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**CITY COUNCIL  
MEETING AGENDA**

**March 17, 2026  
6:00 PM**

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

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**WORKSHOP – 5:00 pm 2nd Floor Conference Room**

- a. City Center Parking LID and Pleasant View URD Discussion

**REGULAR MEETING – 6:00 pm City Council Chambers**

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

**CALL TO ORDER BY MAYOR WESTLUND**

**INVOCATION**

The Mayor will offer a brief invocation intended to solemnize the Council's proceedings. Attendance and participation are voluntary. The invocation is not intended to require or encourage participation by members of the public, nor to advocate or proselytize for any particular religion or belief. No Council action is influenced by participation or non-participation.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF CITY COUNCIL MEMBERS**

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

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

- a. Post Falls Urban Renewal Agency Annual Report
- b. Appointment of Planning and Zoning Commissioner - Michael Floch

**AMENDMENTS TO THE AGENDA**

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

**DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS**

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

**1. CONSENT CALENDAR**

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

**ACTION ITEMS:**

- a. Minutes – March 3, 2026, City Council Meeting
- b. Payables 03/04/2026 - 03/18/2026
- c. January Cash and Investments Report
- d. Park Furnishing Surplus

**2. PUBLIC HEARINGS**

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

**ACTION ITEMS:**

- a. APPEAL WITHDRAWN BY APPLICANT; HEARING CANCELED — River City Corners Special Use Permit Appeal (SUP-25-1 & APL-25-1)
- b. Prairie Avenue Annexation (ANNX-25-5)

**3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS**

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

**ACTION ITEMS:**

- a. Update to the City Proclamation Policy

**4. NEW BUSINESS**

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

**ACTION ITEMS:**

- a. Personnel Policy – Animals in the Workplace Exemption
- b. Standards for Public Works Construction

## 5. CITIZEN ISSUES

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

## 6. ADMINISTRATIVE / STAFF REPORTS

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

- a. Harmony Place HOA Discussion

## 7. MAYOR AND COUNCIL COMMENTS

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

## 8. EXECUTIVE SESSION

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

## ACTION ITEMS:

- a. 74-206(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.

## RETURN TO REGULAR SESSION

## ADJOURNMENT

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 N. Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Randy Westlund

Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

Mission  
Building Community.

**CITY OF POST FALLS  
AGENDA REPORT**  
WORKSHOP – 5:00 pm 2nd Floor Conference Room  
**MEETING DATE: 3/17/2026**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Robert Seale, Community Development Director  
**SUBJECT:** City Center Parking LID and Pleasant View URD Discussion

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**ITEM AND RECOMMENDED ACTION:**

The staff presentation will provide options and information to Mayor and Council for a potential local improvement district (LID) in the City Center to expedite the development of on-street parking.

**DISCUSSION:**

**City Center Parking Local Improvement District**

In 2018 the City Council adopted the City Center Parking Plan as a guiding document for increasing parking supply in the downtown. On and off-street parking has been incrementally added to the area with developer-driven projects. As parcels are redeveloped, frontage improvements, which include on-street parking, are completed per the City Center Parking Plan. With the development of new businesses and attractions, including The Landings Park, the desire for additional on-street parking is becoming apparent.

Additional sidewalks and on-street parking will advance the overall walkability of the downtown. The City has the option to continue to wait for incremental redevelopment or to push forward with a larger, City-driven project. Funding options include a Local Improvement District (LID). The Urban Renewal Agency may be able to participate after they have satisfied their current obligations.

City staff are looking for direction from the City Council to pursue a LID, wait for potential URA involvement or wait for incremental development.

**Back-In vs Front-In Angled Parking**

Staff will discuss a potential change to the policy for back-in angled parking included in the City Center Plan.

**Pleasant View URD Status Discussion**

Provide update and discuss the potential for district dissolution.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

City Center Parking Plan adopted in November 2018.

**APPROVED OR DIRECTION GIVEN:**

N/A

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

Construction Estimate: \$5,450,000  
Possibly funding by LID

**BUDGET CODE:**

N/A

**ATTACHMENTS:**

1. 2026.03.17 City Center Parking LID

# City Council Workshop

March 17, 2026



Bob Seale, AICP  
Community Development Director  
March 17, 2026

# City Council Workshop

## Brief Agenda

- ❖ City Center Local Improvement District
- ❖ City Center Parking: Back-in vs. Front-in
- ❖ Pleasant View Urban Renewal District

# City Center Parking Local Improvement District (LID)

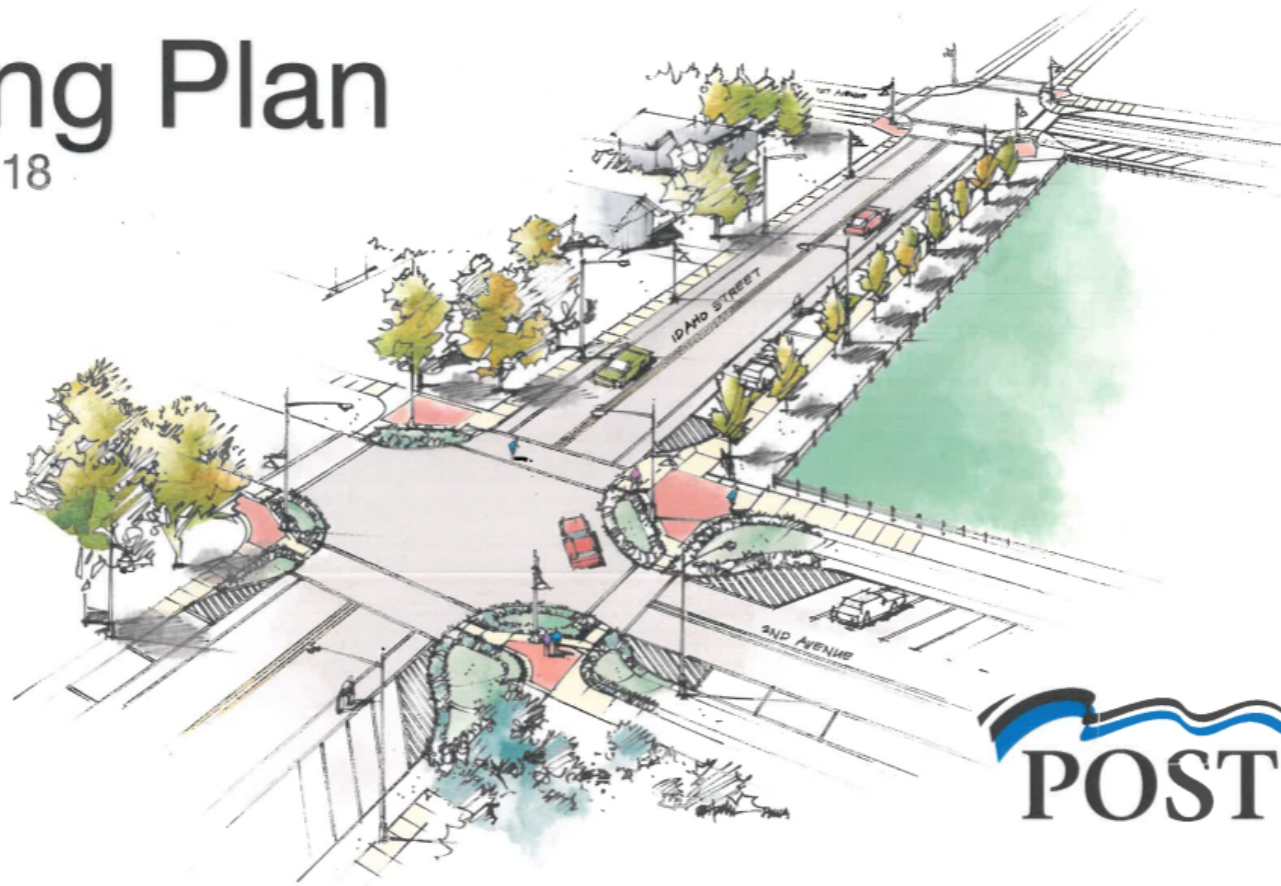
March 17, 2026

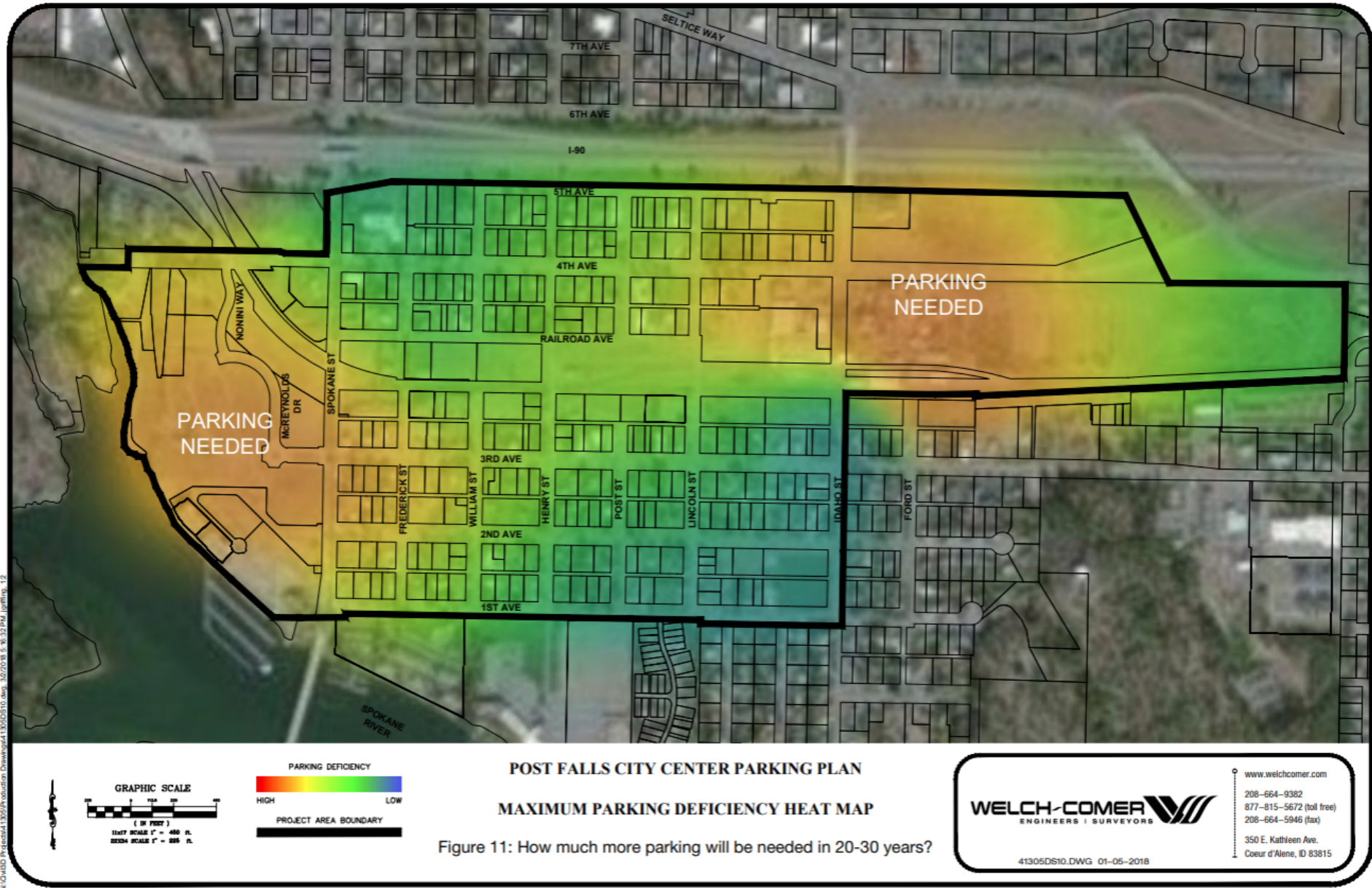


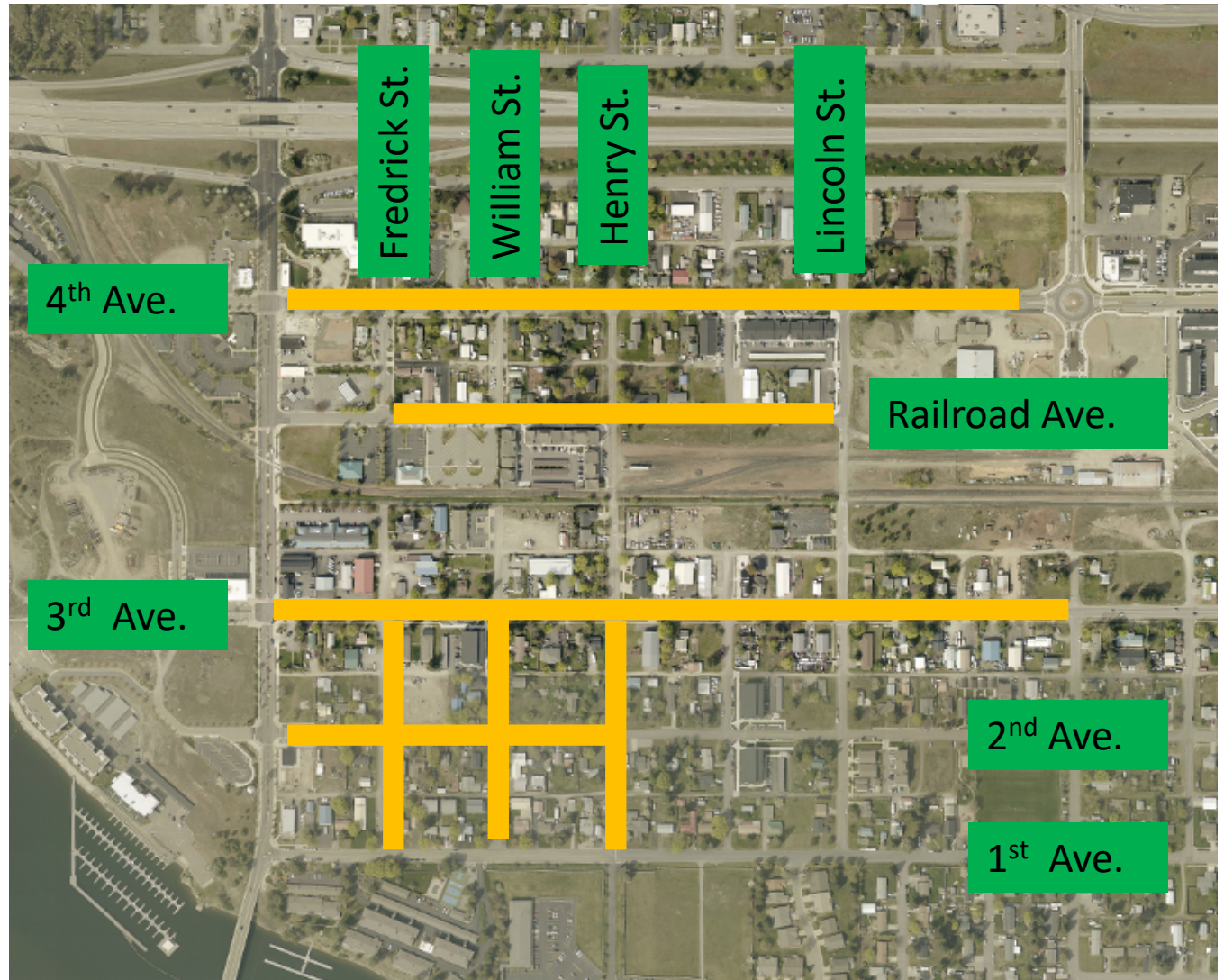
# Post Falls City Center

## Parking Plan

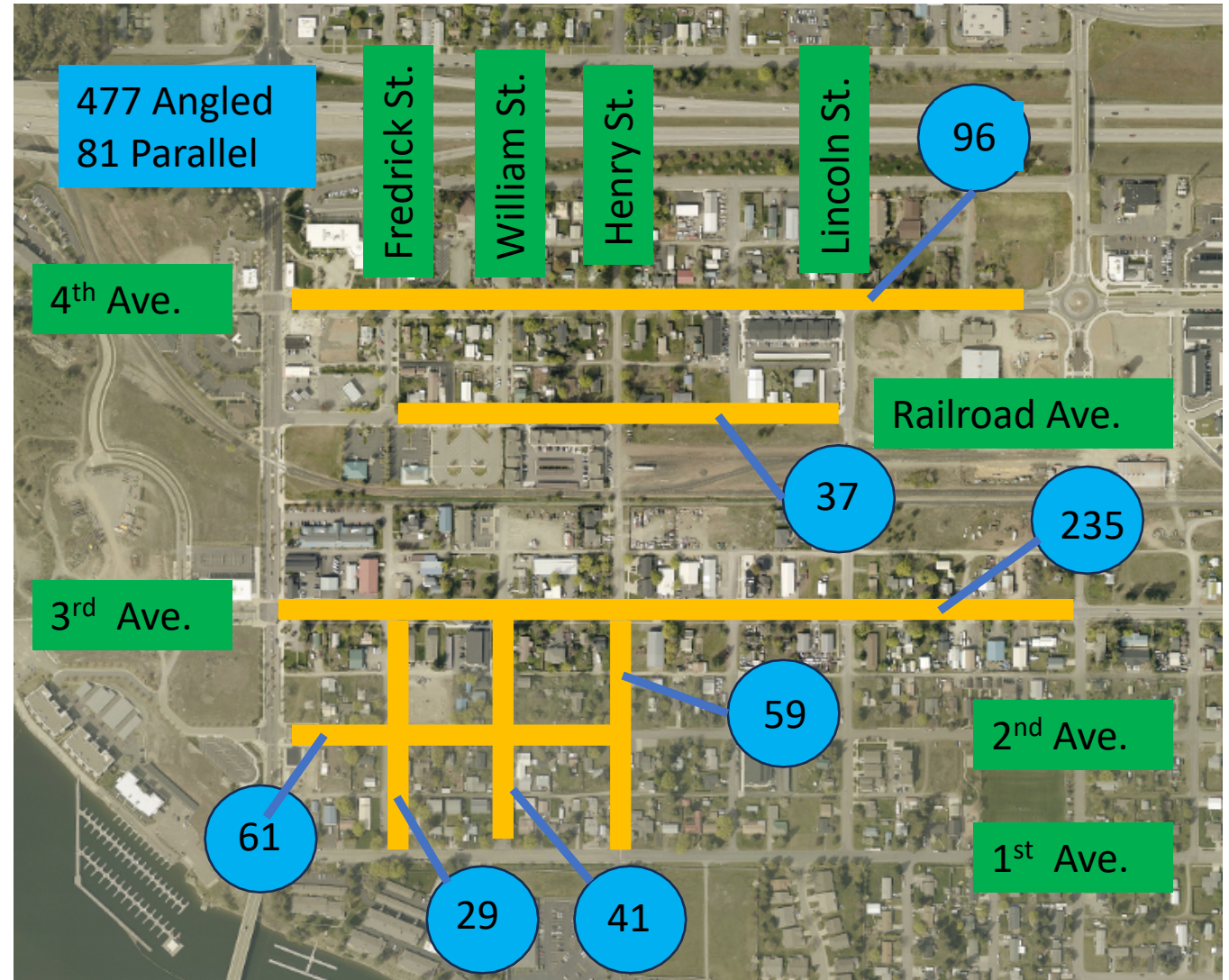
November 2018





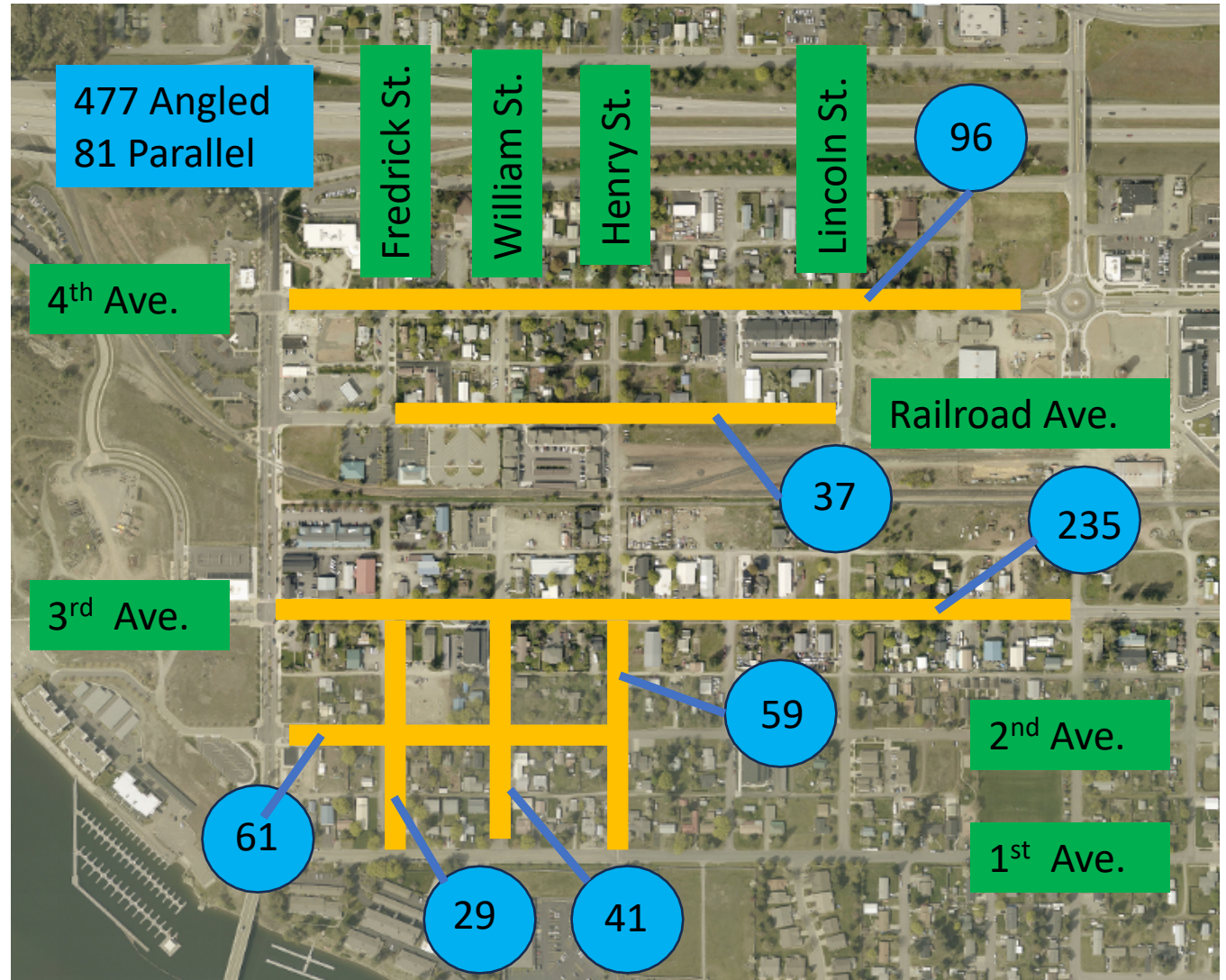


## Proposed Areas of Improvement

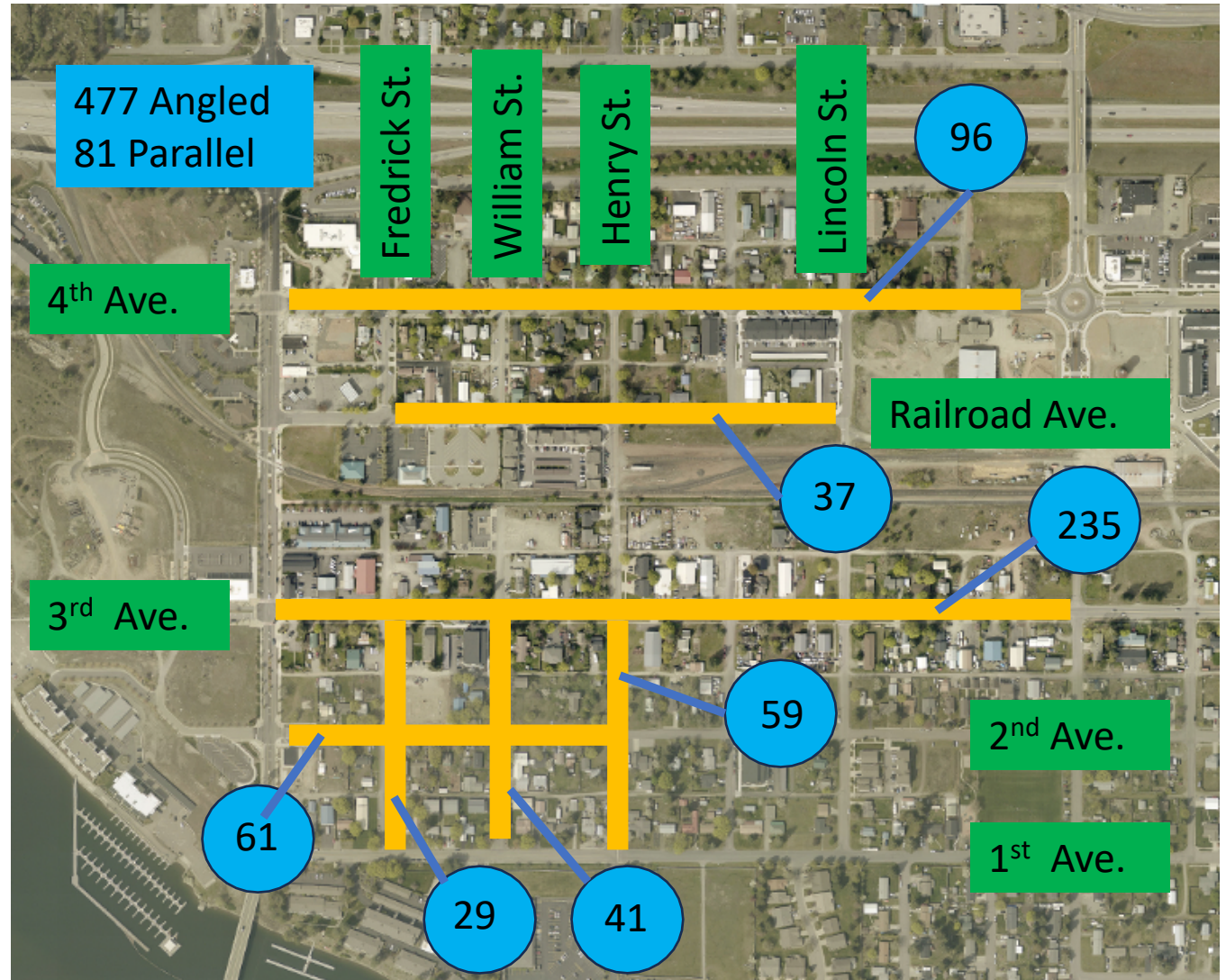


Net Parking

Street	Stalls	Cost (total)	Per stall
2 <sup>nd</sup> Ave	61	\$720,000	\$11,803
3 <sup>rd</sup> Ave	235	\$1,989,000	\$8,463
Railroad Ave.	37	\$456,000	\$12,324
4 <sup>th</sup> Ave.	96	\$931,000	\$9,697



Street	Stalls	Cost (total)	Per stall
Frederick St	29	\$379,000	\$13,069
William St.	41	\$397,000	\$9,683
Henry St.	59	\$425,000	\$7,203



Improvements include:

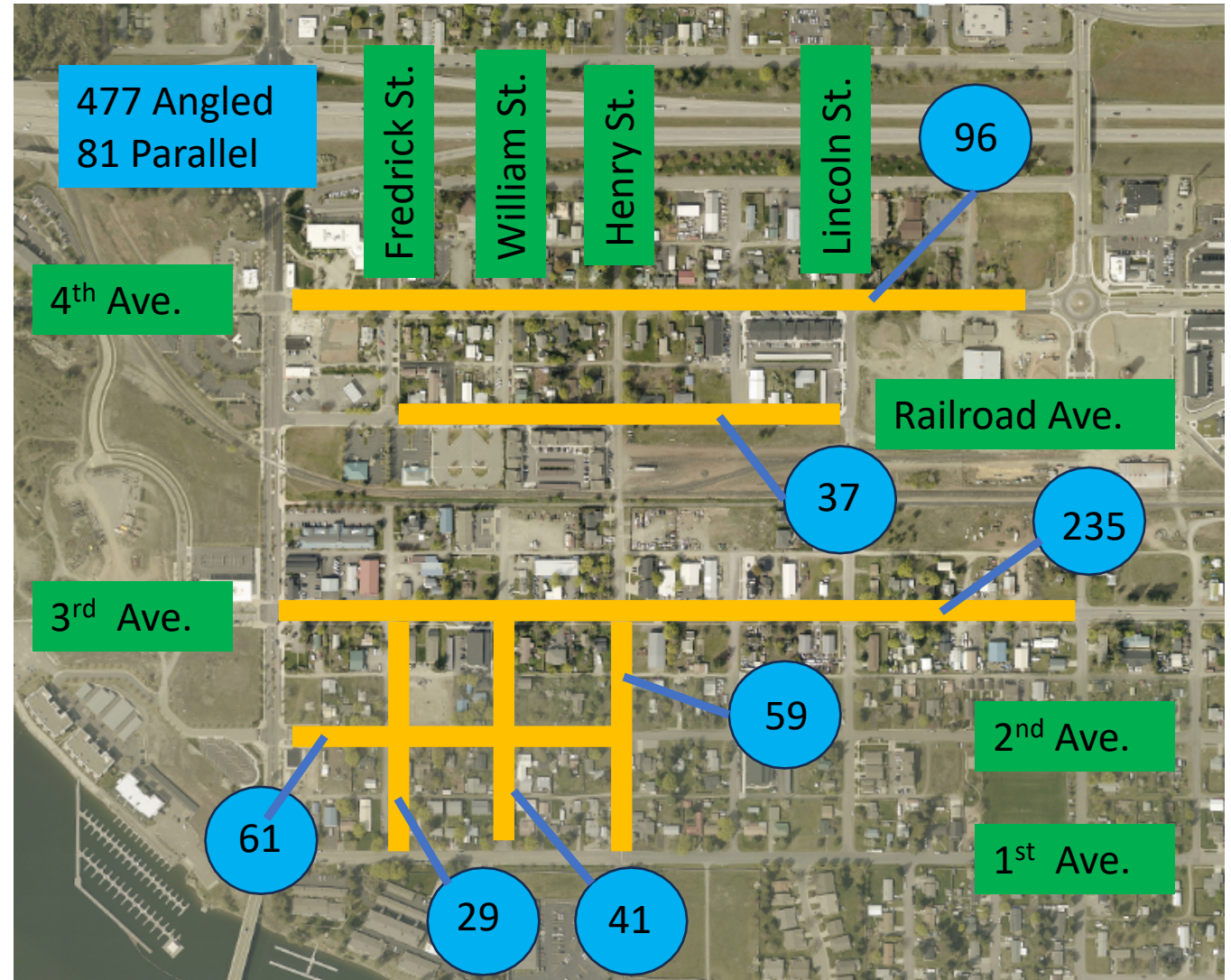
- Asphalt widening
- Curb & Gutter
- Roadway Illumination
- Roadway Markings
- Engineering Design
- Project Management
- Storm Water (dry land seed)

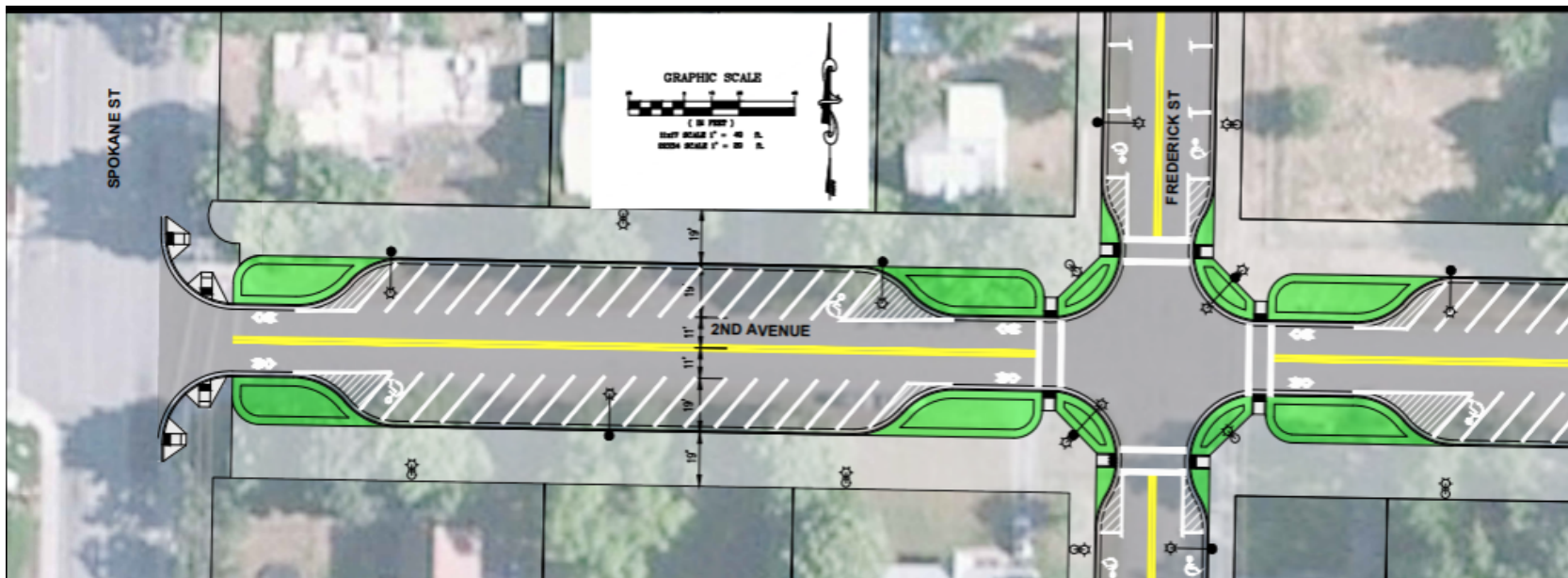
Total Estimated Cost: \$ 5,450,000

Cost per linear foot: \$ 411

Typical Lot impacts:

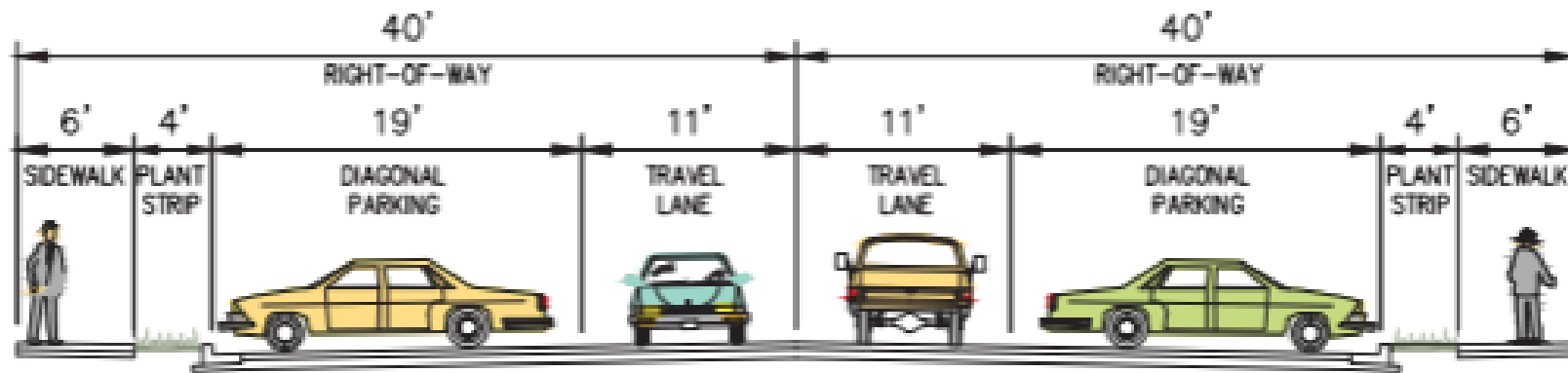
- \* 75 ft frontage \$ 30,825
- \* 90 ft frontage \$ 36,990
- Corner \* 75x140 \$ 88,365
- Corner \* 90x140 \$ 94,530
- \* ½ Block \$238,380



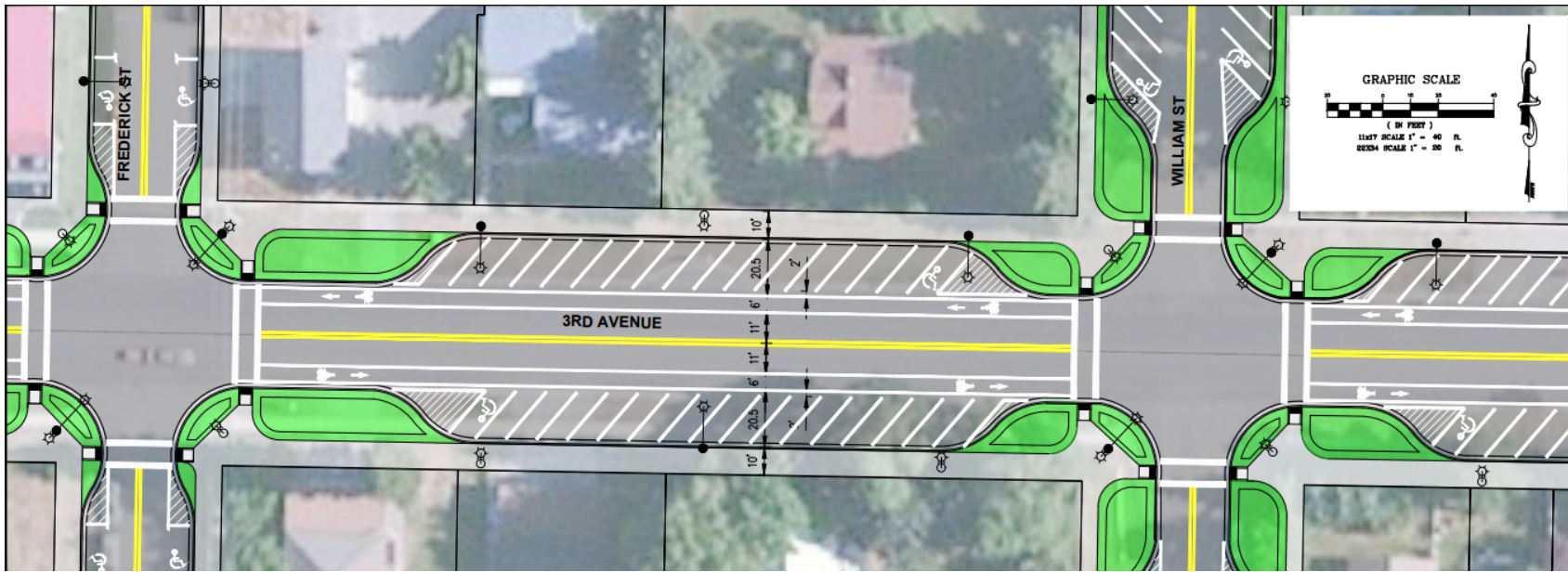


## 2<sup>nd</sup> Avenue (Spokane St. – Henry St.)

Parallel Parking Stalls:	16
Angled Parking Stalls:	45
Total Cost:	\$720,000
Cost per foot	
Cost per parking stall	\$11,803

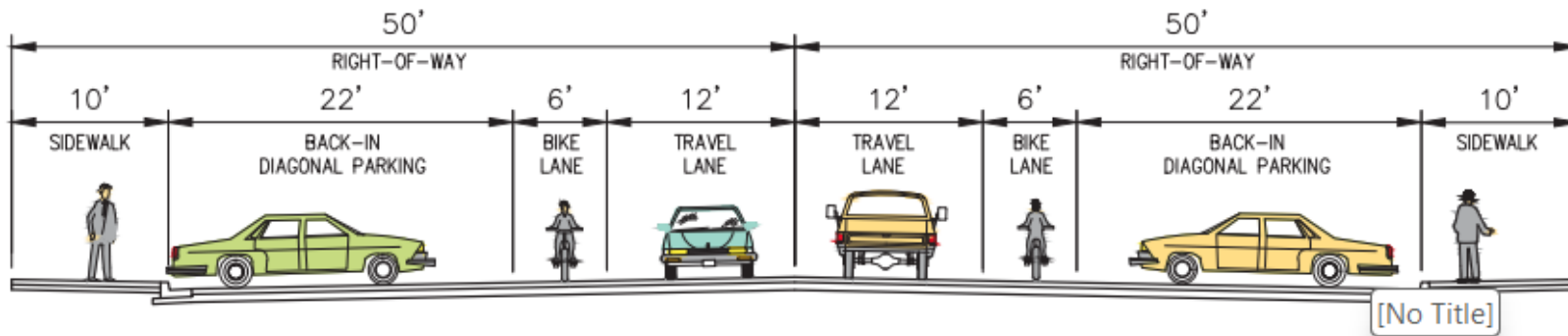


## 2<sup>nd</sup> Avenue (Spokane St. – Henry St.)

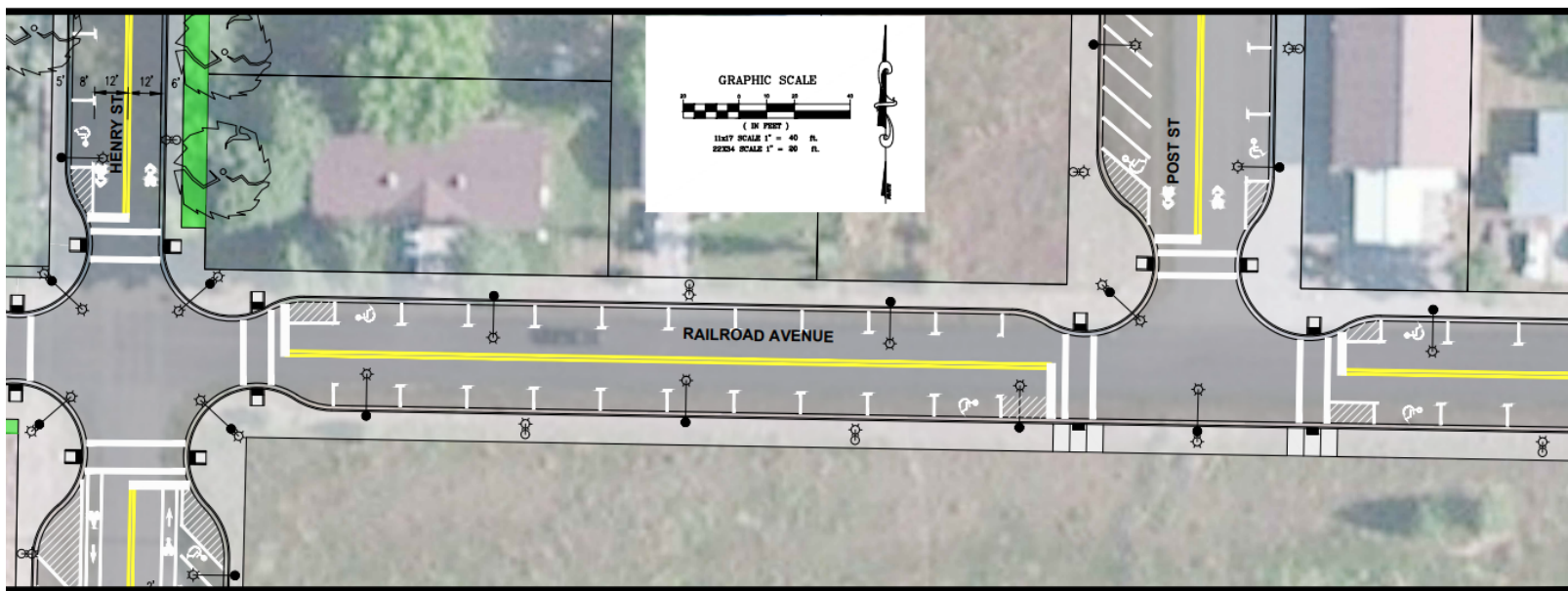


### 3rd Avenue (Spokane St. – Idaho St.)

Parallel Parking Stalls:	0
Angled Parking Stalls:	235
Total Cost:	\$1,989,000
Cost per foot	
Cost per parking stall	\$8,463

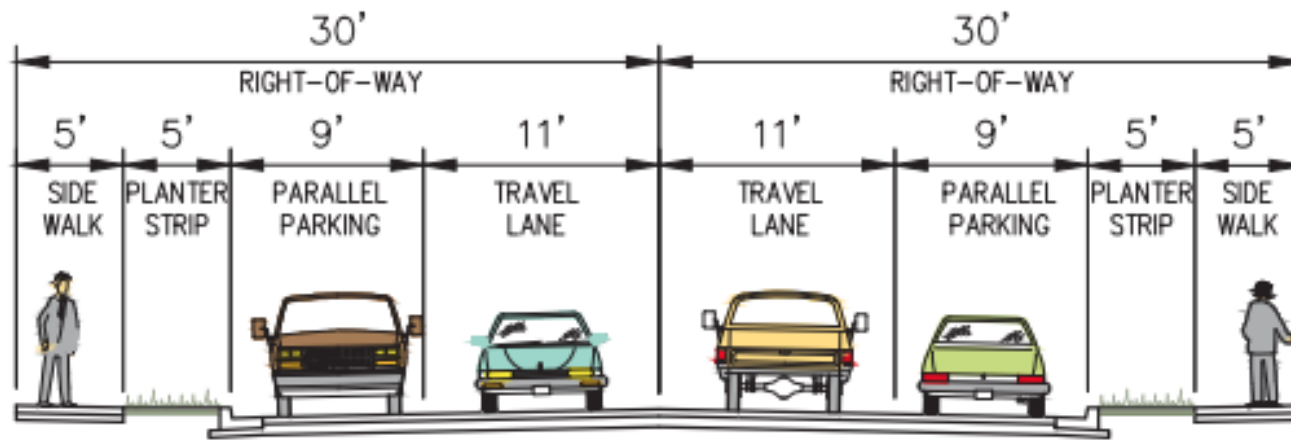


### 3<sup>rd</sup> Avenue (Spokane St. – Idaho St.)



Railroad Avenue (Fredrick St. – Lincoln St.)

Parallel Parking Stalls:	37
Angled Parking Stalls:	
Total Cost:	\$456,000
Cost per foot	
Cost per parking stall	\$12,324



Does not include any surface improvements on South Side (Henry St. – Lincoln St.)

Railroad Avenue (Fredrick St. – Lincoln St.)

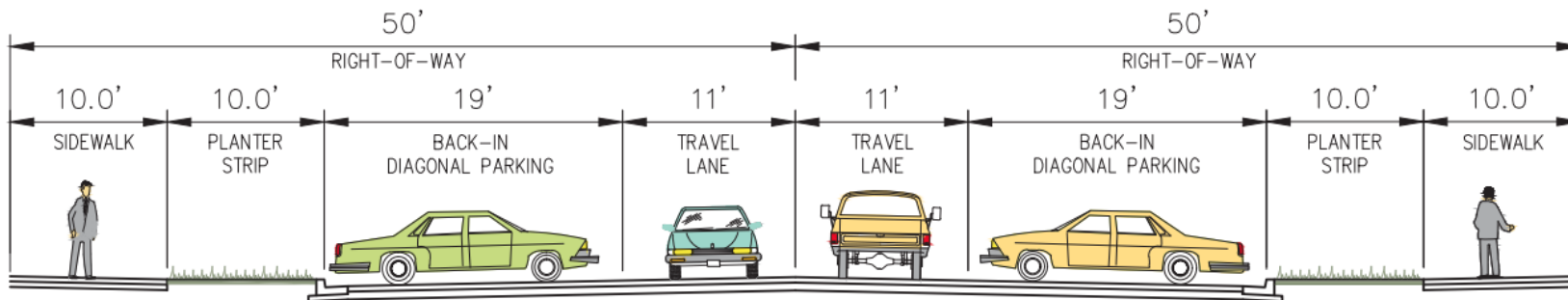
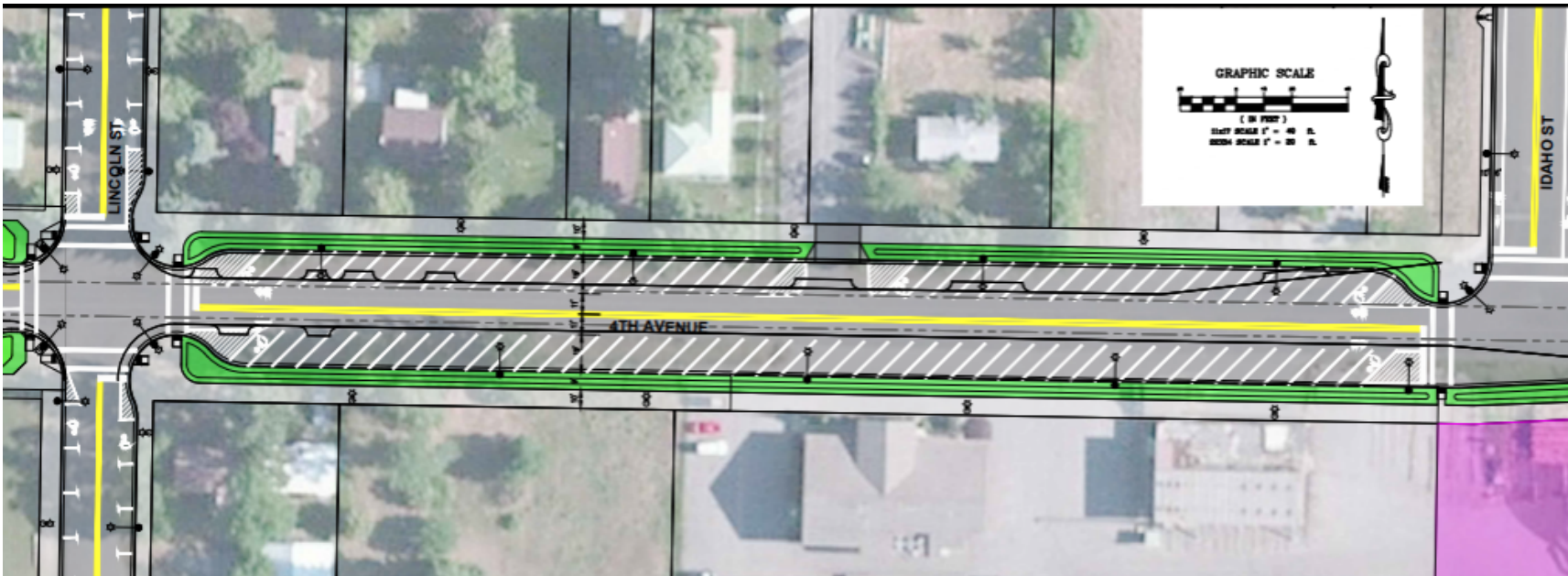
## 4<sup>th</sup> Avenue (Spokane St. – Idaho St.)

Parallel Parking Stalls: 0  
 Angled Parking Stalls: 96

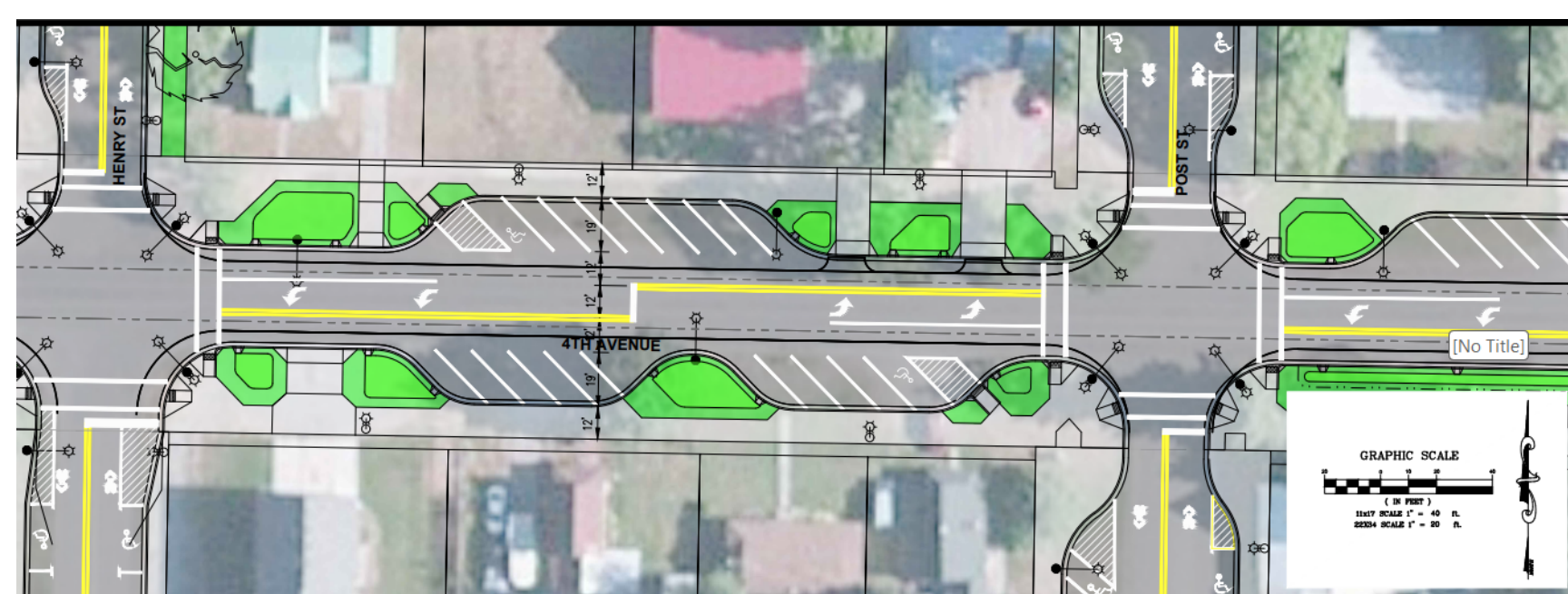
Total Cost: \$989,000

Cost per foot

Cost per parking stall \$9,697



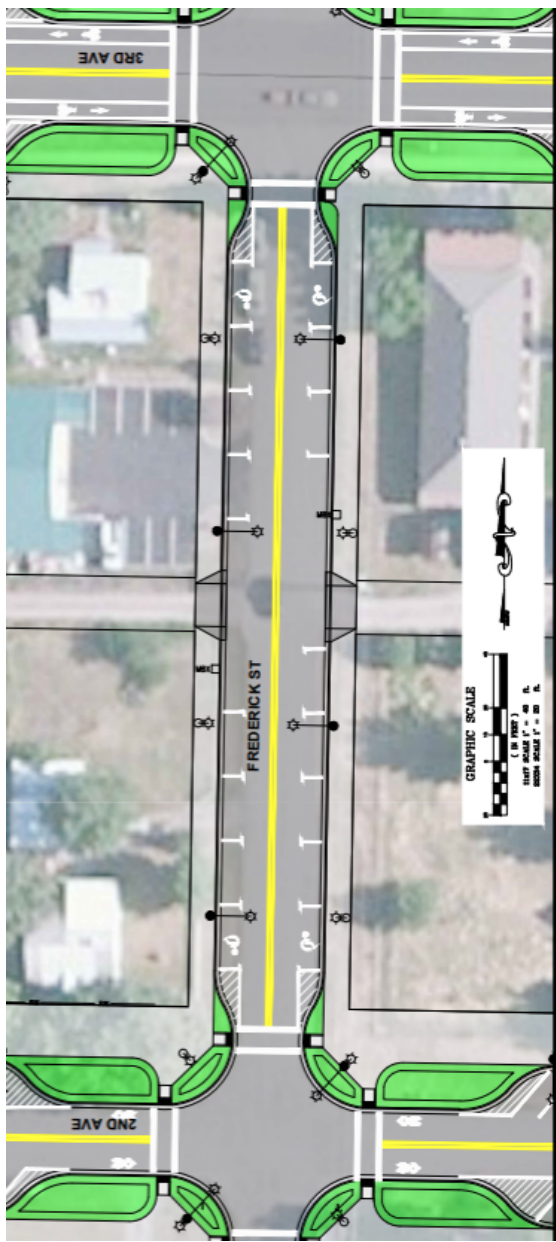
## 4th Avenue (Spokane St. – Idaho St.)



- Different roadway configuration east / west of Post St.
  - 3-lane / Turn pockets
- Adds 10 angled parking stalls adjacent to City Hall (Spokane St. – Fredrick St. on north side), includes 1 ADA

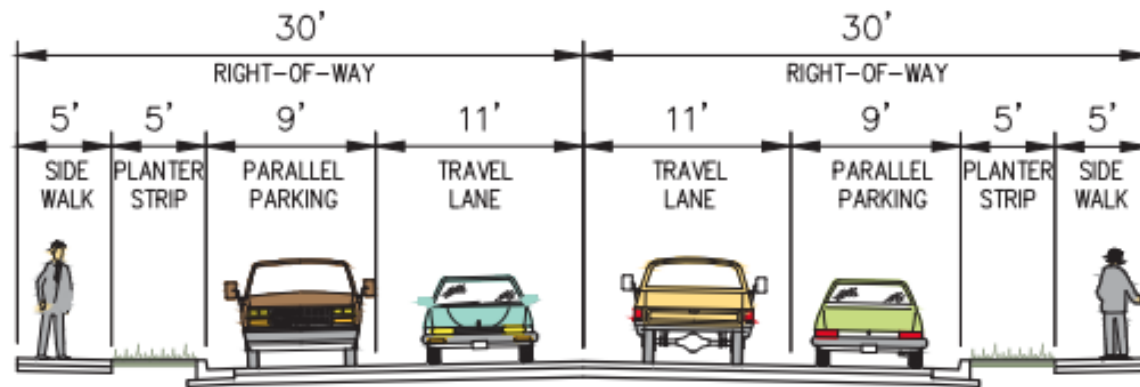


4th Avenue (Spokane St. – Idaho St.)

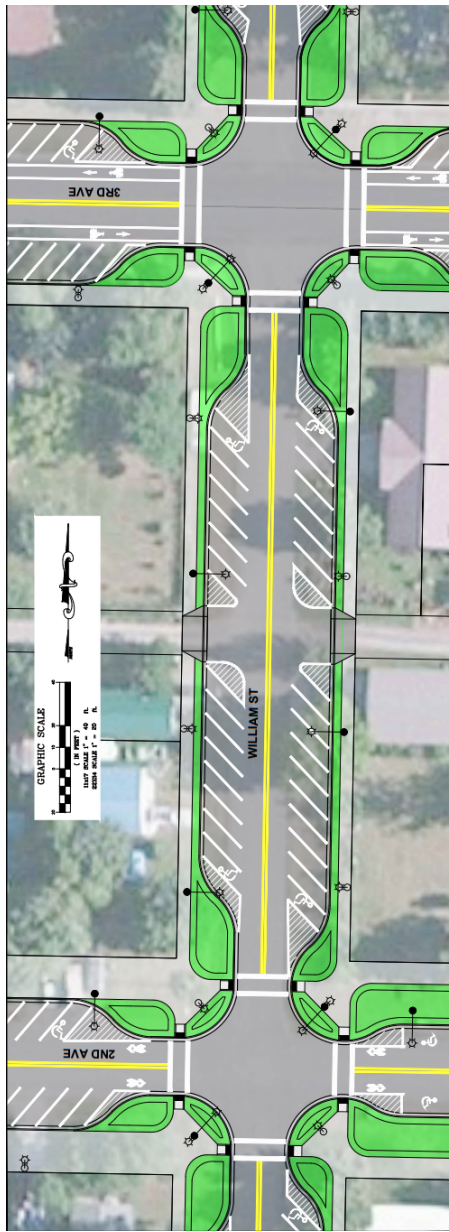


Frederick St. (1<sup>st</sup> Ave. – 3<sup>rd</sup> Ave.)

Parallel Parking Stalls:	29
Angled Parking Stalls:	0
Total Cost:	\$379,000
Cost per foot	
Cost per parking stall	\$13,069

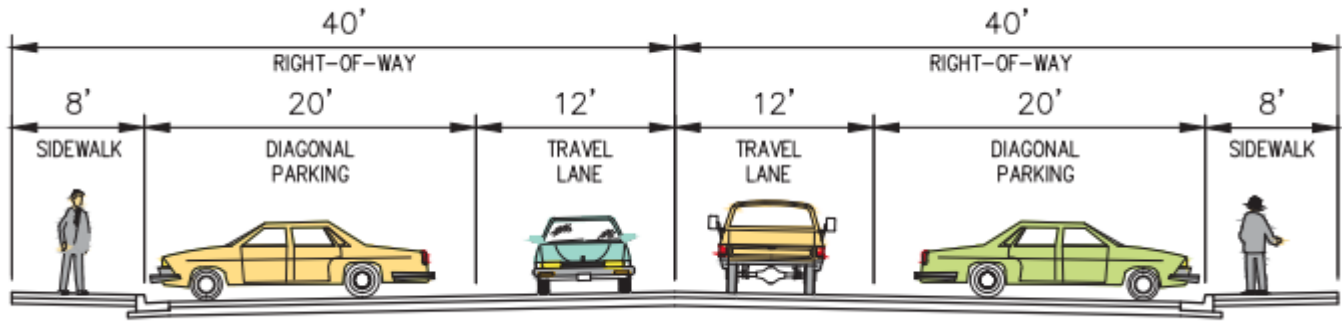


Frederick Street (1<sup>st</sup> Ave. – 3<sup>rd</sup> Ave.)



William St. (1<sup>st</sup> Ave. – 3<sup>rd</sup> Ave.)

Parallel Parking Stalls:	0
Angled Parking Stalls:	41
Total Cost:	\$397,000
Cost per foot	
Cost per parking stall	\$9,683

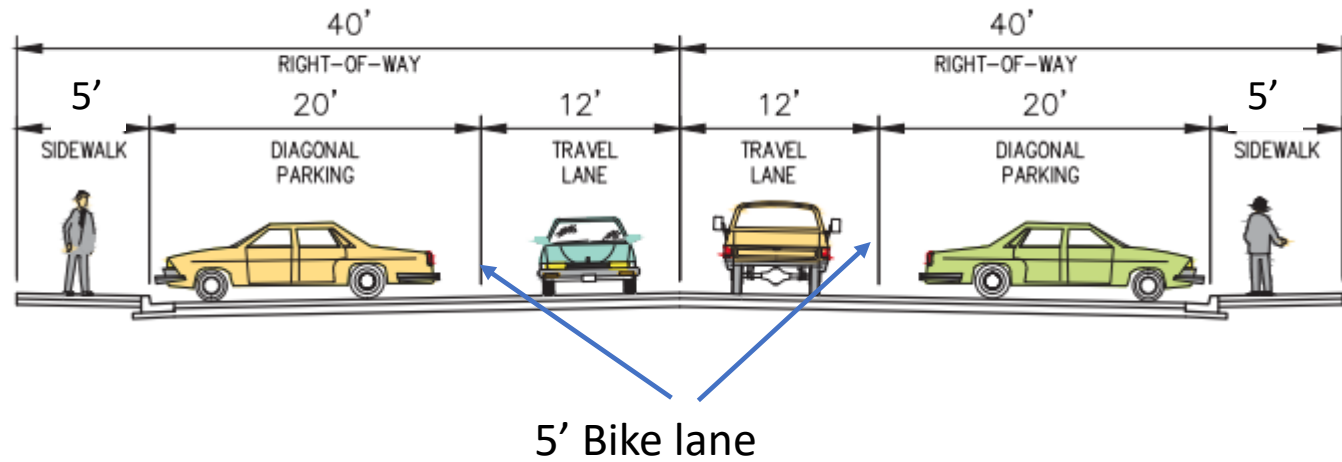


William Street (1<sup>st</sup> Ave. – 3<sup>rd</sup> Ave.)



## Henry St. (1<sup>st</sup> Ave. – 3<sup>rd</sup> Ave.)

Parallel Parking Stalls:	0
Angled Parking Stalls:	59
Total Cost:	\$425,000
Cost per foot	
Cost per parking stall	\$7,203



Henry Street (1<sup>st</sup> Ave. – 3<sup>rd</sup> Ave.)

# Back-in Angled Parking Discussion

March 17, 2026



# Back in angled parking

First "Test" location: Frederick St. (2019)

Utilized exclusively with new development after 2020 (mixed results)





## Noncompliant parking (observed)

- Back-in angled parking into Front-in stalls.
- Front-in angled parking into Back-in stalls.
- Parallel parking in wrong direction





- Mixed results
- Some safety concerns (no known issues)
- Enforcement
  - Is it worth the effort / resources



**What new ideas were considered?**

**Back-in Angle Parking**

The concept designs in this report include consideration for back-in angle parking. Back-in angle parking has numerous distinct advantages for an evolving downtown area like this part of Post Falls. First, back-in angle parking provides better visibility when leaving a parking space (see Figures 12 and 13). Drivers can utilize their windshield and driver's side window to see oncoming traffic and bicycles instead of relying on their mirrors and back window. Increased visibility in turn leads to increased bicyclist and motorist safety.

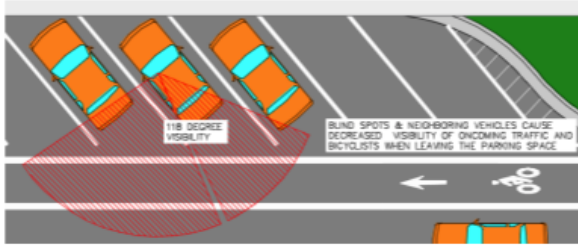


Figure 12: Front-in angle parking visibility when leaving a parking space

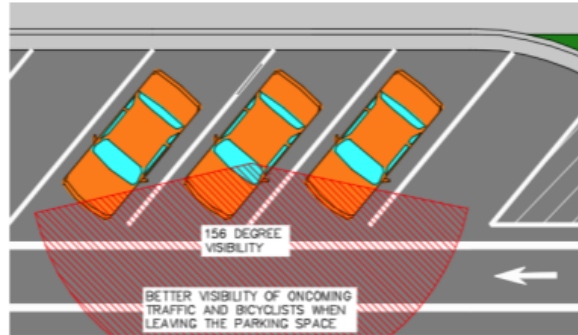


Figure 13: Back-in angle parking visibility when leaving a parking space

Second, back-in angle parking directs passengers & children toward the sidewalk when car doors open instead of into oncoming traffic. Finally, back-in parking allows access to the trunk or rear liftgate away from oncoming traffic and from the safety of the sidewalk (see Figures 14 and 15).

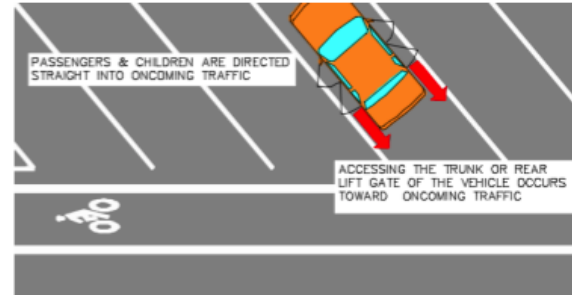


Figure 14: Front-in angle parking passenger & trunk access

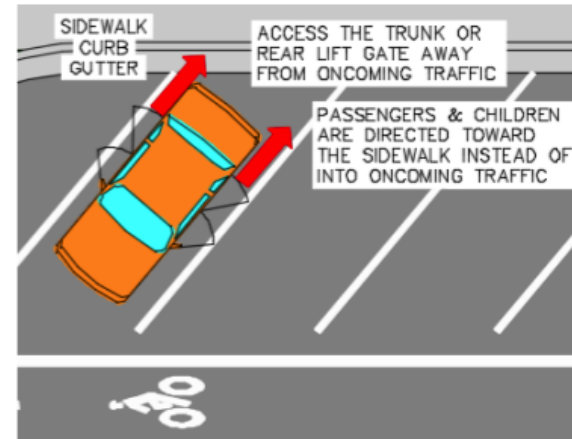


Figure 15: Back-in angle parking passenger & trunk access



Should back-in angle parking be used on Block A?

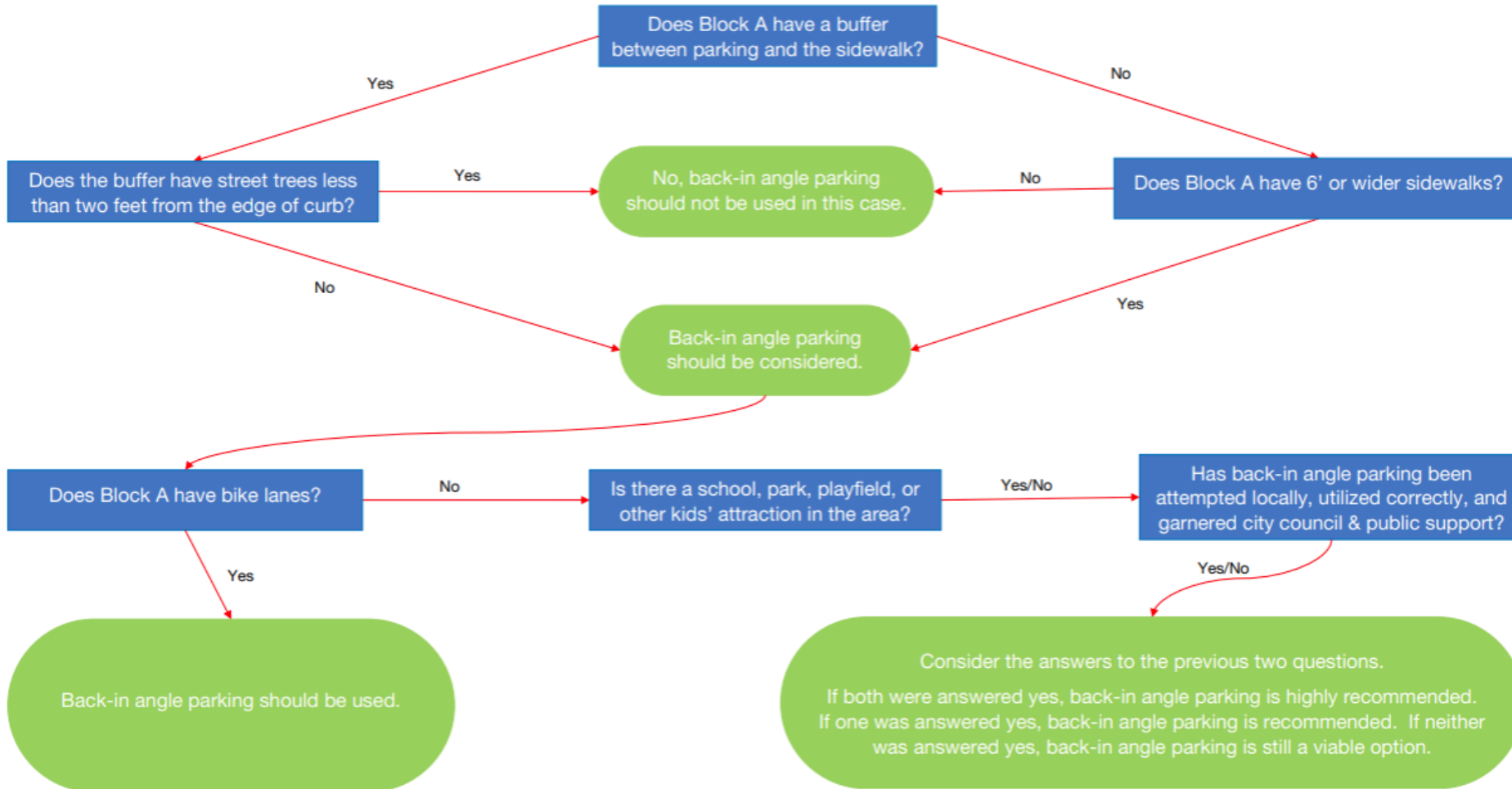


Table 2: Back-In Angle Parking Flow Chart

# Pleasant View District Update

March 17, 2026

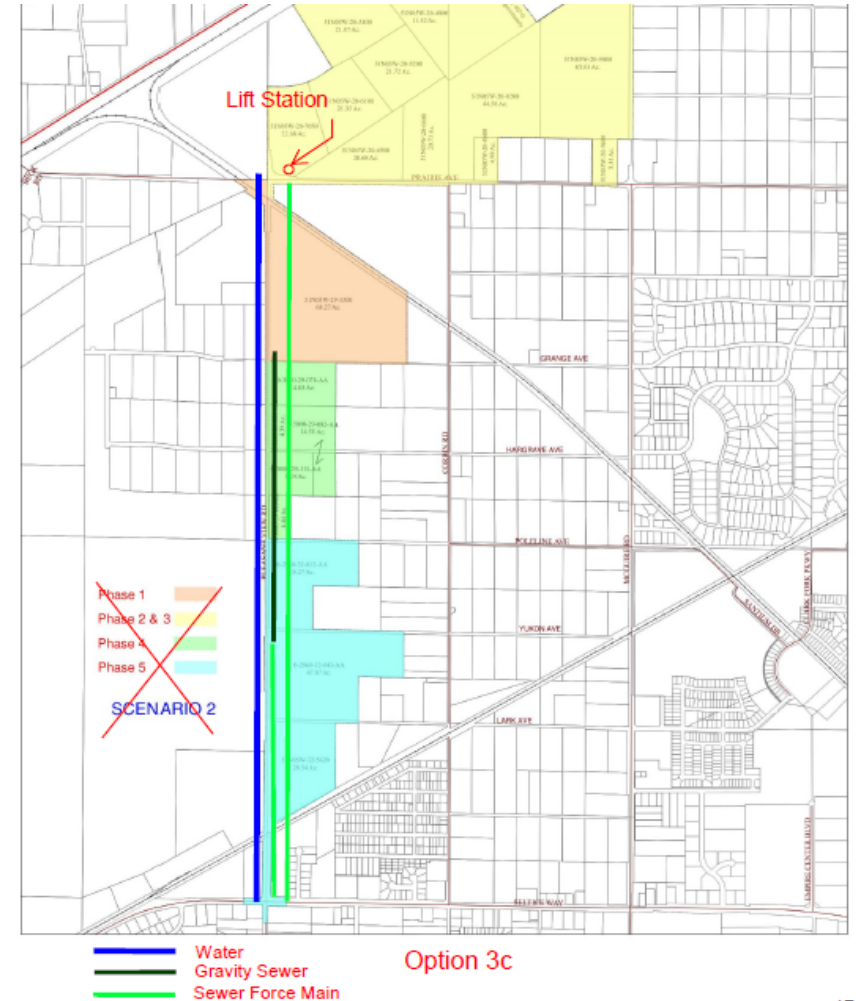


## **P.V. District – City Activity**

- FY 24 – Engaged with Welch Comer and Heartland to update financial scenarios.
- FY 25 - Updated financial scenarios completed.
- March 20, 2025–Update to PF URA Exec committee.
- April 15, 2025 – Update and discussion with City Council.
- November 18, 2025 – Council advised closure
- March 17, 2026 - Update and discussion with City Council

# P.V. District – Infrastructure Scenarios

Scenario	Description	Est. Total Cost (Jan-25)
1	i. Water Seltice Way -> Yukon ii. Sewer infrastructure, including: 1. Lift station constructed just south of Yukon 2. Force main between lift station & Seltice Way 3. Gravity sewer from lift station to just north of Yukon Ave	\$6,621,720
2	i. Water Seltice -> Poleline ii. Sewer infrastructure, including: 1. Lift station constructed just south of Yukon 2. Gravity sewer from lift station to just north of Avista parcel	\$8,657,342
3A	i. Water Seltice -> Prairie ii. Sewer infrastructure, including: 1. Lift station (northern) constructed north of Prairie Ave 2. Lift station (southern) constructed just south of Yukon 3. Force main between southern lift station & Seltice Way 4. Gravity sewer from southern lift station to just north of Avista parcel	\$9,688,285
3B	i. Water Seltice -> Prairie ii. Sewer infrastructure, including: 1. Lift station (northern) constructed north of Prairie Ave 2. Force main between northern lift station and Seltice Way 3. Lift station (southern) constructed just south of Yukon 4. Force main between southern lift station & Seltice Way 5. Gravity sewer from southern lift station to just north of Avista	\$10,972,562
3C	i. Water Seltice -> Prairie ii. Sewer 1. Lift station (northern) constructed north of Prairie Ave 2. Force main between northern lift station and Seltice Way	\$11,128,083



## Tools Available

- Borrowing by URA
  - Option for extended payback
- C-PACE Funding
- EDA Marketing Plan
- Potential Grant Opportunities

## Considerations

- ITD PEL Study – **April Meeting**
- EDA marketing study completed
- <https://choosepostfalls.com/>
- Aquifer protection.
- Highest and best use of property.
- School District property future use.
- City owned 14 acres – PW facility and Parks.
- Crystal Creek Interests



# Post Falls, Idaho

Excellent Economic Possibilities, High Quality of Life

# Questions & Discussion

March 17, 2026



**CITY OF POST FALLS  
AGENDA REPORT**  
CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:  
**MEETING DATE: 3/17/2026**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:**

**SUBJECT:** Post Falls Urban Renewal Agency Annual Report

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**ITEM AND RECOMMENDED ACTION:**

Joe Johns, the Executive Director of the Post Falls Urban Renewal Agency, will provide the Agency's annual update to the city council. No action is required.

**DISCUSSION:**

N/A

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

N/A

**APPROVED OR DIRECTION GIVEN:**

N/A

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

N/A

**BUDGET CODE:**

N/A

**ATTACHMENTS:**

1. PFURA 2025 Annual Report
2. 2025 Annual Report Presentation Slides



To: Mayor & City Council, Post Falls, Idaho

From: Christi Fleischman, Chairperson, Post Falls Urban Renewal Commission  
Joseph Johns, Post Falls Urban Renewal Executive Director

Re: Post Falls Urban Renewal Agency 2025 Annual Report

In accordance with the annual reporting requirements of Idaho Code Section 50-2006(5)(c), we are pleased to present this report of the Post Falls Urban Renewal Agency’s activities for the period of January 1, 2025, through December 31, 2025.

**Mission**

The mission of the Post Falls Urban Renewal Agency is to promote sound economic development and community improvement that enhances the overall quality of life in Post Falls by:

- Providing infrastructure
- Attracting jobs
- Enhancing citizen safety and health

**Agency Overview**

The Agency was established in 1991 by Resolution 91-11 of the City of Post Falls. It is located in the Chamber of Commerce Building at 201 E. 4th Avenue, Post Falls.

Regular meetings are held on the third Thursday of each month in the City Hall Council Chambers. Most Agency activities are conducted under the oversight of three committees, each composed of three assigned Commissioners, which meet as needed. These committees are:

- Finance & Policy Committee
- District Review Committee
- Communications, Property & Personnel Committee

Commission workshops are held on an as-needed basis to review and discuss Agency activities and upcoming agenda items with the full Commission, rather than in individual committee meetings.

**2025 Commission Officers**

- Jamé Davis, Chairperson
- Melissa Hjeltness, Vice-Chairperson
- Len Crosby, Treasurer

**Urban Renewal Districts**

During the reporting period, the Agency administered three active Urban Renewal Districts (URDs):

- Post Falls Technology District
- Downtown District
- Pleasant View District

## **Calendar Year 2025 Activities – Urban Renewal Districts:**

### **Post Falls Technology Urban Renewal District**

The District Proponent, Beyond Green, Inc., completed construction of public infrastructure projects for the Shopping Center portion of the district, identified as Zone C in the District Plan. The constructed public infrastructure includes curbs, roadways (Zorros Road and Trade Avenue), sidewalks, turn lanes, Prairie Avenue frontage improvements, intersection control at Prairie Avenue and Zorros Road, water, sanitary sewer, and underground “dry” utilities. Beyond Green, Inc. has submitted a request for reimbursement of these public infrastructure costs, which is currently under review by the Agency and it’s consulting engineers.

The Agency entered into an Owner Participation Agreement with North Idaho Healthcare Holdings, LLC on November 4, 2025, for the construction of public infrastructure improvements south of Prairie Avenue. Projects identified for construction in the District Plan include the “Meyer Alternative – North” project, which involves sanitary sewer upsizing with increased depth, and the “Foxtail Streets” project, which provides additional street width for collector streets. Construction of the public infrastructure associated with the Prairie Medical Campus is expected to begin in early 2026.

The Post Falls Technology District Plan was recommended for amendment to the City Council by Resolution 2025-08 on November 20, 2025. The purpose of the amendment is to support commercial or industrial growth within the existing revenue allocation area by adopting a revised Appendix A that adds new urban renewal projects within the district.

The projects included in the Plan Amendment will support public infrastructure improvements south of Prairie Avenue related to the proposed Prairie Medical Campus and surrounding commercial development by North Idaho Healthcare Holdings, LLC. The public infrastructure to be constructed includes curbs, roadways (Zorros Road, Prosper Avenue, and Fennecus Road), sidewalks, turn lanes, intersection control at Zorros Road and Prosper Avenue, water, sanitary sewer, and underground “dry” utilities.

The Post Falls City Council approved the Plan Amendment on December 16, 2025, as Ordinance 1547.

A proposal to amend the Agency’s Owner Participation Agreement with North Idaho Healthcare Holdings, LLC, to include the public infrastructure projects identified in the amended District Plan is expected to be formalized in early 2026.

District increment tax remittances received from Kootenai County during the calendar year totaled \$1,277,705.37, resulting in a district fund balance of \$2,986,737.11 available for reimbursement of approved project costs as of December 31, 2025.

### Pleasant View Urban Renewal District

The District Proponent is the City of Post Falls. Anticipated development of public infrastructure along Pleasant View Road was placed on hold when the primary commercial/industrial property owner seeking to relocate into the district deferred its plans. In response, the City of Post Falls evaluated various infrastructure development options intended to support smaller potential projects within the district. Subsequently, the Post Falls City Council, in coordination with the Urban Renewal Commission, directed city staff to initiate early closure of the district, which is expected in the coming year.

District increment tax remittances received from Kootenai County totaled \$24,424.75, resulting in a district fund balance of negative \$63,264.90 as of December 31, 2025. This reported fund deficit reflects the Agency's Annual Administrative Fee, which may be treated as an eligible reimbursable cost from future tax increment revenues in accordance with Agency Policy #15.

### Downtown Urban Renewal District

The District Proponent is the City of Post Falls. Throughout the year, the Agency continued its review of a second reimbursement request from A & A Construction and Development for costs related to the construction of public infrastructure as part of the Millworx and North Mill One subdivisions. The review of construction costs totaling \$2,422,418 remains ongoing between the Agency's consulting engineers and the district participant.

Post Falls Aerie No. 3682, Fraternal Order of Eagles, Inc., an Idaho nonprofit corporation, became the district's first Minor Projects Program participant with Commission approval on June 19, 2025. The Minor Project Reimbursement Agreement provides for reimbursement of an estimated \$84,643.08 in construction costs associated with city-required frontage and alleyway improvements, in accordance with the 2018 City Center Parking Plan.

At its February workshop, the Agency considered a new Project Funding Agreement in response to a request from the City of Post Falls to participate in funding improvements to Warren Playfield, with total project costs estimated at \$422,000. On November 3, 2025, the Commission approved a Project Funding Agreement with the city providing for future reimbursement of \$80,000.

Additional non-URA related development activity throughout the district continues to grow the district's increment value.

The district's increment tax remittances received from Kootenai County during calendar year 2025 totaled \$955,370.53. District participant reimbursements totaled \$779,208.14. District funds allocated to the Minor Projects Program fund according to Agency policy totaled \$143,553.02. As of December 31, 2025, the total district fund balance available for reimbursement of approved project costs was \$188,736.50.

## **Calendar Year 2025 Activities – Administrative Activity:**

Task Order 25-01. Engaged Welch-Comer in reviewing the second request for reimbursement of costs in the Millworx and North Mill One project area from A&A Construction and Development.

Resolution 2025-01. A Resolution of the Post Falls Urban Renewal Agency, denying a request to withdraw from the Pleasant View Urban Renewal District received from the Kootenai County Fire & Rescue District. Approved May 28, 2025.

Resolution 2025-02. A Resolution of the Post Falls Urban Renewal Agency, denying a request to withdraw from the Downtown Urban Renewal District received from the Kootenai County Fire & Rescue District. Approved May 28, 2025.

Resolution 2025-03. A Resolution of the Post Falls Urban Renewal Agency, denying a request to withdraw from the Post Falls Technology District received from the Kootenai County Fire & Rescue District. Approved May 28, 2025.

Resolution 2025-04. A Resolution of the Post Falls Urban Renewal Agency, denying a request to withdraw from the Pleasant View Urban Renewal District received from the Kootenai County Ambulance District. Approved May 28, 2025.

Resolution 2025-05. A Resolution of the Post Falls Urban Renewal Agency, denying a request to withdraw from the Downtown Urban Renewal District received from the Kootenai County Ambulance District. Approved May 28, 2025.

Resolution 2025-06. A Resolution of the Post Falls Urban Renewal Agency, denying a request to withdraw from the Post Falls Technology District received from the Kootenai County Ambulance District. Approved May 28, 2025.

Minor Project Reimbursement Agreement. Post Falls Aerie No. 3682, Fraternal Order of Eagles, Inc. Approved June 19, 2025.

Resolution 2025-07. A Resolution of the Post Falls Urban Renewal Agency, making findings concerning a budget for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026, and adopting said budget. Approved August 20, 2025.

Project Funding Agreement. City of Post Falls, Warren Playfield. Approved October 22, 2025.

Task Order 25-02. Engaged Welch-Comer in reviewing the request for reimbursement of costs associated with public infrastructure improvements associated the Post Falls Aerie No. 3682 Minor Project. Approved November 4, 2025.

Owner Participation Agreement. North Idaho Healthcare Holdings, LLC. Approved November 4, 2025.

Resolution 2025-08. A Resolution of the Post Falls Urban Renewal Agency, recommending an amendment to the Post Falls Technology District Urban Renewal Plan adopted by Post Falls Ordinance 1349 to support the growth or development of a commercial or industrial project within the existing revenue allocation area by adopting a revised Appendix A adding urban renewal projects within the district. Approved November 20, 2025.

Agency Policy #7, Revision to Addendum #3. Reimbursement from Tax Increment. Revised to allow for up to 100% reimbursement of city required costs associated with the 2018 City Center Parking Plan for mixed-use or residential development projects in the Downtown Urban Renewal District. Approved December 18, 2025.

Agency Policy #15, Revision. Plan and Administrative Fee Establishment. Revised to increase the Plan Fee from \$15,000 to \$25,000 for the creation or modification of each urban renewal district, and to establish a \$7,500 Plan Amendment Fee for requests to amend an existing district plan. Approved December 18, 2025.

Agency Policy #16, Revision. Allocation of Administrative and Legal Costs. Revised to remove language explaining the July 2020 policy revision. Approved December 18, 2025.

**Financial Information as required by Idaho Code 67-1076(2)(b),(c):**

- FY2026 Budget. Resolution 2025-07; Budget for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026. Attached.
- Unaudited Comparison of FY2025 Budget to Actual Revenues & Expenditures. Attached.
- Date of last independent audit: January 28, 2026. [Attached](#).

## Resolution No. 2025 – 7

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, MAKING FINDINGS CONCERNING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AND ADOPTING SAID BUDGET

WHEREAS the Post Falls Urban Renewal Agency is an Idaho urban renewal agency formed pursuant to Idaho Code § 50-2006, and

WHEREAS Idaho Code §§ 50-2006(d) and 50-2903(5) require that an Idaho urban renewal agency compile an annual budget estimating expenses and revenues for the following fiscal year of the agency for submission to the local governing body, and

WHEREAS Idaho Code § 50-2006(d) requires an Idaho urban renewal agency to have the same fiscal year as a municipality, and

WHEREAS Idaho Code § 50-1001 provides that the fiscal year for a municipality begins on the first day of October.

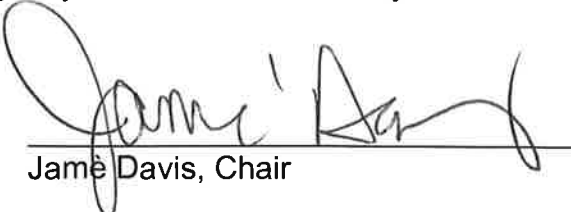
NOW THEREFORE, BE IT RESOLVED BY THE POST FALLS URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. That the Agency makes the following findings of fact:

- a. That the estimated revenues of the Agency for the period October 1, 2025 to September 30, 2026, are described in Exhibit A, attached hereto and incorporated by reference herein.
- b. That the estimated expenses of the Agency for the period October 1, 2025 to September 30, 2026, are described in Exhibit A, attached hereto and incorporated by reference herein.

Section 2. That the Agency does hereby adopt Exhibit A as its fiscal year budget for the period October 1, 2025 to September 30, 2026, and does hereby tender a copy of said budget to the Post Falls City Council. Pursuant to Idaho Code § 67-1076(2)(b)(i), the budget shall also be submitted to the Local Governing Entities Central Registry by December 1, 2025.

PASSED by the Post Falls Urban Renewal Agency Commission at its duly noticed meeting on August 20, 2025.

  
Jamie Davis, Chair

**2026 OPERATING BUDGET - POST FALLS URBAN RENEWAL AGENCY**

Exhibit "A"

	Actual FY 2024	Budget FY 2025	Budget FY 2026
<b>REVENUES:</b>			
Tax Increment			
Technology District	\$ 887,622	\$ 1,128,562	\$ 1,473,077
Downtown District	\$ 613,308	\$ 750,361	\$ 928,281
Pleasant View District	\$ 11,030	\$ 12,400	\$ 9,964
Other Income	\$ -	\$ -	\$ -
Transfer from General Fund	\$ -	\$ 34,386	\$ 90,574
Interest Income	\$ 146,802	\$ 69,600	\$ 40,750
<b>TOTAL REVENUES:</b>	<b>\$ 1,658,762</b>	<b>\$ 1,995,308</b>	<b>\$ 2,542,646</b>
Carryover (Technology)	\$ 860,489	\$ 1,746,768	\$ 2,924,752
Carryover (Downtown)	\$ 461,419	\$ -	\$ 131,950
Carryover (Pleasant View)	\$ -	\$ -	\$ -
<b>TOTAL FUNDS</b>	<b>\$ 2,980,670</b>	<b>\$ 3,742,076</b>	<b>\$ 5,599,348</b>
<b>EXPENDITURES:</b>			
Proponent Reimbursement			
Technology District	\$ -	\$ 2,850,330	\$ 1,448,077
Downtown District	\$ 1,048,691	\$ 725,361	\$ 903,281
Pleasant View District	\$ -	\$ 12,400	\$ 9,964
Designated Funds (Technology)	\$ 1,723,152	\$ -	\$ 2,924,752
Designated Funds (Downtown)	\$ 1,037	\$ -	\$ 131,950
Designated Funds (Pleasant View)	\$ -	\$ -	\$ -
Debt Repayment	\$ -	\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ -
<b>Sub-Total Proponent</b>	<b>\$ 2,772,880</b>	<b>\$ 3,588,090</b>	<b>\$ 5,418,024</b>
<b>Agency Operating Expenses</b>			
Audit	\$ 10,290	\$ 12,500	\$ 15,000
Legal Advertising	\$ 316	\$ 900	\$ 900
Employee Wages	\$ 57,401	\$ 59,046	\$ 61,994
FICA	\$ 4,390	\$ 4,517	\$ 4,742
SUTA	\$ 139	\$ 166	\$ 140
PERSI	\$ 6,538	\$ 7,062	\$ 7,415
Health Benefit	\$ 7,246	\$ 8,400	\$ 8,400
Engineering Services	\$ 4,000	\$ 9,600	\$ 13,000
Contract Legal Services	\$ 5,650	\$ 25,000	\$ 25,000
Other Contract Services	\$ 845	\$ 1,000	\$ 21,000
Insurance	\$ 3,676	\$ 4,375	\$ 4,636
Marketing and Education	\$ -	\$ 3,000	\$ 300
Dues and Memberships	\$ 800	\$ 850	\$ 900
Computer Repair and Maintenance	\$ -	\$ 330	\$ 330
Computer Software	\$ 1,267	\$ 1,272	\$ 1,784
Office Equipment	\$ 1,514	\$ 300	\$ -
Office Supplies	\$ 218	\$ 425	\$ 425
Postage & Shipping	\$ 66	\$ 73	\$ 78
Printing & Copying	\$ 250	\$ 300	\$ 300
Rent - Space & Equipment	\$ 7,990	\$ 7,990	\$ 7,990
Telephone and Internet	\$ 384	\$ 240	\$ 800
Meetings	\$ 145	\$ 390	\$ 390
Website Design, Hosting and Maint.	\$ 350	\$ 1,250	\$ 800
Contingency	\$ 300	\$ 5,000	\$ 5,000
General Fund Carryover	\$ -	\$ -	\$ -
<b>Sub-Total Agency</b>	<b>\$ 113,775</b>	<b>\$ 153,986</b>	<b>\$ 181,324</b>
<b>Total Expenditures</b>	<b>\$ 2,886,655</b>	<b>\$ 3,742,076</b>	<b>\$ 5,599,348</b>

**POST FALLS URBAN RENEWAL AGENCY  
UNAUDITED COMPARISON - FY 2025 BUDGET TO ACTUAL**

	<b>Approved Budget FY 2025</b>	<b>Actual FY 2025</b>
<b>REVENUES:</b>		
Tax Increment		
Technology District	\$ 1,128,562	\$ 1,232,838
Downtown District	\$ 750,361	\$ 940,682
Pleasant View District	\$ 12,400	\$ 24,425
Other Income	\$ -	\$ -
Transfer from General Fund	\$ 34,386	
Interest Income	\$ 69,600	\$ 164,399
<b>TOTAL REVENUES:</b>	<b>\$ 1,995,308</b>	<b>\$ 2,362,344</b>
Carryover (Technology)	\$ 1,746,768	\$ 2,930,990
Carryover (Downtown)	\$ -	\$ 137,511
Carryover (Pleasant View)	\$ -	\$ -
<b>TOTAL FUNDS</b>	<b>\$ 3,742,076</b>	<b>\$ 5,430,845</b>
<b>EXPENDITURES:</b>		
Proponent Reimbursement		
Technology District	\$ 2,850,330	\$ -
Downtown District	\$ 725,361	\$ 779,208
Pleasant View District	\$ 12,400	\$ 24,425
Designated Funds (Technology)	\$ -	\$ -
Designated Funds (Downtown)	\$ -	\$ -
Designated Funds (Pleasant View)	\$ -	\$ -
Debt Repayment	\$ -	\$ -
Interest Expense	\$ -	\$ -
<b>Sub-Total Proponent</b>	<b>\$ 3,588,090</b>	<b>\$ 803,633</b>
<b>Agency Operating Expenses</b>		
Audit	\$ 12,500	\$ 12,770
Legal Advertising	\$ 900	\$ 279
Employee Wages	\$ 59,046	\$ 59,169
FICA	\$ 4,517	\$ 4,526
SUTA	\$ 166	\$ 129
PERSI	\$ 7,062	\$ 7,092
Health Benefit	\$ 8,400	\$ 8,400
Engineering Services	\$ 9,600	\$ -
Contract Legal Services	\$ 25,000	\$ 10,850
Other Contract Services	\$ 1,000	\$ 78
Insurance	\$ 4,375	\$ 4,441
Marketing and Education	\$ 3,000	\$ 686
Dues and Memberships	\$ 850	\$ 850
Computer Repair and Maintenance	\$ 330	\$ -
Computer Software	\$ 1,272	\$ 1,774
Office Equipment	\$ 300	\$ 240
Office Supplies	\$ 425	\$ 88
Postage & Shipping	\$ 73	\$ 73
Printing & Copying	\$ 300	\$ 192
Rent - Space & Equipment	\$ 7,990	\$ 7,990
Telephone and Internet	\$ 240	\$ 800
Meetings	\$ 390	\$ 290
Website Design, Hosting and Maint.	\$ 1,250	\$ 400
Contingency	\$ 5,000	\$ 1,930
General Fund Carryover	\$ -	\$ 30,939
<b>Sub-Total Agency</b>	<b>\$ 153,986</b>	<b>\$ 153,986</b>
<b>Total Expenditures</b>	<b>\$ 3,742,076</b>	<b>\$ 957,619</b>

POST FALLS  
**Urban Renewal**



**2025 Annual Report**

# About the Agency

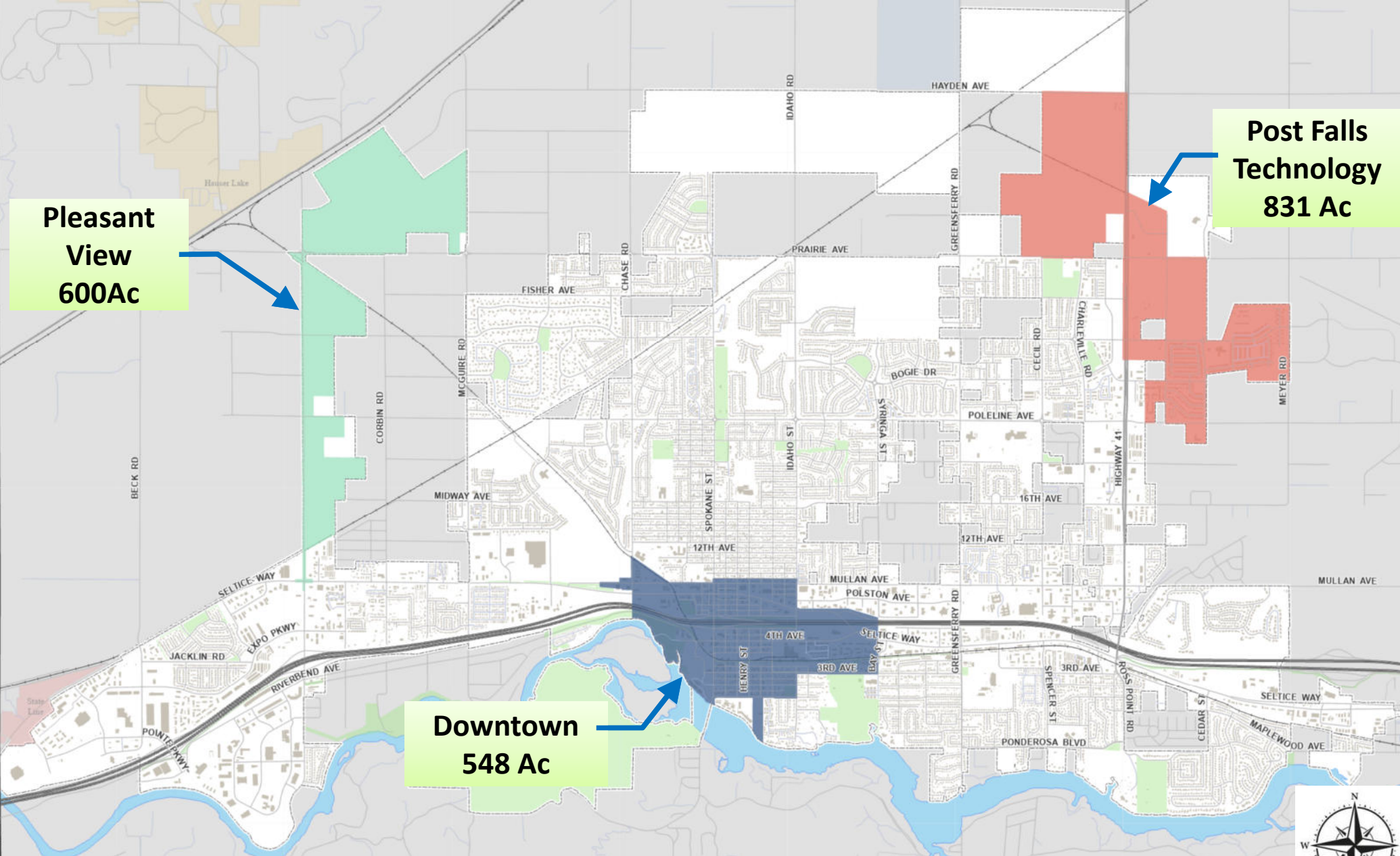
- The Agency was created in 1991 and occupies office space in the Chamber of Commerce Building.
- 2025 Officers were:
  - Jamé Davis, Chairman
  - Melissa Hjeltness, Vice-Chair
  - Len Crosby, Treasurer
- Monthly Commission meetings are held on the 3<sup>rd</sup> Thursday of each month in the City Hall Council Chambers.
- Most of the Agency activities fall under one of the following committees which meet as necessary:
  - \* Finance and Policy – Len Crosby, Chair
  - \* District Review – Christi Fleischman, Chair
  - \* Communication, Property and Personnel – Eric Clemensen, Chair
- Workshops are scheduled on an as needed basis.

# Mission Statement

To encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by:

- ✓ Providing and Improving Infrastructure
- ✓ Attracting Jobs
- ✓ Enhancing Citizen Safety and Health

# Current Urban Renewal Districts

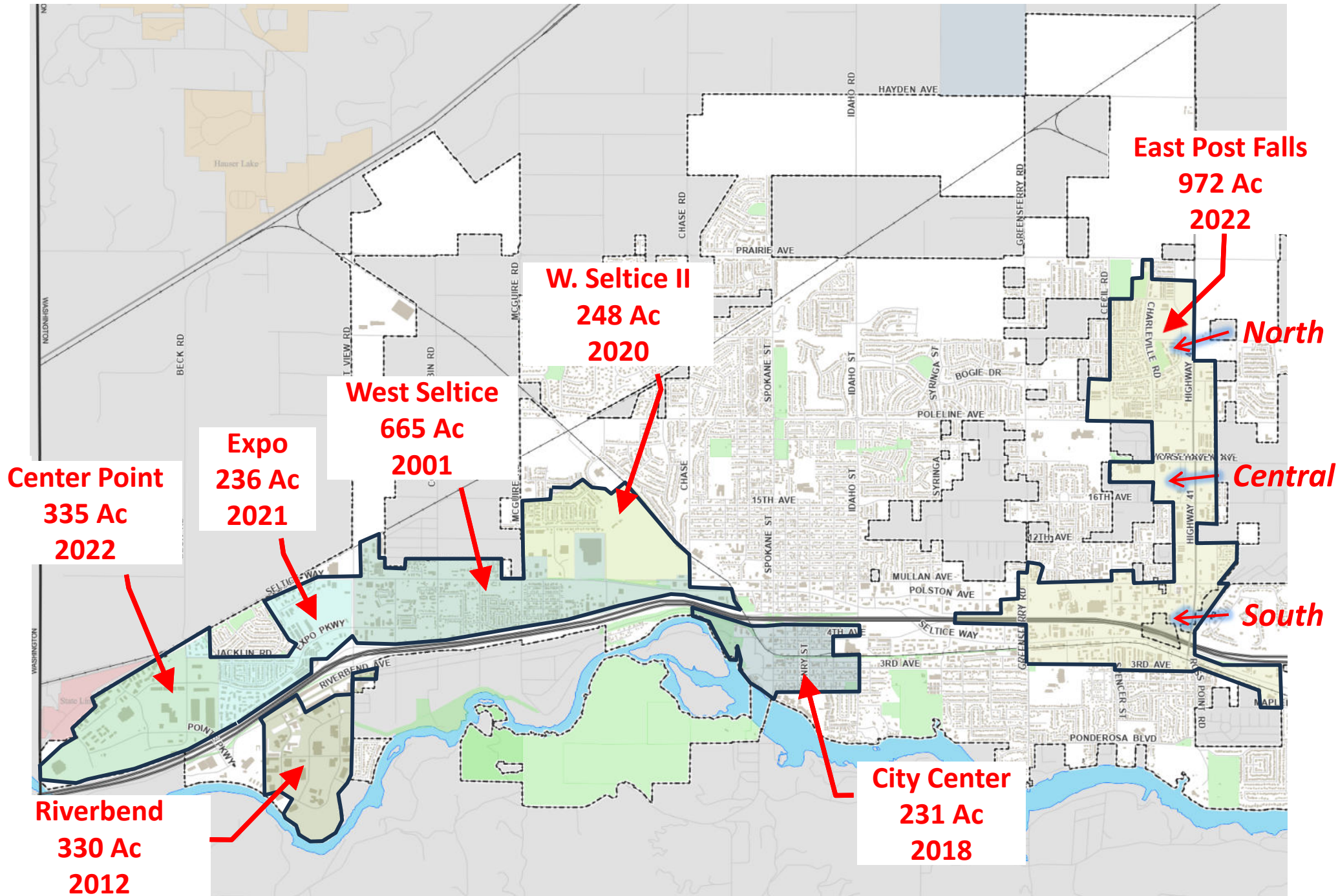


**Pleasant View  
600Ac**

**Downtown  
548 Ac**

**Post Falls  
Technology  
831 Ac**

# Closed Urban Renewal Districts



# Closed Districts

District	Closure Year	Improvement Cost	Base Value	Increment Value (Increase)	City of Post Falls
West Seltice	2001	\$3.5M	\$9,451,302	\$55,571,328	\$189,720
Riverbend	2012	\$2.7M	\$3,785,643	\$56,694,325	\$193,554
City Center	2018	\$5.8M	\$14,155,097	\$40,350,220	\$137,755
West Seltice II	2020	\$1.9M	\$1,719,589	\$33,718,921	\$115,116
Expo	2021	\$4.7M	\$4,716,720	\$85,076,607	\$294,083
Center Point	2022	\$11.9M	\$32,387,480	\$117,443,704	\$248,412
East Post Falls	2022	\$37.9M	\$68,866,179	\$691,630,798	\$1,462,910
<b>Totals</b>		<b>\$68.4M</b>		<b>\$1,080,485,903</b>	<b>\$2,641,550</b>

The Agency also provided rebates totaling over **\$2.23M** when these districts were closed of which the City of Post Falls received **\$926,078**

- City of Post Falls
- Kootenai County
- KC Fire & Rescue
- Community Library
- North Idaho College
- Kootenai EMS
- PF Highway District #1
- School District #273

Additionally, in 2009 & 2012 **\$5.5M** was rebated from the EPF URD  
 The City of Post Falls received **\$2,156,256**

# Closed Districts (cont.)

District	Closure Year	Improvement Cost	Base Value	Closing Value	2025 Value
West Seltice	2001	\$3.5M	\$ 10,022,630	\$ 65,022,630	\$ 442,243,634
Riverbend	2012	\$2.7M	\$ 3,785,643	\$ 60,479,968	\$ 181,822,661
City Center	2018	\$5.8M	\$ 14,155,097	\$ 54,505,317	\$ 213,472,755
West Seltice II	2020	\$1.9M	\$ 1,719,589	\$ 35,438,510	\$ 128,515,389
Expo	2021	\$4.7M	\$ 4,716,720	\$ 75,497,622	\$ 257,505,472
Center Point*	2022	\$11.9M	\$ 32,387,480	\$ 149,831,184	\$ 224,590,501
East Post Falls*	2022	<u>\$37.9M</u>	<u>\$ 68,866,179</u>	<u>\$ 760,496,977</u>	<u>\$ 815,841,969</u>
<b>Totals</b>		<b>\$68.4M</b>	<b>\$ 135,653,338</b>	<b>\$ 1,201,272,208</b>	<b>\$ 2,263,992,381</b>
*Base value reset in 2006 with boundary change.					

## Urban Renewal Has Expanded Post Falls' Property Tax Base

- Title 50, Chapter 20 (Deteriorated Area)
- Title 50, Chapter 29 (Competitively Disadvantaged Border Community Area)
- Or both provisions

# District Overview

**As of December 31, 2025:**

<u>District</u>	<u>Created</u>	<u>Maturity</u>	<u>Approved Costs</u>	<u>Obligation Balance</u>
• Post Falls Technology	2018	2038	N/A	\$0
• Downtown*	2021	2041	\$6,115,511	\$4,287,612
• Pleasant View	2021	2041	N/A	\$0

\*Downtown District Obligations @ 12/31/2025:

\$ 4,207,612	A&A Construction & Development
<u>\$ 80,000</u>	City of Post Falls
\$ 4,287,612	Total Obligation

# Post Falls Technology District

- Completion of the Shopping Center (Zone – C) public infrastructure
- Initial reimbursement request undergoing review



Zorros Road (southward)



Zorros Road approaching roundabout



Trade Avenue (southward)

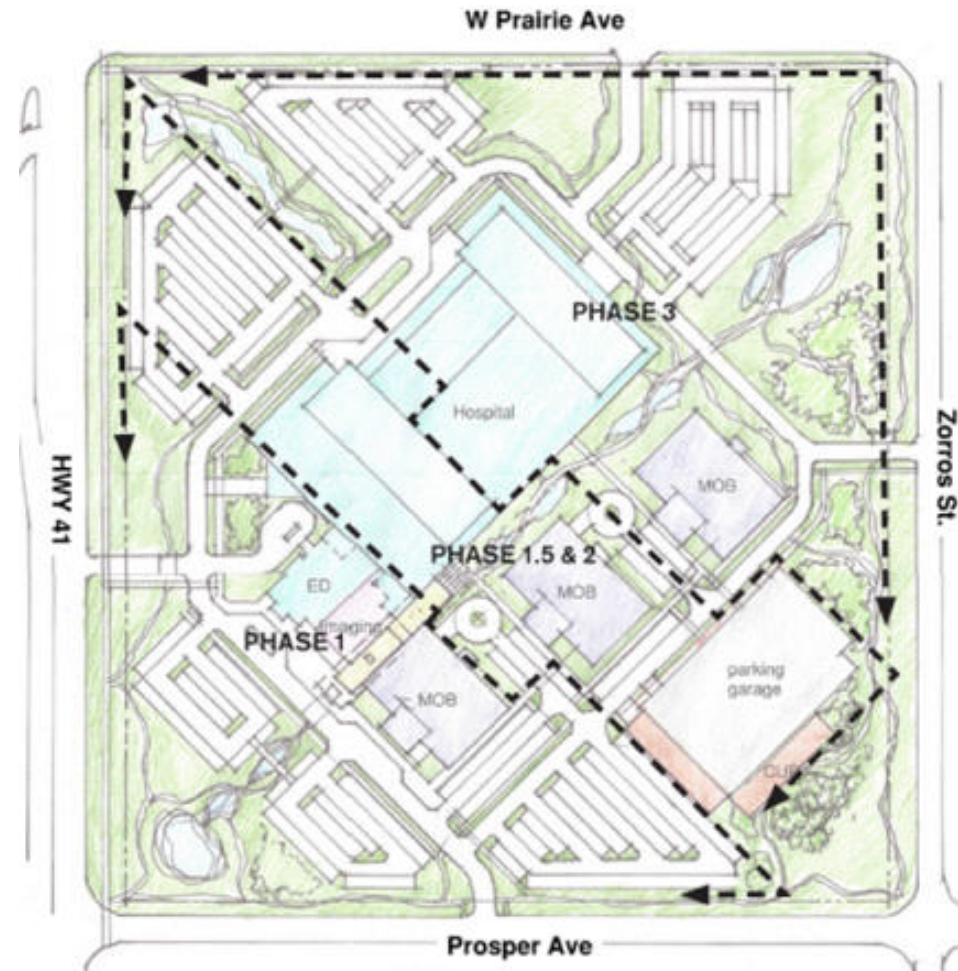
# Post Falls Technology District

OPA with North Idaho Healthcare Holdings LLC

## Prairie Medical Campus

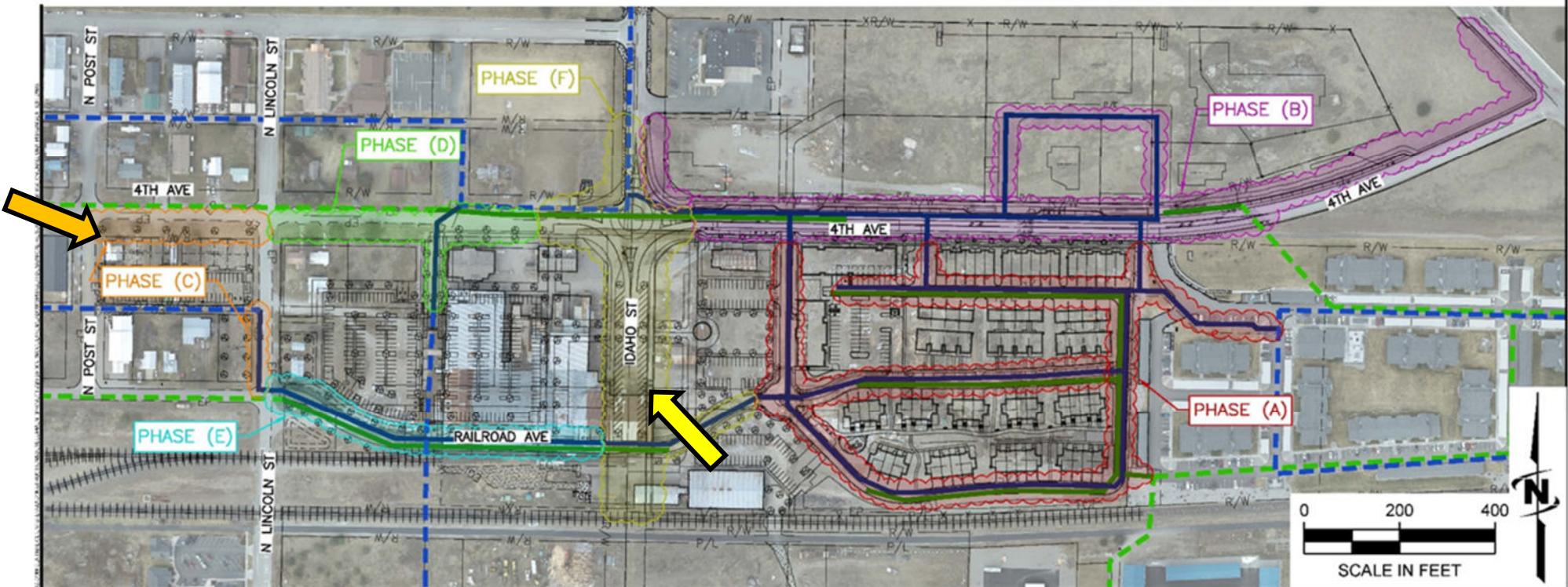
- Phased over 10 to 15 years
- Walkable campus open to public
- Open green space
- 250 bed hospital
- Community space
- Medical office buildings

PF Technology District Plan Amendment



# Downtown District

- Millworx & North Mill One project area by A&A Construction and Development, Inc.
- 2025 A&A reimbursements total = \$ 779,208
- District Obligations at 12/31/25:
  - \$ 4,207,612      A&A Construction & Development
  - \$    80,000      City of Post Falls (Warren Playfield)



JUB ENGINEERS, INC.

DATE: 4/28/2022

DATE: 4/28/2022

# Downtown District



- 2<sup>nd</sup> Request for Reimbursement from A&A Construction and Development is in process.

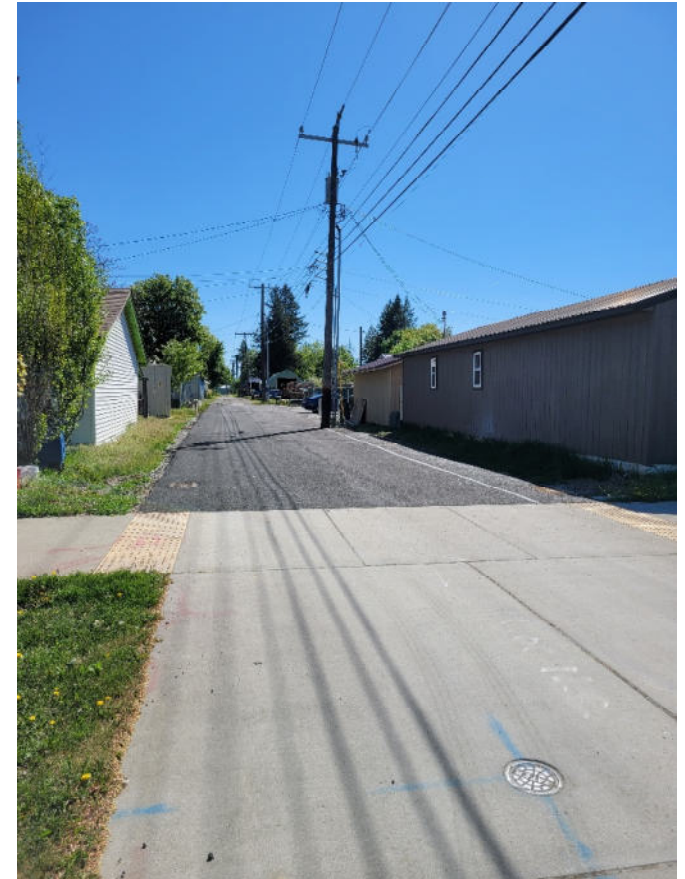
# Downtown District

## Minor Project Program

1<sup>st</sup> Project Participant - Post Falls Aerie No. 3862, Fraternal Order of Eagles

Project Location: 209 E 2<sup>nd</sup> Ave

City required frontage improvements consistent with the 2018 City Center Parking Plan



# Tax Increment History

District	CY2023	CY2024	CY2025
Center Point (Closed)	\$ 625,555	Closed	Closed
East Post Falls: S/C (Closed)	\$ 2,302,711	Closed	Closed
East Post Falls: Tullamore (Closed)	\$ 1,325,695	Closed	Closed
Tullamore Commons II (Closed)	\$ 12,983	Closed	Closed
Post Falls Technology	\$ 539,873	\$ 874,764	\$ 1,277,705
Downtown	\$ 513,570	\$ 639,758	\$ 955,370
Pleasant View	\$ 1,281	\$ 11,030	\$ 24,425
<b>Annual Totals</b>	<b>\$ 5,321,668</b>	<b>\$ 1,525,552</b>	<b>\$ 2,257,500</b>

# Financial Highlights

<b>Fiscal Year Comparison</b>	<b><u>FY2024</u></b>	<b><u>FY2025</u></b>
➤ Increment Revenue	\$ 1,528,669	\$ 2,190,532
➤ Interest Revenue	\$ 146,802	\$ 164,399
➤ Assets (Cash)	\$ 2,965,382	\$ 4,417,061
➤ Liabilities (Loan)	\$ 0	\$ 0
➤ Proponent Obligations	\$ 4,986,820	\$ 4,287,612
➤ Approved Operating Budget	\$ 145,259	\$ 153,986
➤ Actual Operating Expenses	\$ 104,503	\$ 116,480

# Thank You

City Staff, Administration, Mayor & Council

Urban Renewal & tax increment financing are effective for:

- Economic development and attracting businesses
- Promoting job creation
- Encouraging development of blighted and under-utilized areas.



POST FALLS  
**Urban Renewal**



**CITY OF POST FALLS**  
**AGENDA REPORT**  
CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:  
**MEETING DATE: 3/17/2026**

---

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Randy Westlund, Mayor  
**SUBJECT:** Appointment of Planning and Zoning Commissioner - Michael Floch

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**ITEM AND RECOMMENDED ACTION:**

The mayor is seeking the appointment of Michael Floch to the Planning and Zoning Commission. The appointment requires a majority vote of the city council.

**DISCUSSION:**

The mayor is seeking confirmation of Michael Floch to the Planning and Zoning Commission. Mr. Floch and another applicant were interviewed by the Planning and Zoning Commission Chairperson, the Community Development Director, the Planning Manager, and legal counsel for the Planning and Zoning Commission. The interview panel recommended that the mayor appoint Mr. Floch. Mayor Westlund also interviewed each applicant and concurred with the recommendation of the panel that Mr. Floch should be appointed to the commission.

Mr. Floch will be available for questions. As you are aware, the Planning and Zoning Commission is staffed with community members who volunteer their time to review planning applications and provide recommendation on zoning matters. Appointments to the Planning and Zoning Commission are governed by state law, which requires this appointment to be made without consideration of partisan politics. As such, questions should be limited to issues related to the function of the Planning and Zoning Commission. Questions concerning positions on political issues or other unrelated questions are out of order.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

N/A

**APPROVED OR DIRECTION GIVEN:**

N/A

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

N/A

**BUDGET CODE:**

**ATTACHMENTS:**

1. Michael Floch Application\_Redacted

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**Online Form Submittal: Boards and Commissions Application**

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**From** noreply@civicplus.com <noreply@civicplus.com>

**Date** Mon 3/2/2026 6:16 PM

**To** CityClerk <cityclerk@postfalls.gov>

**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.

### Boards and Commissions Application

Name	Michael Floch
Residence Address	[REDACTED] POst Falls, Id. 83854
Mailing Address	same
Phone	[REDACTED]
Email Address	[REDACTED]
Current Employer	Ponderosa Building Supply
Position	Outside Sale Rep.
I would be willing to serve in the following appointed position(s)	Planning & Zoning Commission (4 year term; 2 year county residency required)
Resident of the City of Post Falls	50
Resident of Kootenai County	50
Current government or associated government positions you hold or have held	N/A
List all current or past Post Falls community involvement	past member of PF Lions Club & Chamber of Commerce , & NIBCA (Badger Building Center)
What direction or experience would you contribute to this board?	I'm a believer in the community of Post Falls. I care about what it looks like, the condition of it's neighborhoods, and the continuity from area to area. I'm for expansion and growth if it is regulated in the right ways. I've been in the commercial / retail sector watching it evolve, and feel it is heading in a good

direction (especially Spokane St. corridor). I've had 30 years of dealing with customers in the city of PF to hear the good, the bad, and the uneducated opinions of the increasing population base we have. I've been a very even handed, thick skinned basketball official here for 35 years, at the State's highest level and understand when emotion and feelings get in the way of rules and reason. I think the Planning & Zoning board helps keep the community in line with future plans and also enforces the existing regulations in place (we have enough rules, simply enforce them).

Do you anticipate any conflict of interest in any finding which you might be required to make as a member of this board?	I don't have issues with excusing myself from votes where a conflict might occur, although I really don't foresee any arising with my current occupation. I one arises from the relationships I have amassed over the years I will be clear and concise in my stepping aside during the voting process.
Why do you want to be considered for this board placement?	To be able to give to the community I grew up in, and help shape its growth expansion into the future for my grandchildren. I enjoy the benefits of being a long time resident here and want to see it continue to thrive.
Upload Your Resume (Optional)	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	michael j floch
Date	3/2/2026
This application will be held for one year	

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**CITY COUNCIL  
MEETING MINUTES**

**March 3, 2026  
6:00 PM**

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

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**WORKSHOP – 5:00 pm 2nd Floor Conference Room**

- a. City of Post Falls Long Range Financial Plan

**Roll Call**

Mayor Westlund, Steigleder, Plew, Malloy, Ziegler, Lucca - **Present**

Mosby - **Excused**

Shelly Enderud, City Administrator: Staff has worked with FCS group to produce a Long Range Financial Plan to Council and the plan will be used in the FY27 budgeting process. The Long Range Financial Plan serves as a critical road map utilizing financial forecasting and strategizing to identify future challenges, opportunities, and fiscal imbalances. It supports informed decision-making through technical analysis of current, historical, and projected financial data, ensuring optimism in resource allocation over the long term. The plan is essential to community understanding and expectations of the cost of providing services. Aging infrastructure requiring significant investment, rising costs outpacing revenue growth (structural gap). Limited access to new revenue sources. Increased regulatory requirements. Long-term financial planning and investment to reduce overall costs. Benefits of having a Long Range Financial Plan include: Ensures the delivery of efficient and effective services that facilitate economic opportunities and enhance the community's quality of life. Enables the City to be proactive rather than reactive in financial planning. Supports financial resiliency and sustainability while maintaining high service levels. Provides structural balance, ensuring prioritization of resources during financial surplus and deficiency. Ensures alignment of resources and expenditures with desired service levels. And encourages consistency in capital purchases and maintenance planning. The process of putting together the Long Range Financial Plan involved four steps. The first step provided an overview of the city organization and general fund structure. Staff then moved into developing financial forecasts (and assumptions to build those forecasts). The third step evaluated the forecasts and refined the underlying assumptions for the forecasts. The final step produced three financial forecast scenarios. These scenarios provide considerations for both staff and Council to use when building future budgets and budget policies. The first financial forecast scenario assumes the City will continue to increase the annual property tax on new construction and annexation but will forego increasing the previous year's property taxes by the 3 percent allowed by law. The second financial forecast scenario assumes the City will continue to increase the annual property tax on new construction, annexation and by the 3 percent allowed by law. The final financial forecast scenario assumes the City will continue to increase the annual property tax on new construction, annexation and by the 3 percent allowed by law, plus program retention and improvements that support continued levels of service. Staff also provided additional revenue forecasts that could be considered in future budget discussions.

**REGULAR MEETING – 6:00 pm City Council Chambers**

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

## CALL TO ORDER BY MAYOR WESTLUND

### INVOCATION

The Mayor will offer a brief invocation intended to solemnize the Council's proceedings. Attendance and participation are voluntary. The invocation is not intended to require or encourage participation by members of the public, nor to advocate or proselytize for any particular religion or belief. No Council action is influenced by participation or non-participation.

### PLEDGE OF ALLEGIANCE

### ROLL CALL OF CITY COUNCIL MEMBERS

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca Steigleder, Plew, Malloy, Ziegler, Lucca - **Present**  
Mosby - **Excused**

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

Mayor Westlund: I would like to recognize the loss of a City family member, Aaron Benjamin, who passed away on February 19th while rafting the Colorado River through the Grand Canyon. Aaron joined the City in 2009 first service seasonally in Parks before working for our Water Reclamation Division. He will be deeply missed by those who worked alongside him. On behalf of the City of Post Falls, I would like to extend our heart-felt condolences to his family, friends, and co-workers. We are grateful for his service and the impact he made during his time with us.

### AMENDMENTS TO THE AGENDA

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

**None**

### DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

**None**

#### 1. CONSENT CALENDAR

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

### ACTION ITEMS:

- a. Minutes – February 17, 2026, City Council Meeting

- b. Payables 02/18/2026 - 03/04/2026
- c. December Cash and Investments
- d. Corbin Dog Park Design Agreement
- e. Replacement vehicle - Streets
- f. Painted Rock Subdivision Construction Improvement Agreement

**Motion by Malloy to accept the Consent Calendar as presented.**

**Second by Ziegler.**

**Vote: Lucca-Aye, Malloy-Aye, Steigleder-Aye, Plew-Aye, Ziegler-Aye**

**Motion Carried**

## **2. PUBLIC HEARINGS**

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

### **ACTION ITEMS:**

- a. Prairie Medical Zone Change (ZC-25-2)

### **Public Hearing Opened at 6:03 PM.**

**Staff Report:** Justin Sauder, Associate Planner, The zone change request is for approximately 30.88 acres located at the southeast corner of Highway 41 and Prairie Avenue. They are seeking rezoning from Community Commercial Services (CCS) to Community Commercial Mixed (CCM). The request is driven by building height limitations, with CCS allowing for a maximum height of 45 feet and CCM allowing up to 105 feet, necessary to accommodate a future hospital tower as part of the proposed medical campus. The site is currently undeveloped and located over the Rathdrum Prairie Aquifer. Water service would be provided by Ross Point Water District and sewer by the City of Post Falls. No adverse service impacts were identified. The request is consistent with the Future Land Use Map, Highway 41 North Focus Area, and applicable Comprehensive Plan goals and policies. Highway 41 and Prairie Avenue are classified as principal arterial, with Prosper Avenue and Zorros Road classified as minor collectors. All reviewing agencies were notified; no objections were received, and one letter of support was submitted by Urban Renewal.

**Applicant** Ben McGrann, OAC Services Inc: The proposed Prairies Medical Campus is a partnership between Kootenai Health, MultiCare and Parkwood Business Partners. The requested height increase allows a vertically integrated hospital design, preserving open space

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

### Testimony

In Favor: None

Neutral: None

In Opposition: None

### Public Hearing closed at 6:21 PM.

### Deliberation

#### 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?

Ziegler: CCM is an implementing zone in the Master Plan. There are adequate arterial in that area to service the site.

Malloy: One of the criteria is to promote the health of the community and this clearly does that.

Lucca: I am concerned about traffic, so I would like to see more of the traffic plan.

Mayor: We are skipping that one. That is the annexation question.

Lucca: Is it consistent with the Land Use Map, yes.

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?

Malloy: I would say yes, the Highway 41 Prairie corridors are identified as avenues with higher intensity uses. This literally supports the health of the community. It contributes to the financial sustainability of the community. It should bring in a lot of well-paying jobs and save lives.

Steigleder: It will deliver babies, which is key.

Ziegler: We talk a lot about yield per acre and this project going vertical will help that long term sustainability. I think it is a great change for the City.

Lucca: Does it though, most of this property is going to be owned by a non-profit corporation, so would they be paying property taxes?

Malloy: They would be.

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?

Malloy: None were noted.

Lucca: It did not say on there, but having been in law enforcement, 911 data shows that hospitals are among the highest frequency non-residential users of police services. So I think there could be an adverse effect on our police force.

Steigleder: Is this going to be on Ross Point water or the City?

Plew: Ross Point.

Field Herrington, City Attorney: I wanted to clarify for tonight's purposes, we have to consider what is before us in the record only.

Ziegler: Most of this area was annexed before my time, but I do remember annexing the property to the northeast of this and, as part of the deliberation, I advocated for CCM to allow a medical campus. This makes sense.

**Motion by Malloy to approve the Prairie Medical Zone Change ZC-25-2.  
Second by Ziegler.  
Vote: Malloy-Aye, Steigleder-Aye, Plew-Aye, Ziegler-Aye, Lucca-Aye  
Motion Carried**

- b. Gaul Annexation (ANNX-25-1)

**Public Hearing opened at 6:29 PM.**

### **Staff Report**

Justin Sauder, Associate Planner: Owners are Treva and Nolan Gaul. The applicant is Ace Solutions. The applicant is requesting the City Council to approve a request to annex approximately 7.76-acres with a Residential Mixed (RM) zoning as part of an annexation request into the City of Post Falls. The site is currently single-family homes and mobile homes over the Rathdrum Prairie Aquifer. Wastewater would be provided by the City of Post Falls and the city has the capacity to provide service and is willing to serve the property at the requested density. Existing septic systems would be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system. Water would be provided by the Ross Point Water District. Cecil Road and 16th Avenue are both classified as major collector roadways. Additional rights-of-way and easements would need to be provided as part of annexation and road widening at the time of development. The Residential Mixed zoning is consistent with medium density designation in the Comprehensive Plan and the site lies within the Central Island Focus Area. Traffic volumes on adjacent collectors were discussed, and no adverse service impacts were identified. The conceptual plan includes cottage-style homes and limited neighborhood commercial use. The proposal supports goals for infill, housing diversity, and economic resilience.

### **Applicant**

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

Treva Gaul, Owner: Long-time family owner with a desire to offer small, downsized homes with optional small-scale commercial uses like a bakery. Emphasized neighborhood character and thoughtful development. I have owned property in Post Falls since 1997. This land is in the County and is zoned High Density Residential and can have 38 units per acre. I did not like that. We are very excited about the cottage homes. As far as the high-density residential spot, we felt that we could put in a bakery, coffee spot, ice cream shop. Maybe a dog groomer. We do not have any huge grandiose schemes. A nice commercial area to clean it up. I am a small town girl and I like a small two feel.

Malloy: Would you have any objection to limiting the height to 35 feet?

Gaul: Is that enough for a 2-story?

Malloy: It should be plenty.

Gaul: I never had any grandiose plans.

Lucca: Are you planning on being the landlord for the commercial part?

Gaul: We are, we are hoping that could be a retirement income.

### **Testimony**

In Favor: None

Neutral: None

**Public Hearing closed at 7:10 PM.**

**Deliberations**

Review Criteria

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

Malloy: It is in a County pocket. It increases the sanitation of the City. It gets rid of a lot of the septic tanks. It improves connectivity of some of the high intensity uses in the City.

Many on Council agreed.

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?

Malloy: The Land Use Map calls out medium density specifically.

Ziegler: This is a unique property in that it is designated high density by the County and located in the City. For us to go to a medium density, it would be a reduction, and it is implementing a zone in the Comp 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?

Malloy: The goals and policies promote annexation of County pockets and promote a diversity of housing.

Steigleder: Long term fiscal health. It is nice to have commercial mixed in with residential. It improves walkability. Keeps the small town charm.

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?

Malloy: None were noted.

Steigleder: I would like to note my skepticism with what the Post Falls School District has said publicly and what is submitted, but I do not think it is enough to change my decision on this property.

Lucca: No

**Motion by Malloy to approve the Gaul Annexation ANNZ-25-1 and that it be designated Residential Mixed Zone and further to direct staff to clarify the development agreement such that the restrictions on single-family housing does not apply to the 10% Commercial area.**

**Second by Plew.**

**Vote: Steigleder-Aye, Plew-Aye, Ziegler-Aye, Lucca-Aye, Malloy-Aye**

**Motion Carried**

**3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS**

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

**ACTION ITEMS:**

**None**

**4. NEW BUSINESS**

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

**ACTION ITEMS:**

**None**

**5. CITIZEN ISSUES**

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

Kim Brown, Post Falls Historical Society: Spoke about the Historical Society and the improvements they have made to the building over the years.

Cindy Mead, Treasurer Post Falls Historical Society: Spoke about the improvements they have made to the building over the years.

**6. ADMINISTRATIVE / STAFF REPORTS**

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

**None**

**7. MAYOR AND COUNCIL COMMENTS**

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

**None**

**8. EXECUTIVE SESSION**

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

**ACTION ITEMS:**

**None**

**RETURN TO REGULAR SESSION**

**ADJOURNMENT**  
**7:28 PM**

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Randy Westlund, Mayor

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Rhiannon O'Neill, Deputy City Clerk

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 N. Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Randy Westlund

Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

Mission  
Building Community.

**CITY OF POST FALLS  
AGENDA REPORT  
CONSENT CALENDAR  
MEETING DATE: 3/17/2026**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Grace Strickland, CSR/AP  
**SUBJECT:** Payables 03/04/2026 - 03/18/2026

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**ITEM AND RECOMMENDED ACTION:**

The Finance Department recommends that the City Council review, and approve, the Post Falls Check Approval and Check Run Accountability reports dated 3.18.26. Approval of the reports acknowledges receipt of the required reports and approves making the payments. No presentation is planned on this item.

**DISCUSSION:**

As required by Idaho Code 50-1017 *Presentation of Claims* and 50-1018 *Payment of Claims*, the Finance Department provides a report at each council meeting detailing payments to be made on all accounts payable received during the prior two weeks. Generally, claims are presented prior to payment being issued. However, at times it is necessary for payment to be issued prior to approval (i.e. to avoid late fees), these checks are presented in the Check Run Accountability Report for ratification at the next council meeting. The attached Post Falls Check Approval reports checks totaling \$881,934.93 to be dated 3.18.26. The Hand Check Accountability is for Hand Checks issued 2.26.26-3.06.26 and total \$17,592.65.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

**APPROVED OR DIRECTION GIVEN:**

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

\$899,527.58

**BUDGET CODE:**

Various

**ATTACHMENTS:**

1. Check Run for Council 3.18.26
2. Hand Checks for Council 3.18.26

# Post Falls Check Approval



City of Post Falls

Packet: APPKT22826 - Check Run for Council 3.18.26  
 Vendor Set: 01 - Vendor Set 01

Check Date: 3/10/2026

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 001 - GENERAL FUND					
Dept: 412 Information Systems					
<a href="#">C140</a>	CDW Government Inc.				
APMWB	Electronic Funds Transf	<a href="#">AH9W45C</a>	ADO ACROBAT PRO F/TEAMS 1U L2 Man	001-412.0000.66014	58.28
<a href="#">VEN14584</a>	Sylint, LLC				
APMWB	Electronic Funds Transf	<a href="#">20939</a>	Monthly Sylint charges	001-412.0000.66043	2,557.43
Dept 412 Total:					2,615.71
Dept: 415 City Clerk					
<a href="#">C291</a>	Coeur d' Alene Press				
APMWB	Check	<a href="#">0000046377-02242</a>	CDA#15881 RFP Lease of Historic Building	001-415.0000.62000	87.31
Dept 415 Total:					87.31
Dept: 421 Police					
<a href="#">A236</a>	Alexander Clark Graphics				
APMWB	Check	<a href="#">31349</a>	PD Uniform Citations	001-421.0000.63290	559.46
<a href="#">VEN09421</a>	Assurance Fitness Repair				
APMWB	Check	<a href="#">13011</a>	PD Gym Cable & Battery Installation	001-421.0000.68010	908.50
<a href="#">VEN14572</a>	Axon Enterprise, Inc				
APMWB	Electronic Funds Transf	<a href="#">INUS427766</a>	Axon Fleet SIM Cards	001-421.0000.67020	25.62
<a href="#">C220</a>	Coleman Oil Co				
APMWB	Check	<a href="#">CP-0365144</a>	PD Gasoline	001-421.0000.64030	5,216.33
		<a href="#">INV-359974</a>	PD Diesel	001-421.0000.64030	346.44
<a href="#">C440</a>	Culligan LLC				
APMWB	Check	<a href="#">0023708</a>	Substation Water Unit Rent & Jug Refill	001-421.0000.68010	34.80
<a href="#">F045</a>	Fernan Gun Club				
APMWB	Check	<a href="#">4907</a>	2026 Range Fees	001-421.0000.62060	500.00
<a href="#">VEN06546</a>	Findlay Chrysler Dodge Jeep Ram				
APMWB	Check	<a href="#">260887</a>	PFPD186 Cables & Rod Lock	001-421.0000.67100	54.20
<a href="#">G020</a>	Galls, LLC				
APMWB	Electronic Funds Transf	<a href="#">034099559</a>	New Hire Clipboard - Fowles	001-421.0000.67020	27.68
		<a href="#">034286368</a>	New Hire Equipment - Gift and Green	001-421.0000.67020	949.77
		<a href="#">034099532</a>	Uniform Pants - Borders	001-421.4000.72000	98.10
		<a href="#">034158343</a>	New Hire Hi Viz Jacket - Bigard	001-421.4000.72000	199.96
		<a href="#">034158346</a>	New Hire Hi Viz Jacket - Fowles	001-421.4000.72000	199.96
		<a href="#">034099563</a>	Uniform Pants - Peterson	001-421.4000.72000	196.20
<a href="#">VEN01683</a>	Goodyear Tire & Rubber Company				
APMWB	Check	<a href="#">197-1163700</a>	PFPD144 Tires	001-421.0000.67190	568.00
		<a href="#">197-1163702</a>	PFPD163 Tires	001-421.0000.67190	568.00
		<a href="#">197-1163699</a>	PFPD145 Tires	001-421.0000.67190	568.00
		<a href="#">197-1163701</a>	PFPD134 Tires	001-421.0000.67190	645.00
<a href="#">VEN02177</a>	Idaho Chiefs of Police Association				
APMWB	Check	<a href="#">2025-277</a>	2026 ICOPA Conference Registration - Meal	001-421.0000.62060	350.00
<a href="#">VEN15122</a>	Interstate All Battery Spokane 9270				
APMWB	Check	<a href="#">1927001000458</a>	PD Batteries	001-421.0000.63130	487.20
<a href="#">VEN09941</a>	Jacque Panza				
APMWB	Check	<a href="#">030426</a>	Chaplain Stipend - Feb	001-421.0000.62370	50.00
<a href="#">VEN07726</a>	Jon Dekeles				
APMWB	Check	<a href="#">03.04.26</a>	Chaplain Stipend - DeKeles	001-421.0000.62370	50.00
<a href="#">VEN01250</a>	Kootenai County EMS System				
APMWB	Check	<a href="#">1808</a>	PD Defibrillator Pads	001-421.0000.63110	375.00
<a href="#">L0195</a>	Language Line Services				
APMWB	Electronic Funds Transf	<a href="#">11831218</a>	911 Interpretation Services	001-421.0000.62040	90.00
		<a href="#">11869599</a>		001-421.0000.62040	90.00

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
<a href="#">VEN05531</a>	MCCi, LLC	APMWB	Check	<a href="#">RN27749</a>	Laserfiche Annual Renewal	001-421.0000.62040	3,107.08
<a href="#">N001</a>	Napa Auto Parts	APMWB	Check	<a href="#">381192</a>	PD Shop - Wrench Sets	001-421.0000.67090	42.32
				<a href="#">381091</a>	PD Shop - Ratchet Straps	001-421.0000.67090	299.85
				<a href="#">381342</a>	PD Stock - Wiper Blades	001-421.0000.67100	92.94
				<a href="#">381312</a>	PFPD144 Battery & Core Deposit	001-421.0000.67100	214.71
				<a href="#">355427</a>	PFPD141 Control Arm Assembly	001-421.0000.67100	271.37
				<a href="#">380078</a>	PFPD126 Clock Spring	001-421.0000.67100	298.53
				<a href="#">380004</a>	PFPD135 Brake Pads & Rotors	001-421.0000.67100	298.88
				<a href="#">380280</a>	PFPD115 Brake Pads & Rotors	001-421.0000.67100	164.10
				<a href="#">380241</a>	PD Stock - Oil Filters, Wiper Fluid, Coolant	001-421.0000.67100	157.20
				<a href="#">381248</a>	PFPD133 Brake Pads & Rotors	001-421.0000.67100	231.93
				<a href="#">381069</a>	PD Stock - Cable Ties	001-421.0000.67100	77.18
				<a href="#">380137</a>	PD Stock - Oil Filters	001-421.0000.67100	8.64
				<a href="#">381314</a>	PFPD144 Battery & Core Deposit	001-421.0000.67100	144.55
<a href="#">P4384</a>	Proforce Law Enforcement	APMWB	Check	<a href="#">596200</a>	Weapon accessories	001-421.0000.67020	2,336.75
				<a href="#">596393</a>	PD Equipment - Duty Holsters	001-421.0000.67020	809.40
<a href="#">VEN12647</a>	Sawyer Plumbing	APMWB	Check	<a href="#">i3478</a>	Evidence Room Leak Repairs	001-421.0000.68010	260.46
<a href="#">VEN14946</a>	Smarsh Inc	APMWB	Check	<a href="#">INV-335034</a>	AT&T Mobile Message - Professional Archiv	001-421.0000.66043	4,870.00
<a href="#">VEN14584</a>	Sylint, LLC	APMWB	Electronic Funds Transf	<a href="#">20939</a>	Monthly Sylint charges	001-421.0000.66043	838.49
<a href="#">VEN14902</a>	The Bunker Tri-Cities LLC	APMWB	Electronic Funds Transf	<a href="#">INV/2025/03535</a>	PD Uniform Repair - Boyle	001-421.4000.72000	55.00
				<a href="#">INV/2025/03775</a>	New Hire Uniforms - Bigard	001-421.4000.72000	1,122.75
				<a href="#">INV/2025/03385</a>	New Hire Uniforms - Angel	001-421.4000.72000	740.79
<a href="#">VEN07714</a>	Uniforms2gear, Inc	APMWB	Electronic Funds Transf	<a href="#">INV/2026/03/0011</a>	ECO Uniform Pants	001-421.4000.72000	77.41
<a href="#">W180</a>	Western States Equipment	APMWB	Check	<a href="#">IN003490813</a>	PD Generator Heater	001-421.0000.68050	155.96
					Dept 421 Total:		29,834.51
Dept: 423 Oasis							
<a href="#">VEN02102</a>	Stevens, Randi M.	APMWB	Electronic Funds Transf	<a href="#">OCT/25</a>	VSU Support Group - October	001-423.1153.68400	925.00
				<a href="#">JAN/26</a>	VSU Support Group - January	001-423.1153.68400	825.00
				<a href="#">FEB/26</a>	VSU Support Group - February	001-423.1153.68400	825.00
				<a href="#">DEC/25</a>	VSU Support Group - December	001-423.1153.68400	825.00
				<a href="#">NOV/25</a>	VSU Support Group - November	001-423.1153.68400	825.00
					Dept 423 Total:		4,225.00
Dept: 424 Legal							
<a href="#">C220</a>	Coleman Oil Co	APMWB	Check	<a href="#">CP-0363210</a>	Fuel Usage - February 2026	001-424.0000.64030	44.00
					Dept 424 Total:		44.00
Dept: 427 Animal Control							
<a href="#">C220</a>	Coleman Oil Co	APMWB	Check	<a href="#">CP-0365144</a>	PD Gasoline	001-427.0000.64030	172.99
<a href="#">K08222</a>	Kootenai Animal Hospital	APMWB	Check	<a href="#">888020344</a>	Animal Shelter Vet Services	001-427.0000.62040	75.63
<a href="#">W0226</a>	Walter E Nelson Co	APMWB	Electronic Funds Transf	<a href="#">567147</a>	Animal Shelter Supplies	001-427.0000.63060	264.99
					Dept 427 Total:		513.61
Dept: 431 Streets							
<a href="#">A1395</a>	Advanced Compressor & Hose Inc	APMWB	Check	<a href="#">102665</a>	Parts to re-energize Water Valve - Streets	001-431.0000.68010	224.65

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
<a href="#">A497</a>	Arrow Construction Supply, Inc	APMWB	Check	<a href="#">S22386</a>	Form Release for sign bases	001-431.0000.63260	110.38
<a href="#">C291</a>	Coeur d' Alene Press	APMWB	Check	<a href="#">0000045677</a>	Notice of Request for Bids - 2026 Dump Truck	001-431.0000.62000	48.32
<a href="#">C220</a>	Coleman Oil Co	APMWB	Check	<a href="#">CP-0363210</a>	Fuel Usage - February 2026	001-431.0000.64030	3,472.11
<a href="#">VEN01373</a>	Intermountain Sign & Safety	APMWB	Check	<a href="#">22198</a>	Telspar post for signs	001-431.0000.63260	276.00
				<a href="#">22230</a>	Black vinyl for signs	001-431.0000.63260	180.00
				<a href="#">22218</a>	Small Stop/Slow sign	001-431.0000.63260	220.00
<a href="#">I340</a>	Interstate Concrete & Asphalt	APMWB	Electronic Funds Transf	<a href="#">Spokane St Rounda</a>	Spokane St Roundabout Pay App 3 FINAL	001-431.1811.95040	8,702.03
<a href="#">VEN14930</a>	National Safety Inc	APMWB	Check	<a href="#">0782015-IN</a>	Uniform shirts - Erik	001-431.4000.72000	50.20
<a href="#">R251</a>	Serights Ace Hardware	APMWB	Check	<a href="#">373804/1</a>	Cleaning cloths	001-431.0000.63000	14.00
				<a href="#">373695/1</a>	Cleaners for trucks	001-431.0000.63000	39.19
				<a href="#">373777/1</a>	NAILS BOLTS NUTS	001-431.0000.63260	6.87
				<a href="#">373500/1</a>		001-431.0000.63260	45.89
				<a href="#">373723/1</a>	nuts & bolts, auger bit	001-431.0000.63260	44.05
				<a href="#">373778/1</a>	Nuts & Bolts	001-431.0000.63260	11.10
				<a href="#">373869/1</a>	NAILS BOLTS NUTS	001-431.0000.63260	3.60
				<a href="#">373969/1</a>	Cement supplies	001-431.0000.63260	47.99
				<a href="#">373903/1</a>	Spray Bottle	001-431.0000.63260	6.83
				<a href="#">373774/1</a>	Sockets & wrenches	001-431.0000.67090	88.99
				<a href="#">373906/1</a>	PIPE JOINT COMPOUND 8OZ	001-431.0000.68150	14.39
				<a href="#">373819/1</a>	Step Ladder	001-431.0000.68150	113.99
<a href="#">T090</a>	Thorco, Inc.	APMWB	Check	<a href="#">1795808</a>	Troubleshoot of Mullan/Ceccil signal in Flash	001-431.0000.68140	428.00
				<a href="#">1795807</a>	Repair of MCGuire/Seltice signal pole	001-431.0000.68140	550.77
<a href="#">T1195</a>	Traffic Safety Supply Co, Inc.	APMWB	Check	<a href="#">INV089006</a>	BANDING BUCKLE, 201 SS, 3/4"	001-431.0000.63260	77.67
<a href="#">VEN14310</a>	US Fleet Tracking LLC	APMWB	Check	<a href="#">515264</a>	Monthly vehicle tracking service	001-431.0000.66016	592.68
Dept 431 Total:							15,369.70
Dept: 433 Facility Maintenance							
<a href="#">C220</a>	Coleman Oil Co	APMWB	Check	<a href="#">CP-0363210</a>	Fuel Usage - February 2026	001-433.0000.64030	107.96
<a href="#">G098</a>	Grainger	APMWB	Check	<a href="#">9831095444</a>	Transmitter Community Development	001-433.0000.68010	60.88
<a href="#">R251</a>	Serights Ace Hardware	APMWB	Check	<a href="#">373842/1</a>	plant supplies	001-433.0000.63730	17.35
<a href="#">W0226</a>	Walter E Nelson Co	APMWB	Electronic Funds Transf	<a href="#">11920</a>	SHOULD NOT BE CHARGED TAX	001-433.0000.63140	-5.74
				<a href="#">567328</a>	paper supplies CH and PD	001-433.0000.63140	316.66
				<a href="#">566157</a>	paper supplies	001-433.0000.63140	495.61
				<a href="#">566503</a>	Cleaning supplies	001-433.0000.63150	494.72
				<a href="#">566762</a>	Cleaning Supplies	001-433.0000.63150	52.49
				<a href="#">564845</a>	cleaning supplies CH and PD	001-433.0000.63150	399.39
				<a href="#">567329</a>	Cleaning supplie CH and PD	001-433.0000.63150	447.65
Dept 433 Total:							2,386.97
Dept: 434 Fleet Maintenance							
<a href="#">VEN14736</a>	Cintas Corporation No. 3	APMWB	Check	<a href="#">4260432468</a>	Fleet Laundry & Rug Service	001-434.0000.63160	123.40
				<a href="#">4261084675</a>		001-434.0000.63160	133.98
<a href="#">C220</a>	Coleman Oil Co	APMWB	Check	<a href="#">CP-0363210</a>	Fuel Usage - February 2026	001-434.0000.64030	210.24
<a href="#">VEN03826</a>	FMI Equipment	APMWB	Check	<a href="#">SPK-1016226</a>	QUICK COUPLERS - p311	001-434.0000.63012	253.56

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
		APMWB	Check	<a href="#">SPK-1016225</a>	RT40 Maintenance Kit - P470	001-434.0000.63012	334.17
				<a href="#">SPK-1016306</a>	FILTERS - P483	001-434.0000.63012	86.43
				<a href="#">SPK-1016240</a>	SIDE MIRROR - P310	001-434.0000.63012	72.38
				<a href="#">SPK-1016227</a>	Filters - P311	001-434.0000.63012	1,081.02
				<a href="#">SPK-1016165</a>	Air Filter - P470	001-434.0000.63012	13.55
				<a href="#">SPK-1016305</a>	Air Filter - P470	001-434.0000.63012	40.65
<a href="#">G098</a>	Grainger						
		APMWB	Check	<a href="#">9817083646</a>	Return of HEATER ASSEMBLY,	001-434.0000.67020	-667.63
<a href="#">N001</a>	Napa Auto Parts						
		APMWB	Check	<a href="#">354243</a>	Fluorescent Light - S555	001-434.0000.63011	25.92
				<a href="#">380325</a>	Filters - Fleet Stock	001-434.0000.63011	60.82
				<a href="#">381115</a>	Air Filter - S228	001-434.0000.63011	47.11
				<a href="#">379430</a>	Spark plugs for portable Generator	001-434.0000.63011	4.31
				<a href="#">380207</a>	Core Deposit - P617	001-434.0000.63012	-18.00
				<a href="#">381267</a>	HOURMETER - P475	001-434.0000.63012	57.26
				<a href="#">381174</a>	AIR FILTER - P475	001-434.0000.63012	10.37
				<a href="#">381450</a>	Spark Plug - P479	001-434.0000.63012	13.38
				<a href="#">380434</a>	AIR FILTER - UF300	001-434.0000.63012	15.67
				<a href="#">380433</a>	FUEL FLTR - UF300	001-434.0000.63012	41.01
				<a href="#">380457</a>	HYDRAULIC FILTER - UF300	001-434.0000.63012	45.16
				<a href="#">380118</a>	Battery - P617	001-434.0000.63012	140.59
				<a href="#">380325</a>	Filters - Fleet Stock	001-434.0000.63012	70.95
				<a href="#">380270</a>	SPARK PLUG = P482	001-434.0000.63012	7.60
				<a href="#">380325</a>	Filters - Fleet Stock	001-434.0000.63013	70.96
<a href="#">N107</a>	Norlift Inc						
		APMWB	Electronic Funds Transf	<a href="#">50100687</a>	'AIR FILTER - P305	001-434.0000.63012	71.56
				<a href="#">50100684</a>	Filters - P305	001-434.0000.63012	482.18
<a href="#">P1001</a>	Pape Machinery						
		APMWB	Check	<a href="#">16695205</a>	Filters - UF301	001-434.0000.63012	194.81
<a href="#">P180</a>	Perfection Tire						
		APMWB	Check	<a href="#">1103295</a>	Tires - P476	001-434.0000.67190	239.82
				<a href="#">1103297</a>	Tires - UF600	001-434.0000.67190	847.06
<a href="#">R060</a>	Ragan Equipment Co.						
		APMWB	Check	<a href="#">01-181082</a>	Hydraulic Filter - P474/P473	001-434.0000.63012	157.72
				<a href="#">01-180886</a>	Filters - P468	001-434.0000.63012	248.70
				<a href="#">01-181023</a>	Belts - P473	001-434.0000.63012	53.55
<a href="#">VEN07942</a>	RWC International LTD						
		APMWB	Check	<a href="#">XA106113002 01</a>	Return of SEAL, Oil Wheel	001-434.0000.63011	-64.53
				<a href="#">XA106113002 03</a>	HUB SEAL - S221	001-434.0000.63011	15.56
				<a href="#">XA106113002 02</a>		001-434.0000.63011	15.56
				<a href="#">XA106113478 01</a>	FUEL MODULE - S228	001-434.0000.63011	196.08
<a href="#">R251</a>	Serights Ace Hardware						
		APMWB	Check	<a href="#">373908/1</a>	Vinyl Tubing	001-434.0000.63011	3.37
				<a href="#">373911/1</a>	Vinyl Tubing	001-434.0000.63011	2.12
				<a href="#">373910/1</a>	Partial return of tubing on inv 373908/1	001-434.0000.63011	-2.12
				<a href="#">J70497/1</a>	Return of tubing from inv 373911/1	001-434.0000.63011	-2.12
<a href="#">W180</a>	Western States Equipment						
		APMWB	Check	<a href="#">IN003427550</a>	Joystick for CAT Loader	001-434.0000.63011	2,053.00
				<a href="#">IN003523185</a>	Battery - S228	001-434.0000.63011	461.40
					Dept 434 Total:		7,248.58
	Dept: 435 GIS						
<a href="#">E0495</a>	ESRI Inc.						
		APMWB	Check	<a href="#">900198209</a>	Yearly ESRI Licensing Cost	001-435.0000.66020	42,200.00
					Dept 435 Total:		42,200.00
	Dept: 441 Urban Forestry						
<a href="#">C220</a>	Coleman Oil Co						
		APMWB	Check	<a href="#">CP-0363210</a>	Fuel Usage - February 2026	001-441.0000.64030	361.58
					Dept 441 Total:		361.58

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Dept: 442 Cemetery							
<a href="#">C2961</a>	Cold Spring Granite Company	APMWB	Check	<a href="#">RI 2504177</a>	Kienke, Dorothy Va plate	001-442.0000.63760	349.00
				<a href="#">RI 2502970</a>	Higgings VA Plaque	001-442.0000.63760	349.00
				<a href="#">25000256 RI</a>	VA Vases - 6	001-442.0000.63760	1,093.00
<a href="#">C220</a>	Coleman Oil Co	APMWB	Check	<a href="#">CP-0363210</a>	Fuel Usage - February 2026	001-442.0000.64030	223.90
<a href="#">N001</a>	Napa Auto Parts	APMWB	Check	<a href="#">366948</a>	NAPA Gold Air Filter (D1J,D1L)	001-442.0000.67050	44.66
<a href="#">VEN05363</a>	North 40 Outfitters	APMWB	Check	<a href="#">054374/E</a>	shovel/bar/hose	001-442.0000.67090	99.97
<a href="#">W230</a>	Wilbert Precast Inc.	APMWB	Check	<a href="#">388046-1</a>	Yvonne Merrell engraving	001-442.0000.63760	385.00
				<a href="#">382894-1</a>	Clark Jordan Memorial	001-442.0000.63760	3,412.96
				<a href="#">378589-1</a>	Dougall, Maxine	001-442.0000.63760	1,550.30
				<a href="#">381942-1</a>	Fillpot Wilma	001-442.0000.63760	717.88
				<a href="#">377889-1</a>	Gravelle	001-442.0000.63760	653.72
				<a href="#">380941-1</a>	Stark, Stephen	001-442.0000.63760	485.72
				<a href="#">379702-1</a>	Fraleay	001-442.0000.63760	430.76
				<a href="#">381291-1</a>	Hauser Vance	001-442.0000.63760	430.76
				<a href="#">384917-1</a>	Terry Carr Niche engraving	001-442.0000.63760	385.00
				<a href="#">384665-1</a>	Beck, Arden Final Engr	001-442.0000.63760	258.00
<a href="#">Z026</a>	Ziegler Lumber Co #017	APMWB	Check	<a href="#">1074692</a>	222350 4 ft. X 8 ft. X 19/32 in. Sanded Plyw	001-442.0000.68160	59.15
Dept 442 Total:							10,928.78
Dept: 443 Parks							
<a href="#">VEN15010</a>	ADD Electronics	APMWB	Check	<a href="#">4506</a>	Radio installation in trucks and Antenna cabl	001-443.0000.67040	814.27
<a href="#">VEN15174</a>	Airgas USA, LLC	APMWB	Check	<a href="#">5523250609</a>	Acetylene for the welder	001-443.0000.64030	8.20
<a href="#">A365</a>	American On-Site Services	APMWB	Check	<a href="#">I105394</a>	Corbin Park Portable Restrooms	001-443.0000.65050	322.50
				<a href="#">I105464</a>	Q'emiln Portable Restrooms	001-443.0000.65050	641.25
				<a href="#">I105392</a>	4th St. Trailhead Portable Restrooms	001-443.0000.65050	213.75
				<a href="#">I105439</a>	White Pine Portable Restroom	001-443.0000.65050	193.75
				<a href="#">I105440</a>	Falls Park Portable Restroom	001-443.0000.65050	193.75
				<a href="#">I105438</a>	Tullamore Portable Restroom	001-443.0000.65050	193.75
				<a href="#">I105441</a>	Kiwanis Park Portable Restroom	001-443.0000.65050	193.75
				<a href="#">I105393</a>	Black Bay Portable Restroom	001-443.0000.65050	128.75
				<a href="#">I105433</a>	Skate Park Portable	001-443.0000.65050	213.75
<a href="#">VEN14808</a>	Ardurra Group, Inc	APMWB	Electronic Funds Transf	<a href="#">220689-20760</a>	Q'emiln Well Improvements	001-443.1658.62330	4,227.50
<a href="#">A017</a>	A-Tec, Inc.	APMWB	Check	<a href="#">6669</a>	PTZ Camera Adds for Q'emiln Park	001-443.0000.91000	6,690.56
				<a href="#">6672</a>		001-443.0000.91000	3,455.99
<a href="#">VEN15211</a>	CDA Precast, LLC	APMWB	Check	<a href="#">LS120</a>	Jersey Barriers for Community Forest	001-443.0000.91000	1,750.00
<a href="#">C220</a>	Coleman Oil Co	APMWB	Check	<a href="#">CP-0363210</a>	Fuel Usage - February 2026	001-443.0000.64030	1,583.17
<a href="#">C410</a>	Country Lock & Key, Inc.	APMWB	Electronic Funds Transf	<a href="#">9378494433</a>	Key rings for Parks	001-443.0000.67030	8.30
<a href="#">F070</a>	Fire Safety Specialists	APMWB	Check	<a href="#">28061</a>	Inspect Parks Fire Extinguishers	001-443.0000.63110	731.70
<a href="#">L109</a>	Lowe's Credit Services	APMWB	Check	<a href="#">995089 -QCAGNQ</a>	Extension Cords for events	001-443.0000.63080	113.96
<a href="#">N001</a>	Napa Auto Parts	APMWB	Check	<a href="#">381310</a>	grease for mowers	001-443.0000.66190	26.34
<a href="#">R060</a>	Ragan Equipment Co.	APMWB	Check	<a href="#">01-180629</a>	Mower Repair	001-443.0000.66190	62.50
<a href="#">R1691</a>	River City Paint & Decorating						

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
		APMWB	Check	<a href="#">8JEA6</a>	Paint for picnic tables	001-443.0000.68160	7.19
				<a href="#">W7F2W</a>	Paint for Park restroom floors	001-443.0000.68160	171.82
<a href="#">R251</a>	Serights Ace Hardware	APMWB	Check	<a href="#">373514/1</a>	Hardware for Chase Park	001-443.0000.67030	59.53
				<a href="#">373942/1</a>	Drill Bit Set for North Side	001-443.0000.67090	16.09
				<a href="#">373512/1</a>	Paint supplies for restroom floors	001-443.0000.68160	40.26
				<a href="#">373861/1</a>	Spray paint for Black Bay	001-443.0000.68160	11.38
				<a href="#">373978/1</a>	Toilet gaskets for Trailhead	001-443.0000.68250	48.57
<a href="#">A565</a>	SiteOne Landscape Supply, LLC	APMWB	Check	<a href="#">162797117-001</a>	Oversized river rock for the PD	001-443.0000.68170	318.90
				<a href="#">162437311-001</a>	Loamy Sand for Ball Fields	001-443.0000.68170	547.50
<a href="#">U0010</a>	ULINE	APMWB	Check	<a href="#">204999576</a>	WINDLASS TOURNIQUET FOR PARKS	001-443.0000.63110	153.39
				<a href="#">205023678</a>	Tourniquets for first aid.	001-443.0000.63110	207.96
				<a href="#">204666891</a>	Sign post anchors	001-443.0000.63260	457.58
<a href="#">VEN01248</a>	United Crown Pump & Drilling	APMWB	Check	<a href="#">109298</a>	Repair City Hall Water Feature	001-443.0000.62180	930.48
<a href="#">W0226</a>	Walter E Nelson Co	APMWB	Electronic Funds Transf	<a href="#">567466</a>	Cleaning supplies for the Parks Dept.	001-443.0000.63150	2,161.40
<a href="#">Z026</a>	Ziegler Lumber Co #017	APMWB	Check	<a href="#">1078666</a>	Treated Posts for South Parks	001-443.0000.68160	339.90
Dept 443 Total:							27,239.44
Dept: 445 Recreation							
<a href="#">VEN14917</a>	Follow My Lead Studio	APMWB	Check	<a href="#">02.27.26</a>	Contractual services Dance Classes Jan-Fe	001-445.0000.62040	367.50
<a href="#">S054</a>	Schmidt, Sheila	APMWB	Electronic Funds Transf	<a href="#">03.05.26</a>	Contractual Services Feb 2026 Gymnastics	001-445.0000.62040	1,907.20
<a href="#">R251</a>	Serights Ace Hardware	APMWB	Check	<a href="#">373686/1</a>	Connectors for Youth Basketball	001-445.0000.63080	4.76
<a href="#">VEN15091</a>	Simpliverified, LLC	APMWB	Electronic Funds Transf	<a href="#">81596</a>	Recreation Coach Background Checks Febr	001-445.0000.62080	1,672.10
<a href="#">U140</a>	UpScale Mail	APMWB	Check	<a href="#">347634</a>	Postage/Shipping Dance Costume Return	001-445.0000.63070	22.79
Dept 445 Total:							3,974.35
Dept: 451 Planning & Zoning							
<a href="#">C291</a>	Coeur d' Alene Press	APMWB	Check	<a href="#">0000046019</a>	Public Notice Prairie Medical Zone Change 2	001-451.0000.62000	489.39
				<a href="#">0000046248-02202</a>	Public Notice Pleasant View Meadows ANN	001-451.0000.62000	333.24
				<a href="#">0000046251-02202</a>	CDA#15858 NOPH Echo Estates Subdivisio	001-451.0000.62000	238.55
				<a href="#">0000046549-02272</a>	Public Notice Prairie Avenue ANN-25-5	001-451.0000.62000	269.06
				<a href="#">0000045968</a>	Public Notice Gaul ANN-25-1	001-451.0000.62000	305.89
				<a href="#">0000046250-02202</a>	Public Notice Rosewater Place SUBD-25-10	001-451.0000.62000	295.06
				<a href="#">0000046550-02272</a>	Public Notice River City Corners SUP-25-1	001-451.0000.62000	276.22
Dept 451 Total:							2,207.41
Dept: 452 Building Inspector							
<a href="#">C220</a>	Coleman Oil Co	APMWB	Check	<a href="#">CP-0363210</a>	Fuel Usage - February 2026	001-452.0000.64030	500.60
Dept 452 Total:							500.60
Dept: 453 Engineering							
<a href="#">C220</a>	Coleman Oil Co	APMWB	Check	<a href="#">CP-0363210</a>	Fuel Usage - February 2026	001-453.0000.64030	214.52
<a href="#">J105</a>	J-U-B Engineers, Inc.	APMWB	Electronic Funds Transf	<a href="#">193523</a>	Collection System Modeling/Training	001-453.0000.62040	244.00
Dept 453 Total:							458.52
Dept: 481 Capital Improvements/Contracts							
<a href="#">A281</a>	Allied Fire & Security						

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
		APMWB	Check	<a href="#">1765347</a>	FIRE SERVICES 175-2900, 4/1/2026 6/30/2001-481.0000.68390		273.99
						Dept 481 Total:	273.99
						Fund 001 Total:	150,470.06

Fund: 003 - PERSONNEL BENEFIT POOL

Dept: 482 Personnel Pool

<a href="#">VEN15121</a>	BPA Health, Inc	APMWB	Check	<a href="#">611623</a>	EAP Services March 2026	003-482.4000.73000	852.00
<a href="#">VEN04994</a>	Gallagher Benefit Services Inc.	APMWB	Electronic Funds Transf	<a href="#">364793</a>	02/2026 FSA Fees	003-482.4155.71210	15.00
<a href="#">P079</a>	Panhandle Health District	APMWB	Check	<a href="#">5698-02.27.2026</a>	Immunizations for WW employees	003-482.4000.73000	338.00
						Dept 482 Total:	1,205.00
						Fund 003 Total:	1,205.00

Fund: 008 - 911 SUPPORT

Dept: 426 911 Support

<a href="#">VEN14584</a>	Sylint, LLC	APMWB	Electronic Funds Transf	<a href="#">20939</a>	Monthly Sylint charges	008-426.0000.66043	3,591.58
						Dept 426 Total:	3,591.58
						Fund 008 Total:	3,591.58

Fund: 011 - FACILITY BUILDING RESERVE

Dept: 491 Facility Building Reserve

<a href="#">VEN14808</a>	Ardurra Group, Inc	APMWB	Electronic Funds Transf	<a href="#">230061-20763</a>	Black Bay/Parks Shop Parking Lot	011-491.0000.95015	3,710.00
<a href="#">VEN14753</a>	Integrus Architecture, P.S.	APMWB	Check	<a href="#">22418.00-11</a>	PWOC Integrus Invoice Jan 2026	011-491.1801.93160	37,410.05
						Dept 491 Total:	41,120.05
						Fund 011 Total:	41,120.05

Fund: 017 - ANNEXATION FEES

Dept: 410 General Government Services

<a href="#">VEN15043</a>	Urban3 LLC	APMWB	Check	<a href="#">AC000533</a>	Fiscal Analysis Consulting Fee Final Present	017-410.0000.62040	2,574.00
						Dept 410 Total:	2,574.00
						Fund 017 Total:	2,574.00

Fund: 034 - KOOTENAI FIRE/EMS IMPACT FEES

Dept: 428 Kootenai Fire/EMS Impact Fees

<a href="#">VEN14739</a>	Kootenai County Emergency Medical Services System	APMWB	Electronic Funds Transf	<a href="#">February 2026 Imp</a>	February 2026 Impact Fees	034-428.0000.33117	-390.00
						034-428.0000.62040	8,931.75
<a href="#">VEN06795</a>	Kootenai County Fire & Rescue	APMWB	Electronic Funds Transf	<a href="#">February 2026 Imp</a>	February 2026 Impact Fees	034-428.0000.33117	-780.00
						034-428.0000.62040	78,874.25
						Dept 428 Total:	86,636.00
						Fund 034 Total:	86,636.00

Fund: 038 - PARKS IMPACT FEES

Dept: 443 Parks

<a href="#">A568</a>	AVISTA Utilities-Install services	APMWB	Check	<a href="#">1036740815</a>	Gas Service Ext. at Upper Corbin	038-443.0000.94170	1,437.00
<a href="#">VEN13635</a>	Big Sky ID, Corp	APMWB	Check	<a href="#">Black Bay Park Pa</a>	Black Bay Park Phase 1	038-443.0000.94070	118,067.76

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
<a href="#">VEN14069</a>	Michael Terrell- Landscape Architecture, PLLC	APMWB	Check	<a href="#">6655</a>	The Quarry (Sports Complex) Phase 1	038-443.0000.94165	24,062.90
						Dept 443 Total:	143,567.66
						Fund 038 Total:	143,567.66
Fund: 650 - RECLAIMED WATER OPERATING							
Dept: 463 Wastewater Operating							
<a href="#">A090</a>	Accurate Testing Labs LLC	APMWB	Check	<a href="#">152328</a>	February Monthly WRF Comp Samples	650-463.0000.68360	1,390.00
				<a href="#">152235</a>	Biosolids Testing	650-463.0000.68360	530.00
<a href="#">VEN15174</a>	Airgas USA, LLC	APMWB	Check	<a href="#">5523250738</a>	RRCYLILG-AR - Rent Cyl Ind Large Argon	650-463.0000.68025	8.20
<a href="#">VEN15217</a>	Ambiente H2O Inc	APMWB	Check	<a href="#">V260135</a>	Poly Pump Parts	650-463.0000.68025	930.13
<a href="#">A424</a>	Anatek Labs, Inc.	APMWB	Electronic Funds Transf	<a href="#">2604824</a>	Quarterly PFAS Sampling	650-463.0000.68360	1,000.00
				<a href="#">2603951</a>	River Sampling 2/2/2026	650-463.0000.68360	914.00
				<a href="#">2603950</a>	Surface Water CP Testing	650-463.0000.68360	581.00
<a href="#">VEN04450</a>	BDP Industries	APMWB	Check	<a href="#">Solids Belt Filter Pre</a>	Solids Handling BDP Belt Press Pay App #1	650-463.3125.95520	73,850.00
<a href="#">VEN14736</a>	Cintas Corporation No. 3	APMWB	Check	<a href="#">4260432685</a>	WWTP Uniforms	650-463.4000.72000	178.61
				<a href="#">4261084878</a>	WWTP Uniforms	650-463.4000.72000	178.61
<a href="#">C130</a>	Coeur d'Alene Tractor	APMWB	Check	<a href="#">CDA-132346</a>	Replace Water Pump & Fan Belt	650-463.0000.67170	2,371.67
<a href="#">C220</a>	Coleman Oil Co	APMWB	Check	<a href="#">CP-0363210</a>	Fuel Usage - February 2026	650-463.0000.65005	439.70
<a href="#">G100</a>	Granich Engineering	APMWB	Electronic Funds Transf	<a href="#">BI-0384296</a>	Poly pump parts	650-463.0000.68025	1,589.11
<a href="#">VEN14900</a>	GSM Engineered Fabrics, LLC	APMWB	Electronic Funds Transf	<a href="#">INVGSM8940</a>	New belts on the Andritz	650-463.0000.68025	3,754.97
<a href="#">H030</a>	Hach Company	APMWB	Check	<a href="#">14887292</a>	PHOSPHATE, 50MG/L 10ML AMP PK/16	650-463.0000.63400	205.38
				<a href="#">14892061</a>	AMMONIA, TNT+, HR (2-47 MG/L) PK/25	650-463.0000.63400	286.17
				<a href="#">14887292</a>	PHOSPHATE, 50MG/L 10ML AMP PK/16	650-463.0000.63400	108.55
<a href="#">I2731</a>	Inland Environmental Resources	APMWB	Electronic Funds Transf	<a href="#">2026-6339</a>	Mag Deliveries to WRF	650-463.0000.63008	8,642.40
<a href="#">VEN15085</a>	International Minute Press	APMWB	Check	<a href="#">6097</a>	Posters for WWTP Tours	650-463.0000.63060	308.00
<a href="#">J105</a>	J-U-B Engineers, Inc.	APMWB	Electronic Funds Transf	<a href="#">194138</a>	Solids Handling Project JUB Invoice Feb 202	650-463.3125.95520	135,889.10
<a href="#">L01935</a>	Landia, Inc.	APMWB	Check	<a href="#">SE10649</a>	Mixer repairs 1-13-26	650-463.0000.68025	7,661.08
<a href="#">N040</a>	NCL of Wisconsin, Inc.	APMWB	Check	<a href="#">531674</a>	Lab Supplies	650-463.0000.63400	1,257.23
<a href="#">VEN04172</a>	Northwest Scientific, Inc.	APMWB	Electronic Funds Transf	<a href="#">5200126</a>	Powdered Detergent Lab Supplies	650-463.0000.63400	152.58
<a href="#">O050</a>	Oxarc Inc.	APMWB	Electronic Funds Transf	<a href="#">0032514747</a>	Sodium Bisulfite Tertiary Treatment Chemic	650-463.0000.63008	2,957.05
				<a href="#">0032514770</a>	Sodium Hypochlorite (Chlorine Bleach)	650-463.0000.68820	3,027.75
				<a href="#">0032521354</a>		650-463.0000.68820	1,664.55
<a href="#">P125</a>	Paramount Supply Company	APMWB	Check	<a href="#">178880</a>	WRF Supplies ASCO REPAIR KIT	650-463.0000.68025	679.50
				<a href="#">178138</a>	2" PVC For WWTP	650-463.0000.68025	18.39
				<a href="#">178880</a>	WRF Supplies ASCO REPAIR KIT	650-463.0000.68025	29.54
				<a href="#">178138</a>	2" PVC For WWTP	650-463.0000.68025	56.40
				<a href="#">183456</a>	WWTP Repair Parts	650-463.0000.68025	818.30
<a href="#">R251</a>	Serights Ace Hardware	APMWB	Check	<a href="#">373755/1</a>	LEAF FEELER GAUGE 3X1/2"	650-463.0000.67090	12.59
				<a href="#">373809/1</a>	TUBE CUTTER RED	650-463.0000.68025	52.16

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
		APMWB	Check	<a href="#">373893/1</a>	WRF Supplies	650-463.0000.68025	14.53
<a href="#">U1006</a>	Univar Solutions USA, LLC	APMWB	Electronic Funds Transf	<a href="#">53698870</a>	Caustic Soda Deliveris Tertiary Operations	650-463.0000.63008	4,206.72
				<a href="#">53718612</a>	Aluminum Sulfate for Tertiary Operations	650-463.0000.63490	6,911.28
				<a href="#">53701158</a>		650-463.0000.63490	6,435.28
<a href="#">W0226</a>	Walter E Nelson Co	APMWB	Electronic Funds Transf	<a href="#">567045</a>	CENTERPULL TOWEL CONTROL 6 RLS/C	650-463.0000.63400	681.24
				<a href="#">567400</a>	KIMTECH DELICATE TASK WIPER 4.4"X8.	650-463.0000.63400	222.65
Dept 463 Total:							270,014.42

Dept: 466 Wastewater - Collections

<a href="#">VEN14808</a>	Ardurra Group, Inc	APMWB	Electronic Funds Transf	<a href="#">240451-20766</a>	SH41 & Poleline Sewer Ardurra Invoice Jan	650-466.3221.68400	2,555.00
<a href="#">A497</a>	Arrow Construction Supply, Inc	APMWB	Check	<a href="#">S23034</a>	28" Lime Traffic Cone Import	650-466.0000.63330	357.27
				<a href="#">S22700</a>	Flourescent Green Marking Rustoleum 2030	650-466.0000.63330	236.52
<a href="#">VEN14736</a>	Cintas Corporation No. 3	APMWB	Check	<a href="#">4261084878</a>	WWTP Uniforms	650-466.4000.72000	178.62
				<a href="#">4260432685</a>	WWTP Uniforms	650-466.4000.72000	178.62
<a href="#">C220</a>	Coleman Oil Co	APMWB	Check	<a href="#">CP-0363210</a>	Fuel Usage - February 2026	650-466.0000.65005	1,614.98
<a href="#">C3090</a>	Columbia Electric Supply	APMWB	Electronic Funds Transf	<a href="#">1120-1024127</a>	LOCKING CBL TIE	650-466.0000.63000	187.82
<a href="#">G098</a>	Grainger	APMWB	Check	<a href="#">9821843050</a>	SLEEVE COUPLING INSERT,8H,HYTREL I	650-466.0000.63006	294.84
<a href="#">I129</a>	Idaho Rural Water Assoc.	APMWB	Check	<a href="#">E8370</a>	IRWA Spring Conference Don Ellis	650-466.0000.64020	335.00
<a href="#">J105</a>	J-U-B Engineers, Inc.	APMWB	Electronic Funds Transf	<a href="#">193512</a>	Highlands Montrose Generator JUB Invoice	650-466.3104.68400	5,854.10
<a href="#">N001</a>	Napa Auto Parts	APMWB	Check	<a href="#">355015</a>	FHP BELT & HEATER HOSE	650-466.0000.63006	29.98
<a href="#">VEN14559</a>	One Call Concepts, Inc	APMWB	Check	<a href="#">60222025</a>	Locate Tickets Water & Wastewater	650-466.0000.62320	474.34
<a href="#">VEN03414</a>	Pacific Steel & Recycling	APMWB	Check	<a href="#">9267813</a>	1/2" H R ROUND 20' 2 Pieces @ 120"	650-466.0000.63330	33.79
<a href="#">VEN14678</a>	Pure Air Filtration, LLC	APMWB	Check	<a href="#">INV/2026/172</a>	PureAir Filtration Cylindrical Pellets	650-466.0000.63006	9,952.62
<a href="#">R251</a>	Serights Ace Hardware	APMWB	Check	<a href="#">373954/1</a>	3/4" THREADED COUPLING for collections	650-466.0000.63000	12.03
				<a href="#">373920/1</a>	3rd St LS Repairs	650-466.0000.63006	134.22
				<a href="#">373808/1</a>	GREAT STUFF G&C 12OZ	650-466.0000.63330	15.09
				<a href="#">373872/1</a>	GARDEN KNEELER ACE BLK	650-466.0000.63330	22.91
				<a href="#">373813/1</a>	EXTREME VELCRO 2"X4" GRY	650-466.0000.63330	5.93
				<a href="#">373889/1</a>	2 PRT USB A/C WLL CHRGR	650-466.0000.63330	20.69
<a href="#">VEN13163</a>	Wapiti Consulting, LLC	APMWB	Electronic Funds Transf	<a href="#">611</a>	Jacklin Ls Troubleshooting alarm handling.	650-466.0000.62040	960.00
Dept 466 Total:							23,454.37

Dept: 467 Wastewater - Recycled Water

<a href="#">VEN15211</a>	CDA Precast, LLC	APMWB	Check	<a href="#">LS120</a>	Jersey Barriers for Community Forest	650-467.3123.95520	1,750.00
Dept 467 Total:							1,750.00

Dept: 468 Wastewater - Surface Water

<a href="#">A497</a>	Arrow Construction Supply, Inc	APMWB	Check	<a href="#">S23036</a>	CONES28 GRN I 28" Lime Traffic Cone Imp	650-468.0000.68380	-265.20
				<a href="#">S23037</a>	28" Lime Cone w/4"&6" Band Black Base #1	650-468.0000.68380	704.60
<a href="#">C220</a>	Coleman Oil Co	APMWB	Check	<a href="#">CP-0363210</a>	Fuel Usage - February 2026	650-468.0000.65005	311.41
<a href="#">N001</a>	Napa Auto Parts	APMWB	Check	<a href="#">071785</a>	NAPA Gold Engine Air Filter (FIL)	650-468.0000.67170	19.20

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
<a href="#">VEN03414</a>	Pacific Steel & Recycling						
APMWB	Check			<a href="#">9267813</a>	1/2" H R ROUND 20' 2 Pieces @ 120"	650-468.0000.68380	51.75
<a href="#">R251</a>	Serights Ace Hardware						
APMWB	Check			<a href="#">373996/1</a>	BATTERY ALKLN 9V 4PK	650-468.0000.68380	103.49
Dept 468 Total:							925.25
Fund 650 Total:							296,144.04
Fund: 651 - RECLAIMED WATER CAPITAL - WWTP							
Dept: 463 Wastewater Operating							
<a href="#">VEN14753</a>	Integrus Architecture, P.S.						
APMWB	Check			<a href="#">22418.00-11</a>	PWOC Integrus Invoice Jan 2026	651-463.3100.95520	5,344.29
<a href="#">J105</a>	J-U-B Engineers, Inc.						
APMWB	Electronic Funds Transf			<a href="#">194132</a>	Tertiary Upgrade JUB Invoice Feb 2026	651-463.3213.90015	5,710.22
Dept 463 Total:							11,054.51
Fund 651 Total:							11,054.51
Fund: 700 - SANITATION							
Dept: 461 Sanitation							
<a href="#">VEN05261</a>	CDA PAVING						
APMWB	Check			<a href="#">112904</a>	Concrete disposal from South Parks	700-461.0000.65050	30.00
Dept 461 Total:							30.00
Fund 700 Total:							30.00
Fund: 750 - WATER OPERATING							
Dept: 462 Water Operating							
<a href="#">A090</a>	Accurate Testing Labs LLC						
APMWB	Check			<a href="#">152485</a>	BACT T PA Coliform Presence/Absence	750-462.0000.68360	200.00
				<a href="#">152522</a>	NO3 300.0 Nitrate (N)	750-462.0000.68360	135.00
				<a href="#">152565</a>	BACT T PA Coliform Presence/Absence	750-462.0000.68360	200.00
				<a href="#">152525</a>	VOC 524.3 VOC in Drinking Water	750-462.0000.68360	1,200.00
<a href="#">A424</a>	Anatek Labs, Inc.						
APMWB	Electronic Funds Transf			<a href="#">2604334</a>	PFAS analysis LC/MS/MS by EPA 533	750-462.0000.68360	1,500.00
<a href="#">VEN04268</a>	Coeur d'Alene Garbage Service						
APMWB	Check			<a href="#">3277160</a>	Cardboard Pick-up	750-462.0000.65050	26.50
<a href="#">C220</a>	Coleman Oil Co						
APMWB	Check			<a href="#">CP-0363210</a>	Fuel Usage - February 2026	750-462.0000.64030	1,383.12
<a href="#">C360</a>	Consolidated Supply Co.						
APMWB	Electronic Funds Transf			<a href="#">S012799457.001</a>	AY NL 718-218WX 5/8"X3/4"X18" HORIZON	750-462.0000.63280	114.10
				<a href="#">S012761448.002</a>	LID LIFTER YELLOW	750-462.0000.63280	201.55
				<a href="#">S012799457.001</a>	AY NL 718-218WX 5/8"X3/4"X18" HORIZON	750-462.0000.63280	756.85
				<a href="#">S012763787.001</a>	10.75X15.25 Water Meter Adaptor	750-462.0000.63280	1,506.16
<a href="#">VEN09744</a>	Controlfreak Inc						
APMWB	Check			<a href="#">7220</a>	WELL 6 HANDLE	750-462.0000.68025	170.00
<a href="#">G098</a>	Grainger						
APMWB	Check			<a href="#">9783239792</a>	Dayton Self Dumping Hopper	750-462.0000.63280	2,027.28
<a href="#">N001</a>	Napa Auto Parts						
APMWB	Check			<a href="#">051466</a>	FHP POWERATED BELT	750-462.0000.63280	15.90
<a href="#">N0991</a>	Norco Inc						
APMWB	Check			<a href="#">0046033270</a>	BANDAGES FOR WATER	750-462.0000.63110	12.52
				<a href="#">0046032470</a>	2.5% (50% LEL) METHANE FOR WATER S	750-462.0000.63280	18.50
				<a href="#">0046032469</a>	OXYGEN SENSOR FOR WATER SHOP	750-462.0000.63280	262.00
				<a href="#">0046032470</a>	2.5% (50% LEL) METHANE FOR WATER S	750-462.0000.63280	185.00
<a href="#">VEN05363</a>	North 40 Outfitters						
APMWB	Check			<a href="#">054281/E</a>	Water Shop Supplies	750-462.0000.63280	172.95
<a href="#">VEN14559</a>	One Call Concepts, Inc						
APMWB	Check			<a href="#">60222025</a>	Locate Tickets Water & Wastewater	750-462.0000.62320	158.12
<a href="#">R251</a>	Serights Ace Hardware						
APMWB	Check			<a href="#">373800/1</a>	SURGE PROTCTR 6OUT WHT	750-462.0000.63060	17.99

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	<a href="#">373894/1</a>	DSP GLOVE NIT XL BLK	750-462.0000.63110	17.99
<a href="#">VEN15055</a>	WM Welch Corp				
APMWB	Electronic Funds Transf	<a href="#">Well 4 Pay App 12</a>	Well 4 Pay App #12	750-462.3227.95550	101,667.81
				Dept 462 Total:	111,949.34
				Fund 750 Total:	111,949.34

Fund: 753 - WATER CAPITAL

Dept: 462 Water Operating

<a href="#">VEN14753</a>	Integrus Architecture, P.S.				
APMWB	Check	<a href="#">22418.00-11</a>	PWOC Integrus Invoice Jan 2026	753-462.3325.95520	33,592.69
				Dept 462 Total:	33,592.69
				Fund 753 Total:	33,592.69
				Report Total:	881,934.93



Fund	Account	Amount
001 - GENERAL FUND		
	001-412.0000.66014	58.28
	001-412.0000.66043	2,557.43
	001-415.0000.62000	87.31
	001-421.0000.62040	3,287.08
	001-421.0000.62060	850.00
	001-421.0000.62370	100.00
	001-421.0000.63110	375.00
	001-421.0000.63130	487.20
	001-421.0000.63290	559.46
	001-421.0000.64030	5,562.77
	001-421.0000.66043	5,708.49
	001-421.0000.67020	4,149.22
	001-421.0000.67090	342.17
	001-421.0000.67100	2,014.23
	001-421.0000.67190	2,349.00
	001-421.0000.68010	1,203.76
	001-421.0000.68050	155.96
	001-421.4000.72000	2,690.17
	001-423.1153.68400	4,225.00
	001-424.0000.64030	44.00
	001-427.0000.62040	75.63
	001-427.0000.63060	264.99
	001-427.0000.64030	172.99
	001-431.0000.62000	48.32
	001-431.0000.63000	53.19
	001-431.0000.63260	1,030.38
	001-431.0000.64030	3,472.11
	001-431.0000.66016	592.68
	001-431.0000.67090	88.99
	001-431.0000.68010	224.65
	001-431.0000.68140	978.77
	001-431.0000.68150	128.38
	001-431.1811.95040	8,702.03
	001-431.4000.72000	50.20
	001-433.0000.63140	806.53
	001-433.0000.63150	1,394.25
	001-433.0000.63730	17.35
	001-433.0000.64030	107.96
	001-433.0000.68010	60.88
	001-434.0000.63011	2,816.48
	001-434.0000.63012	3,474.27
	001-434.0000.63013	70.96
	001-434.0000.63160	257.38
	001-434.0000.64030	210.24
	001-434.0000.67020	-667.63
	001-434.0000.67190	1,086.88
	001-435.0000.66020	42,200.00
	001-441.0000.64030	361.58
	001-442.0000.63760	10,501.10
	001-442.0000.64030	223.90
	001-442.0000.67050	44.66
	001-442.0000.67090	99.97
	001-442.0000.68160	59.15
	001-443.0000.62180	930.48
	001-443.0000.63080	113.96
	001-443.0000.63110	1,093.05

001-443.0000.63150	2,161.40
001-443.0000.63260	457.58
001-443.0000.64030	1,591.37
001-443.0000.65050	2,295.00
001-443.0000.66190	88.84
001-443.0000.67030	67.83
001-443.0000.67040	814.27
001-443.0000.67090	16.09
001-443.0000.68160	570.55
001-443.0000.68170	866.40
001-443.0000.68250	48.57
001-443.0000.91000	11,896.55
001-443.1658.62330	4,227.50
001-445.0000.62040	2,274.70
001-445.0000.62080	1,672.10
001-445.0000.63070	22.79
001-445.0000.63080	4.76
001-451.0000.62000	2,207.41
001-452.0000.64030	500.60
001-453.0000.62040	244.00
001-453.0000.64030	214.52
001-481.0000.68390	273.99
Fund 001 Total:	150,470.06
003 - PERSONNEL BENEFIT POOL	
003-482.4000.73000	1,190.00
003-482.4155.71210	15.00
Fund 003 Total:	1,205.00
008 - 911 SUPPORT	
008-426.0000.66043	3,591.58
Fund 008 Total:	3,591.58
011 - FACILITY BUILDING RESERVE	
011-491.0000.95015	3,710.00
011-491.1801.93160	37,410.05
Fund 011 Total:	41,120.05
017 - ANNEXATION FEES	
017-410.0000.62040	2,574.00
Fund 017 Total:	2,574.00
034 - KOOTENAI FIRE/EMS IMPACT FEES	
034-428.0000.33117	-1,170.00
034-428.0000.62040	87,806.00
Fund 034 Total:	86,636.00
038 - PARKS IMPACT FEES	
038-443.0000.94070	118,067.76
038-443.0000.94165	24,062.90
038-443.0000.94170	1,437.00
Fund 038 Total:	143,567.66
650 - RECLAIMED WATER OPERATING	
650-463.0000.63008	15,806.17
650-463.0000.63060	308.00
650-463.0000.63400	2,913.80
650-463.0000.63490	13,346.56
650-463.0000.65005	439.70
650-463.0000.67090	12.59
650-463.0000.67170	2,371.67
650-463.0000.68025	15,612.31
650-463.0000.68360	4,415.00
650-463.0000.68820	4,692.30
650-463.3125.95520	209,739.10
650-463.4000.72000	357.22
650-466.0000.62040	960.00
650-466.0000.62320	474.34
650-466.0000.63000	199.85
650-466.0000.63006	10,411.66
650-466.0000.63330	692.20
650-466.0000.64020	335.00
650-466.0000.65005	1,614.98

650-466.3104.68400	5,854.10
650-466.3221.68400	2,555.00
650-466.4000.72000	357.24
650-467.3123.95520	1,750.00
650-468.0000.65005	311.41
650-468.0000.67170	19.20
650-468.0000.68380	594.64
Fund 650 Total:	296,144.04
651 - RECLAIMED WATER CAPITAL - WWTP	
651-463.3100.95520	5,344.29
651-463.3213.90015	5,710.22
Fund 651 Total:	11,054.51
700 - SANITATION	
700-461.0000.65050	30.00
Fund 700 Total:	30.00
750 - WATER OPERATING	
750-462.0000.62320	158.12
750-462.0000.63060	17.99
750-462.0000.63110	30.51
750-462.0000.63280	5,260.29
750-462.0000.64030	1,383.12
750-462.0000.65050	26.50
750-462.0000.68025	170.00
750-462.0000.68360	3,235.00
750-462.3227.95550	101,667.81
Fund 750 Total:	111,949.34
753 - WATER CAPITAL	
753-462.3325.95520	33,592.69
Fund 753 Total:	33,592.69
Report Total:	881,934.93

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**ACCOUNTS PAYABLE HANDCHECK ACCOUNTABILITY FO**

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2/26/2026	\$	87.37	APA002578 AT&T Long Distance
2/26/2026	\$	165.30	APA002579 Charter Communications
2/26/2026	\$	159.99	APA002580 Charter Communications
2/26/2026	\$	300.00	APA002581 Family Friendly DJ
2/26/2026	\$	287.75	APA002582 Kootenai County Solid Waste
2/26/2026	\$	553.94	APA002583 Level 3 Communications
2/26/2026	\$	907.34	APA002584 Level 3 Communications
2/26/2026	\$	357.39	APA002585 Verizon Wireless
3/5/2026	\$	4,802.14	APA002676 AT&T Mobility
3/5/2026	\$	85.06	APA002677 Avista Utilities
3/5/2026	\$	327.96	APA002678 Charter Communications
3/5/2026	\$	155.00	APA002679 Charter Communications
3/5/2026	\$	571.78	APA002680 H & H Business Systems
3/5/2026	\$	3,334.03	APA002681 Kootenai County Solid Waste
3/5/2026	\$	2,277.27	APA002682 Kootenai Electric
3/5/2026	\$	37.00	APA002683 McGuire Estate Water Users Association
3/5/2026	\$	243.60	APA002684 TDS
3/5/2026	\$	1,480.50	APA002685 Tetiri, LLC
3/5/2026	\$	20.02	APA002686 Verizon Wireless
3/5/2026	\$	300.21	APA002687 Verizon Wireless
3/5/2026	\$	160.16	APA002688 Verizon Wireless
3/5/2026	\$	268.68	APA002689 Verizon Wireless
3/5/2026	\$	40.01	APA002690 Verizon Wireless
3/6/2026	\$	670.15	APA002691 Post Falls Food Bank
	\$	<b>17,592.65</b>	

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**R CHECK RUN 3/17/26**

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Pay Before Due Date	001-431.0000.65030
Pay Before Due Date	001-442.0000.65030
Pay Before Due Date	001-421.0000.65030
Pay Before Due Date	001-445.0000.63080
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	700-461.0000.65114
Pay Before Due Date	001-465.0000.65103
Pay Before Due Date	650-463.0000.65081
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	001-421.0000.62040
Pay Before Due Date	001-452.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	001-424.0000.65030
Pay Before Due Date	001-22110

**CITY OF POST FALLS  
AGENDA REPORT  
CONSENT CALENDAR  
MEETING DATE: 3/17/2026**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Victoria Howell, Purchasing/CSR  
**SUBJECT:** January Cash and Investments Report

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**ITEM AND RECOMMENDED ACTION:**

The Finance Department recommends that the City Council review, and approve, the Budget Status Report, Treasurer's Report of Cash and Investment Transactions and Cash and Investments Report for the month of January 2026. Approval of the reports acknowledges receipt of the required reports. No presentation is planned on this item.

**DISCUSSION:**

Each month the Finance Department provides a report detailing the expenditures, to date, under the adopted budget (per Idaho Code 50-208) and a report on the cash and investments for that month (per Idaho Code 50-135) to ensure that the council, and the public is aware of the city's financial position. Idaho Code 50-708 requires at least quarterly during the year council review a treasurer's report that includes the accounts and doings of the chief finance officer of the city. The attached reports are for January 2026. The budget summary report details the budgeted amount by expenditure type and the amount expended through the end of January in both dollars and by percentage. The Cash and Investments Report shows the amounts the city has on deposit with the noted institutions as well as cash on hand. At the end of January, the total of investments and cash on hand was \$250,715,306.57. Finally, the Treasurer's Report of Cash and Investment Transactions details the receipts and disbursements to each fund during the month of January.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

None

**APPROVED OR DIRECTION GIVEN:**

None

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

\$250,715,306.57

**BUDGET CODE:**

Various

**ATTACHMENTS:**

1. Budget Status Report
2. Cash and Investments
3. Treasurer's Report of C&I Transactions

CITY OF POST FALLS  
 BUDGET STATUS REPORT  
 FOR MONTH ENDED January 31, 2026

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
411 - MAYOR COUNCIL	Operating	\$ 132,684.60	\$ 56,541.68	42.6%
	Personnel	<u>127,020.93</u>	<u>36,922.21</u>	29.1%
		259,705.53	93,463.89	36.0%
412 - INFORMATION SYSTEMS	Operating	148,410.00	55,152.01	37.2%
	Capital	2,000.00	-	0.0%
	Personnel	<u>658,143.66</u>	<u>199,202.05</u>	30.3%
		808,553.66	254,354.06	31.5%
413 - GENERAL SERVICES	Operating	27,000.00	4,323.11	16.0%
	Personnel	<u>575,111.36</u>	<u>177,568.52</u>	30.9%
		602,111.36	181,891.63	30.2%
414 - FINANCE	Operating	649,868.75	396,839.67	61.1%
	Personnel	<u>705,291.14</u>	<u>223,193.63</u>	31.6%
		1,355,159.89	620,033.30	45.8%
415 - CITY CLERK	Operating	37,150.00	28,447.86	76.6%
	Capital	-	-	0.0%
	Personnel	<u>93,419.25</u>	<u>28,206.04</u>	30.2%
		130,569.25	56,653.90	43.4%
417 - MEDIA/CABLE FRANCHISE	Operating	46,100.00	956.91	2.1%
	Capital	-	-	0.0%
	Personnel	<u>161,845.81</u>	<u>48,342.77</u>	29.9%
		207,945.81	49,299.68	23.7%
418 - HUMAN RESOURCES	Operating	6,700.00	1,221.93	18.2%
	Personnel	<u>249,991.12</u>	<u>77,173.25</u>	30.9%
		256,691.12	78,395.18	30.5%
421 - POLICE	Operating	1,004,243.54	353,879.29	35.2%
	Capital	208,770.00	7,470.63	3.6%
	Personnel	<u>8,833,495.21</u>	<u>2,546,292.60</u>	28.8%
		10,046,508.75	2,907,642.52	28.9%
423 - OASIS	Operating	500.00	14,487.11	2897.4%
	Capital	-	-	0.0%
	Personnel	<u>133,544.76</u>	<u>50,624.80</u>	37.9%
		134,044.76	65,111.91	48.6%
424 - LEGAL (PROSECUTING)	Operating	88,496.00	31,775.91	35.9%
	Capital	-	-	0.0%
	Personnel	<u>1,019,314.70</u>	<u>299,279.06</u>	29.4%
		1,107,810.70	331,054.97	29.9%
427 - ANIMAL CONTROL	Operating	13,325.00	2,335.50	17.5%
	Personnel	<u>208,715.89</u>	<u>60,179.00</u>	28.8%
		222,040.89	62,514.50	28.2%
431 - STREETS	Operating	2,115,650.00	153,206.90	7.2%
	Capital	5,709,000.00	66,806.72	0.0%
	Personnel	<u>1,632,132.62</u>	<u>469,020.83</u>	28.7%
		9,456,782.62	689,034.45	7.3%

CITY OF POST FALLS  
 BUDGET STATUS REPORT  
 FOR MONTH ENDED January 31, 2026

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
432 - PUBLIC WORKS ADMIN.	Operating	14,330.00	2,323.51	16.2%
	Personnel	87,639.61	-	0.0%
		<u>101,969.61</u>	<u>2,323.51</u>	2.3%
433 - FACILITY MAINTENANCE	Operating	82,380.00	12,944.30	15.7%
	Capital	40,000.00	-	0.0%
	Personnel	348,882.63	101,086.34	29.0%
		<u>471,262.63</u>	<u>114,030.64</u>	24.2%
434 - FLEET MAINTENANCE	Operating	240,752.00	70,791.30	29.4%
	Capital	2,353,243.00	132,025.43	5.6%
	Personnel	508,012.22	125,120.53	24.6%
		<u>3,102,007.22</u>	<u>327,937.26</u>	10.6%
435 - -GIS	Operating	63,550.00	7,631.88	12.0%
	Personnel	205,163.73	62,494.70	30.5%
		<u>268,713.73</u>	<u>70,126.58</u>	26.1%
441 - URBAN FORESTRY	Operating	46,100.00	37,782.76	82.0%
	Capital	-	-	0.0%
	Personnel	297,460.01	97,377.79	32.7%
		<u>343,560.01</u>	<u>135,160.55</u>	39.3%
442 - CEMETERY	Operating	107,050.00	19,620.29	18.3%
	Capital	-	-	0.0%
	Personnel	256,391.79	75,260.83	29.4%
		<u>363,441.79</u>	<u>94,881.12</u>	26.1%
443 - PARKS	Operating	970,778.46	206,349.28	21.3%
	Capital	208,300.00	10,451.09	5.0%
	Personnel	1,550,224.34	436,236.70	28.1%
		<u>2,729,302.80</u>	<u>653,037.07</u>	23.9%
444 - PARKS CONSTRUCTION	Operating	63,825.00	4,847.41	0.0%
	Capital	200,000.00	3,967.68	2.0%
		<u>263,825.00</u>	<u>8,815.09</u>	3.3%
445 - RECREATION	Operating	251,749.00	53,005.37	21.1%
	Capital	8,800.00	6,550.04	0.0%
	Personnel	988,317.89	246,179.84	24.9%
		<u>1,248,866.89</u>	<u>305,735.25</u>	24.5%
451 - PLANNING & ZONING	Operating	30,799.95	3,420.22	11.1%
	Capital	-	-	100.0%
	Personnel	388,766.10	114,420.79	29.4%
		<u>419,566.05</u>	<u>117,841.01</u>	28.1%
452 - BUILDING INSPECTOR	Operating	24,200.00	9,185.02	38.0%
	Personnel	802,807.89	238,629.42	29.7%
	Capital	-	-	
		<u>827,007.89</u>	<u>247,814.44</u>	30.0%
453 - ENGINEERING	Operating	31,450.00	9,514.24	30.3%
	Capital	-	-	#DIV/0!
	Personnel	790,763.69	242,838.48	30.7%
		<u>822,213.69</u>	<u>252,352.72</u>	30.7%

CITY OF POST FALLS  
 BUDGET STATUS REPORT  
 FOR MONTH ENDED January 31, 2026

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
454 - Community Development Admin	Operating	101,152.00	67,829.49	67.1%
	Capital	-	-	0.0%
	Personnel	<u>243,835.96</u>	<u>77,600.59</u>	31.8%
		344,987.96	145,430.08	42.2%
465 - STREET LIGHTS	Operating	<u>805,000.00</u>	<u>274,959.62</u>	34.2%
		805,000.00	274,959.62	34.2%
481 - CAPITAL IMPROVMENTS/CONTRACTS	Operating	5,576,000.00	1,372,153.35	24.6%
	Capital	-	-	0.0%
		<u>5,576,000.00</u>	<u>1,372,153.35</u>	24.6%
482 - PERSONNEL POOL	Operating	5,265,200.00	1,755,066.68	33.3%
	Personnel	<u>1,027,550.00</u>	<u>20,047.06</u>	2.0%
		6,292,750.00	1,775,113.74	28.2%
497 - TRANSFERS OUT	Operating	<u>-</u>	<u>-</u>	0.0%
		-	-	0.0%
<b>TOTAL GENERAL FUND</b>		<u><b>48,568,399.61</b></u>	<u><b>11,287,162.02</b></u>	<b>23.2%</b>
002 - INSURANCE FUND	Operating	<u>470,343.00</u>	<u>459,343.00</u>	97.7%
		470,343.00	459,343.00	97.7%
003 - PERSONNEL FUND	Operating	57,200.00	15,896.84	27.8%
	Capital	-	-	0.0%
	Personnel	<u>5,363,000.00</u>	<u>1,455,662.80</u>	27.1%
		5,420,200.00	1,471,559.64	27.1%
004-Street Lights	Operating	<u>-</u>	<u>-</u>	0.0%
		-	-	0.0%
007 - DRUG SEIZURE FUND	Operating	130,000.00	2,540.92	2.0%
	Capital	-	-	0.0%
		<u>130,000.00</u>	<u>2,540.92</u>	2.0%
008 - 911 FUND	Operating	569,997.00	427,707.26	75.0%
	Capital	-	181,898.12	0.0%
	Personnel	<u>416,821.42</u>	<u>70,073.23</u>	16.8%
		986,818.42	679,678.61	68.9%
011 - FACILITY BUILDING RESERVE FUND	Operating	10,320,000.00	-	0.0%
	Capital	<u>6,700,000.00</u>	<u>522,626.91</u>	0.0%
		17,020,000.00	522,626.91	0.0%
017 - ANNEXATION FUND	Operating	1,720,000.00	39,908.87	2.3%
	Capital	-	-	0.0%
		<u>1,720,000.00</u>	<u>39,908.87</u>	2.3%
023 - SPECIAL EVENTS FUND	Operating	175,856.00	2,590.34	1.5%
	Capital	-	37,866.20	0.0%
		<u>175,856.00</u>	<u>40,456.54</u>	23.0%
029 - CEMETERY IMPROVEMENTS FUND	Operating	451,000.00	-	0.0%
	Capital	<u>99,000.00</u>	<u>-</u>	0.0%
		550,000.00	-	0.0%
034- KOOTENAI FIRE/EMS IMPACT FEES	Operating	<u>1,000,000.00</u>	<u>233,603.29</u>	23.4%
		1,000,000.00	233,603.29	23.4%

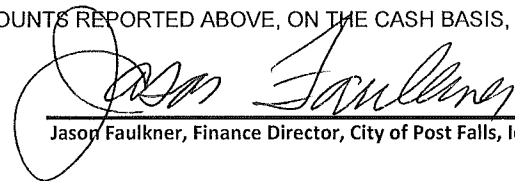
CITY OF POST FALLS  
 BUDGET STATUS REPORT  
 FOR MONTH ENDED January 31, 2026

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
035 - PUBLIC SAFETY IMPACT FEES FUND	Operating	1,426,000.00	11,831.92	0.8%
	Capital	<u>1,800,000.00</u>	<u>35,450.00</u>	0.0%
		3,226,000.00	47,281.92	1.5%

CITY OF POST FALLS  
BUDGET STATUS REPORT  
FOR MONTH ENDED January 31, 2026

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
037 - STREET IMPACT FEE FUND	Operating	2,750,019.00	180,930.27	0.0%
	Capital	2,720,306.00	1,041,041.86	
		<u>5,470,325.00</u>	<u>1,221,972.13</u>	0.0%
038 - PARK IMPACT FEE FUND	Operating	1,785,000.00	345.00	0.0%
	Capital	3,355,000.00	243,285.21	7.3%
		<u>5,140,000.00</u>	<u>243,630.21</u>	4.7%
039 - STREET CAPITAL PROJECTS	Operating	-	-	0.0%
		-	-	0.0%
402 - LID 99-1 FUND	Operating	-	-	0.0%
		-	-	0.0%
410 - LID 2004	Operating	-	-	0.0%
		-	-	0.0%
450 - LID GUARANTEE FUND	Operating	-	-	0.0%
		-	-	0.0%
650 - RECLAIMED WATER OPERATING FUND incl: wwo, collections, recycled, surface	Operating	7,658,577.25	1,472,680.16	19.2%
	Capital	15,248,000.00	420,290.76	2.8%
	Personnel	3,065,059.75	732,682.28	23.9%
		<u>25,971,637.00</u>	<u>2,625,653.20</u>	10.1%
651 - RECLAIMED WATER - CAPITAL WWTP FUND	Operating	855,324.00	302,582.50	35.4%
	Capital	4,940,000.00	1,442,650.19	29.2%
		<u>5,795,324.00</u>	<u>1,745,232.69</u>	30.1%
652 - RECLAIMED WATER CAPITAL - COLLECTOR FUND	Capital	19,970,000.00	144,833.03	0.7%
	Operating	6,455,000.00	-	
		<u>26,425,000.00</u>	<u>144,833.03</u>	0.5%
700 - SANITATION FUND	Operating	4,711,427.00	1,412,421.00	30.0%
		<u>4,711,427.00</u>	<u>1,412,421.00</u>	30.0%
750 - WATER OPERATING FUND	Operating	2,304,902.70	431,338.25	18.7%
	Capital	2,774,000.00	743,078.93	
	Personnel	1,026,454.96	303,252.67	29.5%
		<u>6,105,357.66</u>	<u>1,477,669.85</u>	24.2%
753 - WATER CAPITAL FUND	Operating	-	-	0.0%
	Capital	9,885,000.00	82,565.65	0.8%
		<u>9,885,000.00</u>	<u>82,565.65</u>	0.8%
GRAND TOTAL		<u>\$ 168,771,687.69</u>	<u>\$ 23,738,139.48</u>	14.1%

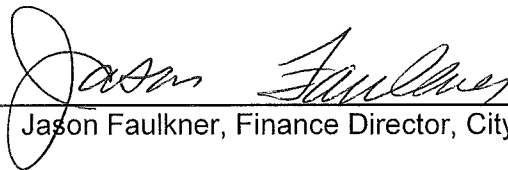
I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

City of Post Falls  
Cash and Investments  
1/31/2026

Description	City's Balance
<u>Idaho State Investment Pool</u>	
LGIP Acct 1399	104,238,494.05
LGIP Acct 1441	306,110.66
<u>First Financial Equity Corporation</u>	
General Accts Investments	20,861,771.06
Contingency Accts	9,042,989.50
Replacement & Reserve Accts	66,101,535.86
<u>Moreton Capital Investments</u>	
Moreton Securities	21,721,561.81
<u>Mountain West bank</u>	
Repurchase Sweep Account	28,366,565.34
Checking Account	75,003.29
<u>Cash on Hand</u>	
Finance	300.00
Animal Control	150.00
Police	525.00
Recreation	150.00
Park	-
Planning and Zoning	150.00
Total	<u>\$ 250,715,306.57</u>

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



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

City of Post Falls  
Treasurer's Report of Cash and Investment Transactions  
1/31/2026

FUND	BALANCE 12/31/2025	RECEIPTS	DISBURSEMENTS	BALANCE 01/31/2026
001 - GENERAL FUND	\$27,489,919.77	\$12,779,473.45	\$3,081,671.28	\$ 37,187,721.94
002 - COMPREHENSIVE LIABILITY	219,772.09	\$21,098.29	\$ -	240,870.38
003 - PERSONNEL BENEFIT POOL	79,145.24	\$439,753.14	\$462,694.41	56,203.97
004 - STREET LIGHTS	-	\$ -	\$ -	-
007 - DRUG SEIZURE PROGRAM	212,966.71	\$623.35	\$ 2,285.00	211,305.06
008 - 911 SUPPORT	2,745,942.79	\$59,246.62	\$34,152.22	2,771,037.19
011 - FACILITY BUILDING RESERVE	12,604,644.14	\$355,625.54	\$199,246.96	12,761,022.72
017 - ANNEXATION FEES	1,845,492.57	\$63,842.14	\$13,514.50	1,895,820.21
023 - SPECIAL EVENTS	461,157.03	\$2,829.85	\$86.56	463,900.32
029 - CEMETERY CAPITAL IMPROVEMENT	605,179.80	\$27,114.95	\$ -	632,294.75
034 - KOOTENAI FIRE/EMS IMPACT FEES	89,452.18	\$299,003.92	\$49,991.50	338,464.60
035 - PUBLIC SAFETY IMPACT FEES	3,646,693.23	\$270,276.09	\$24,671.73	3,892,297.59
037 - STREETS IMPACT FEES	9,506,698.10	\$1,017,872.60	\$10,880.00	10,513,690.70
038 - PARKS IMPACT FEES	6,945,782.83	\$1,137,862.21	\$240,660.60	7,842,984.44
039 - STREETS CAPITAL PROJECTS	-	\$ -	\$ -	-
402 - LID 99-1	(30,979.88)	\$ -	\$ -	(30,979.88)
410 - LID 2004	16,626.21	\$1,016.84	\$ -	17,643.05
450 - LID GUARANTEE	19,274.46	\$49.36	\$ -	19,323.82
650 - RECLAIMED WATER OPERATING	81,510,352.33	\$1,771,898.47	\$799,469.96	82,482,780.84
651 - RECLAIMED WATER CAPITAL - WWTP	30,589,450.87	\$1,581,684.14	\$549,304.76	31,621,830.25
652 - RECLAIMED WATER CAPITAL - COLLECTOR	21,852,504.84	\$617,709.63	\$3,705.00	22,466,509.47
653-WASTEWATER STORM WATER	-	\$ -	\$ -	-
700 - SANITATION	1,246,965.06	\$479,353.47	\$88,619.25	1,637,699.28
750 - WATER OPERATING	28,147,850.50	\$358,917.80	\$380,484.88	28,126,283.42
753 - WATER CAPITAL	5,506,590.08	\$86,424.93	\$ 26,412.56	5,566,602.45
<b>GRAND TOTAL:</b>	<b>\$ 235,311,480.95</b>	<b>\$ 21,371,676.79</b>	<b>\$ 5,967,851.17</b>	<b>\$ 250,715,306.57</b>

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

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

**CITY OF POST FALLS  
AGENDA REPORT  
CONSENT CALENDAR  
MEETING DATE: 3/17/2026**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Heather Tucker, Parks Customer Service Rep  
**SUBJECT:** Park Furnishing Surplus

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**ITEM AND RECOMMENDED ACTION:**

The Parks Division seeks approval from the City Council to surplus 4 picnic tables, 1 ADA picnic table, and 4 benches at auction.

**DISCUSSION:**

The Chase Park site furnishings listed for auction have reached the end of their useful life; the style has been phased out, and they are not in good enough condition to relocate. These items are 21 years old, and the powder coating has chipped away leaving behind rust patches, requiring costly repairs.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

N/A

**APPROVED OR DIRECTION GIVEN:**

N/A

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

Revenue from the sale of furnishings while avoiding incurring disposal fees.

**BUDGET CODE:**

001-410.1432.39410

**ATTACHMENTS:**

None

**CITY OF POST FALLS  
AGENDA REPORT  
PUBLIC HEARINGS  
MEETING DATE: 3/17/2026**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Justin Sauder, Associate Planner  
**SUBJECT:** Prairie Avenue Annexation (ANNX-25-5)

---

**ITEM AND RECOMMENDED ACTION:**

This agenda item is a public hearing on a request to annex an approximately 20-acre parcel and the related annexation agreement. The parcel is located north of West Prairie Avenue east of the intersection of North Greensferry Road and West Prairie Avenue. The hearing also addresses a request to zone the parcel as Single Family Residential (R1). Staff requests that the City Council evaluate the testimony and evidence submitted during the public hearing process and determine if the Council desires to annex the property and if the adopted zone change criteria have been met for the requested zoning designation.

**DISCUSSION:**

The applicant, Lake City Engineering, Inc, is requesting the City Council annex an approximately 20-acre parcel, located north of West Prairie Avenue approximately 1/3 of a mile east of the intersection of North Greensferry Road and West Prairie Avenue, and zone the property as Single Family Residential (R1). On March 10, 2026, the Planning and Zoning Commission recommended assigning the Single Family Residential (R1) zoning designation if City Council decides to approve the proposed annexation. Annexation is a legislative process where the City Council determines whether annexing the property is in the best interest of the city. Determining the appropriate zone is a quasi-judicial decision, meaning that the City Council can only consider whether the adopted zone change criteria have been met based only on the evidence received during the hearing process.

The adopted criteria are:

Annexation (Legislative):

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

Zone Change (Quasi-Judicial):

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

Next Steps:

After the hearing, staff will draft a final written decision based on the council's motion to approve or deny. The final decision will be returned to council in approximately 1.5 months for review and approval. If the annexation is approved, staff will direct the applicant to finalize the grants of easements

and rights of way along with any changes to the annexation agreement. Those items will be returned to the council, along with the annexation ordinance, in approximately 3-6 months, however, under Municipal Code Section 18.20.090, the applicant has up to 1 year to return the signed documents to the city.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

N/A

**APPROVED OR DIRECTION GIVEN:**

N/A

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

N/A

**BUDGET CODE:**

N/A

**ATTACHMENTS:**

1. Prairie Avenue Annexation CC Staff Report (ANNX-25-5)
2. Prairie Avenue Annexation CC Presentation
3. Exhibit PA-5 Phillips 66 Comments\_Prairie ANNX-25-5
4. Exhibit PA-6 DEQ Comments\_Prairie Ave ANNX-25-5

**CITY OF POST FALLS  
STAFF REPORT**

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**DATE:** February 27, 2026  
**TO:** POST FALLS CITY COUNCIL  
**FROM:** JUSTIN SAUDER, ASSOCIATE PLANNER • [jsauder@postfalls.gov](mailto:jsauder@postfalls.gov) / 208-457-3336  
**SUBJECT:** STAFF REPORT FOR THE MARCH 17, 2026, CITY COUNCIL MEETING  
PRAIRIE AVENUE ANNEXATION ANNX-25-5

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**INTRODUCTION:**

Lake City Engineering, on behalf of Copper Basin Construction, is requesting approval to annex approximately 20-acres into the City of Post Falls with a zoning request of Single-Family Residential (R1) per Exhibit A-2. The City Council must conduct a public hearing to review the proposed zoning as part of the annexation proposal per the Legislative review criteria for annexations and the Quasi-Judicial Zone Change review criteria contained in Post Falls Municipal Code Section 18.20.100.

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

Annexation (Legislative)

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

Zone Change (Quasi-Judicial)

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

The Planning and Zoning Commission forwarded a recommendation of R1 on March 10, 2026.

**PROJECT INFORMATION:**

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

**Owners:** Copper Basin Construction, Inc.

**Applicant:** Lake City Engineering, Inc.

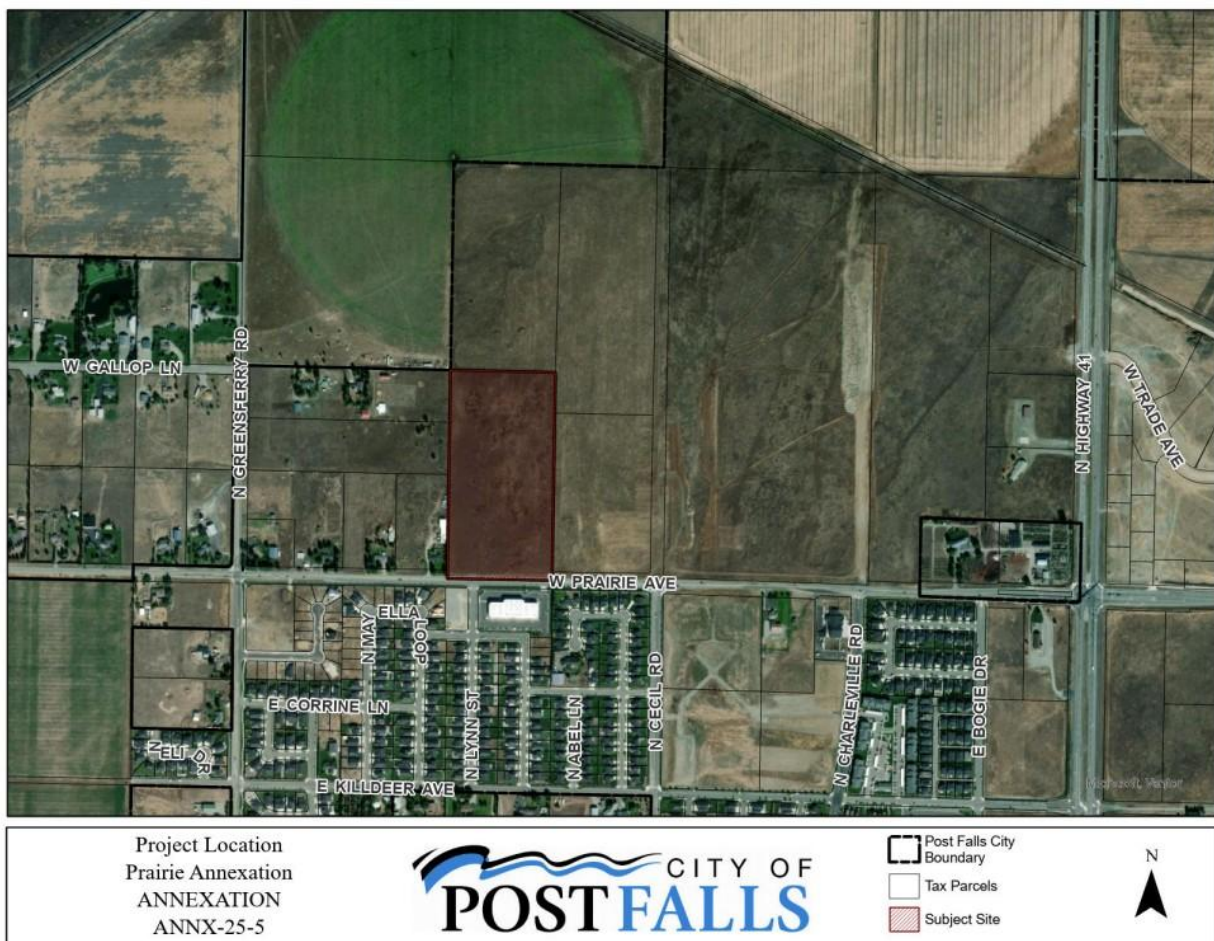
**Project Description:** Annex approximately 20-acres within the City of Post Falls with a zoning request of Single-Family Residential (R1).

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

**AREA CONTEXT (proposed site hatched red below):**

**Surrounding Land Uses:** To the north and east are undeveloped lands within the City of Post Falls intended for multi-family with some commercial that may occur along Prairie Avenue. To the west are five-acre single-family homes within the city with the intent to redevelop (annexed as the Joseph Family Trust (ANNX-22-7). To the south of the site across West Prairie Avenue is a commercial development as well as single-family homes.

**Area Context Vicinity Map:**



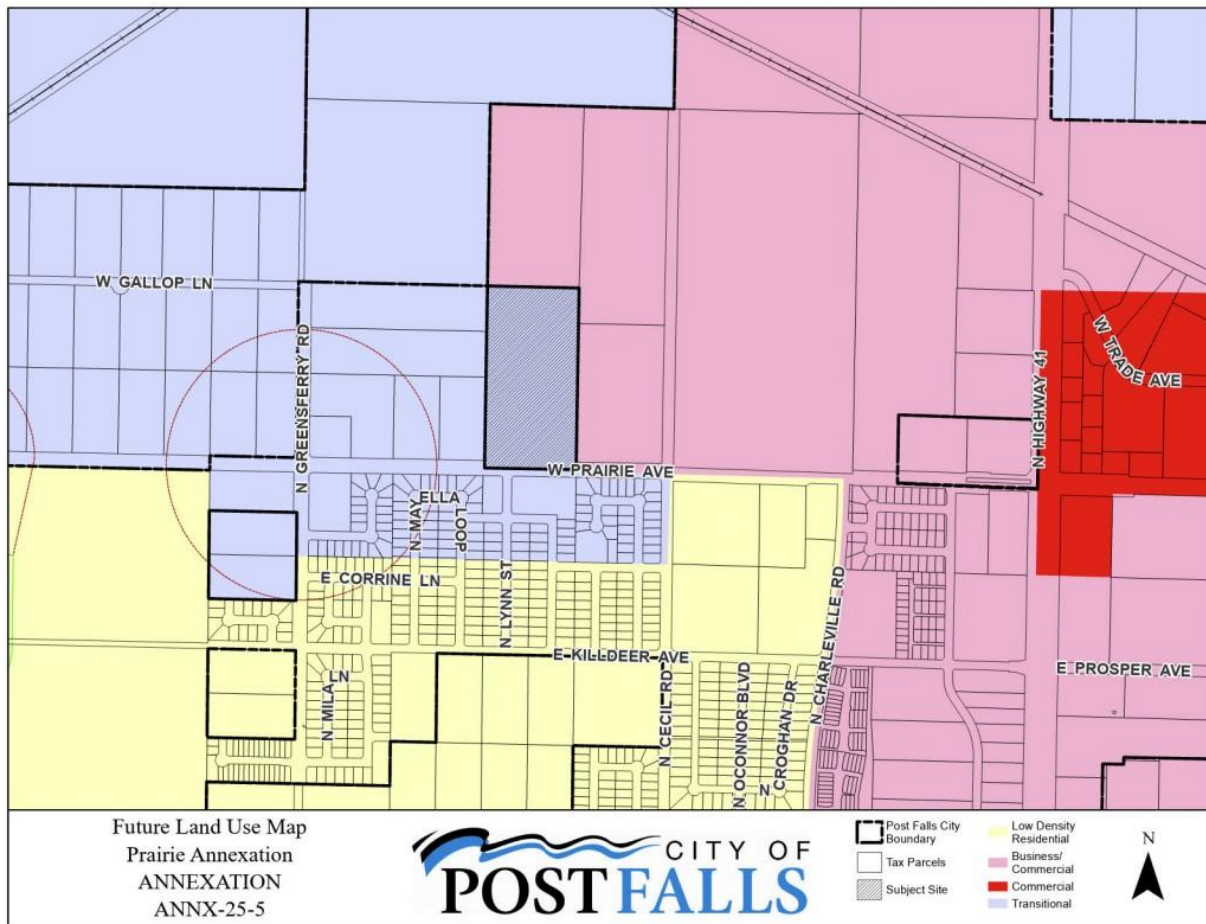
**EVALUATION OF ZONING APPROVAL CRITERIA:**

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

**ZONE CHANGE REVIEW CRITERIA**

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

The Future Land Use Map classifies this property with the land use designation of **Transitional** (See Following Image). This designation is assigned to lands suitable for growth. The timing for growth is undetermined, but guidance can be located within the 41 North Focus Area. Assigned zones should be compatible with the adjacent zones/uses within the City and consistent with the guiding principles within the 41 North Focus Area. The subject site is adjacent to properties with a land use designation of business/commercial to the north and east and transition to the west and south across West Prairie Avenue as depicted in the Future Land Use Map below.



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

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

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

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

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

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

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

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

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

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

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

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

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. As this area annexes into the City, it may be beneficial to take into account the surrounding built environment in the City, and compliment these areas with compatible uses supporting community needs and the City's long-term sustainability. The proposed zoning would provide additional housing for residents that will be able to take advantage of nearby commercial and future technological services in the surrounding community.

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

Services that cities provide cannot be sustained without fiscal balance and accountability. This goal serves to anchor the City of Post Falls' obligation to sustain its fiscal health – achieved through the gathering of income in responsible, equitable ways, and through decisions, investments and actions that provide ratepayers with efficient, effective services now and in the future. Annexation of the property may contribute to the long-term fiscal health of the City by providing area for residential development, that will bring additional residents as they live, work, and spend money in the City.

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

**Policy 1:** Support land use patterns that:

- Maintain or enhance community levels of service.

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

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

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

- Promote compatible, well-designed development.

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

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

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

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

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

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

- Infrastructure and service plans.

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

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

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

- Existing and future traffic patterns.

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

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

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

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

- Rights-of-way: 55-foot ½ roadway, measured from the section line in Prairie

Avenue.

- Easement: 15-foot sidewalk, drainage and utility easement adjacent to the rights-of-way dedication.

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

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

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

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

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

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

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

- Surrounded by incorporated areas.

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

- That have readily available service infrastructure and capacity;

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

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

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

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

Staff Comment: Annexation of the subject site with the R1 zoning request would help provide land for future housing needs in an area projected to be incorporated into the city.

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

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

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

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

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

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

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

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

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

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

**Policy 45:** Guide annexation decisions guided by and considering:

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

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

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

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

- Studies that evaluate environmental and public service factors.

Staff Comment: No known environmental studies have been conducted however

Panhandle Health District and the Department of Environmental Quality have been notified of this request and have been given the chance to comment on the request. The site is more than 1,000 feet from any known interstate pipelines. Interstate pipelines within 1,000 feet of a site would need to be shown and noted on any future platting of the property, per Idaho Code.

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

Staff Comment: The property is substantially surrounded by the City of Post Falls boundary on all four sides. Utilities are located adjacent to the property and capable of providing service to the property.

- Comprehensive plan goals and policies.

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

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

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

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

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

Staff Comment: All development associated with this proposal will be connected to municipal wastewater systems and will not utilize a septic system. Stormwater management will be reviewed through the subdivision review process.

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

Staff Comment: The proposed area is within Ross Point Water District.

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

Staff Comment: There have been no identified "Demonstrable Adverse Impact

upon the delivery of services by any political subdivision providing public services within the city” at this time.

Agencies Notified:

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

**PLANNING AND ZONING PUBLIC AGENCY COMMENTS:**

- Exhibit PA-1 Post Falls School District – Remains Neutral
- Exhibit PA-2 Kootenai County Fire and Rescue – Will coordinate at the time of development
- Exhibit PA-3 Post Falls Highway District – Will comment at time of subdivision request
- Exhibit PA-4 Yellowstone Pipeline Company – No facilities within the area

**PUBLIC PROCESS:** On March 10, 2026, the Post Falls Planning and Zoning Commission forwarded the recommendation for a zoning designation of Single-Family Residential (R1) to be considered with the annexation application by the City Council. The Planning and Zoning Commissions Zoning Recommendation includes an evaluation of how the proposed development meets the required evaluation criteria for the requested zone change. Notice of the proposed annexation were mailed to property owners within 300 feet of the proposed project on February 25, 2026, and sent to appropriate jurisdictions and published in the Coeur d’Alene Press on February 27, 2026. The property was posted on March 6, 2026.

**MOTION OPTIONS:** The City Council must evaluate the testimony and evidence submitted during the public hearing process and determine if the Council desires to annex the proposed 20-acres and if the adopted zone change criteria have been met for the zoning designation of Single-Family Residential (R1). If the City Council has heard sufficient testimony but needs additional time to deliberate before the final action, it may close the public hearing and move the deliberations to a date certain.

**ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:**

1. Dedication of Rights-of-way and easements along Prairie Avenue
  - a. 55-foot ½ road rights-of-way (measured from existing section line)
  - b. 15-foot sidewalk, drainage, and utility easement

2. Prior to commencement of development of the property, the Owners shall grant to the City or to a municipal water purveyor designated by the City all water rights associated with the land being annexed, but may continue the use of the water for agricultural purposes from the well located on site, if any, until such time that the annexed area is fully developed, at which time Owners shall discontinue the use of any well serving the property and the use of the water for agricultural purposes.

**ATTACHMENTS:****Applicant Exhibits:**

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

**Staff Exhibits:**

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

**Planning and Zoning Commission Agency Testimony**

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


## ANNX-25-5

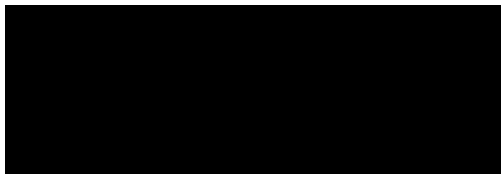
Annexation

Status: Active

Submitted On: 9/30/2025

### Applicant

 Lake City Engineering, Inc.



## Application Information

Did an Annexation Pre-app take place?\*

Yes

Applicant Type\*

Engineer

Description of Project/Reason for Request\*

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

Existing Zoning\*

Agriculture (County)

Adjacent Zoning\*

CCS, CCM, TM, R-2

Current Land Use\*

Vacant

Adjacent Land Use\*

Vacant, Residential, Commercial

Proposed Zone\*

R-1

## Owner Information

**Name\***

Steve White

**Company**

Copper Basin Construction, Inc.

**Phone\***

[REDACTED]

**Email\***

[REDACTED]

**Address\***

[REDACTED]

**City, State, Zip Code**

[REDACTED]

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# Application Certification

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



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

Drew C. Dittman, PE  
Sep 30, 2025

# ***Copper Basin Prairie Avenue Annexation***

## ***Project Narrative***

***City of Post Falls, Idaho***

***September 2025***



## INTRODUCTION

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

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

## SUBJECT PARCEL

The property being requested for annexation is as follows:

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

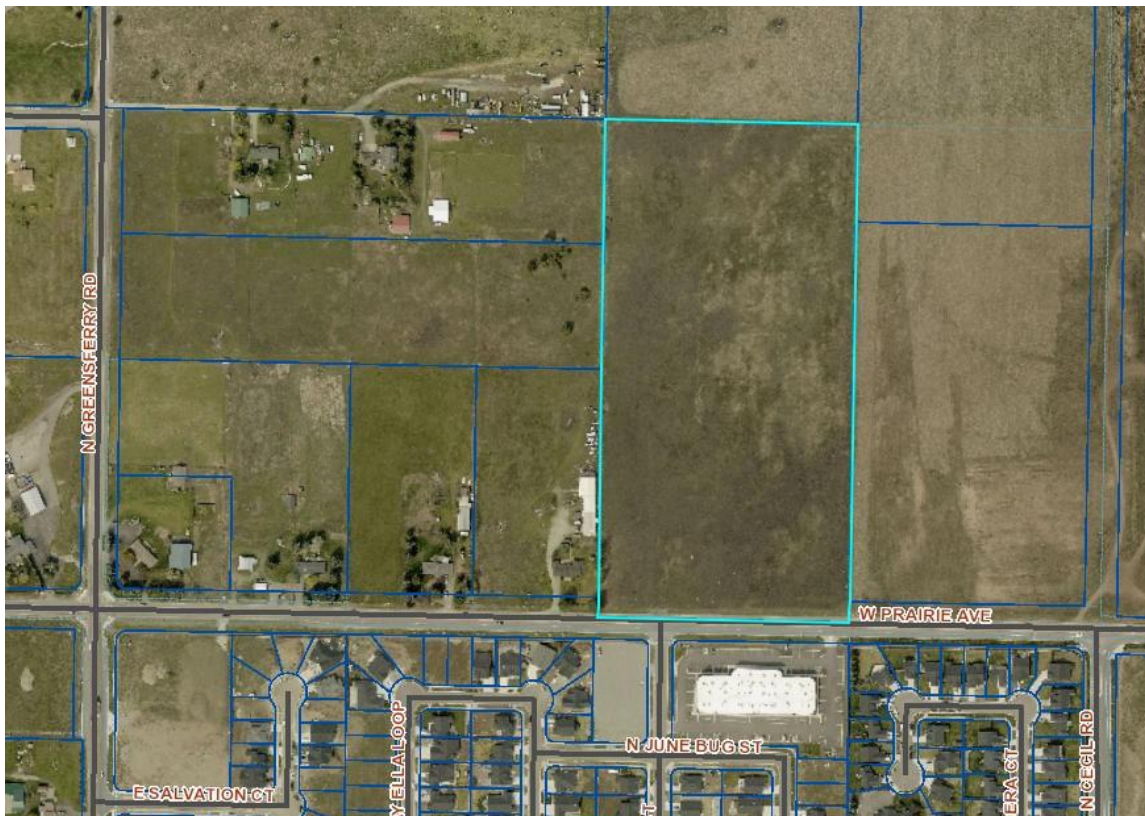


Figure 1: Vicinity Map

## REVIEW CRITERIA

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

### 1) Consistent with Future Land Use Map

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

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

#### Focus Area: 41 North

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

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

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

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

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

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



Figure 2: 41 North Focus Area

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

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

LAND USE GOALS

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

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

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

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

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

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

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

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

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

**LAND USE POLICIES**

- P.01 *Support land use patterns that:*
  - *Maintain or enhance community levels of service;*
  - *Foster the long-term fiscal health of the community;*
  - *Maintain and enhance resident quality of life;*
  - *Promote compatible, well-designed development;*
  - *Implement goals and policies of the comprehensive plan, related master plan and/or facility plans*
  
- P.02 *Apply or revise zoning designations with careful consideration of factors including:*
  - *Future land use mapping;*
  - *Compatibility with surrounding land uses;*
  - *Infrastructure and service plans;*
  - *Existing and future traffic patterns;*
  - *Goals and policies of the comprehensive plan, related master plan and/or facility plans*
  
- P.03 *Encourage development patterns that provide suitably-scaled, daily needs services within walking distance of residential areas, allowing a measure of independence for those who cannot or choose not to drive.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

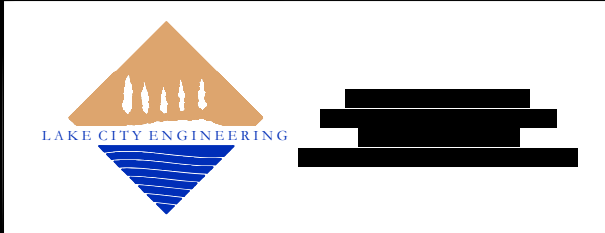
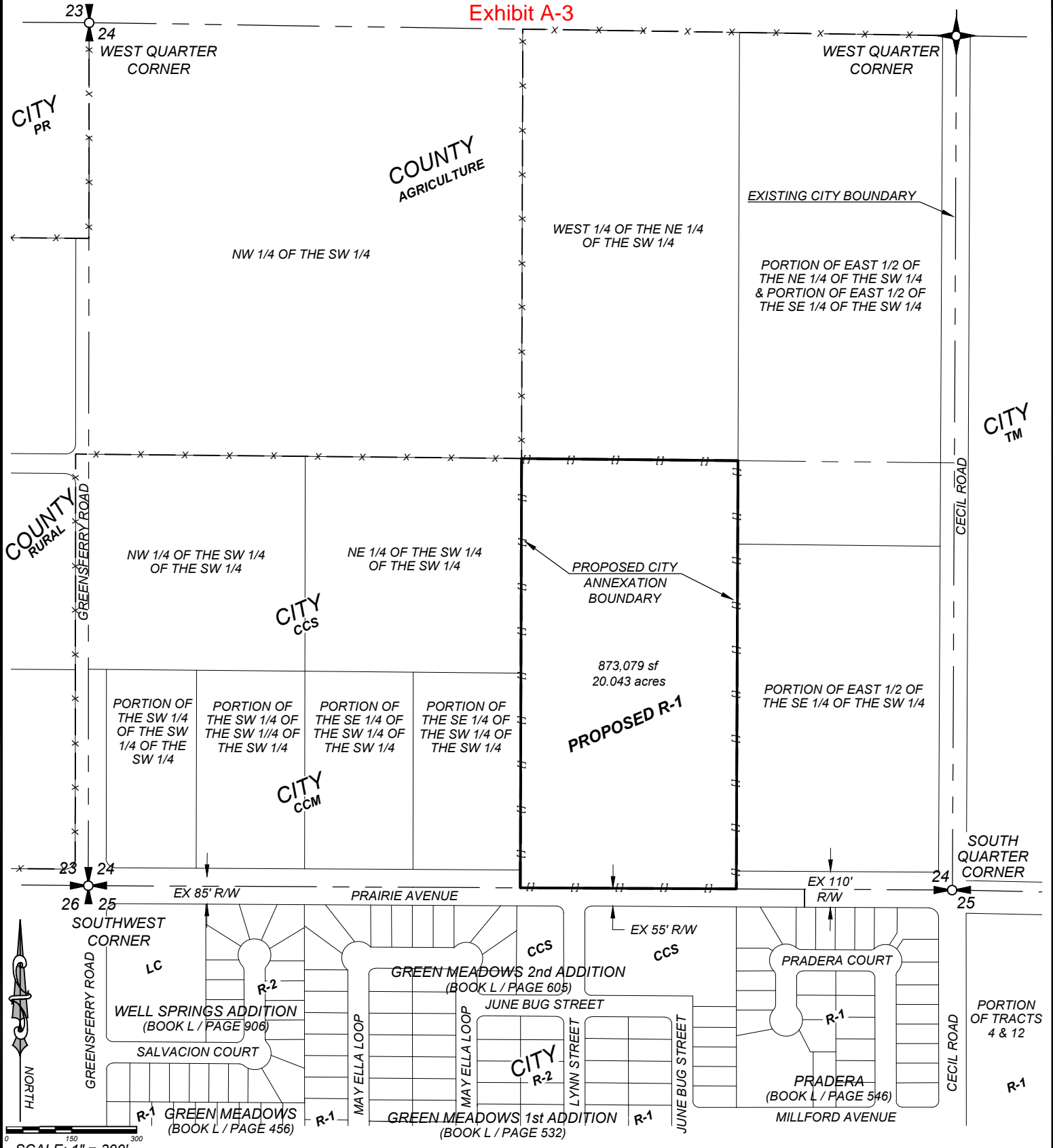
**Comment:** Ross Point Water District will provide both irrigation and domestic water needs. They currently have the willingness and capacity to serve the proposed project.

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

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

# VICINITY MAP

Exhibit A-3



**VICINITY MAP**  
 PORTION OF THE WEST HALF OF THE SOUTHEAST  
 QUARTER OF THE SOUTHWEST  
 QUARTER

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

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

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

September 24, 2025

ATTN: Planning Department

RE: Parcel # 51N05W-24-6750 Annexation

To Whom It May Concern,

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

Thank you for your time and consideration in this matter.

  
\_\_\_\_\_

9-8-25  
\_\_\_\_\_

Steve White, President  
Copper Basin Construction, Inc.

Date

STATE OF IDAHO )  
 )ss.  
COUNTY OF KOOTENAI )

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

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



  
Notary Public




Residing at: Post Falls, ID

My Commission Expires: 5/24/2030



Project Location  
 Prairie Annexation  
**ANNEXATION**  
 ANN-25-5



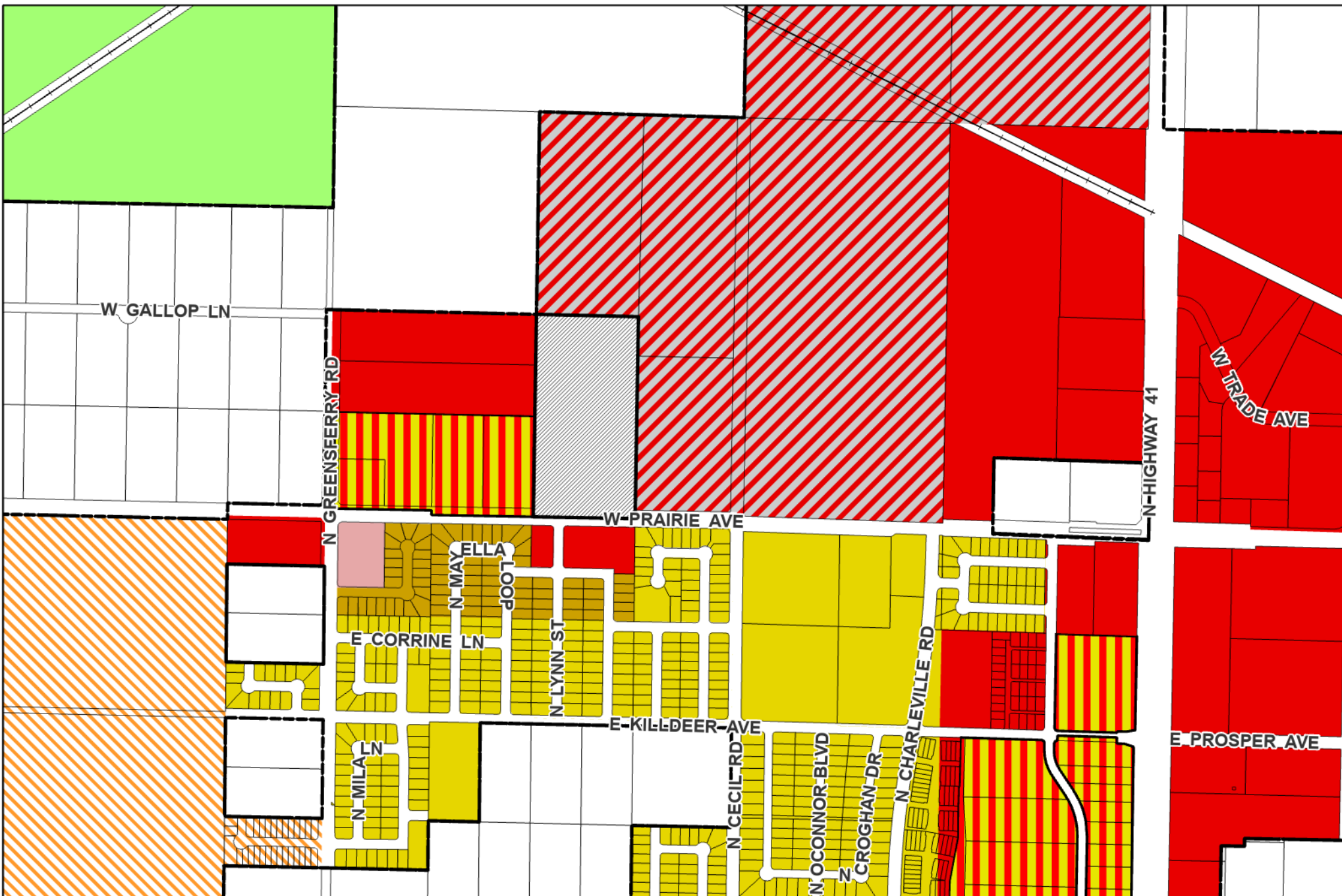
-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site

N



**Exhibit S-1**  
Page 127 of 286

Microsoft, Vantor

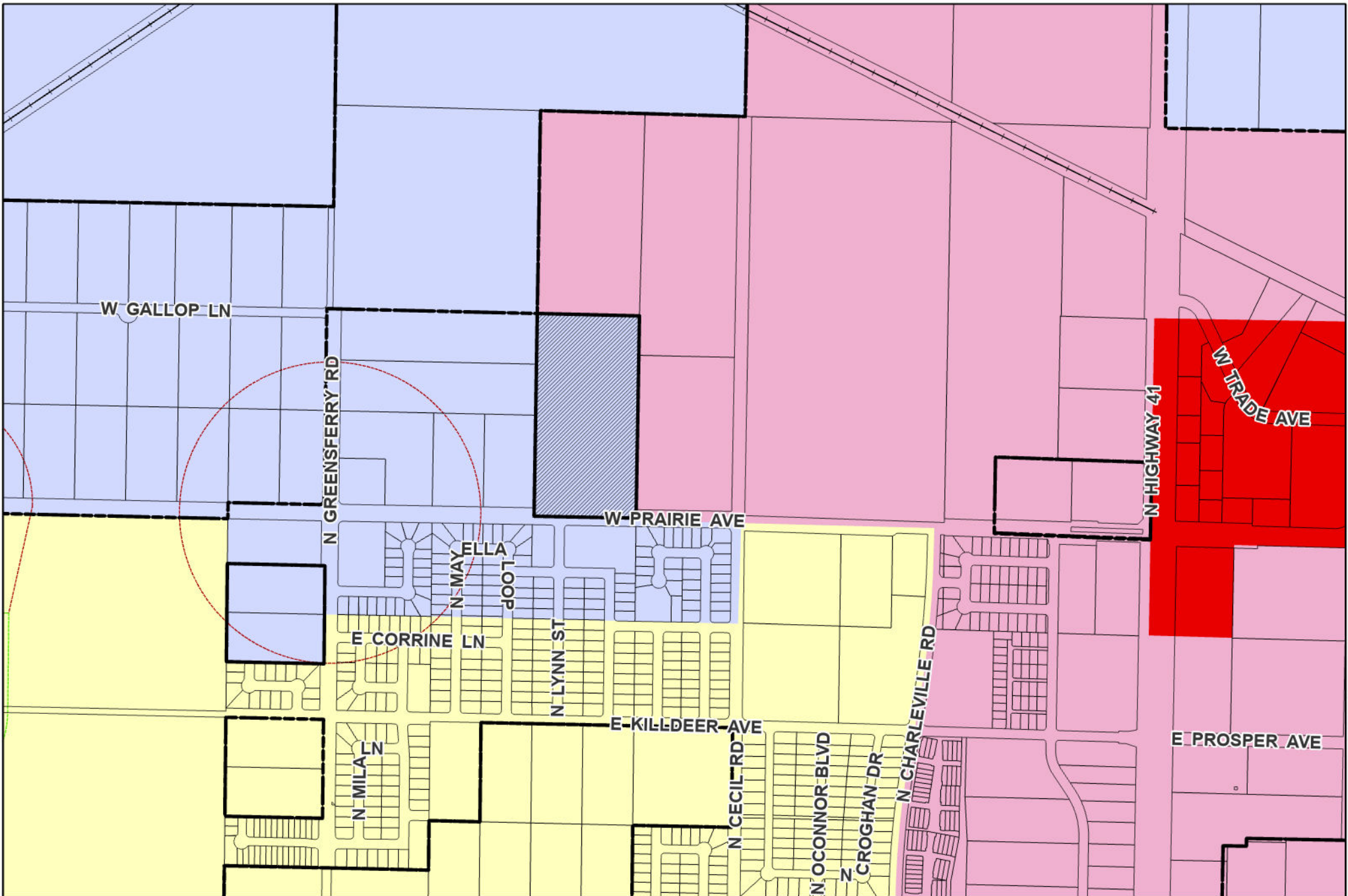


Zoning Map  
 Prairie Annexation  
 ANNEXATION  
 ANNEX-25-5



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





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



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





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**PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

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

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

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**REGULAR MEETING – 5:30 PM**

**CALL TO ORDER**

**5:30 PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS**

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

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

Excused: Carey

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

- a. National Rubber Ducky Day

***Jon Manley, Planning Manager:***

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

***Chair Steffensen:***

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

**AMENDMENTS TO THE AGENDA**

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

**None.**

**DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS**

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

**None declared.**

**1. CONSENT CALENDAR**

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

**ACTION ITEMS:**

**No action items.**

**2. CITIZEN ISSUES**

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

**None.**

**3. UNFINISHED / OLD BUSINESS**

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

**ACTION ITEMS:**

**None.**

**4. PUBLIC HEARINGS**

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

**ACTION ITEMS:**

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

**Public Hearing Opened: 5:36 PM**

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

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

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

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

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

**Testimony**

**In-Favor: None**

**Neutral: None**

**In Opposition: None**

**Rebuttal: None**

**Public Hearing Closed: 5:54 PM**

**Deliberation:**

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

**Review Criteria:**

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

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

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

Yes. The Commission cited support for:

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

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

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

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

**Second by Commissioner Schreiber**

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

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

**Public Hearing Opened: 6:01 PM**

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

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

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

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

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

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

**Testimony**

**In-Favor: None**

**Neutral:**

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

**Opposed: None**

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

**Public Hearing Closed: 6:23 PM**

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

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

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

**Review Criteria:**

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

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

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

Yes. The Commission cited support for:

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

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

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

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

**Second by Commissioner Kimball**

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

**5. ADMINISTRATIVE / STAFF REPORTS**

**None.**

**6. COMMISSION COMMENT**

**None.**

**7. ADJOURNMENT**

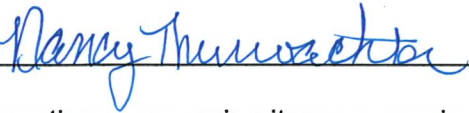
**6:32 PM**

City of Post Falls  
Planning and Zoning Commission Minutes

January 13, 2026

Date: 2/10/26

Chair: 

Attest: 

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

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

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

**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.

There was discussion among the Commission members as to prior zoning recommendations for this parcel which were not approved by the City Council, which some Commission members believed were more compatible for the comp plan at this location. 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.

3/10/26  
Date

James Smith  
Chairman

Doreen Thorne  
Attest

**NOTICE OF RIGHTS:**

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

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

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

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

**ANNEXATION AND ZONING DEVELOPMENT AGREEMENT**  
**Prairie Annexation**  
**(File No. ANNX-25-5)**

THIS AGREEMENT is made this Click or tap to enter a date., by and between the **City of Post Falls**, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 408 N. Spokane Street, Post Falls, ID, and **Copper Basin Construction, INC.**, organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 505 E Front Ave., Suite 301, Coeur D' Alene, ID 83814-2776.

WHEREAS, Copper Basin Construction, INC., (hereinafter the "Owner") owns a tract of land (hereinafter the "Property") adjacent to the city limits of the City of Post Falls (hereinafter the "City"), which the Owner wishes to annex and develop within the City; and

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

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

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

**ARTICLE I: PURPOSE AND DESCRIPTION OF PROPERTY**

- 1.1. **Purpose:** Owner enters into this Agreement to obtain annexation of the Property while the City seeks to obtain partial mitigation of the impacts of annexation of the Property on the City. Owner acknowledges that City has no duty to annex the Property and that the promises of Owner contained in this Agreement are an inducement for City to do so. The term "Owner" includes any successor in interest in the Property.
- 1.2. **Description of the Property:** The Property is generally located .7 miles west of the intersection of HWY 41 and Prairie Ave; directly north of the intersection of Lynn St. and Prairie Ave. and is more particularly described in Exhibit "A".

**ARTICLE II: STANDARDS**

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

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

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

### ARTICLE III. UTILITIES AND PUBLIC SERVICES

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

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

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

#### ARTICLE IV. PUBLIC PROPERTY DEDICATIONS

- 4.1. Rights of Way and Easements: As partial consideration for this Agreement, Owner agrees to dedicate the following grants of rights of way and easements to the City at the time of execution of this Agreement:
  - 4.1.1. By grant of right-of-way in a form acceptable to the City, Owner will dedicate 55-foot ½ road rights-of-way along Prairie Avenue (measured from existing section line).
  - 4.1.2. By grant of easement in a form acceptable to the City, Owner will grant a 15-foot wide easement along Prairie Avenue and to include utilities, sidewalks, and storm drainage.
- 4.2. No Impact Fee for Dedication: Owner agrees that it is not entitled to any credit towards the payment of the City's then currently adopted Impact Fees as a result of its dedication of street rights-of-way and easements. As such, Owner waives, on behalf of itself and its successors in interest, any and all claims it may have against the City for not granting an Impact Fee credit relating to the dedication of rights-of-way and easements as provided in this article. The parties agree that this agreement is entered into in good faith by both parties and is intended to comply with Idaho Code 67-8209(4).

#### ARTICLE V. CONSIDERATION/FEES

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

## ARTICLE VI. MISCELLANEOUS

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

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

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

**CITY OF POST FALLS**

**Copper Basin Construction, INC.**

By: \_\_\_\_\_  
**Randy Westlund, Mayor**

By: \_\_\_\_\_  
**Steve White, President**

Attest: \_\_\_\_\_  
**Shannon Howard, City Clerk**

**ACKNOWLEDGEMENTS**

State of Idaho )  
: ss  
County of Kootenai )

This instrument was acknowledged before me on \_\_\_\_\_ by **Randy Westlund** and **Shannon Howard** as the **Mayor** and **City Clerk**, respectively, of the **City of Post Falls**, Kootenai County, Idaho, on behalf of whom the instrument was executed.

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

(Stamp above)

State of California )  
: ss  
County of Riverside )

This instrument was acknowledged before me on Feb. 24, 2026 by **Steve White** as the **President** of **Copper Basin Construction, INC.**, on behalf of whom the instrument was executed.



(Stamp above)

\_\_\_\_\_  
Notary Public for the State of CA  
Residing at: La Quinta  
Commission Expires: April 12, 2027



**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](http://www.pfsd.com)

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September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato  
Superintendent

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

# Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 23, 2025

Nancy Thurwatcher  
Planning Administrative Specialist  
nthurwatcher@postfalls.gov

## RE: Notice to Jurisdiction Response

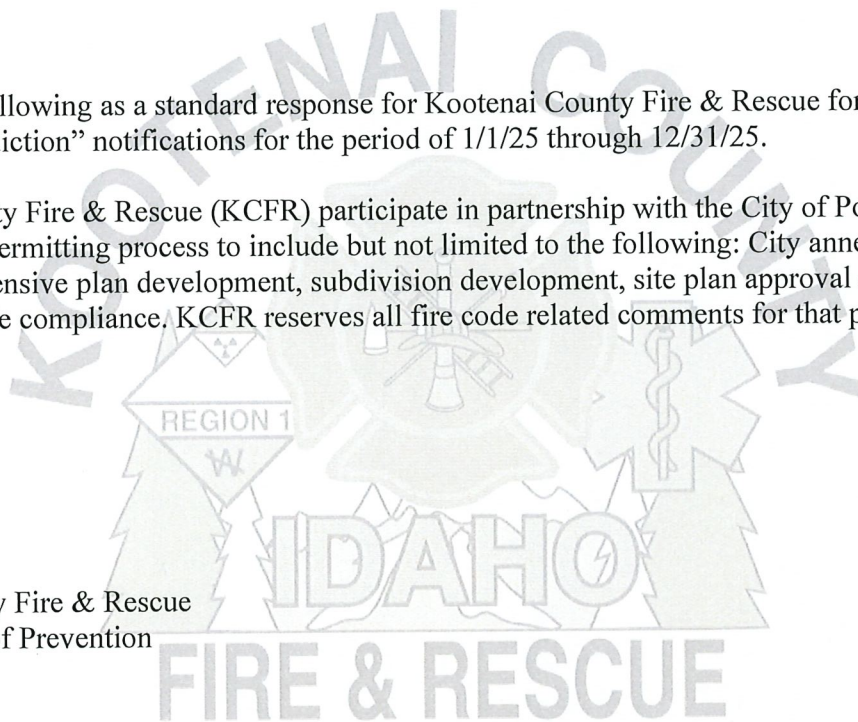
Dear Nancy,

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

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

Respectfully,

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



## Nancy Thurwachter

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

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

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

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

p 208.765.3717  
[contactus@postfallshd.com](mailto:contactus@postfallshd.com)



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**From:** 'Nancy Thurwachter' via Contact Us <[contactus@postfallshd.com](mailto:contactus@postfallshd.com)>  
**Sent:** Monday, December 29, 2025 4:07 PM  
**To:** Ali Marenau <[AMarienu@kmpo.net](mailto:AMarienu@kmpo.net)>; Alynette Farley <[abfarley@BPA.Gov](mailto:abfarley@BPA.Gov)>; Amanda Raymond <[arraymond@bpa.gov](mailto:arraymond@bpa.gov)>; Avista <[c01\\_Real\\_Estate@avistacorp.com](mailto:c01_Real_Estate@avistacorp.com)>; Ben Tarbutton <[btarbutton@kcgov.us](mailto:btarbutton@kcgov.us)>; Carey Borchardt <[carey.borchardt@charter.com](mailto:carey.borchardt@charter.com)>; Carolyn Bostick <[cbostick@cdapress.com](mailto:cbostick@cdapress.com)>; Carrie Ann Hewitt <[carriann.hewitt@itd.idaho.gov](mailto:carriann.hewitt@itd.idaho.gov)>; [cdaconst@avistacorp.com](mailto:cdaconst@avistacorp.com); [cingle@kcgov.us](mailto:cingle@kcgov.us); Chris Way <[cway@kootenaifire.com](mailto:cway@kootenaifire.com)>; [christina@postfallschamber.com](mailto:christina@postfallschamber.com); Christine Harmon <[christine.harmon@deq.idaho.gov](mailto:christine.harmon@deq.idaho.gov)>; [cschneider@kec.com](mailto:cschneider@kec.com) <[cschneider@kec.com](mailto:cschneider@kec.com)>; Dan Rest <[drest@hbkengineering.com](mailto:drest@hbkengineering.com)>; Dan Ryan <[danr@kootenaifire.com](mailto:danr@kootenaifire.com)>; Dan Selden <[danselden@hotmail.com](mailto:danselden@hotmail.com)>; Dan Zeck <[dan@eastgreenacres.org](mailto:dan@eastgreenacres.org)>; Daniel Mavrinac <[Daniel.Mavrinac@BNSF.com](mailto:Daniel.Mavrinac@BNSF.com)>; David Callahan <[dcallahan@kcgov.us](mailto:dcallahan@kcgov.us)>; David Haggerty <[David.Haggerty@tdstelecom.com](mailto:David.Haggerty@tdstelecom.com)>; [dena.naccarato@sd273.com](mailto:dena.naccarato@sd273.com); DEQ <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Devin Weeks <[dweeks@cdapress.com](mailto:dweeks@cdapress.com)>; Gina Dillman <[gdillman@republicservices.com](mailto:gdillman@republicservices.com)>; Glen Miles <[Gmiles@kmpo.net](mailto:Gmiles@kmpo.net)>; Gregory Ashley <[gregory.Ashley@williams.com](mailto:gregory.Ashley@williams.com)>; Jame Davis <[jame.davis@intermaxteam.com](mailto:jame.davis@intermaxteam.com)>; Jeff Boren <[Jeffrey.Boren@charter.com](mailto:Jeffrey.Boren@charter.com)>; Jeremy Hofer <[jhofer@kec.com](mailto:jhofer@kec.com)>; Jeryl Archer <[jeryla@kootenaifire.com](mailto:jeryla@kootenaifire.com)>; Jessie Holderman <[JHolderman@kec.com](mailto:JHolderman@kec.com)>; Jordan Wirth <[Jordan.T.Wirth@usps.gov](mailto:Jordan.T.Wirth@usps.gov)>; Karen Philips <[Karen.Phillips@avistacorp.com](mailto:Karen.Phillips@avistacorp.com)>; Kevin Linville <[kevin.linville@tdstelecom.com](mailto:kevin.linville@tdstelecom.com)>; Kevin Teo <[kevin.teo@ziply.com](mailto:kevin.teo@ziply.com)>; Kris Faver ([kris.faver@tdstelecom.com](mailto:kris.faver@tdstelecom.com)) <[kris.faver@tdstelecom.com](mailto:kris.faver@tdstelecom.com)>; Kristen Rondo <[krondo@phd1.idaho.gov](mailto:krondo@phd1.idaho.gov)>; Kurt Larson <[klarson@kec.com](mailto:klarson@kec.com)>; Lance Kippen <[lkippen@olsson.com](mailto:lkippen@olsson.com)>; Lee Barns <[lee.barnes@tdstelecom.com](mailto:lee.barnes@tdstelecom.com)>; Leo Martinez <[leo.martinez@p66.com](mailto:leo.martinez@p66.com)>; Lori Cogley <[lcogley@kec.com](mailto:lcogley@kec.com)>; Lynn Sandsor <[lynn.sandsor@aecom.com](mailto:lynn.sandsor@aecom.com)>; Mary Ann Mondaldi <[MaryAnn.Monaldi@BNSF.com](mailto:MaryAnn.Monaldi@BNSF.com)>; Mike Patton <[Michael.m.patton@p66.com](mailto:Michael.m.patton@p66.com)>; Owens, Dylan <[Dylan.Owens@tdstelecom.com](mailto:Dylan.Owens@tdstelecom.com)>; Panhandle Health General <[ehapplications@phd1.idaho.gov](mailto:ehapplications@phd1.idaho.gov)>; Patricia M. Corrigan

<[pcorrigan@hbkengineering.com](mailto:pcorrigan@hbkengineering.com)>; [contactus@postfallshd.com](mailto:contactus@postfallshd.com); Robert Beachler <[Robert.Beachler@itd.idaho.gov](mailto:Robert.Beachler@itd.idaho.gov)>; Ron Wilson <[Ron@eastgreenacres.org](mailto:Ron@eastgreenacres.org)>; Ross Point Water <[rosspointwater@yahoo.com](mailto:rosspointwater@yahoo.com)>; Scott Morton <[smorton@republicservices.com](mailto:smorton@republicservices.com)>; Serena <[serena@carlsonstratcomm.com](mailto:serena@carlsonstratcomm.com)>; Shawn Magat <[Shawn.Magat@tdstelecom.com](mailto:Shawn.Magat@tdstelecom.com)>; Tom kearns <[tkearns@idl.idaho.gov](mailto:tkearns@idl.idaho.gov)>; Tom Murn <[Tom.Murn@ZiPLY.com](mailto:Tom.Murn@ZiPLY.com)>; URA <[postfallsura@gmail.com](mailto:postfallsura@gmail.com)>; ZiPLY <[ID-EWA.SFU.MDU.Engineering@ziPLY.com](mailto:ID-EWA.SFU.MDU.Engineering@ziPLY.com)>

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

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

Hello –

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

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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**Nancy Thurwachter**

---

**From:** Martinez, Leo <Leo.Martinez@p66.com>  
**Sent:** Wednesday, January 7, 2026 1:00 PM  
**To:** Nancy Thurwachter  
**Subject:** Notice to Jurisdictions Prairie Avenue Annexation File No ANNX-25-5  
**Attachments:** Exhibit PH-2 NTJ\_Prairie Avenue ANNX-25-5.pdf

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

Nancy,

Phillips 66 does not have any utilities within the attached project vicinity.  
(Response 13203)

**Leo Martinez**

Associate, Operations Support • Real Estate Services

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



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---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>  
**Sent:** Monday, December 29, 2025 4:07 PM  
**To:** Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Lance Kippen <lkippen@olsson.com>; Lee Barns <lee.barnes@tdstelecom.com>; Martinez,

Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mary Ann Mondaldi <MaryAnn.Mondaldi@BNSF.com>; Patton, Michael M <Michael.M.Patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@ZiPLY.com>; URA <postfallsura@gmail.com>; ZiPLY <ID-EWA.SFU.MDU.Engineering@ziPLY.com>

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

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

**Caution: External Email**

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[Report Suspicious](#)

Hello –

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

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



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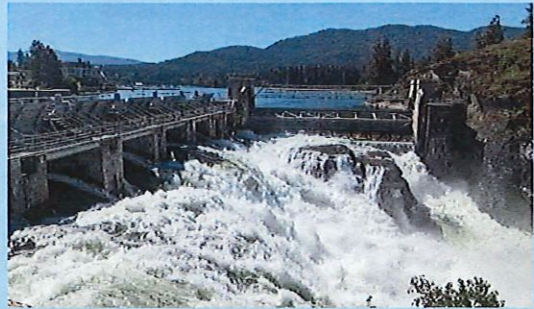
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# Prairie Avenue Annexation

ANNX-25-5

March 17, 2026



Justin Sauder – Associate Planner

1

**OWNERS:** Copper Basin Construction

**APPLICANT:** Lake City Engineering

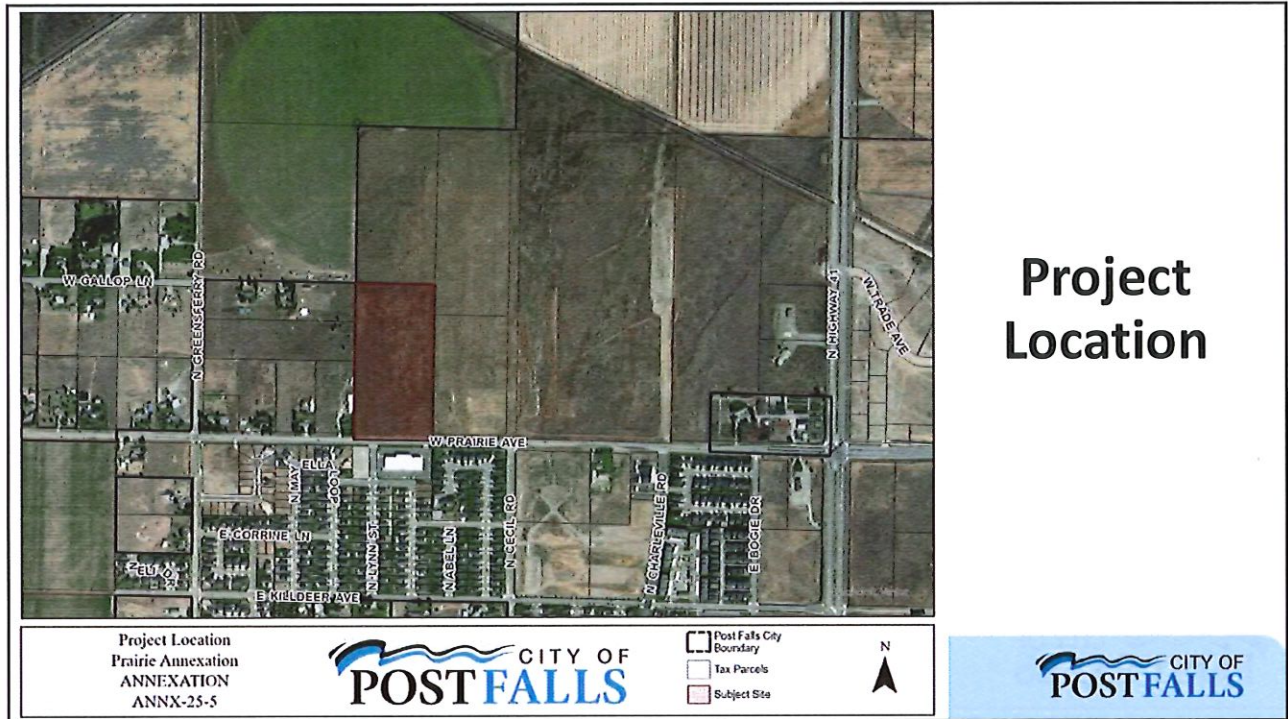
**REQUESTED ACTIONS:**

- **Annexation:** Applicant is requesting the City Council to approve a request to annex approximately 20-acres with Single-Family Residential (R1) zoning as part of an annexation request into the City of Post Falls

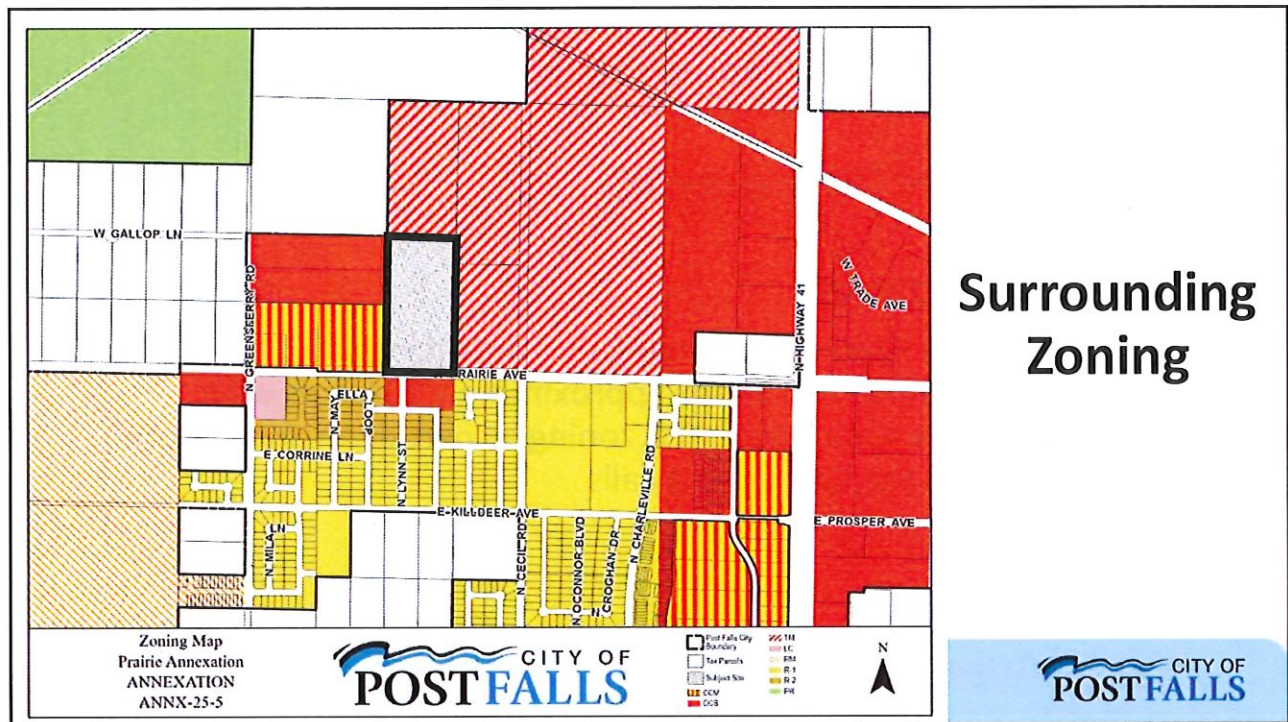
Prairie Avenue



2



3



4

**Land Use & Site**

- The site is undeveloped
- Over the Rathdrum Prairie Aquifer

**Water**

- Ross Point Water District

**Wastewater**

- City of Post Falls
- The City has the capacity to provide service and is willing to serve to the property at the requested density

**Traffic**

- Prairie Avenue is a Principal Arterial and Critical Arterial Corridor
- Additional rights-of-way and easement would need to be provided as part of annexation and road widening at the time of development

**Additional Information**



5

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

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

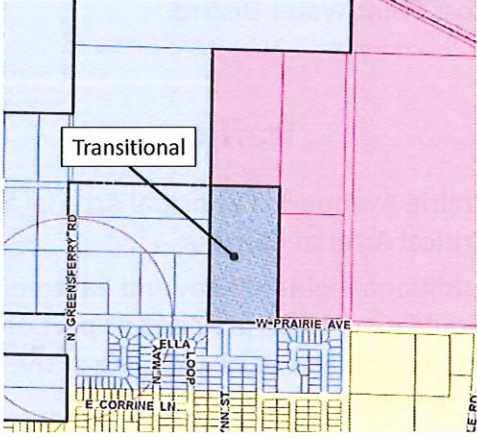
**3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?**

**Zone Change Review Criteria**



6

Future Land Use Designation

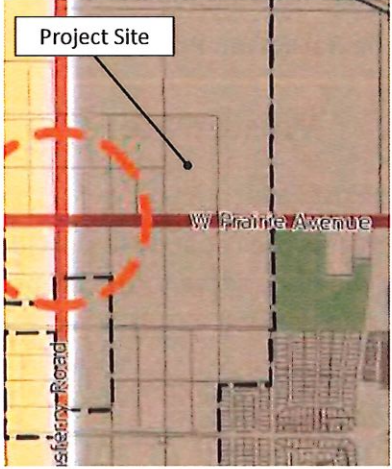


Transitional

W Prairie Ave

Implementing Zoning District - Per Focus Area

41 North Focus Area




Project Site


W Prairie Avenue

Greensferry Road

Future Land Use Designation/Focus Area



7



PR

Project Site

Commercial Nodes

TM

CCS

Highway 41

Prairie Avenue

R-1

CCM

RM

Greensferry Road

E Corrine Ln

E Killdeer Ave

E Prosper Ave

E Hope Ave

N Greensferry Rd

N Trade Ave

N Zorro St

N Zorro Rd

N Charlesville Rd


N Cegl Rd

N Gallatin Ln

N Barton Loop

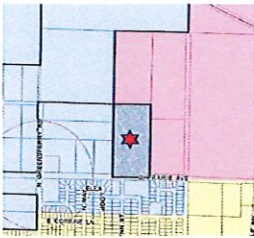
Springs Ave

Zoning/Surrounding Area



8

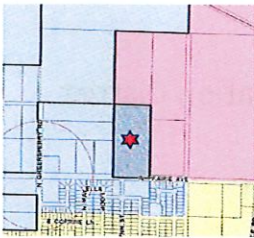
# Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
 <p><u>Transitional</u></p> <p><i>This category is suitable for growth with guidance from the Focus Area.</i></p>	<p><b>41 North</b></p> <p>The Highway 41 corridor to rival Seltice with retail, mixed-use residential, and services.</p> <p>Residential development has been predominant and is likely to continue. Such growth is expected to spur commercial uses adjacent to the highway, and land values will pressure development to attract a range of residents, offering shared amenities, housing variety and neighborhood-scale services.</p>	<p>[G.01]: Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health</p>	<p>[P.02]: Apply or revise zoning designations with careful consideration of factors including:</p> <ul style="list-style-type: none"> <li>Future land use mapping;</li> <li>Compatibility with surrounding land uses;</li> <li>Infrastructure and service plans;</li> <li>Existing and future traffic patterns;</li> <li>Goals and policies of the comprehensive plan, related master plan and/or facility plans.</li> </ul>



9

# Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
 <p><u>Transitional</u></p> <p><i>This category is suitable for growth with guidance from the Focus Area.</i></p>	<p><b>41 North</b></p> <p>The Highway 41 corridor to rival Seltice with retail, mixed-use residential, and services.</p> <p>Residential development has been predominant and is likely to continue. Such growth is expected to spur commercial uses adjacent to the highway, and land values will pressure development to attract a range of residents, offering shared amenities, housing variety and neighborhood-scale services.</p>	<p>[G.07]: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.</p>	<p>[P.15]: Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provisions of diverse housing types and price levels</p> <p>[P.33] Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways</p>



10

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

**Zone Change Review Criteria**



11

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

**Agencies Notified**



12

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

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

**[PA-3] Post Falls Highway District – May have comments at time of subdivision request**

**[PA-4 & PA-5] Yellowstone Pipeline – No facilities within project site**

**[PA-6] Department of Environmental Quality – No environmental impacts**

**Agency Comments**



13

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

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

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

**Zone Change Review Criteria**



14



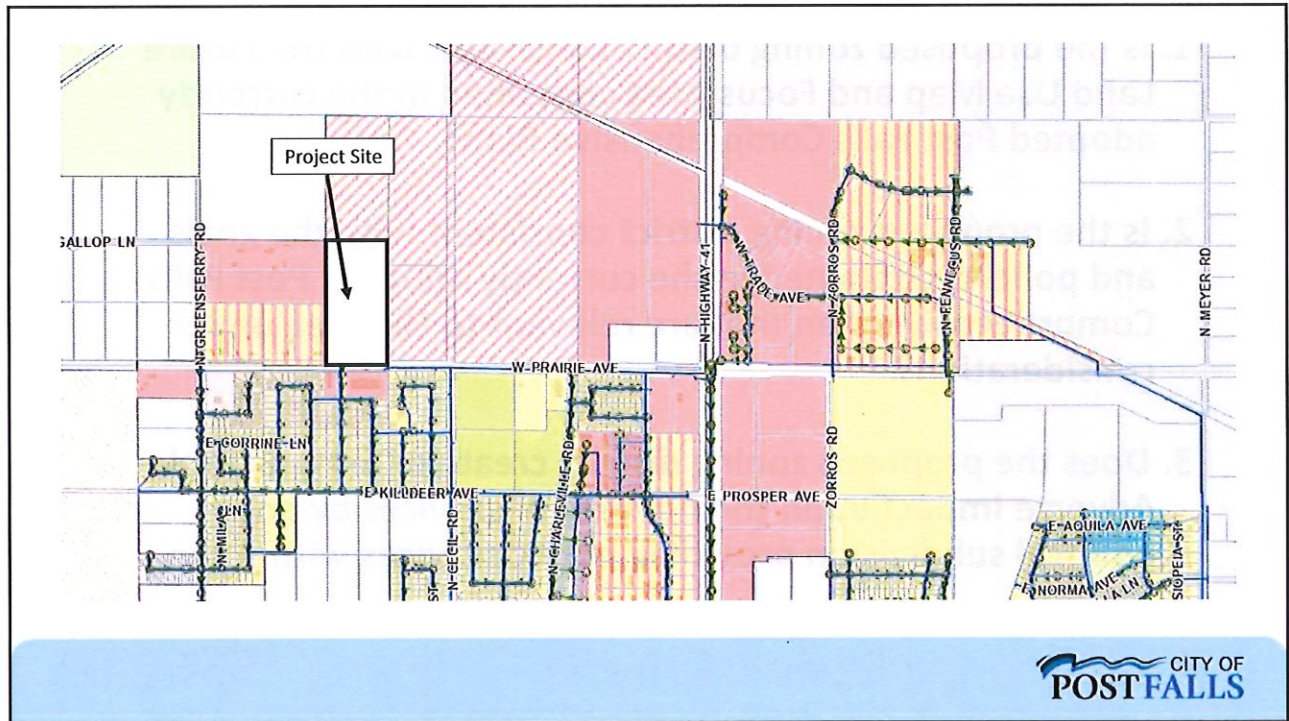
# Project Location

Project Location  
Prairie Annexation  
ANNX-25-5

Post Falls City Boundary  
 Tax Parcels  
 Subject Site

N

15



16

## Nancy Thurwachter

---

**From:** Martinez, Leo <Leo.Martinez@p66.com>  
**Sent:** Monday, March 2, 2026 2:41 PM  
**To:** Nancy Thurwachter  
**Subject:** Notice to Jurisdictions Prairie Avenue Annexation File No. ANNX-25-5  
**Attachments:** Exhibit PH-7 NTJ Prairie Ave ANNX-25-5.pdf

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

Nancy,

Phillips 66 does not have any utilities within the attached project vicinity.  
(Response 13266)

---

### 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](mailto:Leo.Martinez@phillips66.com)



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**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>

**Sent:** Monday, March 2, 2026 8:15 AM

**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:** Wednesday, March 4, 2026 4:41 PM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions Prairie Avenue Annexation File No. ANNX-25-5

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

Good Afternoon,

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](http://www.deq.idaho.gov)

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

---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>  
**Sent:** Monday, March 2, 2026 8:15 AM  
**To:** Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; 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 Sanders <lynn.sanders@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.

**CITY OF POST FALLS  
AGENDA REPORT  
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS  
MEETING DATE: 3/17/2026**

---

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Randy Westlund, Mayor, Field Herrington, City Attorney  
**SUBJECT:** Update to the City Proclamation Policy

---

**ITEM AND RECOMMENDED ACTION:**

Mayor Westlund is returning the updated Proclamation Policy for City Council consideration. Council may choose to adopt the policy as presented, direct staff to make additional revisions, or take no action and leave the existing policy in place. No presentation is planned for this item.

**DISCUSSION:**

At the February 17, 2026 council meeting, the City Council discussed the existing policy governing mayoral proclamations. During that discussion, council indicated that they preferred to retain a policy addressing proclamations but requested that the policy be revised to be more open and less restrictive than the current version.

Based on that discussion, an updated proclamation policy has been prepared and is being returned to the City Council for consideration. The updated policy is intended to establish a consistent and transparent process for requesting and issuing mayoral proclamations while allowing greater flexibility in evaluating proclamation requests.

The policy clarifies that proclamations are ceremonial in nature and are intended to recognize events, organizations, or individuals that have relevance to the City of Post Falls or its residents. It also outlines general criteria for proclamation requests and establishes a process for submitting and reviewing requests through the City Clerk before being forwarded to the Mayor for consideration.

Additionally, the policy clarifies that proclamations do not establish City policy, create legal rights or obligations, or direct City staff to take action.

Council may adopt the updated policy, provide direction for additional revisions, or take no action.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

February 17, 2026

**APPROVED OR DIRECTION GIVEN:**

Council indicated that they preferred to retain a proclamation policy but requested that it be revised.

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

There is no fiscal impact associated with the proposed policy.

**BUDGET CODE:**

N/A

**ATTACHMENTS:**

1. 2026.03.10 Updated Proclamation Policy



# **City of Post Falls Proclamation Policy**

Version 2026.0

*Approved by City Council*  
*Date: \_\_\_\_\_*

## **SECTION 1. POLICY PURPOSE AND SCOPE**

The purpose of this policy is to provide a consistent, transparent process for receiving, evaluating, and issuing mayoral proclamations on behalf of the City. This policy applies to all proclamation requests received by the City.

## **SECTION 2. POLICY PRINCIPLES**

Proclamations are ceremonial in nature and are intended to honor, celebrate, recognize, or draw attention to matters of relevance to the City of Post Falls and its citizens. A proclamation may recognize a day, week, or month. Proclamations do not bind the city or create legal rights, obligations, or formal city policy. Similarly, proclamations are not an endorsement of any private organization, product, service, religious denomination, political party, candidate, or ballot measure, and does not direct City staff to take any action or spend City funds.

## **SECTION 3. PROCLAMATION CRITERIA**

- a. The following types of Proclamations are appropriate for consideration if they meet the criteria contained in subsection b. below:
  - Civic promotions and community events.
  - Public awareness, education, and safety campaigns.
  - Charitable and nonprofit initiatives.
  - Arts, cultural, and heritage celebrations.
  - Recognition of individuals or organizations for achievements, service, or milestones.
  
- b. To be eligible for consideration a proclamation request must:
  - Demonstrate a clear interest in, relationship with, or benefit to the City of Post Falls or its citizens.
  - Be consistent with applicable constitutional requirements, state and federal law, and City ordinances and policies.
  - Be primarily ceremonial and informational and not regulatory or adjudicative.
  - Not promote or advertise for a for-profit business, product, service, or commercial event.
  - No attempt to influence the outcome of an election; endorse or oppose a candidate, political party, or ballot measure, or serve as campaign material.
  - Not use discriminatory or derogatory language or language that a reasonable person would understand as denigrating or excluding any person or group.
  - Not purport to bind the City Council, create City policy, or direct City operations.

As a general practice, the City will typically issue no more than one proclamation per topic or organization per calendar year; however, the Mayor may approve additional proclamations when there is a clear community benefit or City purpose, and the request meets the criteria above.

## **SECTION 4. APPLICATION PROCESS**

Any City resident or organization with a physical presence in Post Falls may request a proclamation. The written request must be delivered to the City Clerk at least 30 days in advance of the date when issuance of the proclamation is desired.

The request must include a contact person's full name, phone number, address, and email address and provide a brief summary of the nature and purpose of the proclamation and explanation of how the subject matter is relevant to the City or its residents. Additionally, the request must indicate whether the proclamation will be picked up in person or returned to the provided address. The request should provide a specific name and date for the day, week, month, or event to be proclaimed.

The City does not draft proclamations on behalf of requesters. Proclamations must be submitted in substantially final draft form consistent with this policy, so each request must include a draft text of the proclamation, including four to five "whereas" clauses<sup>1</sup>. The proclamation must fit on a single page and be in 12-point font, with room remaining for the Mayor's signature.

## **SECTION 5. EVALUATION**

The City Clerk will evaluate the requested proclamation for completeness, compliance with formatting requirements, and consistency with the criteria in Section 3. If a request is incomplete or noncompliant, the Clerk may return it to the requester for correction. If the Clerk determines the request does not meet the criteria of this policy, the Clerk may deny the request in writing. A requester whose proclamation is denied by the Clerk may submit a written appeal to the Mayor within five (5) business days of denial. The Mayor will review the request and may affirm the denial or approve, revise, or defer the proclamation. The Mayor's decision on appeal is final.

If the request complies with this Policy, the Clerk will forward the proposed proclamation to the Mayor. The Mayor may elect to direct the City Clerk to place the proclamation on the next available City Council agenda or to return the request. Proclamations are issued at the discretion of the Mayor, and the City reserves the right to reject requested proclamations or to edit the requested text of the proclamation. The person or organization requesting the proclamation does not have exclusive rights to the day, week, or month of their proclamation.

## **SECTION 6. ISSUANCE OF THE PROCLAMATION**

The City Clerk will advise the contact person of the scheduled date for issuing the proclamation. If desired, the proclamation will be read aloud during the ceremonial portion of the City Council meeting. If the person requesting the proclamation is not present at the City Council meeting, the proclamation will be mailed to the address provided in the request.

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<sup>1</sup> Example: "Whereas, equal opportunity for all, regardless of race, color, religion, sex, disability, familial status or national origin, is a fundamental goal of our nation, state and city;"

**CITY OF POST FALLS  
AGENDA REPORT  
NEW BUSINESS  
MEETING DATE: 3/17/2026**

---

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Janet Best, Human Resources Director  
**SUBJECT:** Personnel Policy – Animals in the Workplace Exemption

---

**ITEM AND RECOMMENDED ACTION:**

Staff recommends that the City Council approve the amendment to the Personnel Policy, adding an exemption provision to the “Animals in the Workplace” section. If approved, the exemption language will be incorporated into the Personnel Policy and distributed to all City employees. No presentation is planned for this agenda item.

**DISCUSSION:**

The City’s Personnel Policy contains an “Animals in the Workplace” section within Chapter 7: Workplace and Employee Conduct and Responsibilities. This section establishes expectations regarding the presence of animals in City facilities in order to protect employee safety, maintain sanitary conditions, and ensure the efficient operation of City services.

While the current policy provides general guidance regarding animals in City workplaces, it does not include a formal process for approving limited exceptions when the presence of an animal may serve a legitimate operational purpose or accommodate an individual circumstance. The proposed amendment addresses this gap by establishing a clear exemption process.

Under the proposed language, exemptions may be granted in rare cases when the presence of an animal serves a legitimate purpose or accommodates an individual circumstance. Any exemption must be approved in writing by the employee’s Department Head, the Human Resources Director, and the Legal Services Director. Requests must include a description of the justification for the exemption, as well as the scope and duration of the animal’s presence in the workplace.

As a condition of approval, the employee may be required to sign a Waiver of Liability and Indemnity Agreement outlining expectations related to animal control, sanitation responsibilities, limitations on public interaction, and liability for any injury or property damage caused by the animal. Failure to comply with the conditions of the exemption or agreement may result in immediate revocation of the exemption and potential disciplinary action.

The proposed amendment also clarifies that all exemptions are discretionary and remain subject to operational needs. The City retains the authority to modify or terminate an exemption at any time.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

Personnel Policy Workshop – January 20, 2026

**APPROVED OR DIRECTION GIVEN:**

N/A

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

There is no fiscal impact associated with adopting this amendment.

**BUDGET CODE:**

N/A

**ATTACHMENTS:**

1. Animals in the Workplace.

## **Animals in the Workplace.**

### **Purpose.**

The purpose of this policy is to ensure a professional, safe, and productive work environment by limiting the presence of animals in City facilities. While animals can bring joy and comfort, their presence in the workplace may present safety, health, and productivity concerns, as well as distractions or disruptions to employees and the public.

### **Policy.**

Employees are generally prohibited from bringing animals into the workplace while performing their job duties. This restriction applies to all indoor City facilities, City vehicles, and public-facing service areas unless otherwise authorized by this policy.

Brief visits by an employee's pet (e.g., introducing a new dog to coworkers) may be permitted with prior supervisor approval, provided that the visit is short in duration, does not interfere with work duties or customer service, and does not pose health or safety risks to others. Such visits must be confined to areas where the employee works and may not disrupt other departments or public spaces.

The City recognizes and complies with all applicable state and federal laws concerning service animals. Requests for accommodation involving service animals will be reviewed in accordance with the Americans with Disabilities Act (ADA) and the applicable provisions of the City's Disability Accommodation Policy. Employees seeking such an accommodation should contact the Human Resources Department.

This policy does not apply to:

- **Police K-9 units or other working animals** used by the City for official business.
- **Animals authorized as part of a City-sponsored event or program**, where approved in advance by the Department Head.

### **Enforcement.**

Supervisors are responsible for ensuring compliance with this policy. Violations may result in the employee being asked to remove the animal immediately and could lead to disciplinary action in accordance with the City's personnel policies. Employees subject to disciplinary action under this policy have the right to a review or appeal in accordance with city procedures.

### **Exemptions.**

In rare cases, exemptions to this policy may be granted when the presence of an animal serves a legitimate purpose or accommodates an individual circumstance. Any such exemption must be approved in writing by the employee's Department Head, the Human Resources Director, and the Legal Services Director. The exemption request must include a description of the justification, scope, and duration of the proposed animal's presence.

As a condition of any approved exemption, the employee may be required to sign a Waiver of Liability and Indemnity Agreement. This agreement may outline expectations for animal control, limitations on public interaction, sanitation responsibilities, and liability for any damage or injury caused. Failure to comply with the terms of the exemption or agreement may result in immediate revocation of the exemption and potential disciplinary action.

All exemptions are discretionary, subject to operational needs, and may be modified or terminated at any time by the City.

**CITY OF POST FALLS  
AGENDA REPORT  
NEW BUSINESS  
MEETING DATE: 3/17/2026**

---

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Robert Palus, City Engineer  
**SUBJECT:** Standards for Public Works Construction

---

**ITEM AND RECOMMENDED ACTION:**

After review and with approval, adopt the updates to the Post Falls Standards for Public Works Construction dated March 17, 2026

**DISCUSSION:**

The City of Post Falls maintains standard notes and drawings to guide the construction of improvements that will be publicly owned and maintained by the City. The purpose of these standards is to ensure constructed facilities meet necessary safety requirements, provide a uniform expectation of operation for completed improvements, reduce maintenance costs and maximize the life expectancy of the improvements. The current standards for public works construction have been in effect since March of 2019. These standards are typically updated every five (5) to ten (10) years or with the change of occupancy in the City Engineer's position. Updates are done with a collaborative effort between Community Development and Public Works to incorporate necessary revisions addressing changes in materials, performance of completed improvements, construction practices or items impacting construction.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

March 19, 2019

**APPROVED OR DIRECTION GIVEN:**

Approved

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

N/A

**BUDGET CODE:**

N/A

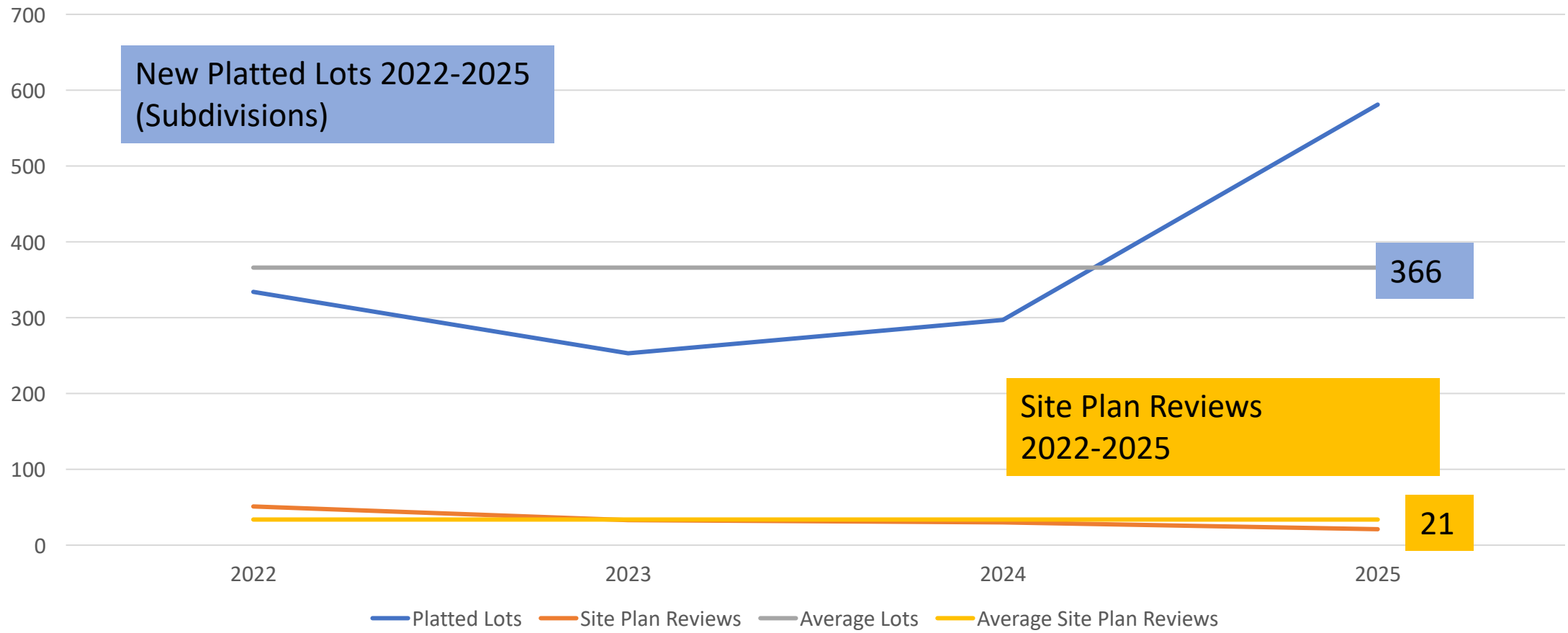
**ATTACHMENTS:**

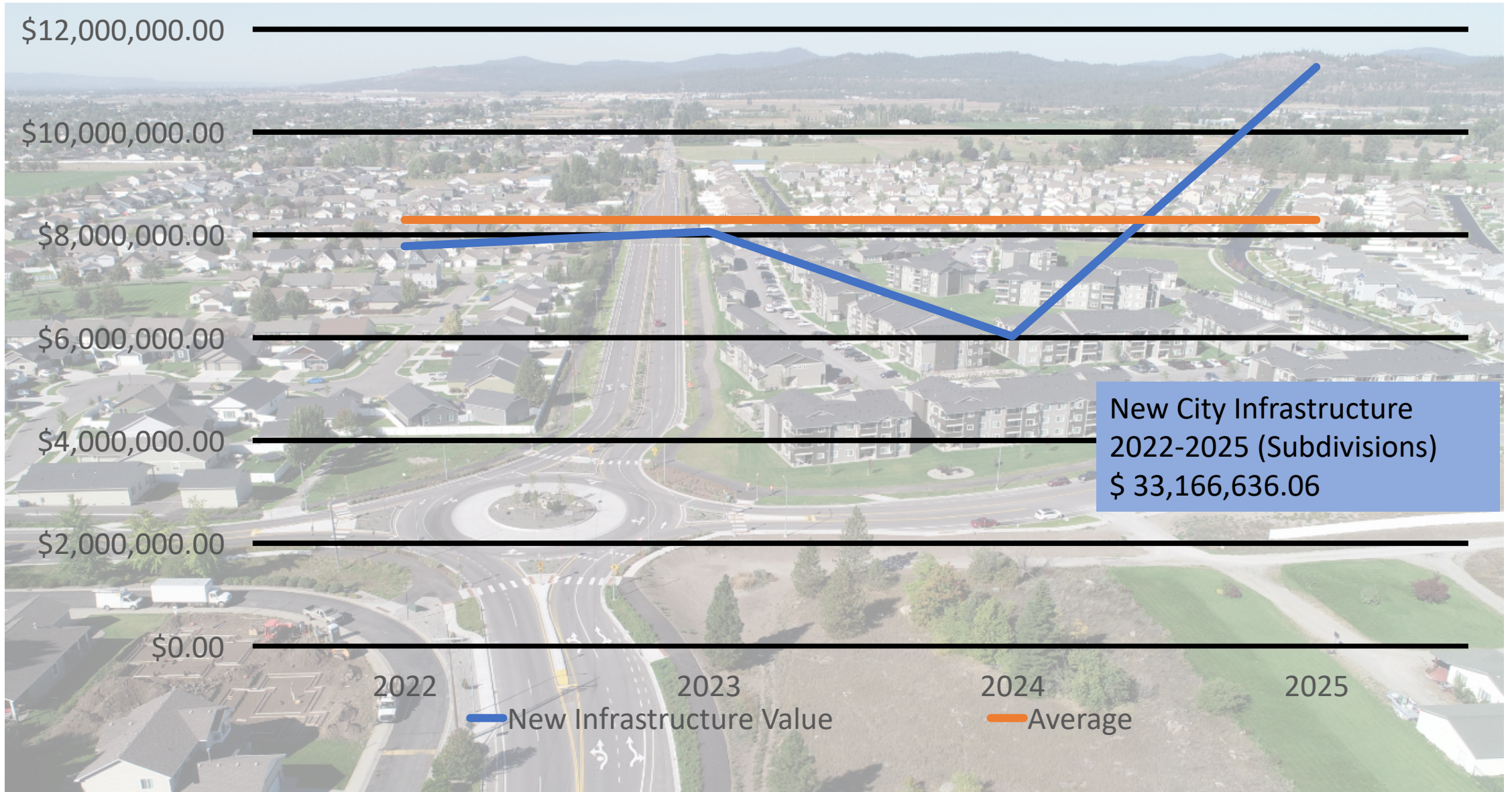
1. Post Falls Standards for Public Works Construction
2. Standard Drawing Book 2026 (1)

# City of Post Falls Standards for Public Works Construction

March 17, 2026







New City Infrastructure  
2022-2025 (Subdivisions)  
\$ 33,166,636.06

## New City Infrastructure (Subdivisions)

	2022	2023	2024	2025
Streets (miles)	0.95	3.84	3.04	3.94
Curb (Ft)	7,596	37,439	49,107	44,504
Sidewalk	6,666	35,812	41,778	34,691
Street Lights	18	66	119	84

2025 \$6,035,344

## New City Infrastructure (Subdivisions)

	2022	2023	2024	2025
Gravity Sewer (Ft)	3,529	15,935	22,972	20,761
Pressure Sewer (Ft)	0	0	0	4,348
Water main	248	5,124	1,569	1,330

2025 \$1,382,275

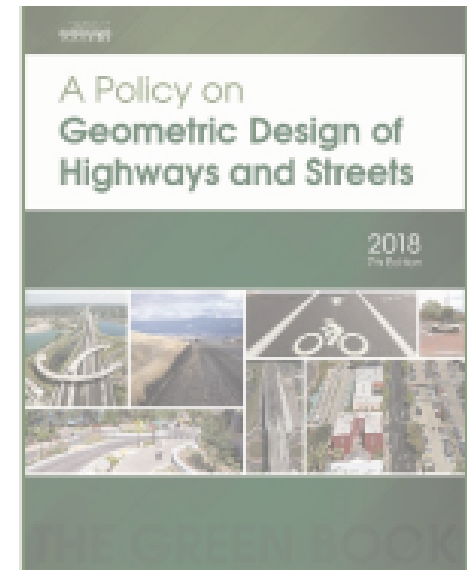
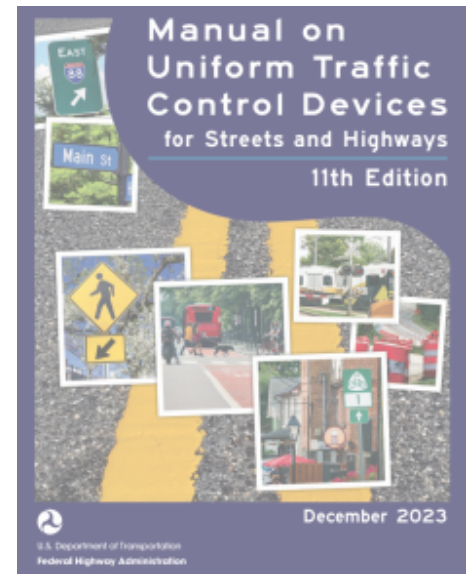
## Sources:

### \* Current Best Practices & Standards

- ISPWC (Idaho Standards for Public Works Construction)
- ITD (Idaho Transportation Department)
- 10 State Standards
- MUTCD (Manual on Uniform Traffic Control Device)
- AASHTO (American Association of State Highway Transportation Officials)
- PROWAG (Public Rights of Way Accessibility Guidelines)
- Other

### \* Manufactures Data

### \* Field Practices



Idaho  
Transportation  
Department



U.S. Access Board



## Collaborative Process:

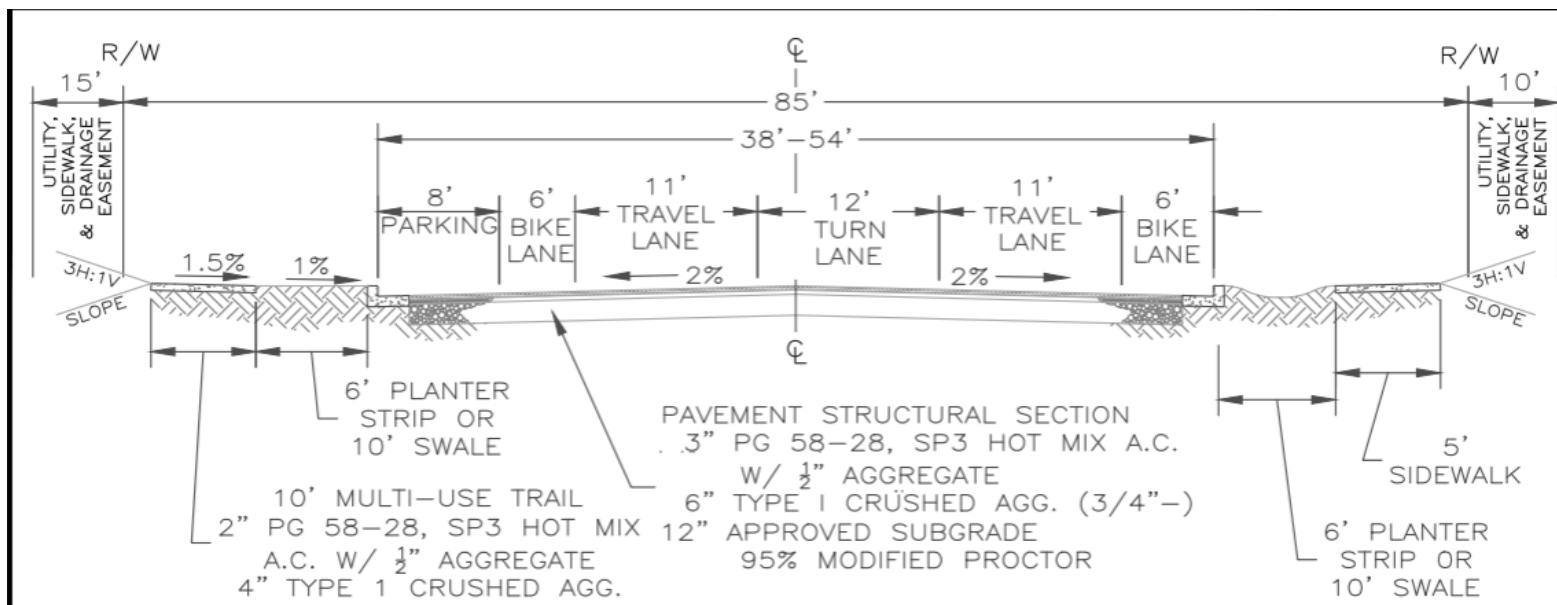
- \* Engineering Division
- \* Public Works Department
  - Water
  - Water Reclamation
  - Surface Water
  - Streets



## Standard Notes & Drawings:

- **Water**
  - Fire Hydrants
  - Services
  - Thrust Blocking
  - Main Construction
  - Valve / Manhole Collars
- **Sanitary Sewer**
  - Manholes
  - Services
  - Force mains
  - Gravity mains
- **Transportation**
  - Roadway Sections
  - Curbs and Sidewalks
  - Pedestrian Ramps
  - Roadway Markings
  - Driveway Approaches
  - Bus Stops
- **Storm Water (Surface Water)**
  - Dry Wells
  - Catch Basins
  - Swales
  - Curb Cuts & Underdrains
- **Other**
  - General Notes
  - Mass Grading





**NOTES:**

1. RIGHT-OF-WAY WIDTHS, EASEMENTS, AND PAVEMENT SECTIONS SHOWN ARE MINIMUM REQUIREMENTS. ROAD WIDTHS MAY BE INCREASED TO ACCOMMODATE PARKING OR TURN LANES.
2. PAVED WIDTH IS MEASURED FROM CURB FLOW LINE TO CURB FLOW LINE.
3. ALL SIDEWALKS AND TRAILS SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS.
4. WHERE CONTINUOUS SWALE IS NOT PROVIDED, THE SEPARATION BETWEEN BACK OF CURB TO FACE OF SIDEWALK OR TRAIL MAY BE REDUCED TO A 6' PLANTER STRIP.
5. MAXIMUM ALLOWABLE SLOPES WITHIN RIGHTS-OF-WAY OR EASEMENTS SHALL BE 3H:1V. WHERE BICYCLE OR PEDESTRIAN FACILITIES EXIST NEAR THE EDGE OF EASEMENTS, THE 3H:1V SLOPE SHALL EXTEND AT LEAST 5' BEYOND SAID FACILITY.
6. ALL ROADWAY MARKINGS SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLANS AND IN CONFORMANCE WITH STANDARD DETAIL SD 2018 AND SD 2019.

**ALTERNATE SECTIONS**

MINIMUM PARKING	BIKE	TRAVEL
1-8' LANE	2-6' LANES	2-11' TRAVEL 1- 12' TURN
2-8' LANES	2-6' LANES	2-12' TRAVEL
NONE	2-6' LANES	2-14' TRAVEL 1- 12' TURN

APPROVED BY:  _____ CITY ENGINEER, P.E.	POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION <b>TYPICAL STREET SECTION, MAJOR COLLECTOR</b>	STANDARD DRAWING NO. <b>SD 2004</b>
DATE: 0/00/00		



2025.5.8 Curb and Road Base.jpg

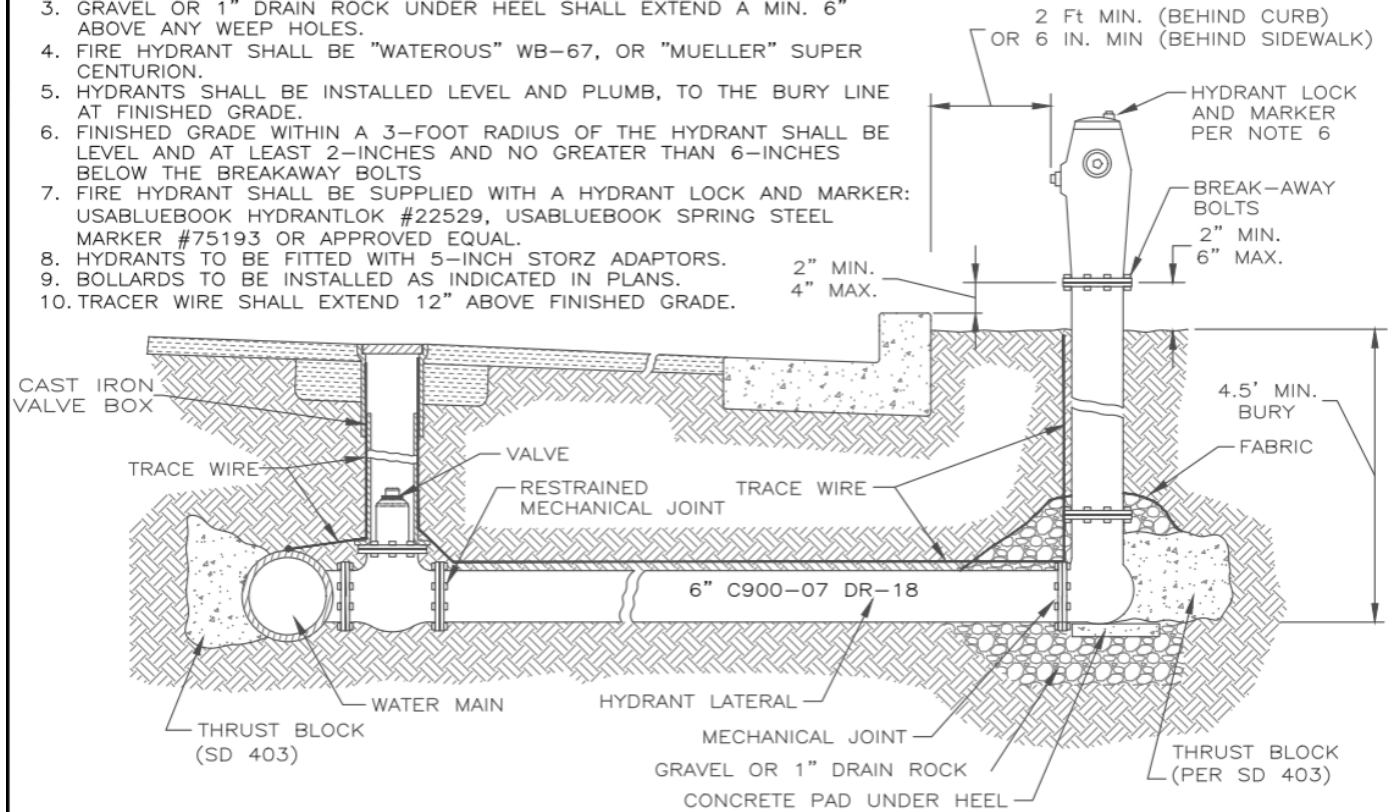




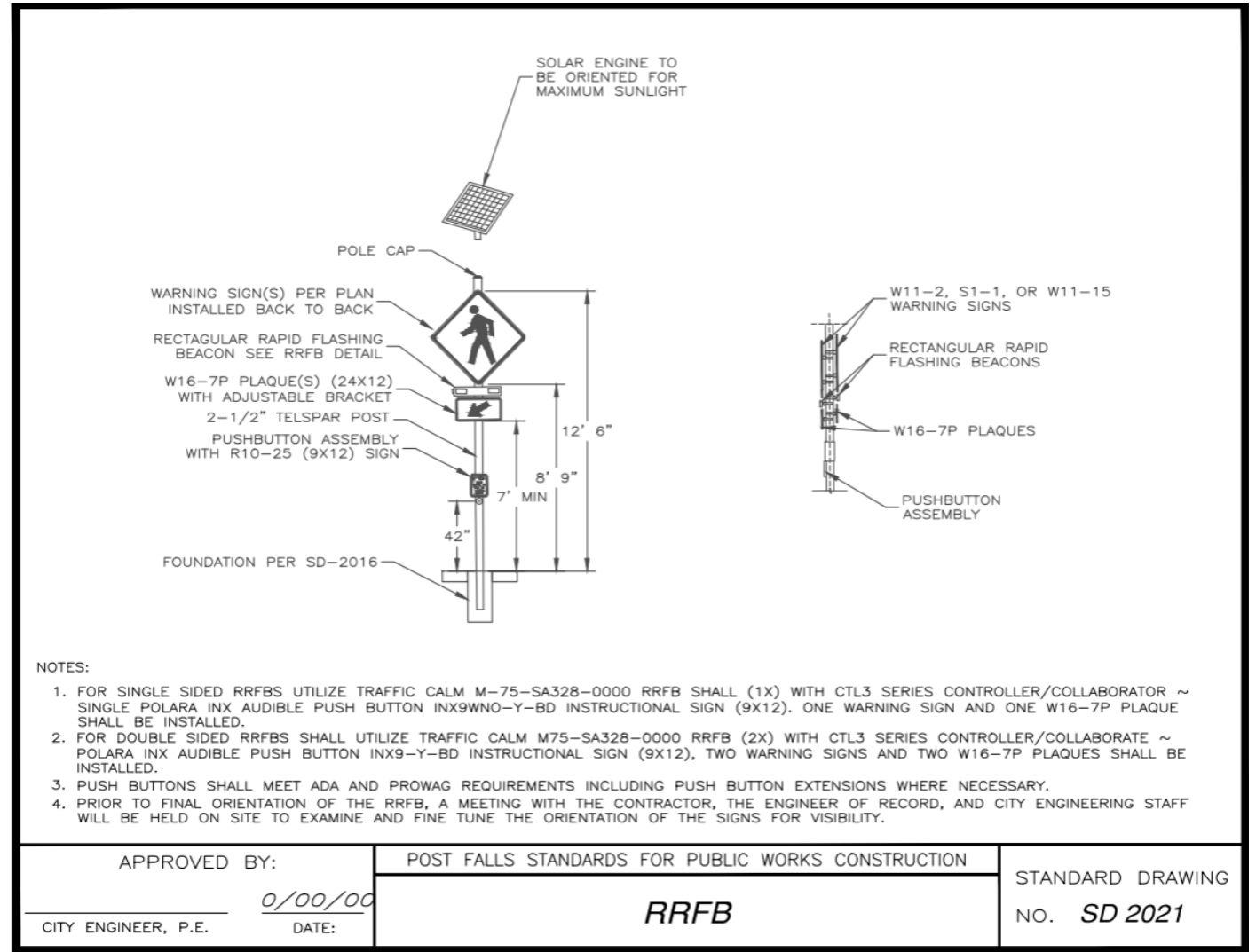


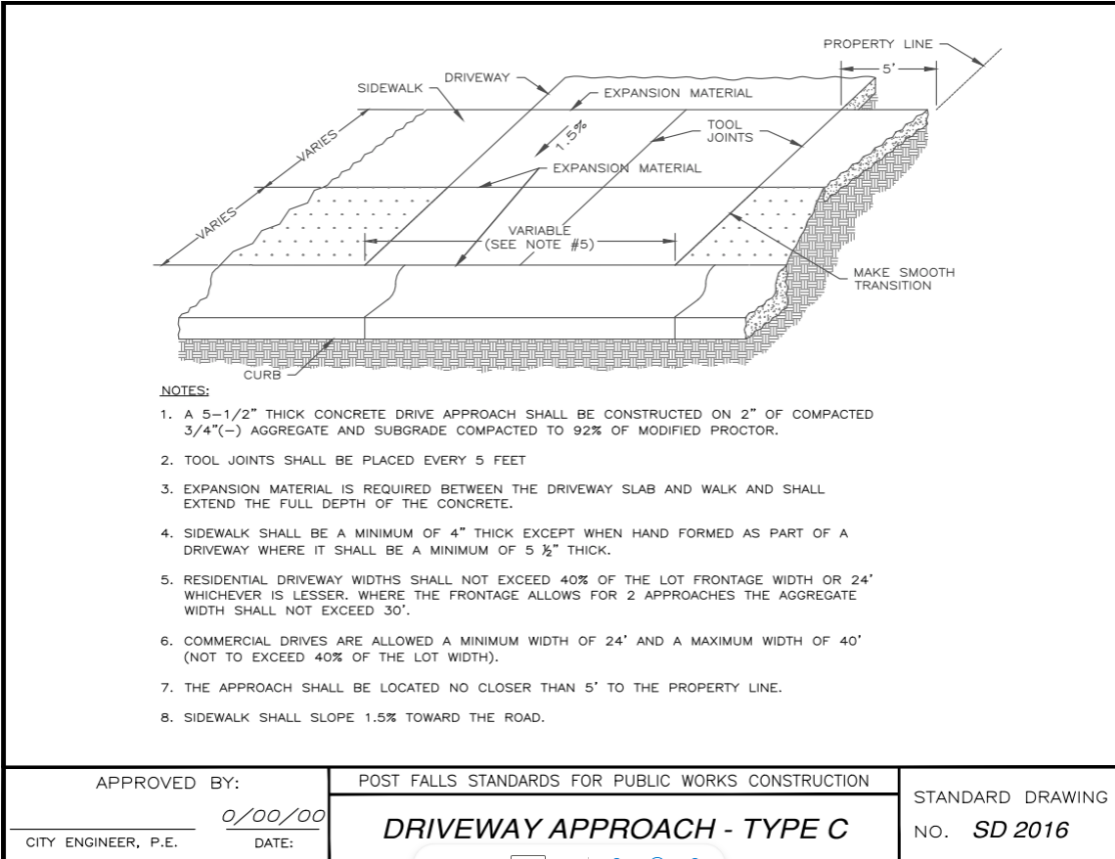
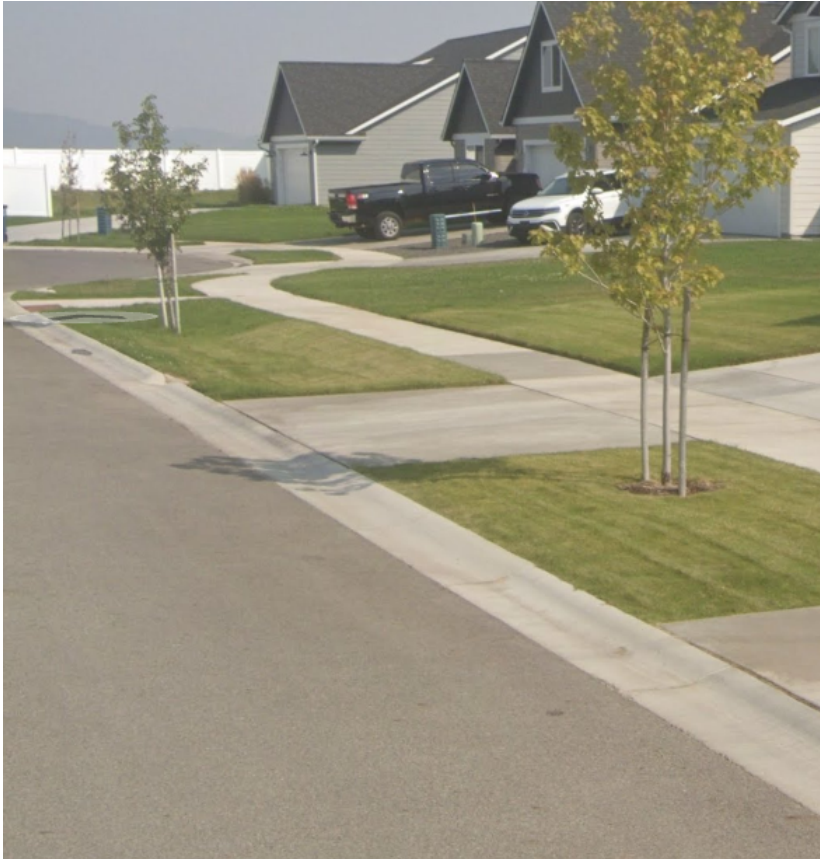
**NOTES:**

1. VALVE BOX SHALL BE SET 1/4" BELOW ASPHALT SURFACE. AND NOT LOCATED IN THE WITHIN THE CURB SECTION.
2. CONCRETE PAD UNDER HEEL SHALL BE MIN. 4"X15"X15" AND CAN BE EITHER PRECAST OR POURED ON SITE.
3. GRAVEL OR 1" DRAIN ROCK UNDER HEEL SHALL EXTEND A MIN. 6" ABOVE ANY WEEP HOLES.
4. FIRE HYDRANT SHALL BE "WATEROUS" WB-67, OR "MUELLER" SUPER CENTURION.
5. HYDRANTS SHALL BE INSTALLED LEVEL AND PLUMB, TO THE BURY LINE AT FINISHED GRADE.
6. FINISHED GRADE WITHIN A 3-FOOT RADIUS OF THE HYDRANT SHALL BE LEVEL AND AT LEAST 2-INCHES AND NO GREATER THAN 6-INCHES BELOW THE BREAKAWAY BOLTS
7. FIRE HYDRANT SHALL BE SUPPLIED WITH A HYDRANT LOCK AND MARKER: USABUEBOOK HYDRANTLOK #22529, USABUEBOOK SPRING STEEL MARKER #75193 OR APPROVED EQUAL.
8. HYDRANTS TO BE FITTED WITH 5-INCH STORZ ADAPTORS.
9. BOLLARDS TO BE INSTALLED AS INDICATED IN PLANS.
10. TRACER WIRE SHALL EXTEND 12" ABOVE FINISHED GRADE.



APPROVED BY:  CITY ENGINEER, P.E.	POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  <b style="font-size: 1.2em;">FIRE HYDRANT DETAIL</b>	STANDARD DRAWING NO. <b>SD 401</b>
DATE: 0/00/00		







# Design Standards

- Uniform expectation of finished improvements
- Promotes safety for users
- Improves maintainability
- Promotes lower life cycle costs



# City of Post Falls Standards for Public Works Construction

March 17, 2026



## GENERAL

1. All work shall conform to the "Idaho Standards For Public Works Construction", (ISPWC) current edition, and the City Of Post Falls Standard Drawings and Specifications. In the case of conflict, the most stringent standard shall apply.
2. No revisions shall be made to these plans without the approval of the City Engineer. All proposed revisions shall be submitted by the Engineer of Record for review and approval by the City.
3. No revisions shall be made to the City Standard Drawings or Notes without written approval of the City Engineer. Revisions of City Standard Drawings shall be clearly identified upon the approved drawings; revisions or additions to Standard Notes shall be provided only within the Supplemental Notes.
4. All safety standards and requirements shall be the responsibility of the Contractor and complied with as set forth by OSHA.
5. Existing utilities shall be located by contacting CALL BEFORE YOU DIG at 811, at least 48 hours prior to starting any excavations. The Contractor shall notify the appropriate utility companies prior to starting work near any facilities and shall coordinate their work with company representatives.
6. Work shall not begin until a permit is issued, a notice to proceed is issued, or a pre-construction meeting is conducted with the City.
7. The Contractor shall notify the City Engineering Inspector at least 48 hours prior to starting work or proceeding with new phases of construction. All inspections shall be scheduled with a minimum 24-hour notice prior to testing.
8. An approved set of improvement plans shall be kept on the job site at all times.
9. The Contractor shall maintain the streets, sidewalks, and all other public rights-of-way in a clean, safe and useable condition. All soil, rock, or construction debris shall be promptly removed from the publicly owned property during construction, and upon completion of the project. All adjacent property; private or public, shall be maintained in a clean, safe and useable condition.
10. Existing property corners or survey monuments shall be protected during the course of construction. Any damaged or obliterated corners or monuments shall be re-established by professional surveyors, licensed to work in the State of Idaho, prior to final acceptance.
11. Trees not identified for removal shall be preserved and protected as approved by the City of Post Falls Urban Forester.

12. The Engineer of Record shall verify the adequacy of erosion and sedimentation control measures prior to the start of construction, and as necessary during the course of the project. Erosion and sedimentation control measures shall be installed in accordance with these plans, and the "Catalog of Storm Water Best Management Practices for Idaho Cities and Counties" as prepared by the Idaho Division of Environmental Quality.
13. All projects having the potential for runoff discharge to any surface water body; shall file a Notice of Intent (NOI), with the EPA. Copies of any required Storm Water Pollution Prevention Plans (SWPPP) or NOI shall be provided to the City prior to start of construction.
14. All concrete, unless otherwise specified, shall be commercial grade Portland Cement with air entrainment (6.5% +/- 1.5%), and a minimum 28-day compressive strength of 3000 psi.
15. All underground utility laterals shall be installed and approved before construction of curbs, sidewalks or asphalt surfacing.
16. Surface restoration of roadway cuts within the Public-Rights-of-Way shall comply with the City's roadway cut policy. Permanent roadway patching shall be placed within 7 days of the initial roadway cut. Temporary patching that utilizes a minimum of 2 inches of asphalt concrete (cold mix) shall be placed within 24 hours of the initial roadway cut. The Contractor shall be responsible for the maintenance of all temporary patching and shall warrant all permanent patching for a period of 2 years. Alternative temporary patching methods may be approved by the City Engineer.
17. All trenches and roadway cuts within public easements or rights-of-way shall be compacted in accordance with SD 301. Compaction test results shall be certified by the Engineer of Record and submitted to the City Engineer for approval prior to any paving and final acceptance of work.
18. All operations conducted on the premises shall be restricted to the hours between 6:00 a.m. and 10:00 p.m., unless otherwise approved by the City. This includes the warming up, repair, arrival, departure or running of trucks, earthmoving equipment, construction equipment or any other associated equipment.
19. All improvements shall be joined or matched in a manner satisfactory to the City Engineer. This includes all utility connections and necessary saw cutting, removal, replacement, extension, and capping associated with curb and gutter, sidewalks, swales, asphalt, concrete or other paving.
20. The Engineer of Record shall be responsible for all project inspections, including materials testing and quality control. Copies of daily reports and test results shall be made available to the City Engineer for review on a weekly basis. Failure to provide reports may result in suspension of construction. Project certification and as-built drawings shall be submitted to the City Engineer prior to final acceptance and within 60 days of substantial

completion of work as determined by the City, in conformance with the City's electronic submittal standards.

21. The Contractor shall be responsible for all traffic control, in accordance with the M.U.T.C.D., current edition. At least 48 hours prior to disruption of any traffic, traffic control plans shall be prepared and submitted to the City Engineering Division for approval. No work shall commence until a permit is issued and all approved traffic control is in place. The Engineer of Record shall verify all required traffic control devices are properly installed and maintained per the Traffic Control Plan.
22. All unimproved disturbed areas of the public rights-of-way shall be top coated with a minimum of 1 inch of topsoil and seeded with a dry land mix equivalent to the City's storm drainage standards.

## **MASS GRADING AND GEOTECHNICAL NOTES**

1. All cuts and fills shall be confined to the limits indicated within the approved grading plans. No borrow pits shall be constructed without being shown on the approved plans.
2. The Contractor shall insure that all temporary slopes are stable and that appropriate erosion measures are in place and maintained.
3. Groundwater or unanticipated geologic conditions shall be reported to the Geotechnical Engineer for assessment and recommendations.
4. All compaction efforts shall be monitored and tested by an experienced Soils Technician, under the supervision of a Licensed Geotechnical Engineer representing the Owner.
5. All mass grading shall be monitored, tested, and certified by a Licensed Professional Engineer (Geotechnical Engineer).
6. Contractor is to notify the Geotechnical Engineer, the Engineer of record and City Engineering Inspector 48 hours prior to each and every start or stopping of construction, each time a lift of grading is ready for inspection, and each time the Contractor is requesting grading inspection from City. Failure to notify may result in Contractor removing any material that has not been inspected.
7. All grading areas shall be stripped of organic top soil and non-engineered fill; in addition to all brush, stumps, and roots. Onsite disposal of organic materials is not allowed. The Geotechnical Engineer shall review and approve all stripped and cleared areas prior to placement of fill. Prior to placing fill, the cleared areas shall be scarified and compacted.
8. Fills shall consist of well graded sands and gravels, with a maximum particle size of six inches, and no more than 20% passing the No. 200 sieve. The Geotechnical Engineer shall pre-approve all import soil sources.
9. Boulders and cobbles greater than 6 inches appearing in the excavation to a depth of at least 4 inches below subgrade shall be removed.
10. All fill material shall be dried or moistened to within 2% of the optimum moisture, prior to placement. Lifts shall not exceed eight inches. All fill shall be compacted to at least 90% of Modified Proctor (ASTM D-1557, AASHTO T-180), with the top 12 inches within the roadway prism compacted to 95% of the modified proctor. Material too coarse to test per the specified standards shall be placed in controlled lifts under a performance based method, as outlined within ISPWC.
11. Embankments shall not be constructed on frozen or snow-covered foundations, or with the use of frozen materials.

12. Embankments constructed on slopes greater than 5 horizontal to 1 vertical (5:1) shall be keyed into the undisturbed ground with horizontal benches of sufficient width to allow for the proper operation of compaction equipment.
13. The final limits of cut and fill shall be recorded with a boundary topography survey by the Engineer or Record. The Geotechnical Engineer shall submit a certification of the fill, along with copies of observations and testing.
14. In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Engineer of Record shall be immediately notified in order to provide guidance to Contractor.
15. No construction shall commence until all fill is certified.

## **SANITARY SEWER**

1. Sanitary sewer mains up to 15-inch diameter shall be PVC, ASTM D 3034, SDR 35 with flexible gasketed joints.
2. All sewer mains shall be marked with continuous plastic marking tape. The ends of all services shall be marked with a marker indicating the depth of bury to the nearest inch, and a locating ball. Services shall also be marked with a curb stamp where the line crosses below the curb.
3. All sewer mains shall be air tested in accordance with the ISPWC, section 501.
4. Force mains shall be PVC AWWA C905 DR 18 pipe. All force mains shall be constructed to the line and grade indicated on the approved plans, and have a minimum bury of 4.5 feet to the top of the pipe from finish grade. Force mains shall be hydrostatically tested per ISPWC, Section 401.
5. The internal coating of force main fittings shall be 40 mils of Protecto 401 ceramic epoxy coating as manufactured by Pacific States Cast Iron Pipe Co. or an approved equal.
6. Plug valves shall be utilized for force mains that have a 12-inch diameter or larger. For force mains that have a diameter less than 12-inches gate valves shall be utilized.
7. Force mains shall be installed with continuous tracer wire and plastic marking tape. Tracer wire shall be affixed to the top of the main and tested prior to sub grade approval, locating balls shall be place at each bend.
8. Sewer services shall be sized as shown on the construction plans, and field staked for grade and alignment. A minimum invert depth of 5 feet below top of curb at the property line is required. As-built plans shall show services with stationing, off-set and depth.
9. Sewer service connections shall be made by a tap to an existing main, or a tee branch from a new main connected above the spring line of the pipe. Service connections less than 45° above horizontal shall be allowed only wen approved by the City Engineer, and at those locations indicated on the plans. Service connections less than 8-inches in diameter to manholes are prohibited.
10. Sewer services shall be at right angles to the sewer main, except in cul-de-sacs or street knuckles.
11. Disruption of existing sewer services while making connection to existing mains is prohibited, without the specific approval of the City Engineer.

12. All public sewer lines shall be video inspected, and an electronic copy along with a transcript submitted to the Engineer of Record for review. Upon review, the Engineer of Record shall forward the video and transcript, provided on a USB, along with a letter detailing recommendations for remediation or approval to the City Engineer. Paving shall not progress without the City Engineer's approval.
13. The Contractor shall be responsible for cleanup of any debris within newly constructed pipes, or their connections to existing systems. All lines and manholes shall be cleaned and inspected prior to paving with the City Sewer Department being notified 24hrs prior to the cleaning. Hydrant flushing of sewers is not an acceptable means of cleaning.
14. All thrust blocking shall be formed in place against undisturbed or compacted soil, and conform to the minimum dimensions shown in SD 403. The use of pre-cast thrust blocks is prohibited. All bolts and nuts shall be free of concrete and accessible by wrench.
15. All sanitary sewer mains shall be separated a minimum of 10 feet horizontally from domestic water lines and drywells. Crossings of water mains and sewer systems shall have a minimum 18-inch vertical separation with the water main being centered over the sanitary sewer. Any anticipated separation differing from the minimum standards contained herein shall conform to the Idaho Rules for Waste Water, (IDAPA 58.01.16)

## **DOMESTIC WATER**

1. Mains and services shall be located and sized as shown on the approved construction plans. There shall be no changes in water service line direction from the mainline tap to the primary control valve without approval.
2. All water mains shall be constructed with the invert of the pipe at least 4.5 feet below finish grade and not more than 6 feet below the finish grade, except where otherwise indicated with specific elevations and approved by the City Engineer
3. Water mains and services greater than 2-inch diameter up to 12 inches in diameter shall be PVC AWWA C900, DR 18 235 psi pipe and shall utilize resilient seat gate valves. Valve centering rings shall be utilized for 4-inch diameter and larger valves
4. Water mains greater than 12 inches in diameter shall utilize PVC C905, DR 18 235 psi pipe and shall utilize Mueller Lineseal XPII butterfly valves with operating nut on the side. Valve centering rings shall be utilized for all valves.
5. Water services, up to 2-inch diameter, shall be constructed of polyethylene tubing conforming to AWWA C901, 250 PSI or SIDR-7 250 psi PE 4710 ASTM D-2239 PE pipe. HDPE or PE pipe shall have stainless steel stiffeners and copper or brass fittings by Ford, McDonald or Mueller. Parallel water services shall have a minimum 2-foot clear zone between services.
6. Fusion welded high density polyethylene (HDPE) pipe shall not be used without approval by the City Engineer.
7. All fittings shall be Mechanical by Mechanical (MJxMJ) and restrained by mechanical restraint and thrust blocking. Mechanical restraints shall be Romac Grip Rings, Hymax fittings, Mega Lugs or approved equal.
8. The Contractor shall inform and receive approval from the City Engineering Division, a minimum of 5 days prior to any disruption, shut-off or connection to the City's existing water systems. Any connection points shall be exposed at least 24 hours prior to connection, to verify location and fitting requirements.
9. At least 24 hours prior to a City water system shut-off, Notices will be provided to customers by City Staff. The Contractor shall assist, as requested by the City, in distributing notifications.
10. "Hot Taps" on City of Post Falls mains will be performed by the City unless otherwise coordinated and approved by the City. Size on size taps are not allowed.
11. No connections for the purpose of obtaining water supply during construction shall be made, without first obtaining a permit from the City Water Division.
12. Any and all fittings or appurtenances removed from the City of Post Falls' water system, as part of the project, shall be salvaged and returned to the City of Post Falls Water Division by the Contractor. Fittings or appurtenances not wanted by the City shall be disposed of by the Contractor at their expense.

13. All water mains and services shall be installed with continuous 10-gauge copper tracer wire with insulation, and plastic marker tape. Plastic marker tape shall be installed 2 feet above the water main. Tracer wire shall be affixed to the top of water mains and services every 10 feet. Tracer wire connections shall utilize 3-M underground splice kits. Tracer wire shall be run on the outside of the bottom valve box section and on the inside of the top section. Finished tracer wire lengths shall be sufficient to extend at least 1 foot above finished grade. Tracer Wire shall be tested prior to sub-grade approval.
14. Blow-off assemblies or fire hydrants shall be installed on the ends of all water mains and services that do not have a meter assembly.
15. All water mains shall be separated at least ten feet horizontally from sanitary or storm sewer systems. Crossing of water mains and sewer systems shall have a minimum 18-inch vertical separation, with the water main being centered over the sewer. Any anticipated separation differing from the minimum standards contained herein, shall be sleeved with water-quality pressure rated pipe in straight runs and shall be sealed with grout or cement on both ends and shall conform to the Idaho Rules for Waste Water (IDAPA 58.01.16 Section 542.07).
16. Maximum limits of water main joint and pipe deflection shall be obtained from the manufacturer and submitted to the Engineer of Record and City Engineer prior to construction. Where laying conditions require, and the City Engineer has approved, pipe/joint deflection exceeding the manufacturers specifications may be constructed using thrust blocked fittings, as shown on the approved plans.
17. All thrust blocking shall be formed in place against undisturbed or compacted soil. Thrust blocking shall conform to the minimum dimensions shown in SD 403. The use of pre-cast thrust blocks is prohibited. All bolts and nuts shall be free of concrete and accessible by wrench. Thrust blocking shall not interfere with hydrant drains.
18. Locate marker balls shall be placed at all angle fittings. Locate marker balls shall be installed 24" – 36" below finished grade.
19. Prior to paving and after installation all water mains, fire mains, valves, fire hydrants, services and appurtenances shall be hydro static tested at 150psi, for a minimum of 2 hours and bacteria tested. All testing shall be completed in accordance with City Requirements. City staff shall be provided 48 hours of notice prior to hydrostatic testing. Results of chlorination and bacteria testing shall be submitted for review by the Engineer of Record, City Engineer and City Water Division; written approval from all identified reviews is required prior to operating valves to put new mains into service.
20. Taps on water mains 12-inch diameter or smaller shall be a minimum of 24 inches from the back of the bell, the spigot insertion line, and joint restraint hardware. For mains greater than 12-inch diameter the separation shall be a minimum of 36-inches. All taps shall be at least 18-inches and staggered from other taps. Spacing may be modified at the discretion of the City Engineer.

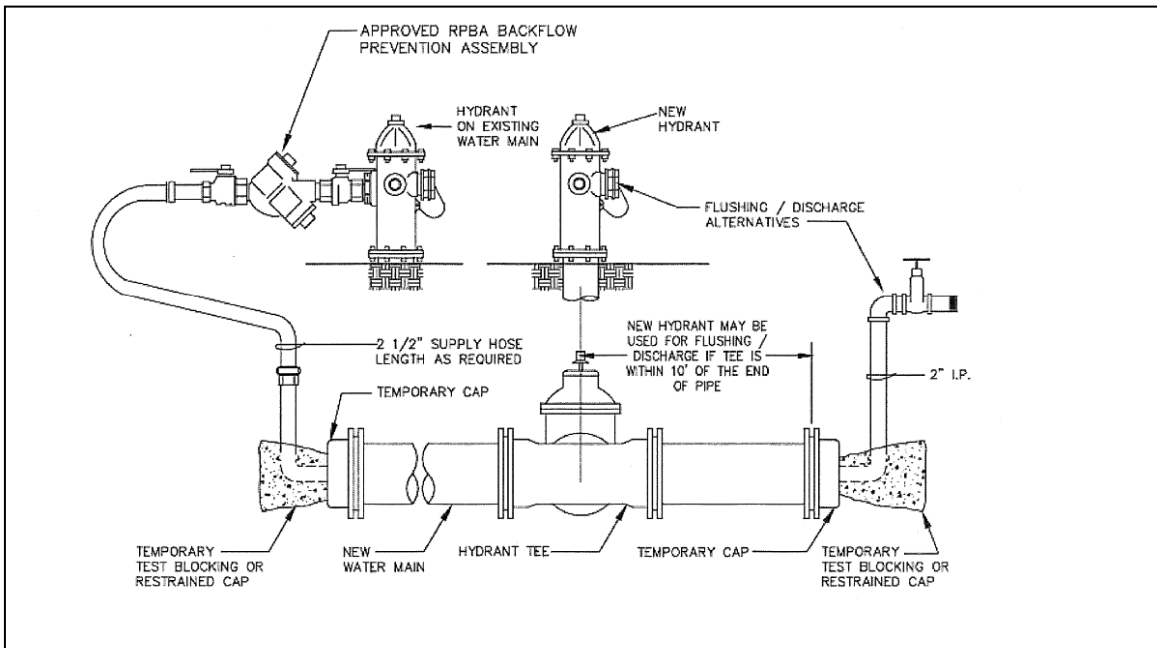
21. Water meter vaults that provide fire flow shall be fitted with a 36" and 30" round ERGO XL Assembly R&C Water with Hinged Safety Lock #00148045L01. Equivalent locking systems may be approved by the City Engineer.

22. The vault requirements for 3" and larger meters shall be as follows:

Meter Size	Mainline	By-Pass	Vault (Model & Dim in feet)	Hatches	MH Lid Option	Lock
3"	4" Reduced to 3" D.I.	2" Min.	WIL708 7x8x6 Minimum	1 UEZD 36"x36"	1 @ 30"	ERGO XL Assembly R&C Water- Hinged Safety Lock # 00148045L01
4"	4" D.I.	2" Min.	WIL708 7x8x6 Minimum	1 UEZD 36"x36"	1 @ 30"	
6"	6" D.I.	2" Min.	WIL812 8x12x6 Minimum	2 UEZD 36"x72"	1 at 30" & 1 at 36"	
8"	8" D.I.	2" Min.	WIL812 8x12x6 Minimum	2 UEZD 36"x72"	1 at 30" & 1 at 36"	

## Water Testing

1. City of Post Falls Water Division staff are the only individuals allowed to operate valves of the existing system including valves between the existing water system and new system.
2. All water mains and appurtenances shall receive passing Bacteriological and Hydrostatic Pressure testing prior to installation of roadway base course.
3. Copies of all passing Bacteriological and Hydrostatic Pressure testing shall be copied to the City's Water Division and Engineering Division prior to installation of base course.
4. Contractor shall provide a thrust block, 2-inch threaded port with a ball valve / curb stop assembly for testing near the intertie with the existing water line on the restrained MJ Cap on the last section of pipe or the plug on the last new valve. The City's Water Division shall be contacted for details and requirements for lines less than 100 feet in length and for alternatives where existing fire hydrants are not close to the new line.



5. Bacteriological Testing:
  - a. Contractor shall coordinate disinfection with the City's Water Division five (5) days prior to filling the water mains and appurtenances.
  - b. City Water Division staff shall be present to operate any mainline feed valves.
  - c. Contractor shall provide all necessary chemicals for disinfection of mains, service lines, fire hydrants and other appurtenances.
  - d. Disinfection shall be performed using Calcium or Sodium Hypochlorite to generate a minimum of fifty (50 ng/l) milligrams per liter of total chlorine.
  - e. Based on pipe length, at least two (2) consecutive passing samples shall be collected from different locations 24 hours apart. Coordinate the number of tests and locations with the City Water Division.
  - f. If passing tests are not received, the system shall be disinfected and retested until satisfactory samples are obtained.

6. Hydrostatic Testing: City Water Division staff shall be contacted at least 2 business days prior to testing and shall be on site to witness testing. All water mains shall be tested in convenient sections at a hydrostatic pressure of one and one-half (1.5x) times the system operating pressure or 150 psi, whichever is greater. The Contractor shall furnish and operate all equipment necessary for performing testing. If no chlorine residual is present in the line being tested, makeup water shall be potable water meeting the required minimum disinfection concentrations.
7. Functionality Testing:
  - a. An inspection request with the City's Water Division and Engineering Division shall be made at least five (5) days prior to any Functionality Test, Punch List, or Final Inspection. City Water Division Staff shall be present for all testing and inspections.
  - b. Functionality Testing shall be completed prior to roadway base course and corrections made prior to roadway paving.
  - c. Contractor shall open or expose all curb boxes, valve boxes, meter boxes, vaults, trace wire termini or other access point prior to the inspection. Contractor shall secure all equipment and facilities at the completion of the inspection.
  - d. Testing of valves 2-inch and small shall be completed by the Contractor fully exercising valves, a minimum of two (2) times, to verify operation and flow. At least one end of meter blanks shall be removed to allow testing of Primary Meter Control, Curb Stop, or any other valves.
  - e. Testing of valves greater than 2-inch shall be completed by the Contractor fully exercising valves, a minimum of two (2) times, to verify operation and flow. This testing is for all main lines, service lines, fire lines, future service lines, extensions and fire hydrant lines. This may require removal of meter blanks, bypass feed lines and blow-off caps.
  - f. Testing of fire hydrants shall be completed by the Contractor fully operating the hydrant, a minimum of two (2) times, to verify operation flow and drainage.
  - g. Additional test procedures may be required by the City, as needed, for specific or unique parts and equipment.

## **STORM DRAINAGE**

1. Temporary erosion control and water pollution measures shall be installed, in accordance with the plans and accepted best management practices, prior to the start of construction. Adjustments to accommodate differing field conditions shall be made, as necessary, throughout the construction process. At no time, will silts and/or debris be allowed to drain into an existing or newly installed facility.
2. Swales within areas of mass grading shall be scarified a minimum of 24 inches prior to shaping, and after installation of sidewalks, asphalt, and curb and gutter.
3. All disturbed areas shall receive a minimum 1-inch dressing of top soil and be hydro seeded or sodded, as indicated on the plans. Seeded areas will not be accepted until the seed has germinated, and the grass is thoroughly established. Sodded areas will not be accepted until the roots have taken hold.
4. Care shall be taken to prevent compaction of the sub-grade in the grass infiltration areas of swales. In the event the sub-grade should be compacted or insufficient percolation is observed, testing of the sub-grade may be required at the discretion of the City Engineer. If a sufficient percolation is not observed, the sub-grade must be removed and replaced, or scarified to a minimum depth of 24" and retested.
5. Topsoil within the swales and planter strips shall be screened and free draining, with no rocks greater than 1-inch in diameter. Topsoil shall be placed at a depth greater than 1-inch and less than 3-inches. To prevent compaction of the sub-grade and topsoil, wheeled equipment should not be used within the swale area. The minimum percolation rate through a constructed swale shall meet design requirements. Testing of percolation rates through a constructed swale may be required at the discretion of the City Engineer.
6. Drywells shall be installed to the elevations indicated on the plans. The elevation of the drywell rim shall be at least 0.2 feet below lowest adjoining curb cut. Finished topsoil adjacent to the drywell shall be at least 3-inches below the drywell rim.
7. Unirrigated grass infiltration areas shall be hydro seeded at a rate of 50 lb. / 1,000 square feet, consisting of a dry lad seed mixture with equal portions of Canada Bluegrass, Crested Wheatgrass, Hard Fescue and Sheep Fescue. Seeded areas shall be fertilized with a commercial fertilizer per the manufactures specifications and mulched with "Silva Fiber Plus", or approved equal wood fiber cellulose at a rate of 1 ton per acre.
8. Irrigated grass infiltration areas shall be hydro seeded at a rate of 10 lb./1,000 square feet of a lawn mix consisting of 65% Kentucky Bluegrass, 20% Fine Fescue, 10% Perannaul Tyegrass, and 5% Annual Ryegrass or an approved

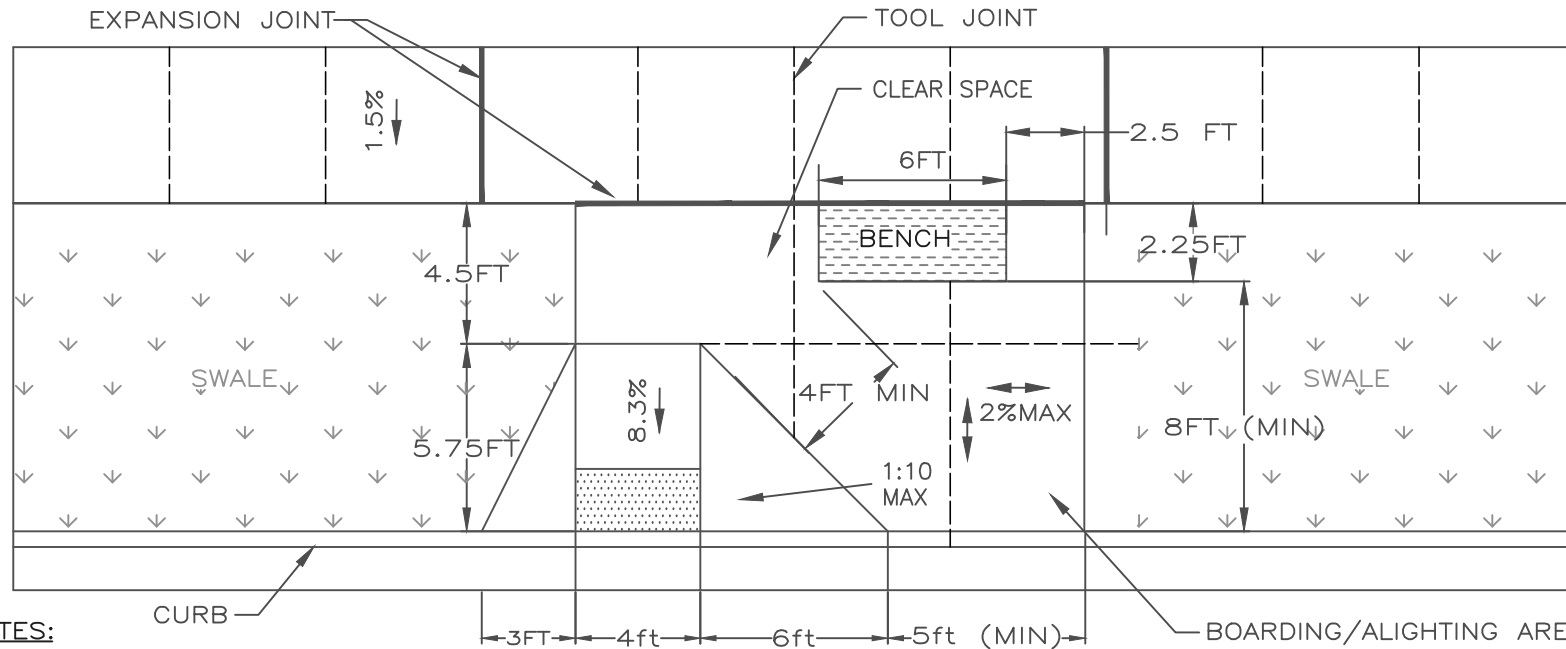
- alternative lawn seed. Seeded areas shall be fertilized with a commercial fertilizer per the manufactures specifications and mulched with "Silva Fiber Plus" or approved equal wood fiber cellulose at a rate of 1 ton per acre.
9. All storm sewer mains shall be air tested in conformance with Section 501 o the ISPWC.
  10. Storm sewer pipes and drywells shall be separated a minimum of 10 feet horizontally from domestic water mains. Crossings of water mains and sewer systems shall have a minimum 18-inch vertical separation. Any anticipated separation less than minimum standards contained herein, shall conform to the Idaho Rules for Waste Water, (IDAPA 58.01.16).
  11. Flood testing of all swales shall be conducted prior to final acceptance if required by the City Engineer.

## **STREETS**

1. Public roadways, private roadways, and alleys shall utilize the same standards for compaction.
2. All fill placed within the rights-of-way and within 1' of the sidewalks, asphalt, or curb shall be compacted to 90% of the modified proctor, with the exception of the top 12 inches of sub-grade that shall be compacted to 95% of the modified proctor (ASTM D-1557).
3. Grade within stormwater swales and planter strips shall be scarified to a depth of 24", below final grade, after construction of the sidewalks and the roadway.
4. Prior to placing base material, the following shall be completed:
  - A. All public utilities shall be installed, tested and approved.
  - B. The Engineer of Record shall certify grading compaction and provide copies of compaction test results to the City Inspector, for all trenches and sub-grade.
  - C. The line and grade of the sub-grade shall be inspected and approved.
  - D. A proof-roll of the sub-grade shall be performed and observed by the Engineer of Record and City Engineering Inspector.
  - E. Obtain authorization from the Engineer of Record and City Engineering Inspector, to proceed with placement of base material. The City Engineering Inspector shall be notified at least 48 hours prior to placement of base material.
5. Crushed aggregate base shall conform to the Idaho Standards for Public Works Construction, Section 802, (type 1) ¾-inch maximum aggregate size, and shall be compacted to the following specifications:
  - A. Roadway: 95%-modified proctor.
  - B. Curb base and driveway approaches: 92%-modified proctor.
  - C. Sidewalks or trails: 90%-modified proctor.
  - D. A proof-roll of the base will be required at the discretion of the City Engineer.
6. Prior to placing asphalt concrete, the following shall be completed:
  - A. The Engineer of Record shall certify and provide compaction test results for base material to the City Inspector.

- B. All utilities shall be adjusted to grade and thickened collars installed.
- C. Obtain authorization from the Engineer of Record and City Inspector to proceed with asphalt paving. The City Inspector shall be notified at least 24 hours prior to placement of asphalt pavement.
7. Asphalt pavement shall conform with Idaho Transportation Department (ITD) specifications for Superpave. Pavement shall be SP3 PG 58-28 with ½" max aggregate size. Pavements with a Section of 3" or less may be placed with 1 lift. Pavements with a section greater than 3" shall be placed with multiple lifts. Minimum lift thickness of 1.5" and maximum thickness of 3".
  8. No asphalt shall be placed on wet or frozen surfaces, or when the air or ground temperature is less than 40°F. Top courses or pavement thickness less than 2.5 inches shall not be placed when air or ground temperature is less than 50°F, without approval by the City Engineer.
  9. A tack coat shall be applied to all adjacent curbs and joints, prior to placement of asphaltic concrete.
  10. During paving operations, the Engineer of Record shall observe paving operations, and perform compaction and quality control testing.
  11. Cold joints shall be crack sealed at the discretion of the City Engineer.
  12. The City Engineer may require the pavement sections shown on the plans to be verified by "R" value tests taken from exposed sub-grade.
  13. Extraction, coring, and gradation tests may be required at the discretion of the City Engineer to verify pavement thickness, compaction, and or to verify compliance of materials to specifications.
  14. Forms, sub-grade and string-line inspection by the Engineer of Record and the City is required prior to pouring concrete. A minimum notice of 24 hours is required prior to inspection.
  15. Concrete shall not be placed on frozen surfaces, ice or snow, at temperatures below 35°F, or on surfaces with a temperature greater than 90°F, unless otherwise authorized by the City Engineer.
  16. Concrete blankets shall be onsite and utilized on all pours where temperatures are forecasted to be below 35°F within the first 72 hours of concrete placement and curing.
  17. Curb and gutter shall be constructed with full depth construction expansion joints adjacent to catch basins, at cold joints, and at all curb returns. Weakened plane joints are required every 10 feet.

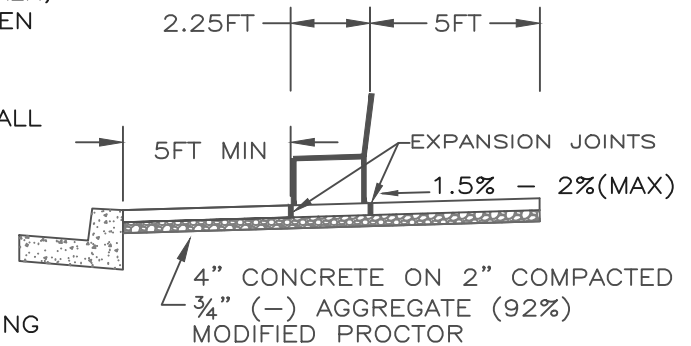
18. Sidewalks shall be constructed with full depth expansion joints every 20 feet, at cold joints, and adjacent to structures. Weakened plane joints shall be located every 5 feet. Joints in the sidewalk shall be aligned with curb joints, as nearly as practical.



**NOTES:**

1. TOOL JOINTS SHALL BE PLACED EVERY 5 FEET AND MATCH CURB JOINTS.
2. EXPANSION JOINTS SHALL BE PLACED EVERY 20 FEET IN THE SIDEWALK, BETWEEN THE SIDEWALK AND BOARDING/ALIGHTING AREA, AND BETWEEN THE SIDEWALK AND BENCH/CLEAR SPACE AREA. FELT EXPANSION MATERIAL SHALL EXTEND THE FULL SIDEWALK DEPTH.
3. ALL SURFACES, WITH THE EXCEPTION OF THE PEDESTRIAN RAMP, SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
4. BOARDING AND ALIGHTING AREAS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. WITH ROLLED CURB AND GUTTER, THE INSIDE PED RAMP FLAIR IS REDUCED FROM A 6FT TO A 3FT WING.
6. TACTILE WARNING SURFACES, PEDESTRIAN RAMP SECTIONS AND ADJOINING LANDINGS SHALL COMPLY WITH SD 2013.
7. PROVIDE CURB CUTS FOR DRAINAGE ON EITHER SIDE OF BUS STOP AS REQUIRED BY THE CITY.
8. BENCHES SHALL HAVE A FRONT EDGE SEAT HEIGHT BETWEEN 7 INCHES MIN. AND 19 INCHES MAX.
9. FINISHED WORK EXCEEDING MAXIMUM SLOPES OR LESS THAN MINIMUM DIMENSIONS WILL BE REJECTED. MAXIMUM AND MINIMUM VALUES ARE ABSOLUTE.

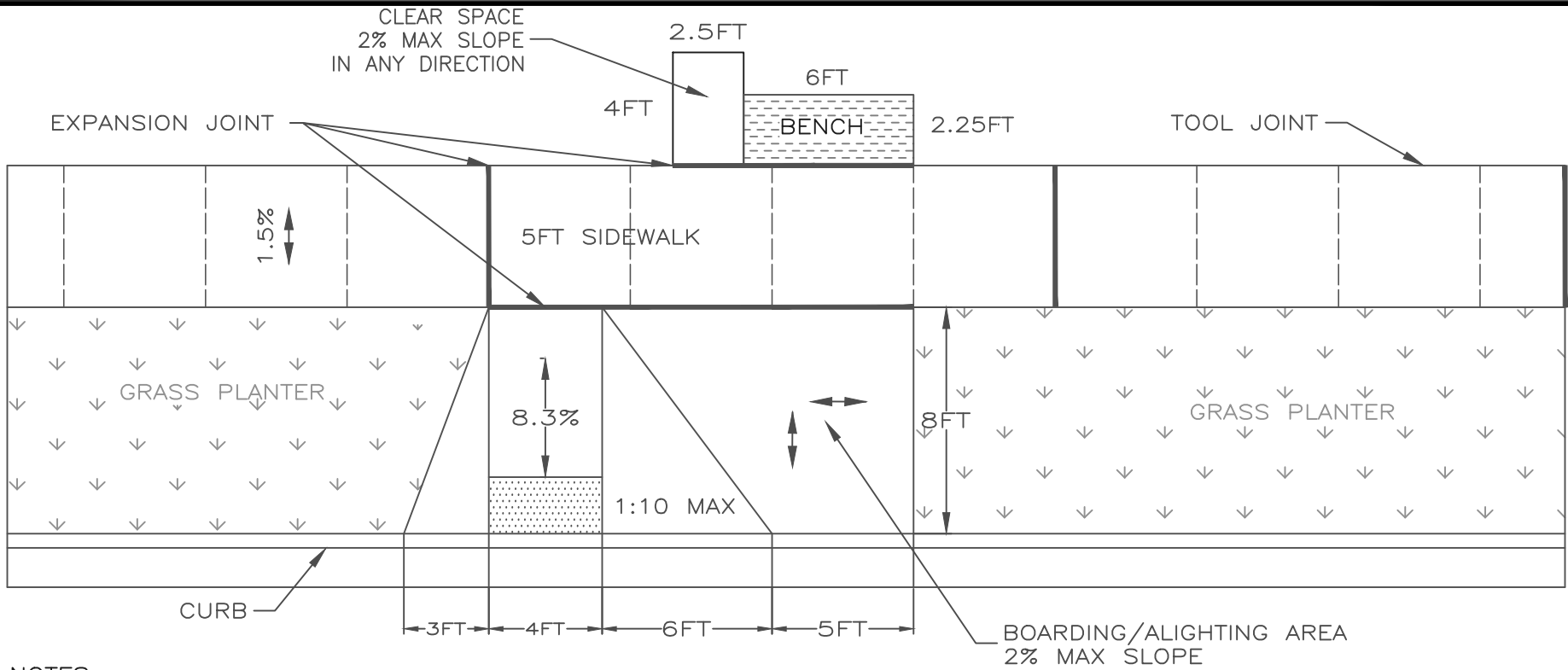
**TYPICAL CROSS SECTION**



APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**BUS STOP AT SWALE SECTIONS**

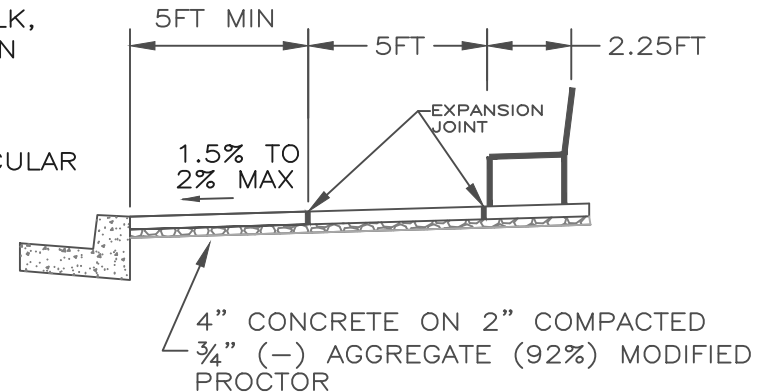
STANDARD DRAWING  
 NO. **BD 01**



**NOTES:**

1. TOOL JOINTS SHALL BE PLACED EVERY 5 FEET AND MATCH CURB JOINTS.
2. EXPANSION JOINTS SHALL BE PLACED EVERY 20 FEET IN THE SIDEWALK, BETWEEN THE SIDEWALK AND BOARDING/ALIGHTING AREA, AND BETWEEN THE SIDEWALK AND BENCH/CLEAR SPACE AREA. FELT EXPANSION MATERIAL SHALL EXTEND THE FULL SIDEWALK DEPTH.
3. 2% MAX SLOPE FOR CLEAR SPACES AND BOARDING AREAS PERPENDICULAR TO ROADWAY. MATCH CURB SLOPE PARALLEL TO ROADWAY.
4. WITH ROLLED CURB AND GUTTER, THE INSIDE PED RAMP FLAIR IS REDUCED FROM A 6FT WING TO A 3FT WING.
5. TACTILE WARNING SURFACES ARE REQUIRED PER SD 2013.
6. FINISHED WORK EXCEEDING MAXIMUM SLOPES OR LESS THAN MINIMUM DIMENSIONS WILL BE REJECTED. MAXIMUM AND MINIMUM VALUES ARE ABSOLUTE.

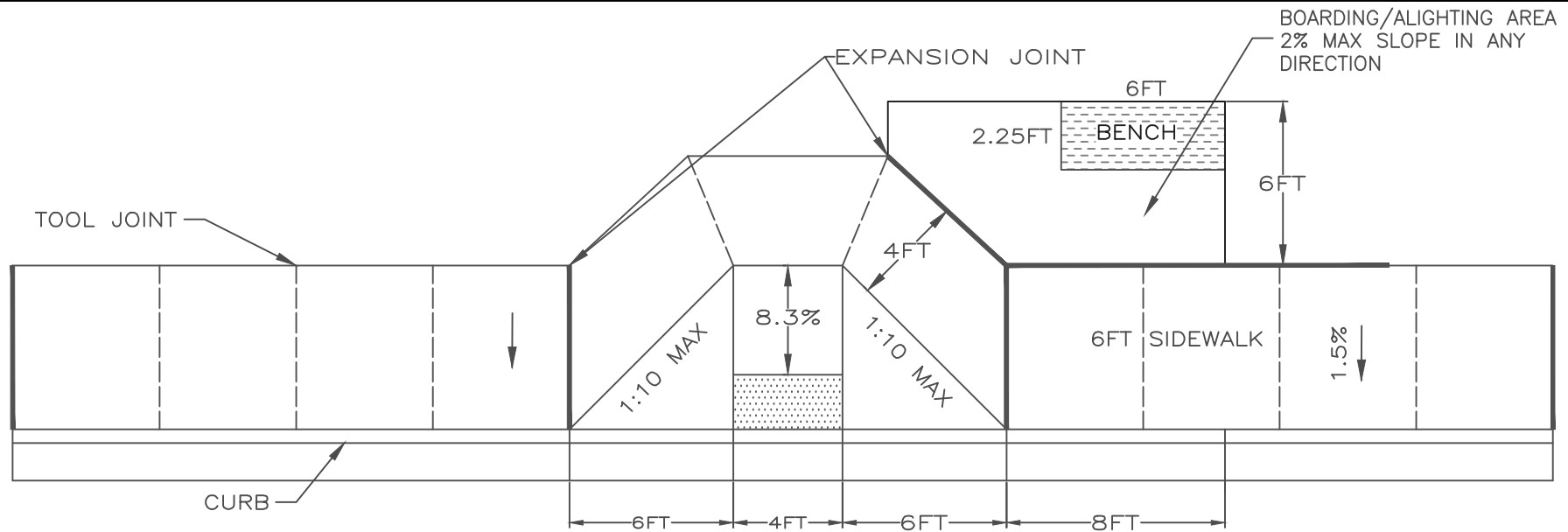
**TYPICAL CROSS SECTION**



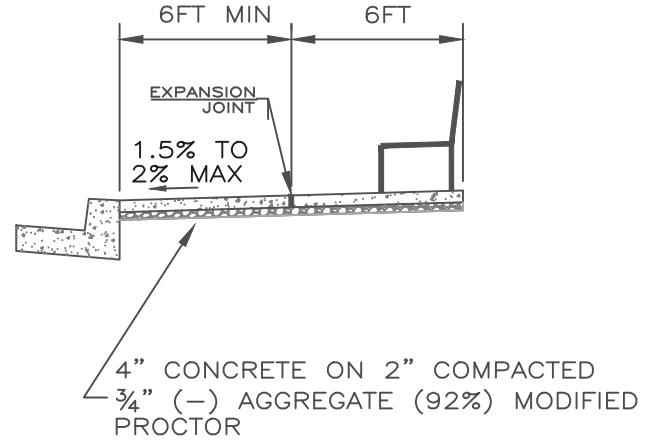
APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**BUS STOP IN PLANTER STRIP**

STANDARD DRAWING  
 NO. **BD 2**



TYPICAL CROSS SECTION



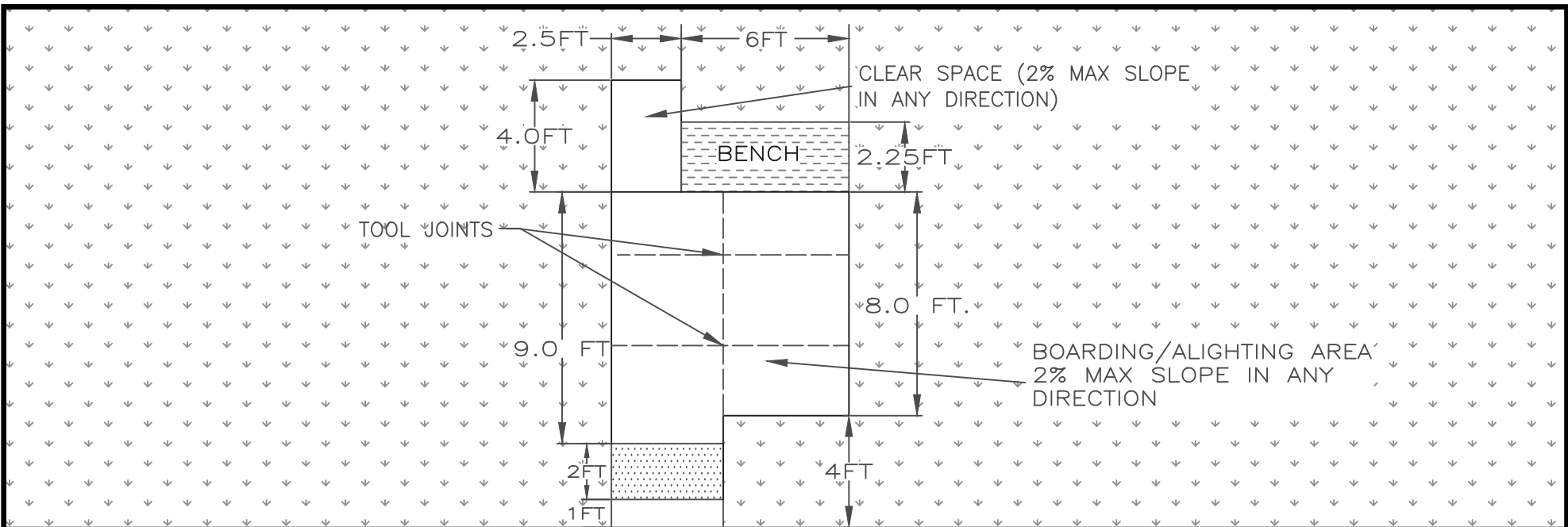
**NOTES:**

1. TOOL JOINTS SHALL BE PLACED EVERY 5 FEET AND MATCH CURB JOINTS.
2. EXPANSION JOINTS SHALL BE PLACED EVERY 20 FEET IN THE SIDEWALK, BETWEEN THE SIDEWALK AND BOARDING/ALIGHTING AREA, AND BETWEEN THE SIDEWALK AND BENCH/CLEAR SPACE AREA. FELT EXPANSION MATERIAL SHALL EXTEND THE FULL SIDEWALK DEPTH.
3. 2% MAX SLOPE FOR CLEAR SPACES AND BOARDING AREAS PERPENDICULAR TO ROAD. MATCH CURB SLOPE PARALLEL TO ROADWAY.
4. WITH ROLLED AND GUTTER, THE PED RAMP FLAIRS ARE REDUCED FROM A 6FT TO A 3FT WING.
5. TACTILE WARNING SURFACES ARE REQUIRED PER SD 2013.
6. FINISHED WORK EXCEEDING MAXIMUM SLOPES OR LESS THAN MINIMUM DIMENSIONS WILL BE REJECTED. MAXIMUM AND MINIMUM VALUES ARE ABSOLUTE.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**BUS STOP WITH SIDEWALK AGAINST CURB**

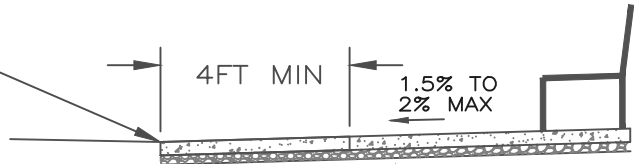
STANDARD DRAWING  
 NO. **BD 3**



EDGE OF PAVEMENT

TYPICAL CROSS SECTION

PED RAMP SECTION  
4" CONCRETE OVER  
2" CRUSHED ROCK



BOARDING/ALIGHTING AREA  
4" CONCRETE OVER  
2" CRUSHED ROCK

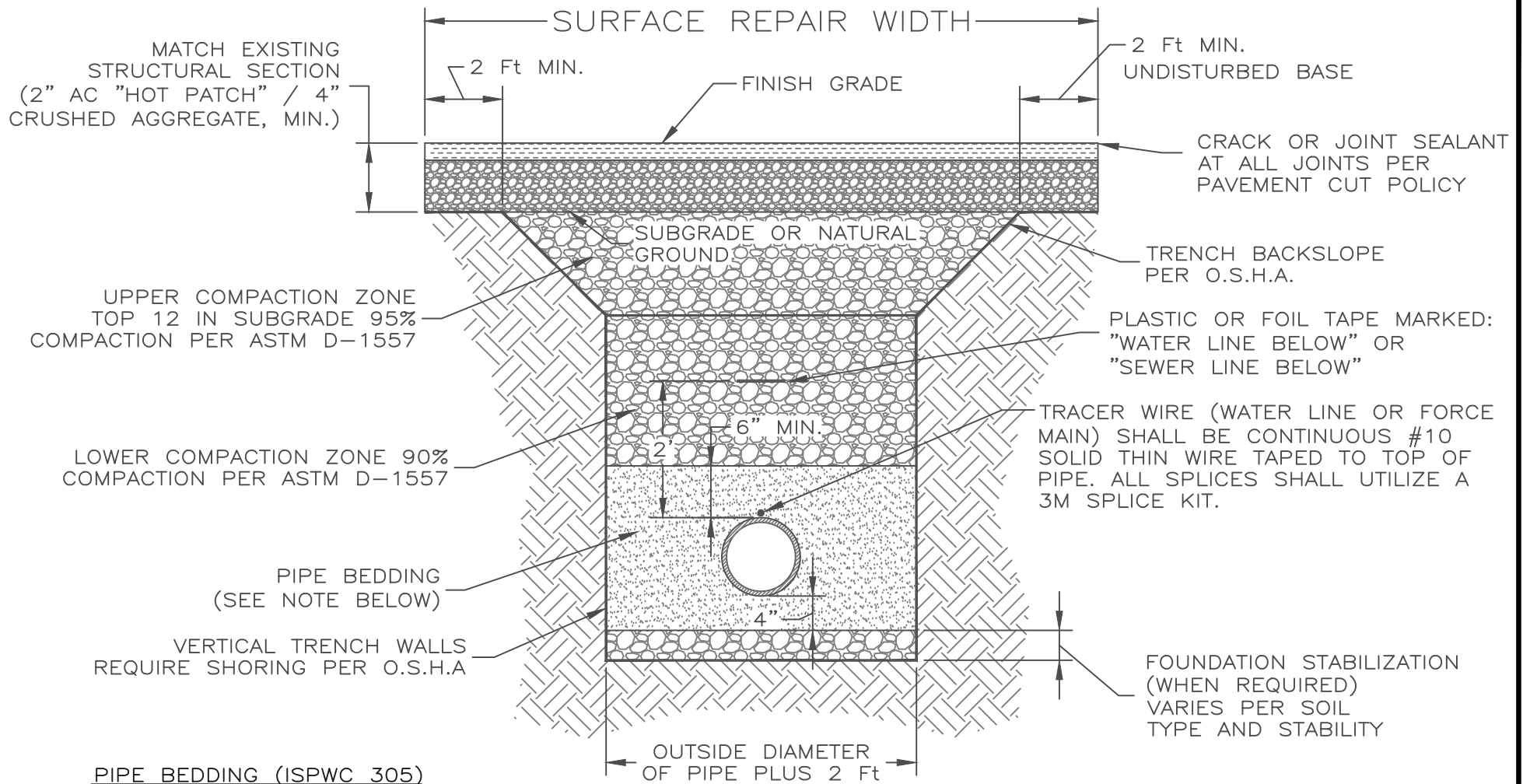
NOTES:

1. BOARDING/ALIGHTING AREA SHALL SLOPE TOWARDS THE ROADWAY AT 2%.
2. CONCRETE SHALL BE 4" THICK.
3. FINISHED WORK EXCEEDING MAXIMUM SLOPES OR LESS THAN MINIMUM DIMENSIONS WILL BE REJECTED. MAXIMUM AND MINIMUM VALUES ARE ABSOLUTE.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**BUS LANDING WITH NO CURB AND GUTTER  
 PRESENT**

STANDARD DRAWING  
 NO. **BD 04**



**PIPE BEDDING (ISPCW 305)**

- TYPE I 3/4" MINUS AGGREGATE
- TYPE II SCREENED MATERIAL LESS THAN 10% NOMINAL PIPE DIAMETER
- TYPE III SAND WITH 100% PASSING NO. 4 SIEVE & 3% PASSING NO. 200 SIEVE

**NOTES:**

1. TRACER WIRE ENDS SHALL BE EXTENDED AT LEAST 12" ABOVE THE SURFACE AT VALVES, HYDRANTS, SERVICES AND OTHER CASTINGS PER THE CORRESPONDING STANDARD DRAWINGS AND SD 404.

APPROVED BY:  
  
 CITY ENGINEER, P.E.      3/17/26  
 DATE:

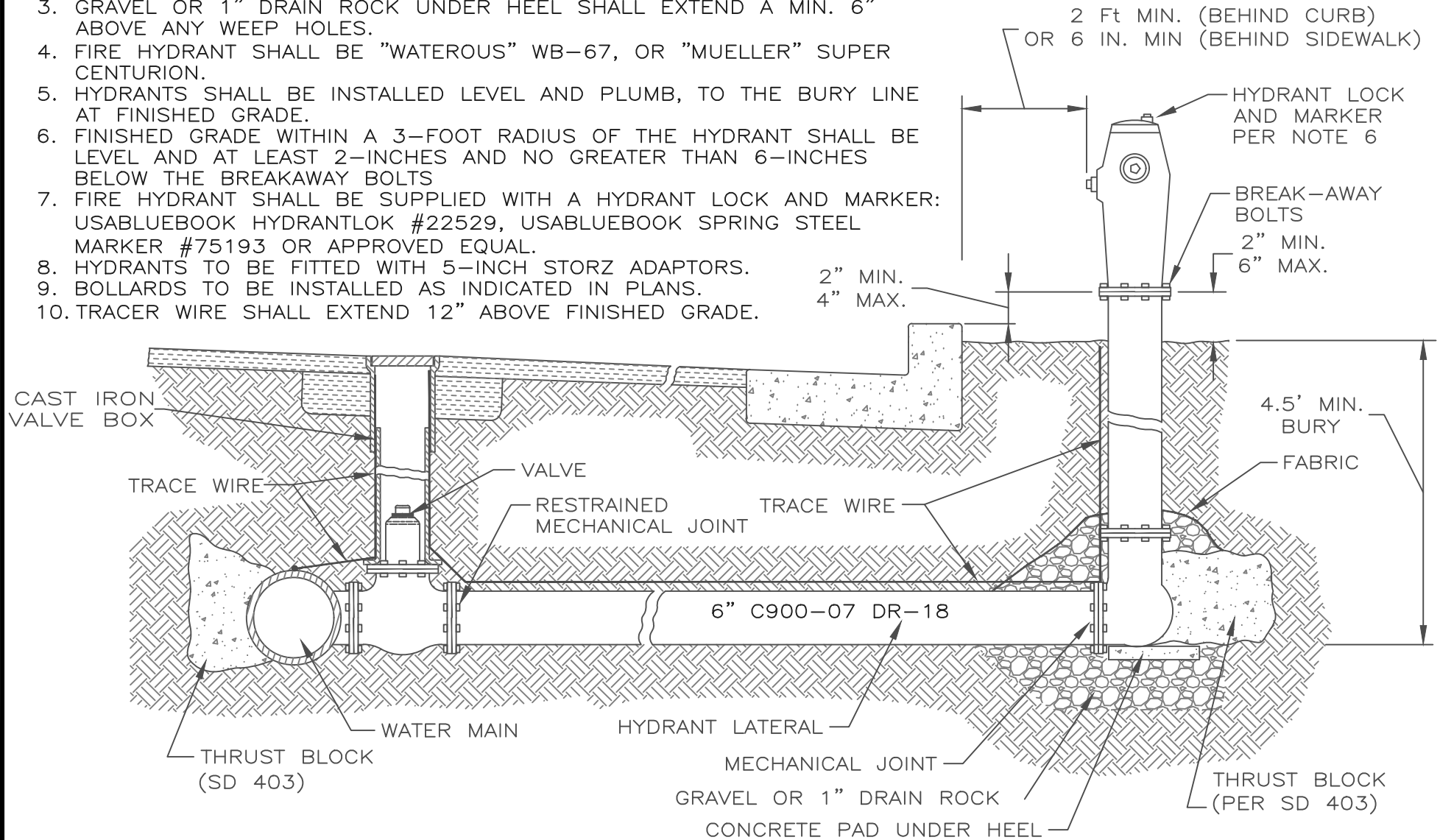
POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**TYPICAL TRENCH**

STANDARD DRAWING  
 NO. **SD 301**

**NOTES:**

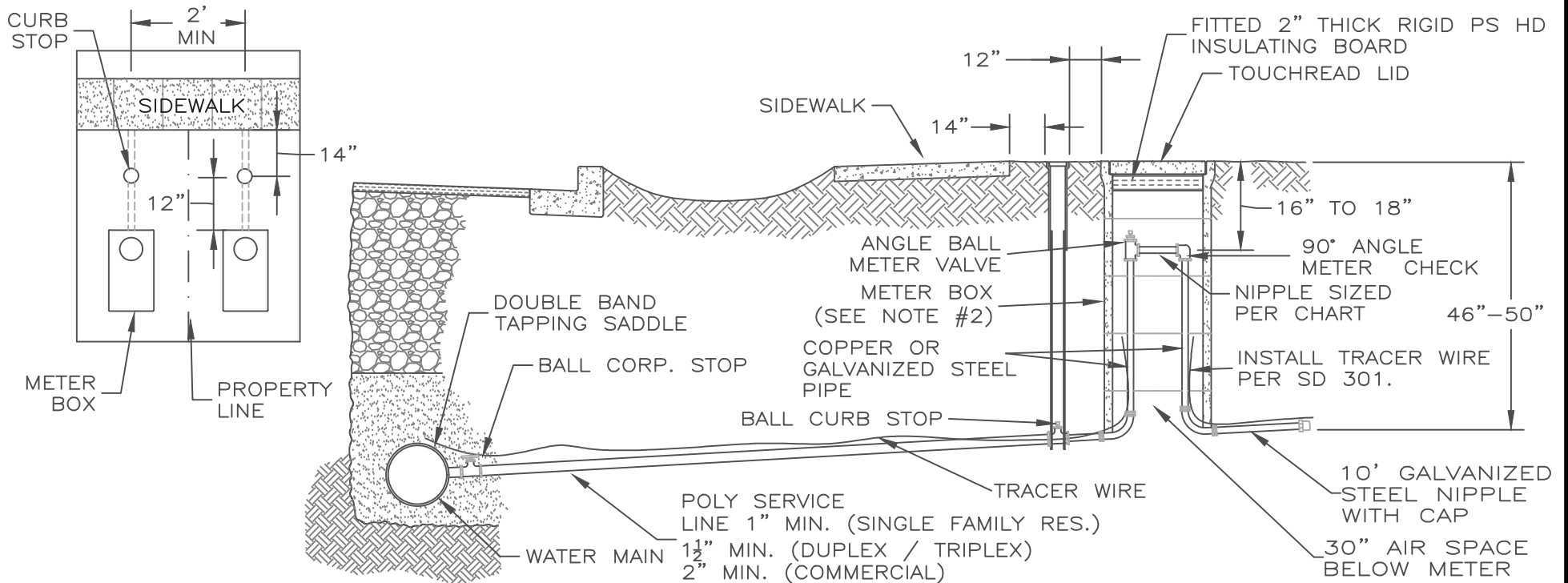
1. VALVE BOX SHALL BE SET 1/4" BELOW ASPHALT SURFACE. AND NOT LOCATED IN THE WITHIN THE CURB SECTION.
2. CONCRETE PAD UNDER HEEL SHALL BE MIN. 4"X15"X15" AND CAN BE EITHER PRECAST OR POURED ON SITE.
3. GRAVEL OR 1" DRAIN ROCK UNDER HEEL SHALL EXTEND A MIN. 6" ABOVE ANY WEEP HOLES.
4. FIRE HYDRANT SHALL BE "WATEROUS" WB-67, OR "MUELLER" SUPER CENTURION.
5. HYDRANTS SHALL BE INSTALLED LEVEL AND PLUMB, TO THE BURY LINE AT FINISHED GRADE.
6. FINISHED GRADE WITHIN A 3-FOOT RADIUS OF THE HYDRANT SHALL BE LEVEL AND AT LEAST 2-INCHES AND NO GREATER THAN 6-INCHES BELOW THE BREAKAWAY BOLTS
7. FIRE HYDRANT SHALL BE SUPPLIED WITH A HYDRANT LOCK AND MARKER: USABBLUEBOOK HYDRANTLOK #22529, USABBLUEBOOK SPRING STEEL MARKER #75193 OR APPROVED EQUAL.
8. HYDRANTS TO BE FITTED WITH 5-INCH STORZ ADAPTORS.
9. BOLLARDS TO BE INSTALLED AS INDICATED IN PLANS.
10. TRACER WIRE SHALL EXTEND 12" ABOVE FINISHED GRADE.



APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**FIRE HYDRANT DETAIL**

STANDARD DRAWING  
 NO. **SD 401**



**NOTES:**

1. METER BOXES AND VALVE BOXES SHALL BE CENTERED OVER THE SERVICE RISER AND VALVE WITH NO HARDWARE TOUCHING THE CANS OR BOXERS.
2. METER BOX SHALL BE "ARMOR CAST" 1730 FOR 1" SERVICES, AND 2436 FOR OTHER SERVICES OR AN APPROVED EQUAL. METER BOX AND VALVE BOX LIDS SHALL BE FLUSH WITH BACK OF WALK(+/- 0.1').
3. VALVE BOX FOR CURB STOP SHALL BE ADJUSTABLE CAST IRON WITH AN EXPANDABLE BOTTOM.
4. METER BOX LIDS SHALL BE BADGER AMR WITH FLIP LID, EXCEPT TRAFFIC AREAS WHERE BADGER AMR WITH A TRAFFIC RATED (NON FLIIP) LID WILL BE UTILIZED.
5. ALL BRASS FITTINGS SHALL BE FORD, MCDONALD, OR MUELLER. ALL SERVICE BRASS SHALL CONFORM TO ANSI/NSF 61 STANDARDS.
6. SERVICES FROM 0.75" TO 2" SHALL BE SIDR-7 250PSI PE4710 ASTM D-2239 PE PIPE. ALL HDPE OR PE UP TO 2" SHALL HAVE STAINLESS STEEL STIFFENERS AND COPPER OR BRASS COMPRESSION FITTINGS BY FORD, MCDONALD, OR MUELLER ALTERNATIVES MAY BE APPROVED BY THE CITY ENGINEER.
7. SERVICE BOXES SHALL BE ADJUSTED TO FINISH GRADE AND ALL GAPS SHALL BE GROUTED. SHIMS USED TO ADJUST TO FINISH GRADE SHALL BE NON-ORGANIC.
8. PROVIDE SERVICE MARKER BOARD THAT IS PAINTED BLUE AT THE END OF THE 10' GALVANIZED STEEL STUB OUT FROM THE METER BOX.

NIPPLE LENGTHS	
2" IRR. SERVICE	- 17 1/4" STUB
2" DOM. SERVICE	- 15 1/4" STUB
1 1/2" SERVICE	- 13 1/4" STUB
1" SERVICE	- 11" STUB
3/4" SERVICE	BUILD TO 1" SPEC WITH ADAPTORS

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**WATER SERVICE DETAIL**  
 (1" - 2")

STANDARD DRAWING  
 NO. **SD 402**

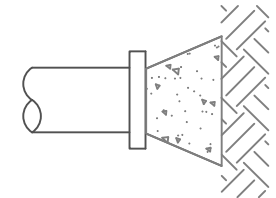
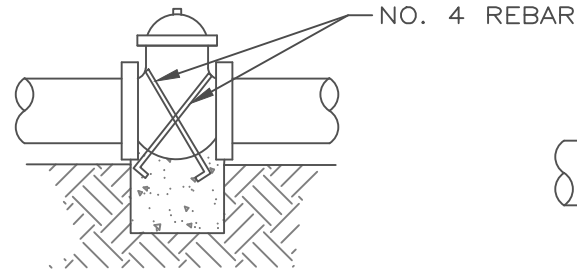
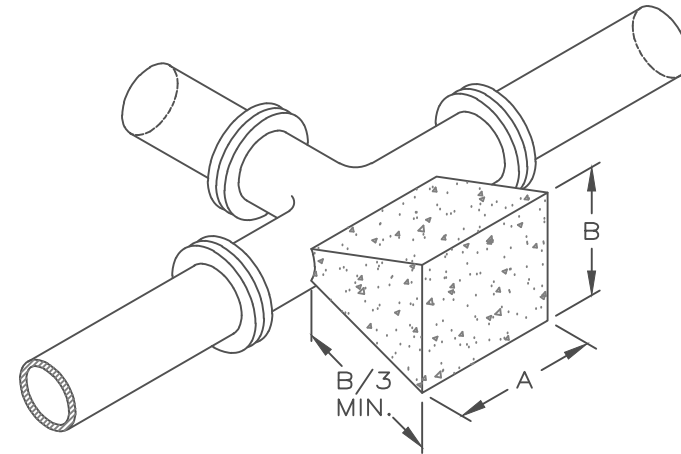
DIMENSIONS FOR THRUST BLOCKING

FITTING SIZES	TEES, PLUGS & VALVES		90 BEND		45 BEND & WYES		REDUCERS & 22 1/2 BEND	
	A	B	A	B	A	B	A	B
≤4"	1' 3"	1' 3"	1' 6"	1' 6"	1' 3"	1' 3"	0' 9"	0' 9"
6"	2' 0"	1' 6"	2' 3"	2' 0"	2' 0"	1' 3"	1' 3"	1' 3"
8"	2' 6"	2' 6"	3' 0"	2' 9"	2' 3"	2' 3"	1' 6"	1' 6"
10"	3' 0"	3' 0"	3' 9"	3' 6"	2' 9"	2' 6"	2' 0"	1' 9"
12"	4' 0"	3' 3"	4' 3"	4' 3"	3' 3"	3' 0"	2' 3"	2' 3"
14"	4' 6"	4' 0"	5' 0"	5' 0"	3' 9"	3' 9"	2' 9"	2' 6"
16"	5' 6"	4' 3"	6' 0"	5' 6"	4' 3"	4' 3"	3' 0"	3' 0"
18"	5' 6"	5' 6"	6' 6"	6' 3"	4' 9"	4' 9"	3' 6"	3' 3"
20"	6' 0"	6' 0"	7' 3"	7' 0"	5' 3"	5' 3"	3' 9"	3' 9"
24"	7' 6"	7' 0"	8' 6"	8' 6"	6' 3"	6' 3"	4' 6"	4' 6"

THIS TABLE BASED ON 150 PSI MAIN PRESSURE & 2000 PSF SOIL BEARING PRESSURE.

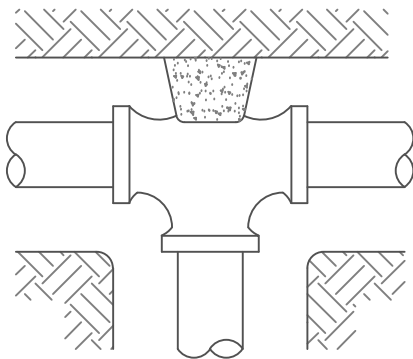
NOTES:

1. THRUST BLOCK SHALL BE CAST IN PLACE AGAINST UNDISTURBED OR COMPACTED SOIL.
2. VISQUEEN SHALL BE PLACED BETWEEN FITTING AND THRUST BLOCK, WITH ALL BOLTS LEFT FREE OF CONCRETE AND ACCESSIBLE BY WRENCH.
3. THRUST BLOCKS SHALL NOT INTERFERE WITH HYDRANT DRAIN HOLES.

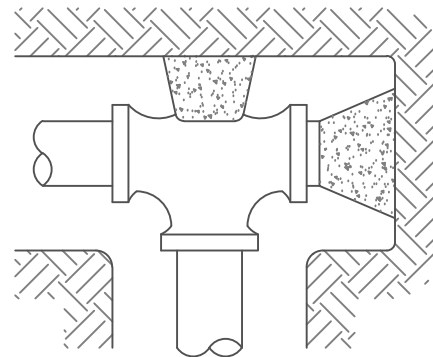


VALVE

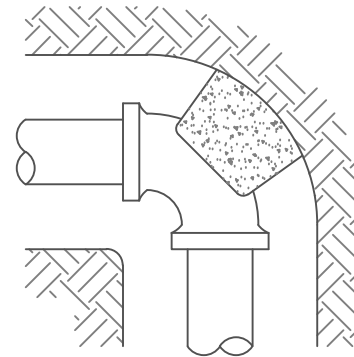
END PLUG



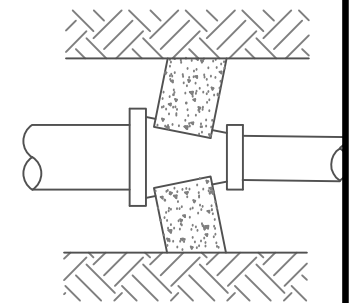
TEE



TEE (PLUGGED)



BEND



REDUCER

APPROVED BY:

*Robert [Signature]*  
CITY ENGINEER, P.E.

3/17/26  
DATE:

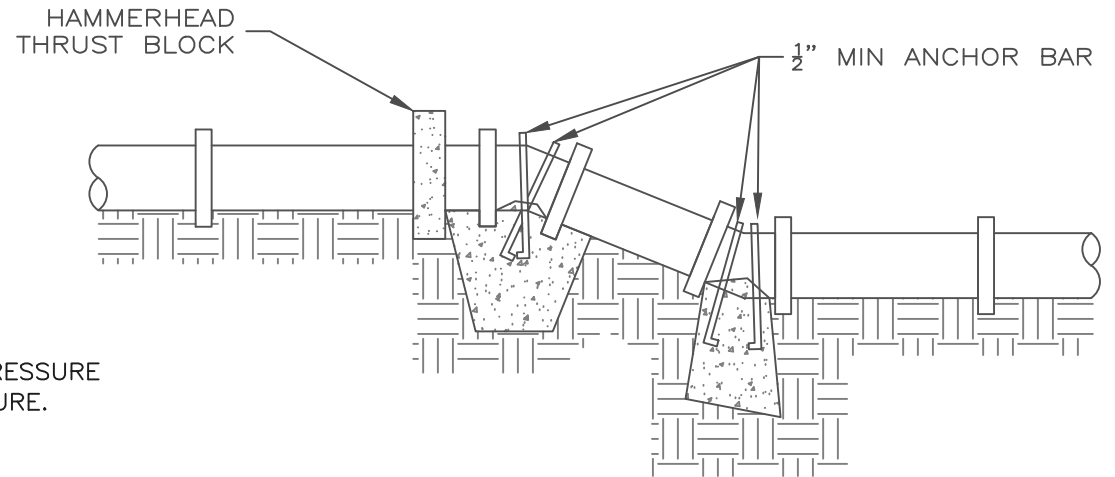
POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**THRUST BLOCK SPECIFICATIONS**

STANDARD DRAWING

NO. SD 403

DIMENSIONS FOR THRUST BLOCKING				
FITTING SIZES	45 BEND		22 1/2 BEND	
	MIN VOL	SIZE	MIN VOL	SIZE
4"	0.5 C.Y.	#4	0.2 C.Y.	#4
6"	1 C.Y.	#4	0.5 C.Y.	#4
8"	1.5 C.Y.	#4	1 C.Y.	#4
10"	2.5 C.Y.	#4	1.5 C.Y.	#4
12"	3.5 C.Y.	#4	2 C.Y.	#4
14"	4.5 C.Y.	#4	2.5 C.Y.	#4
16"	6 C.Y.	#4	3 C.Y.	#4
18"	7.5 C.Y.	#5	4 C.Y.	#4
20"	9 C.Y.	#5	5 C.Y.	#4
24"	13 C.Y.	#6	7 C.Y.	#4



THIS TABLE BASED ON 150 PSI MAIN PRESSURE  
& 2000 PSF SOIL BEARING PRESSURE.

NOTES:

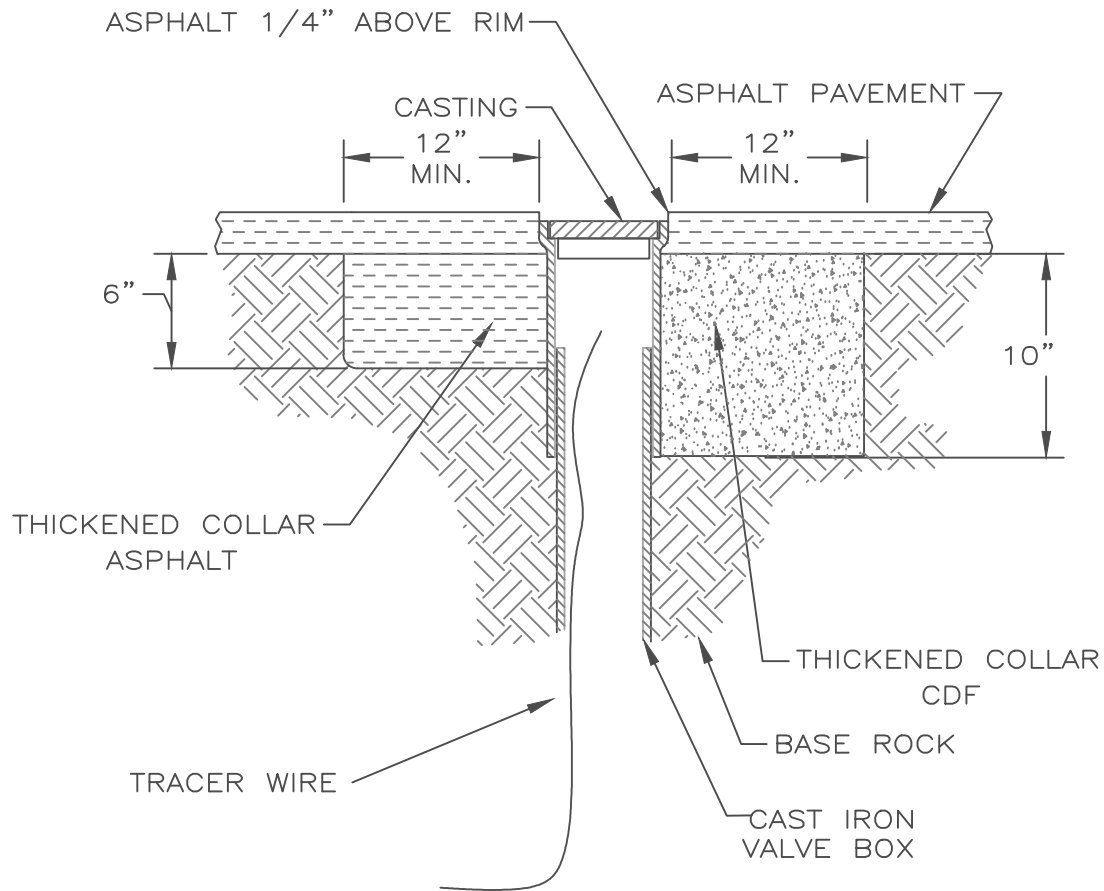
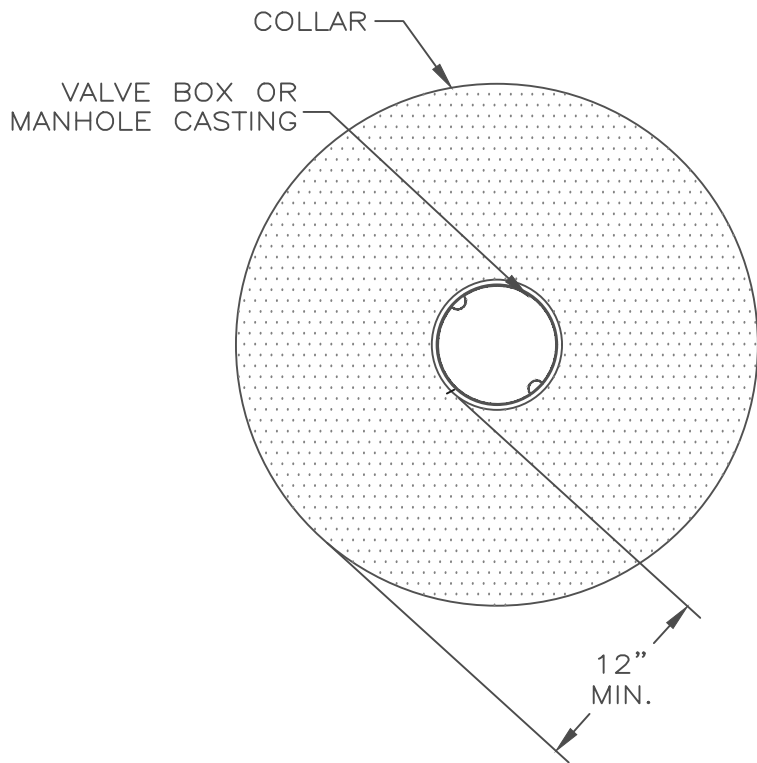
1. THRUST BLOCK SHALL BE CAST IN PLACE AGAINST UNDISTURBED OR COMPACTED SOIL.
2. VISQUEEN SHALL BE PLACED BETWEEN FITTING AND THRUST BLOCK, WITH ALL BOLTS LEFT FREE OF CONCRETE AND ACCESSIBLE BY WRENCH.
3. THRUST BLOCKS SHALL NOT INTERFERE WITH HYDRANT DRAIN HOLES.

APPROVED BY:  
  
 CITY ENGINEER, P.E.      3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**VERTICAL THRUST BLOCK**

STANDARD DRAWING  
 NO. **SD 404**



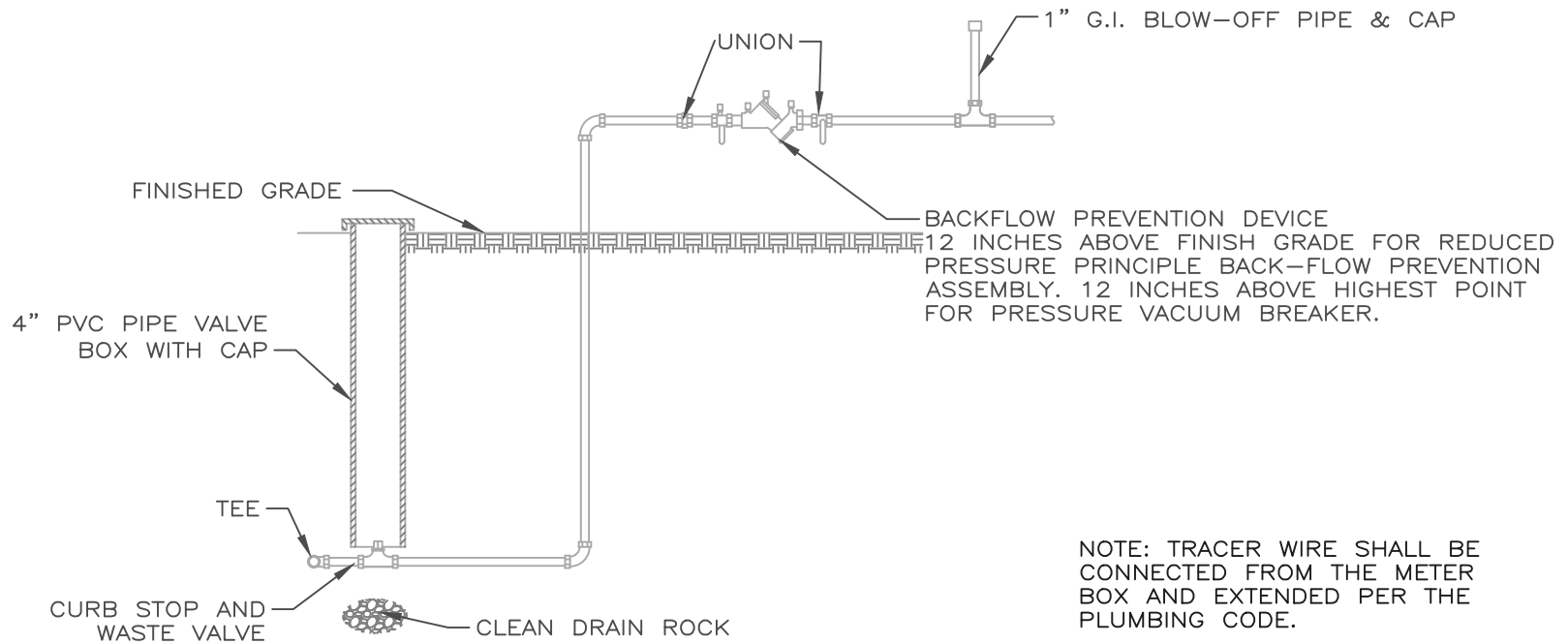
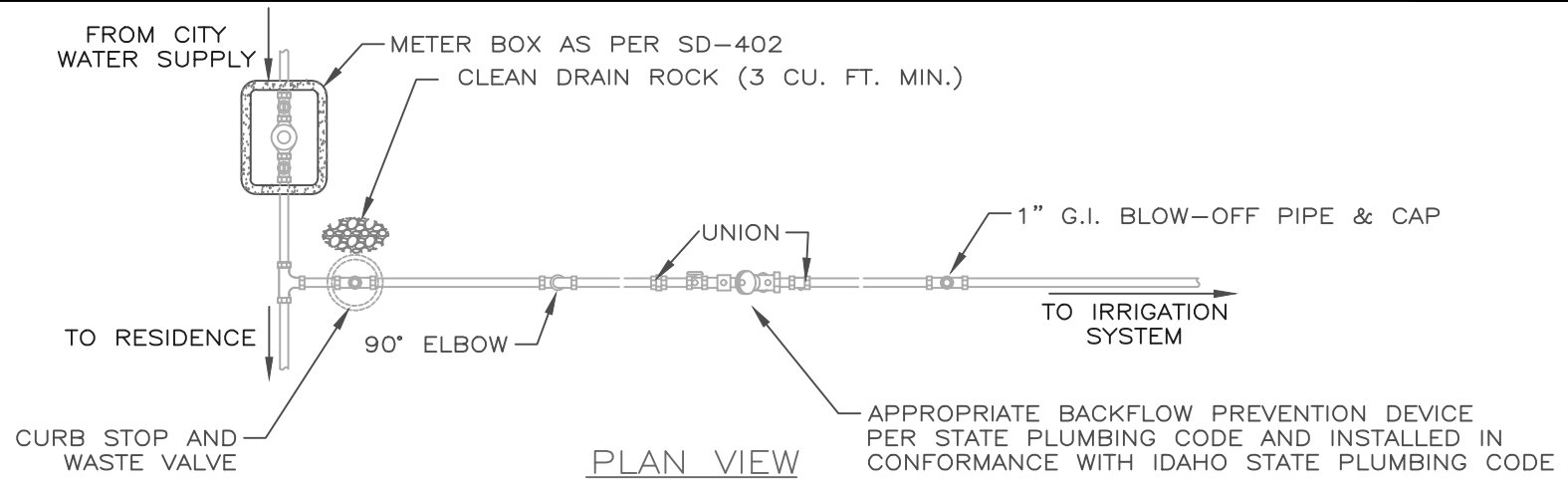
**NOTES:**

1. COLLARS SHALL BE INSTALLED AROUND ALL VALVE BOXES AND MANHOLES WITHIN ROADWAYS. COLLARS SHALL BE CONSTRUCTED UTILIZING SP3 ASPHALT OR CONTROL DENSITY FILL.
2. THICKENED ASPHALT SHALL BE COMPACTED WITH A MECHANICAL TAMPER, WITH A MAXIMUM LIFT THICKNESS OF 3", PRIOR TO OVERLAYING WITH ASPHALT PAVEMENT.
3. COLLAR REQUIRES AN INSPECTION DURING INSTALLATION.
4. TRACER WIRE SHALL BE LONG ENOUGH TO EXTEND A MINIMUM OF 12" ABOVE FINISHED GRADE PER SD 301.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 DATE: 3/17/26

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**THICKENED COLLAR**

STANDARD DRAWING  
 NO. SD 405



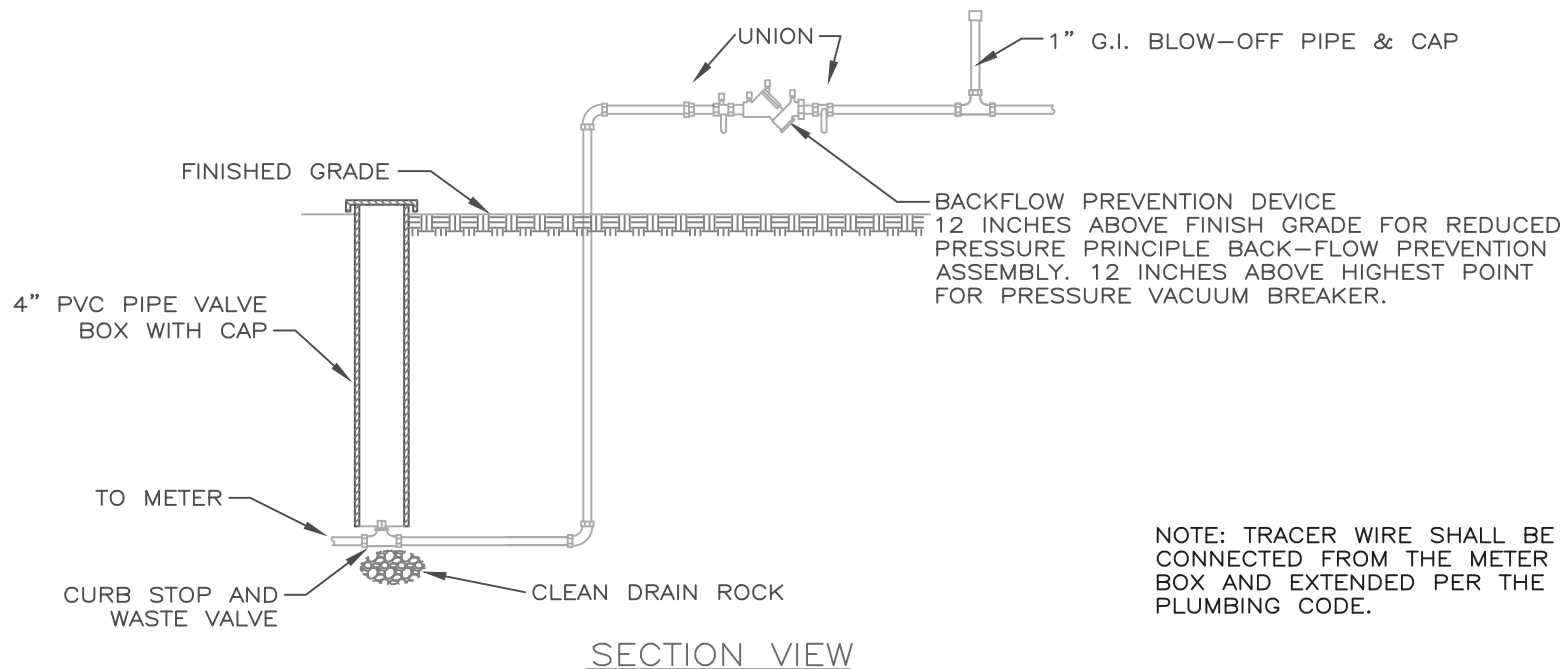
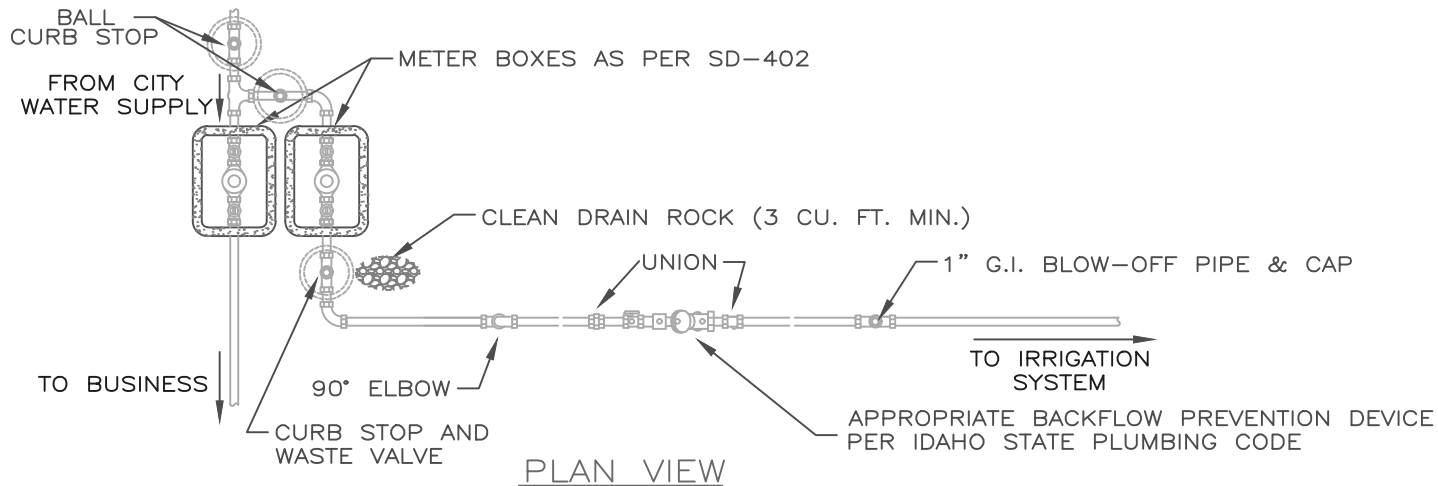
NOTE: TRACER WIRE SHALL BE CONNECTED FROM THE METER BOX AND EXTENDED PER THE PLUMBING CODE.

SECTION VIEW

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**RESIDENTIAL IRRIGATION SERVICE**

STANDARD DRAWING  
 NO. **SD 406**



NOTE: TRACER WIRE SHALL BE CONNECTED FROM THE METER BOX AND EXTENDED PER THE PLUMBING CODE.

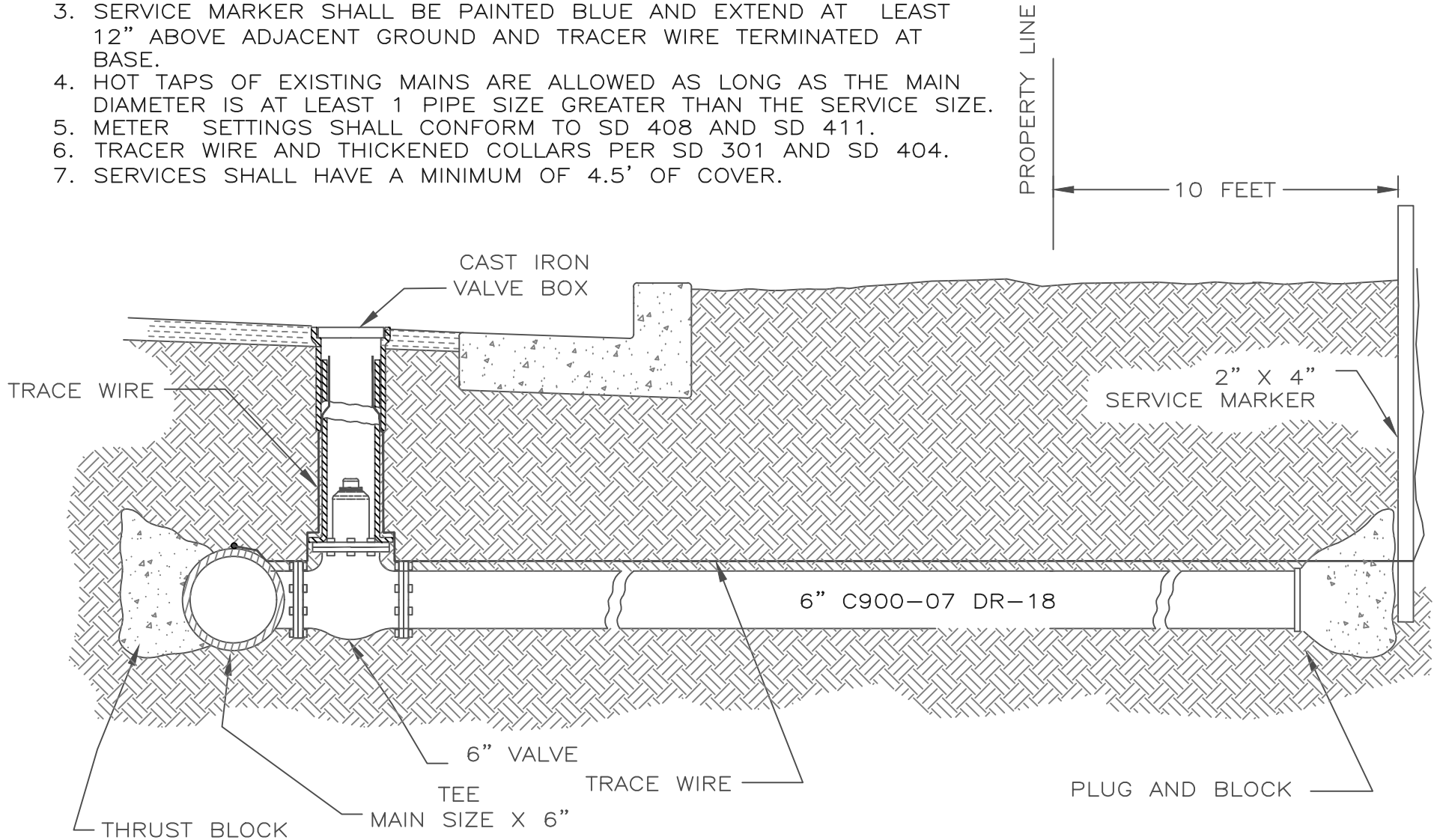
POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**COMMERCIAL IRRIGATION SERVICE**

STANDARD DRAWING  
 NO. **SD 407**

APPROVED BY:  
*Robert [Signature]*  
 CITY ENGINEER, P.E.  
 DATE: 3/17/26

**NOTES:**

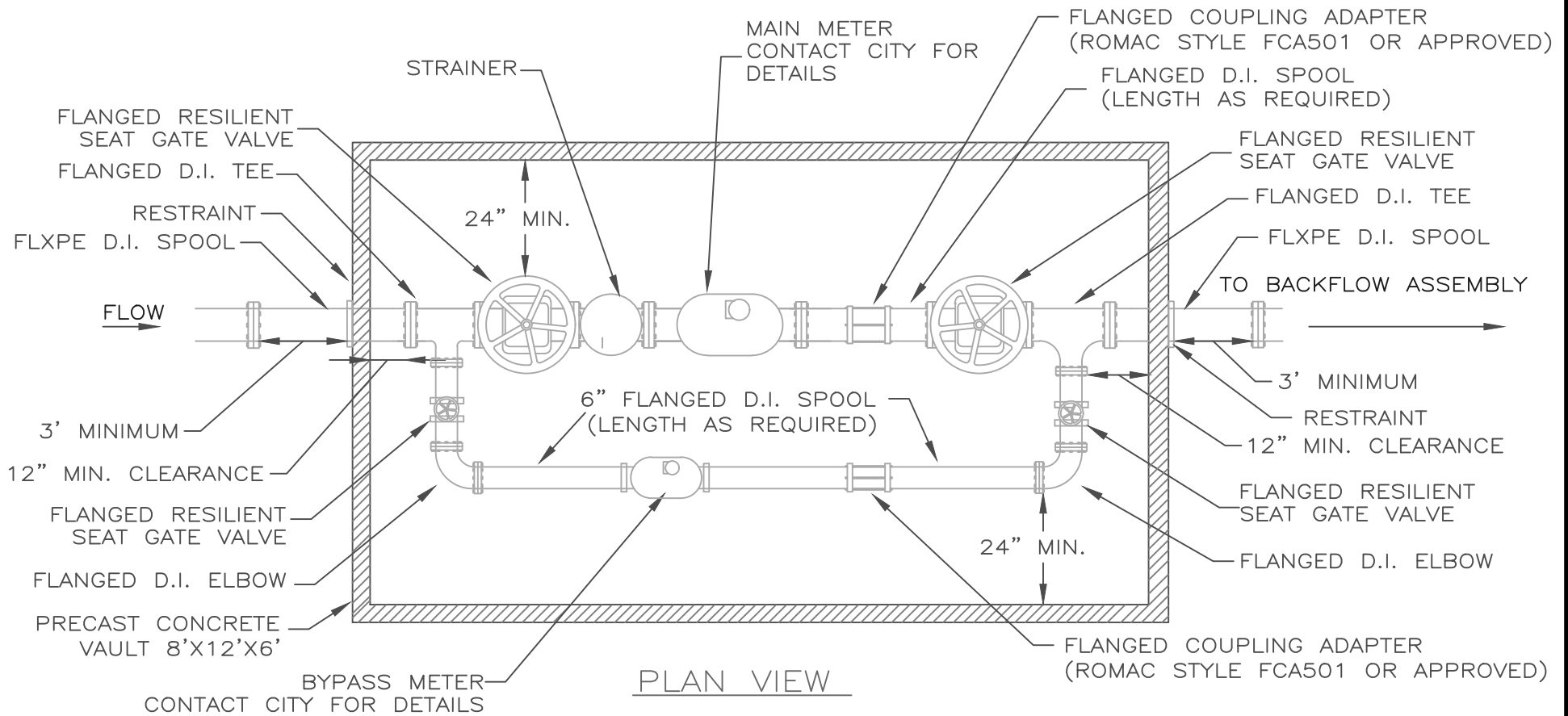
1. VALVE BOX SHALL NOT LOCATED WITHIN THE CURB SECTION.
2. ALL THRUST BLOCKS SHALL BE PLACED PER SD-403.
3. SERVICE MARKER SHALL BE PAINTED BLUE AND EXTEND AT LEAST 12" ABOVE ADJACENT GROUND AND TRACER WIRE TERMINATED AT BASE.
4. HOT TAPS OF EXISTING MAINS ARE ALLOWED AS LONG AS THE MAIN DIAMETER IS AT LEAST 1 PIPE SIZE GREATER THAN THE SERVICE SIZE.
5. METER SETTINGS SHALL CONFORM TO SD 408 AND SD 411.
6. TRACER WIRE AND THICKENED COLLARS PER SD 301 AND SD 404.
7. SERVICES SHALL HAVE A MINIMUM OF 4.5' OF COVER.



APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 DATE: 3/17/26

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**4"-12" WATER SERVICE**

STANDARD DRAWING  
 NO. **SD 408**



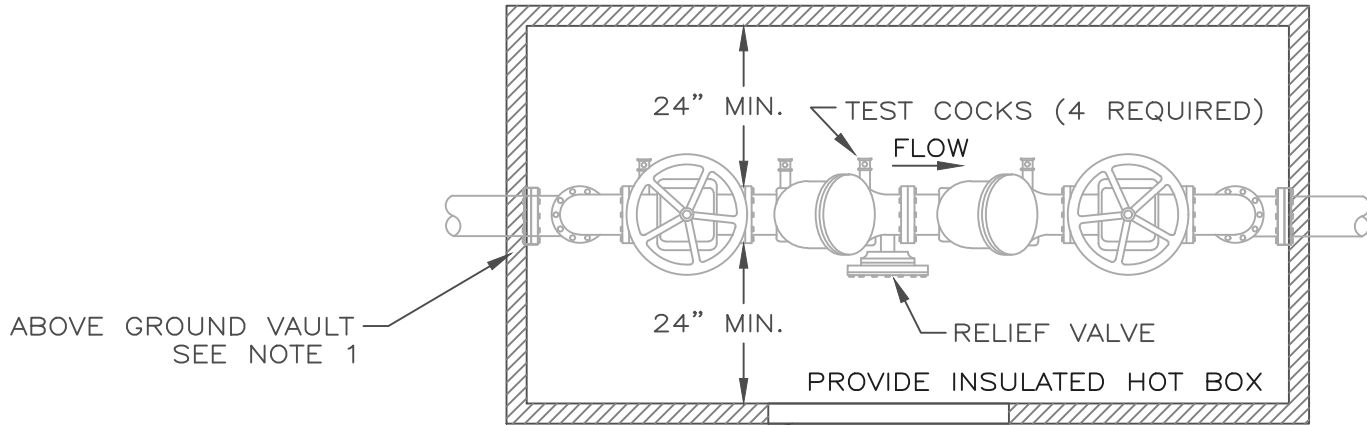
NOTES:

1. WHEN A SOLID BOTTOM VAULT IS USED A DRAIN SIZED FOR POTENTIAL DISCHARGE IS REQUIRED.
2. ACCESS LIDS SHALL BE INSTALLED PER SD-501 STATING "POST FALLS WATER".
3. LADDER POSITION SHALL BE VERIFIED PRIOR TO INSTALLATION, TO ALIGN THE VAULT ACCESS LID.
4. PIPE SUPPORTS SHALL BE PROVIDED AT EACH VALVE AND PROVIDE 24" MINIMUM CLEARANCE FROM THE FLOOR.
5. ALL PIPE PENETRATIONS INTO THE VAULT SHALL BE GROUTED.
6. VAULT SHALL NOT BE USED AS THRUST RESTRAINT.
7. TRACER WIRE SHALL BE EXTENDED TO THE METER PER SD 301.

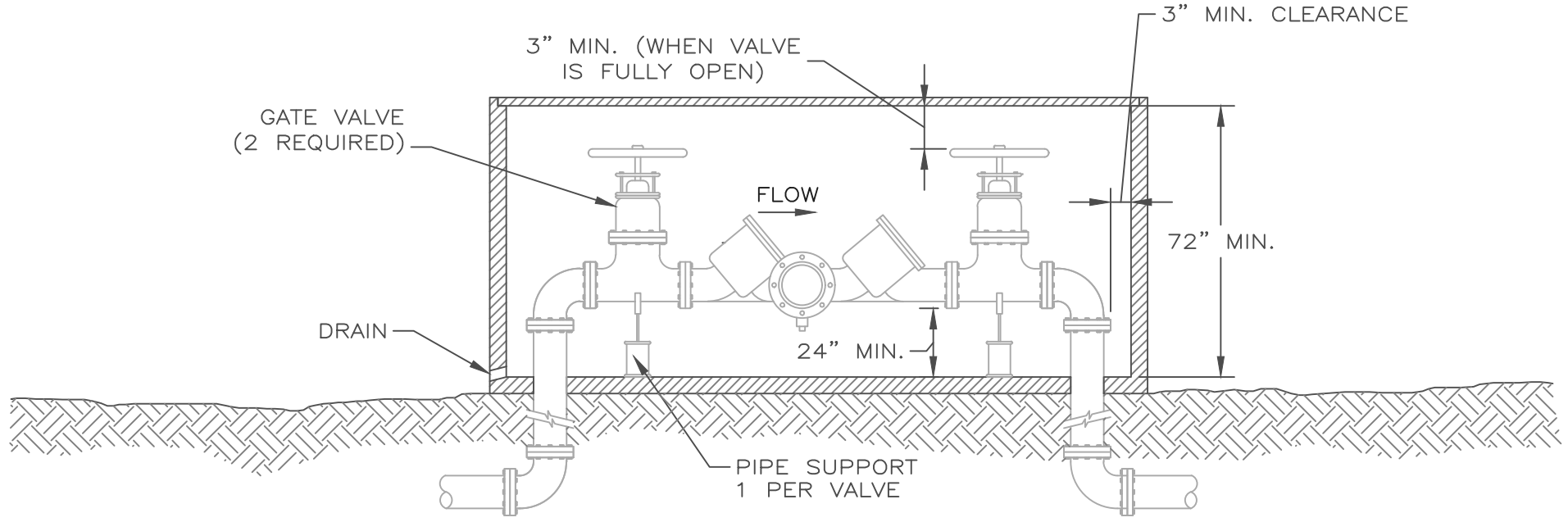
APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**3" & LARGER METER VAULTS**

STANDARD DRAWING  
 NO. SD 409



TOP VIEW



SIDE VIEW

NOTES:

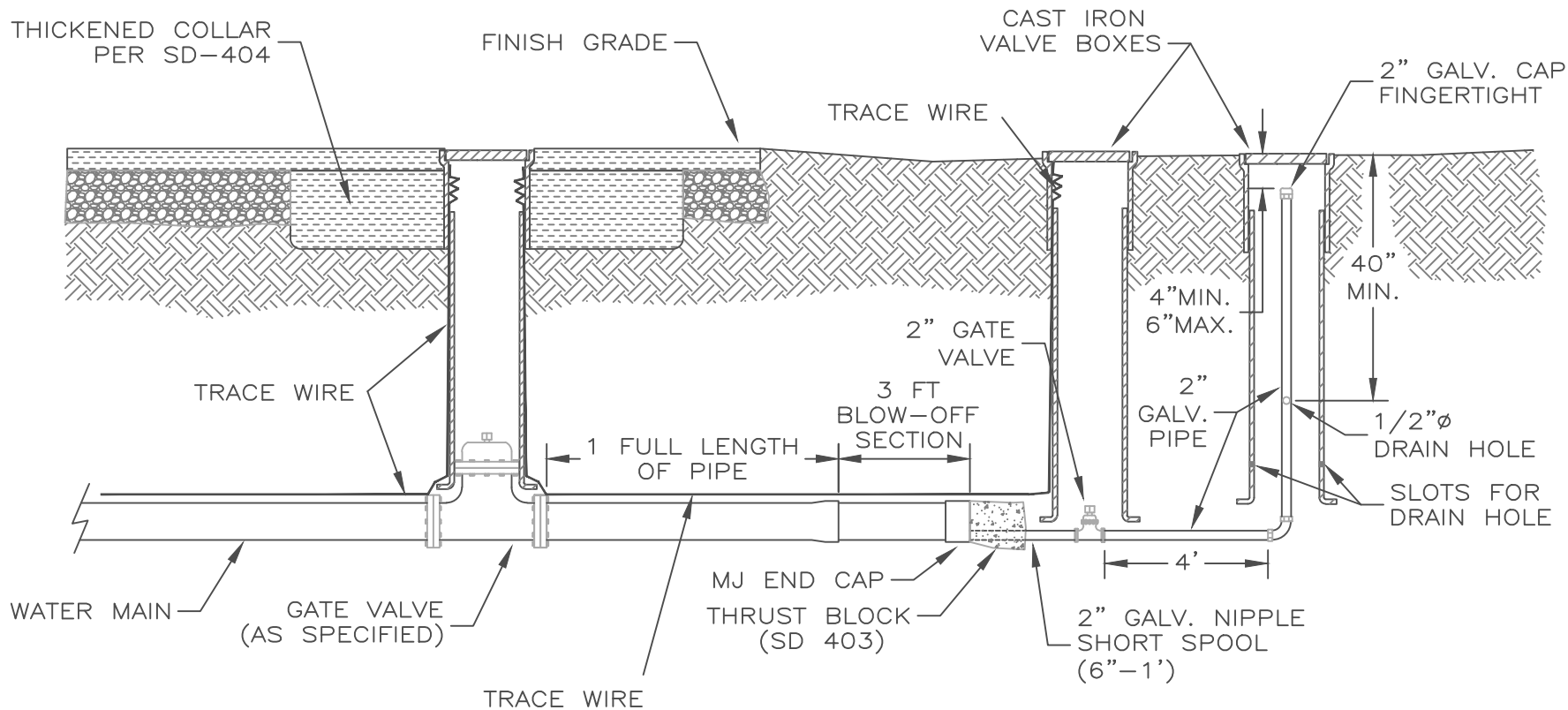
1. FOR PRESSURE ASSEMBLIES 2-1/2" THRU 10" A WILKINS MODEL 375 ADAR VAULT SHALL BE UTILIZED.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 DATE: 3/17/26

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**REDUCED PRESSURE  
 BACKFLOW ASSEMBLY**

STANDARD DRAWING  
 NO. **SD 410**





**NOTES:**

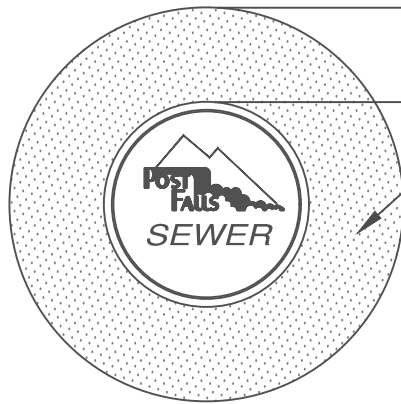
1. VALVE BOXES SHALL BE TRAFFIC RATED H-20.
2. TRACER WIRE SHALL BE RUN TO AND TERMINATED INSIDE THE 2" GATE VALVE BOX. PER SD 301 AND SD 404.
3. A SADDLE TAP FROM THE "BLOW-OFF SECTION" IS AN ACCEPTABLE ALTERNATIVE TO TAPPING THE END CAP.

APPROVED BY:  
  
 CITY ENGINEER, P.E.      3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**BLOW OFF DETAIL**

STANDARD DRAWING  
 NO. **SD 412**



LID DETAIL

ASPHALT 1/4" ABOVE RIM

THICKENED COLLAR PER SD 404

THICKENED COLLAR

MANHOLE STEPS "LANE" P-14938 OR APPROVED EQUAL

RAM-NEK FR OR APPROVED SEALANT ALL JOINTS

SHELF SLOPE=1"/FT

PRECAST BASE

APPLY 100% SILICONE SEALANT BETWEEN CASTING, ALL GRADE RINGS, AND CONE SECTION

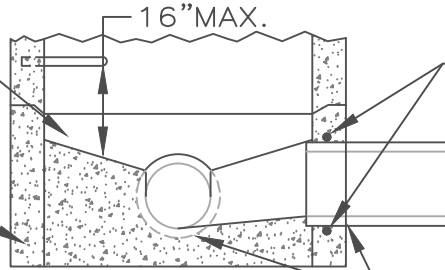
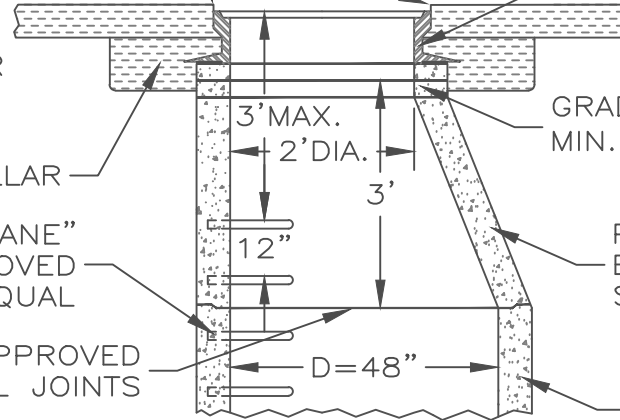
GRADE RING(S) MIN. 6", MAX. 18"

PRECAST MONOLITHIC ECCENTRIC CONE SECTION

PRECAST BARREL SECTION

RUBBER GASKET OR SAND COLLAR

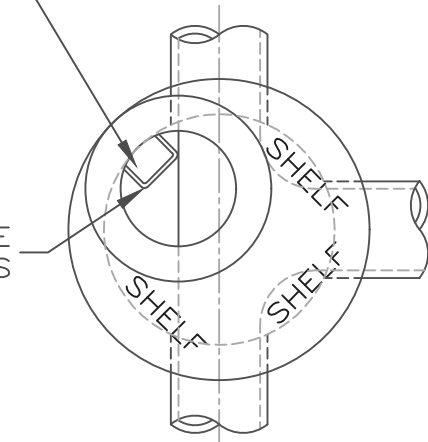
GROUT ALL EXTERIOR PIPE PENETRATIONS



SECTION VIEW

POSITION STEPS 45° OFF ANY INVERT

MANHOLE STEPS



PLAN VIEW

NOTES:

1. MANHOLE DIAMETERS SHALL BE 48" FOR PIPE DIAMETERS 24 INCHES OR LESS, UNLESS INDICATED OTHERWISE ON THE PLANS.
2. MANHOLE LIDS SHALL BEAR THE CITY OF POST FALLS LOGO AS INDICATED IN THE LID DETAIL.

APPROVED BY:

*Robert [Signature]*  
CITY ENGINEER, P.E.

3/17/26

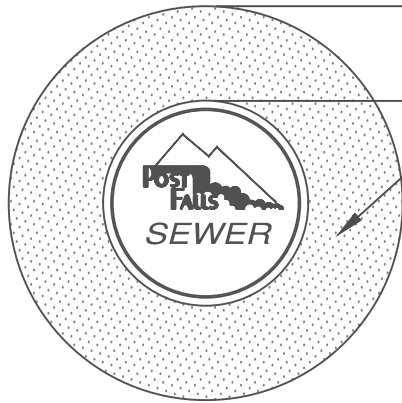
DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

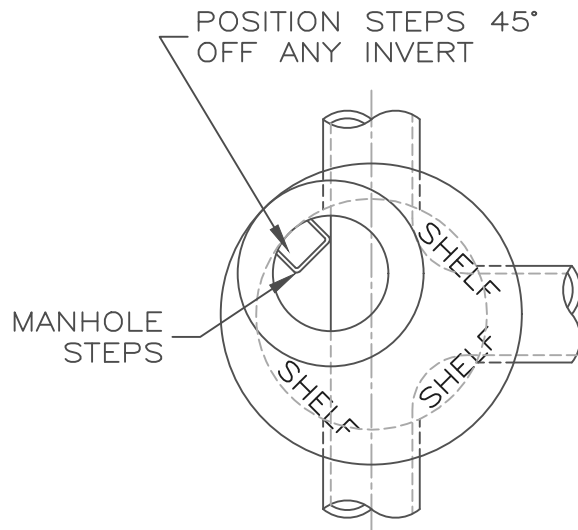
**MANHOLE LESS THAN 15' DETAIL**

STANDARD DRAWING

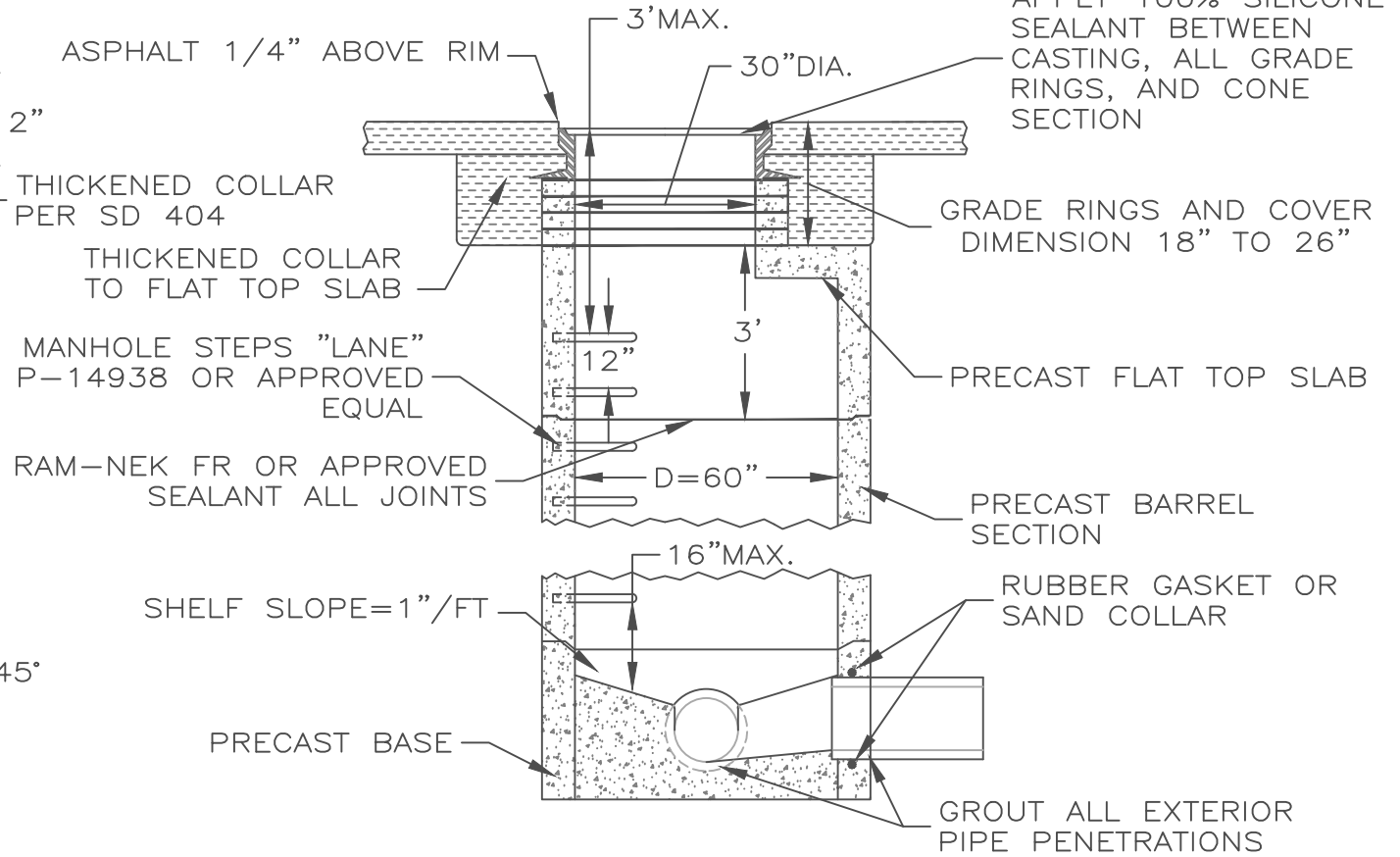
NO. **SD 501**



LID DETAIL



PLAN VIEW



SECTION VIEW

NOTES:

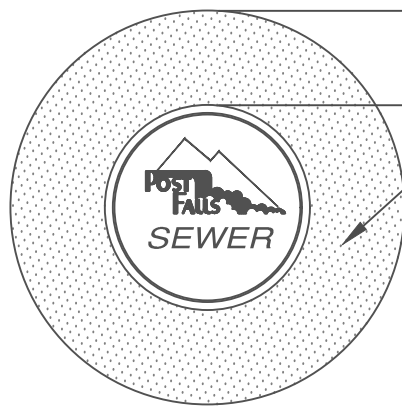
1. MANHOLE LIDS SHALL BEAR THE CITY OF POST FALLS LOGO AS INDICATED IN THE LID DETAIL.

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 CITY ENGINEER, P.E.  
 DATE: 3/17/26

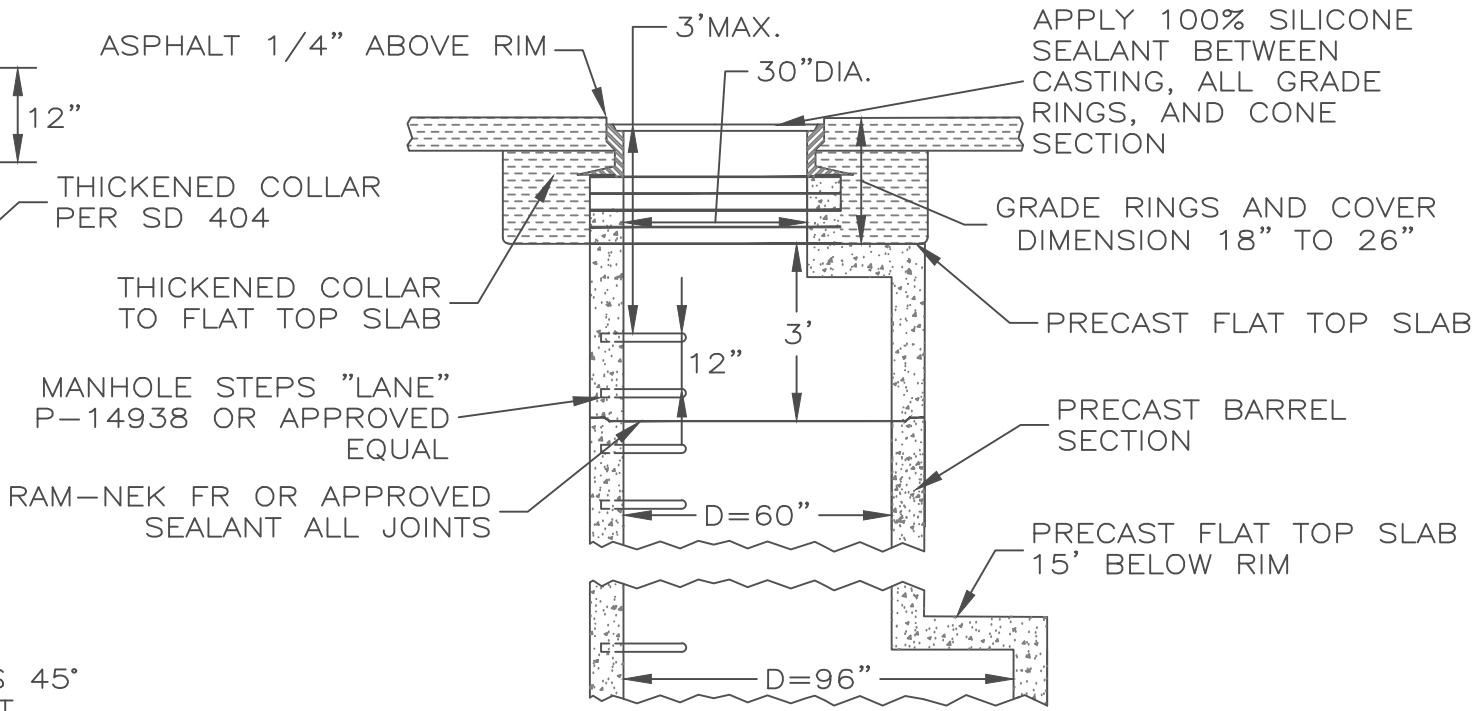
POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**MANHOLE DETAIL DEPTH 15'-25'**

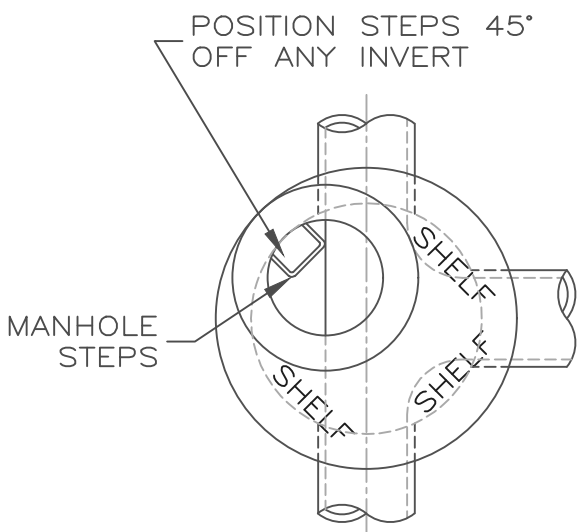
STANDARD DRAWING  
 NO. SD 502



LID DETAIL



SECTION VIEW



PLAN VIEW

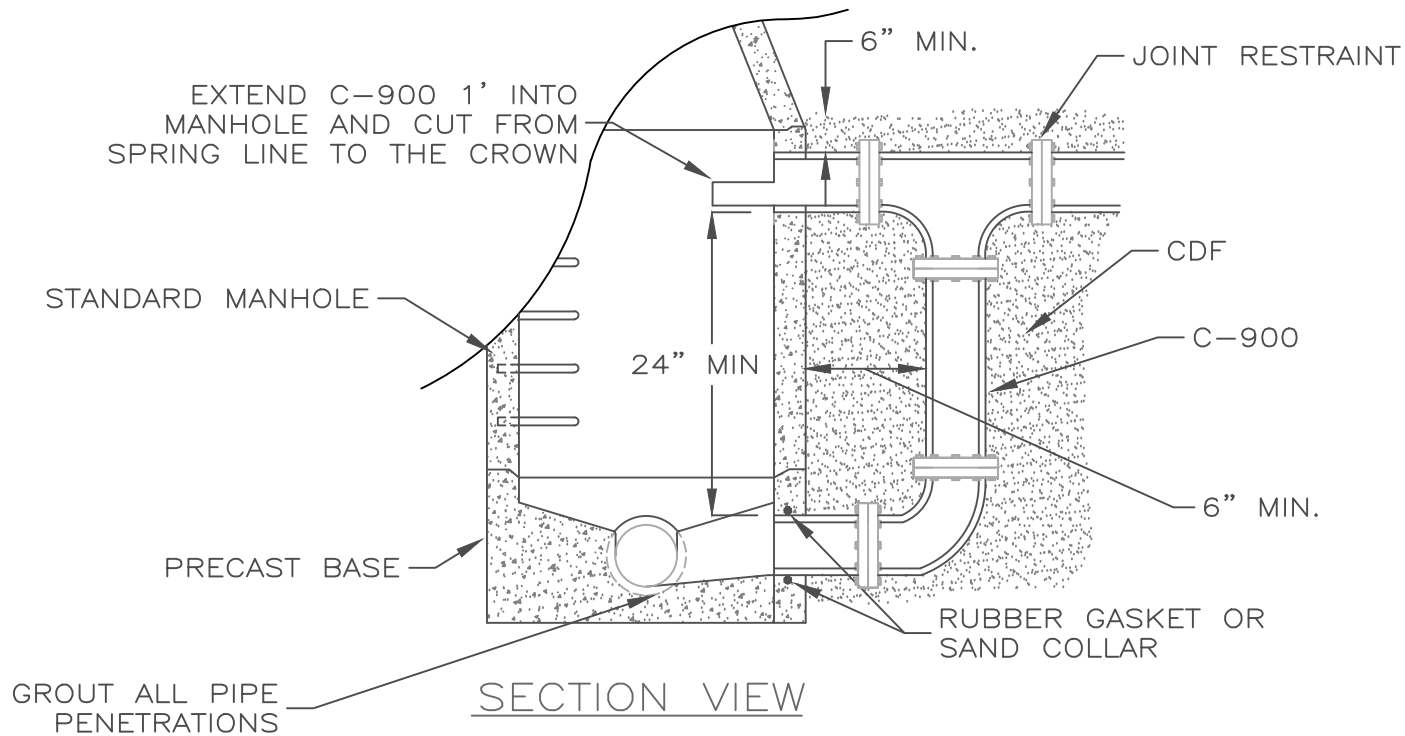
NOTES:

1. MANHOLE LIDS SHALL BEAR THE CITY OF POST FALLS LOGO AS INDICATED IN THE LID DETAIL.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 DATE: 3/17/26

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**MANHOLE DETAIL DEPTH 25' OR MORE**

STANDARD DRAWING  
 NO. SD 503



**NOTE:**

1. MANHOLE DIAMETERS SHALL BE AS INDICATED ON THE PLANS.
2. EXTERIOR DROPS SHALL USE RESTRATINED FITTINGS THAT ARE COATED PER ISPWC SECTION 500 2.2
3. DROPS SHALL BE BACKFILLED WITH A CONTROLLED DENSITY FILL (CDF) EXTENDING A MINIMUM OF 6-INCHES FROM ALL SIDES.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 DATE: 3/17/26

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**DROP MANHOLE DETAIL**

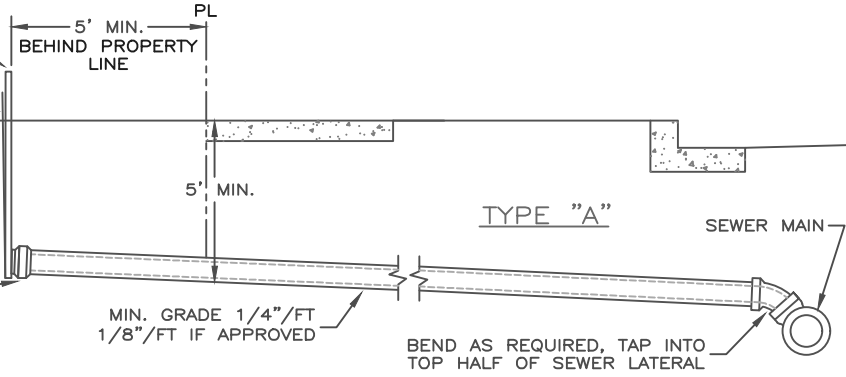
STANDARD DRAWING  
 NO. SD 504

2"x4" MARKER; EXPOSED A MINIMUM 12" AND PAINTED GREEN WITH DEPTH OF BURRY MARKED +/- 1"

12 GAUGE GALVANIZED WIRE (FASTEN TO BOTTOM OF STAKE)

LOCATING BALL; MAXIMUM 4 FEET BELOW SURFACE

CAP OR PLUG UNLESS JOINING EXIST. SERVICE



TYPE "A"

SEWER MAIN

BEND AS REQUIRED, TAP INTO TOP HALF OF SEWER LATERAL

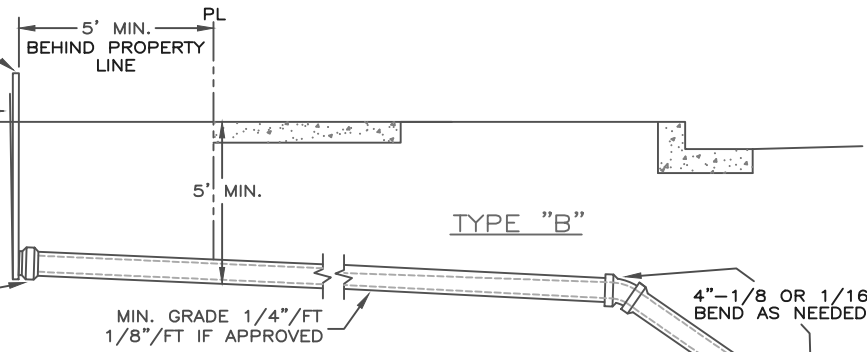
MIN. GRADE 1/4"/FT  
1/8"/FT IF APPROVED

2"x4" MARKER; EXPOSED A MINIMUM 12" AND PAINTED GREEN WITH DEPTH OF BURRY MARKED +/- 1"

12 GAUGE GALVANIZED WIRE (FASTEN TO BOTTOM OF STAKE)

LOCATING BALL; MAXIMUM 4 FEET BELOW SURFACE

CAP OR PLUG UNLESS JOINING EXIST. SERVICE



TYPE "B"

4"-1/8 OR 1/16 BEND AS NEEDED

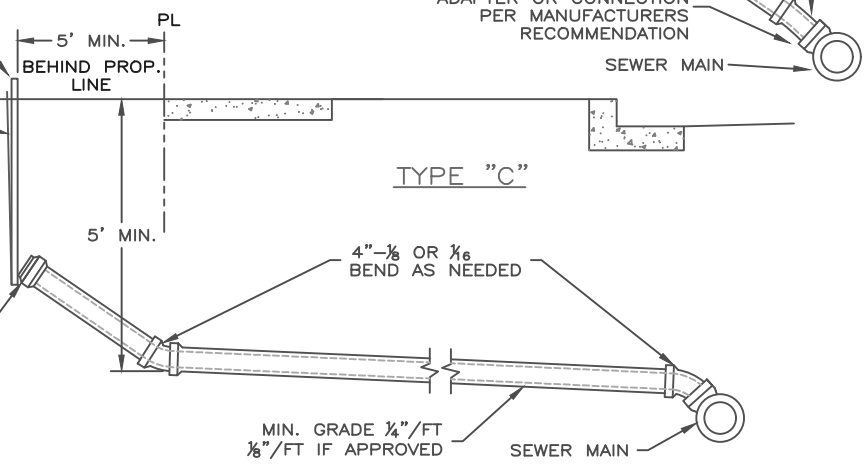
MIN. GRADE 1/4"/FT  
1/8"/FT IF APPROVED

2"x4" MARKER; EXPOSED A MINIMUM 12" AND PAINTED GREEN WITH DEPTH OF BURRY MARKED +/- 1"

12 GAUGE GALVANIZED WIRE (FASTEN TO BOTTOM OF STAKE)

LOCATING BALL; MAXIMUM 4' BELOW SURFACE

CAP OR PLUG UNLESS JOINING EXIST. SERVICE



TYPE "C"

RUBBER RING TYPE ADAPTER OR CONNECTION PER MANUFACTURERS RECOMMENDATION

4"-1/8 OR 1/8 BEND AS NEEDED

MIN. GRADE 1/4"/FT  
1/8"/FT IF APPROVED

**NOTES:**

1. 4" PIPE UNLESS OTHERWISE SPECIFIED.
2. 4" TEE ROTATE 45° FROM HORIZONTAL UNLESS OTHERWISE SPECIFIED.
3. DEPTH AT PROERTY LINE SHALL BE AS INDICATED ON THE PLANS, 5' MINIMUM.

APPROVED BY:

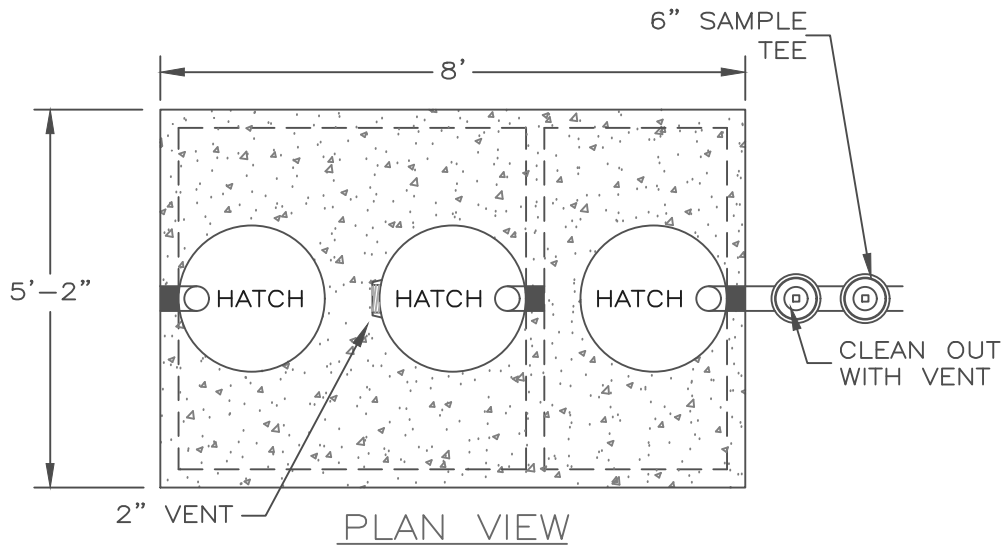
*Robert [Signature]*  
CITY ENGINEER, P.E.

3/17/26  
DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

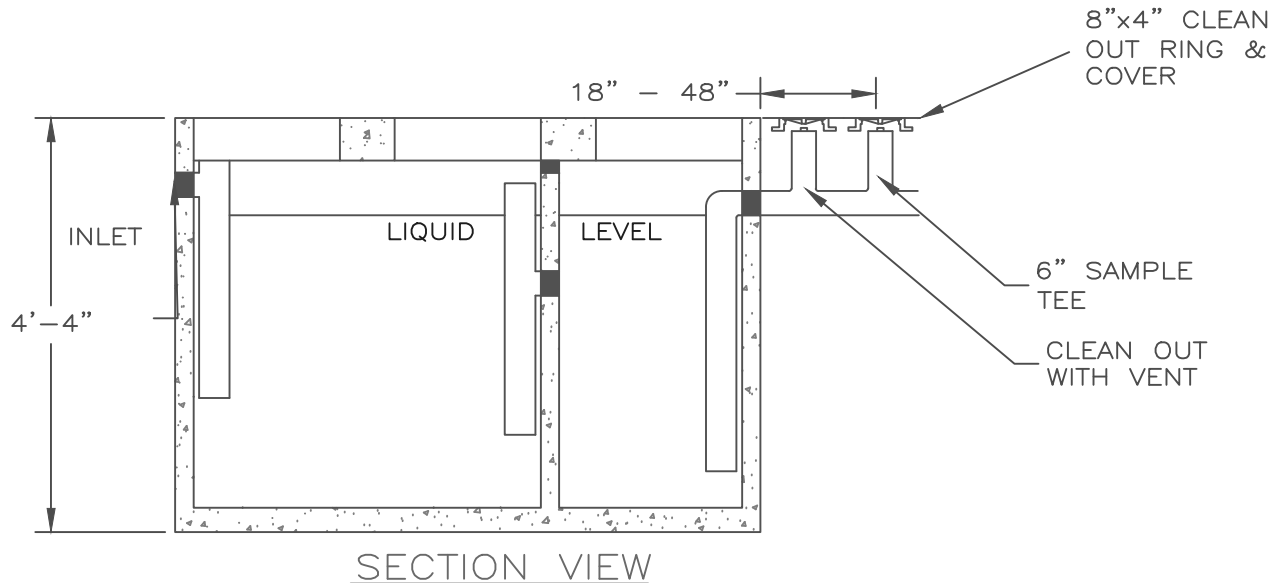
**SEWER SERVICE LINE**

STANDARD DRAWING  
NO. SD 505



NOTES:

1. 1000 GAL. OIL WATER SEPARATOR SHALL BE "WILBERT" MODEL # 1627OWID, "PANHANDLE" 1000 GAL., OR APPROVED EQUAL.
2. A 6-INCH SAMPLING TEE WITH A STANDARD SCREW PLUG SHALL BE PROVIDED IN AN 8"x4" CLEAN-OUT RING & COVER, OLYMPIC M1007 OR APPROVED EQUAL.
3. 2" VENT REQUIRED BY IDAHO STATE PLUMBING CODE.



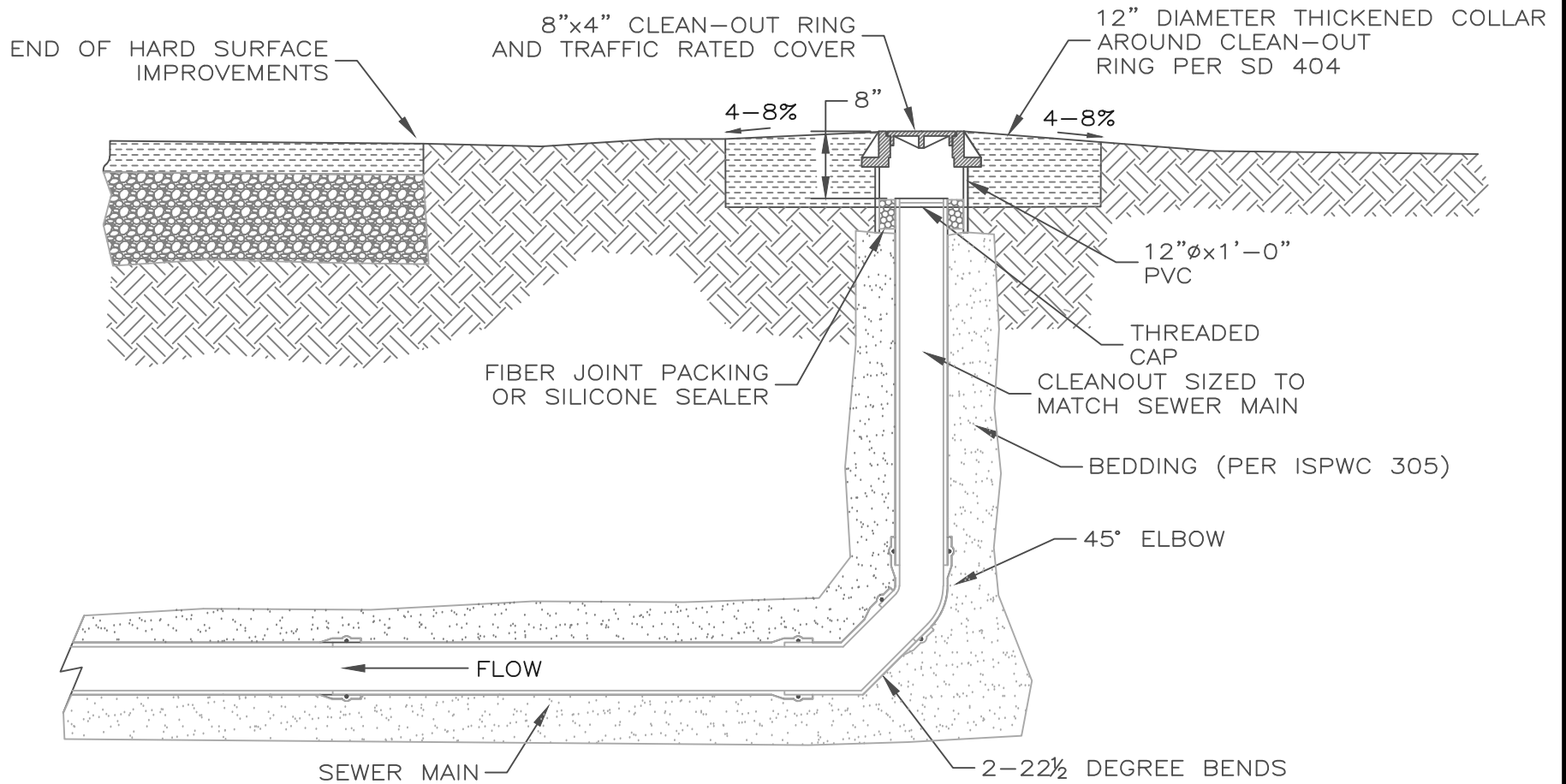
1000 GAL. OIL/WATER SEPARATOR

APPROVED BY:  
  
 CITY ENGINEER, P.E.      3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**OIL / WATER SEPARATORS**

STANDARD DRAWING  
 NO. **SD 506**



**NOTES:**

1. ALL PIPE TO BE ASTM 3034 SDR35.
2. IN UNPAVED AREAS GROUND SHALL BE SLOPED AWAY FROM THE CLEANOUT COVER AT 4%-8% FOR 4FT RADIUS.
3. IN PAVED AREAS THE TRAFFIC RATED COVER SHALL BE SET AS A CASTING PER SD 404.

APPROVED BY:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

*Robert S. [Signature]*  
CITY ENGINEER, P.E.

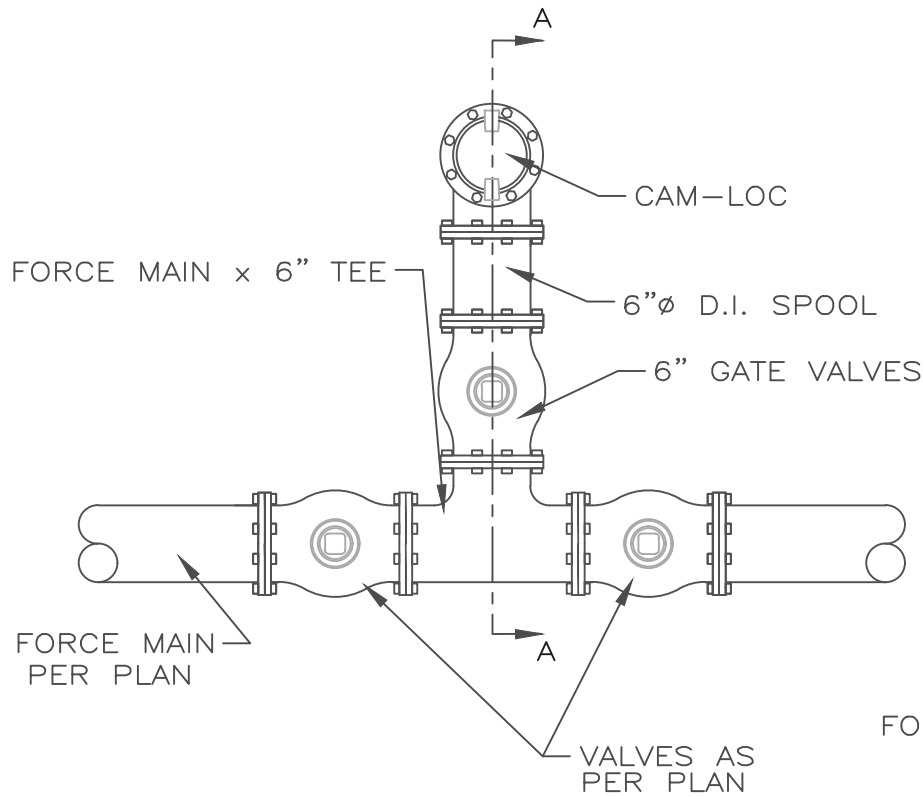
3/17/26

DATE:

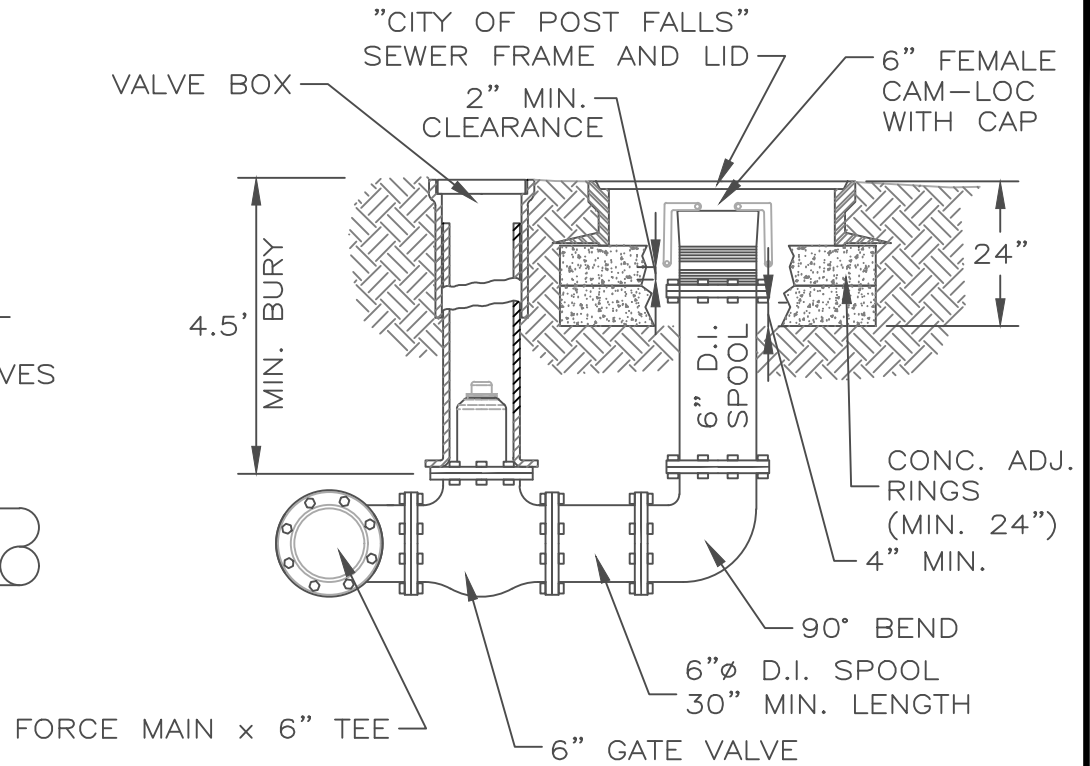
**SEWER CLEAN-OUT DETAIL**

STANDARD DRAWING

NO. **SD 507**



PLAN VIEW



SECTION A-A

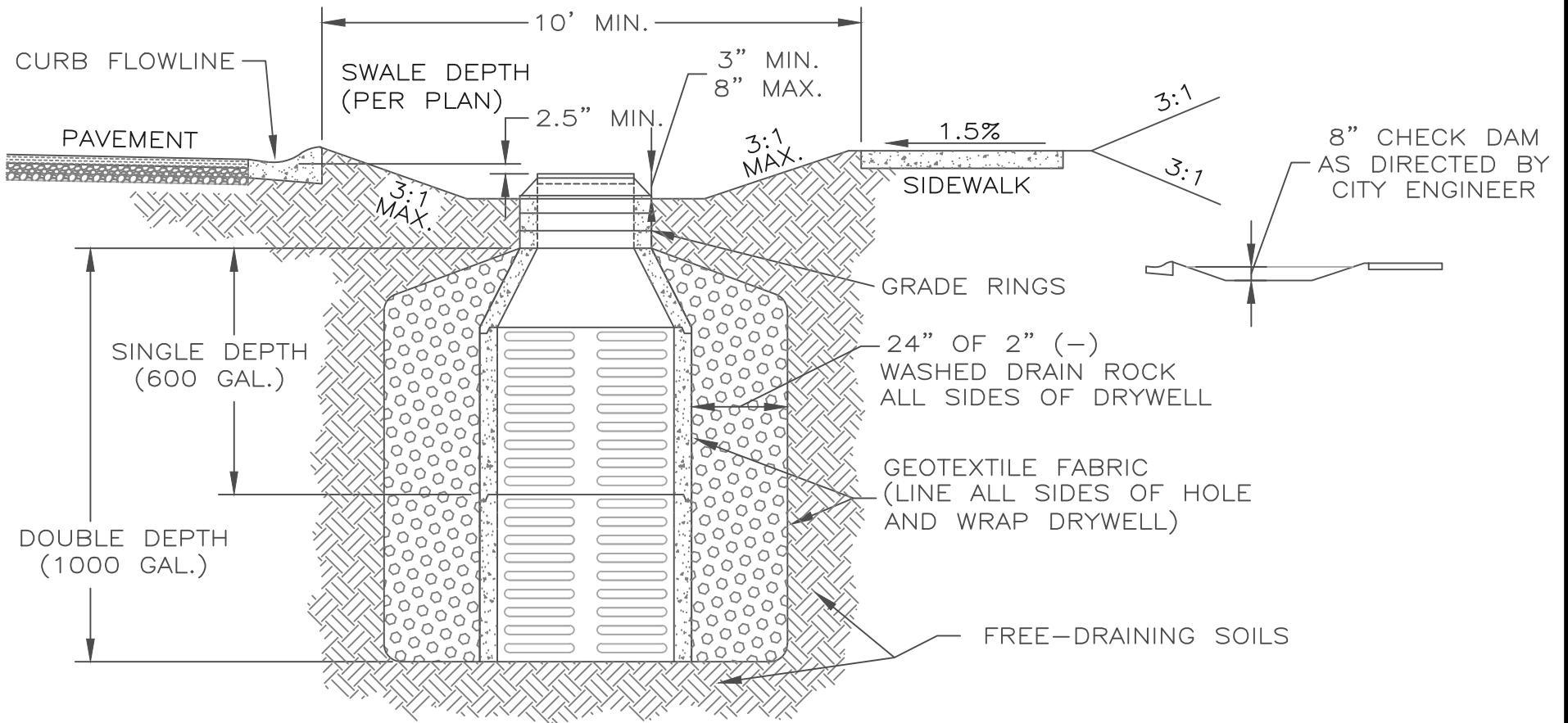
NOTES:

1. PROVIDE THICKENED COLLARS INSTALLED PER SD 404.
2. NO AGGREGATE WITHIN 4" OF BOLTS ON CAM-LOC.
3. TRACER WIRE INSTALLED PER SD 301 AND SD 404 TO ALL VALVES AND CAM-LOCS.

APPROVED BY:  
  
 CITY ENGINEER, P.E.      3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**FORCE MAIN ISOLATION VALVE**

STANDARD DRAWING  
 NO. **SD 508**



NOTES:

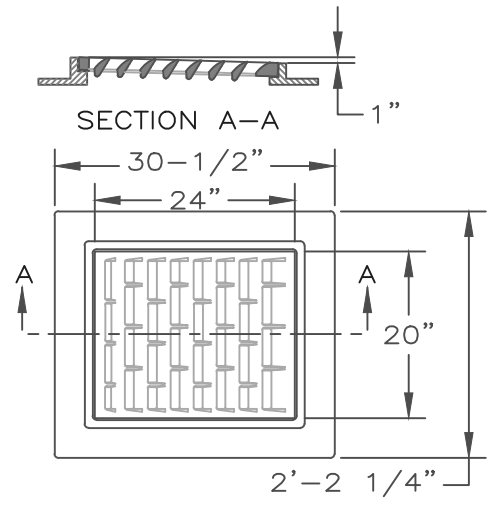
1. DRYWELLS SHALL BE CONSTRUCTED ON FREE-DRAINING SOILS. A PERCOLATION TEST MAY BE REQUIRED TO VERIFY DESIGN CAPACITY AT THE DISCRETION OF THE CITY ENGINEER.
2. FINISHED SWALE DEPTHS SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED PLANS. IN NO INSTANCE SHALL THE DISTANCE FROM THE SWALE BOTTOM TO THE DRY WELL RIM BE LESS THAN 3" OR GREATER THAN 6" IN RESIDENTIAL AREAS OR GREATER THAN 8" IN COMMERCIAL AREAS.
3. SWALES MAY ALTERNATELY BE LOCATED BEHIND THE SIDEWALK WHEN SIDEWALK UNDERDRAINS ARE PROVIDED.
4. DRYWELLS SHALL BE LOCATED AT LEAST 6 FT. FROM THE NEAREST CURB CUT.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

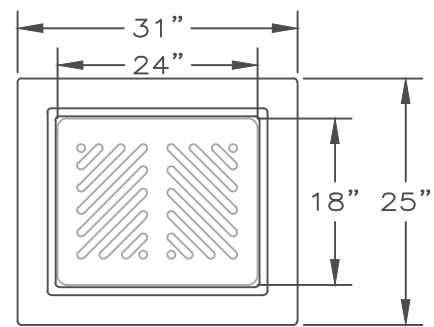
POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**TYPICAL GRASSY SWALE  
 WITH DRYWELL DETAIL**

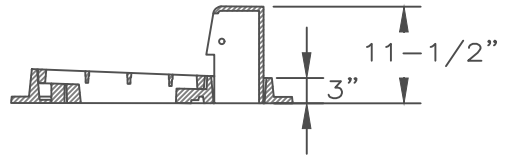
STANDARD DRAWING  
 NO. SD 601



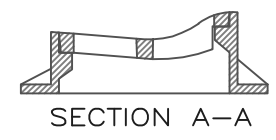
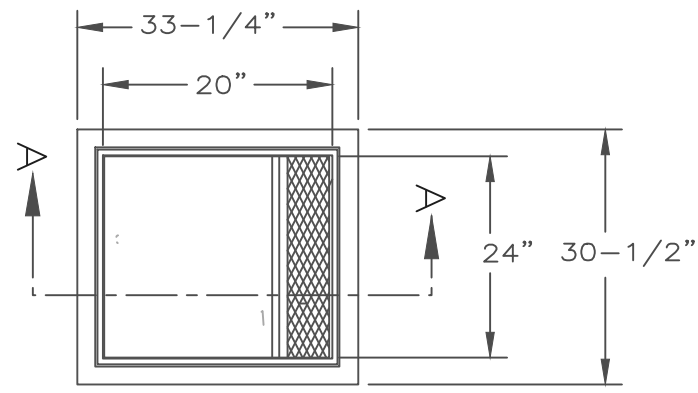
**"OLYMPIC" SM60V  
(BYPASS)**



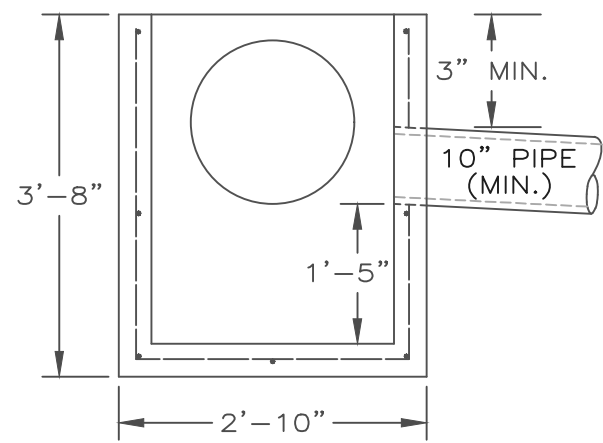
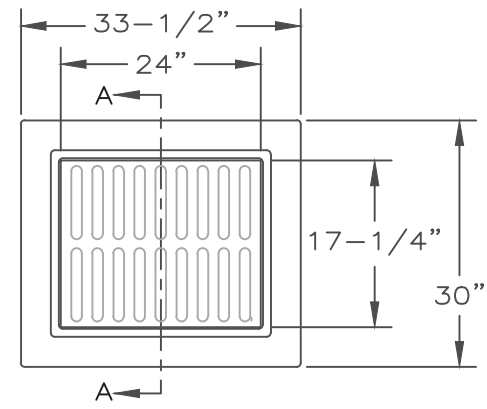
**"OLYMPIC" SM60  
(LOW POINT)**



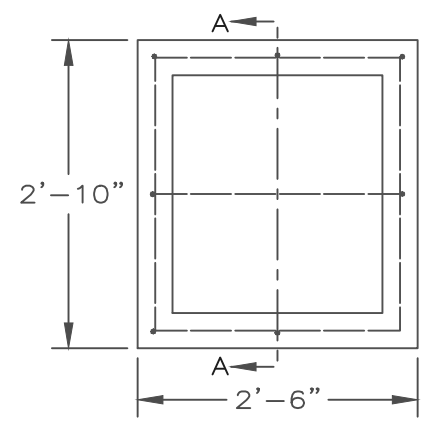
**"D&L" HOODED GRATE  
1-44-38-R2**



**"OLYMPIC" SM-44  
(ROLLED CURB)**



**SECTION A-A**



**PLAN**

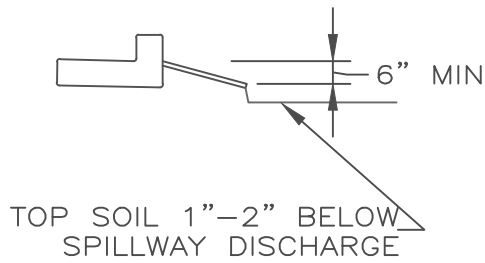
**NOTES:**

1. TYPE 1 CATCH BASIN "WILBERT #1827" OR APPROVED EQUAL.
2. A SAND COLLAR SHALL BE GROUTED INTO THE CATCH BASIN WHEN USED WITH PVC PIPE.
3. CASTING TYPE SHALL BE AS INDICATED IN THE DRAWING OR APPROVED EQUAL.
4. CATCH BASINS SHALL NOT BE LOCATED WITHIN DRIVEWAY APPROACHES OR PEDESTRIAN RAMPS.

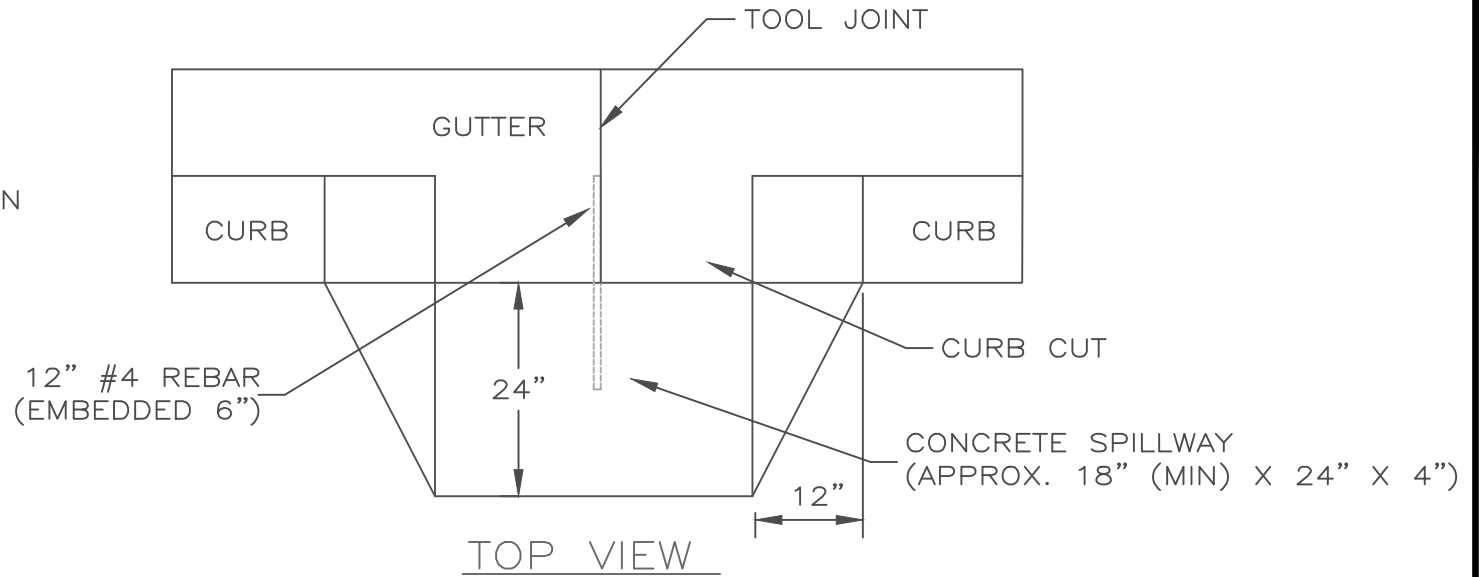
APPROVED BY:  
  
 CITY ENGINEER, P.E.      3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**TYPE 1 CATCH BASIN  
 AND GRATE**

STANDARD DRAWING  
 NO. **SD 602**

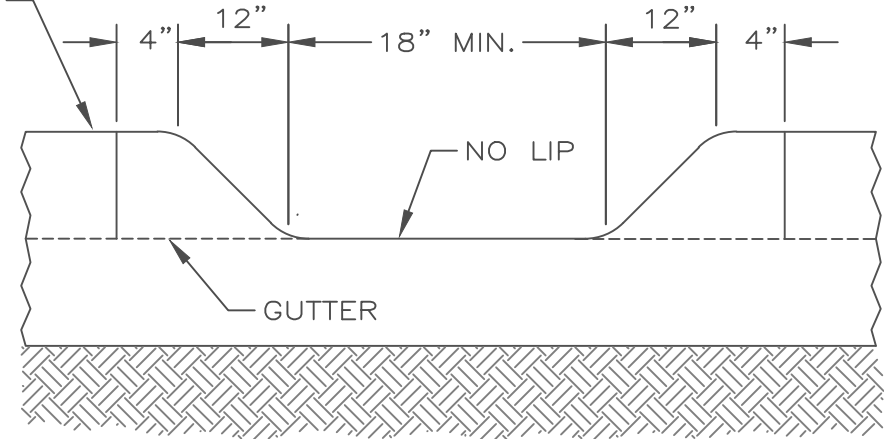


CROSS SECTION



TOP VIEW

ROLLED CURB OR STANDARD CURB AND GUTTER



CURB CUT

NOTES:

1. CONCRETE SPILLWAYS SHALL BE CONSTRUCTED WITH A 6-INCH MIN DROP OR AT THE SLOPE OF ADJACENT GROUND, WHICHEVER IS GREATER.
2. CURB OPENINGS GREATER THAN 18" MAY BE REQUIRED IN CERTAIN APPLICATIONS AND THE APPROPRIATE OPENING DIMENSION SHALL BE PROVIDED AS INDICATED ON THE PLAN DRAWINGS.
3. AT THE SPILLWAY DISCHARGE, THE FINISHED ELEVATION OF DRESSED TOPSOIL SHALL BE 1"-2" BELOW THE SPILLWAY DISCHARGE TO ACCOMODATE SOD GROWTH.

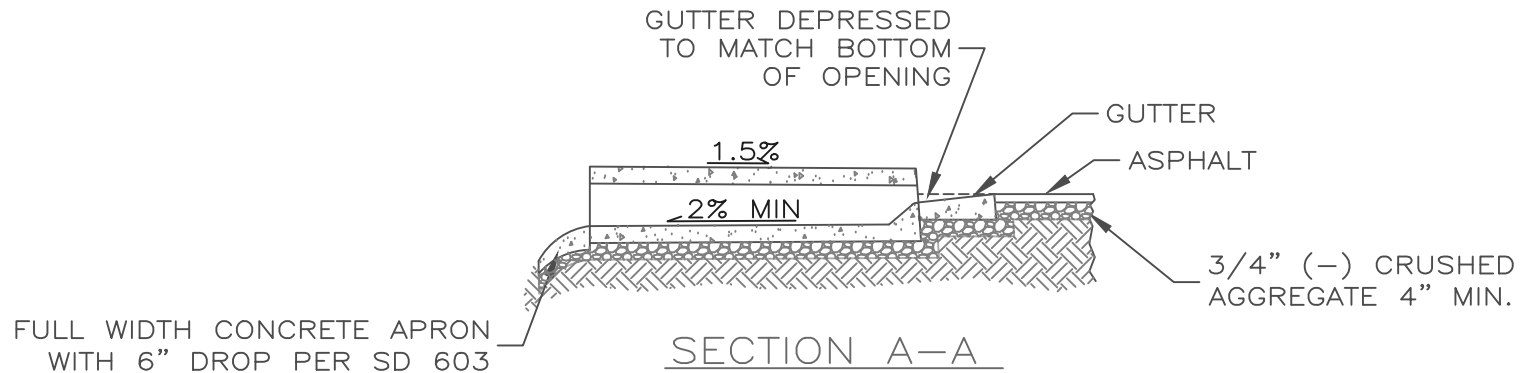
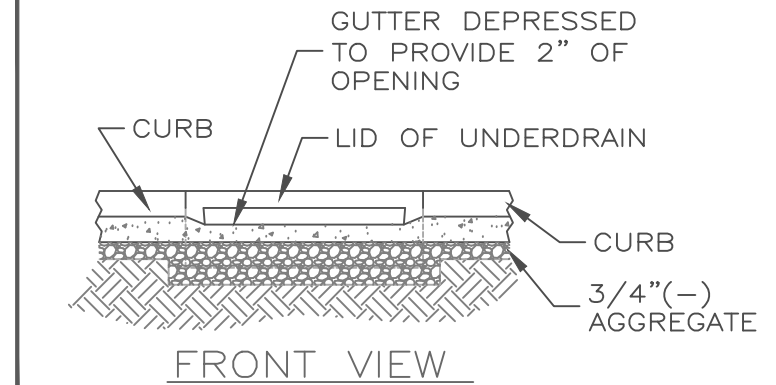
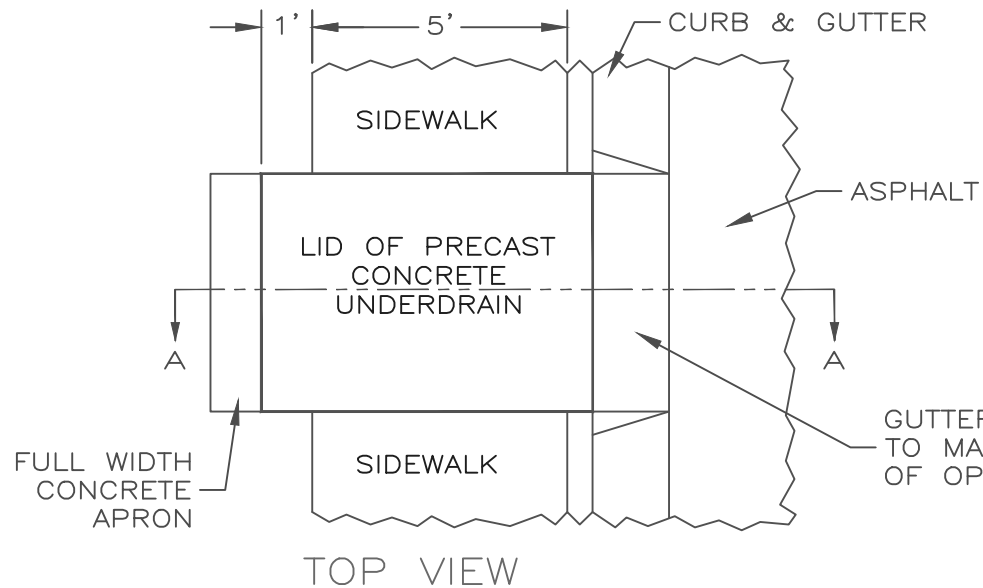
POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**DRAINAGE CURB CUT**

STANDARD DRAWING

NO. **SD 603**

APPROVED BY:  
  
 CITY ENGINEER, P.E.      3/17/26  
 DATE:



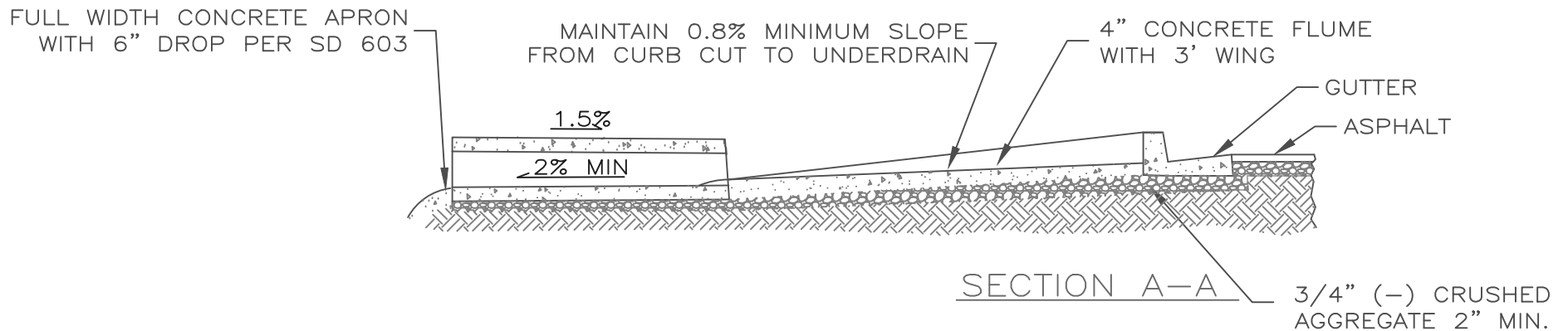
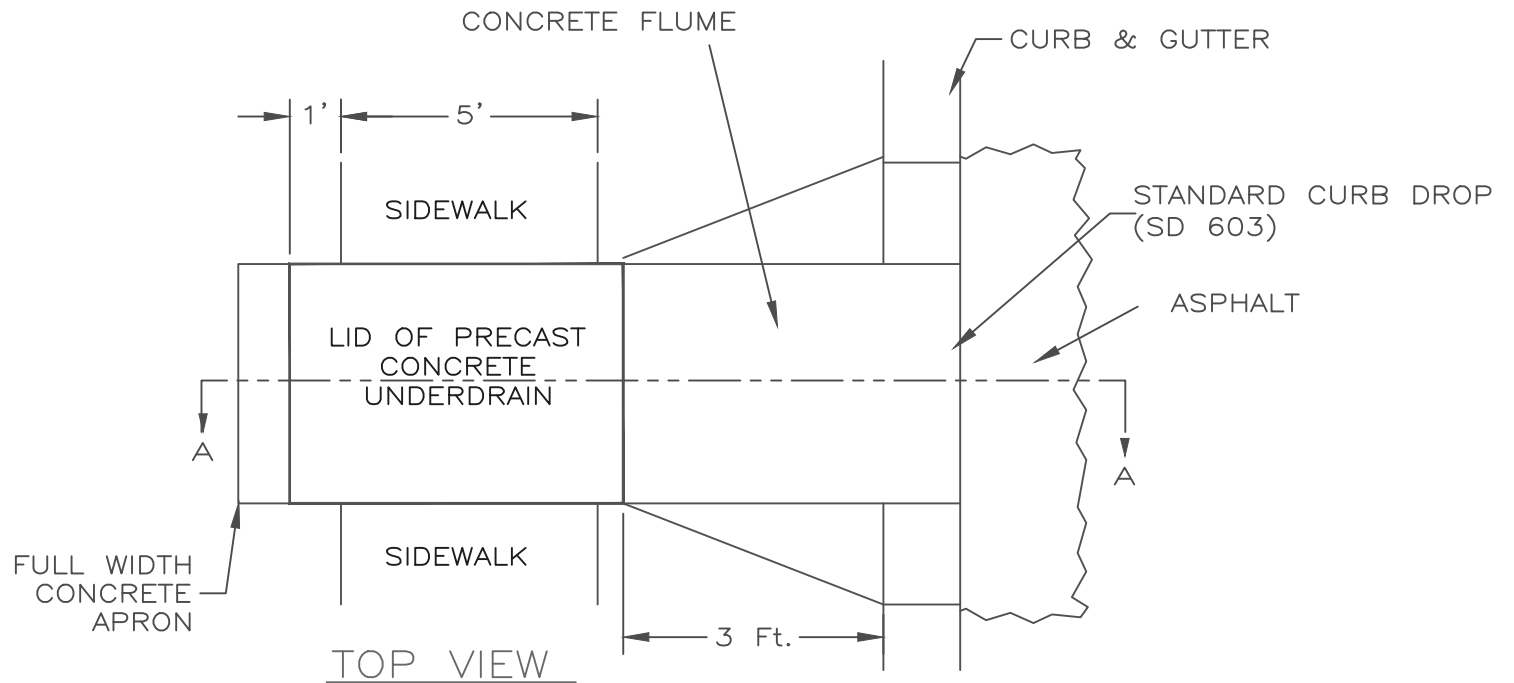
**NOTES:**

1. UNDERDRAIN TO BE "WILBERT PRECAST" SPECIAL CURB INLET TYPE 2 (MODEL 1840) OR APPROVED EQUAL.
2. SIDEWALK PROFILE GRADES SHALL BE ADJUSTED TO ACCOMMODATE THE UNDERDRAIN ELEVATION. MAXIMUM SIDEWALK PROFILE GRADE IS 5.0%

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**SIDEWALK UNDERDRAIN  
 (PRECAST)**

STANDARD DRAWING  
 NO. **SD 604**



**NOTES:**

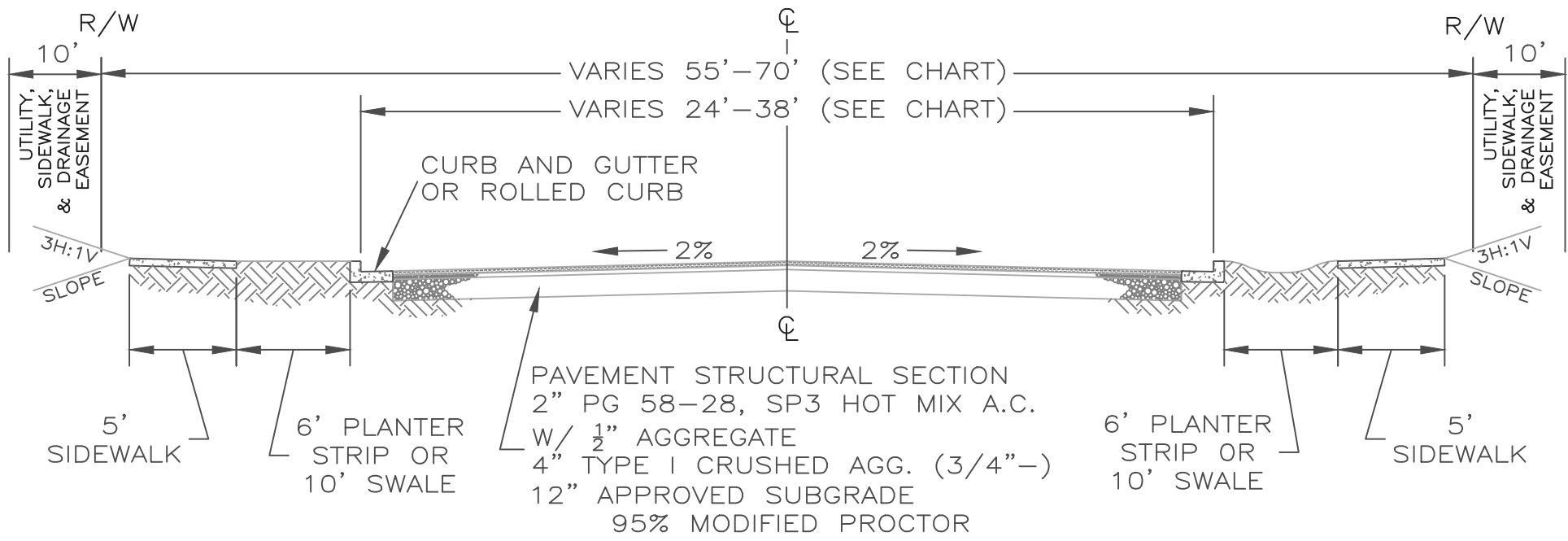
1. UNDERDRAIN TO BE "WILBERT PRECAST" SPECIAL CURB INLET TYPE 2 (MODEL 1840) OR APPROVED EQUAL.
2. SIDEWALK PROFILE GRADES SHALL BE ADJUSTED TO ACCOMODATE THE UNDERDRAIN ELEVATION. MAXIMUM PROFILE GRADE 5%.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**SIDEWALK UNDERDRAIN  
 (CURB SEPARATED)**

STANDARD DRAWING  
 NO. **SD 605**



PAVEMENT STRUCTURAL SECTION  
 2" PG 58-28, SP3 HOT MIX A.C.  
 W/ 1/2" AGGREGATE  
 4" TYPE I CRUSHED AGG. (3/4"-)  
 12" APPROVED SUBGRADE  
 95% MODIFIED PROCTOR

ALTERNATE SECTIONS

PAVED WIDTH	R/W WIDTH	PARKING LANES	OTHER
24'	N/A	NONE	PRIVATE ONLY
28'	60'	1 SIDE	
32'	65'	2 SIDES	
36'	70'	2 SIDES	
38'	70'	NONE	5' BIKE LANE

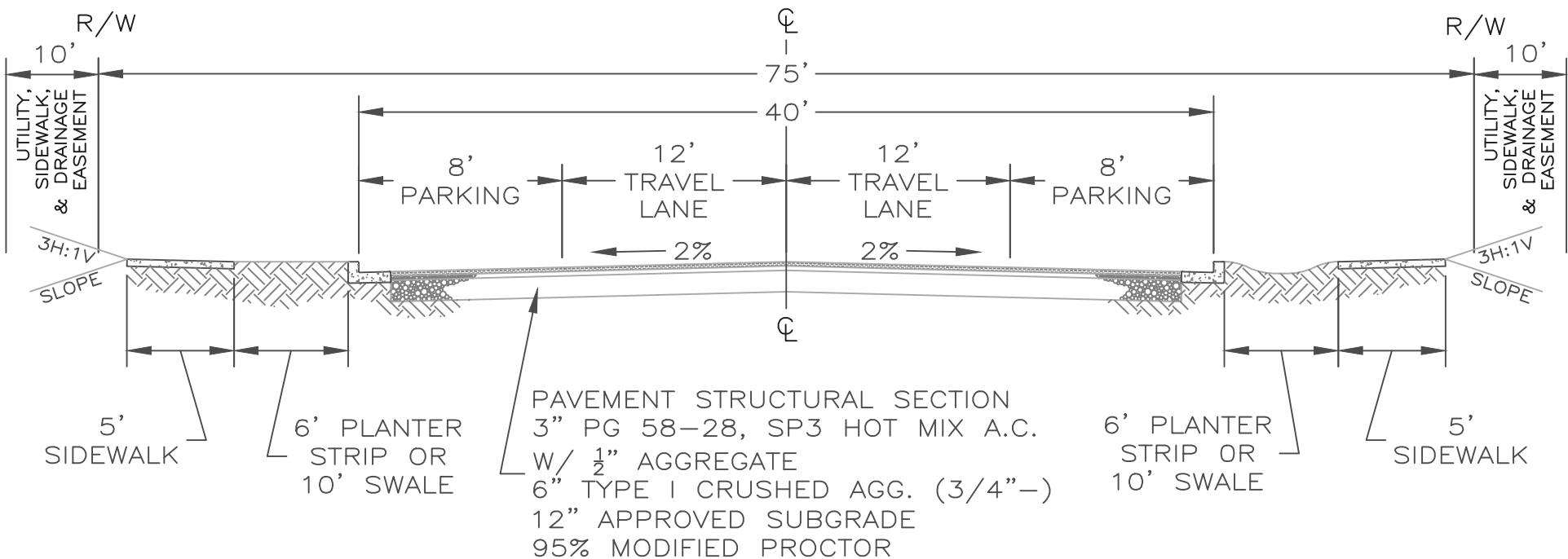
NOTES:

1. RIGHT-OF-WAY WIDTHS, EASEMENTS, AND PAVEMENT SECTIONS SHOWN ARE MINIMUM REQUIREMENTS. WIDTHS MAY BE INCREASED TO ACCOMODATE PARKING OR TURN LANES.
2. PAVED WIDTH IS MEASURED FROM CURB FLOW LINE TO CURB FLOW LINE.
3. ALL SIDEWALKS SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS.
4. WHERE CONTINUOUS SWALE IS NOT PROVIDED, THE SEPARATION BETWEEN BACK OF CURB TO FACE OF SIDEWALK MAY BE REDUCED TO A 6' PLANTER STRIP.
5. MAXIMUM ALLOWABLE SLOPES WITHIN RIGHTS-OF-WAY OR EASEMENTS SHALL BE 3H:1V. WHERE BICYCLE OR PEDESTRIAN FACILITIES EXIST NEAR THE EDGE OF EASEMENTS, THE 3H:1V SLOPE SHALL EXTEND AT LEAST 5' BEYOND SAID FACILITY.
6. PRIVATE STREETS SHALL BE CONSTRUCTED WITH THE SAME PAVEMENT STRUCTURAL SECTION AS PUBLIC ROADWAYS.
7. R/W WIDTH MAY REDUCED UP TO 10' BUT IN NO CASE TO A WIDTH LESS THAN 55', WHEN PLANTER STRIPS ARE USED.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**TYPICAL STREET SECTION,  
 LOCAL RESIDENTIAL**

STANDARD DRAWING  
 NO. **SD 2001**



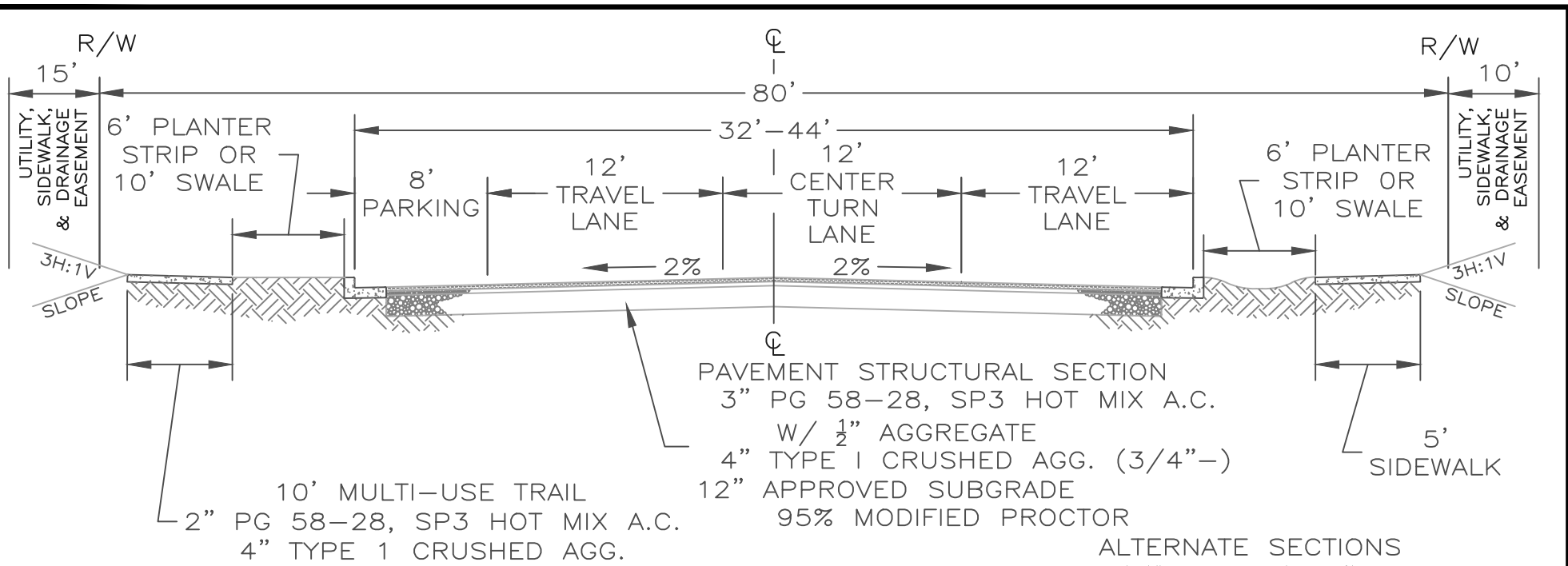
**NOTES:**

1. RIGHT-OF-WAY WIDTHS, EASEMENTS, AND PAVEMENT SECTIONS SHOWN ARE MINIMUM REQUIREMENTS. WIDTHS MAY BE INCREASED TO ACCOMMODATE PARKING OR TURN LANES.
2. PAVED WIDTH IS MEASURED FROM CURB FLOW LINE TO CURB FLOW LINE.
3. ALL SIDEWALKS SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS.
4. WHERE CONTINUOUS SWALE IS NOT PROVIDED, THE SEPARATION BETWEEN BACK OF CURB TO FACE OF SIDEWALK MAY BE REDUCED TO A 6' PLANTER STRIP.
5. MAXIMUM ALLOWABLE SLOPES WITHIN RIGHTS-OF-WAY OR EASEMENTS SHALL BE 3H:1V. WHERE BICYCLE OR PEDESTRIAN FACILITIES EXIST NEAR THE EDGE OF EASEMENTS, THE 3H:1V SLOPE SHALL EXTEND AT LEAST 5' BEYOND SAID FACILITY.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**TYPICAL STREET SECTION,  
 LOCAL COMMERCIAL / INDUSTRIAL**

STANDARD DRAWING  
 NO. **SD 2002**



**NOTES:**

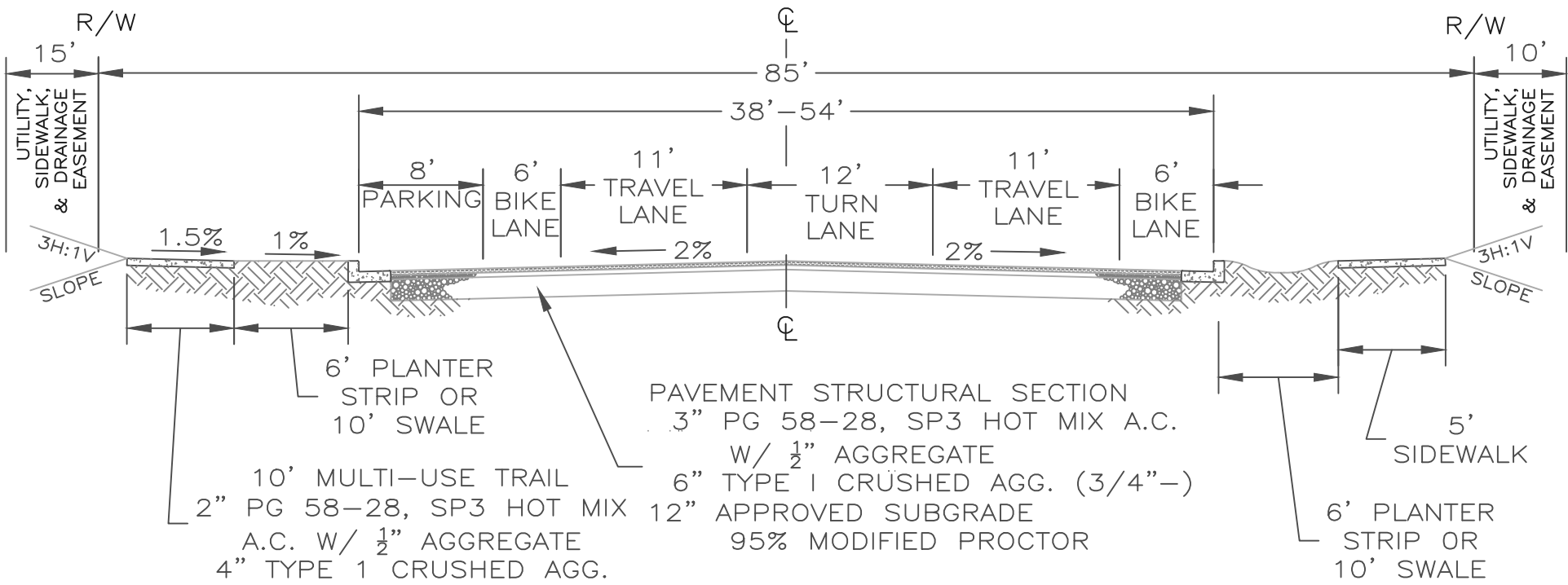
1. RIGHT-OF-WAY WIDTHS, EASEMENTS, AND PAVEMENT SECTIONS SHOWN ARE MINIMUM REQUIREMENTS. WIDTHS MAY BE INCREASED TO ACCOMMODATE PARKING OR TURN LANES.
2. PAVED WIDTH IS MEASURED FROM CURB FLOW LINE TO CURB FLOW LINE.
3. ALL SIDEWALKS AND TRAILS SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS.
4. WHERE CONTINUOUS SWALE IS NOT PROVIDED, THE SEPARATION BETWEEN BACK OF CURB TO FACE OF SIDEWALK OR TRAIL MAY BE REDUCED TO A 6' PLANTER STRIP.
5. MAXIMUM ALLOWABLE SLOPES WITHIN RIGHTS-OF-WAY OR EASEMENTS SHALL BE 3H:1V. WHERE BICYCLE OR PEDESTRIAN FACILITIES EXIST NEAR THE EDGE OF EASEMENTS, THE 3H:1V SLOPE SHALL EXTEND AT LEAST 5' BEYOND SAID FACILITY.
6. ALL ROADWAY MARKINGS SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLANS AND IN CONFORMANCE WITH STANDARD DETAILS SD 2018 AND SD 2019

MINIMUM PARKING	BIKE	TRAVEL
1-8' LANE	2-6' LANES	2-12' TRAVEL
2-8' LANES	NONE	2-14' TRAVEL
NONE	2-5' LANES	1-12' TURN 2-11' TRAVEL
1-8' LANE	NONE	1-12' TURN 2-12' TRAVEL

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 DATE: 3/17/26

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

STANDARD DRAWING  
 NO. SD 2003



PAVEMENT STRUCTURAL SECTION  
 3" PG 58-28, SP3 HOT MIX A.C.  
 W/ 1/2" AGGREGATE  
 6" TYPE I CRUSHED AGG. (3/4"-)  
 12" APPROVED SUBGRADE  
 95% MODIFIED PROCTOR

**NOTES:**

1. RIGHT-OF-WAY WIDTHS, EASEMENTS, AND PAVEMENT SECTIONS SHOWN ARE MINIMUM REQUIREMENTS. ROAD WIDTHS MAY BE INCREASED TO ACCOMMODATE PARKING OR TURN LANES.
2. PAVED WIDTH IS MEASURED FROM CURB FLOW LINE TO CURB FLOW LINE.
3. ALL SIDEWALKS AND TRAILS SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS.
4. WHERE CONTINUOUS SWALE IS NOT PROVIDED, THE SEPARATION BETWEEN BACK OF CURB TO FACE OF SIDEWALK OR TRAIL MAY BE REDUCED TO A 6' PLANTER STRIP.
5. MAXIMUM ALLOWABLE SLOPES WITHIN RIGHTS-OF-WAY OR EASEMENTS SHALL BE 3H:1V. WHERE BICYCLE OR PEDESTRIAN FACILITIES EXIST NEAR THE EDGE OF EASEMENTS, THE 3H:1V SLOPE SHALL EXTEND AT LEAST 5' BEYOND SAID FACILITY.
6. ALL ROADWAY MARKINGS SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLANS AND IN CONFORMANCE WITH STANDARD DETAIL SD 2018 AND SD 2019.

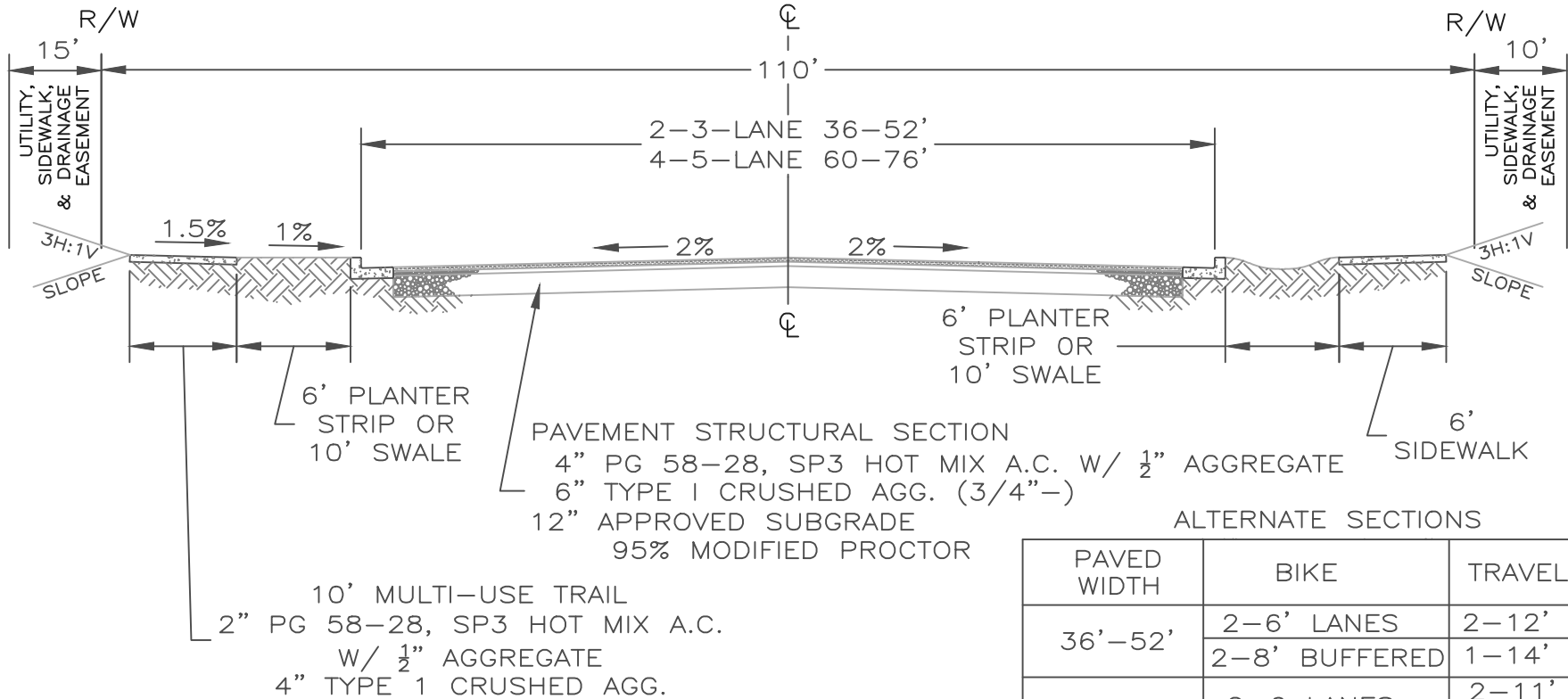
**ALTERNATE SECTIONS**

MINIMUM PARKING	BIKE	TRAVEL
1-8' LANE	2-6' LANES	2-11' TRAVEL 1- 12' TURN
2-8' LANES	2-6' LANES	2-12' TRAVEL
NONE	2-6' LANES	2-14' TRAVEL 1- 12' TURN

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 DATE: 3/17/26

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

STANDARD DRAWING  
 NO. **SD 2004**



ALTERNATE SECTIONS

PAVED WIDTH	BIKE	TRAVEL
36'-52'	2-6' LANES	2-12' TRAVEL
	2-8' BUFFERED	1-14' TURN
60'-76'	2-6 LANES	2-11' TRAVEL 1-14' TURN
	2-8' BUFFERED	4-12' TRAVEL 1-14' TURN

**NOTES:**

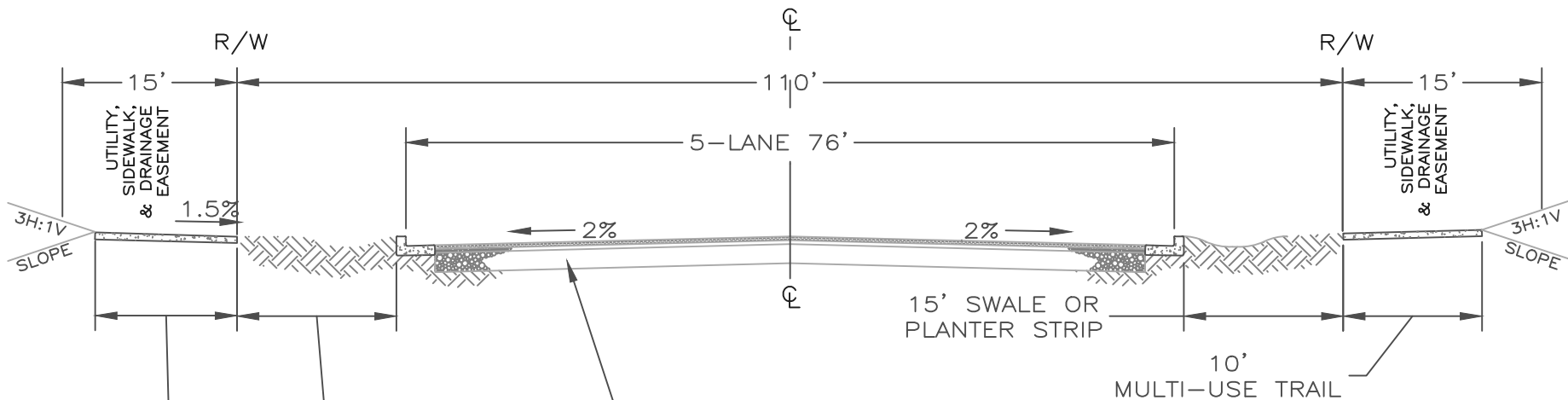
1. RIGHT-OF-WAY WIDTHS, EASEMENTS, AND PAVEMENT SECTIONS SHOWN ARE MINIMUM REQUIREMENTS. ROAD WIDTHS MAY BE INCREASED TO ACCOMMODATE TURN POCKETS.
2. PAVED WIDTH IS MEASURED FROM CURB FLOW LINE TO CURB FLOW LINE.
3. ALL SIDEWALKS AND TRAILS SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS.
4. WHERE CONTINUOUS SWALE IS NOT PROVIDED, THE SEPARATION BETWEEN BACK OF CURB TO FACE OF SIDEWALK OR TRAIL MAY BE REDUCED TO A 6' PLANTER STRIP.
5. MAXIMUM ALLOWABLE SLOPES WITHIN RIGHTS-OF-WAY OR EASEMENTS SHALL BE 3H:1V. WHERE BICYCLE OR PEDESTRIAN FACILITIES EXIST NEAR THE EDGE OF EASEMENTS, THE 3H:1V SLOPE SHALL EXTEND AT LEAST 5' BEYOND SAID FACILITY.
6. ALL ROADWAY MARKINGS SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLANS AND IN CONFORMANCE WITH STANDARD DETAILS SD 2018 AND SD 2019.
7. PROVIDE BIKE LANES AND TRAVEL LANES AS DIRECTED BY THE CITY ENGINEER

APPROVED BY:  
  
 CITY ENGINEER, P.E.      3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**TYPICAL STREET SECTION,  
MINOR ARTERIAL**

STANDARD DRAWING  
 NO. **SD 2005**



PAVEMENT STRUCTURAL SECTION  
 4" PG 58-28, SP3 HOT MIX A.C. W/ 1/2" AGGREGATE  
 6" TYPE 1 CRUSHED AGG. (3/4"-)  
 12" APPROVED SUBGRADE  
 95% MODIFIED PROCTOR

15' SWALE OR PLANTER STRIP  
 2" PG 58-28, SP3 HOT MIX A.C.  
 W/ 1/2" AGGREGATE  
 4" TYPE 1 CRUSHED AGG.

10' MULTI-USE TRAIL

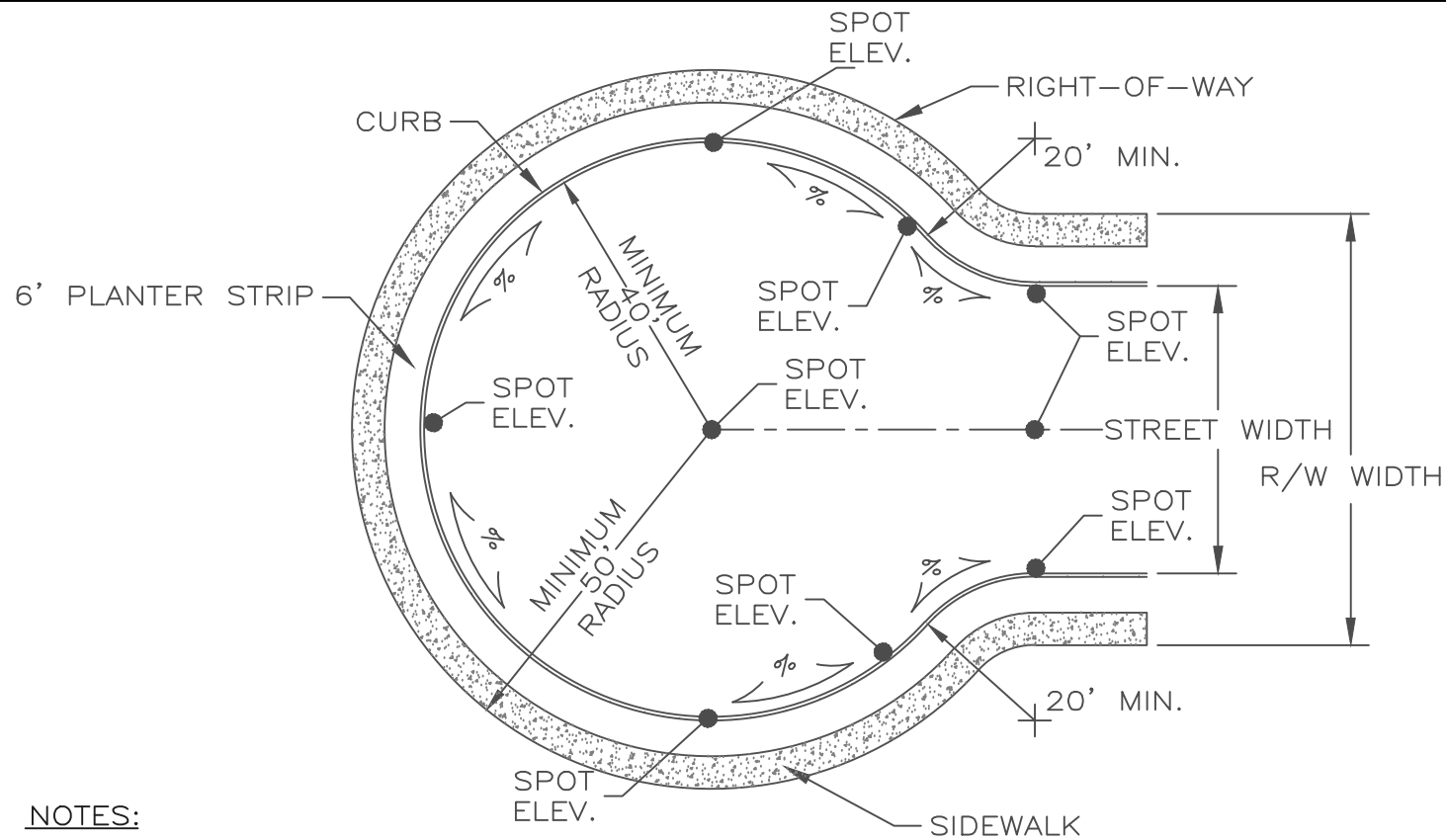
BIKE LANES	TRAVEL LANES	TURN LANES
2-8' BUFFERED	4-12' LANES	1-12' LANE

- NOTES:**
- RIGHT-OF-WAY WIDTHS, EASEMENTS, AND PAVEMENT SECTIONS SHOWN ARE MINIMUM REQUIREMENTS. ROAD WIDTHS MAY BE INCREASED TO TO ACCOMMODATE TURN POCKETS.
  - PAVED WIDTH IS MEASURED FROM CURB FLOW LINE TO CURB FLOW LINE.
  - ALL SIDEWALKS AND TRAILS SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS.
  - MEANDERED TRAIL OR SIDEWALK SECTIONS SHALL BE LOCATED AT LEAST 8' FROM THE BACK OF CURB.
  - MAXIMUM ALLOWABLE SLOPES WITHIN RIGHTS-OF-WAY OR EASEMENTS SHALL BE 3H:1V. WHERE BICYCLE OR PEDESTRIAN FACILITIES EXIST NEAR THE EDGE OF EASEMENTS, THE 3H:1V SLOPE SHALL EXTEND AT LEAST 5' BEYOND SAID FACILITY.
  - ALL ROADWAY MARKINGS SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLANS AND IN CONFORMANCE WITH STANDARD DETAILS SD2018 AND SD2019.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

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

STANDARD DRAWING  
 NO. **SD 2006**



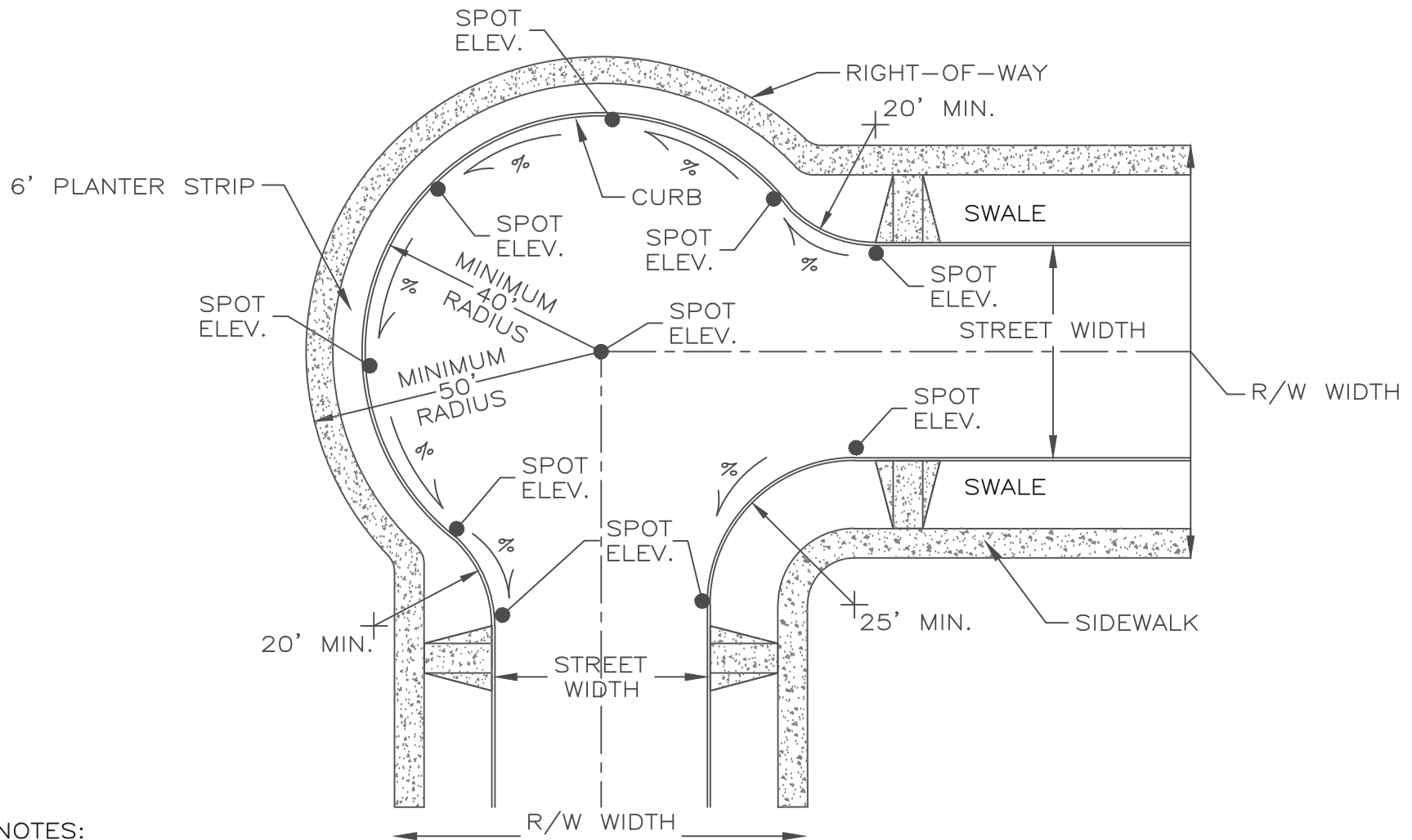
NOTES:

1. STREET PROFILE GRADES 0.8% MINIMUM.
2. MINIMUM CUL-DE-SAC RADII ARE: 50 FEET FOR RIGHT-OF-WAY AND 40 FEET, MEASURED FROM CENTER POINT TO FACE OF CURB.
3. CURB & GUTTER IS REQUIRED.
4. CUL-DE-SAC MAY BE OFFSET TO THE LEFT OR RIGHT OF CENTERLINE SO THAT THE APPROACH STREET CURB IS TANGENT WITH CUL-DE-SAC CIRCLE.
5. MINIMUM STREET CORNER RADII ARE 20 FEET, MEASURED TO BACK OF CURB.
6. SIDEWALK LOCATION AND DRAINAGE PATTERNS MAY VARY.
7. CONTINUOUS SWALES SHALL NOT BE LOCATED WITHIN THE CUL-DE-SAC.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**CUL-DE-SAC DETAIL**

STANDARD DRAWING  
 NO. **SD 2007**



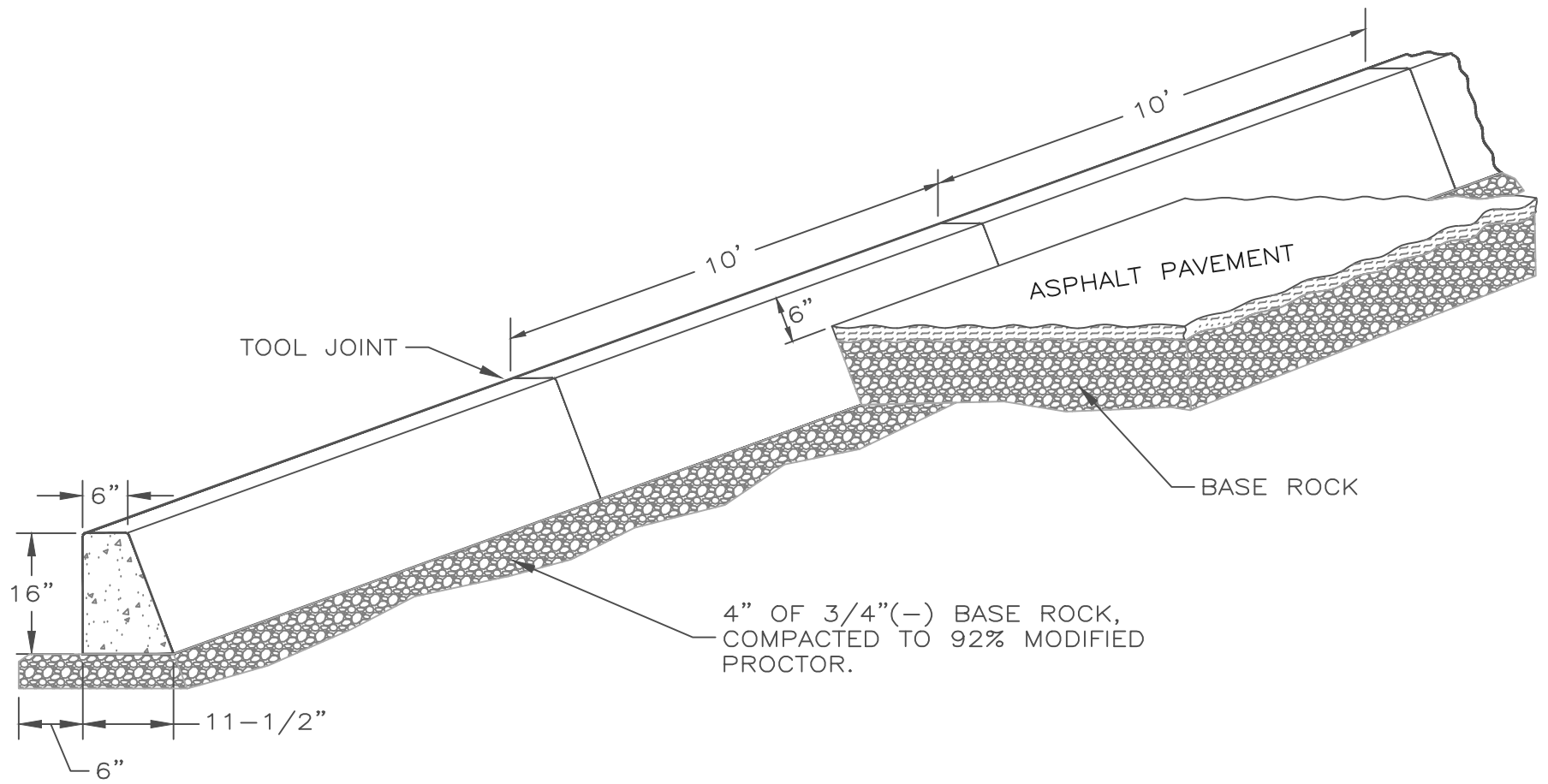
**NOTES:**

1. STREET PROFILE GRADES 0.8% MINIMUM.
2. MINIMUM KNUCKLE RADII ARE: 50 FEET FOR RIGHT-OF-WAY AND 40 FEET, MEASURED FROM CENTER TO FACE OF CURB.
3. CURB AND GUTTER IS REQUIRED.
4. SIDEWALK LOCATION AND DRAINAGE PATTERNS MAY VARY.
5. CONTINUOUS SWALES SHALL NOT BE LOCATED WITHIN KNUCKLE.
6. ONE ADA CROSSING IS REQUIRED AT EACH KNUCKLE

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**STREET KNUCKLE DETAIL,  
 WITH PEDESTRIAN RAMPS**

STANDARD DRAWING  
 NO. **SD 2008**



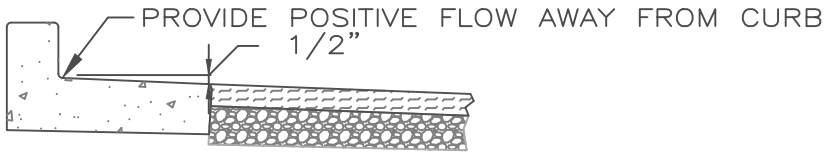
**NOTES:**

1. A BROOM FINISH IS REQUIRED.
2. FELT EXPANSION JOINTS ARE REQUIRED AT THE POINTS OF CURVATURE FOR CURB RETURNS, COLD JOINTS, AND CATCH BASINS. TOOL JOINTS ARE REQUIRED EVERY TEN FEET.
3. FILLET ALL EXPOSED CORNERS WITH A RADIUS OF 1/2"

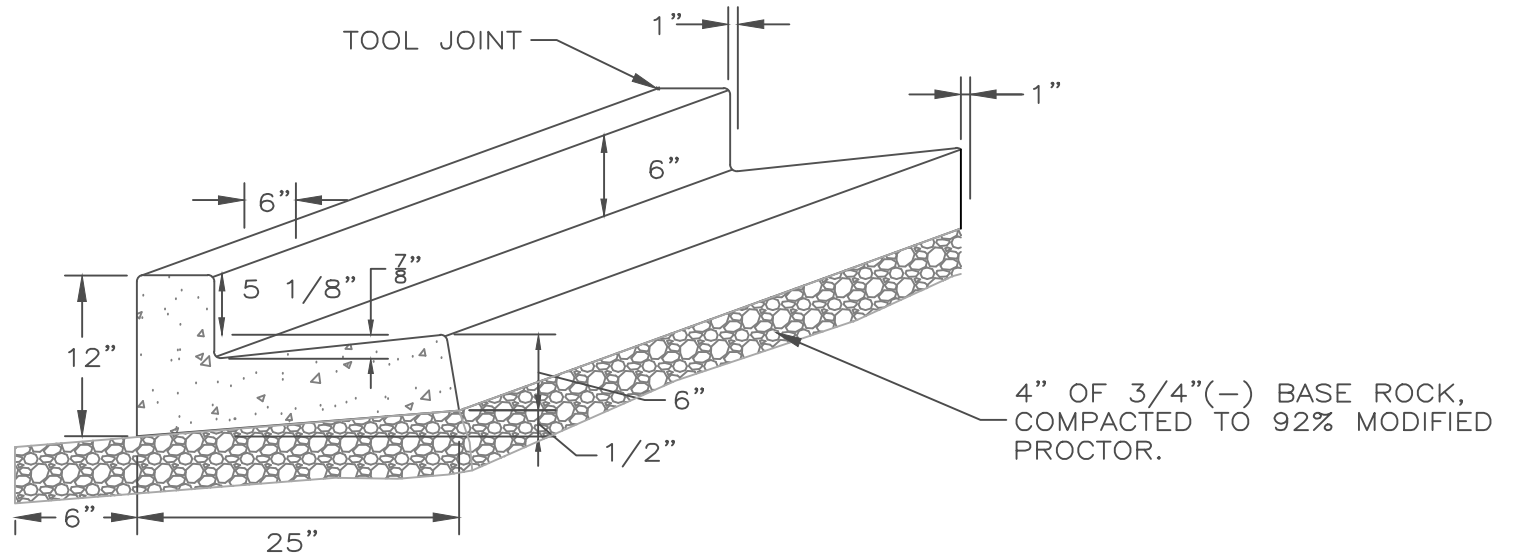
APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**STANDARD STRAIGHT CURB**

STANDARD DRAWING  
 NO. **SD 2009**



"DUMP" CURB OPTION



NOTES:

1. A BROOM FINISH IS REQUIRED.
2. FELT EXPANSION JOINTS ARE REQUIRED AT THE POINTS OF CURVATURE FOR CURB RETURNS, COLD JOINTS AND CATCH BASINS. TOOL JOINTS ARE REQUIRED EVERY TEN FEET AND SHALL ALIGN WITH SIDEWALK JOINTS.
3. FILLET ALL EXPOSED CORNERS WITH A RADIUS OF 1/2"

APPROVED BY:

*Robert J. [Signature]*  
CITY ENGINEER, P.E.

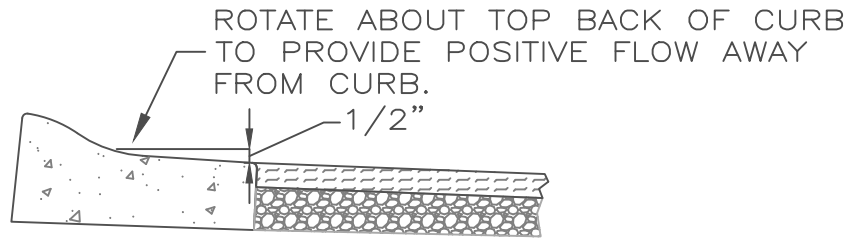
3/17/26  
DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

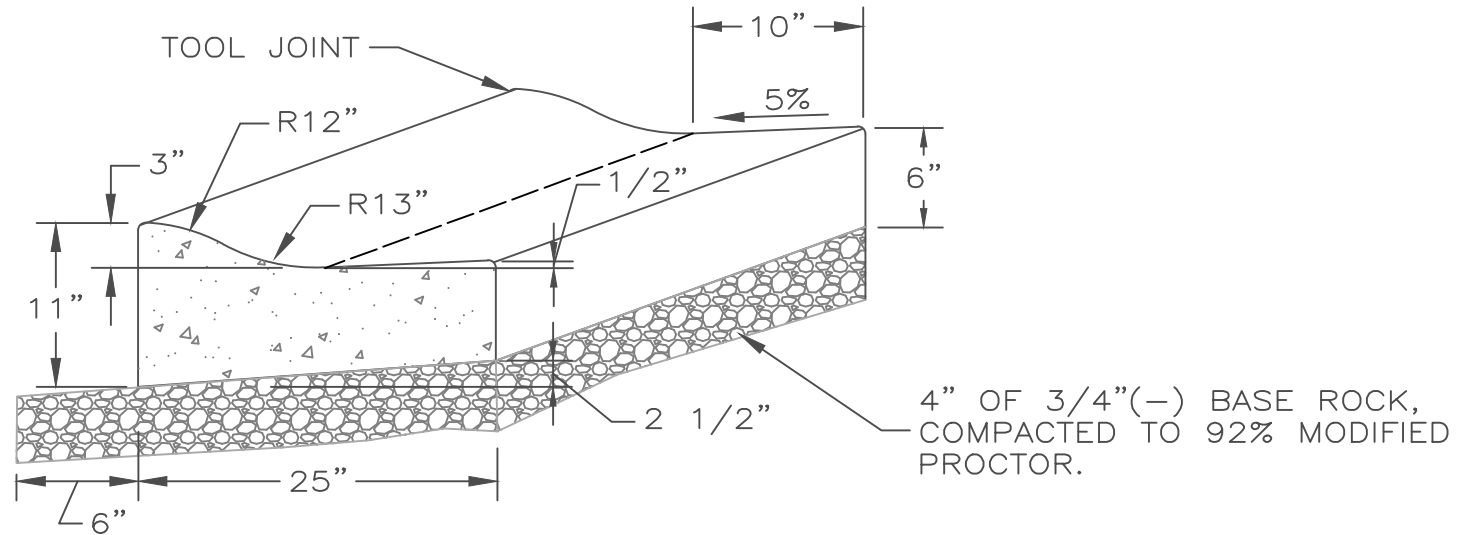
**STANDARD CURB AND GUTTER**

STANDARD DRAWING

NO. SD 2010



"DUMP" CURB OPTION



NOTES:

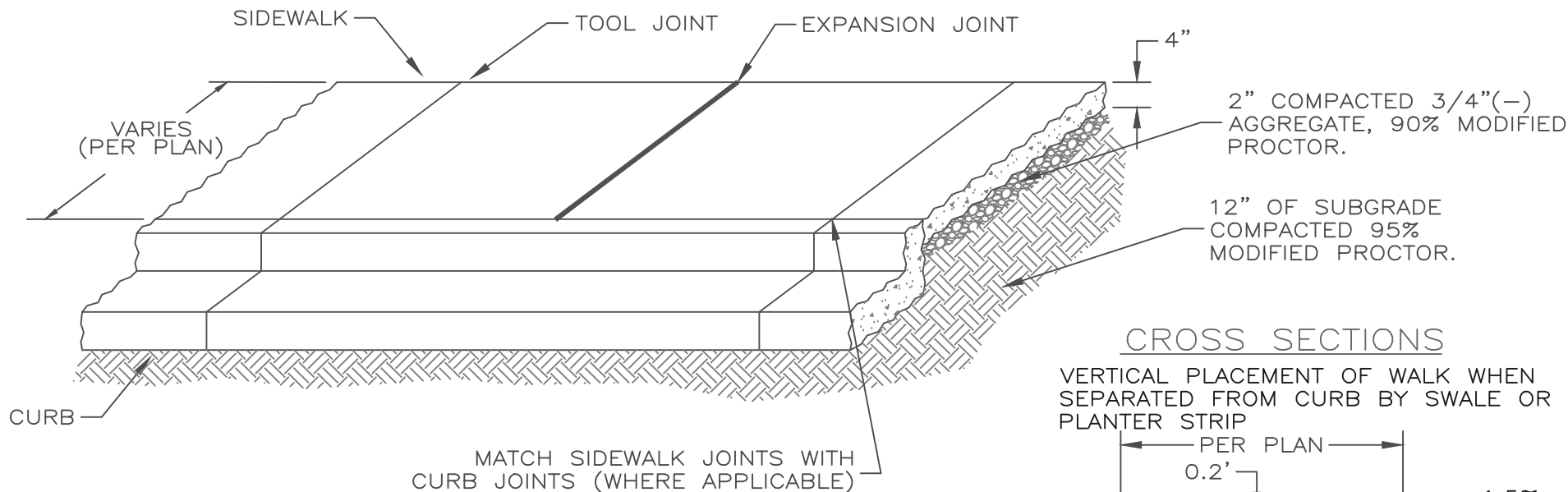
1. A BROOM FINISH IS REQUIRED.
2. FELT EXPANSION JOINTS ARE REQUIRED AT POINTS OF CURVATURE FOR CURB RETURNS, COLD JOINTS AND CATCH BASINS. TOOL JOINTS ARE REQUIRED EVERY TEN FEET AND SHALL ALIGN WITH SIDEWALK JOINTS.
3. FILLET ALL EXPOSED CORNERS WITH A RADIUS OF 1/2"

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

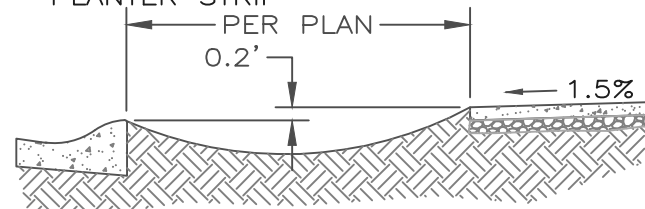
**ROLLED CURB**

STANDARD DRAWING  
 NO. SD 2011

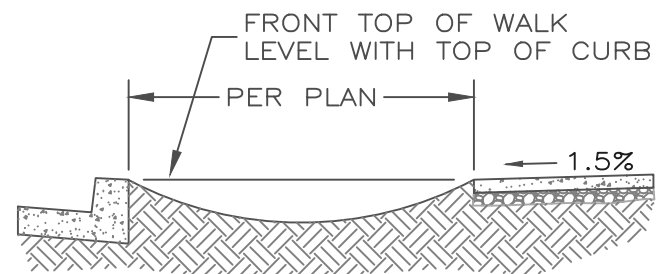


CROSS SECTIONS

VERTICAL PLACEMENT OF WALK WHEN SEPARATED FROM CURB BY SWALE OR PLANTER STRIP



ROLLED CURB



STANDARD CURB OR CURB AND GUTTER

NOTES:

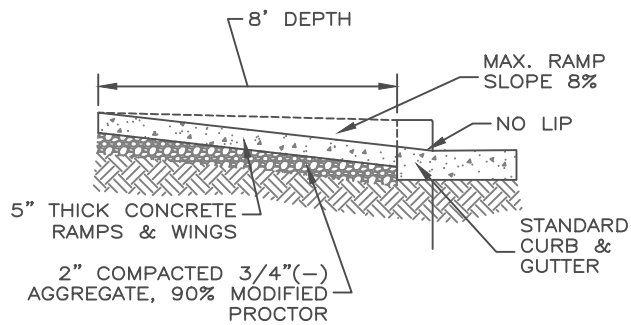
1. TOOL JOINTS SHALL BE PLACED EVERY 5 FEET AND MATCH CURB JOINTS.
2. EXPANSION JOINTS SHALL BE PLACED EVERY 20 FEET AND AT COLD JOINTS WITH FELT EXPANSION MATERIAL EXTENDING THE FULL SIDEWALK DEPTH.
3. SIDEWALK SHALL SLOPE TOWARDS THE CURB AT 1.5%.
4. SIDEWALK SHALL BE 4" THICK EXCEPT WHEN HAND FORMED AS PART OF A DRIVEWAY WHERE IT SHALL BE 5-1/2" THICK.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

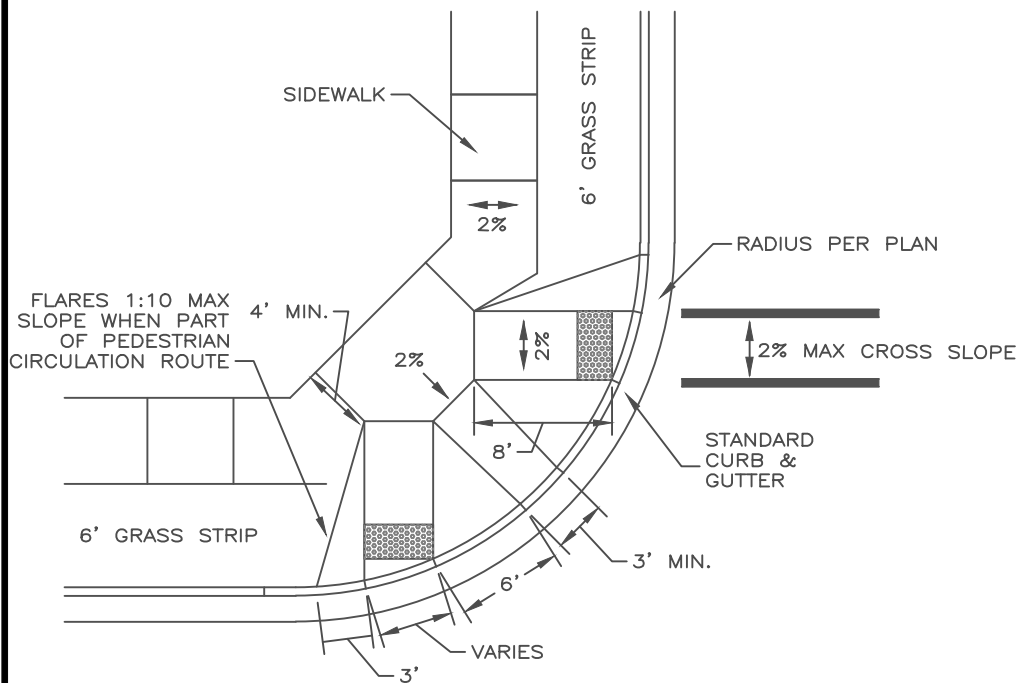
POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**SIDEWALK DETAIL**

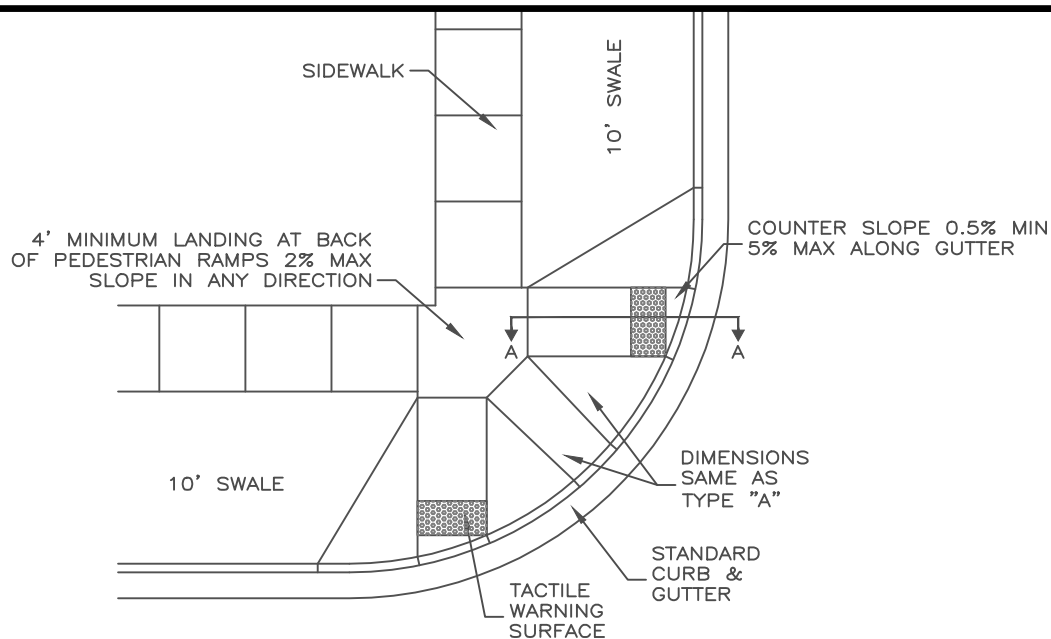
STANDARD DRAWING  
 NO. **SD 2012**



SECTION A-A



TYPE A  
PLANTER STRIP APPLICATION



TYPE B  
SWALE APPLICATION

NOTES:

1. CONFIGURATION OF RAMPS AND LOCATION OF TACTILE WARNING SYSTEM SHALL FOLLOW THE DETAILS SHOWN WITHIN THE PLANS.
2. TACTILE WARNING SURFACES SHALL BE CAST IRON UNITS AS MANUFACTURED BY ADVANTAGE CAST IRON OR TUFTILE OR APPROVED EQUAL. TRUNCATED DOME SIZE AND SPACING SHALL COMPLY WITH THE PUBLIC RIGHT OF WAY ACCESS GUIDELINES (SECTION R304). UNITS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
3. TACTILE WARNING SURFACES SHALL BE 24" MIN. IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE RAMP, EXCLUDING FLARES. RAMP WIDTH SHALL BE THE SAME WIDTH AS THE ADJACENT PEDESTRIAN FACILITY.
4. A 4' MINIMUM LANDING SHALL BE PROVIDED BEHIND ALL PEDESTRIAN RAMPS.
5. ALL WORK SHALL COMPLY WITH THE PUBLIC RIGHTS-OF-WAY ACCESS GUIDELINES (SECTION R304). NO WORK OUTSIDE OF THE DESIGN TOLERANCES, CONTAINED IN SAID GUIDELINES, WILL BE EXCEPTED. MAXIMUM AND MINIMUM VALUES ARE ABSOLUTE.
6. THE CENTERLINE OF A RAMP SHALL BE GENERALLY ALIGNED TO DIRECT THE USER OF A RAMP TO THE RECEIVING RAMP.

APPROVED BY:

*Robert S. [Signature]*  
CITY ENGINEER, P.E.

3/17/26

DATE:

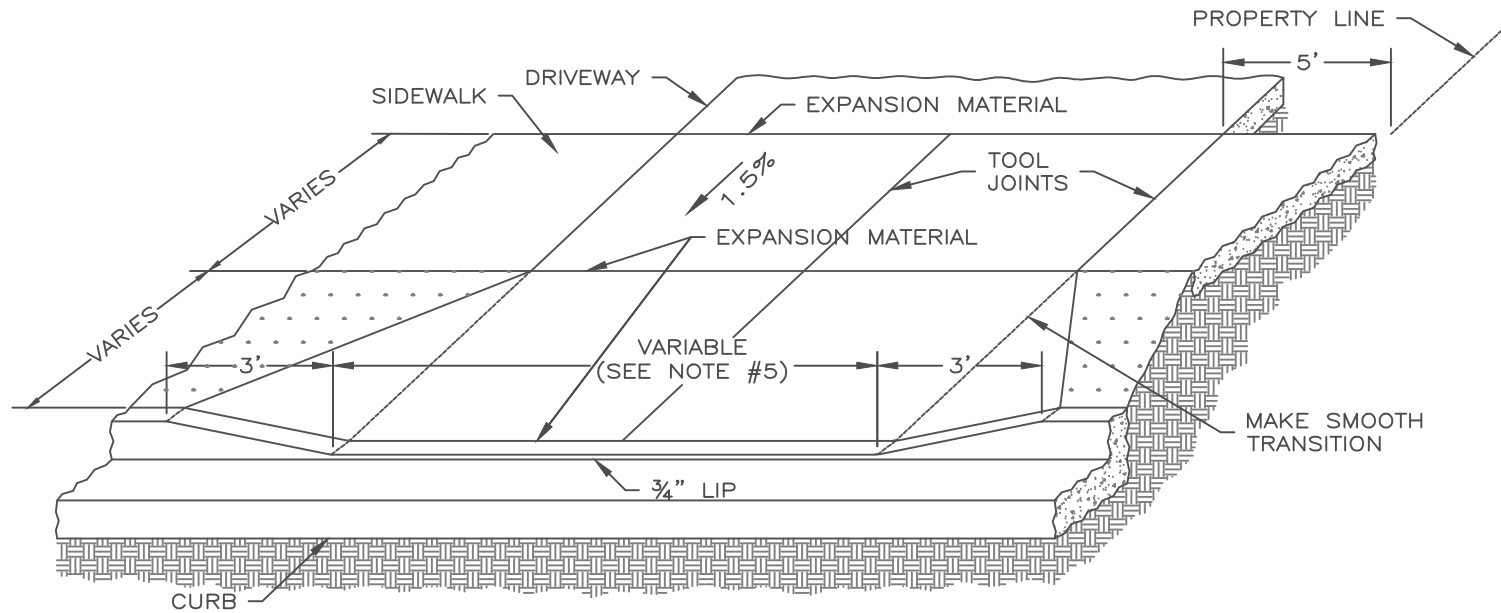
POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**PEDESTRIAN RAMPS**

STANDARD DRAWING

NO. SD 2013





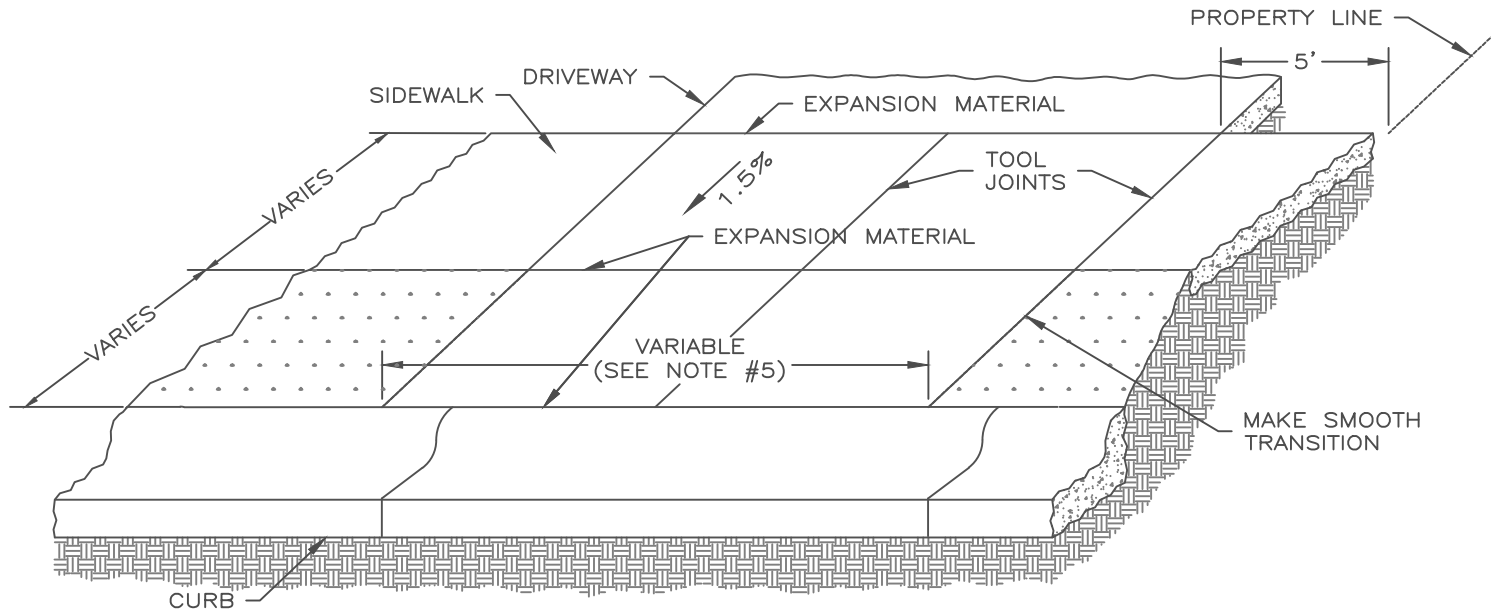
**NOTES:**

1. A 5-1/2" THICK CONCRETE DRIVE APPROACH SHALL BE CONSTRUCTED ON 2" OF COMPACTED 3/4"(-) AGGREGATE AND SUBGRADE COMPACTED TO 92% OF MODIFIED PROCTOR.
2. TOOL JOINTS SHALL BE PLACED EVERY 5 FEET
3. EXPANSION MATERIAL IS REQUIRED BETWEEN THE DRIVEWAY SLAB AND WALK AND SHALL EXTEND THE FULL DEPTH OF THE CONCRETE.
4. SIDEWALK SHALL BE A MINIMUM OF 4" THICK EXCEPT WHEN HAND FORMED AS PART OF A DRIVEWAY WHERE IT SHALL BE A MINIMUM OF 5 1/2" THICK.
5. RESIDENTIAL DRIVEWAY WIDTHS SHALL NOT EXCEED 40% OF THE LOT FRONTAGE WIDTH OR 24' WHICHEVER IS LESSER. WHERE THE FRONTAGE ALLOWS FOR 2 APPROACHES THE AGGREGATE WIDTH SHALL NOT EXCEED 30'.
6. COMMERCIAL DRIVES ARE ALLOWED A MINIMUM WIDTH OF 24' AND A MAXIMUM WIDTH OF 40' (NOT TO EXCEED 40% OF THE LOT WIDTH).
7. THE APPROACH SHALL BE LOCATED NO CLOSER THAN 5' TO THE PROPERTY LINE.
8. SIDEWALK SHALL SLOPE 1.5% TOWARD THE ROAD.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**DRIVEWAY APPROACH - TYPE B**

STANDARD DRAWING  
 NO. SD 2015



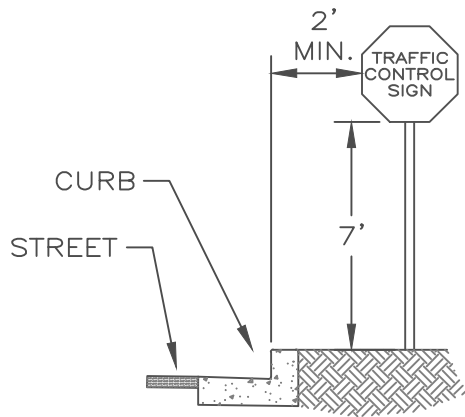
**NOTES:**

1. A 5-1/2" THICK CONCRETE DRIVE APPROACH SHALL BE CONSTRUCTED ON 2" OF COMPACTED 3/4"(-) AGGREGATE AND SUBGRADE COMPACTED TO 92% OF MODIFIED PROCTOR.
2. TOOL JOINTS SHALL BE PLACED EVERY 5 FEET
3. EXPANSION MATERIAL IS REQUIRED BETWEEN THE DRIVEWAY SLAB AND WALK AND SHALL EXTEND THE FULL DEPTH OF THE CONCRETE.
4. SIDEWALK SHALL BE A MINIMUM OF 4" THICK EXCEPT WHEN HAND FORMED AS PART OF A DRIVEWAY WHERE IT SHALL BE A MINIMUM OF 5 1/2" THICK.
5. RESIDENTIAL DRIVEWAY WIDTHS SHALL NOT EXCEED 40% OF THE LOT FRONTAGE WIDTH OR 24' WHICHEVER IS LESSER. WHERE THE FRONTAGE ALLOWS FOR 2 APPROACHES THE AGGREGATE WIDTH SHALL NOT EXCEED 30'.
6. COMMERCIAL DRIVES ARE ALLOWED A MINIMUM WIDTH OF 24' AND A MAXIMUM WIDTH OF 40' (NOT TO EXCEED 40% OF THE LOT WIDTH).
7. THE APPROACH SHALL BE LOCATED NO CLOSER THAN 5' TO THE PROPERTY LINE.
8. SIDEWALK SHALL SLOPE 1.5% TOWARD THE ROAD.

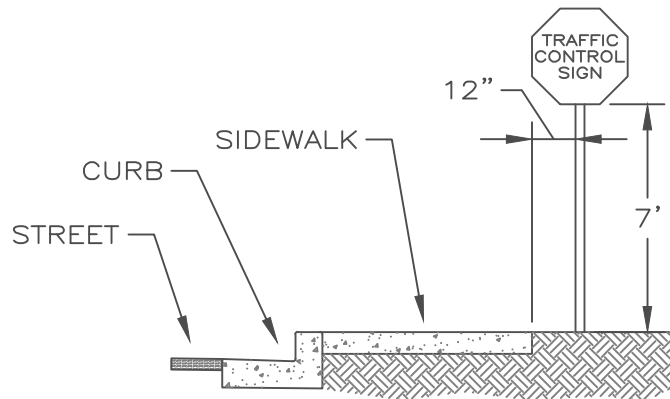
APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**DRIVEWAY APPROACH - TYPE C**

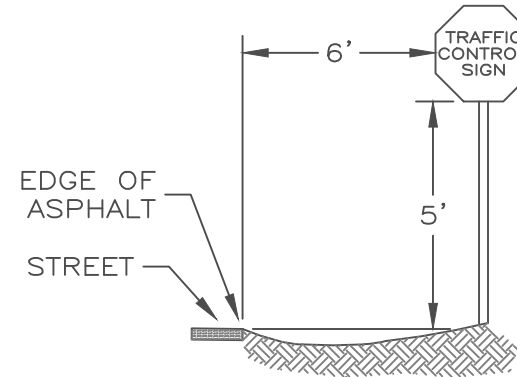
STANDARD DRAWING  
 NO. **SD 2016**



BEHIND CURB



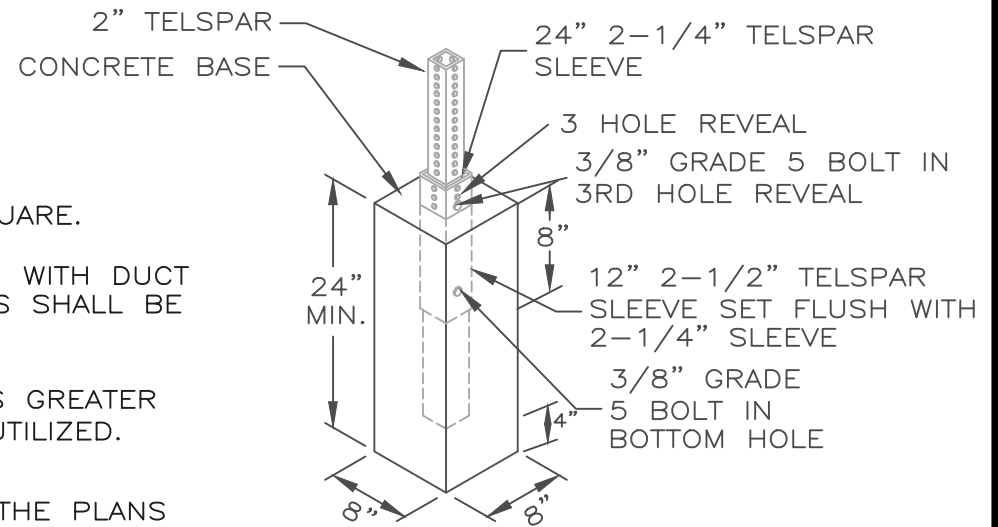
BEHIND SIDEWALK



NO CURB OR SIDEWALK

NOTES:

1. CONCRETE FOOTINGS SHALL BE PREFORMED 8" SQUARE.
2. 2-1/2" AND 2-1/4" SLEEVES SHALL BE WRAPPED WITH DUCT TAPE PRIOR TO EMBEDMENT IN CONCRETE. SLEEVES SHALL BE EMBEDDED TO 20".
3. FOR APPLICATIONS WHERE THE TOTAL SIGN AREA IS GREATER THAN 1300 IN<sup>2</sup>, A 30" DEEP FOOTING SHALL BE UTILIZED.
4. ALL SIGNAGE SHALL BE INSTALLED AS SHOWN ON THE PLANS AND IN CONFORMANCE WITH THE MUTCD, CURRENT EDITION.
5. ALL SIGN FOOTINGS SHALL BE VISUALLY INSPECTED PRIOR TO BACKFILLING AND COMPACTION



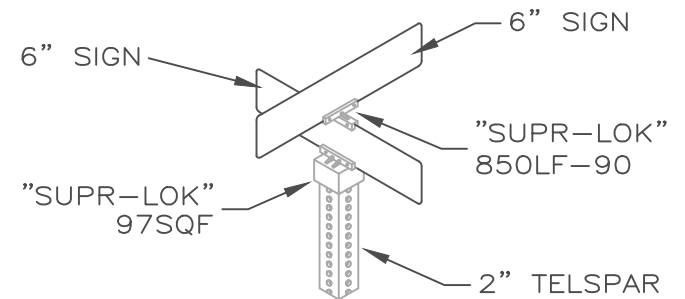
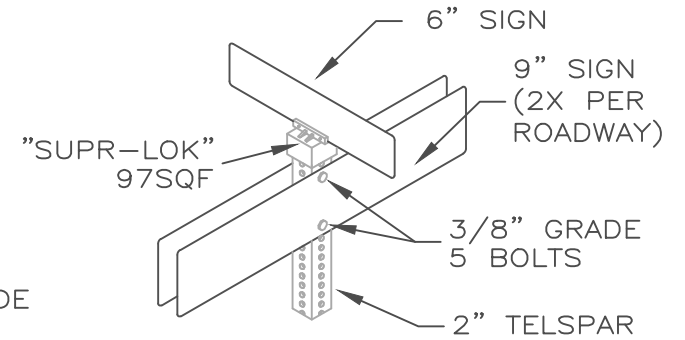
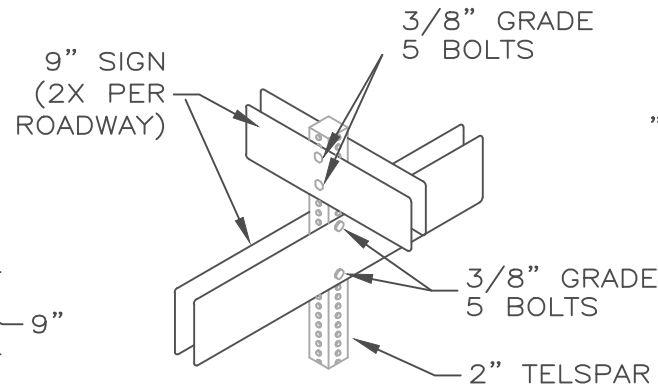
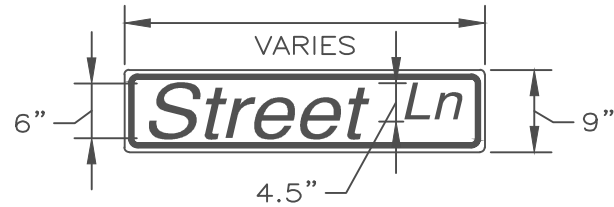
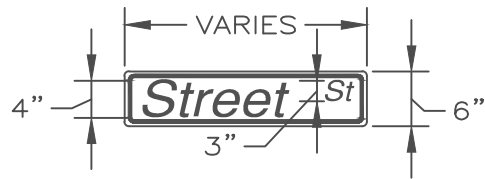
FOOTING DETAIL

APPROVED BY:  
  
 CITY ENGINEER, P.E.      3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

***STREET SIGN PLACEMENT DETAIL***

STANDARD DRAWING  
 NO. ***SD 2017***



NOTES:

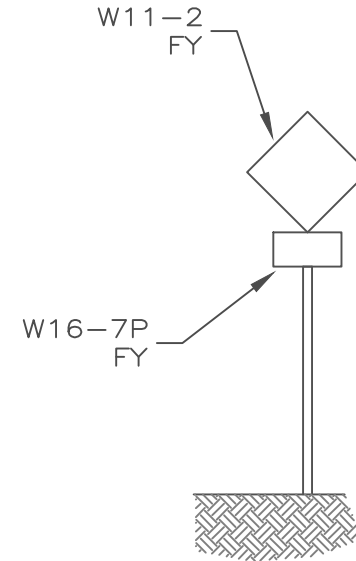
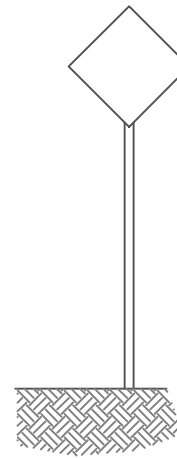
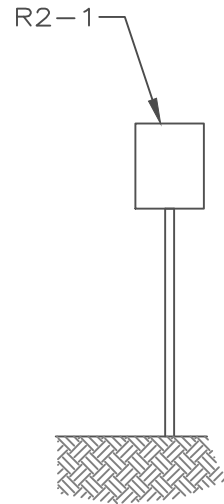
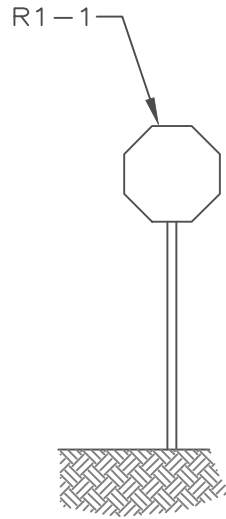
1. ALL PUBLIC STREET NAME SIGNS SHALL BE HIGH INTENSITY AND SHALL HAVE WHITE LETTERING ON A GREEN BACKGROUND. ALL BLADES SHALL HAVE A 1/2" WHITE BORDER. PRIVATE STREET NAME SIGNS SHALL BE HIGH INTENSITY AND SHALL HAVE WHITE LETTERING ON A BLUE BACKGROUND.
2. LETTERING STYLE SHALL CONFORM TO HIGHWAY GOTHIC C FONT, AS SHOWN IN TABLE 2D-2 OF THE "STANDARD HIGHWAY SIGNS AND MARKINGS" (FHWA) BOOK. A 25% CHARACTER REDUCTION SHALL BE USED FOR THE LOWER CASE LETTERS: g j p q y,
3. 6" STREET NAME SIGNS SHALL FACE ROADS WITH A POSTED SPEED LESS THAN 30 MPH.
4. 9" STREET NAME SIGNS SHALL FACE ROADS WITH A POSTED SPEED 30 MPH OR GREATER.
5. 18" STREET NAME SIGNS SHALL BE USED AT SIGNALIZED INTERSECTIONS.
6. ALL STREET NAME SIGNS SHALL UTILIZE FLAT BLADE ALUMINUM AND INCORPORATE HIGH INTENSITY RETROREFLECTIVE MATERIAL.
7. TEE MOUNTS SHALL NOT BE UTILIZED ON BLADES GREATER THAN 6".

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 DATE: 3/17/26

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**STREET NAME SIGN DETAIL**

STANDARD DRAWING  
 NO. SD 2018  
 Page 258 of 286



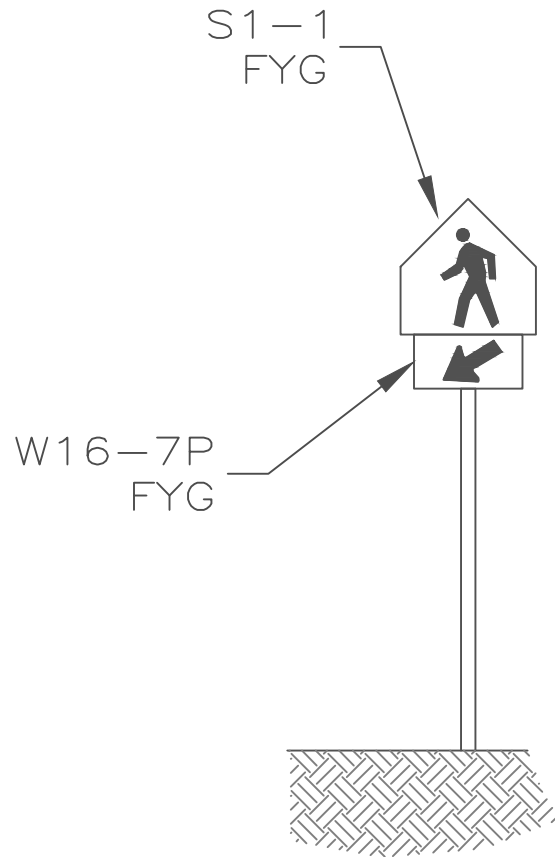
TYPE	STOP SIGN	SPEED LIMIT SIGN	WARNING SIGN	PEDESTRIAN SIGN
COLOR	RED	WHITE	YELLOW/GREEN	YELLOW
SIGN MATERIAL	3M WHITE DIAMOND GRADE 4090 SERIES	3M WHITE HIGH INTENSITY 3930 SERIES	3M YELLOW HIGH INTENSITY 3091 SERIES	3M YELLOW 4081 SERIES
OVERLAY FILM	3M RED EC 1172	3M BLACK EC 1178	3M BLACK EC 1178	3M BLACK EC 1178
SIZE	SINGLE LANE SIZE 30"	SINGLE LANE SIZE 24x30"	VARIES PER THE MUTCD	SINGLE LANE SIZE 30x30"
SIZE	MULTI LANE SIZE 36"	MULTI LANE SIZE 30x36"	VARIES PER THE MUTCD	MULTI LANE 36x36"

APPROVED BY:  
  
 CITY ENGINEER, P.E.      3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**COMMON STREET SIGNS**

STANDARD DRAWING  
 NO. **SD 2019**



3M FLUORESCENT YELLOW/GREEN  
 4083 SERIES WITH 3M BLACK EC  
 1178 FOR OVERLAY  
 SINGLE LANE SIZE 36x36"  
 MULTI LANE SIZE 48x48"

APPROVED BY:

CITY ENGINEER, P.E.

3/17/26

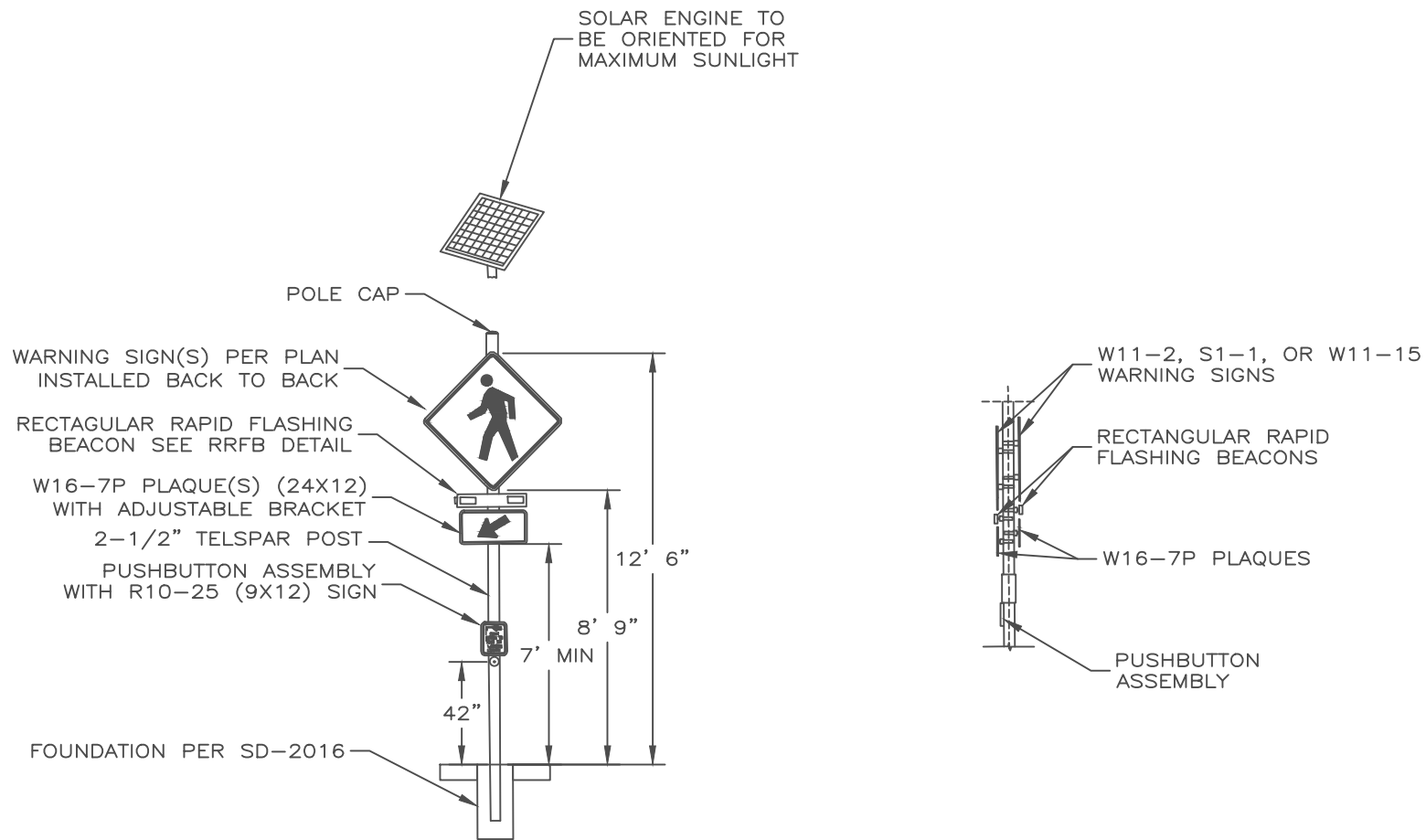
DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**SCHOOL ZONE SIGN**

STANDARD DRAWING

NO. **SD 2020**



NOTES:

1. SINGLE SIDED RRFBs SHALL UTILIZE TRAFFIC CALM M-75-SA328-0000 RRFB (1X) WITH CTL3 SERIES CONTROLLER/COLLABORATOR ~ SINGLE POLARA INX AUDIBLE PUSH BUTTON INX9WNO-Y-BD INSTRUCTIONAL SIGN (9X12). ONE WARNING SIGN AND ONE W16-7P PLAQUE SHALL BE INSTALLED.
2. DOUBLE SIDED RRFBs SHALL UTILIZE TRAFFIC CALM M75-SA328-0000 RRFB (2X) WITH CTL3 SERIES CONTROLLER/COLLABORATE ~ POLARA INX AUDIBLE PUSH BUTTON INX9-Y-BD INSTRUCTIONAL SIGN (9X12), TWO WARNING SIGNS AND TWO W16-7P PLAQUES SHALL BE INSTALLED.
3. PUSH BUTTONS SHALL MEET ADA AND PROWAG REQUIREMENTS INCLUDING PUSH BUTTON EXTENSIONS WHERE NECESSARY.
4. PRIOR TO FINAL ORIENTATION OF THE RRFB, A MEETING WITH THE CONTRACTOR, THE ENGINEER OF RECORD, AND CITY ENGINEERING STAFF WILL BE HELD ON SITE TO EXAMINE AND FINE TUNE THE ORIENTATION OF THE SIGNS FOR VISIBILITY.

APPROVED BY:

*Robert [Signature]*

CITY ENGINEER, P.E.

3/17/26

DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**RRFB**

STANDARD DRAWING

NO. **SD 2021**

NOTES:

PAVEMENT MARKINGS

1. REQUIRED PAVEMENT MARKING OBLITERATION SHALL BE DONE BY GRINDING, HYDRAULIC BLASTING OR SAND BLASTING. BLACKOUT PAINT SHALL NOT BE USED.
2. PAVEMENT MARKINGS SHALL BE WATER BASED MEETING FEDERAL TEST STANDARD 595 WITH COLOR CHIP DESIGNATIONS: WHITE 37875, YELLOW 33538.
3. NEW PAVEMENTS SHALL BE ALLOWED TO CURE AT LEAST 7 DAYS BEFORE APPLYING PAVEMENT MARKINGS.
4. PAVEMENT MARKINGS SHALL BE APPLIED USING AN AIRLESS SPRAYER ON A CLEAN AND DRY SURFACE WITH AN AMBIENT AIR TEMPERATURE ABOVE 50°.
5. PAVEMENT MARKINGS SHALL BE APPLIED AT A RATE NOT TO EXCEED 100 SQUARE FEET PER GALLON AND HAVE GLASS BEADS APPLIED AT A RATE OF 6 POUNDS PER GALLON.
6. ARROWS AND LETTERING SIZE SHALL CONFORM WITH ITD TRAFFIC MANUAL 12-203.3.1
7. PRE-FORMED REFLECTIVE THERMOPLASTIC PAVEMENT MARKINGS WITH A MINIMUM THICKNESS OF 60 MILS SHALL BE UTILIZED FOR ARROWS, SYMBOLS, LETTERING, AND ANY OTHER AREA INDICATED ON THE PLANS. THERMOPLASTIC MATERIAL SHALL CONFORM TO ISPWC SECTION 1104 AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

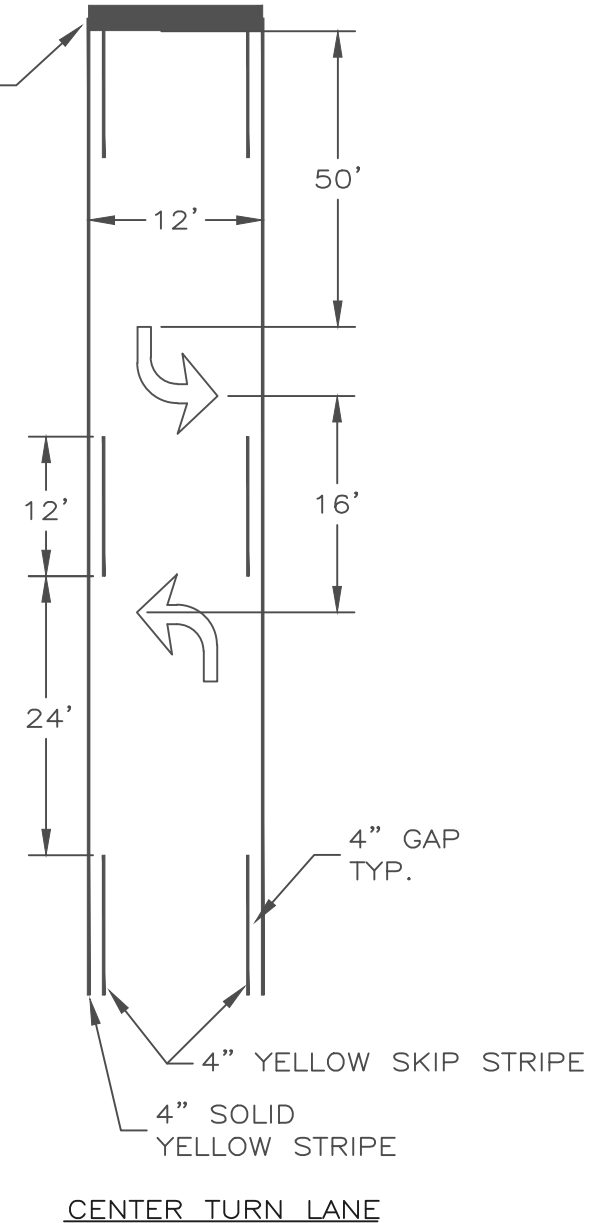
CENTER TURN LANES

1. DOUBLE ARROWS SHALL BE PLACED 50' FROM EACH END OF THE TURN LANE AND EVENLY SPACED, APPROXIMATELY EVERY 600'.
2. CENTER TURN LANE STRIPING SHALL NOT BE EXTENDED THROUGH INTERSECTIONS WITH ARTERIAL OR COLLECTOR STREETS.

CENTERLINE SKIP STRIPING

1. CENTERLINE SKIP STRIPING SHALL UTILIZE THE SAME SPACING OF SKIPS AND STRIPES AS CENTER TURN BAYS.

24" SOLID YELLOW THERMOPLASTIC STRIPE AT THE BEGINNING AND END OF TWO-WAY LEFT TURN LANE



APPROVED BY:

*Robert J. [Signature]*  
CITY ENGINEER, P.E.

3/17/26

DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**PAVEMENT MARKINGS**

STANDARD DRAWING

NO. SD 2022

STORAGE LENGTH > 75'.

STORAGE LENGTH < 75'.

24" STOP BAR  
(IF STOP CONTROLLED)

CROSSWALK STRIPES

8'  
(TYP.)

CROSSWALK STRIPES

8'  
(TYP.)

**NOTES:**

1. ROADWAY MARKING SHALL CONFORM WITH SD 2018.
2. MIN. STORAGE LENGTH 50'.
3. THE FIRST 25' OF DOUBLE YELLOW STRIPE ALONG TURN POCKETS SHALL BE CONSTRUCTED WITH PREFORMED THERMOPLASTIC MARKING.
4. MAX. DISTANCE BETWEEN ARROWS 100'.
5. APPROACH TAPER LENGTH FROM THE PROVIDED TABLE SHALL BE USED AT INTERSECTIONS WITH COLLECTOR OR ARTERIAL STREETS. IN ALL OTHER APPLICATIONS, A MINIMUM APPROACH TAPER LENGTH OF 50' MAY BE ALLOWED.

25'  
THERMO PLASTIC

24" STOP BAR  
(IF STOP CONTROLLED)

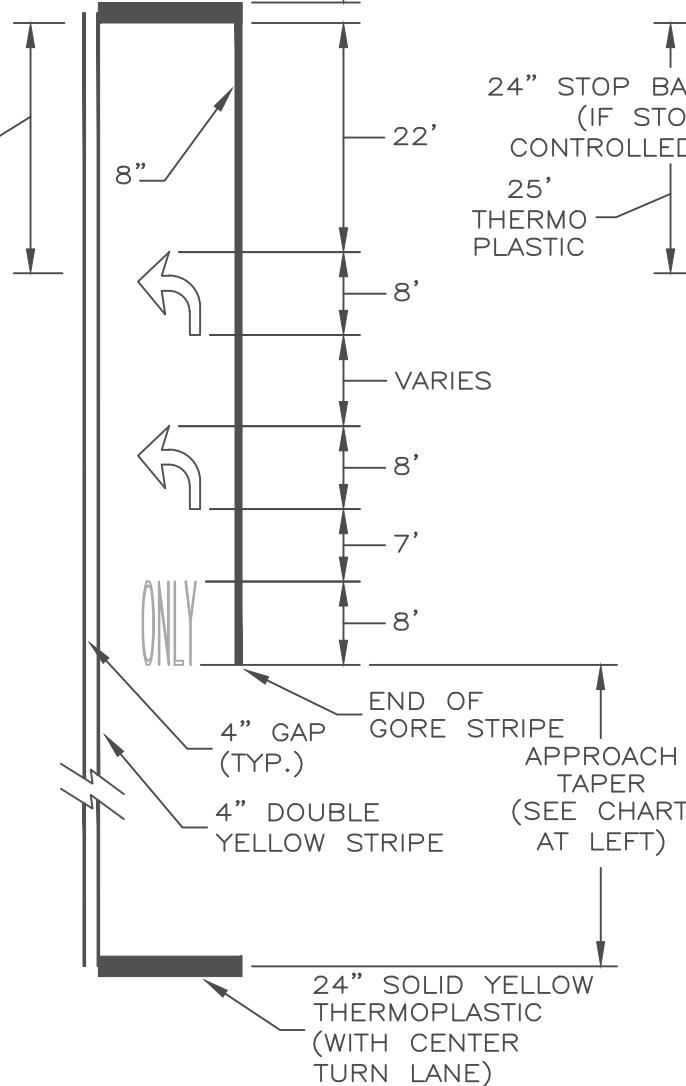
25'  
THERMO PLASTIC

**APPROACH TAPER LENGTH**

SPEED	LENGTH
25	125
30	150
35	175
40	200
45	225
50	250

**ARROW REQUIREMENTS**

STORAGE LENGTH	# ARROWS
50-150 FEET	2
151-250 FT	3
GREATER THAN 250 FT	4



POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**TYPICAL TURN POCKET STRIPING**

STANDARD DRAWING

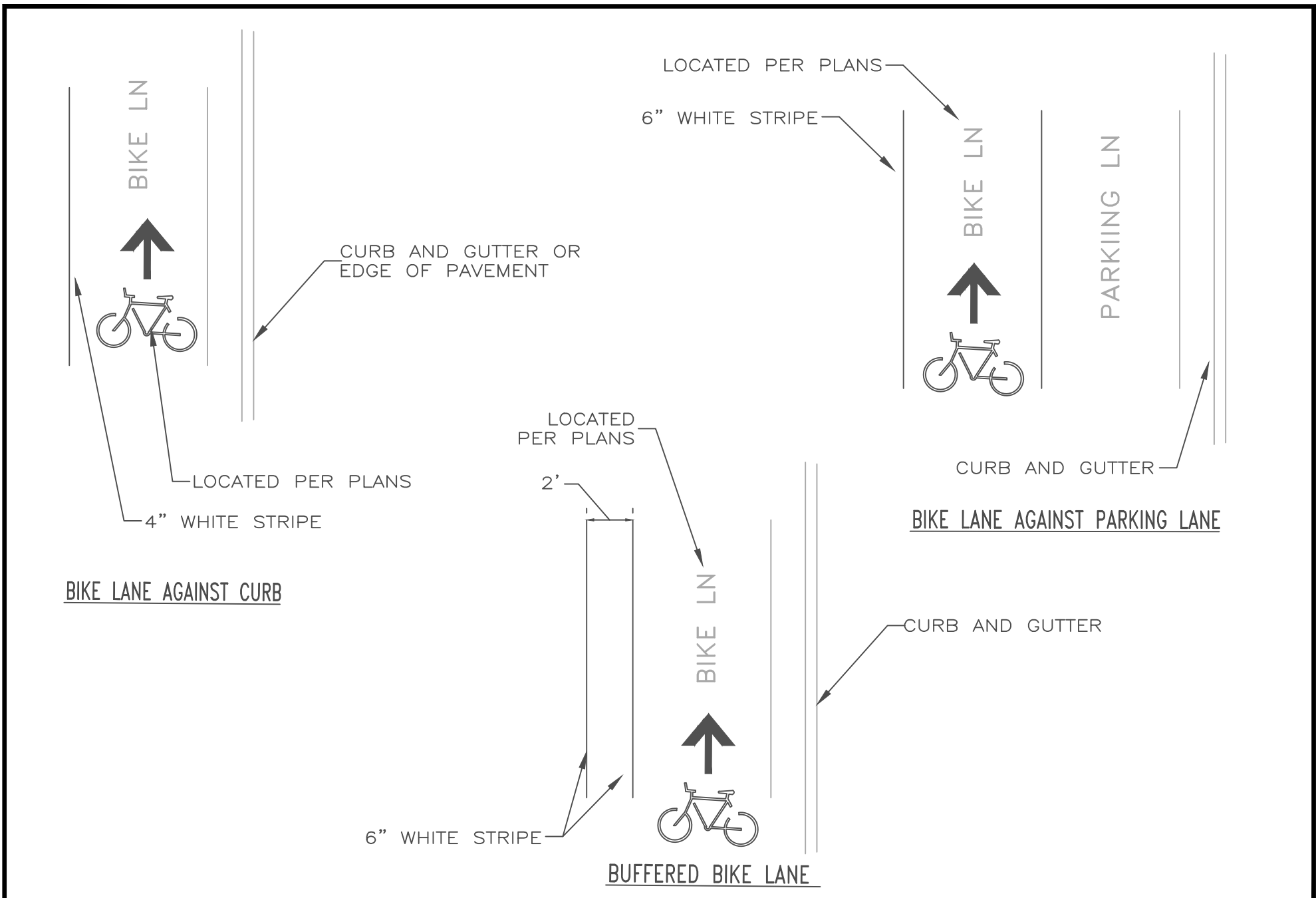
NO. **SD 2023**

APPROVED BY:

*Robert [Signature]*  
CITY ENGINEER, P.E.

3/17/26

DATE:



APPROVED BY:  
  
 CITY ENGINEER, P.E.      3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**BIKE LANE MARKINGS**

STANDARD DRAWING  
 NO. **SD 2024**

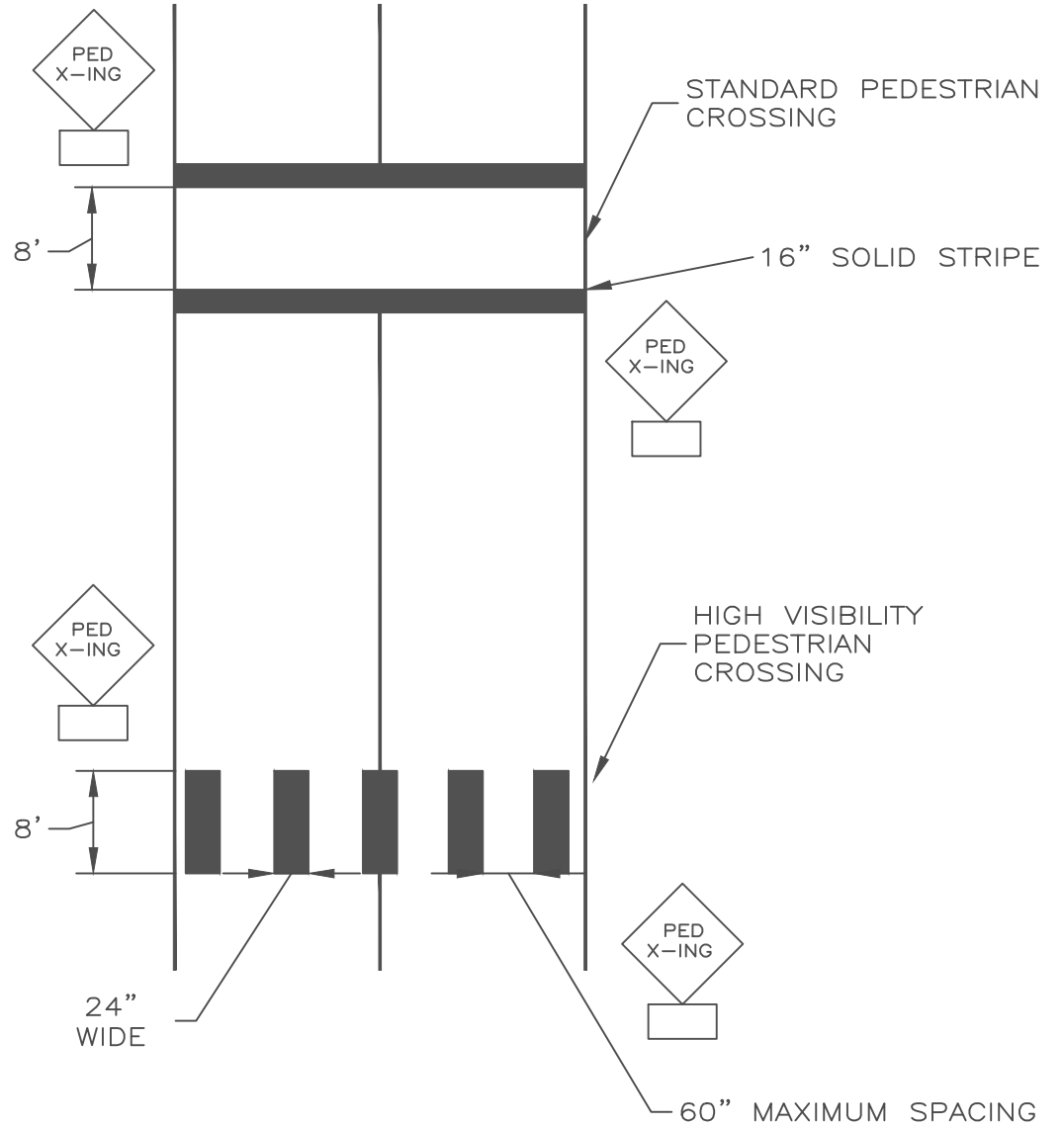
**NOTES:**

STANDARD CROSSWALK

1. STANDARD CROSSWALKS SHALL BE AS INDICATED ON THE PLANS.

HIGH VISIBILITY CROSSWALK

1. HIGH VISIBILITY STRIPES SHALL BE INSTALLED WITH SPACING TO AVOID WHEEL PATH.
2. HIGH VISIBILITY STRIPES SHALL BE AS INDICATED BY THE PLANS.
3. SIGNS SHALL BE PROVIDED WHEN NOT AT A SIGNALIZED INTERSECTION OR ON A NON STOP CONTROLLED LEG OF AN INTERSECTION.



APPROVED BY:  
  
 CITY ENGINEER, P.E.      3/17/26  
 DATE:

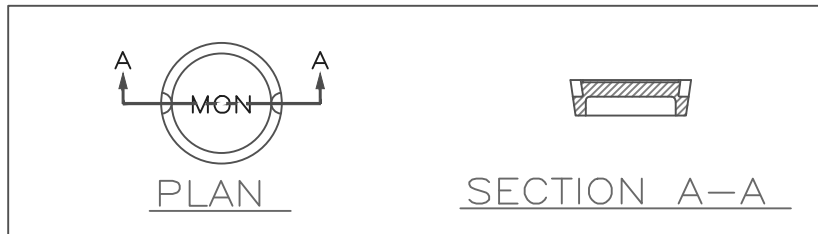
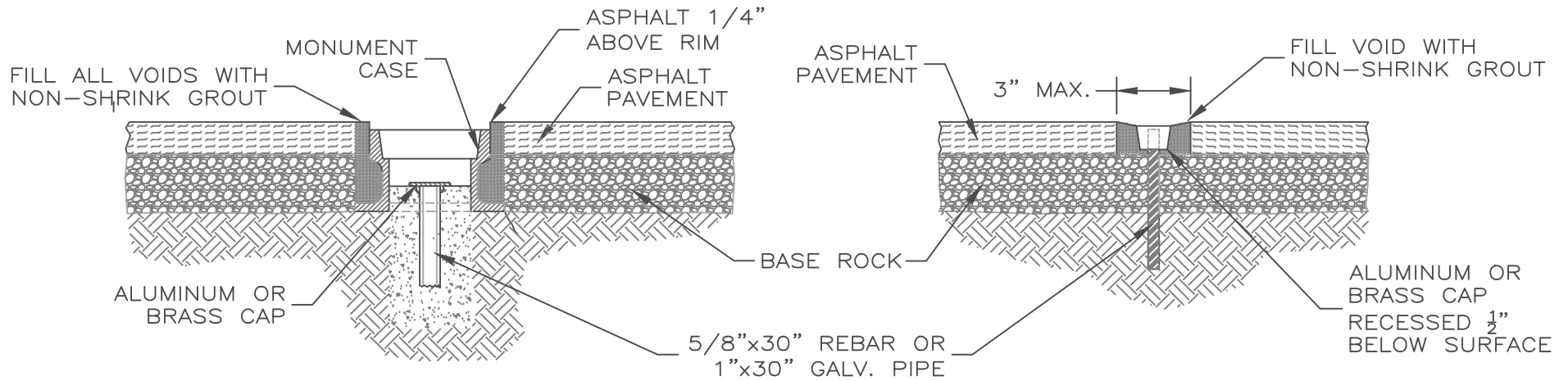
POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**CROSSWALK DETAIL**

STANDARD DRAWING  
 NO. **SD 2025**

# MONUMENT & CASING SECTION & 1/4 CORNERS

# MONUMENT RESIDENTIAL CENTERLINE



COVER DETAILS

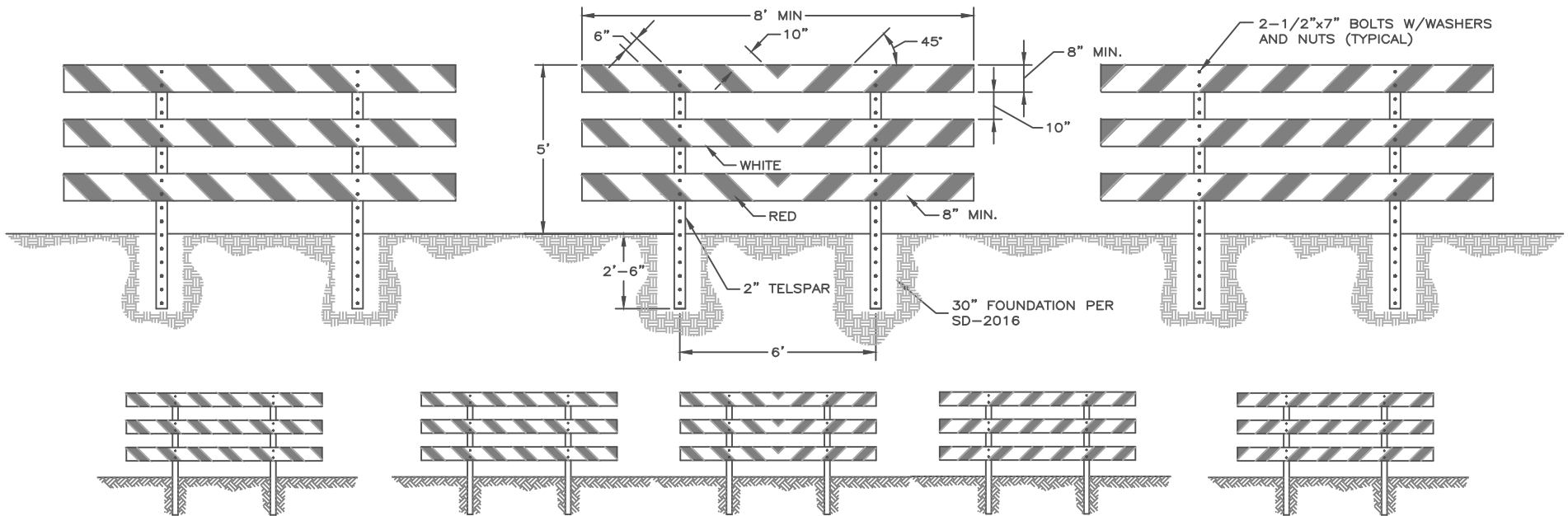
**NOTES:**

1. SURVEY MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH IDAPA 50-1303, AND UTILIZE A BRASS, ALUMINUM, OR OTHER NONFERROUS METAL CAP.
2. MONUMENT CASINGS SHALL BE UTILIZED FOR ALL GOVERNMENT SECTION CORNERS WITHIN THE ROADWAY OR SURVEY MONUMENTS LOCATED WITHIN COLLECTOR OR ARTERIAL ROADWAYS.
3. ASPHALT PAVEMENT SHALL BE CORED WITH A HOLE DIAMETER EQUAL TO THE LARGEST DIAMETER OF THE MONUMENT CASE. ALL VOIDS SHALL BE FILLED WITH NON-SHRINK GROUT.
4. MONUMENT CASE CASTINGS SHALL BE GREY IRON, ASTM A-48, CLASS 25.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 DATE: 3/17/26

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**SURVEY MONUMENT DETAIL**

STANDARD DRAWING  
 NO. SD 2026



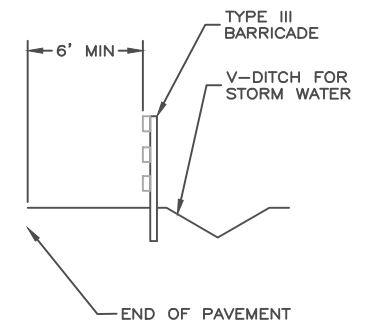
TRAFFIC PASSING TO THE RIGHT

TYPICAL END OF ROADWAY TERMINUS

TRAFFIC PASSING TO THE LEFT

NOTES:

1. MARKINGS FOR BARRICADE RAILS SHALL BE RED AND WHITE STRIPES, SLOPING DOWNWARD AT AN ANGLE OF 45° IN THE DIRECTION TRAFFIC IS TO PASS.
2. WHERE A BARRICADE EXTENDS ENTIRELY ACROSS A ROADWAY, AND NO BYPASS IS PROVIDED, STRIPES SHALL SLOPE DOWNWARD TOWARDS THE CENTER OF THE ROADWAY. WHERE BOTH LEFT AND RIGHT DIRECTIONS ARE PROVIDED FOR, THE CHEVRON STRIPING SHALL SLOPE DOWNWARD IN BOTH DIRECTIONS FROM THE CENTER OF THE BARRICADE.
3. ALL SURFACES SHALL BE A HIGH DENSITY POLYETHYLENE (HDPE) MATERIAL WITH UV INHIBITORS. THE HDPE MATERIAL SHALL BE NCHRP-350 CERTIFIED AND MUTCD COMPLIANT. PANELS SHALL BE REINFORCED, HAVE SEALED ENDS, AND COMMONLY USED FOR TRAFFIC BARRICADES.
4. THE ENTIRE AREA OF RED AND WHITE STRIPES SHALL BE REFLECTORIZED AT AN HIGH INTENSITY GRADE OR BETTER. WITH TAPE SUITABLE FOR SUBSTRATE MATERIAL
5. THE NUMBER OF BARRICADES USED ACROSS THE ROADWAY SHALL EQUAL THE NUMBER OF VEHICLE LANES CONSTRUCTED.

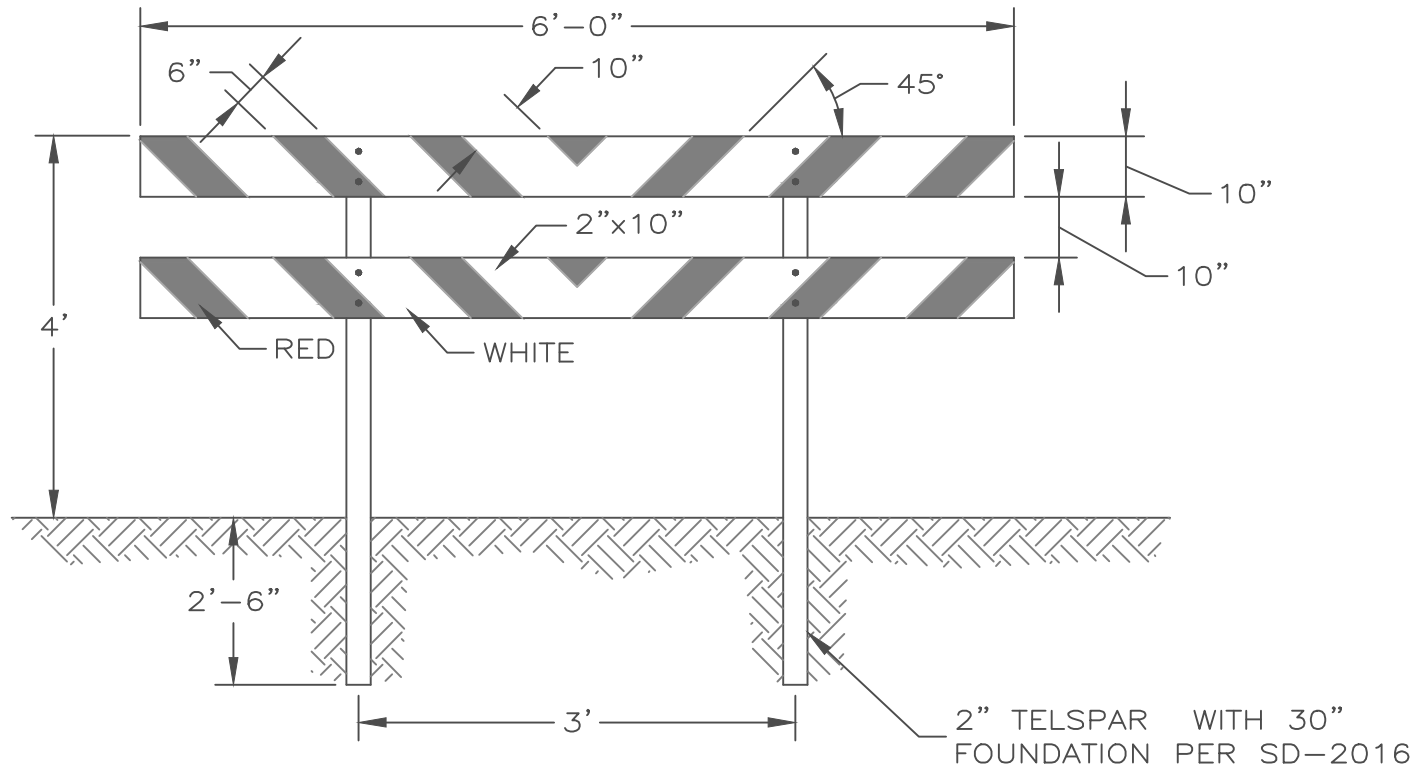


APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**CLASS III TERMINUS BARRICADE**

STANDARD DRAWING  
 NO. SD 2027



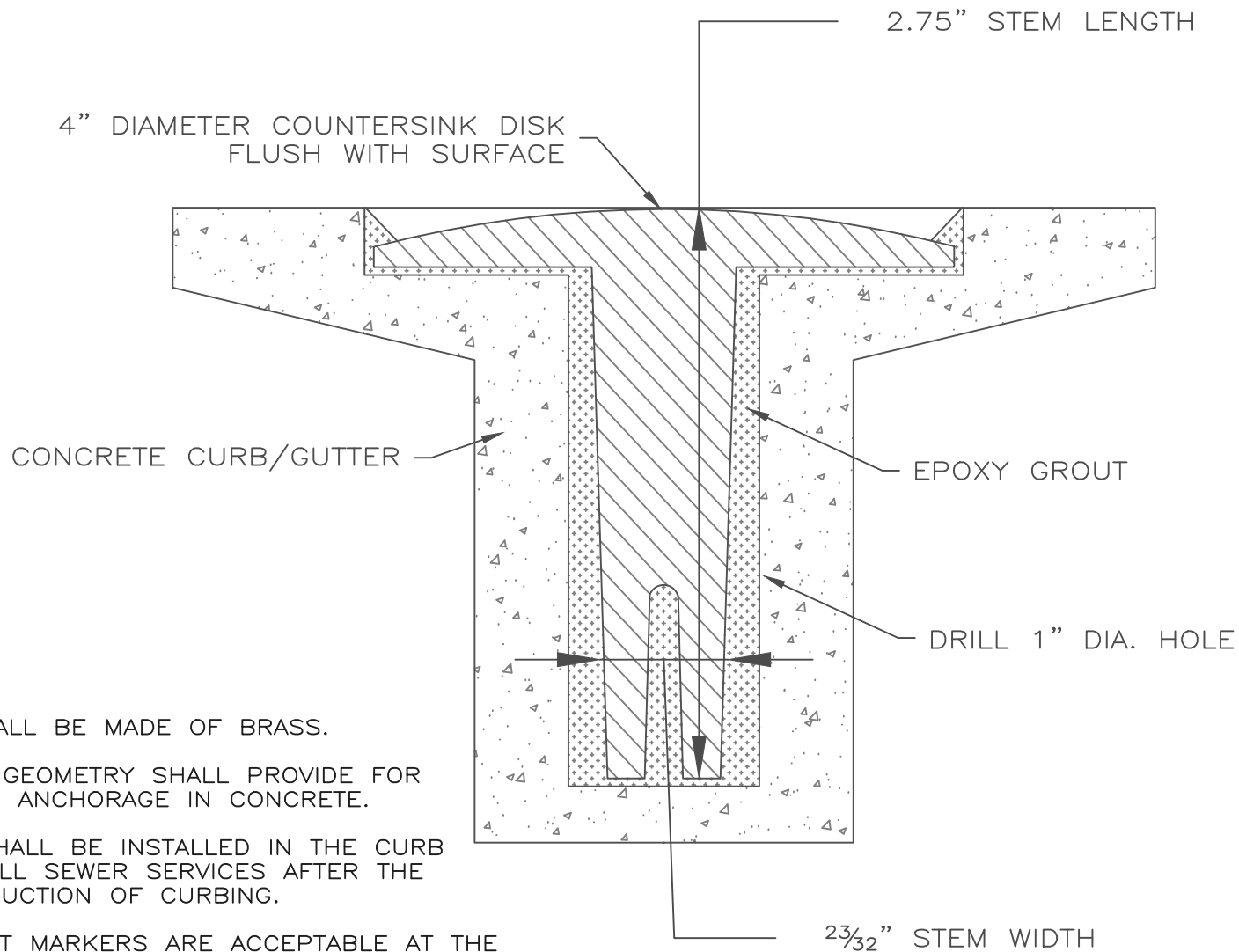
**NOTES:**

1. TYPE II BARRICADE SHALL BE UTILIZED AS INDICATED ON THE PLANS, AT THE TERMINUS POINTS OF SIDEWALKS AND TRAILS.
2. TYPE II BARRICADES SHALL CONFORM WITH SD-2023.

APPROVED BY:  
  
 CITY ENGINEER, P.E.  
 3/17/26  
 DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**CLASS II TERMINUS BARRICADE**

STANDARD DRAWING  
 NO. **SD 2028**



NOTES:

1. PIN SHALL BE MADE OF BRASS.
2. SHANK GEOMETRY SHALL PROVIDE FOR SECURE ANCHORAGE IN CONCRETE.
3. PINS SHALL BE INSTALLED IN THE CURB OVER ALL SEWER SERVICES AFTER THE CONSTRUCTION OF CURBING.
4. WET SET MARKERS ARE ACCEPTABLE AT THE DISCRETION OF THE CITY ENGINEER.

APPROVED BY:

*Robert [Signature]*  
CITY ENGINEER, P.E.

3/17/26

DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

**SEWER SERVICE LOCATE PIN**

STANDARD DRAWING

NO. **SD 2029**

**CITY OF POST FALLS  
AGENDA REPORT  
ADMINISTRATIVE / STAFF REPORTS  
MEETING DATE: 3/17/2026**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** Robert Seale, Community Development Director  
**SUBJECT:** Harmony Place HOA Discussion

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**ITEM AND RECOMMENDED ACTION:**

City staff requests the Mayor and Council to provide direction regarding the Harmony Place HOA request to assume certain HOA Maintenance responsibilities.

**DISCUSSION:**

**HOA Correspondance with City Staff**

June 2023, Vice President of HOA, Emailed and spoke with Bob Seale and indicated, "The majority of the residents seem to want the HOA to dissolve as our previous board did absolutely nothing and everyone is over paying for nothing." They also raised the following issues and questions:

- Will property tax go up with dissolution?
- Who maintains grass medians?
- Who maintains grass on perimeter?
- What happens to common area?
- Can the city force community to have an HOA without property owner approval?
- Who clears snow around perimeter?
- HOA has liens on a house but the HOA dissolves, what happens to those?

June 2025, Vice President of HOA, Emailed again, this time stating they had "gathered enough votes to dissolve and wanted to confirm they could deed over the common area to the city. Bob Seale responded that the City does not routinely take on private HOA maintenance responsibilities.

December 2025, a new HOA board member reached out describing the same concerns and issues. At their invitation, Bob Seale attended their HOA meeting on Saturday, December 6th to listen to the conversations and express his concerns regarding the dissolution of an HOA. Specifially, what happens to unmaintained areas adjacent to rights-of-ways and the future of the neighborhood openspace.

On January 6, 2026, an HOA Board Member spoke during the Citizen's Issues section of the City Council meeting, requesting help from the Mayor and Council.

**ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:**

On January 6, 2026, an HOA Board Member spoke during the Citizen's Issues section of the City Council meeting, requesting help from the Mayor and Council.

**APPROVED OR DIRECTION GIVEN:**

January 6, 2026, Council requested staff bring back further information and recommendations.

**FISCAL IMPACT OR OTHER SOURCE OF FUNDING:**

Unknown

**BUDGET CODE:**

n/a

**ATTACHMENTS:**

1. PowerPoint Harmony Place HOA



# Harmony Place Neighborhood and HOA

Bob Seale  
Community Development Director  
March 17, 2026

# Overview

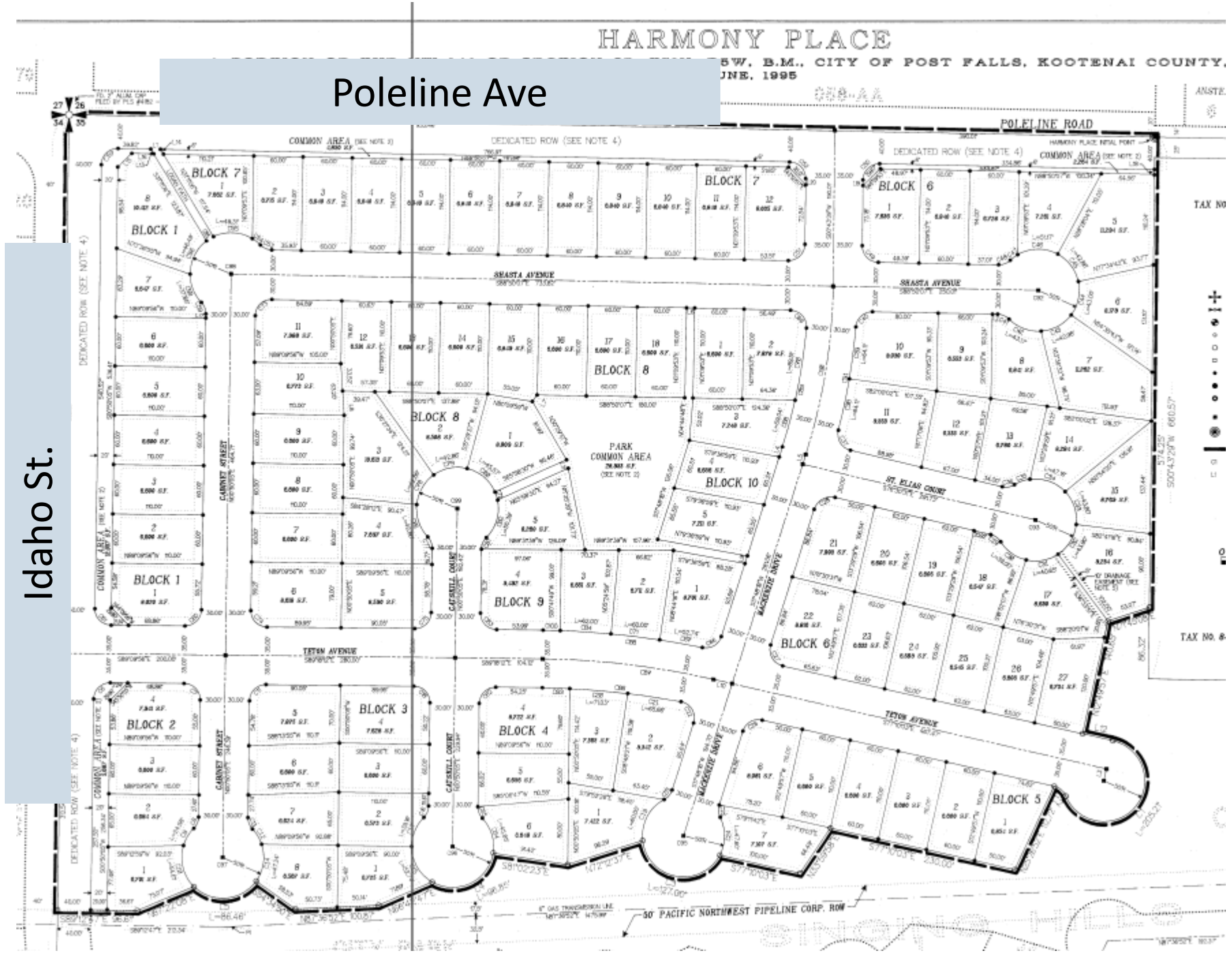
- Harmony Place Platted (1995)
- June 2023-2026 HOA concerns and issues brought to City Staff
- Overview of HOA maintained areas
- Discuss request for City Assistance

# HARMONY PLACE

5W, B.M., CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO  
JUNE, 1995

## Poleline Ave

## Idaho St.



# Harmony Place HOA Correspondence 2023

- June 2023, Vice President of HOA
- Issues / Questions discussed:
  - Currently gathering votes to dissolve
  - Will property tax go up with dissolution?
  - Who maintains grass medians?
  - Who maintains grass on perimeter?
  - What happens to common area?
  - Can the city force community to have an HOA without property owner approval?
  - Who clears snow around perimeter?
  - HOA has liens on a house but the HOA dissolves, what happens to those?

“The majority seem to want the HOA to dissolve as our previous board did absolutely nothing and everyone is over paying for nothing.” – VP, HOA

Staff discussed concerns about dissolution with VP.

# Harmony Place HOA Correspondence 2025

- June 2025, Vice President of HOA
- Issues / Questions discussed:
  - Gathered enough votes to dissolve
  - “We want to confirm we can deed the common area in the middle to the City and City takes over the maintenance or whatever of it, but it is landlocked by houses so I’m not sure they would want it?”

June, 2025 response from Staff:

“Dissolving the HOA is problematic for future maintenance of many of common areas on the original Plat. You have landscape islands in Teton Ave, drainage easements along Idaho and Poleline as well as the common openspace you noted.”

**City does not routinely take on private HOA maintenance responsibilities.**

# Harmony Place HOA Correspondence 2025

- December 2025, HOA Board Member
- Issues / Questions discussed:
  - Same issues as before
  - Desire to dissolve
  - Who maintains what?
  - Can city help with roadside grass and snow.

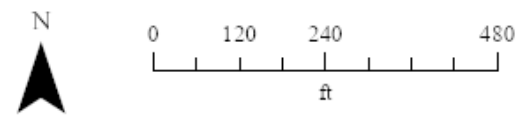
December 6, 2025

- Bob Seale attended HOA meeting
- HOA discussed dissolution votes
- Some attendees were in favor of raising fees to pay for landscaping.
- No/few residents want to be on HOA board.
- Seale advised attendees of neighborhood responsibilities or adjoining landowners.

Perimeter  
Landscape

Landscape  
Islands

Common  
Area



Harmony Place HOA  
HOA Maintained improvements



For reference purposes only.



# City Maintenance Near Harmony Place

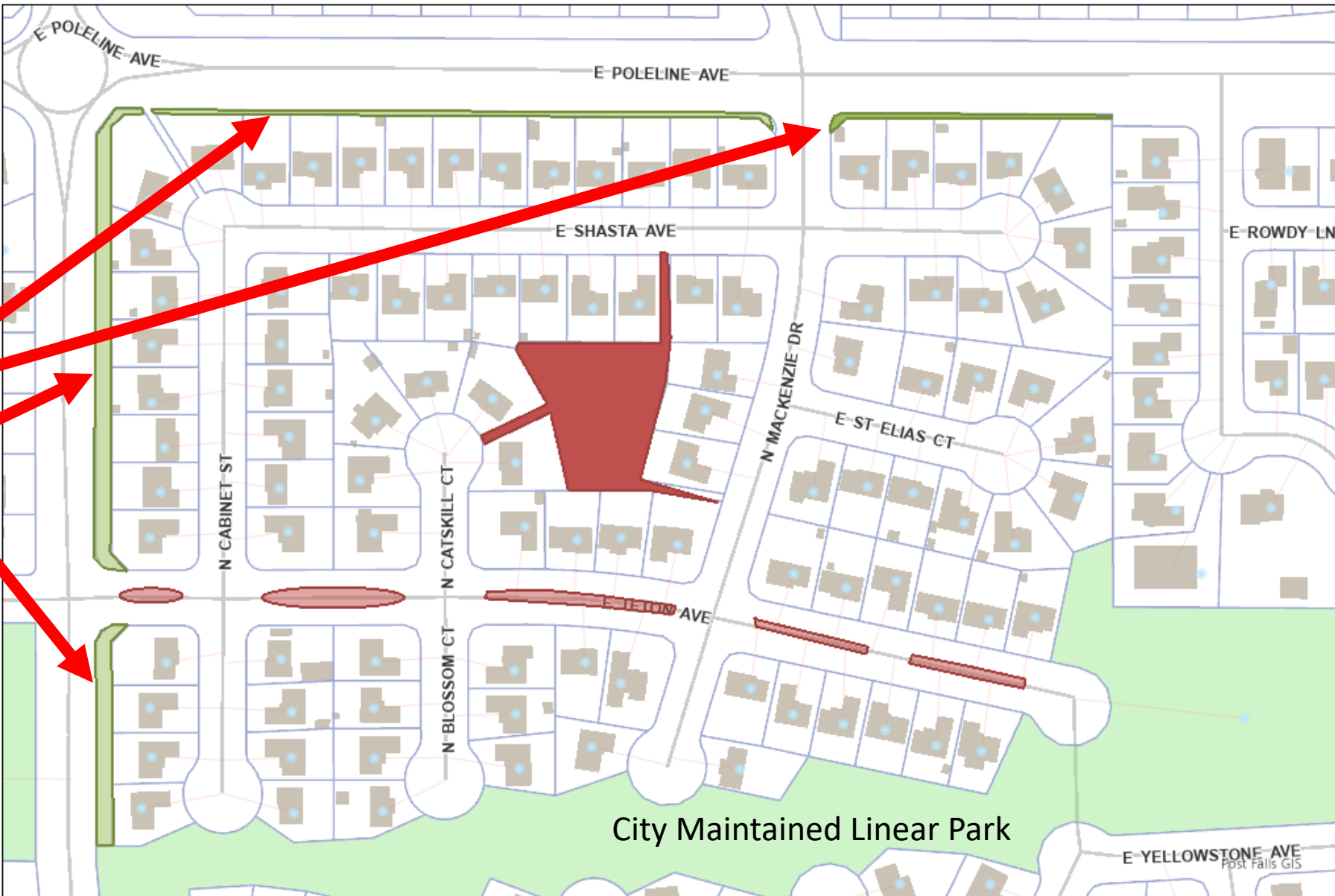


# City Maintenance Near Harmony Place

- City currently pays for the irrigation of the common areas and landscape islands.
- The main request from the HOA would be for the City take over maintenance of the land adjoining Idaho St. and Poleline Ave.
- The City Park's Department currently maintains
  - Linear park to the south of Harmony Place.
  - Hilde Kellogg Park to west.
  - Landscape island in Idaho St.
  - Roundabout at Idaho and Poleline.
- Public Works department maintains:
  - Strip of land on the west side of Idaho St.
  - South side of Poleline Ave
  - Not irrigated and is only mowed a few times a year to prevent fire hazards.



The Request from HOA



Harmony Place HOA

HOA Maintained improvements



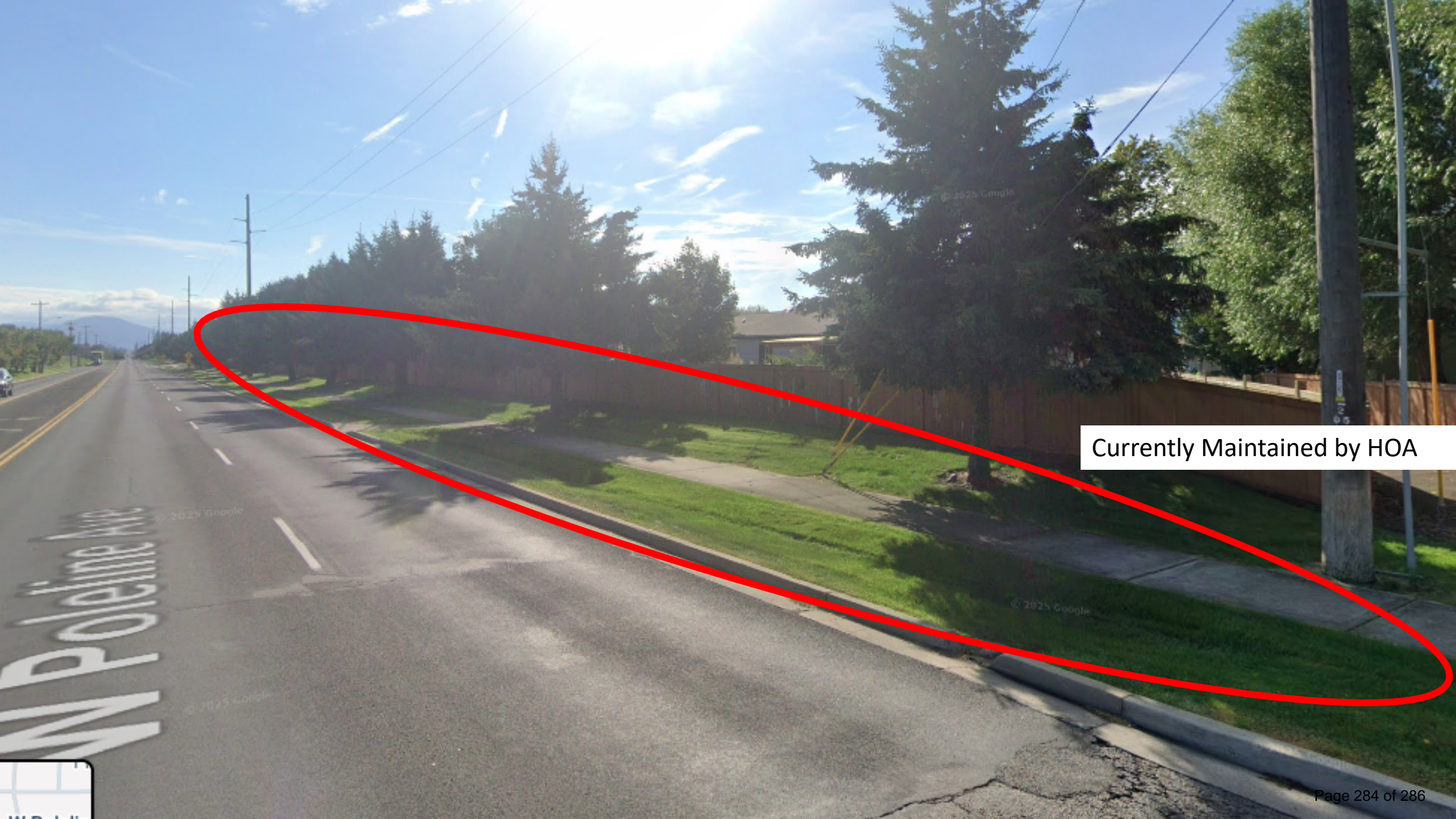
For reference purposes only.







Currently Maintained by HOA



Currently Maintained by HOA



# Setting a Precedent

Dozens of HOA Neighborhoods throughout the city, could result in a new precedent.

- Creates an Expectation That the City Will Backfill Private Responsibilities
- Converts Private Costs Into Public Costs
- Incentivizes HOAs to Dissolve or Underfund Maintenance
- Impacts Long-Term Capital Planning
- “You helped them—why not us?”
- “Our HOA can’t afford maintenance either.”
- “Why are my taxes paying for amenities in a private subdivision?”

**Staff does not recommend taking on maintenance obligations.**

**Any Last Thoughts or Questions?**

**Staff is asking for direction from Council**