiev provided background on the company and stated that Promade focuses on quality and attainable housing, has been in business for over 25 years, and is establishing a presence in the Post Falls and North Idaho market.

Cole Henderson, JUB Engineers, Applicant

Mr. Henderson testified regarding transportation and infrastructure elements, stating the project would construct internal street connections consistent with planned roadway connectivity, would improve the segment of Hope Avenue adjacent to the school with curb, gutter, and sidewalk to improve safety and circulation, and would loop and connect water distribution with neighboring development. The applicant team acknowledged the sewer capacity conditions for subdivision approval and indicated willingness to proceed consistent with the City's confirmation requirements.

**Public Testimony:
In Favor:**

Mark Hughes, Post Falls, ID: Mr. Hughes is the adjacent property owner, expressed support for the annexation and zoning request. He stated that the land sale was intended for single-family residential development and expressed confidence in the applicant's proposal.

Opposed:

Peter Xhudo, Post Falls, ID: Mr. Xhudo is a resident of the Foxtail subdivision, expressed concerns regarding park usage and maintenance responsibilities within the Foxtail HOA and the potential impact of additional residents utilizing private amenities.

Rebuttal:

The applicant reiterated that future residents would be members of the Foxtail HOA and would contribute proportionally to maintenance of parks and common areas.

Deliberations:

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

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

The applicant requested an initial zoning designation of R1 and R2 on 41.12 acres for two parcels with the higher density residential use near Prairie Avenue. The Future Land Use Map designation of Transitional directs evaluation to the 41 North Focus Area which supports residential growth in

proximity to Prairie Avenue and Highway 41 and promotes appropriate density transitions along arterial corridors. The R2 zoning near Prairie Avenue provides a higher residential density adjacent to a major roadway, while the R1 zoning transitions to match existing Foxtail development.

As such, the Commission finds that the proposed R1 and R2 zoning designations are consistent with the Future Land Use Map and Focus Area.

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

Based on the testimony provided and the staff report, the Commission finds the requested R1 and R2 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 zoning and resulting development would allow for a mix of residential densities and products to address attainable housing needs. The site's proximity to planned and existing commercial services and the future Prairie/Highway 41 medical campus supports workforce housing needs near employment centers and contributes to the City's long-term fiscal health.

Policy 1: Support land use patterns that promote compatible, well-designed development.

The Commission finds that the proposed zones support balanced growth because the property is surrounded by and adjacent to compatible residential development patterns and the proposal is designed to connect into the existing neighborhood framework through planned street extensions and multi-use connections.

Policy 2: Apply or revise zoning designations with careful consideration of factors including infrastructure plans and existing and future traffic patterns.

The proposed zoning is consistent with the City's infrastructure plans as future system improvements to sanitary sewer are being evaluated to ensure future capacity is maintained. Dedication of additional rights-of-way at the time of annexation will continue rights-of-way acquisitions needed to accomplish goals within the Transportation Master Plan including the widening of Prairie Avenue. Roadway improvements and required dedications of rights-of-way will improve circulation and pedestrian access to schools and nearby amenities.

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

The Commission finds that dedication of additional rights-of-way at the time of annexation and development will help preserve and secure corridors needed for planned roadway improvements and extensions in the area, consistent with protecting and implementing future transportation facilities.

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

Multiuse pathway connections will be required through the parcels at the time of development which will connect improvements along Fenncus Road and Hope Avenue.

Policy 27: Work to improve street connectivity in all areas of Post Falls, improving walkability,

public health and safety, and transportation efficiency.

The Commission finds that the proposal improves the interconnected street system by extending Prosper Avenue and creating additional neighborhood connections to the surrounding Foxtail street network. This connectivity is intended to distribute traffic more efficiently, support emergency access, and improve pedestrian and bicycle travel options, including safer and more direct access patterns to nearby schools and parks.

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. Sewer service will be subject to confirmation of capacity prior to development. 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:

ANNX-25-7, 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 approximately 22.13 acres of R-1 (Single-Family Residential) and approximately 19 acres of R-2 (Medium Density Residential) on approximately 41.12 acres upon successful annexation of the property.

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.

**North Chase Place 1st Addition Subdivision
File No. SUBD-25-8
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Merle Van Houten, Van Houten Consulting and Design
 OWNER: William Guy Living Trust
 LOCATION: Southwest corner of Chase Road and Fisher Avenue
 REQUEST: To subdivide approximately 4.98-acres into a total of 20 lots within the Single Family Residential (R1) zone.

B. RECORD CREATED:

1. A-1a Annexation Application
2. A-1b Subdivision Application
3. A-2 Narrative
4. A-3 Preliminary Plat
5. A-4 Will Serve Letter
6. A-5 Authorization Letter
7. S-1 Vicinity Map
8. S-2 Zoning Map
9. S-3 Future Land Use Map
10. PA-1 PFSD Comments
11. PA-2 KCFR Comments
12. PA-3 ITD Comments
13. PA-4 Phillips 66 Comments
14. PC-1 North Place Chase HOA Comments
15. P&Z Staff Report
16. Testimony at the February 10, 2026, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter “Commission”) heard the request at the February 10, 2026, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to review the request to subdivide 4.98-acres into 20 single family lots within the requested Single-Family Residential (R-1) zoning designation. The request is evaluated under the standards of PFMC § 17.12.060.

Justin Sauder, Associate Planner

Mr. Sauder presented the staff report for the subdivision request. The applicant proposed to subdivide approximately 4.98 acres into twenty (20) single-family residential lots. The subject property is located at the southwest corner of Chase Road and Fisher Avenue and is currently undeveloped. The proposed subdivision extends Coleman Street northward to Fisher Avenue, creating a secondary point of access and eliminating the need for the existing emergency access between Coleman Street and Chase Road.

Mr. Sauder testified that water service would be provided by East Greenacres Irrigation District, which issued a will-serve letter. Sanitary sewer service would be provided by the City of Post Falls. Although initial elevation concerns were identified for the northernmost lots, subsequent coordination between the applicant's engineer and the City Engineering Department resulted in grading adjustments allowing all lots to be served by gravity flow to the existing sewer stub at the terminus of Coleman Street. Mr. Sauder testified the site is surrounded by low-density residential designations, and is bordered generally by R-1 and R-1-S residential zoning within the City.

The subdivision layout mirrors the adjoining subdivision to the south, also consisting of twenty (20) lots. The proposal includes required frontage improvements along Chase Road and Fisher Avenue, including additional rights-of-way dedication and pedestrian facilities. The removal of the emergency access onto Chase Road and replacement with an eight-foot pedestrian connection was identified as part of the development requirements.

Mr. Sauder testified that no soil or topographical hazards were identified on the site, and the property is not within 1,000 feet of an interstate gas pipeline. Impact fees will be assessed at the time of building permit issuance to mitigate off-site impacts to parks, streets, public safety, EMS, and fire services. Notified agencies either expressed no objection or indicated coordination would occur at the time of development.

Robert Palus, City Engineer testified regarding the prior emergency access tract associated with the subdivision to the south and stated that, at the time of that platting, a public access and walkway easement was established so that, when Coleman Street ultimately extended north, a pathway would be constructed through that location. The City Engineer testified that the developer for the current proposal would be responsible for removal of the Chase Road concrete approach and installation of the pedestrian access. In response to questions about neighborhood traffic safety and requests for stop signs near the Coleman and Grange intersection Mr. Palus testified that the City evaluates sight visibility, design standards, and collision history when determining traffic control, noted low collision history in the area, and stated the City would reassess after development if future conditions warranted additional controls. Mr. Palus also testified that stormwater for the new subdivision must be mitigated such that post-development runoff is not increased or concentrated beyond existing limits.

Merle Van Houten, Applicant

Mr. Van Houten testified in support of the subdivision. He explained that the proposal was designed to replicate the existing adjacent North Chase Place subdivision pattern, creating ten lots on each side of the Coleman Street extension. The lots will exceed the minimum R-1 lot size requirements and result in a density of approximately four units per acre.

Mr. Van Houten confirmed that Coleman Street was intended to extend north to Fisher Avenue, assumptions when the southern subdivision was platted. Mr. Van Houten explained that grading adjustments were incorporated to ensure gravity sewer service to all lots was available without reliance on the future Fisher Avenue sewer improvements. He further confirmed that all roadway improvements would comply with City standards, without deviation requests, including curb, sidewalk, swales, and multi-use path improvements along Chase Road.

The hearing was opened for public comment.

In Favor:

Donald Smock Jr., Coeur d'Alene, ID: Mr. Smock testified that the subdivision would provide additional and much-needed housing options for new homebuyers in the community.

Neutral:

Frank Pratt, Post Falls, ID: Mr. Pratt, President of the North Chase Place Homeowners Association, expressed concern regarding increased traffic at the Coleman and Grange intersection and potential drainage impacts to the existing subdivision. He also raised questions regarding the emergency access tract ownership and requested assurance that runoff would not enter the southern subdivision swales.

Douglas Williams, Post Falls, ID: Mr. Williams stated he supported development of the property but raised traffic safety concerns at Coleman and Grange. He suggested consideration of stop signs to improve safety and reduce potential conflicts.

Opposed:

Deb Saunders, Post Falls, ID: Ms. Saunders, representing the Meadows HOA, opposed the subdivision due to concerns about increased traffic on Grange Avenue, absence of stop signs at nearby intersections, and potential cumulative traffic impacts from additional development in the area. She also inquired about long-term maintenance responsibility for stormwater facilities along Fisher Avenue.

Rebuttal:

Mr. Van Houten and City Engineer Robert Palus responded to Commission concerns by explaining that traffic studies and collision history data did not indicate unsafe conditions warranting stop signs. The Engineering Division confirmed that residential intersections typically would not require stop control unless collision patterns justify installation. The City confirmed that a public pedestrian restriction exists within the emergency access tract, allowing conversion to a pedestrian pathway upon the extension of Coleman Street.

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 approval criteria contained in Post Falls Municipal Code (“PFMC”) § 17.12.060.H.

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

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

Based on the testimony supplied and the staff report, the Commission finds that East Greenacres Irrigation District issued a will-serve letter confirming availability of water service. No deficiencies were identified.

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

The Commission finds that the City of Post Falls has adequate sewer capacity to serve the subdivision. Although initial elevation concerns were identified, testimony from the City Engineer confirmed that grading adjustments will allow gravity service to all lots. The Commission finds this criterion satisfied.

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

The Commission finds the subdivision and proposed internal street is consistent with the city’s transportation plan. The extension of Coleman Street improves connectivity and eliminates the need for the existing temporary emergency access. Frontage improvements along Chase Road and Fisher Avenue, including right-of-way dedication and pedestrian facilities, are required and consistent with City standards. While public testimony raised

concerns regarding increased traffic and the necessity of stop signs, engineering analysis demonstrated low collision history and adequate sight distance. In weighing the testimony the Commission found the proposed streets to be consistent with city standards and this criterion satisfied.

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

The Commission finds that no hazardous soil or topographical conditions were identified. Stormwater will be retained on-site and designed to prevent adverse impacts to adjacent properties. The site is not within 1,000 feet of an interstate gas pipeline and there was no evidence presenting a condition which would prevent the development of the property as proposed.

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

The Commission finds that upon annexation and zoning designation of R-1, single-family detached homes are permitted. The proposed lot sizes meet or exceed minimum dimensional standards. The subdivision layout conforms to Titles 17 and 18 of the Post Falls Municipal Code.

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

The Commission finds that impact fees will be assessed at the time of building permit issuance to mitigate off-site impacts to parks, public safety, streets, EMS, and fire services.

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

The Commission decides that the requested subdivision can meet the city's standards. However, certain conditions will need to be completed to meet the criteria. Those conditions, 1-14 listed below, when imposed, will ensure that the six criteria found in PFMC 17.12.060.H are met. Based upon the presentations made to the Commission at a properly noticed public hearing, the record compiled in this matter, the applicant must meet the 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. The Homeowners Association will establish a reserve account for capital reserves and replacement.
 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).

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

Not applicable.

E. CONCLUSION

SUBD-25-8: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein and conditioned upon approval by City Council of the annexation and zoning request to the R-1 zoning designation.

Approved by the Planning and Zoning Commission on _____

_____ 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.

Heaven View Subdivision File No. SUBD-25-9

Planning and Zoning Commission Reasoned Decision

A. INTRODUCTION:

APPLICANT: Brad Marshall, JUB Engineers, Inc.

OWNER: Strizhaks Haven Ranch LLC

LOCATION: The northeast corner of E. Hope Avenue and N. Fennecus Road, south of Prairie Avenue.

REQUEST: To subdivide approximately 41.12-acres into a total of 209 single family residential lots within the Single Family Residential (R1) and Medium Density Residential (R2) zones.

B. RECORD CREATED:

1. A-1a Annexation Application
2. A-1b Subdivision Application
3. A-2 Narrative.
4. A-3 Preliminary Plat
5. A-4 Authorization Letter
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 Philip 66 Comments
12. PA-4 DEQ Comments
13. PA-5 PFHD Comments
14. PC-1 Ashton Comments
15. PC-2 Davis Comments
16. PC-3 Stuvland Comments
17. PC-4 Dickerson Comments
18. PC-5 Conner Comments
19. PC-6 Landdeck Comments
20. PC-7 Cherkashin Comments
21. PC-8 Leicht Comments
22. P&Z Staff Report
23. Testimony at the February 10, 2026, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the February 10, 2026, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to approve the subdivision of two parcels into 209 residential lots within the proposed R-1 zoning district (approximately 22.13 acres) and 117 single-family lots within the proposed R-2 zoning district (approximately 19 acres). The request is evaluated under the standards of PFMC § 17.12.060

Jon Manley, Planning Manager

Mr. Manley presented the staff report for the subdivision request. Mr. Manley described the site as generally located southeast of the future intersection of Fennecus and Prairie, east of the Foxtail subdivision and north of an elementary school. The project consists of two parcels in two proposed residential zones (R-1 and R-2) for a total of 209 residential lots. The R-2 portion of the subdivision would be located on the northern parcel with the dividing line being the extension of Prosper Avenue. The proposal was designed in this manner to transition from lower-density residential areas to the west and south toward a more intensive pattern nearer Prairie Avenue.

Mr. Manley summarized the preliminary plat and explained staff review of the subdivision criteria, including water and sewer. He stated that a will-serve letter from Ross Point Water District was received and placed into the record. Sanitary service would be provided by the City of Post Falls though present sewer capacity was unknown due to reliance on old data.

He discussed that staff had also evaluated zoning consistency for the proposed lot sizes and indicated that the R-2 lots met the minimum size necessary for single-family homes, as did the R-1 lots. He further described that impact fees and related capacity charges would be paid at building permit for parks, public safety, streets, and water reclamation, and he identified that staff had notified agencies and departments as part of the application review. No soil or topographical hazards were identified on the site

Robert Palus, City Engineer

Mr. Palus provided testimony regarding sewer infrastructure. He explained that sewer service in the Highway 41 corridor is served by the 12th Avenue lift station and associated force main system. Temporary sewer routing is currently utilized in portions of the basin pending construction of permanent infrastructure, including the Fennecus Road line and additional force main extensions. Mr. Palus testified that although prior sewer modeling indicated available capacity, significant growth since 2018 necessitates updated modeling. He recommended a condition requiring confirmation of adequate sewer capacity prior to site development. He explained that approval of the subdivision would not guarantee sewer availability at the time of construction and that development would not proceed unless adequate capacity is confirmed. He further testified that the development would be subject to sewer surcharge fees contributing to construction of long-term infrastructure improvements. Mr. Palus also described coordinated roadway improvements in the area, including widening of Prairie Avenue, construction of roundabouts, and extension of Fennecus Road and Hope Avenue, which will improve traffic distribution and connectivity prior to or concurrent with development.

Brad Marshall, Applicant Representative, JUB Engineers

Mr. Marshall testified on behalf of the applicant and stated that the applicant had reviewed the staff report and adopted staff's evaluation of the zoning and subdivision criteria. He testified that the applicant agreed with all recommended conditions of approval, including the proposed sewer capacity confirmation condition described by the City Engineer, and stated that the applicant understood the City's prudence in requiring updated capacity analysis. Mr. Marshall also addressed a discussion regarding a right-of-way vacation affecting a portion of the preliminary plat and indicated the applicant's willingness to accept an amendment to condition language clarifying that certain lots approval is contingent upon successful vacation of the existing Fennecus right-of-way.

Mr. Marshall testified that the subdivision will partner with the adjacent Foxtail development's homeowners association to contribute to maintenance of neighborhood parks, and that residents of the proposed subdivision would pay applicable HOA fees for use of those facilities.

Paul Lavrentiev, Vice President, Promade Homes

Mr. Lavrentiev provided background on the company and stated that Promade focuses on quality and attainable housing, has been in business for over 25 years, and is establishing a presence in the Post Falls and North Idaho market.

Cole Henderson, JUB Engineers, Applicant

Mr. Henderson testified regarding transportation and infrastructure elements, stating the project would construct internal street connections consistent with planned roadway connectivity, would improve the segment of Hope Avenue adjacent to the school with curb, gutter, and sidewalk to improve safety and circulation, and would loop and connect water distribution with neighboring development. The applicant team acknowledged the sewer capacity conditions for subdivision approval and indicated willingness to proceed consistent with the City’s confirmation requirements.

The hearing was opened for public comment.

In Favor:

Mark Hughes, Post Falls, ID: Mr. Hughes, a neighboring property owner and former owner of the subject property, testified in support of the annexation and zoning request. He stated that the development aligns with anticipated growth in the Highway 41 and Prairie corridor and that the applicant proposes an appropriate single-family housing product. He expressed support for the zoning and annexation and remained neutral on the subdivision layout pending coordination on future street connections.

Neutral:

No neutral testimony was presented specific to the subdivision.

Opposed:

Peter Judo, Post Falls, ID: Mr. Judo, a resident of the Foxtail subdivision, expressed concerns regarding use and maintenance of private HOA park facilities within Foxtail. He questioned whether residents of the proposed subdivision would contribute proportionally to maintenance of all Foxtail park amenities, including recently constructed pickleball courts, playgrounds, and restroom facilities.

Rebuttal:

Mr. Marshall responded that residents of the Heaven View subdivision would participate in the Foxtail homeowners association and pay applicable HOA fees, including park maintenance costs. He explained that the applicant coordinated with the adjacent developer to establish that partnership as part of the overall development plan.

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 approval criteria contained in Post Falls Municipal Code (“PFMC”) § 17.12.060.H.

- C. SUBDIVISION REVIEW CRITERIA:** (Post Falls Municipal Code Title 17.12.060, Subsection H): No subdivision shall receive approval unless findings and conclusions are made that:
 - C1. Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of subdivision proposed.**

Based on the testimony supplied and the staff report, the Commission finds that Ross Point Water District issued a will-serve letter confirming availability of water service. No deficiencies were identified.

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

The Commission finds that the City of Post Falls's current modeling confirms adequate sewer capacity to serve the subdivision, however the current capacity study is in the process of being updated as it relies on older data.

Therefore the Commission finds this criterion is satisfied only through the imposition of a condition requiring confirmation of adequate sewer capacity in the existing system prior to site development to ensure the municipal system can accommodate the proposed sewer flows.

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

The Commission finds the subdivision and proposed internal streets are consistent with the city's transportation plan. The extensions of Prosper Avenue and coordination with extension of Fennecus Road and the required improvements to Hope Avenue will enhance connectivity and meet city standards including improving access to schools and future public parks. The Commission finds this criterion satisfied.

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

The Commission finds that no hazardous soil or topographical conditions were identified. The site overlies the Rathdrum Prairie Aquifer, and development will be subject to applicable engineering standards. The Commission finds this criterion satisfied.

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

The Commission finds that, upon annexation and assignment of R-1 and R-2 zoning, the proposed single-family lots meet or exceed minimum dimensional standards for each proposed zoning district. Approval of Lots 6 through 15, Block 1 is conditioned upon successful vacation of the existing Fennecus right-of-way. With that condition, the Commission finds this criterion satisfied.

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

The Commission finds that impact fees will be assessed at the time of building permit issuance to mitigate off-site impacts to parks, public safety, streets, EMS, and fire services.

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

The Commission decides that the requested subdivision can meet the city's standards. However, certain conditions will need to be completed to meet the criteria. Those conditions, 1-13 listed below, when imposed, will ensure that the six criteria found in PFMC 17.12.060.H are met. Based upon the presentations made to the Commission at a properly noticed public hearing, the record compiled in this matter, the applicant must meet the conditions: following:

1. This subdivision may only be approved subject to annexation 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. Approval of Lots 6 through 15, Block 1 (as shown on the preliminary plat) is contingent upon the successful vacation of the existing Fennecus right-of-way.
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.
13. Prior to site development, adequate sewer capacity shall be confirmed in the existing system to serve the development as proposed.

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

Not applicable.

E. CONCLUSION

SUBD-25-9: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein and conditioned upon approval by City Council of the annexation and zoning request to the R-1 and R-2 zoning designations.

Approved by the Planning and Zoning Commission on _____

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: FEBRUARY 20, 2026
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JUSTIN SAUDER, ASSOCIATE PLANNER • jsauder@postfalls.gov / 208-457-3336
SUBJECT: STAFF REPORT FOR THE MARCH 10, 2026, P&Z COMMISSION MEETING
ROSEWATER PLACE SUBDIVISION 25-10

INTRODUCTION:

The staff report was routed to departments within the City including Engineering, Public Works, Parks and Recreation, and the Police Department, for their comments regarding the subdivision criteria. Their responses have been embedded within the staff report.

Whipple Consulting Engineers, on behalf of North Idaho REI Team, LLC, is requesting approval to subdivide one parcel totaling approximately 4.54-acres into 25 residential lots per Exhibit A-3. The Planning & Zoning Commission must conduct a public hearing and review the subdivision per the approval criteria contained in Post Falls Municipal Code (PFMC) Section 17.12.060.

PROJECT INFORMATION:

Project Name / File Numbers: Rosewater Subdivision File No: SUBD-25-10

Owner: North Idaho REI Team, LLC

Applicant: Whipple Consulting Engineers

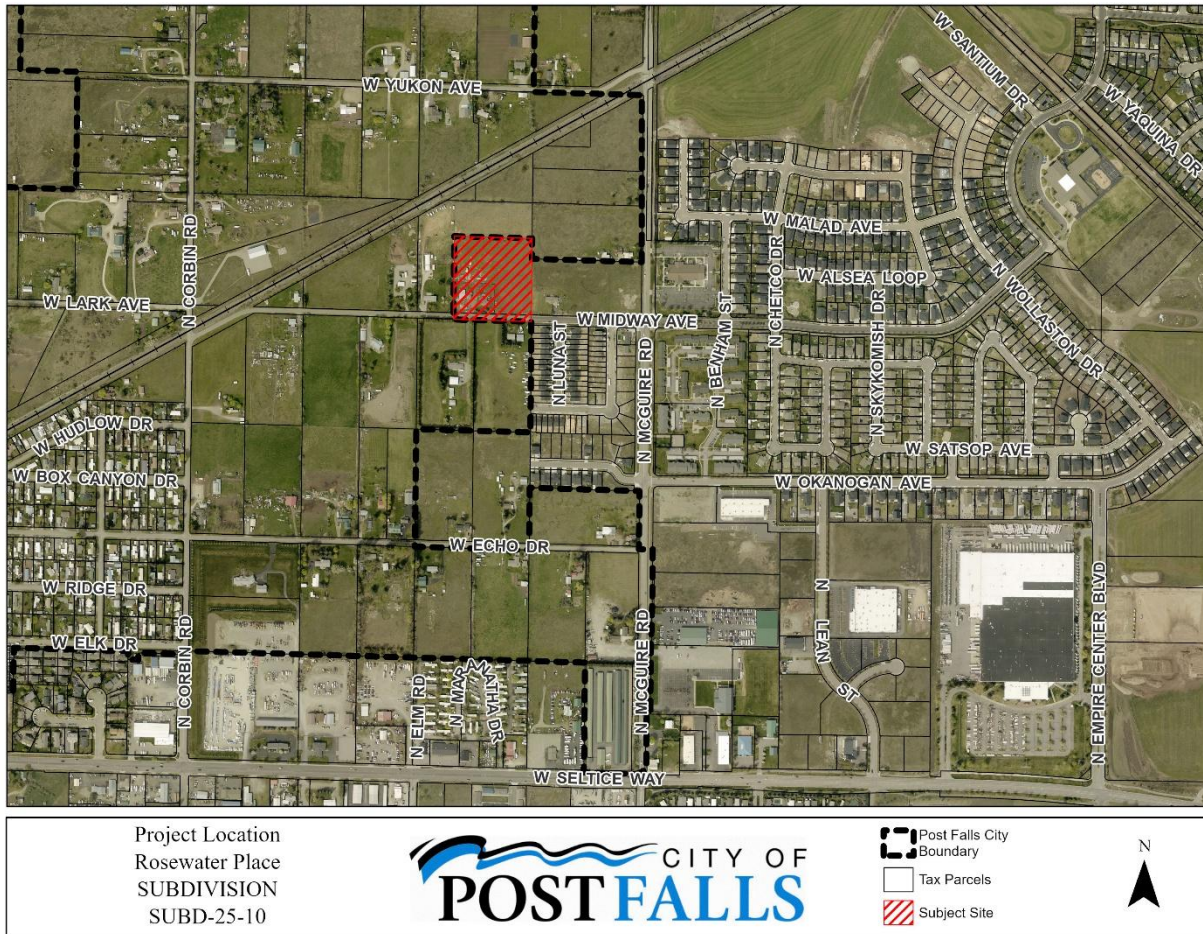
Project Description: The Planning and Zoning Commission is being asked to review the proposed subdivision of approximately 4.54-acres into 25 lots for single-family homes.

Project Location: The property is generally located north of West Midway Avenue approximately 630 feet west of North McGuire Road.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: Surrounding the subject site is predominately single-family residential. Located to the north, south and west is single-family uses on larger lots within Kootenai County. Directly east is a single-family home.

Area Context Vicinity Map:



PARCEL INFORMATION

Property Size: Approximately 4.54 acres

Current Land Use: A single-family home

Current Zoning: Medium Density Residential (R2)

Proposed Land Use: The proposed subdivision creates 25 residential lots with single-family homes.

Surrounding Land Use: The project site is surrounded by single-family homes on large lots. The properties to the north, west, and south are within Kootenai County.

Surrounding Zoning Districts: The parcel directly to the east is within the Medium Density Residential (R2) zone and the properties to the north, south, and west are within Kootenai County.

Water Provider: East Greenacres Irrigation District

Sewer: City of Post Falls

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 Greenacres 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 proposed density is in conformance with the land use assumptions of the City's Water Reclamation Master Plan. The subdivision falls within the shared sewer service basin flowing to either the Montrose Lift station or the Corbin lift station. Montrose is the closest lift station, with access available in Midway Ave at the southeastern corner of the property. The Montrose lift station and has capacity at the proposed density, and the City is willing to service the project. Existing capacity is not a guarantee of future service.

Existing septic systems shall be abandoned in compliance with Panhandle Health District requirements. All existing structures have been identified for demolition.

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

Staff's Response: The subdivision and proposed layout are consistent with the City's Transportation Master Plan.

The project will be required to meet City Standards for roadways, illumination, storm drainage, ADA improvements and signage.

Midway Ave is classified as a Minor Collector and shall be constructed in conformance with City Standards for a 44 foot wide Minor Collector.

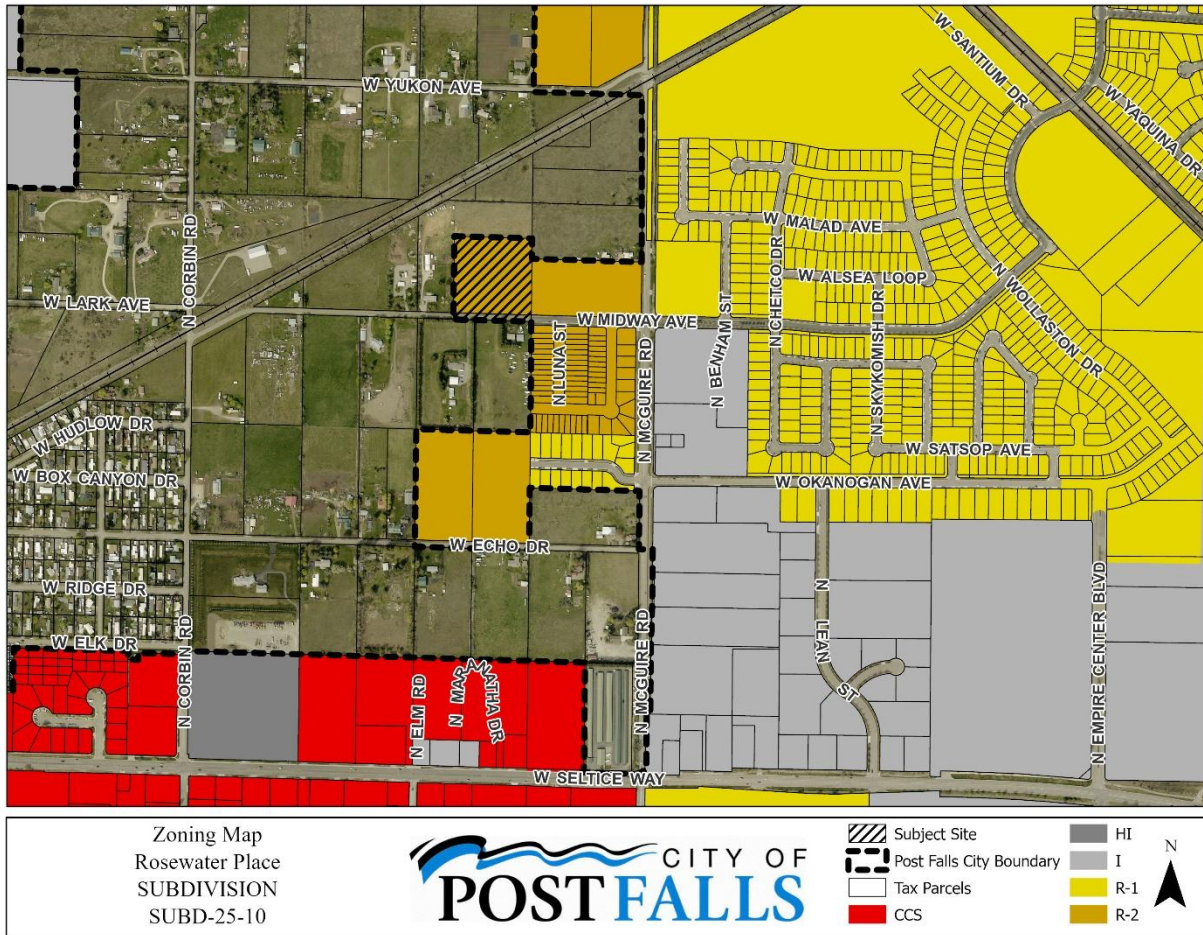
Direct access to or from properties adjacent to Midway Avenue shall be prohibited on the face of the plat.

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 subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning) for R2 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 Rail Road		

PUBLIC PROCESS: Notice of the proposed subdivision was mailed to property owners within 300 feet of the proposed project on February 18, 2026, and notice was sent to appropriate jurisdictions and published in the Coeur d'Alene Press on February 20, 2026. The property was posted on February 20, 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 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 Rosewater Place 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. 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 will 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. Submitted Preliminary Plans were reviewed from a conceptual basis only. 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.
6. 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.
7. Proposed Midway Avenue – shall be designed as a 44-foot Standard Minor Collector roadway.
8. Existing septic systems shall be decommissioned, in accordance with Panhandle Health requirements, no existing structures have been identified to remain as part of the Subdivision.

ATTACHMENTS:

Applicant Exhibits:

- Exhibit A-1 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: SUBD-25-10

Applicant

Subdivision Application

Status: Active

Submitted On: 12/8/2025



Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Engineer

Proposed Subdivision Name*

Rosewater Place

Number of Lots*

25

Size of Site

216493.2

Average Size of Lots

5425

Existing Zoning

R-2

Adjacent Zoning

R-2

Current Land Use

Transitional

Adjacent Land Use

Transitional, Medium Density Residential

Density

5 Du/ac gross

Description of Project*

Subdivision of 4.95 acres into 25 lots in the R-2 Zone.

Site Information

Comprehensive Plan Designation

Transitional, West Prairie Focus Area

Location of Proposed Access to Site

Midway Avenue to the south, future Leahy Road to the east.

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

Midway Avenue, 60' ROW, 24' pavement.

Size & Point of Water Connection

6" water main in Midway Avenue

Size & Point of Sewer Connection

8" sewer main in Midway Avenue, to be extended

Name & Location of Nearest School

West Ridge Elementary School, 17588 N Clark Fork PKWY. Appx 0.9 miles from site

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

Kootenai County Fire and Rescue Station 2, appx. 1.5 miles away.

Physical Description of Site (topography, cover, features)

Generally flat and grassy with one single-family residence and two outbuildings.

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

No

Water District*

East Greenacres Water District

Owner Information

Name*

[Redacted]

Company

[Redacted]

Phone*

[Redacted]

Email*

[Redacted]

Address*

[Redacted]

City, State, Zip Code

[Redacted]

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. *

 Austin Joseph Fuller

Dec 8, 2025



Rosewater Place Subdivision

The site of the proposed subdivision is located in the Southeast ¼ of Section 32, T51N, R5W at 2671 W. Midway Ave. The property consists of one parcel with an existing home and several outbuildings. The applicant is requesting a subdivision into 25 detached single family lots. See below for a vicinity map.

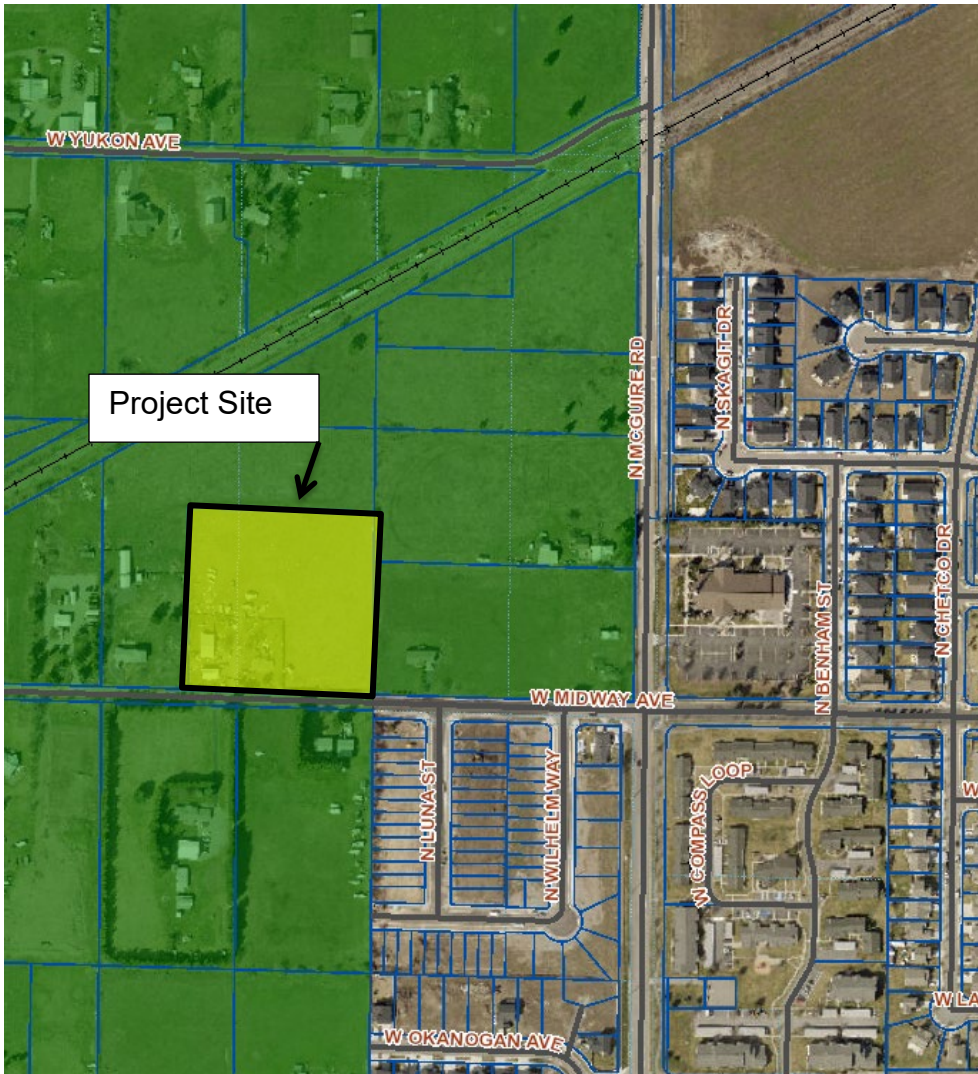









Figure 1: Vicinity Map

The subject property consists of a 4.54 acre parcel located on Midway Road and northwest of the intersection of Midway Road and Luna Street. The Blue Spruce Estates and Wildflower Estates subdivisions are located directly to the southeast. Large lot residential properties adjoin

the site to the north, east and west.



Figure 2: Future Land Use Map

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

Zoning:

As shown on the future land use map, the property has a transitional land use designation. This is consistent with the surrounding development.

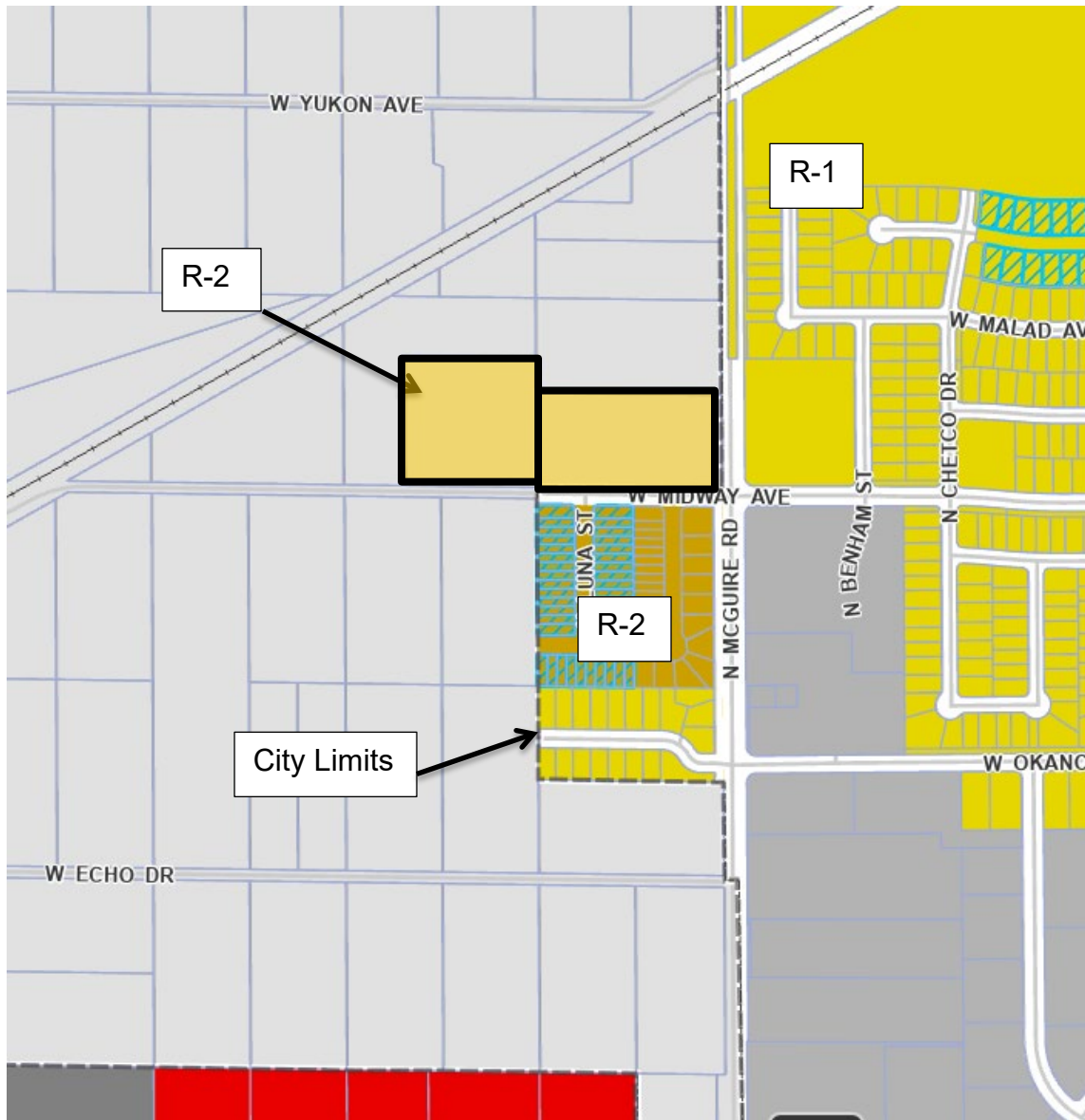


Figure 3: Zoning Map

The existing twin home residential subdivision to the southeast of the property has lot sizes in conformance with the R-2 zoning and the county properties to the north and west of the subject site will likely follow suit at some time in the future. The approved single family subdivision to the east is compatible as well.

Utilities and Access:

Primary access to this property will be from Midway Ave. Connectivity to the north, east, south and west is provided with the extension of the proposed internal public streets. Both streets are considered local access streets. Midway Avenue is considered a collector street within the City's Transportation Master Plan and will be widened accordingly.

Both water and sewer mains are located in Midway Avenue. The sewer will be extended into the project via the internal public roads and Midway Avenue as required. A water main is also located in Midway Avenue and will provide domestic water to the property. Water and sewer extensions will be stubbed to the north and west for future development. Dry utilities are also located on the property and available to serve any future development on site.

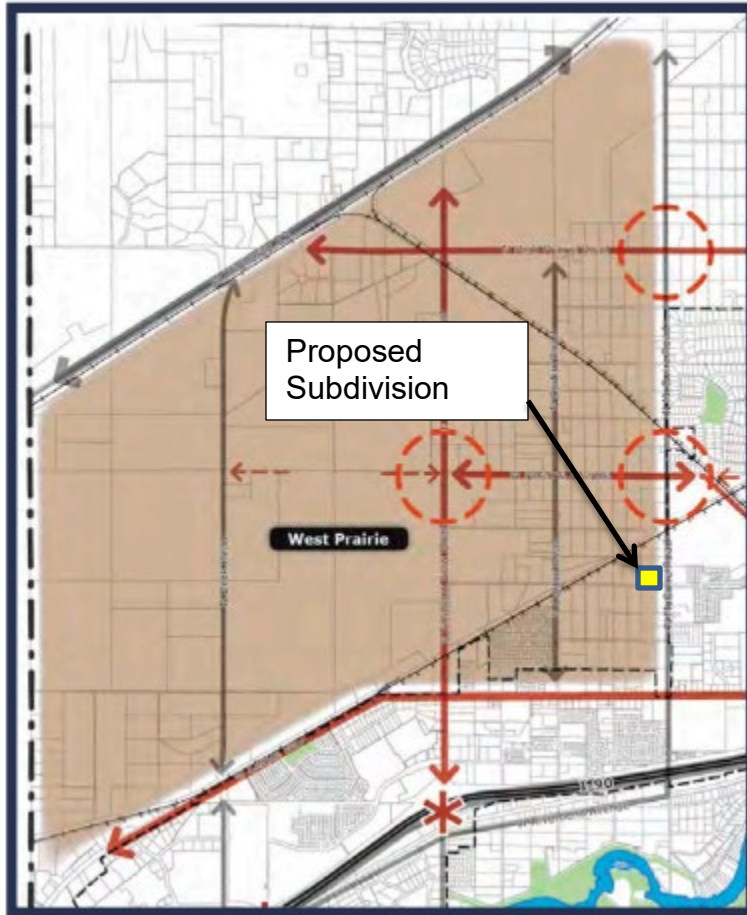
Subdivision:

As shown on the attached subdivision plan, the proposed subdivision will result in 25 single family residential lots. All lots meet the dimensional requirements of the R-2 zoning for single family development. There will be a proposed north-south half-street to provide access to the west, and an internal north-south street with an intersection to the east that will provide access to Leahy Road in the adjacent approved Painted Rock Preliminary Plat. This will provide important connectivity to the adjacent undeveloped parcels and will allow for them to develop in the future should the land owners decide to do so. Right of way for the widening of Midway Avenue will be dedicated and either improved or cashed out at the City's discretion.

As mentioned above, water and sewer are both immediately available and of adequate capacity to serve the proposed subdivision. There is approximately 3 feet of relief across the site, which will yield relatively flat lots for single family construction.

Comprehensive Plan Analysis:

This property is located within the West Prairie focus area, which has been recently annexed into the City of Post Falls. The future land use map designates this area to be Medium Density Residential which encompasses all types of single family residential uses. The existing R-2 zone is an implementing zoning district in Medium Density Residential.



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

Land Use:

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

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

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

The proposed subdivision is located along a minor collector (Midway Ave). The subdivision will provide for the widening of those streets and an expansion of the pedestrian network in that area. As such, approval of this application will improve the capacity of the adjoining street network. The street layout contained in the subdivision application provides for connectivity to

the adjoining properties to allow for orderly expansion of the residential street network, thus allowing for the orderly expansion of utilities as well as the transportation network.

P.06 Encourage residential development patterns typically featuring:

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

The street network is designed for safety and will provide for an interconnected grid and small block street network. The streets are designed such that all homes will face the street.

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

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

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

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

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

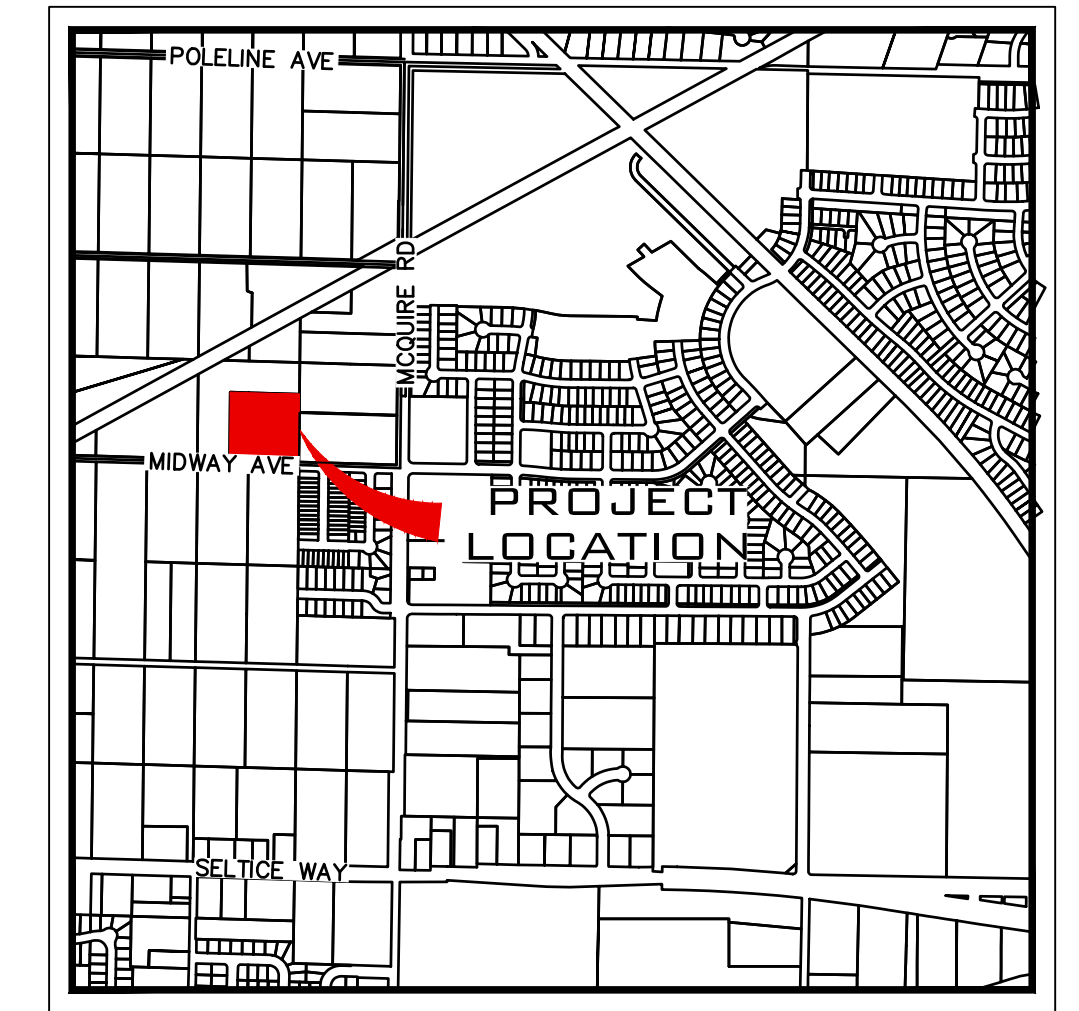
Conclusion:

The proposed subdivision is supported by the comprehensive plan as outlined in this narrative and the proposed subdivision meets the requirements of the City's subdivision ordinance, therefore we are requesting approval of the subdivision of the property as presented.

NE 1/4, SEC. 32, T. 51 N., R. 5 W., W.M.

PRELIMINARY PLAT OF ROSEWATER PLACE

LOCATED IN A PORTION OF THE NE 1/4, SEC 32, T 51 N, R 05 W, B.M. POST FALLS, KOOTENAI COUNTY, IDAHO



VICINITY MAP

SITE DATA		
PARCEL NUMBER	0296032061AA	
ZONING	R-2	
PROJECT AREA	SF	AC
	216,493.20	4.97
NUMBER OF LOTS	25	
NUMBER OF TRACTS	0	
AREA OF LOTS	SF	AC
	135,614.00	3.11
AREA OF TRACT(S)	0.00	
OPEN SPACE TRACT(S)	0.00	
MIN LOT AREA	5,028.00	
MAX LOT AREA	6,555.00	
DENSITY CALCULATIONS		
DENSITY (LOTS/AC)	5.03	
PERCENT OPEN SPACE	0.00%	
PHASING PLAN		
NONE. CONSTRUCT ALL AT ONE TIME.		
SERVICE PROVIDERS		
FIRE DISTRICT	KOOTENAI COUNTY FIRE DEPT	
WATER SERVICE	EAST GREENACRES IRRIGATION DISTRICT	
SANITARY SEWER SERVICE	CITY OF POST FALLS	

SHEET INDEX

- PP1 PRELIMINARY PUD SITE PLAN
- PP2 EXISTING TOPOGRAPHY
- PP3 PRELIMINARY UTILITY PLAN
- PP4 GRADING PLAN AND STREET SECTIONS
- PP5 PRELIMINARY PROFILES
- LS LANDSCAPE PLAN

LEGAL DESCRIPTION

PROPERTY ID: P00000122770
 LEGAL DESCRIPTION: GREENACRES IRR DISTRICT PLAT 5, TRS 61 & 62 EX RW EX

ENGINEER/CONTACT

WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES
 SPOKANE VALLEY, WA 99206
 PHONE: 893-2617
 CONTACT: JUSTIN PENNER, P.E.

SURVEYOR

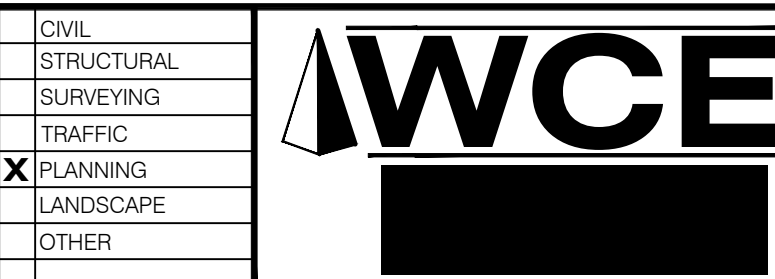
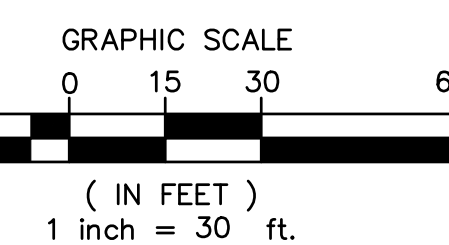
WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES
 SPOKANE VALLEY, WA 99206
 PHONE: 893-2617
 CONTACT: WAYNE A LOCKMAN, P.L.S.

OWNER/DEVELOPER

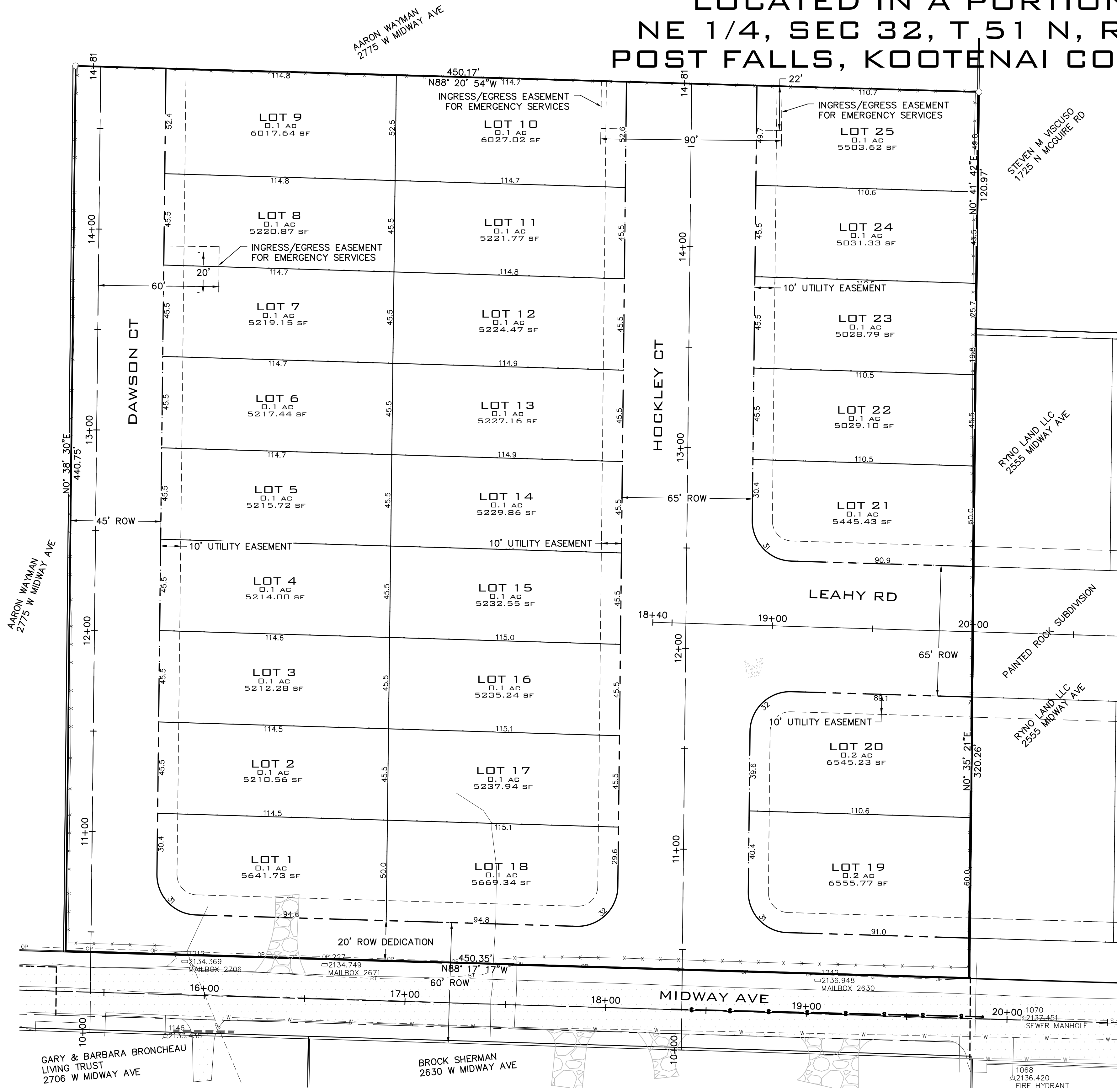
NORTH IDAHO REI TEAM LLC
 435 W HANLEY AVE STE #100
 COEUR D'ALENE ID 83815



SHEET
 PP1
 JOB NUMBER
 25-3999



ROSEWATER PLACE
PRELIMINARY SITE PLAN
 2671 MIDWAY AVE
 POST FALLS, IDAHO



PRELIMINARY SITE PLAN

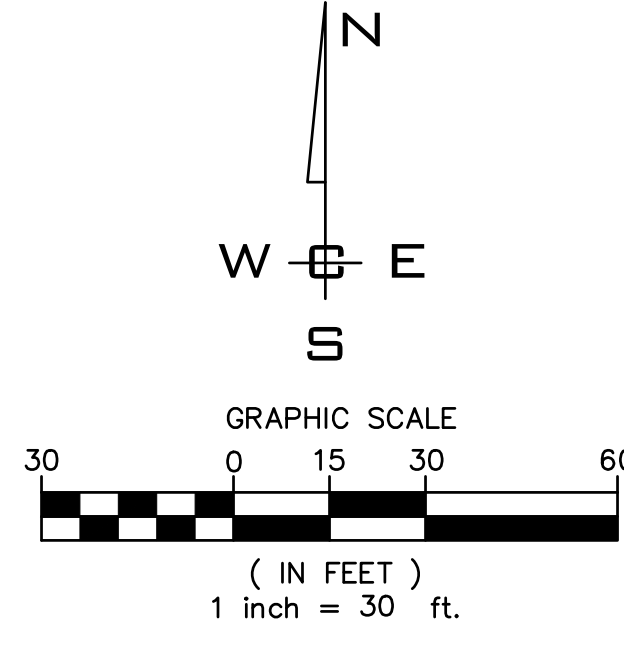
SCALE: 1"=30'

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 25-3999
HORIZONTAL:	DATE: 12/02/25
1"=30'	DRAWN: JPP
VERTICAL:	REVIEWED: TRW
N/A	

CIVIL	<input type="checkbox"/>
STRUCTURAL	<input type="checkbox"/>
SURVEYING	<input type="checkbox"/>
TRAFFIC	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>
LANDSCAPE	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

NAVD - 88
 XXX



EXISTING TOPOGRAPHY

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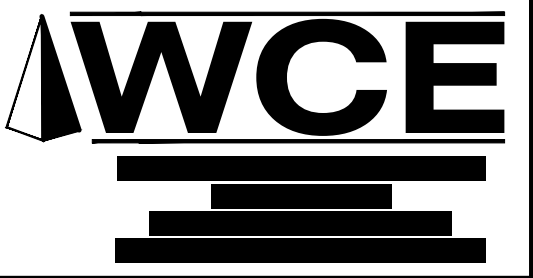
NAVD - 88
XXX

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=30'
VERTICAL:
N/A

PROJ #: 25-3999
DATE: 12/02/25
DRAWN: JPP
REVIEWED: JPP

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER

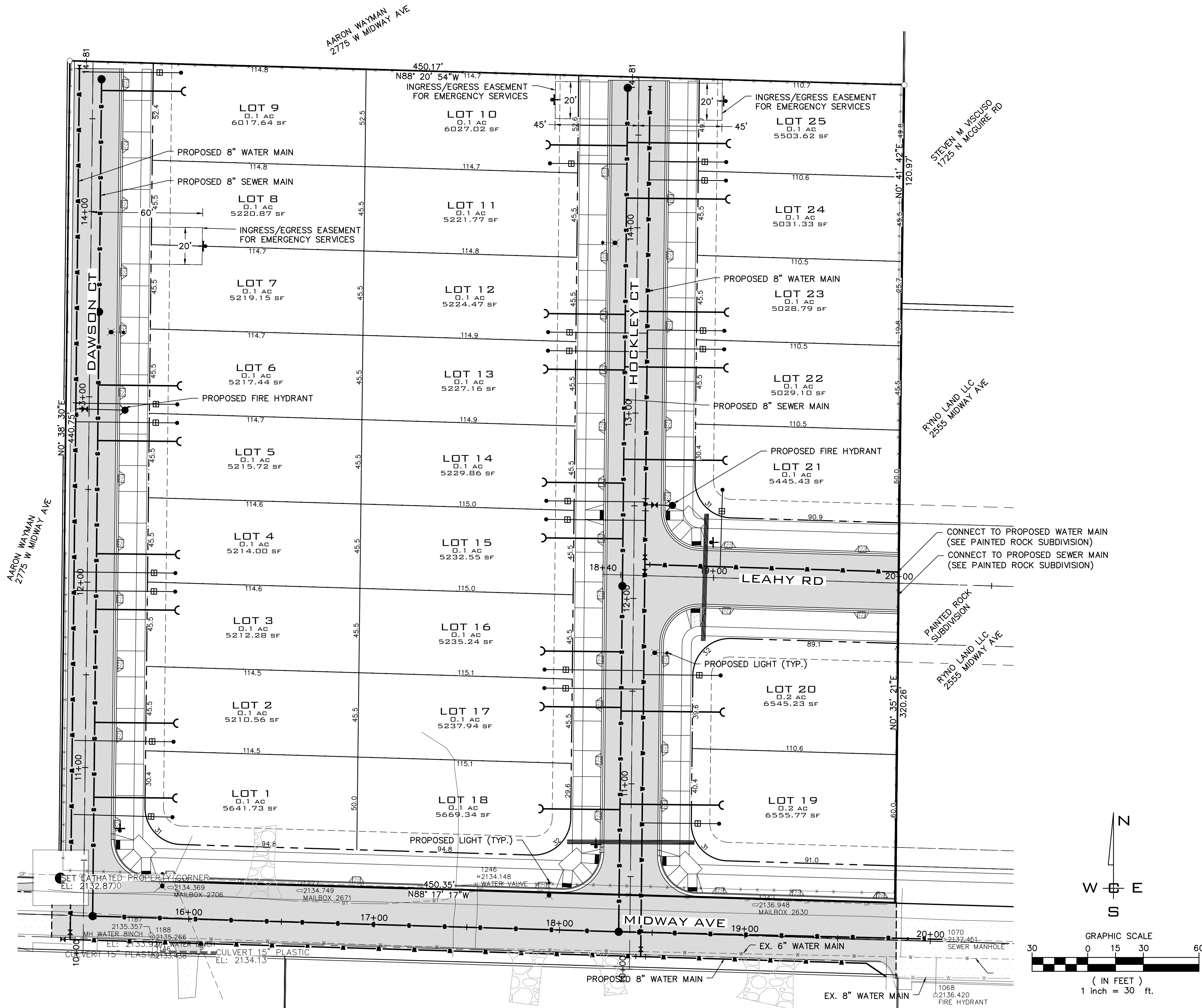


ROSEWATER PLACE
EXISTING TOPOGRAPHY
2671 MIDWAY AVE
POST FALLS, IDAHO

PROFESSIONAL ENGINEER
REGISTERED
STATE OF IDAHO
22499
JUSTIN P. PENNER

SHEET
PP2

JOB NUMBER
25-3999



PRELIMINARY UTILITY PLAN
SCALE: 1"=30'

NAVD - 88
XXX

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=30'
VERTICAL:
N/A

PROJ #: 25-3999
DATE: 12/02/25
DRAWN: JPP
REVIEWED: JPP

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

ROSEWATER PLACE
PRELIMINARY UTILITY PLAN
2671 MIDWAY AVE
POST FALLS, IDAHO

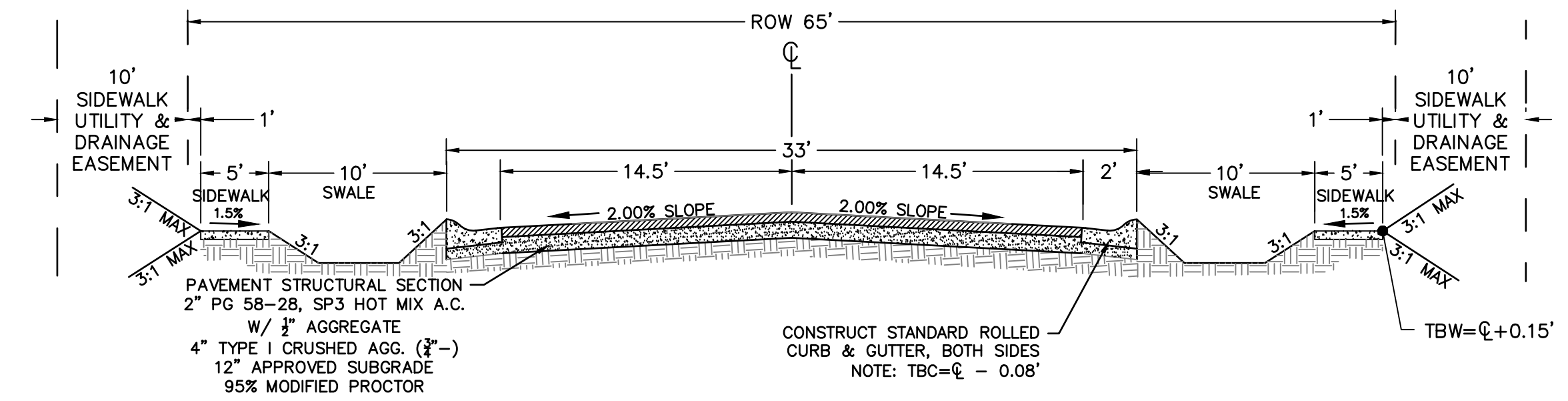
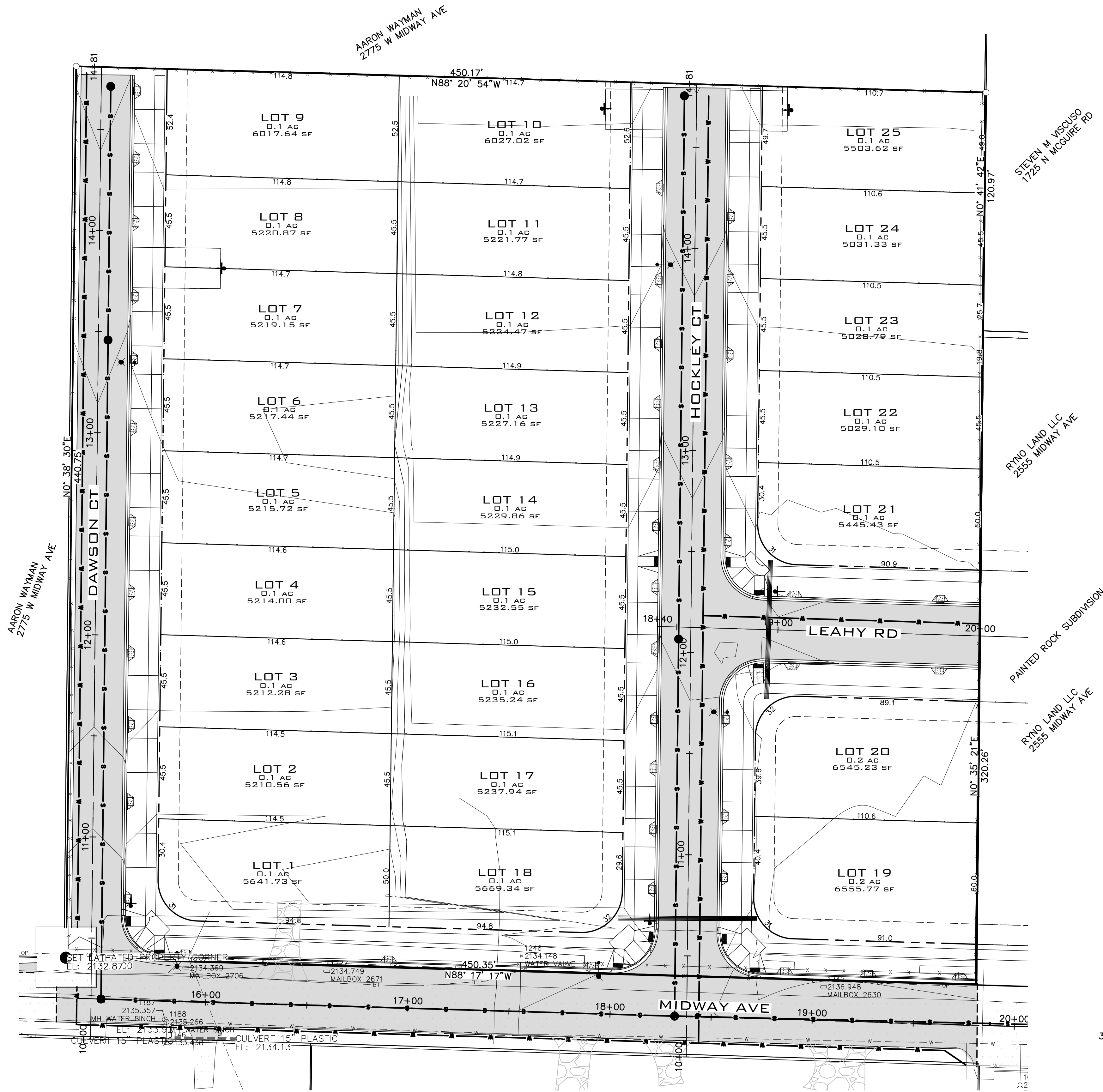
SHEET
PP3

JOB NUMBER
25-3999



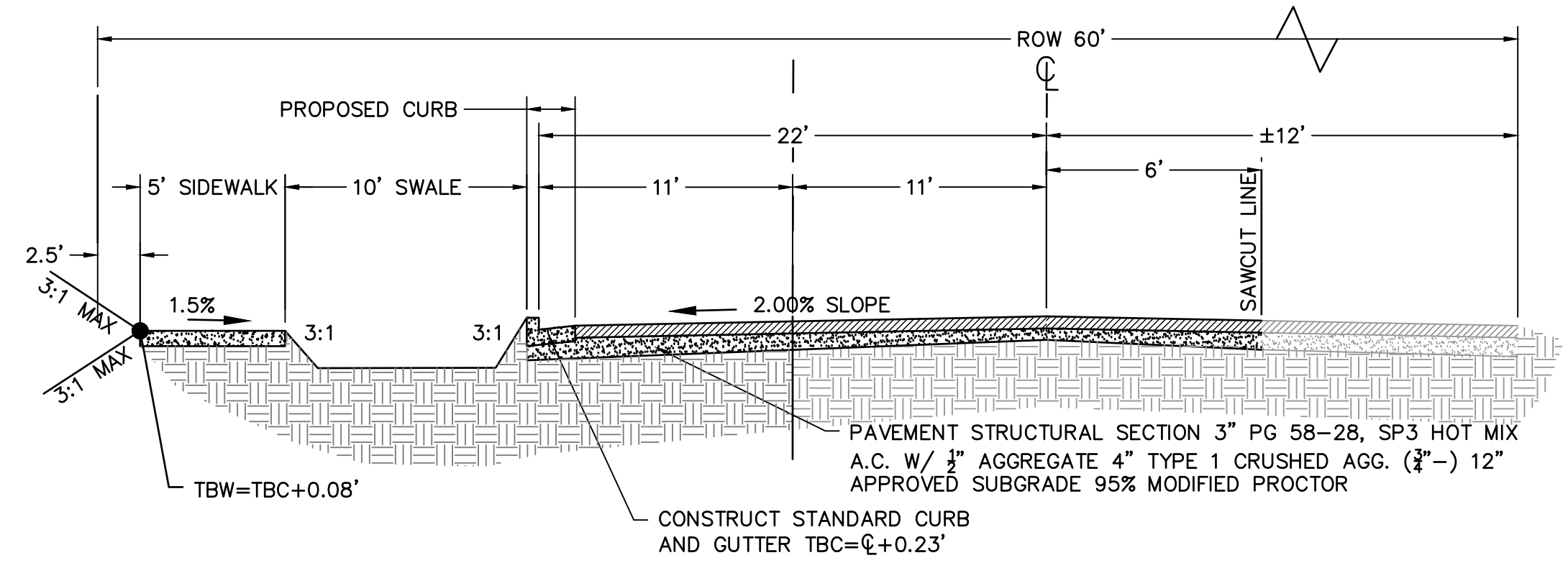
GRADING QUANTITIES

CUT: 3,634 CY
FILL: 3,320 CY



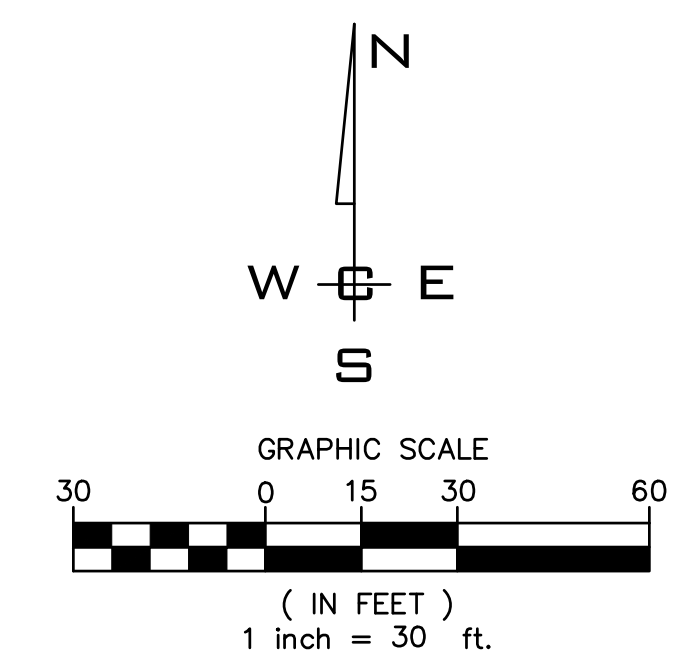
TYPICAL CROSS SECTION

NOT TO SCALE



MIDWAY AVE TYPICAL CROSS SECTION

NOT TO SCALE



PRELIMINARY GRADING PLAN

SCALE: 1"=30'

NAVD - 88
XXX

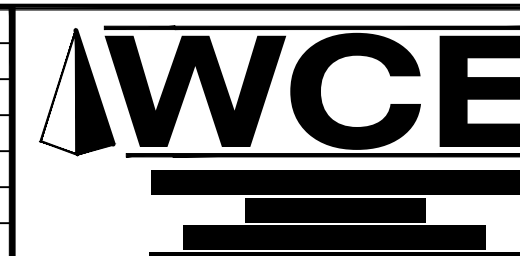
NO.	DATE	BY	REVISIONS

SCALE:

HORIZONTAL:
1"=30'
VERTICAL:
N/A

PROJ #: 25-3999
DATE: 12/02/25
DRAWN: JPP
REVIEWED: JPP

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



ROSEWATER PLACE
PRELIMINARY DESIGN
2671 MIDWAY AVE
POST FALLS, IDAHO



SHEET
PP4
JOB NUMBER
25-3999



EAST GREENACRES IRRIGATION DISTRICT

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

December 4, 2025

Whipple Consulting Engineers Inc
Attn: Justin Penner
21 S Pines Rd
Spokane Valley, WA 99206

RE: Rosewater Place, Conditional Conceptual Approval
Parcel Number: 0296032061AA

Dear Mr. Penner:

The Subject received conditional conceptual approval by the Board of Directors during our regular scheduled meeting held December 2, 2025. The project is located in Section 32, Township 51 N., Range 05 W., B.M. of Kootenai County, Idaho. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

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 25 lot residential subdivision conditional upon final review, and acceptance of the project drawings. Additional offsite improvements are required: *up sizing the main line in the roadway on Midway Ave.*

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 white background.

Ron Wilson
District Manager
ron@eastgreenacres.org

cc: Jim Mulcahy – jmulcahy@postfalls.gov
Nick Beveridge – nickbeveridge@gmail.com

October 20, 2025

City of Post Falls Planning Division
Attn: Jon Manley, Planning Manager
1st Floor of City Hall
408 N. Spokane St.
Post Falls, ID 83854

**Re: Authorization Letter
Lingar Preliminary Plat**

Dear Mr. Manley:

North Idaho REI Team, LLC hereby authorizes Whipple Consulting Engineers to act on its behalf for all land use and engineering applications at 2671 W. Midway Avenue until further notice.

Thank you,




JoAnne Turner

A handwritten signature in cursive script, appearing to read "JoAnne Turner".

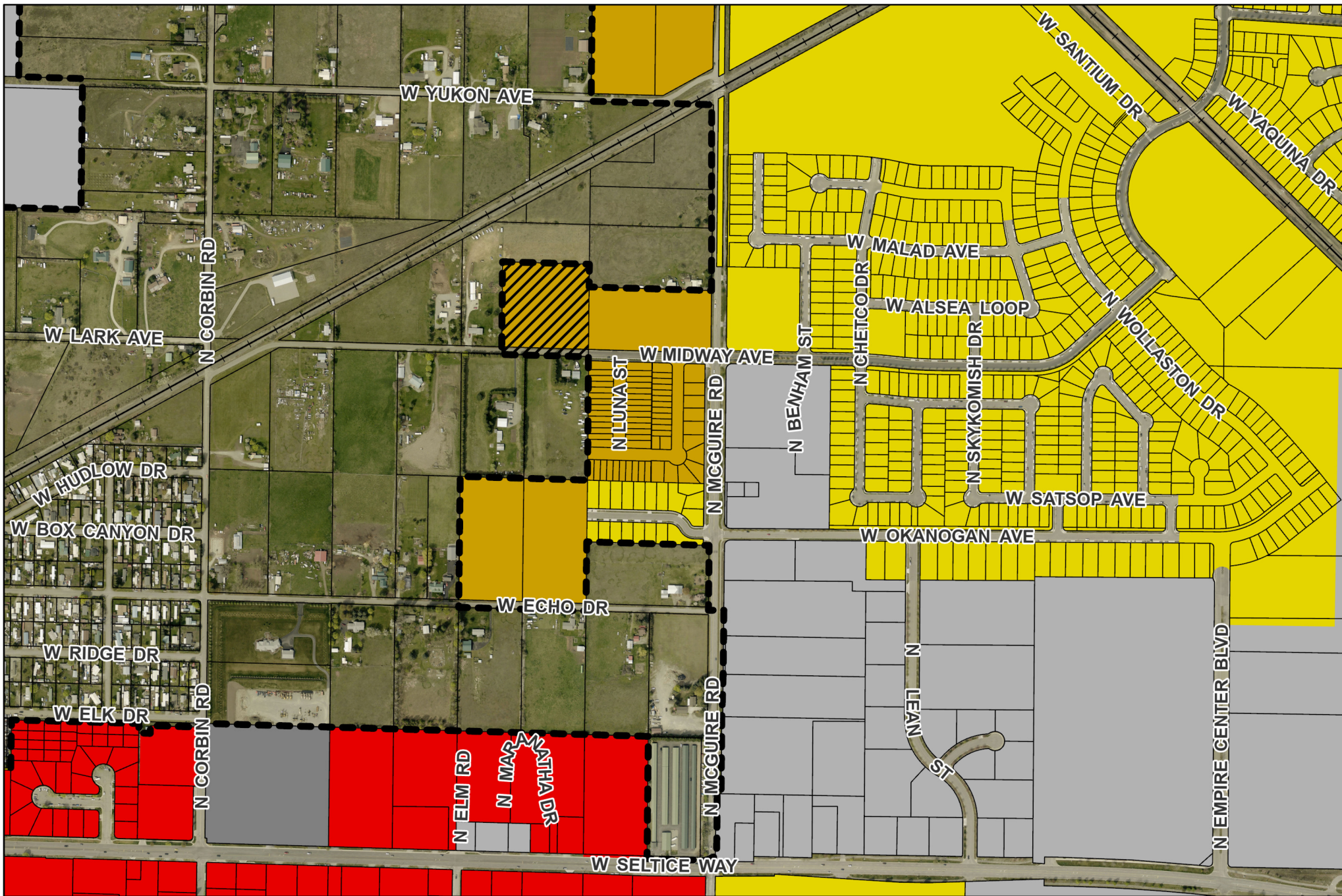


Project Location
 Rosewater Place
 SUBDIVISION
 SUBD-25-10



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site





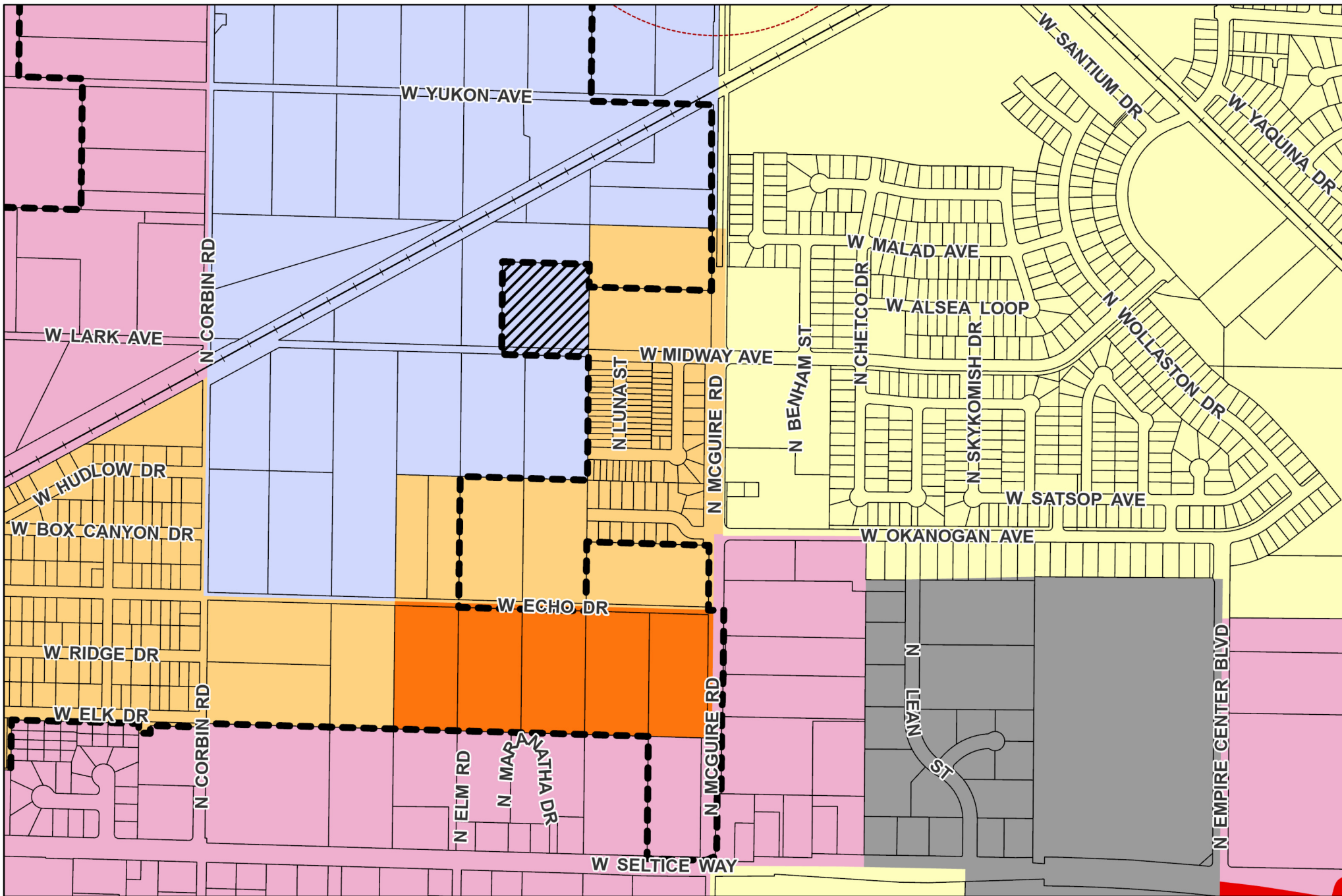
Zoning Map
 Rosewater Place
 SUBDIVISION
 SUBD-25-10



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

Exhibit S-2





Future Land Use Designation
 Rosewater Place
 SUBDIVISION
 SUBD-25-10



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





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

February 24, 2026

Nancy Thurwachter
Planning Administrative Specialist
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

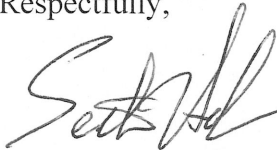
RE: Notice to Jurisdiction Response

Dear Nancy,

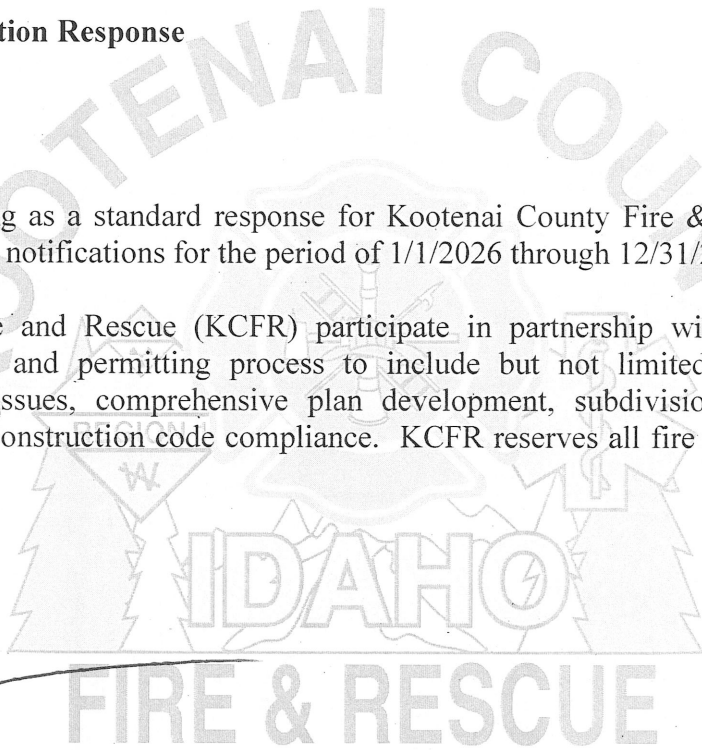
Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice of Jurisdiction" notifications for the period of 1/1/2026 through 12/31/2026.

"Kootenai County Fire and 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,



Seth Hohenstreet
Kootenai County Fire & Rescue
Deputy Fire Marshal



Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Monday, February 23, 2026 2:30 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions for the Rosewater Place Subdivision File No. SUBD-25-10
Attachments: Exhibit PH-2 NTJ_Rosewater Place_ SUBD-25-10.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 13258)


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, February 20, 2026 3:26 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 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>; Kyle Leatham <kyle.leatham@bnsf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barnes <lee.barnes@tdstelecom.com>;

**CITY OF POST FALLS
STAFF REPORT**

DATE: FEBRUARY 20, 2026
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JUSTIN SAUDER, ASSOCIATE PLANNER • jsauder@postfalls.gov / 208-457-3336
SUBJECT: STAFF REPORT FOR THE MARCH 10, 2026, P&Z COMMISSION MEETING
ECHO ESTATES SUBDIVISION 24-4

INTRODUCTION:

The staff report was routed to departments within the City including Engineering, Public Works, Parks and Recreation, and the Police Department, for their comments regarding the subdivision criteria. Their responses have been embedded within the staff report.

Olson Engineering, on behalf of Eagle Crest Land, LLC, is requesting approval to subdivide two parcels totaling approximately 9.7-acres into 53 residential lots per Exhibit A-3. The Planning & Zoning Commission must conduct a public hearing and review the subdivision per the approval criteria contained in Post Falls Municipal Code (PFMC) Section 17.12.060.

PROJECT INFORMATION:

Project Name / File Numbers: Echo Estates Subdivision File No: SUBD-24-4

Owner: Eagle Crest Land LLC

Applicant: Olson Engineering

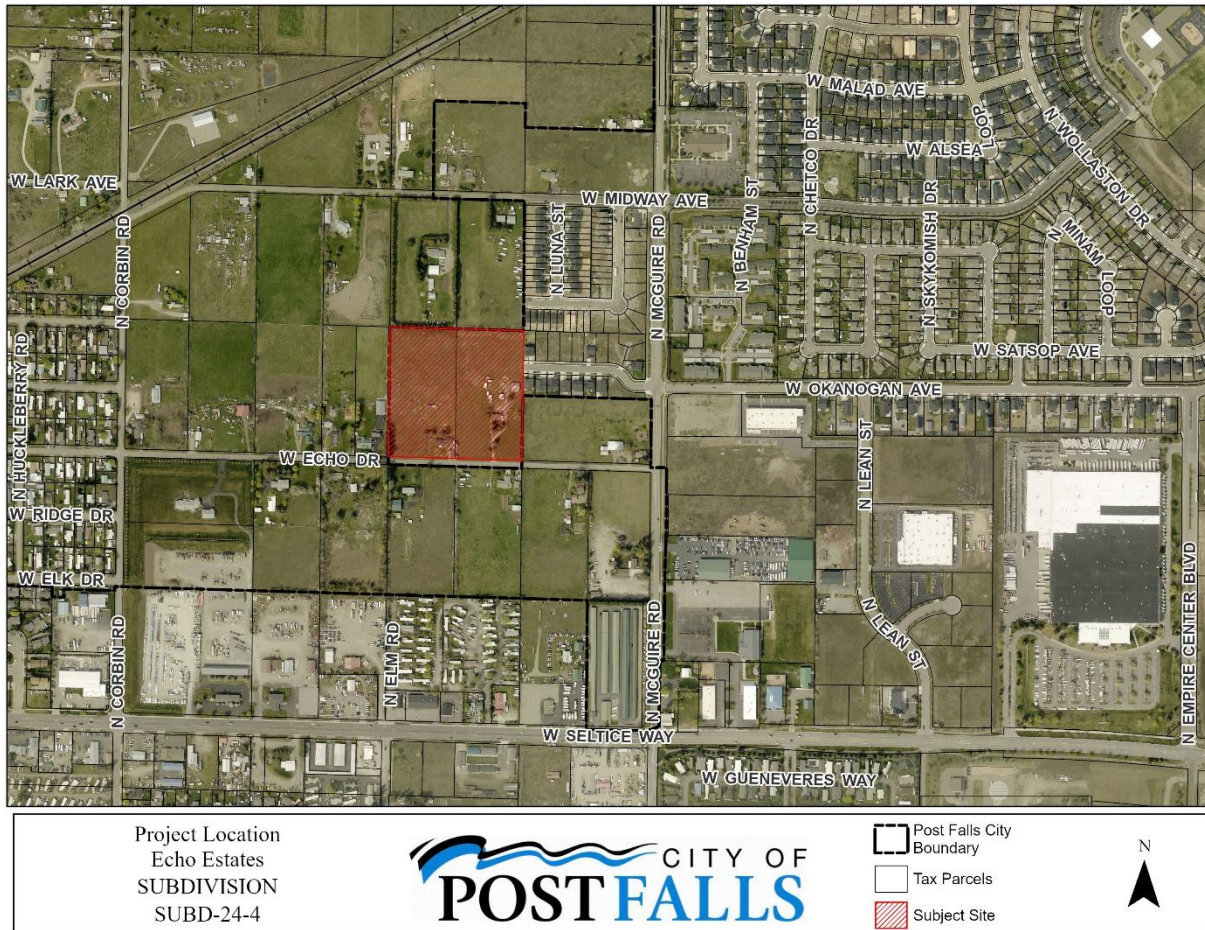
Project Description: The Planning and Zoning Commission is being asked to review the proposed subdivision of approximately 9.7-acres into 53 lots for single-family and twinhome lots, including a lot for the existing residence at 2709 West Echo Drive.

Project Location: The property is generally located west of Gabrio Estates Subdivision at the terminus of West Okanogan Street. It is north of West Echo Drive approximately 630 feet west of North McGuire Road.

AREA CONTEXT (proposed site hatched red below):

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

Area Context Vicinity Map:



PARCEL INFORMATION

Property Size: Approximately 9.72 acres

Current Land Use: Two single-family homes

Current Zoning: Medium Density Residential (R2)

Proposed Land Use: The proposed subdivision creates 53 residential lots with various housing products.

Surrounding Land Use: The Gabrio Estates subdivision is directly to the east of the project as well as a single-family home on a larger lot within the county. There are single-family homes to the north, south, and west that are within Kootenai County.

Surrounding Zoning Districts: The subdivision directly to the east is within the Single-Family Residential (R1) zone and the properties to the north, south, and west are within Kootenai County.

Water Provider: East Green Acres Irrigation District

Sewer: City of Post Falls

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 proposed density is in conformance with the land use assumptions of the City's Water Reclamation Master Plan. The subdivision falls within the Montrose lift station sewer basin, which has capacity and the City is willing to serve the property. Sewer is accessible through Okanogan Ave. Existing capacity is not a guarantee of future service.

Existing septic systems shall be abandoned in compliance with Panhandle Health District requirements. Existing residencies that are identified to remain shall connect to the City's Water Reclamation System and pay appropriate Capacity (CAP) and connection fees with construction of the subdivision.

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

Staff's Response: The subdivision and proposed layout are consistent with the City's Transportation Master Plan.

The project will be required to meet City Standards for roadways, illumination, storm drainage, ADA improvements and signage.

The property is adjacent to Echo Dr, which is classified as a local roadway. The developer has agreed as a part of the annexation to fully reconstruct Echo Drive to Post Falls Highway District standards from McGuire Road to Corbin Road. In addition to completion of the missing segment of sidewalk on the east side of McGuire between Seltice Way and Okanogan Avenue. With these improvements, the subdivision would be consistent with the City's Transportation Master Plan and not create any traffic concerns.

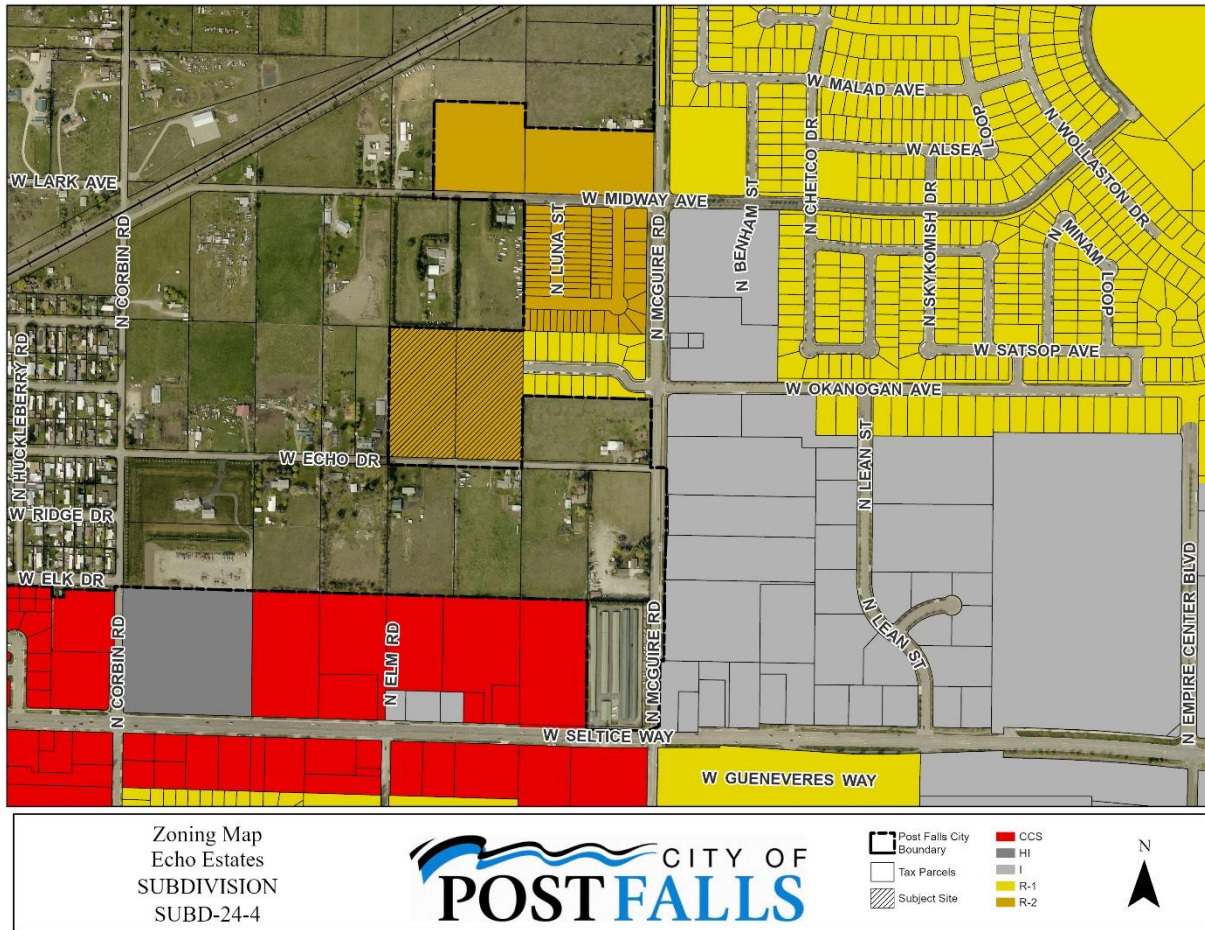
Along the properties Echo Drive frontage, an additional 15-feet of rights-of-way were granted to the City in conformance with the Annexation Agreement (ANNX-24-5). The Developer shall provide City frontage improvements for the property that conforms to a 36-foot width Local Residential roadway (City of Post Falls SD 2001)

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 subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning) for R2 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 Rail Road		

PUBLIC PROCESS: Notice of the proposed subdivision was mailed to property owners within 300 feet of the proposed project on February 18, 2026, and notice was sent to appropriate jurisdictions and published in the Coeur d’Alene Press on February 20, 2026. The property was posted on February 20, 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 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 Echo Estates 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. 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 will 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. Submitted Preliminary Plans were reviewed from a conceptual basis only. 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.
6. 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.
7. Proposed Echo Drive – shall be designed as a 36-foot Local Residential roadway. The Developers responsibility along the property’s frontage is for City Standard improvements along their frontage and roadway reconstruction to centerline plus 10-feet.

8. In accordance with the Annexation Agreement, the Developer shall reconstruct, outside of the subdivisions frontage, to Post Falls Highway District Standards from McGuire Road to Corbin Road.
9. In accordance with the Annexation Agreement, the Developer shall construct missing sidewalk along the east side of McGuire Road, between Seltice Way and Okanogan Avenue.
10. Existing septic systems shall be decommissioned, in accordance with Panhandle Health requirements, and existing structures that are identified to remain shall connect to the City's Water Reclamation Systems and pay appropriate capacity and connection fees with construction of the Subdivision.
11. A Home Owners Association shall be formed and provide for the landscaping, maintenance and irrigation of the common rights-of-way frontage along Echo Drive, including snow removal.

ATTACHMENTS:

Applicant Exhibits:

- Exhibit A-1 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

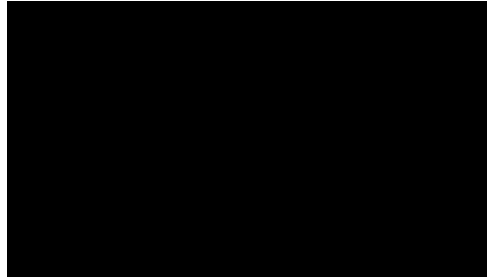
Record No: SUBD-24-4

Applicant

Subdivision Application

Status: Active

Submitted On: 8/14/2024



Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Engineer

Proposed Subdivision Name*

Echo Estates

Number of Lots*

50

Size of Site

9.72

Average Size of Lots

0.132

Existing Zoning

Agriculture

Adjacent Zoning

Residential

Current Land Use

Residential

Adjacent Land Use

Residential

Density

5.14

Description of Project*

The proposed subdivision will consist of 50 single family residential lots. Okanogan Dr will be improved into the subdivision for traffic circulation and access. The proposed subdivision will also have access from Echo Dr. EGID will provide water service.

Site Information

Comprehensive Plan Designation

Medium Density Residential

Location of Proposed Access to Site

1. 1000 feet West of Mcguire Rd and Echo Dr.
2. About 780 feet West of Mcguire Rd and Okanogan Dr

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

1. Echo Dr with ROW = 40 feet ; Width = 32 feet
2. Okanogan Dr. With ROW = 65 feet ; Width = 24 feet

Size & Point of Water Connection

8-inch PVC at Okanogan Dr

Size & Point of Sewer Connection

8-inch main at Okanogan

Name & Location of Nearest School

West Ridge Elementary School
1758 N Clark Fork Pkwy, Post Falls, ID 83854

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

Kootenai County Fire & Rescue Station 2
4320 W Seltice Way, Post Falls, ID 83854
Distance = 1.3 miles

Physical Description of Site (topography, cover, features)

The topography is relatively flat with slopes between 0-5%. There is an existing residential structure on each of the existing parcels. However, the existing structure at 2641 W echo will be demolished.

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

No

Water District*

East Greenacres Water District

Owner Information

Name*

Company



Phone*

[REDACTED]

Email*

[REDACTED]

Address*

[REDACTED]

City, State, Zip Code

[REDACTED]

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. *

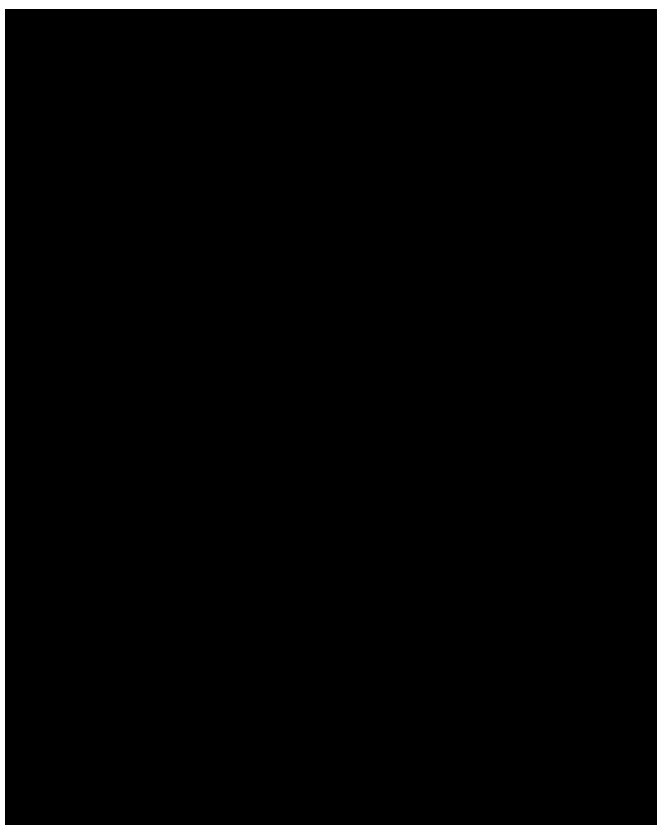
Eric Adomah
Aug 14, 2024

Echo Estates Subdivision



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

July 2025



Background:

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

Legal Descriptions:

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

The Project:

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

Land Use:

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

Subdivision Requirements:

- The subject property was annexed with an R-2 zoning in December of 2025. The zoning requirements are as follows:
 For Townhomes, the minimum lot size is 2400 sf, with 25’ minimum lot width and setbacks: 15’ front. 20’ rear, 0-5’ interior side and 15’ flanking.
 For the Single-Family lots, the minimum lot size is 4000 sf, with 30’ minimum lot width and setbacks: 15’ front. 10’ rear, 5’ interior side and 15’ flanking.

Pre-Development Characteristics:

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

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

Post Development Characteristics:

Transportation and Roads:

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

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

Domestic Water:

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

Sanitary Sewer:

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

Fire Protection:

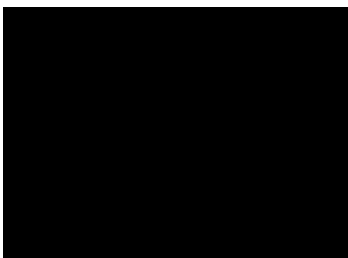
Fire protection and service will be provided by Kootenai County Fire Department. The development will coordinate with the department regarding addressing requirements and travel distances within/around proposed shops.

Other Utilities:

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



Figure 2: Proposed Subdivision.





PROPOSED ZONING	R-2
NUMBER OF LOTS	53
MIN. LOT SIZE	4,300 SF
MAX. LOT SIZE	10,470 SF
AVG. LOT SIZE	5,425 SF
TOTAL ACREAGE	9.70 AC
LOTS/ACRE	5.46
RIGHT OF WAY	3.10 AC

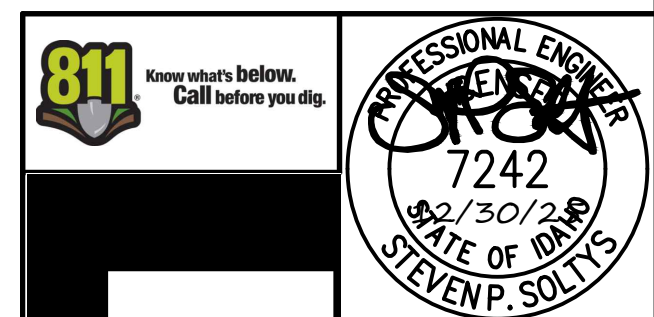
SEGMENT	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.04'	28.02'	N43°50'33"W
C2	70.06'	3.96'	3.96'	N86°40'54"W
C3	213.41'	40.29'	40.23'	N82°12'11"W
C4	222.50'	41.84'	41.78'	N71°31'10"W
C5	222.50'	5.63'	5.63'	N65°24'28"W
C6	157.50'	20.28'	20.27'	N68°22'22"W
C7	160.52'	40.60'	40.49'	N79°22'24"W
C8	20.00'	31.79'	28.55'	N46°09'27"E
C9	157.50'	6.48'	6.48'	S87°07'20"E
C10	157.50'	58.44'	58.10'	S75°18'47"E
C11	222.50'	40.21'	40.15'	N69°51'38"W
C12	20.00'	26.40'	24.52'	N37°13'30"W
C13	20.00'	31.79'	28.55'	N46°09'02"E
C14	20.00'	31.04'	28.02'	N43°50'58"W
C15	20.00'	31.80'	28.55'	S46°08'10"W
C16	20.00'	31.80'	28.56'	N46°08'35"E
C17	20.00'	31.03'	28.01'	N43°51'50"W
C18	20.00'	31.42'	28.28'	N46°41'04"E
C19	20.00'	31.42'	28.28'	S43°18'56"E

Exhibit A-3 ECHO ESTATES SUBDIVISION PLAN

GREENACRES IRR DISTRICT PLAT 5, TR 93 3251N05W
AND
GREENACRES IRR DISTRICT PLAT 5, TR 94
SE 1/4 OF SEC 32, T51N, R5W, BM
Kootenai County, ID
EAGLE CREST LAND LLC
8720 KULKA RD
LAS VEGAS, NV 89161

LEGEND OF EXISTING FEATURES

- ◇ FOUND 1/2" REBAR AND PLASTIC CAP NO CAP
- FOUND 5/8" REBAR AND PLASTIC CAP P.L.S. 8249
- FOUND 5/8" REBAR WITH IMPALED CAP
- ⊕ STREET SIGN
- ⊖ POWER POLE
- ⊙ GAS SERVICE
- ⊖ UNDERGROUND POWER LINE
- ⊖ FIBER OPTIC VAULT
- ⊖ POWER TRANSFORMER
- ⊖ TELEPHONE JUNCTION BOX
- ⊖ GUY WIRE
- ⊖ SSMH
- ⊖ POWER SERVICE
- ⊖ WATER HOSE BIB
- ⊖ POWER METER
- ⊖ HANDHOLE
- ⊖ MAILBOX
- ⊖ WATER VALVE
- ⊖ FIRE HYDRANT
- ⊖ GAS METER
- ⊖ GAS LINE
- ⊖ WATER SHUTOFF
- ⊖ BARRICADE
- ⊖ UTILITY STUB
- ⊖ BUILDING ENVELOPE
- ⊖ PROPERTY LINE
- ⊖ FENCE
- ⊖ OVERHEAD POWER
- ⊖ UNDERGROUND GAS LINE



ECHO ESTATES	
2709 AND 2641 W. ECHO DRIVE POST FALLS, ID	
SUBDIVISION PLAN	
prj:	
loc:	
sht:	
#	DATE
	REVISION



EAST GREENACRES IRRIGATION DISTRICT

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

March 5, 2026



RE: Echo Estates, Conditional Conceptual Approval Renewal
Parcel Numbers: 0296032093AA & 0296032094ZZ



The Subject received renewed, conditional conceptual approval by the Board of Directors during our regular scheduled meeting held March 3, 2026. *The project has increased the amount of lots from 50 to 53.* The project is located in Section 32, Township 51 N., Range 05 W., B.M. of Kootenai County, Idaho. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

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 53 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,

Ron Wilson
District Manager
ron@eastgreenacres.org

cc: Jim Mulcahy – jmulcahy@postfalls.gov
Dylan Schwarz, PE – dschwarz@abhl.com

April 19, 2024

To whom it may concern,

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

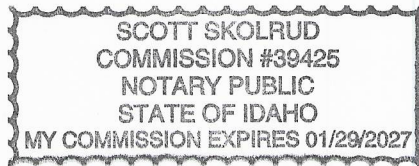
[Signature]
Authorized Agent

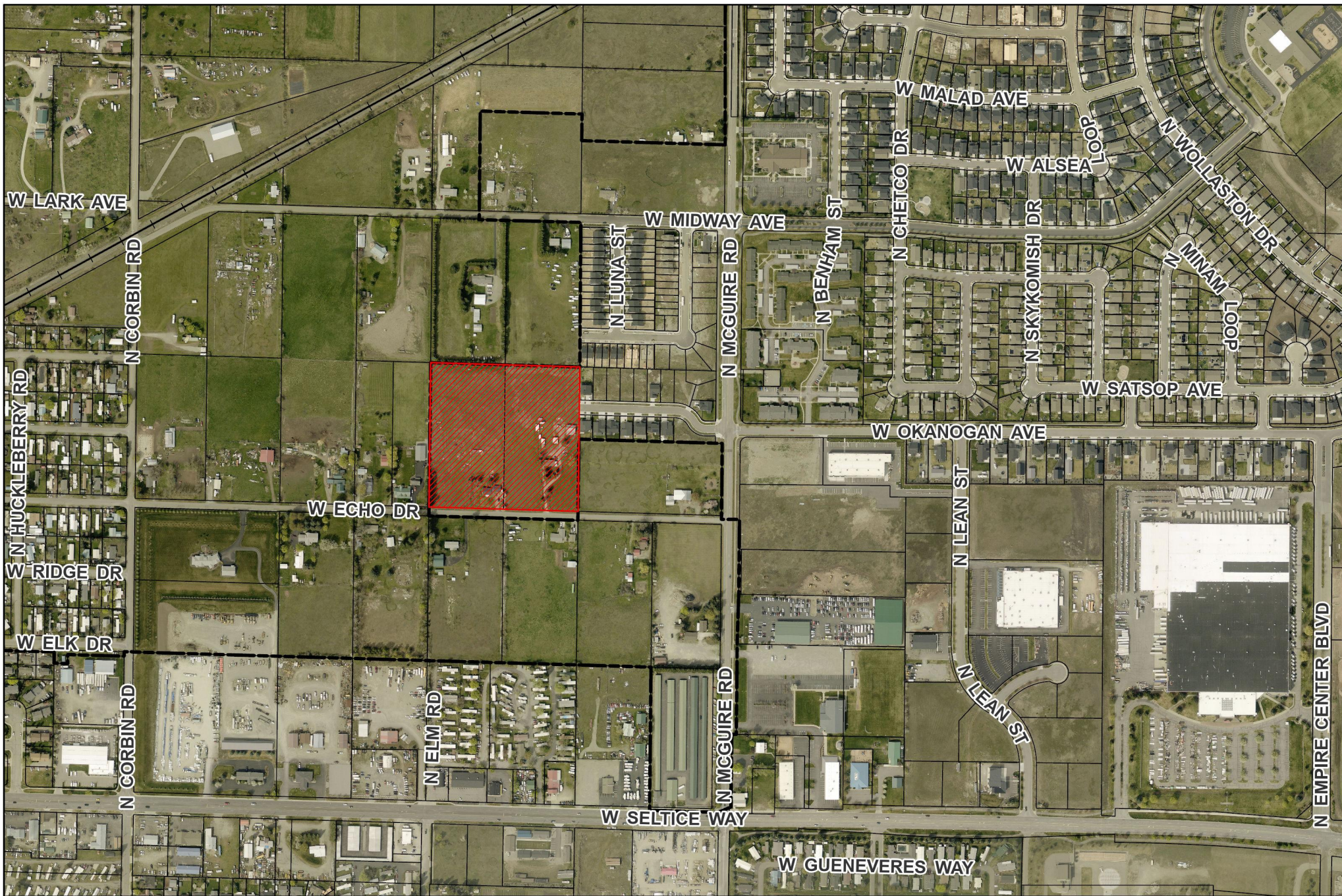
April 23, 2024
Date

State of Idaho, Kootenai County

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

[Signature]
Commission expires on 01-29-2027





Project Location
 Echo Estates
 SUBDIVISION
 SUBD-24-4






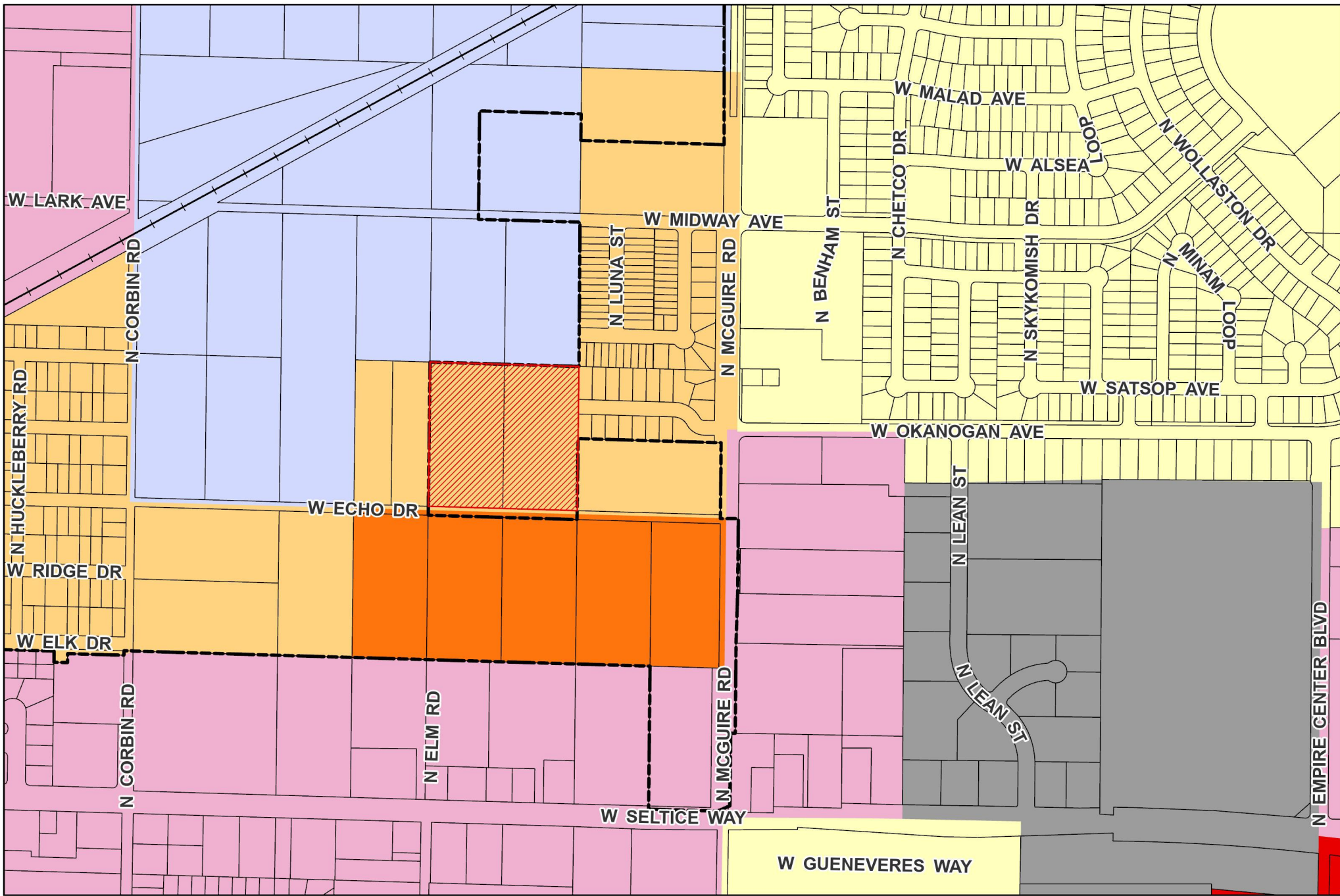
-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site

Exhibit S-1





Future Land Use Designation
 Echo Estates
 SUBDIVISION
 SUBD-24-4



- Post Falls City Boundary
- Tax Parcels
- Subject Site

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

- Business/Industrial
- 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 18, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

RE: Notice to Jurisdiction Response

Nancy,

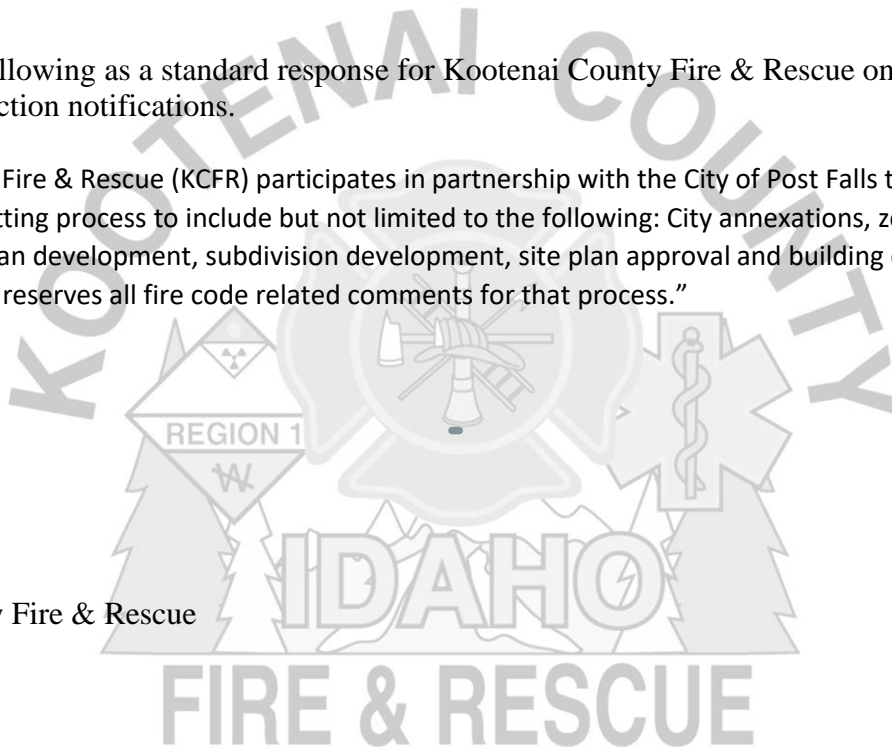
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

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

Respectfully,



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



Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Monday, February 23, 2026 2:22 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Echo Estates Subdivision File No.SUBD-24-4
Attachments: PH-2 NTJ_Echo Estates SUBD-24-4.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 utilities within the attached project vicinity.
(Response 13256)


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, February 20, 2026 3:25 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 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>; Kyle Leatham <kyle.leatham@bnsf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barns <lee.barnes@tdstelecom.com>;

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, February 26, 2026 2:18 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Echo Estates Subdivision File No.SUBD-24-4

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

Good Afternoon,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, February 20, 2026 3:25 PM
To: Ali Marenau <AMarienu@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 Mavrinac <Daniel.Mavrinac@BNSF.com>; 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>; Kyle Leatham <kyle.leatham@bnsf.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>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M.

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Monday, February 23, 2026 2:22 PM
To: Nancy Thurwachter
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Nancy,

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(Response 13256)


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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Nancy Thurwachter

From: noreply@civicplus.com
Sent: Tuesday, March 3, 2026 7:15 AM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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

Submit Written Public Testimony

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

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

Review Criteria

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

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

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<p>I am opposed to this annexation. The developer of Echo Estates is okay with a Zoning of R-1 and that is what best fits this area. You have been provided photos of this area and hopefully have driven down Echo Dr. to help you make your decision. This part of Post Falls is rural with large custom homes. Please don't make decisions based on documents that were created years ago before the sudden growth happened in Post Falls. People coming to live in Post Falls should have options to have land if they want to raise animals and grow produce. Kids should have opportunity to be involved with 4-H and they need land to support this great opportunity. The development of Post Falls is going too fast and needs to slow down. It is very unfortunate that the documents being used to make decisions on growth here are so outdated. The streets in this section of Post Falls are not able to handle more use. If you keep putting multi-family dwellings or overcrowding of houses on the land, the area will become less attractive for people to stay long term. There isn't a park close by for children to play and the railroad tracks are very close by to this proposal which seems to be a dangerous combination. Please consider the beauty of Post Falls and preserve it for future generations. Developers are taking advantage of the city by talking like they care about providing homes for people when they only are thinking of the profit they can make. Post Falls has plenty of multi-family housing now. There is a need for homes that people want to stay & raise a family in with yards for kids to play. The citizens of Post Falls have spoken out about stopping/slowing down the growth and your job is to consider the rights of those citizens. Idaho has Statutes that protect the land and are designed to keep it as agricultural as possible. Homeowners should not have to lose value of their property due to the greed of developers. Please consider how important this land is and plan for this to be a great place to live for many years ahead, not just what is happening right now. Thank you for the opportunity to comment.</p>

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**CITY OF POST FALLS
STAFF REPORT**

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

INTRODUCTION:

██████████ has been retained by ██████████ (Owner) and is requesting approval to annex approximately 4.524-acres with Rights-of-Way consisting of two (2) separate parcels (4.13-acres) within the City of Post Falls with a zoning request of Mixed Residential (RM) per Exhibit A-2. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Number: Pleasant View Meadows Annexation File No. ANNX-25-10

Owners: ██████████

Applicant: ██████████

Project Description: Annex approximately 4.524-acres within the City of Post Falls with a zoning request of Residential Mixed (RM).

Project Location: 561 S. Pleasant View Road, approximately 100’ north of the intersection of W. Highwater Drive and S. Pleasant View Road along the east side of S. Pleasant View Rd.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: Located to the south is single-family R-1 Subdivision. To the north is the “Corbin Ditch” future City of Post Falls Trail. To the west is a Veteran Home.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

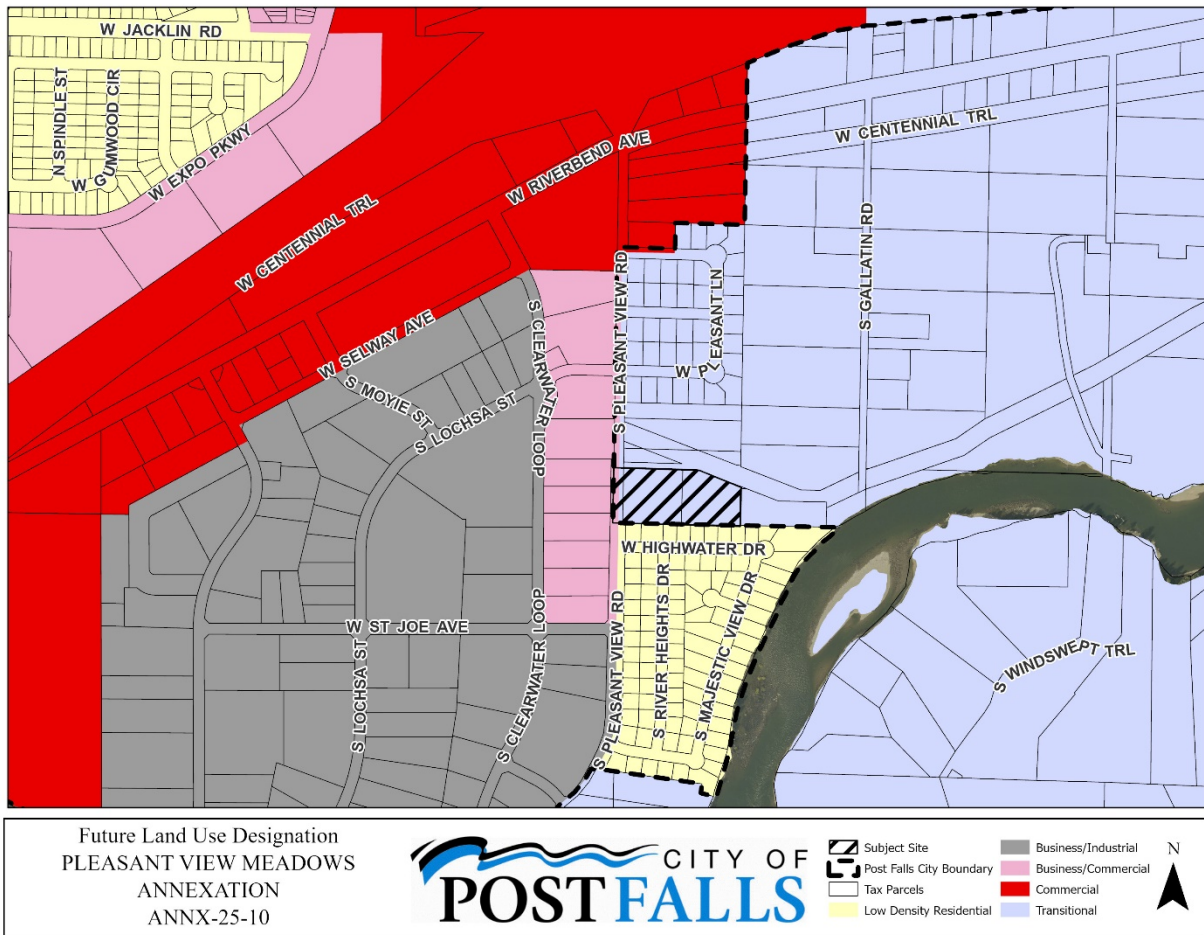
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria 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 designates the subject property as **Transitional** (see image below). This designation applies to lands considered appropriate for future growth; however, the timing of such

growth is not specifically established. Guidance for development within this designation is provided in the **Riverbend Focus Area**. Zoning applied to properties within the Transitional designation should be compatible with adjacent zoning and land uses within the City and consistent with the guiding principles of the Riverbend Focus Area. The subject site is bordered by properties designated **Transitional** to the north and east. To the south, properties carry a **Low-Density Residential** designation, and to the west, properties are designated **Business Commercial**, as illustrated on the Future Land Use Map below.



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

This is a developing mixed use center, taking advantage of proximity to the state line attracting business and customers from the Spokane metro area. The second largest industrial park in the region, "Riverbend Commerce Park" is within this planning area. This area has become home to not only residences that desire to be perfectly situated between Coeur d'Alene and Spokane, but to some nationally known businesses such as Wal*Mart, Cabela's, Sysco, ALK-Abello, Buck Knives, and Tedder Industries. There is also a Workforce Training Center and a University of Idaho Research Park to compliment the Riverbend developments. This area should continue to evolve, attracting commercial businesses, high tech companies, hotels, entertainment establishments, and **potentially additional residential**.

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

- Buffering between high and low-intensity development patterns should be maintained, employing use buffering and physical distance between said patterns;
- Maximize opportunities to improve river access

Staff Comment: The applicant intends to develop the property with some single family residential and multi-family development.

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

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

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

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base with a supportive housing stock within City limits. The RM zone can deliver attainable housing choices for the workforce in the form of a cottage homes. Diversifying Post Falls housing stock may assist sustaining a balanced and resilient economy for Post Falls. Within the recent 2025 Housing Needs Analysis report, Homeownership Strategy #2 encourages the diversification of housing types to meet community needs.

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

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

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

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

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

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

proposed annexation that is within an infill development area could be considered an efficient and effective measure to provide housing closer to City provided infrastructure and services. The following policies may or may not assist with this annexation request.

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

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

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

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

- Maintain and enhance resident quality of life.

Staff Comment: Annexing as requested in the City may assist improving the resident's quality of life through further development. Being in a quasi-county island bounded by the river, some of this area has county roads without urban improvements such as sidewalks and multi-use trails, which may be a less than desirable scenario compromising public safety. Upon annexation and development could help enhance quality of life through providing improvements that are lacking in this area.

- Promote compatible, well-designed development.

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

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

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

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

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

Staff Comment: As cited earlier, this applicant intends to construct single family and multi-family uses.

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer for the site is located within 200 feet of the property's southwestern boundary at the intersection of Highwater Drive and Pleasant View Road. Sewer flow from this site flows to the Pleasant View Lift Station which has current capacity to service the site at the requested zoning. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service, and the City is willing to serve to the property at the requested density.

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

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

The Site is within the East Greenacres Irrigation District. The Irrigation District has identified they support the property being serviced by the City of Post Falls Water System. The City has water services within 200 feet of the property, at the same location as the sewer connection. City systems can be extended to the site and the City has capacity and is willing to serve the property with the requested zoning designation.

- Existing and future traffic patterns.

Staff Comment: The property is located adjacent to Pleasant View Road, a classified Major Collector Roadway. The existing roadway is configured as a 2-lane road with allowances for on-street parking. Based on the current Transportation Master Plan, less than 15% of the roadways capacity is currently being utilized. Modeled traffic volumes for 2035, which would include development of this property, indicates acceptable levels of service.

To accommodate projected traffic volumes and distribution for the year 2035; roadway widening in necessary at the time of site development, to match the existing roadway cross section in the adjacent development of Majestic View Estates. Dedication of rights-of-way and easement for a Major Collector roadway would be required at the time of annexation:

- Pleasant View Road Rights-of-way: 84-foot roadway, measured from the existing western rights-of-way line of Pleasant View Road. Being a northerly projection of the existing eastern rights-of-way line from the Majestic View Estates Subdivision.
- Pleasant View Road Easement: 10-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.

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

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

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

Staff Comment: This site may be considered a compatible infill development.

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

- Surrounded by incorporated areas.

Staff Comment: The site is could be considered within a County “island”.

- That have readily available service infrastructure and capacity.

Staff Comment: The City of Post Falls is the purveyor for Sanitary Sewer. Sanitary sewer which is located withing 200 feet of the property. The City has capacity and is willing to provide service to the site. East Greenacres Irrigation District is the identified water purveyor for the project, but has indicated support for the City of Post Falls to provide water service. The City of Post Falls has the capacity and is willing to be the water purveyor for the site.

Pleasant View Road is classified as a Major Collector roadways with partial completion of urban improvements, in the vicinity, that have been completed with other projects in the area. Development of the property aids long term traffic operations in the area.

- That support increased development intensity near the urban core.

Staff Comment: The site is located adjacent to the Riverbend Commerce Park, 2/3 of from the commercial near Pleasant View and 5th Ave. (i.e. Maverik’s and Loves gas station) and about 1.3 miles from Walmart.

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

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

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

price levels.

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

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

Staff Comment: Upon the development of the site, frontage improvements will be required to be completed. This allows for continuity of pedestrian pathways along S. Pleasant View Road.

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

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

Policy 45: Guide annexation decisions guided by and considering:

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

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

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

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

- Studies that evaluate environmental and public service factors.

Staff Comment: The City was previously informed of concerns regarding potential mass grading and the disposal of non-suitable fill material on the site. Remediation efforts have been conducted, under a separate permit by Kootenai County Permit. Prior to any approval for site development, copies of permits and certification of remedial actions taken on the site shall be provided to the City.

No other known environmental studies have been conducted however Panhandle Health District and the Department of Environmental Quality have been notified of

this request and have been given the chance to comment on the request. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service. The City additionally has the capacity and is willing to provide water service to the site.

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

Staff Comment: The property abuts the City of Post Falls along its western and southern property lines. Utilities are reasonably located (200 feet) from the property and capable of providing service to the property. Annexation of the property would create no net increase in the operational and maintenance costs of the adjoining City infrastructure.

- Comprehensive plan goals and policies.

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

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

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

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

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.

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

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

Agencies Notified:

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

PUBLIC PROCESS: Notice was mailed to property owners within 300 feet of the proposed project on February 18, 2026. The notice of the proposed annexation was sent to appropriate jurisdictions on February 20, 2026, and the public hearing sign will be posted on the property by February 27, 2026. Notice has been published in the Coeur d’Alene Press on February 20, 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 Pleasant View Road
 - a. 84 feet for rights-of-way (measured from existing western rights-of-way line and being the northerly projection of the western boundary line of Majestic View Estates)
 - b. 10-foot sidewalk, drainage, and utility easement
2. Prior to approval of site development, provide copies of all testing and certification for mass grading / soil remediation(s) that have been performed on the site.

ATTACHMENTS:

Applicant Exhibits:

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

Staff Exhibits:

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




Record No: ANNX-25-10

Annexation

Status: Active

Submitted On: 12/30/2025

Applicant

 Nancy Nick

 [Redacted]

 [Redacted]

 [Redacted]

[Redacted]

Application Information

Did an Annexation Pre-app take place?*

No

Applicant Type*

Other

Description of Project/Reason for Request*

Annexation into City of Post Falls for Mixed Use Development

Existing Zoning*

Ag-Suburban

Adjacent Zoning*

Ag-Suburban and Light Industrial

Current Land Use*

Vacant

Adjacent Land Use*

Light Industrial and Residential

Proposed Zone*

Residential Mixed

Owner Information

Name*

[Redacted]

[Redacted]

[Redacted]

Phone*

[REDACTED]

Email*

[REDACTED]

Address*

[REDACTED]

City, State, Zip Code

Post Falls, ID 83877


Application Certification

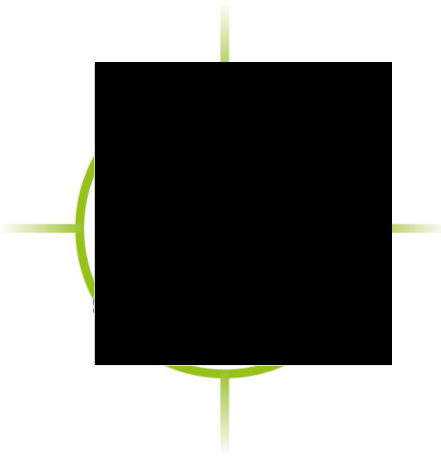
The applicant (or representative) must be present at the public hearing to represent this proposal or the application will not be heard. The applicant will be responsible for costs to re-notice the public hearing.

*



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. *

 Nancy E Nick
Apr 23, 2025



PLEASANT VIEW MEADOWS Annexation

City of Post Falls, Idaho

SITE ADDRESS: 561 S PLEASANT VIEW RD, POST FALLS, ID 83854
PARCEL # / AIN: 0-3040-05-121-AA (110147)
& 0-3040-05-121-AB (206838)

[REDACTED] has been retained by [REDACTED] to represent their interests in a request for annexation and subsequent development of 561 S. Pleasant View Road, Post Falls, Idaho, into a "Pleasant View Meadows subdivision." [REDACTED] is seeking approval for this annexation for properties that are bordering the Majestic View Estates 1st Addition subdivision along the southern border and the Riverbend Commerce Park Phase IV subdivision across S. Pleasant View Road to the West.

Legal Description

Parcel One:

The West half of Lot 121 of Plat #9 EAST GREENACRES as on record with Kootenai County in Book "B" of Plats at Page 8 6, and the adjoining street as vacated January 11, 1966 in Book 47 of Miscellaneous records at Page 1, located in the Southwest quarter of Section 5, Township 50 North, Range 5 West of the Boise Meridian, Kootenai County, Idaho, except the North 28.96 feet therefrom, and except the Northerly 35 feet of Tract 121 lying South of and adjacent to the canal right of way, as reserved by Spokane River Canal Company in Deed recorded in Book 149, Page 411.

Parcel Two:

The East half of Lot 121 of Plat #9 EAST GREENACRES as on record with Kootenai County in Book "B" of Plats at Page 86, and the adjoining street as vacated January 11, 1966 in Book 47 of Miscellaneous records at Page 1, located in the Southwest quarter of Section 5, Township 50 North, Range 5 West of the Boise Meridian, Kootenai County, Idaho, except the North 28.96 feet therefrom, and except any portion lying within or Northerly of the Corbin Ditch Canal as depicted in a Deed on record with Kootenai County in Book 79 of Deeds at Page 515, said Corbin Ditch Canal being modified by a deed recorded with Kootenai County in Book 47 of Deeds at Page 164, and except the Northerly 35 feet of Tract 121 lying South of and adjacent to the canal right of way as reserved by Spokane River Canal Company in Deed recorded in Book 149, Page 411.



Project Overview

“Pleasant View Meadows” will be developed by [REDACTED], the Members of [REDACTED]. The combined acreage of 4.13 is vacant and is in the Kootenai County Ag/Suburban area. It is bordered on the South side by an existing City of Post Falls Subdivision, Majestic View Estates 1st Addition.

We are requesting Residential Mixed (RM) zoning for this proposed annexation. Granting this annexation would allow the developer to develop a mix of smaller lots to accommodate affordable housing (per the goals in the City’s Comprehensive Plan). Upon annexation Pleasant View Meadows, LLC will model a proposed subdivision featuring a combination of single family and multi-family (townhomes) development. The existing access to the property is from S. Pleasant View Road and interior private road improvements and all access will come from S. Pleasant View Road. The Pleasant View Road frontage would be improved during development which will provide improved pedestrian access.

The proposed subdivision conforms to the intended zoning, supplies housing in a high demand market and makes connections to all purveyor services available indicating this project has all the merits necessary for approval for annexation and eventual subdivision. It further addresses the need for affordable housing for the growing population and work force to not only be able to work in Post Falls but also live in Post Falls.

Alignment with Comp Plan

Pleasant View Meadows is committed to the long-term success of projects and upon selection of the subject property the development team vetted development ideas against the goals and policies contained in the City of Post Falls Comprehensive Plan (Comp Plan).

LAND USE

The Pleasant View Meadows subdivision will promote compatible, well-designed development, consistent with surrounding subdivisions in character and configuration, that does not conflict with any of the existing City master plans.

In addition to the infrastructure improvements, the subsequent subdivision will incorporate beautification components with the planting of street trees and green corridors that beautify and enhance community value.

The Pleasant View Meadows subdivision will also create a community park/greenspace that will be centered between the single family and the multi-family portions of the subdivision, which again, aligns with the goals of the updated Comprehensive Plan in keeping with greenspace and a place for outdoor activities.

HOUSING

The future subdivision intends to incorporate both single family and multi-family (townhome) housing. The internal roads will be privately maintained with on street parking and adjacent sidewalks to provide pedestrian access. The streets have 90-degree approach angles and are optimized for safety, traffic calming and aesthetic appeal, including sidewalks, landscaping and lighting.

Home construction would be of regionally similar materials that will match the character of existing homes that adjoin the subject property.

Additionally, it is the goal of the City in the current and upcoming Comprehensive Plan to focus on affordable, sustainable housing that will allow the work force to reside and live in the same area. This development does just that. By allowing this annexation it would pave a way for small lots and housing that is an alternative to the standard three-story apartment type living. In this setting the homeowners will have homes, yards, and a sense of pride of ownership and more specifically addresses the City of Post Falls **“Goal Set” Maintain and improve Post Falls’ small-town scale, charm and aesthetic beauty (G-03) as well as Keep Post Falls’ neighborhoods safe, vital and attractive (G-05); and further addresses the Policies of the City of Post Falls (P.15) Ensure that adequate land is available for future housing needs, helping serve residents of all ages incomes and abilities through provision of diverse housing types and price levels, (P.19) Encourage clustering of units in new residential development, providing service efficiencies and creating opportunities for private or community open space.**

PUBLIC SERVICES

Although the subject properties are located within East Green Acres Irrigation District, the District Manager has issued a letter allowing Pleasant View Meadows, LLC to pursue water service from the City of Post Falls. The subdivision construction will provide utility system continuity and complete important connections for dry utilities and the water and sewer systems managed by the City of Post Falls. The result of the project will be services that are high quality, effective, and affordable. The proposed subdivision is located just minutes from I-90 with convenient travel between Coeur d’Alene and Post Falls; and, is minutes from shopping, churches, trails and numerous outdoor activities.

Additionally, the City of Post Falls is considering installing a walking trail system in a vacated Corbin Ditch right-of-way, located adjacent to this project. If this trail is constructed in the future, it would provide easy access to the residents of this development.

A homeowners’ association will serve to protect and maintain common areas, open space areas, and adjacent landscaping along the S. Pleasant View Road public right-of-way.

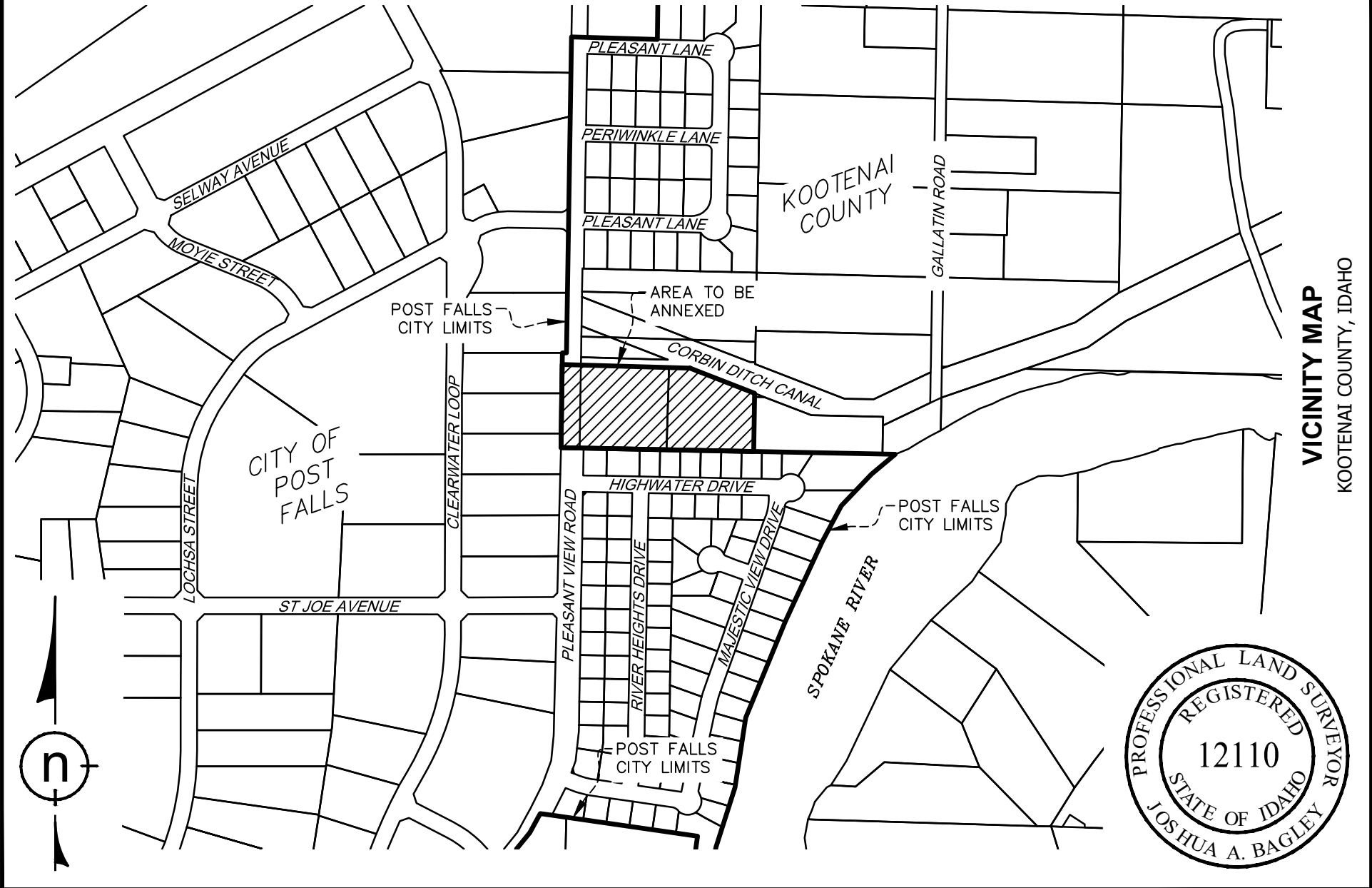
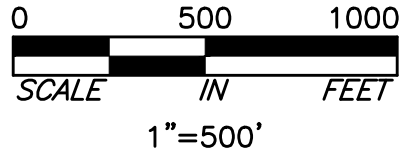
Preliminary Development Schedule

There will be one continuous phase of development upon annexation and subsequent subdivision approval. It is anticipated that the site improvements and infrastructure work will begin Fall of 2026 and be complete by the Fall of 2027.

Technical Merit

The proposed annexation and subsequent subdivision will provide valuable housing opportunities in alignment with the Comp Plan and diverse utility master plans. The Pleasant View Meadows development team respectfully requests the approval for annexation.

DATE
12/15/2025
JOB #
2025-116



VICINITY MAP
KOOTENAI COUNTY, IDAHO



AUTHORIZATION LETTER



Know all men by these presents that the undersigned does hereby authorize h2 to formally act on my behalf with respect to all matters relating to:

Project: Pleasant View Meadows Annexation and Mixed-Use Development

Located at: Parcel Nos: 0304005121AA / 0304005121AB

With this authorization, h2 has authority to fully represent this project, and the land owner/owner(s) when dealing with permitting agencies, and all matters that are associated with the process required to complete this project, but the signee of this document agrees that h2 is not legally responsible for this project. Further, by signing this document, the signee hereby agrees that they are the legal owner of the property/project stated above and do hereby authorize h2 to perform their contractual duties.

Property Owner (Printed Name): Pleasant View Meadows, LLC

Property Owner (Signature): By: [Signature] Date: 5/12/25

Property Owner (Signature): By: [Signature] Date: 5/12/25

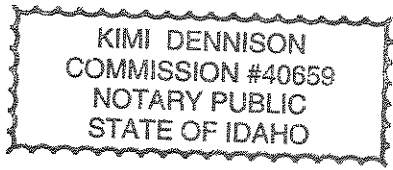
NOTARY: On May 12, 2025 (date) I personally witness the above noted party(ies) execute this document authorizing h2 to work on their behalf for all matter relating to this project.

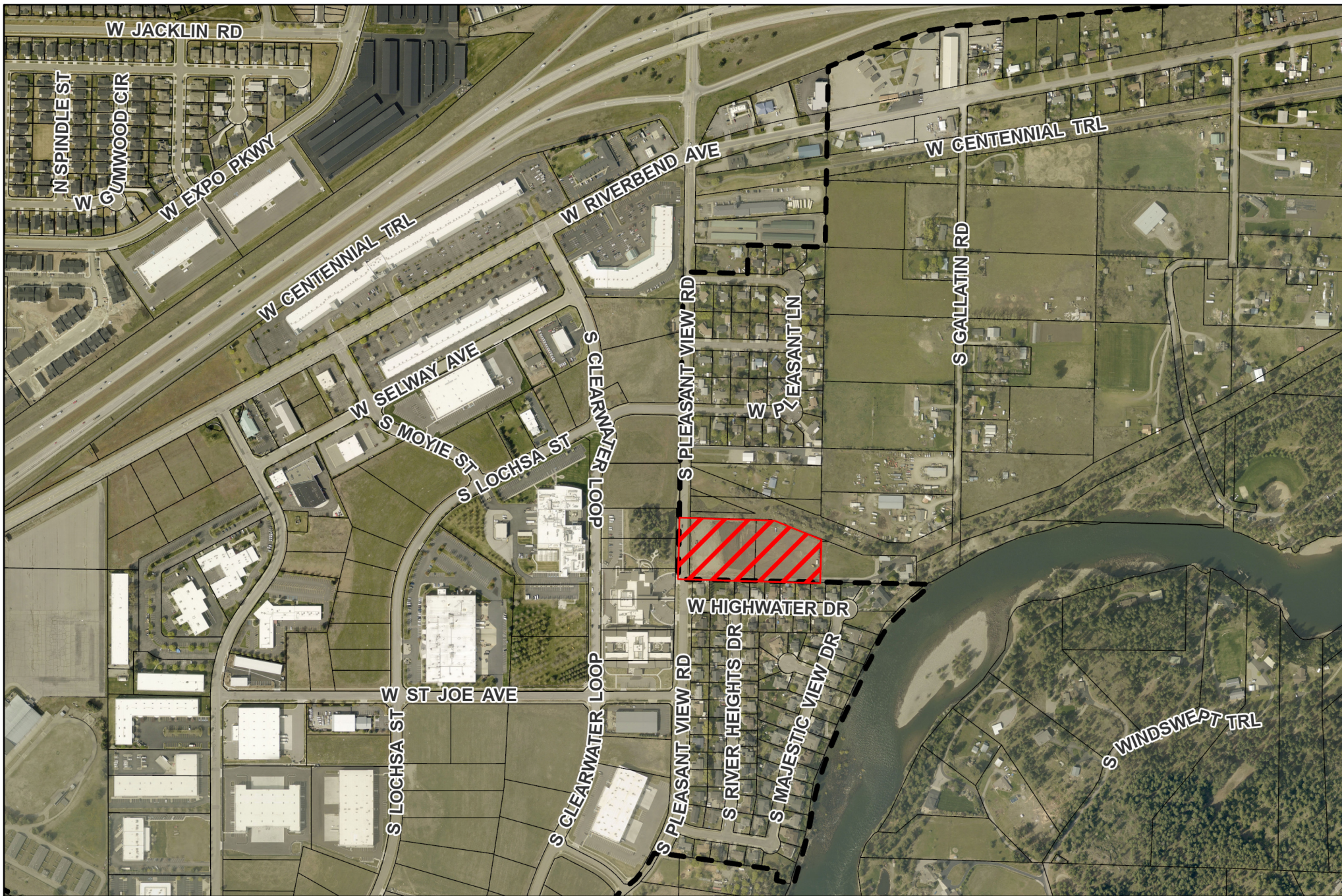
Subscribed and sworn to before me this 12 day of May ^{year} 2025, 2025.

[Signature]
Notary Public in and for the State of Idaho

My Commission Expires: 9-3-2027




Residing: [Signature]

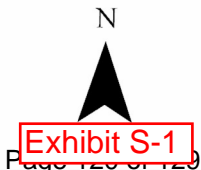


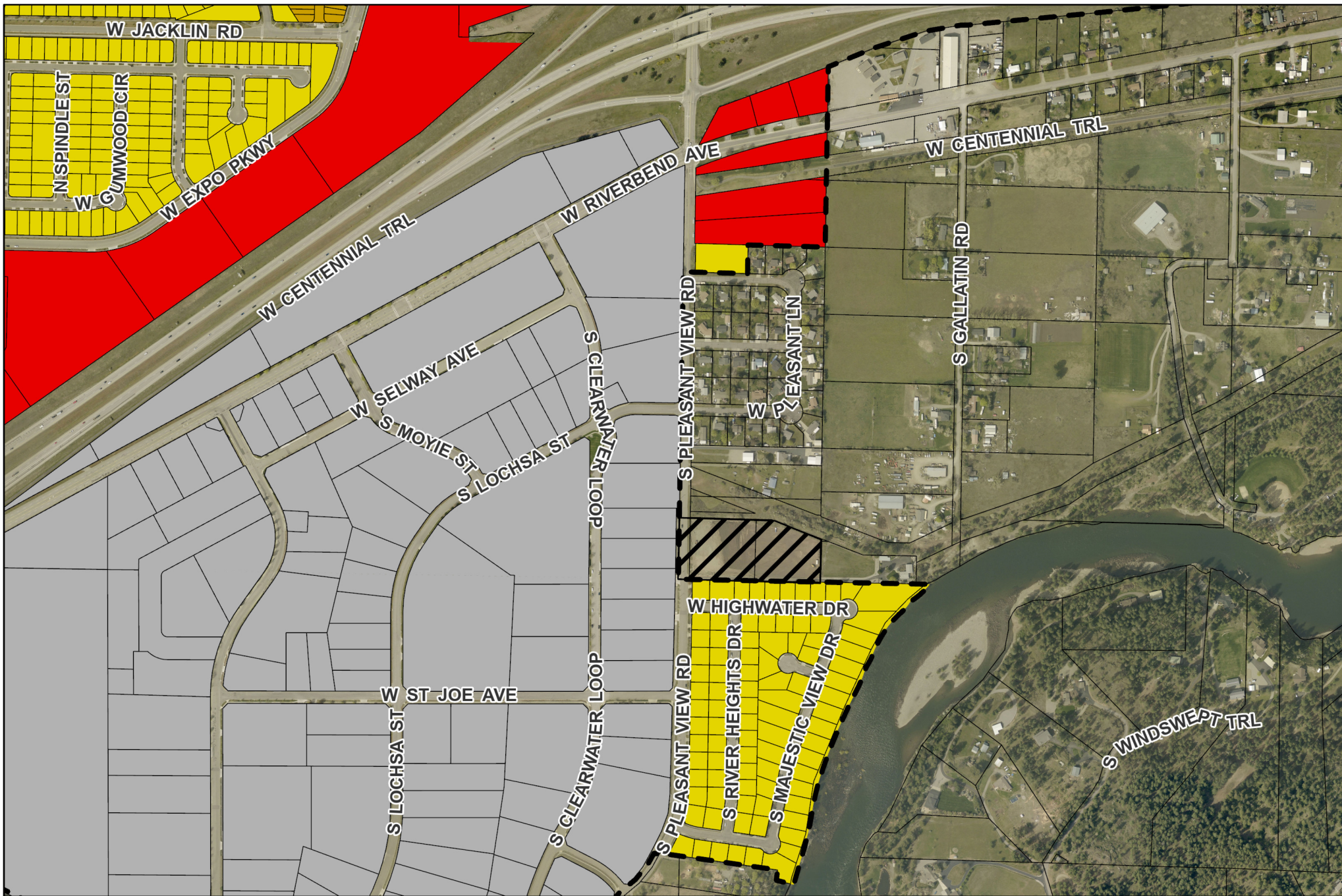


Project Location
 PLEASANT VIEW MEADOWS
 ANNEXATION
 ANN-25-10







-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site








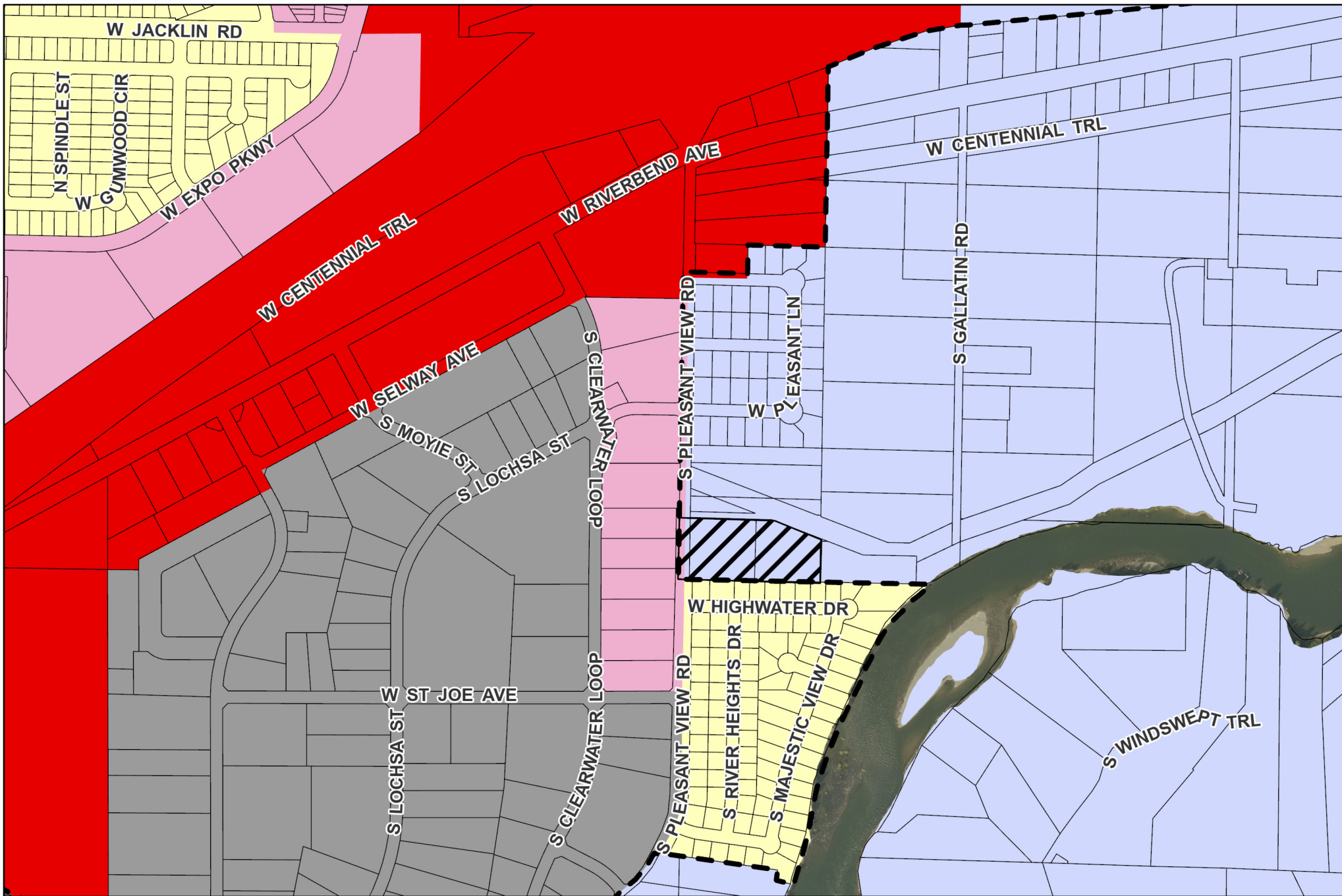
Zoning Map
 PLEASANT VIEW MEADOWS
 ANNEXATION
 ANN-25-10



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

-  I
-  R-1
-  R-2





Future Land Use Designation
 PLEASANT VIEW MEADOWS
 ANNEXATION
 ANNX-25-10



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

February 24, 2026

Nancy Thurwachter
Planning Administrative Specialist
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

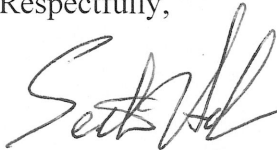
RE: Notice to Jurisdiction Response

Dear Nancy,

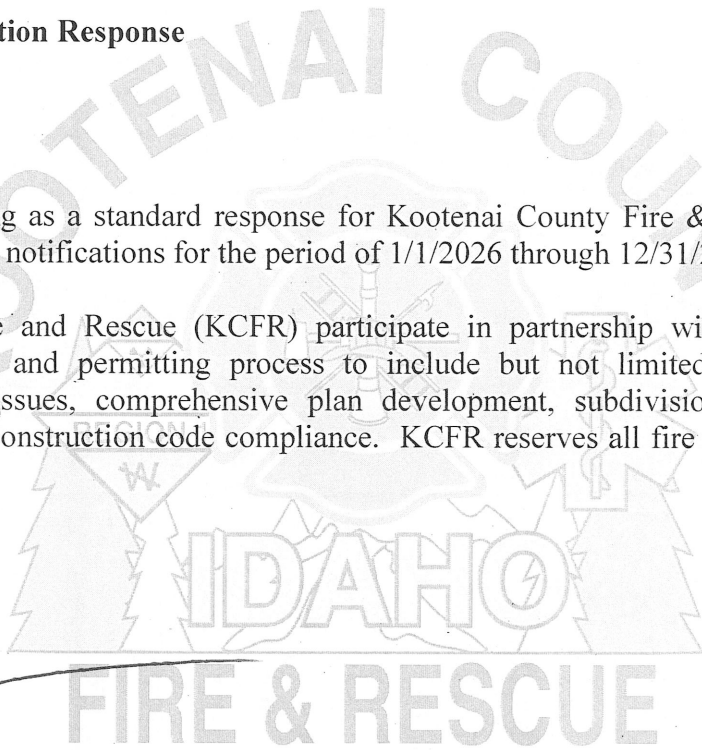
Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice of Jurisdiction" notifications for the period of 1/1/2026 through 12/31/2026.

"Kootenai County Fire and 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,



Seth Hohenstreet
Kootenai County Fire & Rescue
Deputy Fire Marshal



Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Monday, February 23, 2026 2:26 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Pleasant View Meadows Annexation File No.ANNX-25-10
Attachments: Exhibit PH-2 NTJ_Pleasant View ANNX-25-10.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 13257)

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, February 20, 2026 3:26 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 Mavrincac <Daniel.Mavrincac@BNSF.com>; 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>; Kyle Leatham <kyle.leatham@bnsf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barnes <lee.barnes@tdstelecom.com>;

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, February 27, 2026 8:35 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Pleasant View Meadows Annexation File No.ANNX-25-10

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

Good Morning,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, February 20, 2026 3:26 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@hbkengeering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; 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@ziplay.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Kyle Leatham <kyle.leatham@bnsf.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>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M.

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Thursday, February 26, 2026 12:11 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Pleasant View Meadows Annexation File No.ANNX-25-10

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,
The PFHD has no comment regarding this proposed annexation.

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

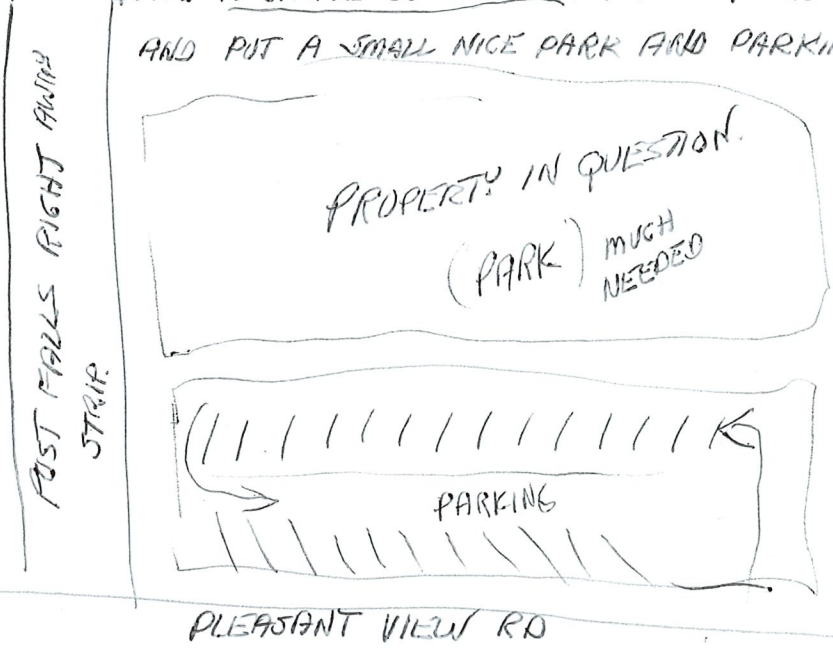
p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Friday, February 20, 2026 3:26 PM
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POST FALLS PLANNING DIVISION,

I'M WRITING IN RESPONSE TO THE PROPOSED ANNEXATION OF 561 S. PLEASANT VIEW RD POST FALLS. LIKE THEIR ATTEMPT A FEW YEARS AGO I THINK IT IS STILL A BAD IDEA. THE INCREASED TRAFFIC WILL MAKE THE PLEASANT VIEW RD EVEN WORSE EVEN THOUGH THE LAND OWNERS DID A LOT OF WORK LAST YEAR THEY STILL ENDED UP ^{BURYING} SOME TRASH MAKING IT UNSUITABLE FOR BUILDING ON ANYWAY. I'M SURE THE RESIDENTS ON W HIGHWAY 212 OR WILL ATTEST TO THE WORK. SINCE POST FALLS WANT SEIZURE THE STRIP SEPARATING OUR PROPERTY BECAUSE THEY SAY THEY WANT TO USE IT FOR A PATH TO CUREM PARK SOMEDAY THERE IS QUITE A SIMPLE SOLUTION TO THIS. POST FALLS SHOULD BUY IT



AND PUT A SMALL NICE PARK AND PARKING LOT THAT WOULD BENEFIT THE NEARBY RESIDENTS AND FOLKS THAT WOULD PARK TO USE THE PATH. THE PARKING LOT WOULD ALSO BENEFIT THE VETERANS HOME OVERFLOW WHEN THEY HAVE EVENTS THAT CROWD THE STREET ALL THE WAY TO LOCASA ST.

THANKS FOR YOUR CONSIDERATION,

208-773-7080

Ernest K. Lingle
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VETERANS HOME