



---

**PLANNING AND ZONING COMMISSION  
MEETING AGENDA**

**March 31, 2026  
5:30 PM**

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

---

**REGULAR MEETING – 5:30 PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

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

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

- a. National Tater Day!
- b. Swearing in of the new 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**

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

**1. CONSENT CALENDAR**

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

**ACTION ITEMS:**

**2. CITIZEN ISSUES**

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

item, other than emergencies, requiring action must be placed on the agenda of an upcoming meeting. As such, the Commission cannot take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

**3. UNFINISHED / OLD BUSINESS**

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

**ACTION ITEMS:**

**4. PUBLIC HEARINGS**

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

**ACTION ITEMS:**

- a. Public Works Annexation File No. ANNX-26-2
- b. Fisher Lift Station Annexation File No. ANNX-26-1
- c. G2 Development Subdivision Amendment File No. SUBA-26-1
- d. Crown Reserve Subdivision File No. SUBD-25-6

**5. ADMINISTRATIVE / STAFF REPORTS**

**6. COMMISSION COMMENT**

**7. ADJOURNMENT**

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

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

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

**CITY OF POST FALLS  
STAFF REPORT**

---

**DATE:** March 20, 2026  
**TO:** POST FALLS PLANNING AND ZONING COMMISSION  
**FROM:** JON MANLEY, PLANNING MANAGER • [jmanley@postfalls.gov](mailto:jmanley@postfalls.gov) / 208-457-3344  
**SUBJECT:** STAFF REPORT FOR THE MARCH 31, 2026, P&Z COMMISSION MEETING  
PUBLIC WORKS ANNEXATION ANNX-26-2

---

**INTRODUCTION:**

The Planning Division on behalf of the Public Works and Parks Departments is requesting approval to annex approximately 16.04-acres (1.509 acres being W. Hargrave Rights-of-Way) into the City of Post Falls with a zoning request of Industrial (I) with an intent to facilitate a new Public Works facility and a Park site. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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

**PROJECT INFORMATION:**

**Project Name / File Number:** Public Works Annexation File No. ANNX-26-2

**Owners:** City of Post Falls

**Applicant:** Planning Division

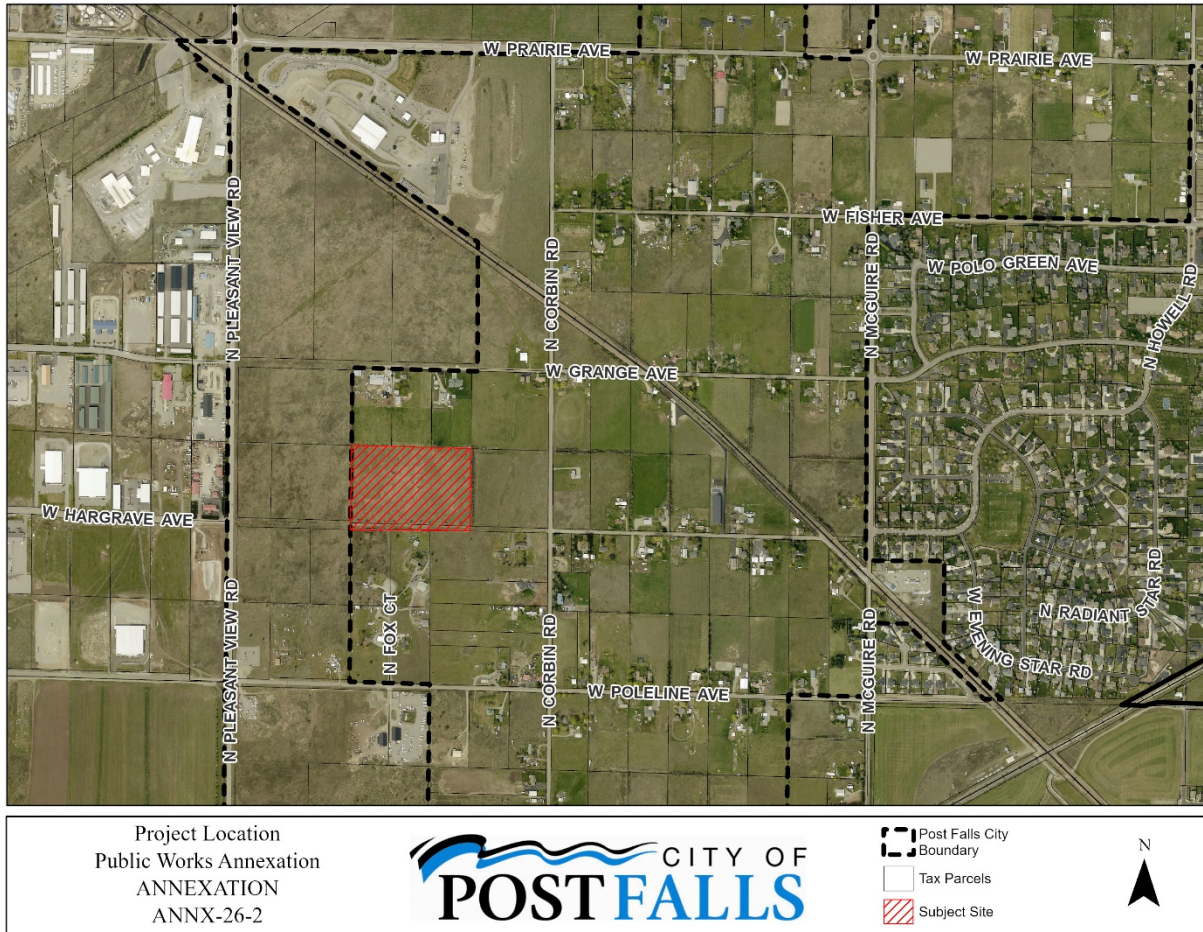
**Project Description:** Annex approximately 16.04-acres (1.509 acres being W. Hargrave Rights-of-Way) into the City of Post Falls with a zoning request of Industrial (I).

**Project Location:** The properties are generally located .18 miles east of the intersection of N. Pleasant View Road and W. Hargraves Avenue.

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

**Surrounding Land Uses:** Surrounding the subject site is predominately single-family residential uses in the county or undeveloped lands

**Area Context Vicinity Map:**



**EVALUATION OF ZONING APPROVAL CRITERIA:**

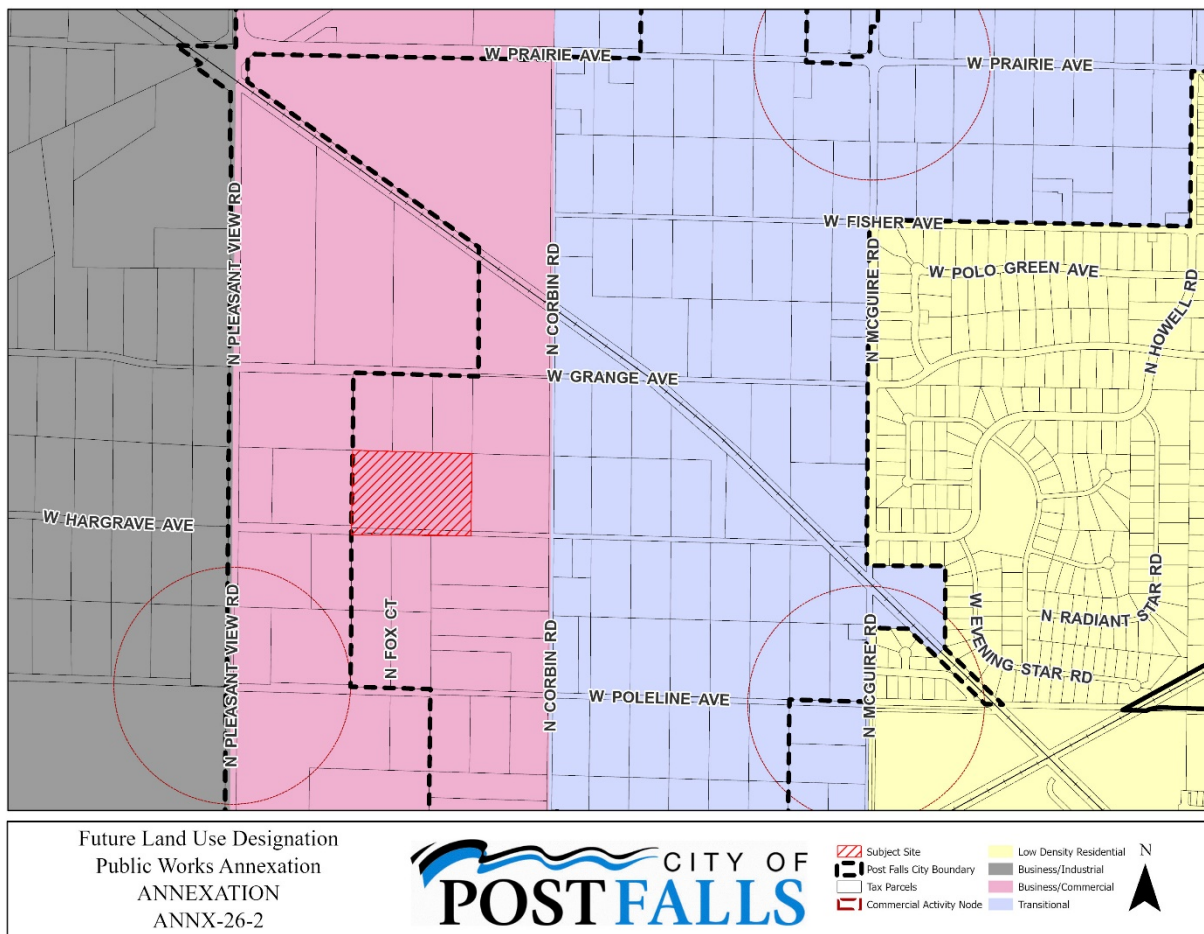
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria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

**ZONE CHANGE REVIEW CRITERIA**

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

The Future Land Use Map classifies this property with the land use designation of **Business Commercial** (See Following Image). The Business/Commercial land use category is intended to accommodate a broad range of commercial, service, retail, professional office, light industrial, artisan manufacturing, and mixed-use development that serves local residents, the region, and the traveling public. It also supports moderate- to high-density residential development, with a

minimum of eight dwelling units per net acre, integrated within walking distance of the city center, neighborhood centers, corridor commercial areas, civic uses, and other amenities in Post Falls. Development in this category is characterized by mixed-use and multi-story buildings—particularly within the City Center District—strong pedestrian connectivity, and a connected street grid that enhances walkability and compatibility among uses. Multifamily housing is encouraged, and compatible non-residential uses may be allowed under special conditions. Technology park uses, including light manufacturing, warehousing, business park, service commercial, and multifamily development, are appropriate where adequate land area, transportation access, and buffering from incompatible residential uses are provided. Implementation occurs through the LC, CCS, CCM, TM, R-2, R-3, SC4, SC5, and **applicable Focus Area** zoning districts.



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

West Prairie is a transitional area with portions expected to develop as future residential, commercial and industrial uses. The area includes three Area of City Impact (ACI) tiers: Exclusive Hauser, Exclusive Post Falls, and Shared Tier. Infrastructure to support urban development is mostly not in place at this time, but is being planned for. The following items affirm or guide development of key policies for this area, or suggest future action items for the West Prairie focus area:

- Industrial and commercial uses are envisioned west of Pleasant View Road;
- A mix of residential, commercial and industrial uses are envisioned Between Corbin Road and Pleasant View Road. Generally, residential would be appropriate closer to Corbin Road, with higher densities near commercial corridors and arterials;
- Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials. This area may benefit from a subarea plan that examines lot and block development patterns to aid transition of five-acre lots;
- Seek opportunities to develop off corridor commercial;
- Prairie Avenue's arterial classification suggests it be considered for commercial uses;
- Other West Prairie areas may warrant commercial use consideration if adjacent to arterial/collector streets where traffic volume exceeds 4,000 vehicles per day. Appendix A – F

The West Prairie Focus Area language provides policy support for Industrial zoning, particularly in areas west of Pleasant View Road. The plan identifies West Prairie as a transitional area intended to accommodate future residential, commercial, and industrial development, reinforcing the appropriateness of industrial designations as infrastructure is extended and urban services are planned.

Between Corbin Road and Pleasant View Road, the plan calls for a mix of residential, commercial, and industrial uses, which further supports Industrial zoning where sites are appropriately located and designed to transition to nearby uses. The emphasis on higher densities near commercial corridors and arterials, along with recognition of Prairie Avenue's arterial classification and other high-traffic corridors, supports concentrating more intensive employment and industrial uses along major transportation routes.

Overall, the West Prairie Focus Area provides clear Comprehensive Plan direction that industrial uses are anticipated in specific geographic areas, thereby supporting the establishment or continuation of Industrial zoning may be consistent with language within the 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?**

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 proposed site being a planned Public Works Site and a location for a future park may complement servicing this area in this future.

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

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. Consequently, the Comprehensive Plan supports the allocation of land use types, parks features and other areas sufficient to achieve overall plan objectives. The proposed site being a planned Public Works Site and a location for a future park may complement servicing this area in this future and meeting this goal.

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

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

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

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

- Maintain or enhance community levels of service.

Staff Comment: Providing City facilities in locations to service both existing and future development within the City may assist improved efficiencies which in return may assist meeting this policy.

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

Staff Comment: Providing City facilities in locations to service both existing and future development within the City may assist improved efficiencies which in return may assist meeting this policy.

- 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.

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: Generally Public Work site and Park Uses are not incompatible with surrounding uses. The proposed Industrial (I) zone is compatible with the Industrial zone in the City to the west (See Exhibit S-2).

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer is not currently available to the site and extension to

the property is not a reasonable assumption for the near future as the closest point of connection is currently more than 1 mile from the site. Development prior to the availability of sanitary sewer would require approval from Panhandle Health District for the allowance of a Septic System. Development of the site should take into consideration future connections to the City's Water Reclamation System when it is extended to the site.

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

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

- Existing and future traffic patterns.

Staff Comment: The property's is adjacent to plated, but undeveloped, rights-of-way for Hargrave Avenue.

Hargrave Avenue is classified as Local Roadway. In order to facilitate development, Hargrave Avenue will need to be developed to minimum roadway standards, 24-foot paved roadway from Pleasant View Road to the project site. Urban improvements corresponding to the roadways classification would be required along the properties frontage at the time of site development.

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

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

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

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

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

Staff Comment: This annexation proposes completing the annexing the rest on the Rights-of-Way to Corbin Rd., as well as create a location for a public work facility.

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

Staff Comment: Provides for the eventual improvement of Hargrave Avenue being classified as Local Roadway and eventually improved as cited in Policy 2 staff comment within this staff report.

**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 site 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 Public Works facility will help sustain current Levels of Service (LOS) and support the LOS established in City-adopted master plans, compared to continued reliance on existing facilities alone. Furthermore, the location of City facilities within the Post Falls jurisdiction is preferred to enhance service delivery and operational effectiveness.

**Policy 58:** Provide a full range of recreational opportunities and park facilities to Post Falls residents.

Staff Comment: Refer to staff comment in following Policy 63

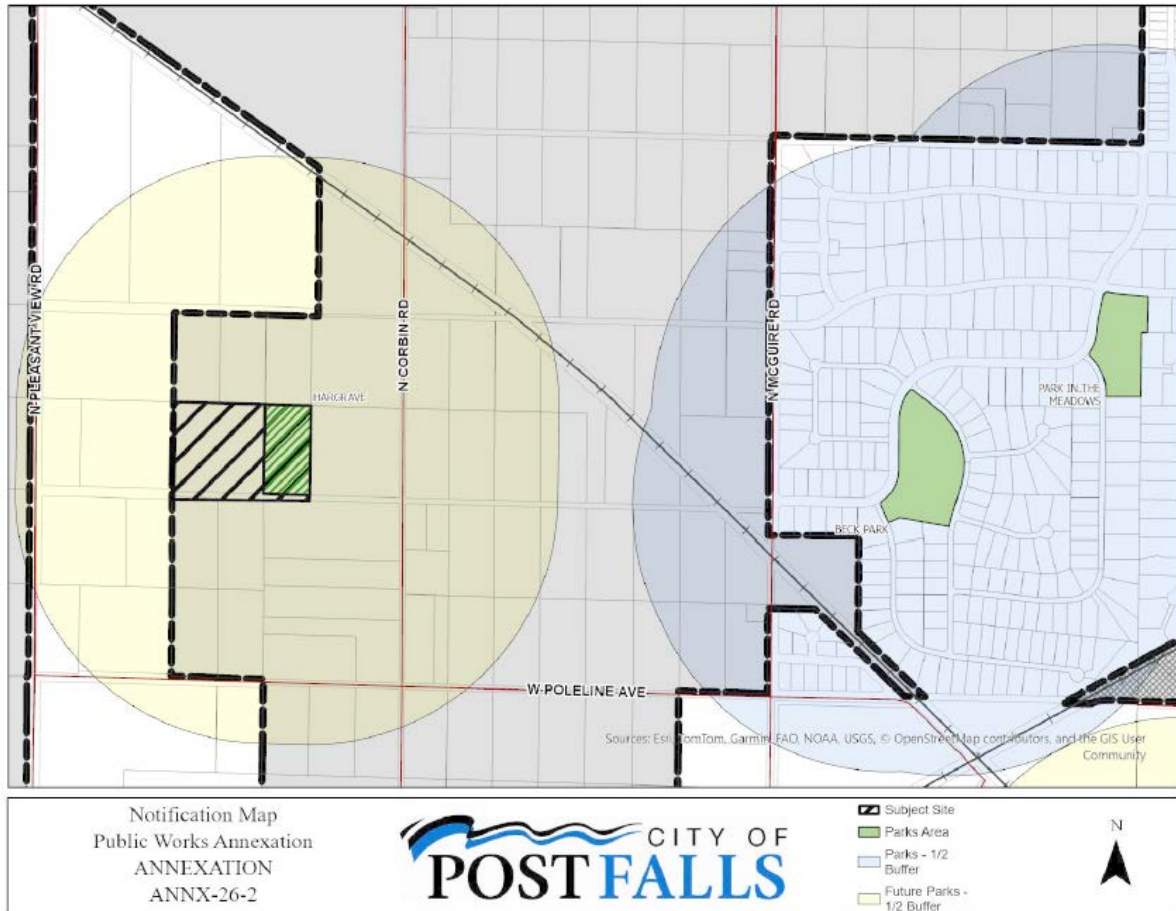
**Policy 60:** Maintain adopted Levels of Service (LOS) for parks, recreation and open space, and continue to identify opportunities to acquire parkland.

Staff Comment: Land has been acquired being consistent with this policy. Future neighborhoods in the vicinity of this area should be able to bike or walk to this future park assisting maintaining a level of service. See staff comment within following Policy 63.

**Policy 63:** Ensure Annexations include means to assure the logical extension of Post Falls' parks and open-space system, benefiting adjoining neighborhoods and the overall community.

Staff Comment: This annexation includes land purchased by the City of Post Falls for a future park. The map provided below illustrates the ½ mile service area to of the future park space.

**Future Park Area Service Area Map (See following image):**



**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 Railroad		

**PUBLIC PROCESS:** Notice of the proposed annexation was sent to appropriate jurisdictions on March 13, 2026, and mailed to property owners within 300 feet of the proposed project on March 11, 2026. Notice has been published in the Coeur d'Alene Press on March 13, 2026. The property will be posted on March 20, 2026.

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

**ATTACHMENTS:**

**Staff Exhibits:**

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

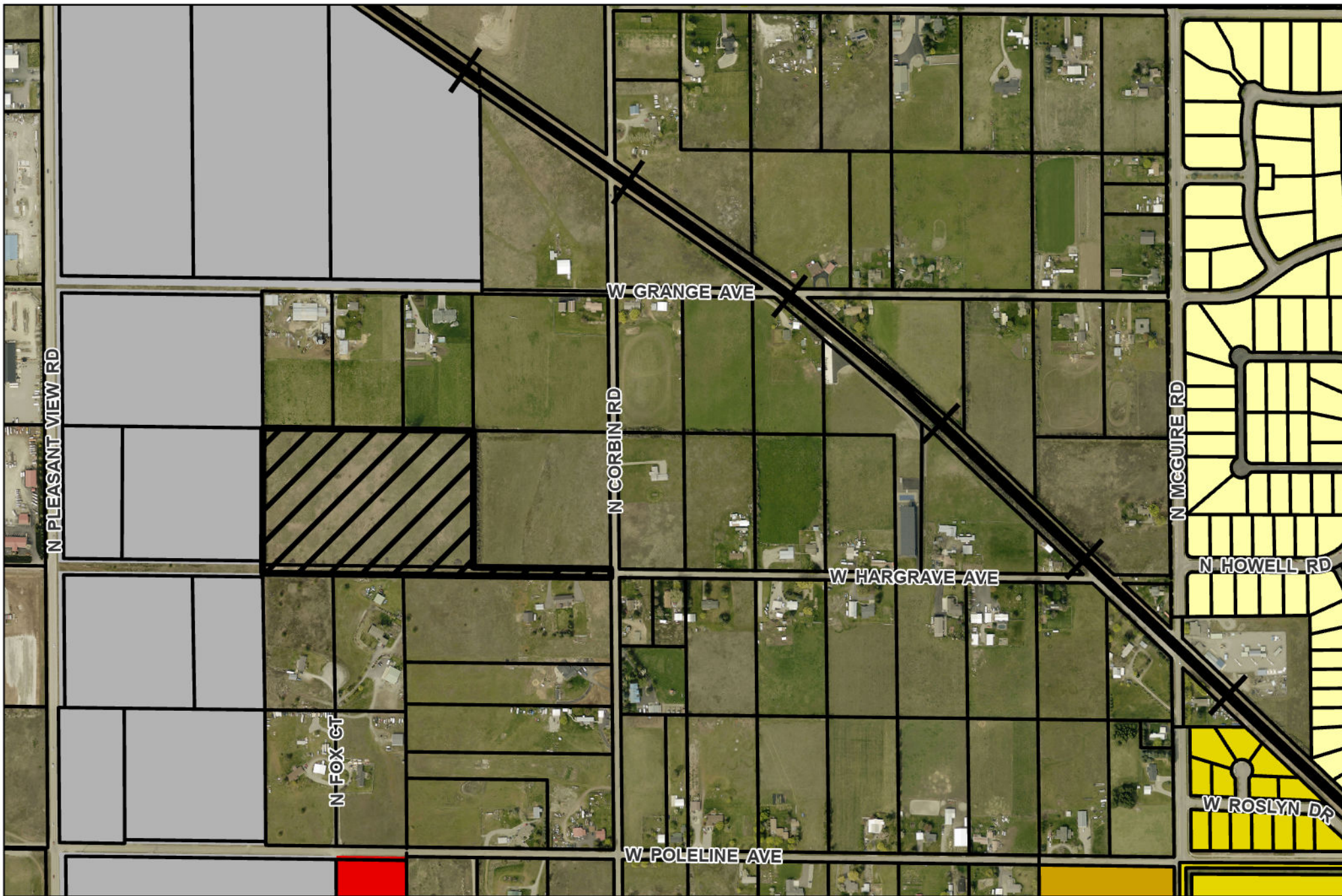


Project location  
 Public Works Annexation  
 ANNEXATION  
 ANNEX-26-2



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



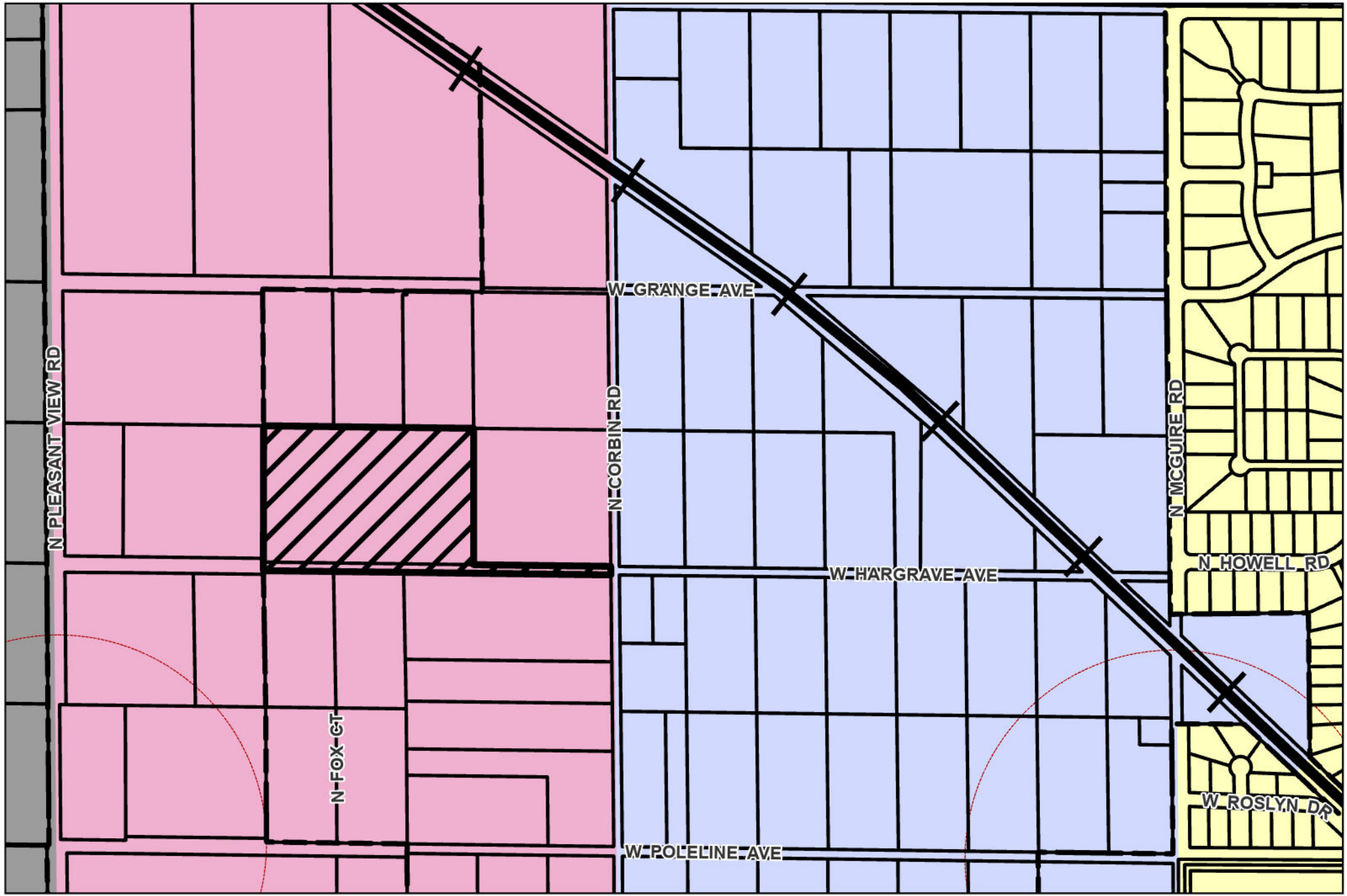


Zoning map  
 Public Works Annexation  
 ANNEXATION  
 ANNEX-26-2



- |                          |       |
|--------------------------|-------|
| Post Falls City Boundary | CCS   |
| Tax Parcels              | I     |
| Subject Site             | R-1-S |
| Zoning                   | R-1   |
|                          | R-2   |





Future Land Use Designation  
 Public Works Annexation  
 ANNEXATION  
 ANNEX-26-2



Post Falls City Boundary	Future Land Use Zoning Business/Commercial	
Tax Parcels	Transitional Land Use Nodes	
Subject Site	Low Density Residential	Commercial Activity Node
	Business/Industrial	

Exhibit S-3



# 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)

---

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato  
Superintendent

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

# Kootenai County Fire & Rescue

Fire Marshal's Office

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

February 24, 2026

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

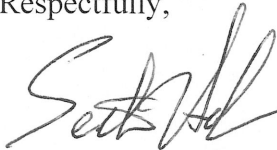
## RE: Notice to Jurisdiction Response

Dear Nancy,

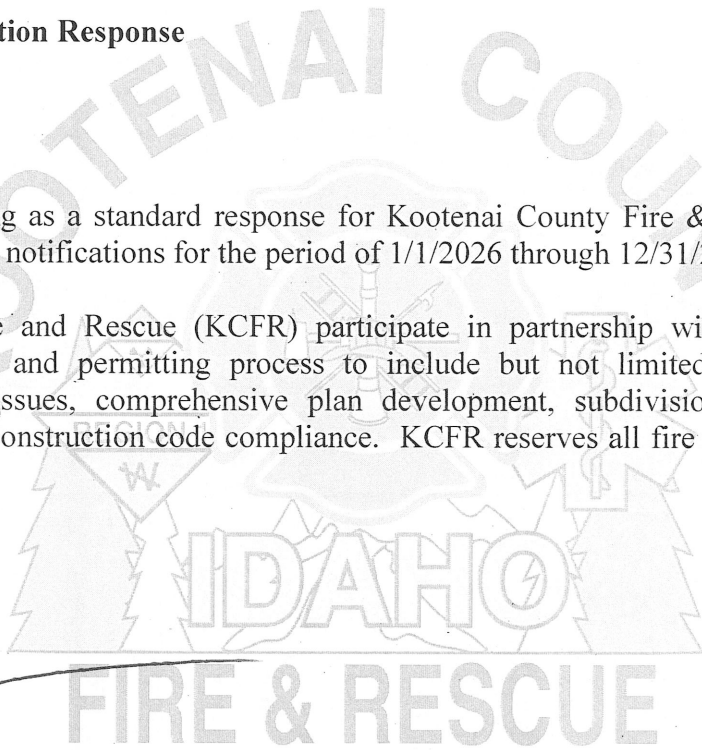
Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice of Jurisdiction" notifications for the period of 1/1/2026 through 12/31/2026.

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

Respectfully,



Seth Hohenstreet  
Kootenai County Fire & Rescue  
Deputy Fire Marshal



## Nancy Thurwachter

---

**From:** Martinez, Leo <Leo.Martinez@p66.com>  
**Sent:** Monday, March 16, 2026 8:54 AM  
**To:** Nancy Thurwachter  
**Subject:** Notice to Jurisdictions Public Works Annexation File No. ANNX-26-2  
**Attachments:** Exhibit PH-2 NTJ\_Public Works ANNX-26-2.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 13286)

  
**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)



The information in this electronic message is privileged and confidential and is intended solely for the use of the individual(s) and/or entity named above, and any unauthorized disclosure, copying, distribution or taking of any action in reliance upon on the contents of these electronically transmitted materials is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and destroy this message and any copies.

---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>  
**Sent:** Friday, March 13, 2026 12:43 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 <carriann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinnac <Daniel.Mavrinnac@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>; Kate Williams <kwilliams@kmpo.net>; 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

## Nancy Thurwachter

---

**From:** DEQ Comments <deqcomments@deq.idaho.gov>  
**Sent:** Friday, March 20, 2026 2:22 PM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions Public Works Annexation File No. ANNX-26-2

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

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:** Friday, March 13, 2026 12:43 PM  
**To:** Ali Marenau <AMarienu@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kate Williams <kwilliams@kmpo.net>; 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@bsnf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barnes <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan

## Nancy Thurwachter

---

**From:** Jonie Anderson <Jonie@postfallshd.com>  
**Sent:** Monday, March 16, 2026 7:14 AM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions Public Works Annexation File No. ANNX-26-2

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

The PFHD is in support of this proposed annexation and agrees that the city should annex W Hargrave Avenue from the subject parcel to Corbin Rd.

Many thanks,

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)



---

**From:** 'Nancy Thurwachter' via Contact Us <[contactus@postfallshd.com](mailto:contactus@postfallshd.com)>  
**Sent:** Friday, March 13, 2026 12:43 PM  
**To:** Ali Marenau <[AMarienau@kmpo.net](mailto:AMarienau@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 <[carrieann.hewitt@itd.idaho.gov](mailto:carrieann.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 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)>; Kate Williams <[kwilliams@kmpo.net](mailto:kwilliams@kmpo.net)>; 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)>; Kyle Leatham <[kyle.leatham@bnsf.com](mailto:kyle.leatham@bnsf.com)>; Lance Kippen <[lkippen@olsson.com](mailto:lkippen@olsson.com)>; Lee Barnes <[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)>; Mike Behary <[Mbehary@kcgov.us](mailto:Mbehary@kcgov.us)>; Mike Patton <[Michael.m.patton@p66.com](mailto:Michael.m.patton@p66.com)>; Owens,

**CITY OF POST FALLS  
STAFF REPORT**

---

**DATE:** March 20, 2026  
**TO:** POST FALLS PLANNING AND ZONING COMMISSION  
**FROM:** JON MANLEY, PLANNING MANAGER • [jmanley@postfalls.gov](mailto:jmanley@postfalls.gov) / 208-457-3344  
**SUBJECT:** STAFF REPORT FOR THE MARCH 31, 2026, P&Z COMMISSION MEETING  
FISHER LIFT STATION ANNEXATION ANNX-26-1

---

**INTRODUCTION:**

The Planning Division on behalf of the Public Works Department and is requesting approval to annex approximately .51-acres into the City of Post Falls with a zoning request of Single-Family Residential with an intent to facilitate the relocation of the Fisher lift station so it can be properly sized. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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

**PROJECT INFORMATION:**

**Project Name / File Number:** Fisher Lift Station Annexation File No. ANNX-26-1

**Owners:** City of Post Falls

**Applicant:** Planning Division

**Project Description:** Annex approximately .51-acres into the City of Post Falls with a zoning request of Single Family Residential (R1).

**Project Location:** The properties are generally located on the northwest corner of North Howell Road and West Fisher Avenue.

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

**Surrounding Land Uses:** Surrounding the subject site is predominately single-family residential uses in the county or the City.

**Area Context Vicinity Map:**



**EVALUATION OF ZONING APPROVAL CRITERIA:**

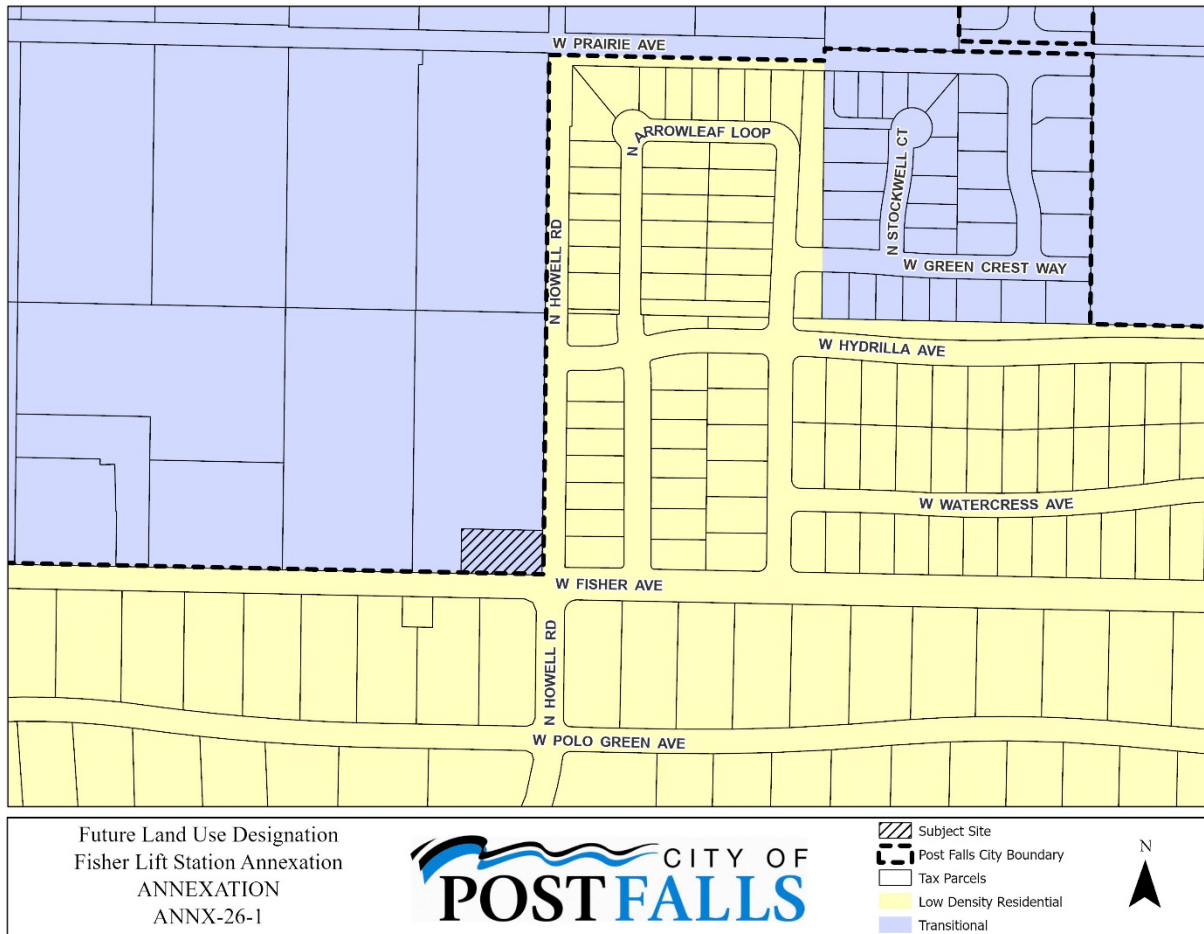
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria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

properties with a land use designation of Transitional and Low Density Residential as depicted in the Future Land Use Map below.



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

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

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

- Focus multi-family along Prairie Avenue;
- Focus commercial development along Prairie Avenue and near identified commercial nodes;
- Support provisions for a variety of housing types and densities;

- Focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day

Staff Comment: Annexing this area will assist meeting these policy points of the Central Prairie Focus Area as the installation of an expanded Lift Station will assist meeting the growth demands along Prairie Avenue and other properties within its service basin.

**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 proposed site being a planned lift station upgrade as an allowed use in the Single Family Residential (R1) zone may assist meeting this goal for the other undeveloped lands in the area.

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

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. Consequently, the Comprehensive Plan supports the allocation of land use types, parks features and other areas sufficient to achieve overall plan objectives. The proposed site being a planned lift station upgrade as an allowed use in the Single Family Residential (R1) zone may assist meeting this goal for the other undeveloped lands in the area.

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

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

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

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

- Maintain or enhance community levels of service.
- Foster the long-term fiscal health of the community.

Staff Comment: lift stations in strategic locations may assist in the long-term fiscal health of a community by potentially reducing the number of lift stations to be maintained.

- 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.

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: Lift stations are considered necessary public infrastructure and not incompatible with surrounding uses. The proposed zone is compatible with the adjacent zones in the area (See Exhibit S-2)

- Infrastructure and service plans.

Staff Comment: This site is intended to allow for the construction of improvement identified within the City's Water Reclamation Master Plan to address current and future service needs. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan.

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

- Existing and future traffic patterns.

Staff Comment: The property is adjacent to the intersection of Fisher Avenue at Howell Road.

Fisher Avenue is classified as a minor collector and is currently configured as a two-lane roadway. Modeling within the current Transportation Master Plan indicate over 80% of roadway capacity is available in the current configuration and modeled traffic volumes for 2025.

Howell Road is classified as a Local Roadway in the City's Transportation Master Plan.

To accommodate projected traffic volumes and distribution for the year 2035; Fisher Avenue and Howell Road will require widening and installation of urban frontage improvements at the time of site development, to their identified roadway standards. The lot was purchased by the City of Post Falls with considerations made for the necessary rights-of-way and easement to accommodate the required frontage improvements. The anticipated use will generate minimal traffic, less than a typical single-family home.

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

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

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

Staff Comment: Idaho State Statutes and City ordinances associated with

annexations have been followed.

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

Staff Comment: Creating a location for a lift station for the planned future housing needs may assist meeting this criterion.

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

Staff Comment: Upon development, 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 35:** Maintain infrastructure and personnel at levels that provide citizens with services that are high quality, effective, and affordable.

Staff Comment: One way to support this policy is to proactively identify opportunities to expand facilities in areas consistent with Capital Facilities planning. Expanding facilities in step with growth can help maintain service levels and reduce the risk of service degradation over time.

**Policy 40:** Plan and locate private and public utilities consistent with best management practices.

Staff Comment: The proposed location is consistent with the Service Basin.

**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: Creating a location for a lift station for the planned future growth needs may assist meeting this criterion as properties that are currently over the aquifer may have the option to be connected to a sanitary sewer with annexation.

**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 Railroad		

**PUBLIC PROCESS:** Notice of the proposed annexation was sent to appropriate jurisdictions on March 13, 2026, and mailed to property owners within 300 feet of the proposed project on March 11, 2026. Notice has been published in the Coeur d’Alene Press on March 13, 2026. The property will be posted on March 20, 2026.

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

**ATTACHMENTS:**




**Staff Exhibits:**

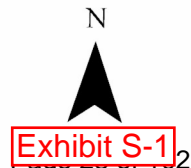
- Exhibit S-1 Vicinity Map
- Exhibit S-2 Zoning Map
- Exhibit S-3 Future Land Use Map

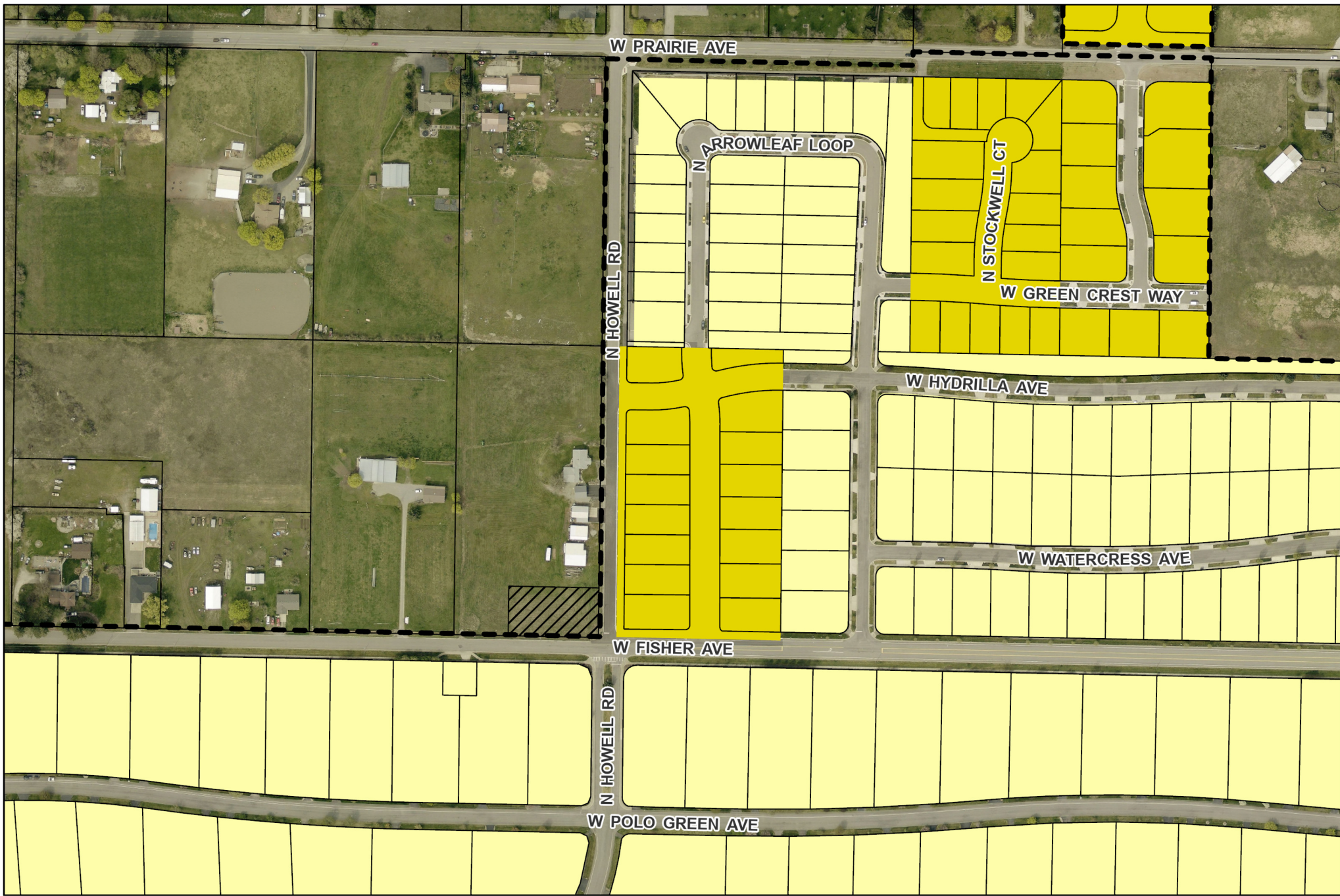


Project Location  
 Fisher Lift Station Annexation  
 ANNEXATION  
 ANNEX-26-1








-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



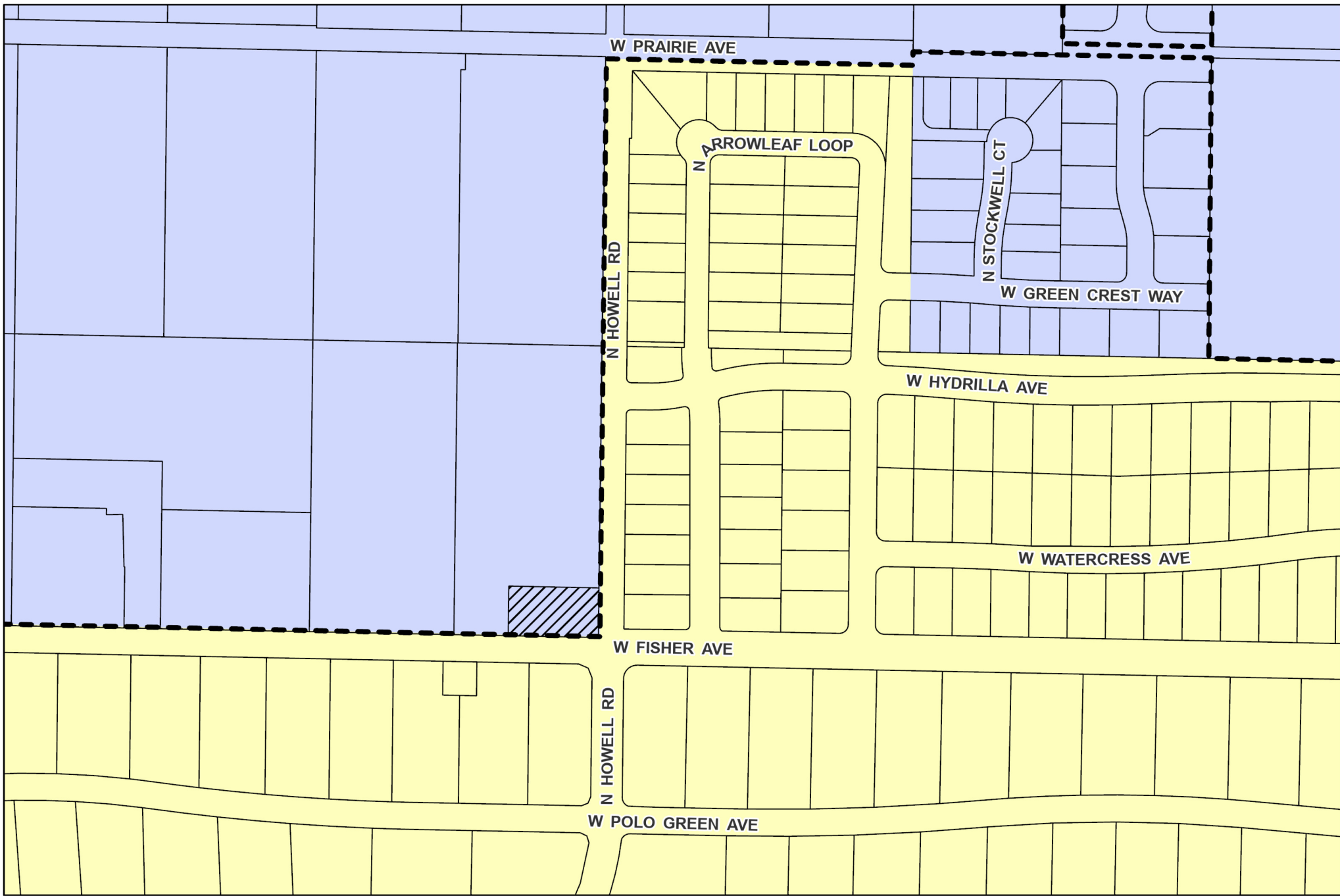


Zoning Map  
 Fisher Lift Station Annexation  
 ANNEXATION  
 ANNEX-26-1








-  Subject Site
-  Post Falls City Boundary
-  Tax Parcels
-  R-1-S
-  R-1





Future Land Use Designation  
 Fisher Lift Station Annexation  
 ANNEXATION  
 ANNEX-26-1



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



**Exhibit S-3**



# 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)

---

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato  
Superintendent

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

# Kootenai County Fire & Rescue

Fire Marshal's Office

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

February 24, 2026

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

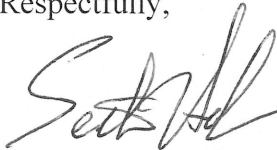
## RE: Notice to Jurisdiction Response

Dear Nancy,

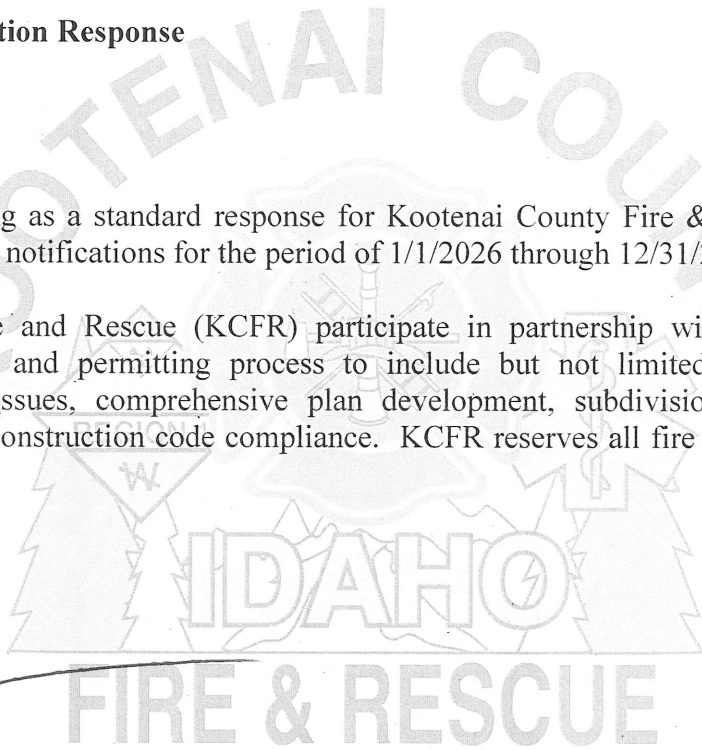
Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice of Jurisdiction" notifications for the period of 1/1/2026 through 12/31/2026.

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

Respectfully,



Seth Hohenstreet  
Kootenai County Fire & Rescue  
Deputy Fire Marshal



## Nancy Thurwachter

---

**From:** Jonie Anderson <Jonie@postfallshd.com>  
**Sent:** Monday, March 16, 2026 7:19 AM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions Fisher Lift Station Annexation File No. ANNX-26-1

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

The PFHD is in support of this proposed annexation.

Many thanks,

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)



---

**From:** 'Nancy Thurwachter' via Contact Us <[contactus@postfallshd.com](mailto:contactus@postfallshd.com)>  
**Sent:** Friday, March 13, 2026 12:43 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 <[carrieann.hewitt@itd.idaho.gov](mailto:carrieann.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 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)>; Kate Williams <[kwilliams@kmpo.net](mailto:kwilliams@kmpo.net)>; 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)>; Kyle Leatham <[kyle.leatham@bnsf.com](mailto:kyle.leatham@bnsf.com)>; Lance Kippen <[lkippen@olsson.com](mailto:lkippen@olsson.com)>; Lee Barnes <[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 Sanders <[lynn.sandsor@aecom.com](mailto:lynn.sandsor@aecom.com)>; Mike Behary <[Mbehary@kcgov.us](mailto:Mbehary@kcgov.us)>; 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

## Nancy Thurwachter

---

**From:** Martinez, Leo <Leo.Martinez@p66.com>  
**Sent:** Monday, March 16, 2026 9:03 AM  
**To:** Nancy Thurwachter  
**Subject:** Notice to Jurisdictions Fisher Lift Station Annexation File No. ANNX-26-1  
**Attachments:** Exhibit PH-2 NTJ\_Fisher Lift Station -ANNX-26-1.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 13288)

  
**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)



The information in this electronic message is privileged and confidential and is intended solely for the use of the individual(s) and/or entity named above, and any unauthorized disclosure, copying, distribution or taking of any action in reliance upon on the contents of these electronically transmitted materials is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and destroy this message and any copies.

---

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

**Sent:** Friday, March 13, 2026 12:43 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 <carriann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David 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>; Kate Williams <kwilliams@kmpo.net>; 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

## Nancy Thurwachter

---

**From:** DEQ Comments <deqcomments@deq.idaho.gov>  
**Sent:** Friday, March 20, 2026 2:22 PM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions .Fisher Lift Station Annexation File No. ANNX-26-1

**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:** Friday, March 13, 2026 12:43 PM  
**To:** Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina 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>; Kate Williams <kwilliams@kmpo.net>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziplay.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Kyle Leatham <kyle.leatham@bnsf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barnes <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan

**CITY OF POST FALLS  
STAFF REPORT**

---

**DATE:** MARCH 13, 2026

**TO:** POST FALLS PLANNING AND ZONING COMMISSION

**FROM:** JUSTIN SAUDER, ASSOCIATE PLANNER • [jsauder@postfalls.gov](mailto:jsauder@postfalls.gov) / 208-457-3336

**SUBJECT:** STAFF REPORT FOR THE MARCH 31, 2026, P&Z COMMISSION MEETING  
G2 SUBDIVISION AMENDMENT 26-1

---

**INTRODUCTION:**

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

The applicant is requesting approval to amend the previously approved G2 subdivision (SUBD-25-2). The previous project was approved to subdivide approximately 18.02 acres into a total of 105 residential lots with the intent of creating a mixed residential community with cottages and traditional single-family homes. The applicant is now requesting to amend the subdivision by adding five more lots for a total of 110 residential lots per Exhibit A-3. The Planning & Zoning Commission must conduct a public hearing and review the subdivision per the approval criteria contained in Post Falls Municipal Code (PFMC) Section 17.12.060.

**PROJECT INFORMATION:**

**Project Name / File Numbers:** G2 Subdivision Amendment File No: SUBA-26-1

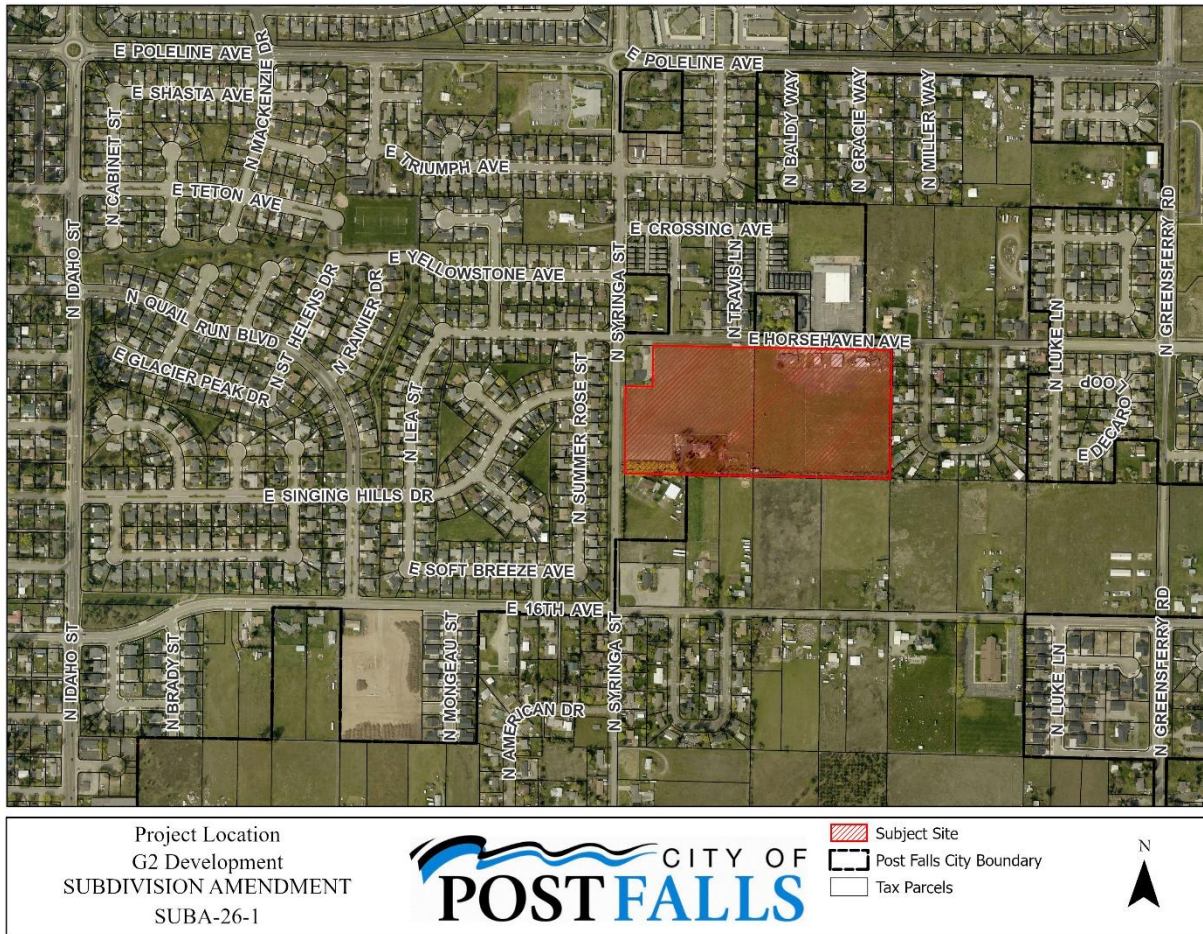
**Project Description:** The Planning and Zoning Commission is being asked to review the proposed subdivision of approximately 18.02-acres into 110 residential lots. The applicant is intending to create a mixed residential community with cottages and traditional style single-family homes.

**Project Location:** The property is generally located southeast of the intersection of East Horsehaven Avenue and North Syringa Street.

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

**Surrounding Land Uses:** North of East Horsehaven Avenue is a transitioning “Crossings” Smartcode development area where there are duplex lots, a church, and other single family uses that would be considered compatible with proposed cottages at their location. To the west is one single-family home on the corner of North Syringa Street and East Horsehaven Avenue, and then a single-family subdivision across North Syringa Street. To the east is a single-family subdivision within Kootenai county and to the south are single-family homes are large lots within Kootenai County.

**Area Context Vicinity Map:**



**PARCEL INFORMATION**

Property Size: Approximately 18.02 acres

Current Land Use: Farmland

Current Zoning: Residential Mixed (RM)

Proposed Land Use: The proposed subdivision creates 110 residential lots with various housing products.

Surrounding Land Use: North of East Horsehaven Avenue is a transitioning “Crossings” Smartcode development area where there are duplex lots, a church, and other single family uses that would be considered compatible with proposed cottages at their location. To the west is one single-family home on the corner of North Syringa Street and East Horsehaven Avenue, and then a single-family subdivision across North Syringa Street. To the east is a single-family subdivision within Kootenai county and to the south are single-family homes are large lots within Kootenai County. The surrounding future land use designations to the north, south, east and west are all low density residential.

Surrounding Zoning Districts: The single-family home on the corner of North Syringa Street and East Horsehaven, as well as the subdivision to the west across North Syringa Street are within the Single-Family Residential (R1) zone. The subdivision directly to the east is within Kootenai County. There are properties to the north that are within the Single-Family (R1) zone, the Medium Density (R2) zone, and the Smart Code (SC4) zone. There is a property to the south that is within the Single-Family (R1) zone. There are properties to both the north and south that are within the county as well.

Water Provider: Ross Point Water District  
Sewer: City of Post Falls

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

No subdivision shall be approved from the Planning and Zoning Commission unless findings and conclusions are made that:

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

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

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

Staff's Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed with development of the site in conformance with City Standards and guiding Master Plans. Existing septic systems will be required to be abandoned, in conformance with Panhandle Health requirements, and remaining structures connected to the City's Water Reclamation system. The proposed addition of 5 residential lots from the previous application does not significantly impact the capability to service the project.

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

Staff's Response: The subdivision and proposed layout accommodate connectivity and will not have a negative impact on the local transportation system. Proposed roadway circulation anticipates extension and development to the south. The roadways shall dedicate rights of way and easements and be constructed to the roadway standards as outlined within the City Transportation Master Plan. The proposed addition of 5 residential lots from the previous application does not modify access points to the existing roadway system or the circulation routes within the proposed development.

- Public Internal streets – local residential, 33-foot width shown (flow line – flow line), exceeds minimum standards.
- Private Internal street – 24-foot width, no parking and sidewalk on one side, meets minimum standards.
- Horsehaven Avenue and Syringa Street – Minor Collector Roadways, improvements would meet City Standards and include improvements in the southeast corner of the Horsehaven Avenue / Syringa Street Intersection.

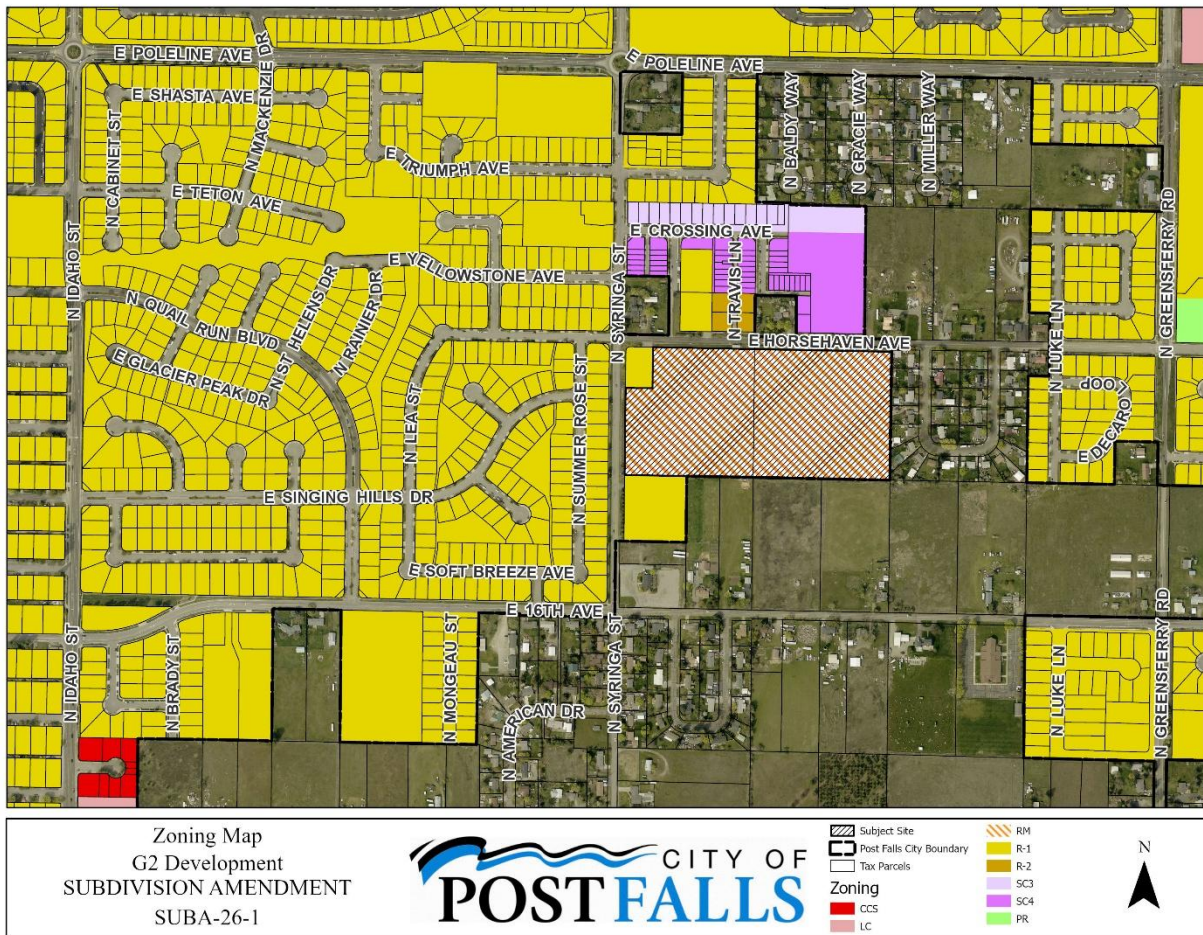
Roadway illumination, ADA ramps and roadway markings / signs shall comply with City Standards.

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

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

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

Staff's Response: The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning) for RM zoning.



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

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

Agencies Notified:

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

**PUBLIC PROCESS:** Notice of the proposed subdivision was mailed to property owners within 300 feet of the proposed project on March 12, 2026, and notice was sent to appropriate jurisdictions and published in the Coeur d’Alene Press on March 13, 2026. The property was posted on March 20, 2026.

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

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

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

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. The proposed subdivision may be completed in two (2) phases.
4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflected only the Phase I construction. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.

6. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
7. Roadway improvements for the subdivision shall include the provisions of frontage improvements in the southeast corner of the Horsehaven Avenue / Syringa Street intersection for the lot identified in the plans as "Not a Part".
8. No "on-street" parking will be allowed on the proposed private street "Givens Lane" except for the 90-degree perpendicular parking shown on the concept plans. Marked parking shall comply with applicable ADA requirements.
9. Direct vehicular access to or from Lots 1-4 of Block 2 and Lot 1 Block 1 with Syringa Street shall be prohibited on the face of the plat.
10. The existing driveway accessing Syringa Street to Lot 5 Block 1 will be allowed to remain and access Syringa Street.
11. Direct vehicular access from Lots within the proposed subdivision with Horsehaven Avenue shall be prohibited on the face of the plat.
12. A Homeowners Association (HOA) shall be formed to provide for ownership and maintenance of the internal private roadway, "Tract A" and all common open spaces.
13. Existing structures identified to remain shall pay appropriate capacity fees, connect to the City sewer system and remove existing septic systems in conformance with Panhandle Health requirements.

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

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

**Staff Exhibits:**

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



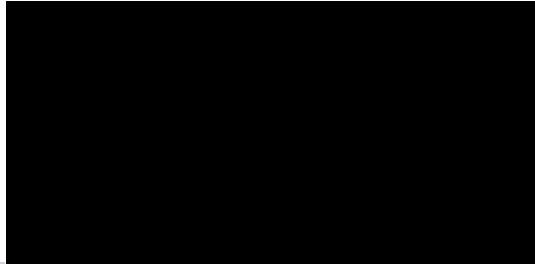
### Record No: SUBA-26-1

### Applicant

Subdivision Amendment

Status: Active

Submitted On: 3/6/2026



### Option For Redaction

Would You Like to Submit Redacted Documents\* ?

—

### Applicant Information

Applicant Name\*



Company



Phone\*



Email\*



Address\*



City, State & Zip Code



### Application Information

Amendment\* ?

Major

Applicant Type\*

Engineer

**Existing Zoning**

RM

**Adjacent Zoning**

R1/SC4/R2

**Current Land Use**

Single Family Residential

**Adjacent Land Use**

Single Family Residential

**Description of Project/Reason for Request\***

Requesting an modification to the approved Subdivision to save and existnig shop, and to increase the number of Lots from 105 to 110 total Lots in this proposed phased development.

---

## Owner Information

**Name\***

[REDACTED]

**Company**

[REDACTED]

**Phone\***

[REDACTED]

**Email\***

[REDACTED]

**Address\***

[REDACTED]

**City, State, Zip Code**

[REDACTED]

# Application Certification

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



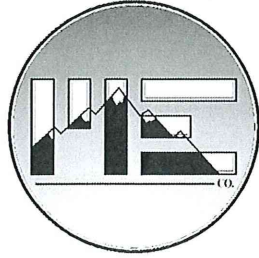
The applicant (or representative) must be at the meeting representing this proposal or the application will not be heard. The applicant will be responsible for costs in re-noticing the public hearing.\*



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



[Redacted signature]

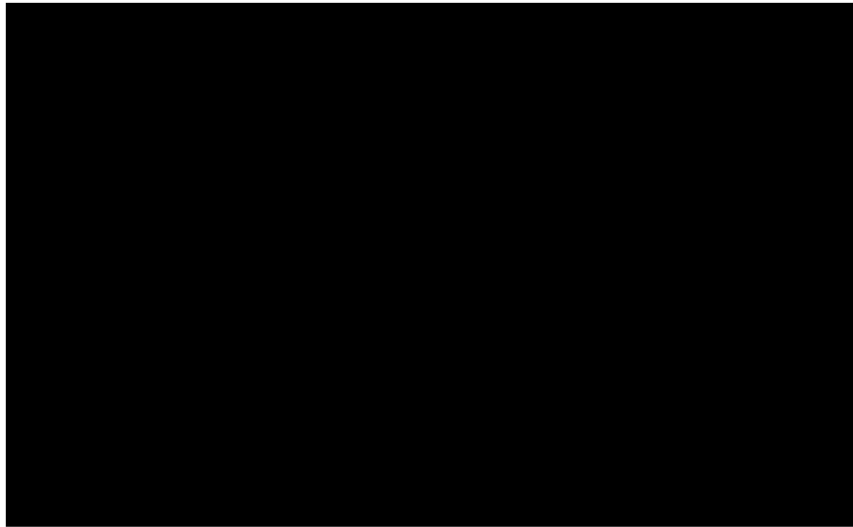


# G2 DEVELOPMENT

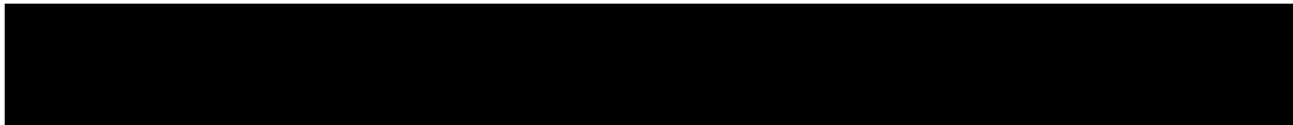
MAJOR SUBDIVISION AMENDMENT

## NARRATIVE

City of Post Falls, Idaho

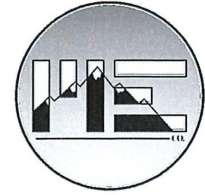


1/11/2023



# G2 DEVELOPMENT MAJOR SUBDIVISION AMENDMENT

City of Post Falls, Idaho



## Project Summary

This narrative shall outline the proposed Major Subdivision Amendment for the above Single-Family Residential Subdivision in the City of Post Falls, Idaho.

The subdivision was originally approved by the City of Post Falls for the development of 105-Lots, with a substantial amount of open space, and with the demolition of an existing shop structure. Upon approval of this project by the City of Post Falls, it was determined that a minor modification could be made to the development layout, while maintaining the intent of the original approved Subdivision.

This proposed amendment includes a modified Subdivision layout, consisting of 110-Lots, and the preservation of the existing shop. The modified layout, preserving the shop, caused a few of the Lots to be reduced in depth, thus making them less desirable; therefore, the developer made the decision to implement additional Cottage style Lots, in kind to the previously approved Cottage Home Lots. This proposed amendment also includes the addition of a few single family home Lots that are more in conformance with the Residential Mixed zoning design standards. This proposed Lot size (4,000SF minimum per Code) shall offer an alternative to the already approved Cottage Home Lots (2,400SF+) and larger Single Family Lots (6,500SF+) that were previously approved for this project.

Access for this proposed development shall remain off of Horsehaven Avenue and Syringa, via the originally approved network of public streets, and one (1) private road.

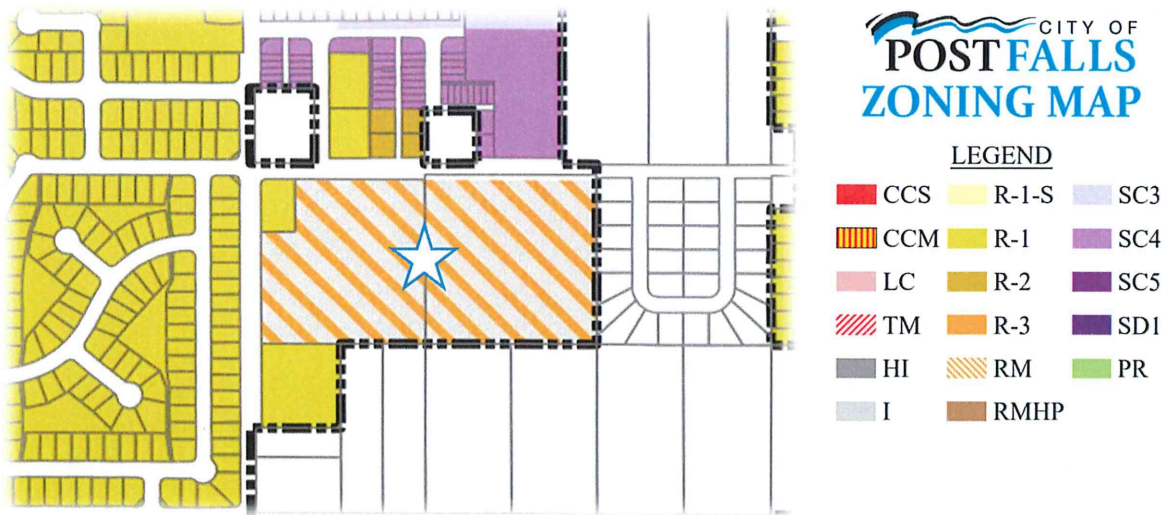
The sanitary sewer for this development shall still be conveyed to the existing City of Post Falls sanitary sewer infrastructure, as originally approved.

The domestic, irrigation, and fire flow water requirements for this development shall still be provided by the Ross Point Water District. Please see their updated Will Serve Letter attached to this submittal.

The property is located within Section 35, Township 51 North, Range 05 West, Boise Meridian, Kootenai County, City of Post Falls, Idaho.



- **Parcels:** P-7050-35-020-AA (Givens)  
0-6360-35-019-ZZ (G2)
- **AIN:** 127901 (Givens)  
126776 (G2)
- **Parcel Size(s):** 4.55 Acres (Givens)  
13.47 Acres (G2)  
18.02 Acres (Combined)
- **Applicant:** [REDACTED]
- **Proponent #1:** [REDACTED]
- **Proponent #2:** [REDACTED]
- **Approved # Lots:** 105
- **Proposed # Lots:** 110
- **Proposed Density:** 6.1 Units per Acre (RM Zoning allows up to 8.0 Units per Acre)
- **Zoning:** Residential Mixed "RM"



- **Existing Conditions:** The Givens Trust parcel is developed with one (1) single-family residential home and a large secondary shop structure. The remaining portions of property are comprised of mature landscaping, and or used for agricultural purposes. The primary access to the existing home is located off of Syringa Street, via a paved driveway lined with beautiful deciduous trees.

The G2 parcel is developed with two (2) single-family homes, and several agricultural structures that support the small agricultural operation on the property. The access to this property is generally off of Horsehaven Avenue.

The topography of this property has gently rolling terrain, with around eight (8) feet of combined elevation relief, according to the completed topographic survey. The property generally drains from the North to the South.

There are no existing stormwater management improvements on the property.

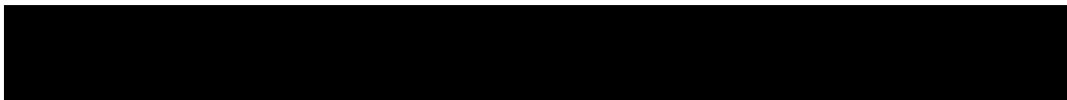
Water is served by Ross Point Water District. Infrastructure is located in the existing rights of way.

Sewer is served by the City of Post Falls. Infrastructure is located in the existing rights of way.

Adjacent properties are zoned R-1, SC-4, R-2, and Ag-Suburban in Kootenai County, with the uses in the area consisting of higher density residential development, and typical single family homes.

Dry utilities (power, gas, phone, cable, etc.) exist in the public right of way (North Syringa Street and East Horsehaven Avenue).

- **Proposed Development:** The following shall outline the previously approved, and the proposed development plan, as depicted on updated Preliminary Plat and Conceptual Subdivision Plan:
  - **Structures:** The proponent intends to construct Cottage homes and Single-Family Residential Homes on the property, through a phased development plan.
  - **Timeframe:** Timing of the initial phase of onsite development shall be subject to subdivision approval, and commitments made to family members who live on the East parcel of land.
  - **Access:** Access to the proposed subdivision shall be through Syringa Street, and Horsehaven Avenue, with future access connection to the South.
  - **Stormwater Management:** Stormwater from the impervious surfaces shall be conveyed to stormwater swales for treatment and shall outlet to stormwater drywells or through infiltration into the onsite prairie sand/gravel soil after being treated by the organic swale soils/vegetation.
  - **Landscaping:** A public right of way landscape plan shall be prepared in accordance with City of Post Falls requirements. This landscape plan shall also address the privately owned common area landscaping and shall also provide the developer with standards and guidance for individual Lot landscaping to ensure the development landscaping is cohesive.
  - **Common Area Maintenance:** The proponent, through the development of the project CC&Rs, shall direct the Home Owner Association (HOA) to maintain the common areas and right of way frontage, inclusive of such maintenance items as irrigation, general landscaping maintenance, and snow removal/de-icing. Each Lot owner will be required to provide and maintain their own irrigation and landscaping.



- **Open Space:** The City of Post Falls requires dedicated open space for both Residential Mixed (RM) Zoning Designation and Cottage Home developments. The open space shall be owned/managed by a Home Owners Association (HOA) collectively in charge of the development. An HOA managed irrigation service or services shall be included in the development to serve the common areas. The following breakdown is illustrated on the attached Preliminary Plat, which is dedicated to Tract A:
    - ❖ **Residential Mixed Zoning:** Section 18.16.010, City of Post Falls Municipal Code
      - **Required:** 54,953 SF (7% of the Development Area)
      - **Provided:** 68,143 SF (Tract A = 124% of the required open space)
    - ❖ **Cottage Homes:** Section 18.24.032, City of Post Falls Municipal Code
      - **Required:** 20,150 SF (325 SF per Lot x 62 Cottage Home Lots)
      - **Provided:** 68,143 SF (Tract A = 338% of the required open space)
- Also, see the Preliminary Plat and Conceptual Subdivision Plans for additional information.
- **Setbacks:** All proposed residential structures shall meet the requirements outlined in the City of Post Falls Municipal Code (Sections 18.24.032, Cottage Homes, and Section 18.20.040 – Official Bulk and Placement Regulation Table for RM).
  - **Parking:** Parking for each residential home shall be provided in accordance with City of Post Falls Standards and requirements (Section 18.24.070 – Parking) and (Section 18.24.032 – Cottage Homes).
    - ❖ Standard Single Family Homes (18.24.070):
      - **Required:** Two (2) for each unit (spaces within garages/carports can be included)
      - **Provided:** A minimum of two (2) off-street parking spaces will be provided in each driveway/garage.
    - ❖ Cottage Homes (18.24.032):
      - **Required:** Each Cottage Home Dwelling Unit must provided at least two (2) off-street parking spaces for each cottage home, and the development shall provide an additional 0.25 parking spaces/Cottage Home, in a cluster. There are a total of sixty-two (62) Cottage Homes proposed, and sixteen (16) required cluster parking spaces.
      - **Provided:** Each Cottage Home Lot will have two (2) off-street parking spaces, and there are twenty (20) clustered parking spaces provided in the proposed development.
  - **Sanitary Sewer:** Sanitary sewer is provided by the City of Post Falls who shall review and approve the proposed infrastructure improvements at time of Plan submittal. A Construction Improvement Agreement (CIA) shall also be approved by the City of Post Falls prior to construction. See the Conceptual Sewer Plan attached to this submittal.

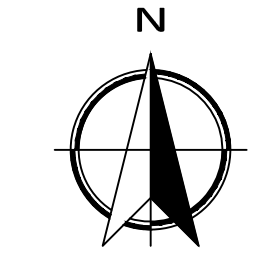
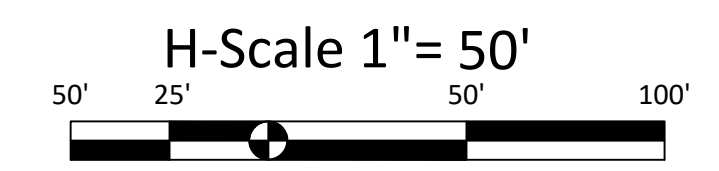


- **Domestic Water:** Water is provided by Ross Point Water District, who shall have their engineer review and approve the proposed infrastructure improvements at time of Plan submittal as the QLPE. See the Conceptual Water Plan attached to this submittal.
- **Dry Utilities:** Existing dry utilities (power, gas, phone, cable, etc.) are available in the public rights of way of Syringa Street and Horsehaven Avenue.
- **Subdivision Pre-Development Meeting:** A formal subdivision pre-application meeting was held with the City and appropriate parties, for this proposed subdivision, on September 5, 2024.
- **Future Land Use Map:** The City of Post Falls Future Land Use Map designates this property, and the surrounding properties as “Low Density Residential”; however, as discussed with staff, the future development of this property will be consistent with the existing residential developments in the vicinity of this project (RM zoning did not exist at the time of adjacent property zoning).
- **Criteria for Subdivision Approval (Section 17.12.060(H) – City of Post Falls Municipal Code):**
  - Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of Subdivision proposed.
    - **Please see the updated Will Serve letter from Ross Point Water District stating that adequate water is available to serve this subdivision.**
  - Adequate provisions have been made for a public sewage system and that the existing Municipal system can accommodate the proposed sewer flows.
    - **The City of Post Falls has previously stated that sufficient sewer capacity is available to serve this proposed subdivision.**
  - Proposed streets are consistent with the transportation element of the comprehensive plan.
    - **The proposed street public and private street configuration generally remains consistent with what was previously approved by the City.**
  - All areas of the proposed Subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.
    - **The project proponent is currently working with a Geotechnical Engineering firm to being preparing a Preliminary Geotechnical Engineering Report for this property, but there are no known areas of concern, or no known historical uses that would otherwise be of concern.**
  - The area proposed for Subdivision is zoned for the proposed use and the use conforms to other requirements found in this Code. The *Developer* has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for *Off-Site* impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, *Off-Site* mitigation will be dealt with through the obligation to pay *Development* impact fees.
    - **The proposed subdivision request is consistent with applicable Residential Mixed zoning designation, as previously approved by the City and or as modified in this updated submittal.**

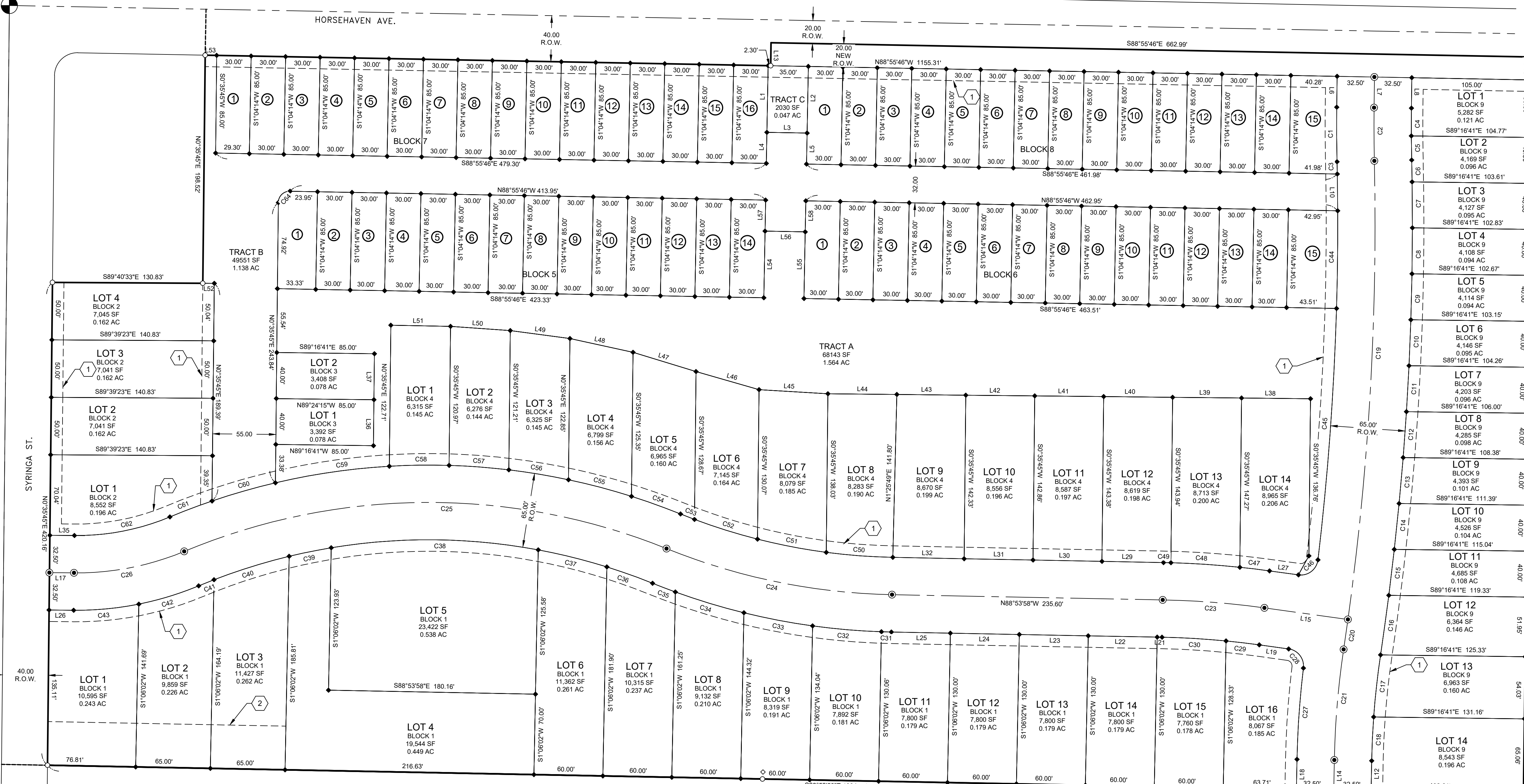
# G2 DEVELOPMENT PRELIMINARY PLAT

TRACT 19 AND A PORTION OF TRACT 20, BLOCK 35 OF POST FALLS IRRIGATED TRACTS  
LOCATED WITHIN SECTION 35, TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

## Exhibit A-3



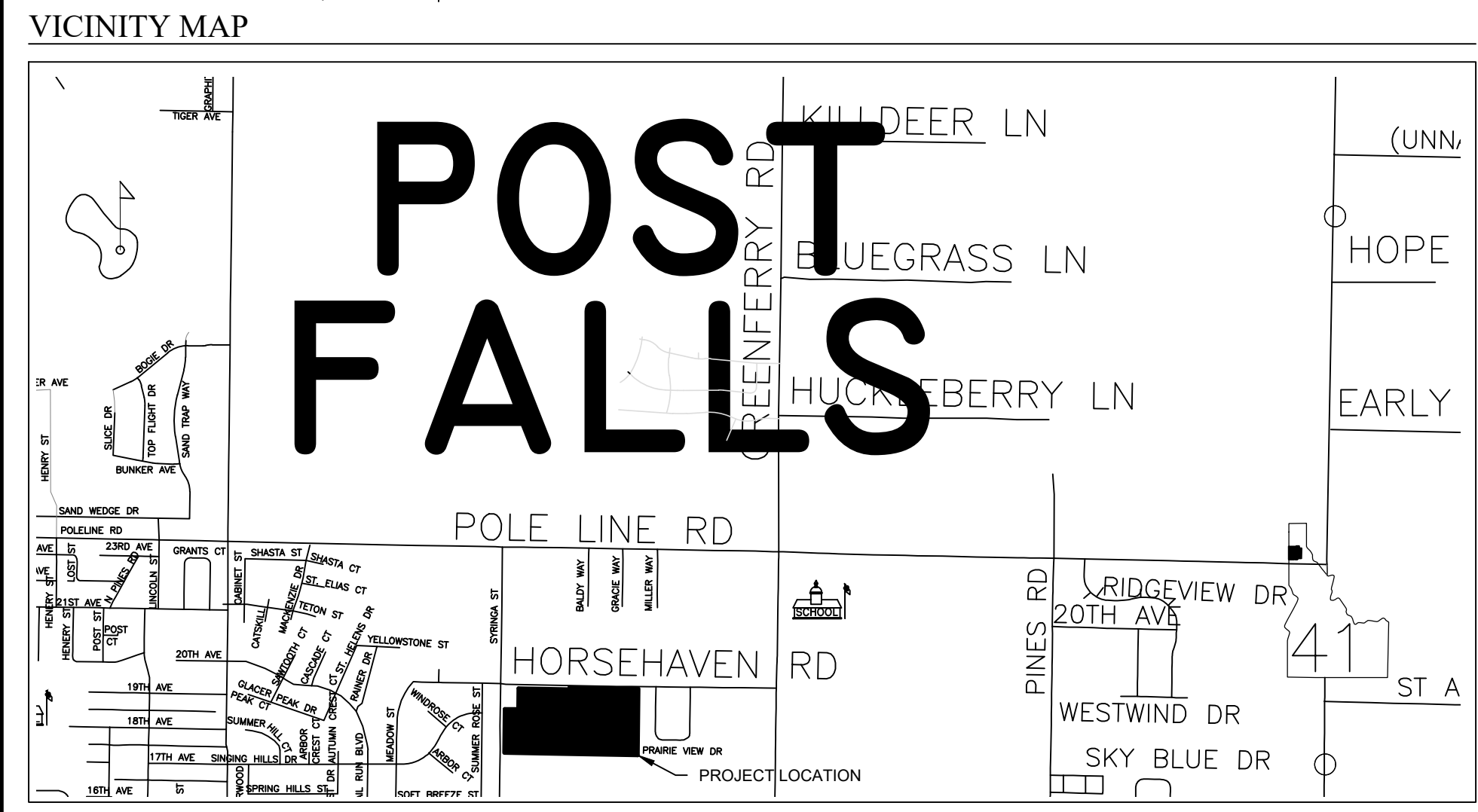
LINE	BEARING	LENGTH
L1	S1°04'14"W	58.00'
L2	N1°04'14"E	58.00'
L3	S88°55'46"E	35.00'
L4	N1°04'14"E	27.00'
L5	S1°04'14"W	27.00'
L6	S0°43'19"W	26.89'
L7	S0°43'19"W	26.69'
L8	S0°43'19"W	26.49'
L10	S0°40'02"E	32.01'
L12	S1°06'02"W	26.02'
L13	S0°40'00"W	20.00'
L14	S1°06'02"W	26.02'
L15	N82°07'02"W	73.38'
L17	N89°24'15"W	21.41'
L18	S1°06'02"W	26.02'
L19	N82°07'02"W	25.81'
L21	N88°53'58"W	4.24'
L22	N88°53'58"W	60.00'
L23	N88°53'58"W	60.00'
L24	N88°53'58"W	60.00'
L25	N88°53'58"W	51.36'
L26	N89°24'15"W	21.41'
L27	N82°07'02"W	25.42'
L29	S88°53'58"E	53.53'
L30	S88°53'58"E	60.00'
L31	S88°53'58"E	60.00'
L32	S88°53'58"E	62.07'
L35	N89°24'15"W	21.41'
L36	S0°35'45"W	40.00'
L37	S0°35'45"W	40.00'
L38	S89°24'15"E	60.00'
L39	S89°24'15"E	60.00'
L40	S89°24'15"E	60.00'
L41	S89°24'15"E	60.00'
L42	S89°24'15"E	60.00'
L43	S89°24'15"E	60.00'
L44	S89°24'15"E	60.00'
L45	S86°37'49"E	60.07'
L46	S73°57'58"E	57.06'
L47	S73°00'44"E	57.33'
L48	S77°42'06"E	56.17'
L49	S82°21'36"E	52.40'
L50	S85°58'50"E	52.09'
L51	S88°53'58"E	52.00'
L52	N89°39'23"W	10.00'
L54	S1°04'14"W	58.00'
L55	N1°04'14"E	58.00'
L56	N88°55'46"E	35.00'
L57	N1°04'14"E	27.00'
L58	S1°04'14"W	27.00'



- NOTES**
- 10' SIDEWALK, DRAINAGE, AND UTILITY EASEMENT
  - 38' SHARED INGRESS, EGRESS, UTILITY, DRAINAGE, AND MAINTENANCE EASEMENT

- LEGEND**
- FOUND 5/8" REBAR NO CAP
  - ◇ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
  - FOUND 1/2" REBAR NO CAP
  - SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
  - SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
  - SET 5/8" x 24" REBAR WITH 1-1/2" ALUMINUM CAP, P.L.S. 9367

LOT	BLK	Area	Parcel Area	LOT	BLK	Area	Parcel Area
1	7	7,041 SF	0.162 AC	1	5	2841 SF	0.065 AC
2	7	3,408 SF	0.078 AC	2	5	2550 SF	0.059 AC
3	7	6,315 SF	0.145 AC	3	5	2550 SF	0.059 AC
4	7	6,276 SF	0.144 AC	4	5	2550 SF	0.059 AC
5	7	6,325 SF	0.145 AC	5	5	2550 SF	0.059 AC
6	7	7,145 SF	0.164 AC	6	5	2550 SF	0.059 AC
7	7	8,079 SF	0.185 AC	7	5	2550 SF	0.059 AC
8	7	8,283 SF	0.190 AC	8	5	2550 SF	0.059 AC
9	7	8,670 SF	0.199 AC	9	5	2550 SF	0.059 AC
10	7	8,587 SF	0.196 AC	10	5	2550 SF	0.059 AC
11	7	8,655 SF	0.198 AC	11	5	2550 SF	0.059 AC
12	7	8,587 SF	0.196 AC	12	5	2550 SF	0.059 AC
13	7	8,587 SF	0.196 AC	13	5	2550 SF	0.059 AC
14	7	8,587 SF	0.196 AC	14	5	2550 SF	0.059 AC
15	7	8,587 SF	0.196 AC	15	5	2550 SF	0.059 AC
16	7	8,587 SF	0.196 AC	16	5	2550 SF	0.059 AC
1	8	19,544 SF	0.449 AC	1	6	2550 SF	0.059 AC
2	8	11,427 SF	0.262 AC	2	6	2550 SF	0.059 AC
3	8	9,859 SF	0.228 AC	3	6	2550 SF	0.059 AC
4	8	11,362 SF	0.251 AC	4	6	2550 SF	0.059 AC
5	8	11,362 SF	0.251 AC	5	6	2550 SF	0.059 AC
6	8	11,362 SF	0.251 AC	6	6	2550 SF	0.059 AC
7	8	11,362 SF	0.251 AC	7	6	2550 SF	0.059 AC
8	8	11,362 SF	0.251 AC	8	6	2550 SF	0.059 AC
9	8	11,362 SF	0.251 AC	9	6	2550 SF	0.059 AC
10	8	11,362 SF	0.251 AC	10	6	2550 SF	0.059 AC
11	8	11,362 SF	0.251 AC	11	6	2550 SF	0.059 AC
12	8	11,362 SF	0.251 AC	12	6	2550 SF	0.059 AC
13	8	11,362 SF	0.251 AC	13	6	2550 SF	0.059 AC
14	8	11,362 SF	0.251 AC	14	6	2550 SF	0.059 AC
15	8	11,362 SF	0.251 AC	15	6	2550 SF	0.059 AC
16	8	11,362 SF	0.251 AC	16	6	2550 SF	0.059 AC
1	7	10,595 SF	0.243 AC	1	7	3695 SF	0.085 AC
2	7	9,859 SF	0.228 AC	2	7	3695 SF	0.085 AC
3	7	11,427 SF	0.262 AC	3	7	2520 SF	0.058 AC
4	7	19,544 SF	0.449 AC	4	7	2520 SF	0.058 AC



CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE									
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.	CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.	CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.	CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.	
C1	1352.50'	47.43'	2°00'34"	S0°16'58"E	47.43'	C21	750.00'	96.68'	7°23'10"	S4°47'37"W	96.62'	C43	275.00'	56.62'	11°47'50"	N84°41'51"E	56.52'	C64	10.00'	15.79'	90°28'28"	S45°50'00"W	14.20'	
C2	1320.00'	46.29'	2°00'34"	S0°16'58"E	46.29'	C23	750.00'	88.78'	6°46'56"	N85°30'30"W	88.73'	C44	2467.50'	85.01'	1°58'26"	N0°41'29"E	85.00'							
C3	2467.50'	10.70'	0°14'55"	N1°09'47"W	10.70'	C25	552.50'	430.52'	44°38'46"	S89°40'07"W	419.71'	C45	2467.50'	219.40'	5°05'41"	N41°13'32"E	219.33'							
C4	1287.50'	24.15'	1°04'29"	S0°11'05"W	24.15'	C26	242.50'	98.41'	23°15'02"	S78°58'15"W	97.73'	C46	15.00'	23.85'	91°06'35"	N52°19'40"E	21.42'							
C5	1287.50'	21.01'	0°56'05"	S0°49'12"E	21.01'	C27	782.50'	79.62'	5°49'49"	S4°00'57"W	79.59'	C47	782.50'	26.05'	1°54'25"	N83°04'15"E	26.04'							
C6	2532.50'	19.01'	0°25'48"	S1°04'21"E	19.01'	C28	15.00'	23.31'	89°02'53"	N37°35'36"W	21.04'	C48	782.50'	60.11'	4°24'04"	N86°13'30"W	60.09'							
C7	2532.50'	40.01'	0°54'19"	S0°24'17"E	40.01'	C29	717.50'	29.11'	2°19'29"	N83°16'47"W	29.11'	C49	782.50'	6.47'	0°28'26"	N88°39'45"W	6.47'							
C8	2532.50'	40.00'	0°54'18"	S0°30'01"W	40.00'	C30	717.50'	55.82'	4°27'26"	N86°40'15"W	55.80'	C50	520.00'	58.09'	6°24'01"	S85°41'57"E	58.06'							
C9	2532.50'	40.00'	0°54'18"	S1°24'19"W	40.00'	C31	585.00'	8.64'	0°50'46"	S88°28'35"E	8.64'	C51	520.00'	61.01'	6°43'21"	S79°08'16"E	60.98'							
C10	2532.50'	40.02'	0°54'19"	S2°18'38"W	40.02'	C32	585.00'	60.16'	5°53'31"	S85°06'27"E	60.13'	C52	520.00'	57.48'	6°19'58"	S72°36'37"E	57.45'							
C11	2532.50'	40.04'	0°54'21"	S3°12'58"W	40.04'	C33	585.00'	60.90'	5°57'53"	S79°10'45"W	60.87'	C53	520.00'	13.03'	1°26'07"	S68°43'34"E	13.03'							
C12	2532.50'	40.07'	0°54'24"	S4°07'20"W	40.07'	C34	585.00'	62.37'	6°06'32"	S73°08'32"E	62.34'	C54	585.00'	45.34'	4°26'28"	N70°13'44"W	45.33'							
C13	2532.50'	40.11'	0°54'27"	S5°01'46"W	40.11'	C35	585.00'	21.23'	2°04'46"	S69°02'53"E	21.23'	C55	585.00'	56.75'	5°33'29"	N75°13'43"W	56.73'							
C14	2532.50'	40.17'	0°54'31"	S5°56'15"W	40.17'	C36	520.00'	42.24'	4°39'15"	N70°20'08"W	42.23'	C56	585.00'	52.64'	5°09'20"	N80°35'08"W	52.62'							
C15	2532.50'	40.23'	0°54'37"	S6°50'49"W	40.23'	C37	520.00'	61.58'	6°47'05"	N76°03'18"W	61.54'	C57	585.00'	52.13'	5°06'19"	S73°59'53"W	52.11'							
C16	2532.50'	52.36'	1°11'04"	S7°53'39"W	52.36'	C38	520.00'	181.08'	19°57'09"	N89°25'25"W	180.17'	C58	585.00'	52.03'	5°05'46"	S89°11'00"W	52.02'							
C17	717.50'	54.31'	4°20'12"	S6°19'06"W	54.29'	C39	520.00'	37.37'	4°07'03"	S78°32'29"W	37.36'	C59	585.00'	100.32'	9°49'33"	N81°43'21"E	100.20'							
C18	717.50'	38.19'	3°02'58"	S2°37'31"W	38.18'	C40	520.00'	68.55'	7°33'11"	S72°42'22"W	68.50'	C60	585.00'	57.41'	5°37'24"	S73°59'53"W	57.39'							
C19	2500.00'	400.12'	9°10'12"	S3°17'52"W	399.70'	C41	520.00'	14.38'	1°35'02"	S68°08'15"W	14.38'	C61	585.00'	198.47'	19°28'17"	S76°54'59"W	197.51'							
C20	2500.00'	26.35'	0°36'14"	S8°11'05"W	26.35'	C42	275.00'	54.97'	11°27'12"	N73°04'20"E	54.88'	C62	210.00'	85.22'	23°15'02"	S78°58'15"W	84.63'							

**SITE DATA**

RM EXISTING ZONING: 18.022 AC

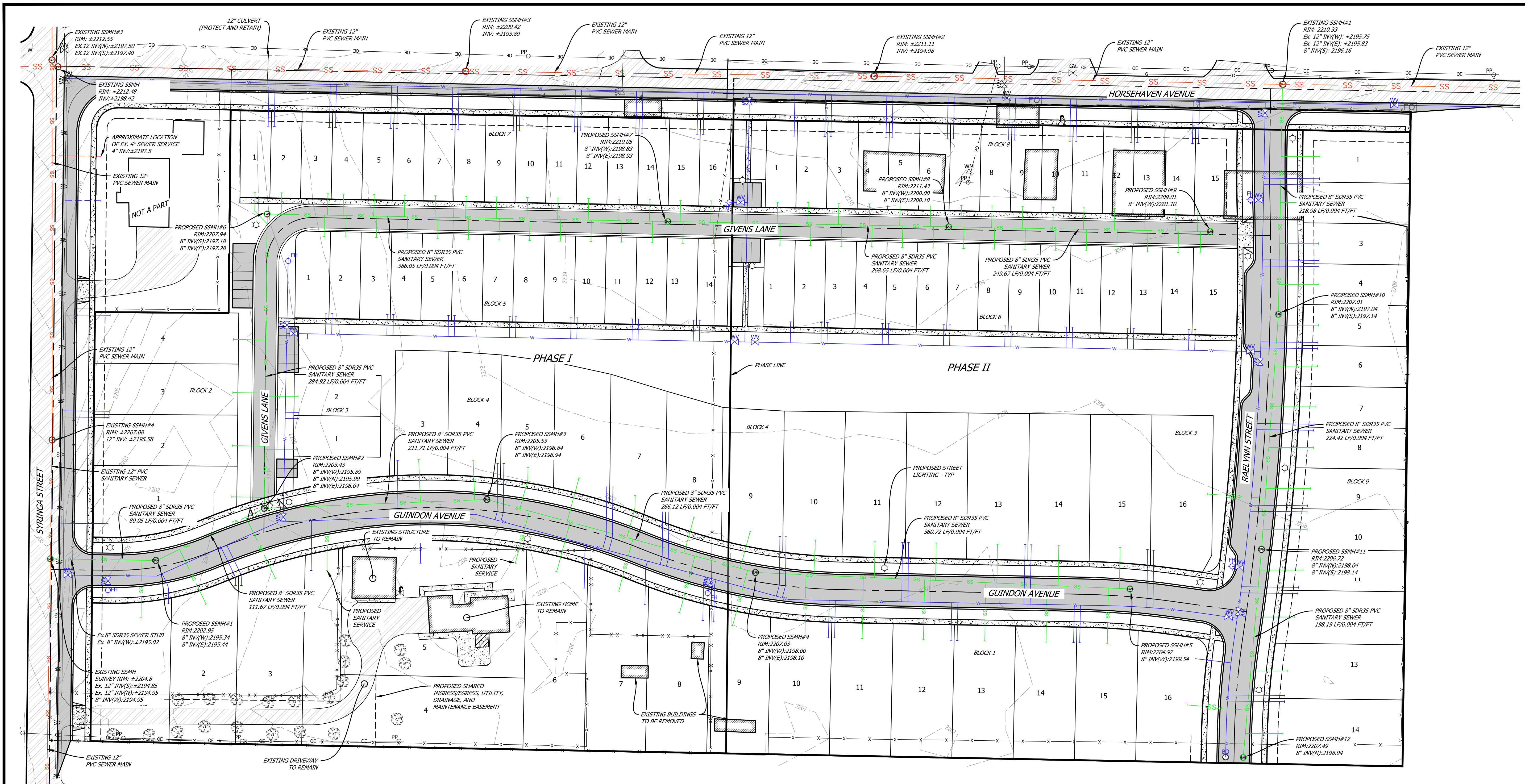
TOTAL SITE AREA: 110

# OF RESIDENTIAL LOTS: 158

**PRELIMINARY PLAT**

TRACT 19 AND TAX NUMBER 24889 IN TRCT 20 BLCK 35 POST FALLS IRR TRS SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

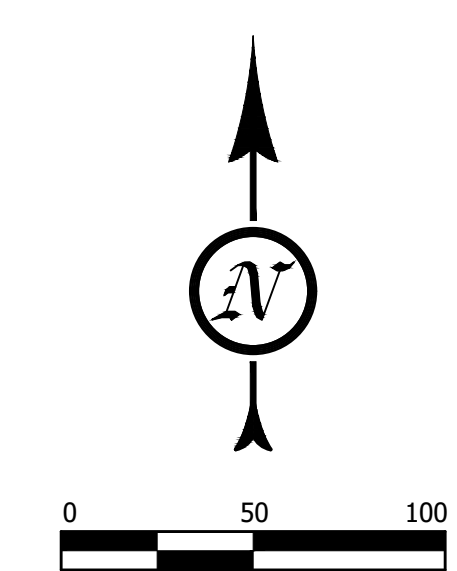
DATE SURVEYED: N/A	DRAFTED BY: ERH	PLOT DATE: 3/6/2026	SHEET 1
FILE NAME: 23-032	CHECKED BY: CJJ	PROJECT NO.: 23-032	1



**LEGEND:**

	= CALCULATED POSITION		= PROPOSED ASPHALT
	= FOUND REBAR		= PROPOSED CONCRETE
	= FIRE HYDRANT		= EXISTING ASPHALT
	= WATER VALVE		= PROPOSED STRUCTURE
	= BLOW-OFF ASSEMBLY		= PROPOSED SWALE
	= SANITARY SEWER MANHOLE		
	= STREET LIGHTING		
	= ADJACENT PROPERTY LINE		
	= BOUNDARY LINE		
	= EXISTING CONTOUR		
	= EXISTING SANITARY SEWER		
	= PROPOSED SANITARY SEWER		
	= WATER LINE		
	= EASEMENT LINE		
	= FENCE		

**PARCEL INFORMATION:**  
 PROPERTY OWNER: GIVENS LIVING TRUST & G2 REAL PROPERTY HOLDINGS LLC  
 CITY: CITY OF POST FALLS 208.773.8708  
 WATER: ROSS POINT WATER DISTRICT 208.773.1120  
 SANITARY: CITY OF POST FALLS 208.773.8708  
 POWER/GAS: AVISTA 208.761.1158  
 PHONE/INTERNET: ZIFY 208.819.8333



**NOTE:**  
 THIS PLAN IS CONSIDERED CONCEPTUAL, AND NOT FOR CONSTRUCTION.



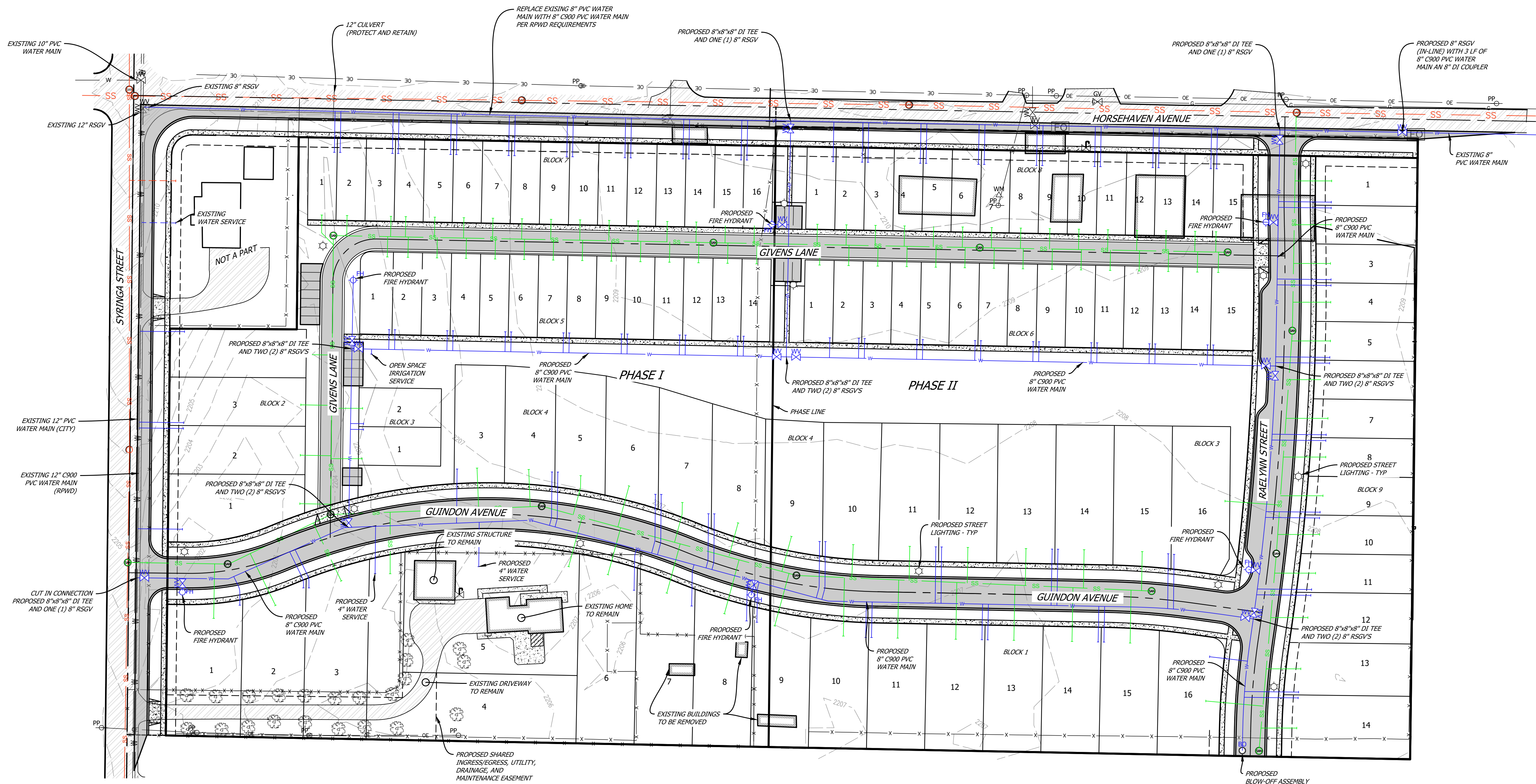
**G2 DEVELOPMENT**  
**MAJOR SUBDIVISION AMENDMENT**  
 CITY OF POST FALLS, IDAHO  
 FOR CONCEPTUAL REVIEW ONLY

**811**  
 Know what's below.  
 Call before you dig.

DESIGNED: ME  
 DRAWN: SJM  
 CHECKED: SJM

**SEWER OVERVIEW**

SHEET #	P1.0
PROJECT #	ME2022-023
DATE	3/6/2026

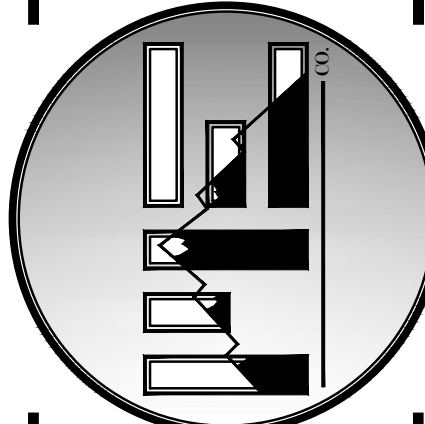
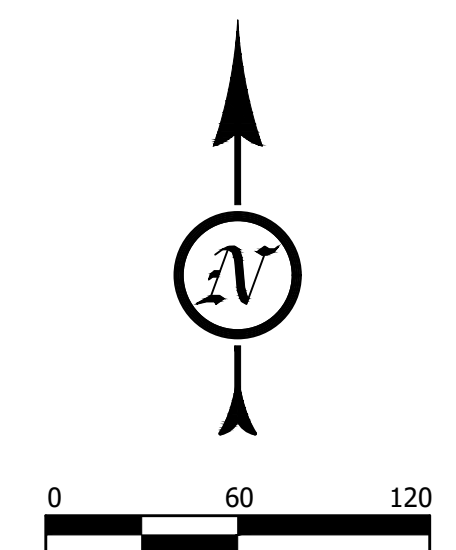


**NOTE:**  
THIS PLAN IS CONSIDERED CONCEPTUAL, AND NOT FOR CONSTRUCTION.

**LEGEND:**

	= CALCULATED POSITION		= PROPOSED ASPHALT
	= FOUND REBAR		= PROPOSED CONCRETE
	= FIRE HYDRANT		= EXISTING ASPHALT
	= WATER VALVE		= PROPOSED STRUCTURE
	= BLOW-OFF ASSEMBLY		= PROPOSED SWALE
	= SANITARY SEWER MANHOLE		
	= STREET LIGHTING		
	= ADJACENT PROPERTY LINE		
	= BOUNDARY LINE		
	= EXISTING CONTOUR		
	= EXISTING SANITARY SEWER		
	= PROPOSED SANITARY SEWER		
	= WATER LINE		
	= EASEMENT LINE		
	= FENCE		

**PARCEL INFORMATION:**  
 PROPERTY OWNER: GIVENS LIVING TRUST & G2 REAL PROPERTY HOLDINGS LLC  
 CITY: CITY OF POST FALLS 208.773.8708  
 WATER: ROSS POINT WATER DISTRICT 208.773.1120  
 SANITARY: CITY OF POST FALLS 208.773.8708  
 POWER/GAS: AVISTA 208.761.1158  
 PHONE/INTERNET: ZIPPY 208.819.8333



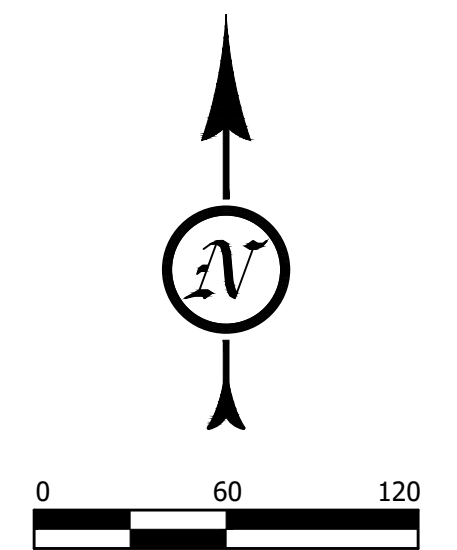
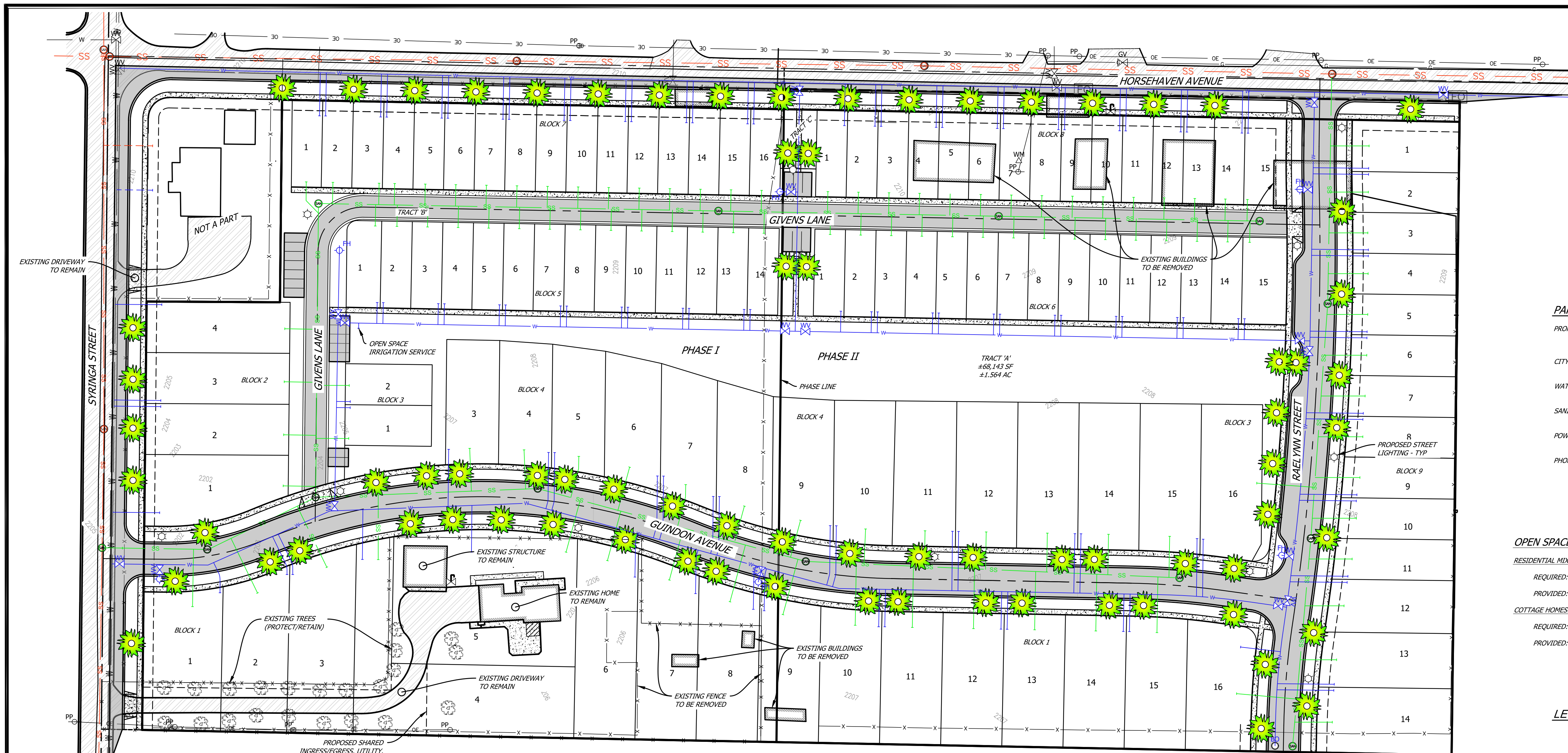
**G2 DEVELOPMENT**  
**MAJOR SUBDIVISION AMENDMENT**  
 CITY OF POST FALLS, IDAHO  
 FOR CONCEPTUAL REVIEW ONLY

**811**  
 Know what's below.  
 Call before you dig.

SUBMITTED: TBD	DESIGNED: ME	DRAWN: SJM	CHECKED: SJM
----------------	--------------	------------	--------------

**WATER OVERVIEW**

SHEET #	PROJECT #	DATE
P2.0	ME2022-023	3/6/2026



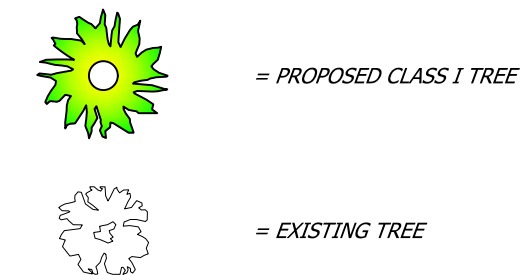
**PARCEL INFORMATION:**

PROPERTY OWNER: GIVENS LIVING TRUST & G2 REAL PROPERTY HOLDINGS LLC  
 CITY: CITY OF POST FALLS 208.773.8708  
 WATER: ROSS POINT WATER DISTRICT 208.773.1120  
 SANITARY: CITY OF POST FALLS 208.773.8708  
 POWER/GAS: AVISTA 208.761.1158  
 PHONE/INTERNET: ZIPPY 208.819.8333

**OPEN SPACE:**

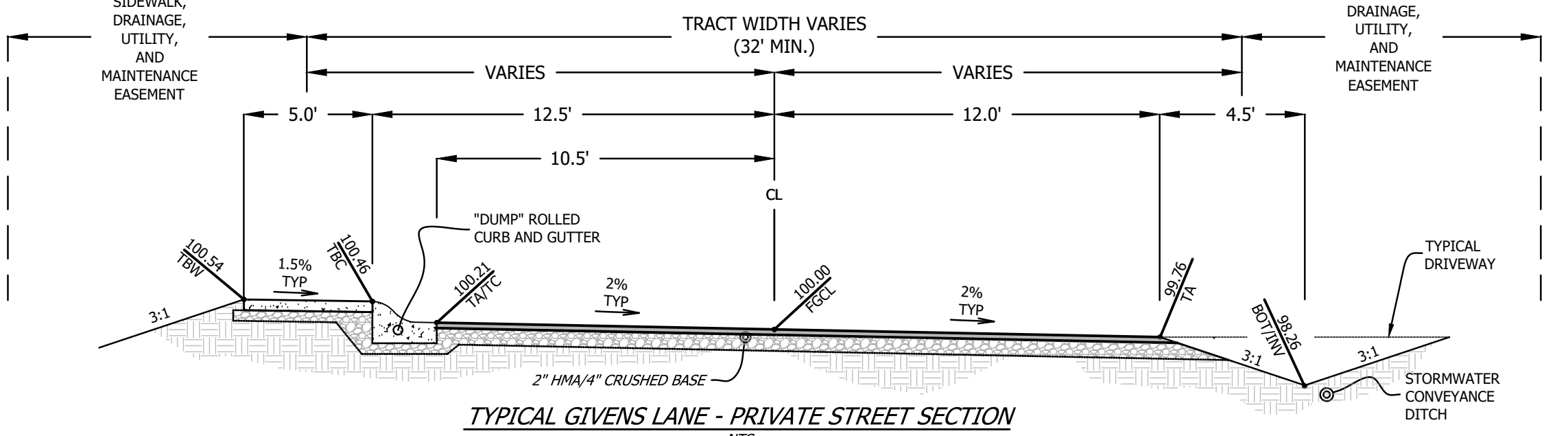
RESIDENTIAL MIXED ZONING: SECTION 18.16.010, CITY OF POST FALLS MUNICIPAL CODE  
 REQUIRED: 54,953 SF (7% OF THE DEVELOPMENT AREA)  
 PROVIDED: 68,143 SF (TRACT A = 124% OF THE REQUIRED OPEN SPACE)  
 COTTAGE HOMES: SECTION 18.24.032, CITY OF POST FALLS MUNICIPAL CODE  
 REQUIRED: 20,150 SF (325 SF PER LOT X 62 COTTAGE HOME LOTS)  
 PROVIDED: 68,143 SF (TRACT A = 338% OF THE REQUIRED OPEN SPACE)

**LEGEND:**

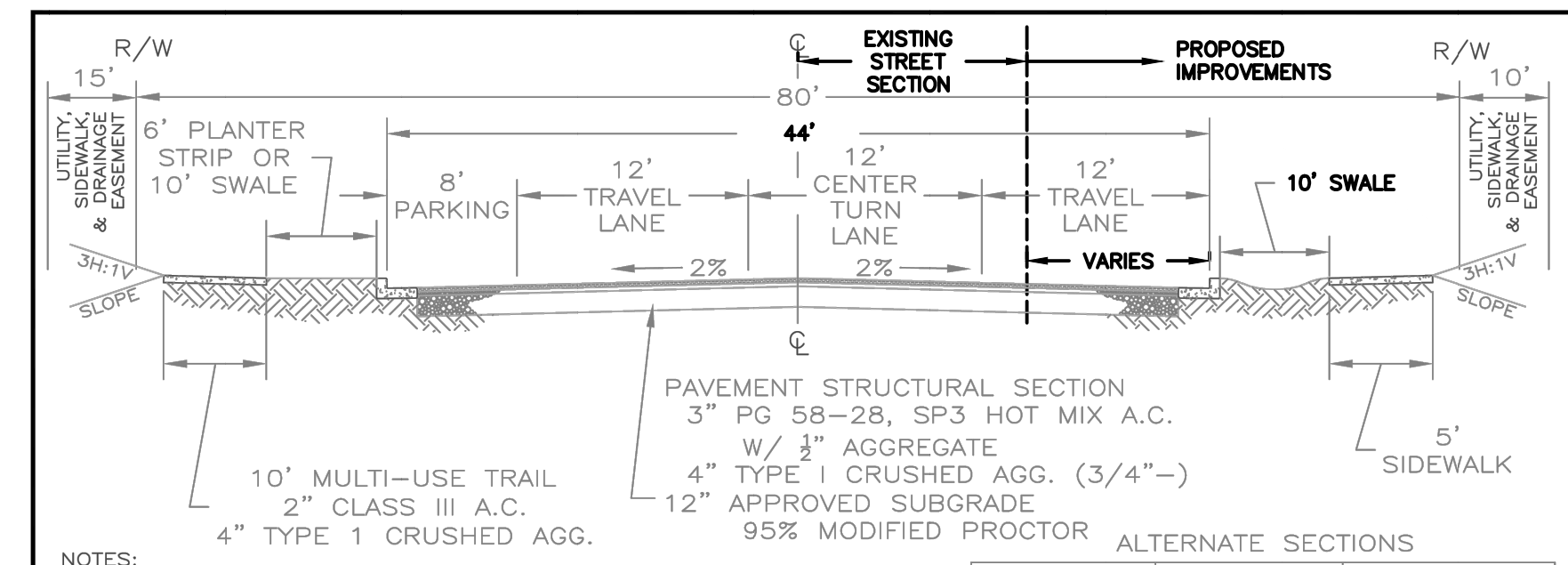


**NOTE:** THIS PLAN IS CONSIDERED CONCEPTUAL, AND NOT FOR CONSTRUCTION.

**NOTE:** SEE PRELIMINARY PLAT FOR LOT MEASUREMENTS.



TYPICAL GIVENS LANE - PRIVATE STREET SECTION



TYPICAL SYRINGA STREET (EAST) AND HORSEHAVEN AVENUE (SOUTH SIDE) STREET SECTION

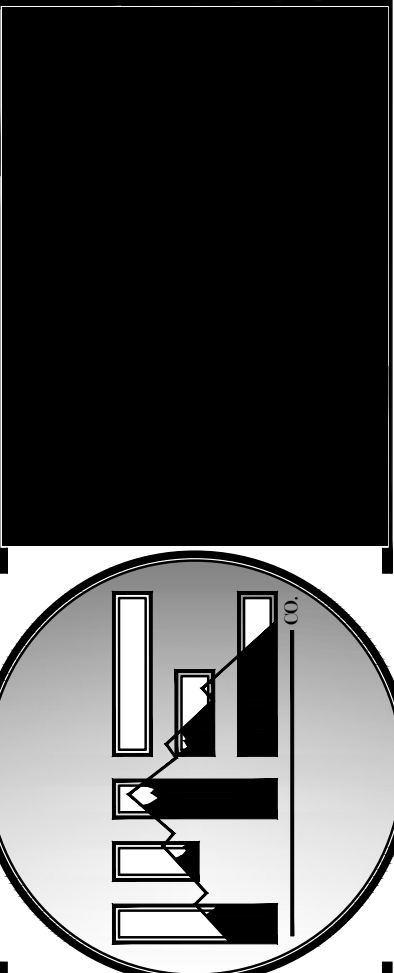
NOTES:

- RIGHT-OF-WAY WIDTHS, EASEMENTS, AND PAVEMENT SECTIONS SHOWN ARE MINIMUM REQUIREMENTS.
- 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.
- 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.
- 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 SD 2018 AND SD 2019

ALTERNATE SECTIONS		
PARKING	BIKE	TRAVEL
1-8' LANE	2-5' LANES	2-13' LANES
2-8' LANES	NONE	2-14' TRAVEL
NONE	2-5' LANES	1-12' TURN
1-8' LANE	NONE	2-11' TRAVEL
		1-12' TURN
		2-12' TRAVEL

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

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION  
**TYPICAL STREET SECTION, MINOR COLLECTOR**  
 STANDARD DRAWING NO. SD 2003



**G2 DEVELOPMENT**  
 MAJOR SUBDIVISION AMENDMENT  
 CITY OF POST FALLS, IDAHO  
 FOR CONCEPTUAL REVIEW ONLY

**811**  
 Know what's below.  
 Call before you dig.

DESIGNED: ME  
 DRAWN: SJM  
 CHECKED: SJM

**LANDSCAPE PLAN**  
 SHEET # P3.0  
 PROJECT # ME2022-023  
 DATE 3/16/2026

# ROSS POINT WATER DISTRICT

March 05, 2026

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

RE: [REDACTED] - updated letter

Dear Mr. Palus:

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

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

This letter is to advise you that Ross Point Water District is willing and able to provide water service to the proposed [REDACTED] G2 Real Property Subdivision, to the extent of its readily available capacity if the following prerequisites are met.

Additional requirements include:

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

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

Sincerely,

Christine Waller  
Ross Point Water District

Cc: [REDACTED]  
Idaho Department of Quality  
Panhandle Health District  
[REDACTED]



**AUTHORIZATION LETTER**



Know all men by these presents that the undersigned does hereby authorize \_\_\_\_\_ (*ME*) to formally act on my behalf with respect to all matters relating to:

Project: G2 Development

Parcel: 0-6360-35-019-22 and P-7050-35-020-AA

Company Name: \_\_\_\_\_

With this authorization *ME*, and their authorized representatives have the authority to provide professional engineering services for the above project in accordance with the Client's signed scope of service. The signee(s) of this document agrees that *ME* is not legally responsible for this project, the conditions of approval, quantities, or financial decisions that are to be made by the Client, etc. Further, by signing this document, the signee hereby agrees that they are the legal property owner, and or the legal entitled developer of this project with written consent from the legal authorized property owner, and do hereby authorize the above to perform to contracted duties described in the project's signed scope of service.

Client (Printed Name): \_\_\_\_\_ Date: 9.23.24

Client (Signature): \_\_\_\_\_ Company: \_\_\_\_\_ Manager

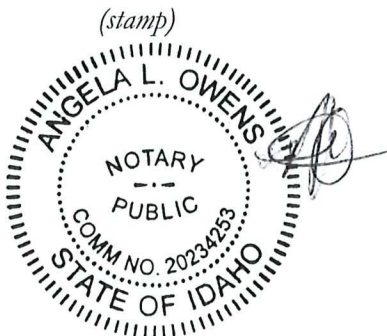
Client, \_\_\_\_\_, agrees, by this document, that proper legal documentation is in place for *ME* to enter the property associated with this project, and to complete the services outlined in this scope. If the Client is not the property owner, the Client shall provide written consent from property owner to *ME* for liability reasons. Said written consent will also be required by the reviewing agency.

On this twenty third day of September, 2024  
I personally witness the above noted party execute this document authorizing *ME* to provide professional engineering services on their behalf for the specific tasks listed in their contractual agreement.

Angela Owens  
Angela Owens

Notary Public in and for the *State of Idaho*

Residing at: Kootenai County



Client (Printed Name) \_\_\_\_\_

Date: 9.27.24

Client (Signature): John D. Stevens

Compan \_\_\_\_\_

Title: Manager

Client \_\_\_\_\_, agrees, by this document, that proper legal documentation is in place for **ME** to enter the property associated with this project, and to complete the services outlined in this scope. If the Client is not the property owner, the Client shall provide written consent from property owner to **ME** for liability reasons. Said written consent will also be required by the reviewing agency.

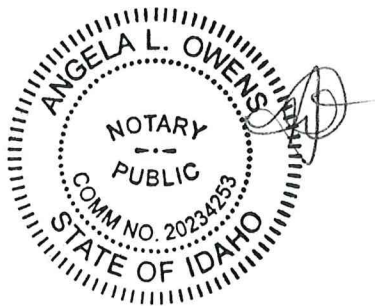
On this twenty seventh day of September, 2024  
I personally witness the above noted party execute this document authorizing **ME** to provide professional engineering services on their behalf for the specific tasks listed in their contractual agreement.

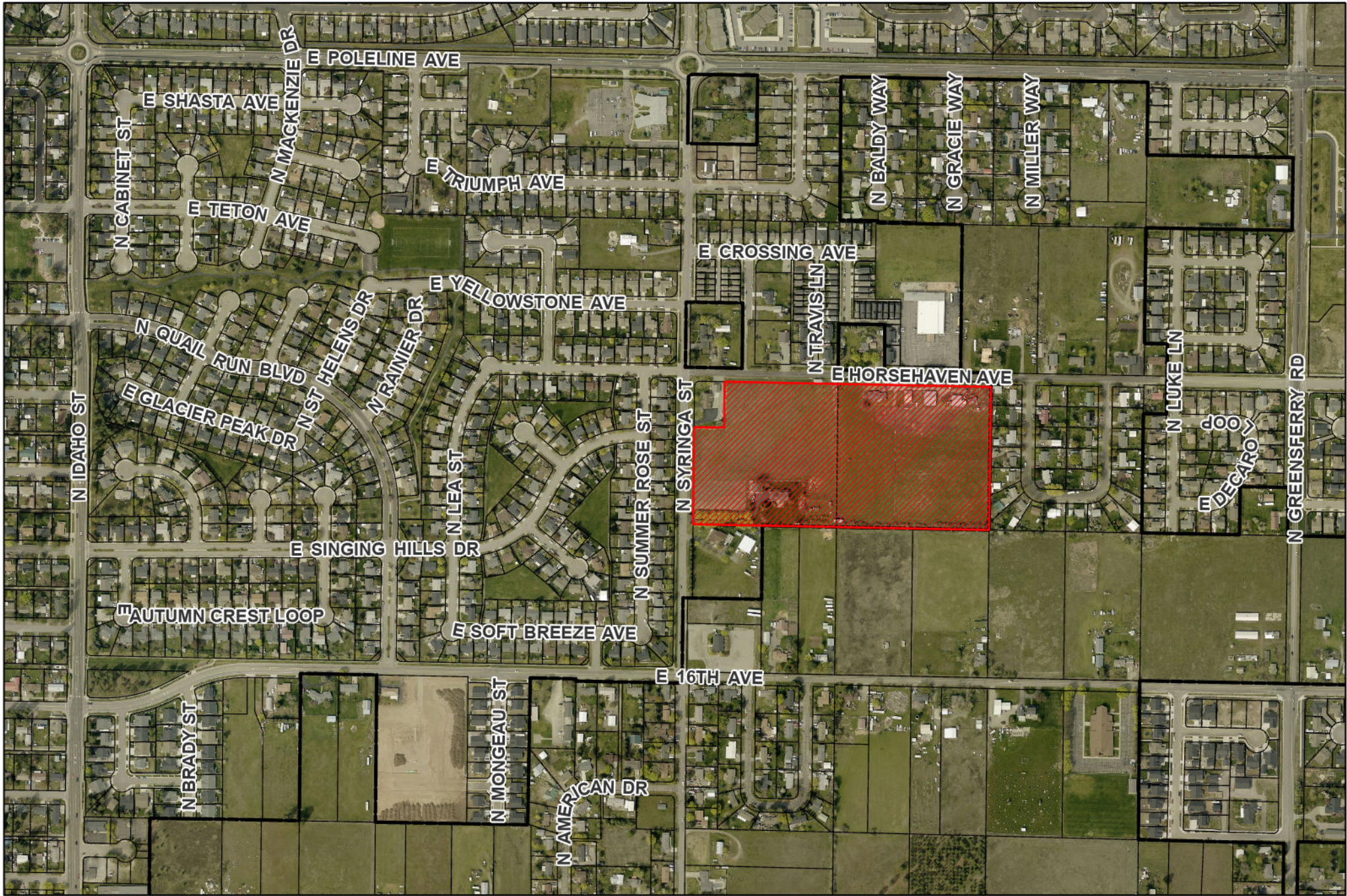
(stamp)

Angela Owens  
\_\_\_\_\_

Notary Public in and for the *State of Idaho*

Residing at: Kootenai County  
\_\_\_\_\_

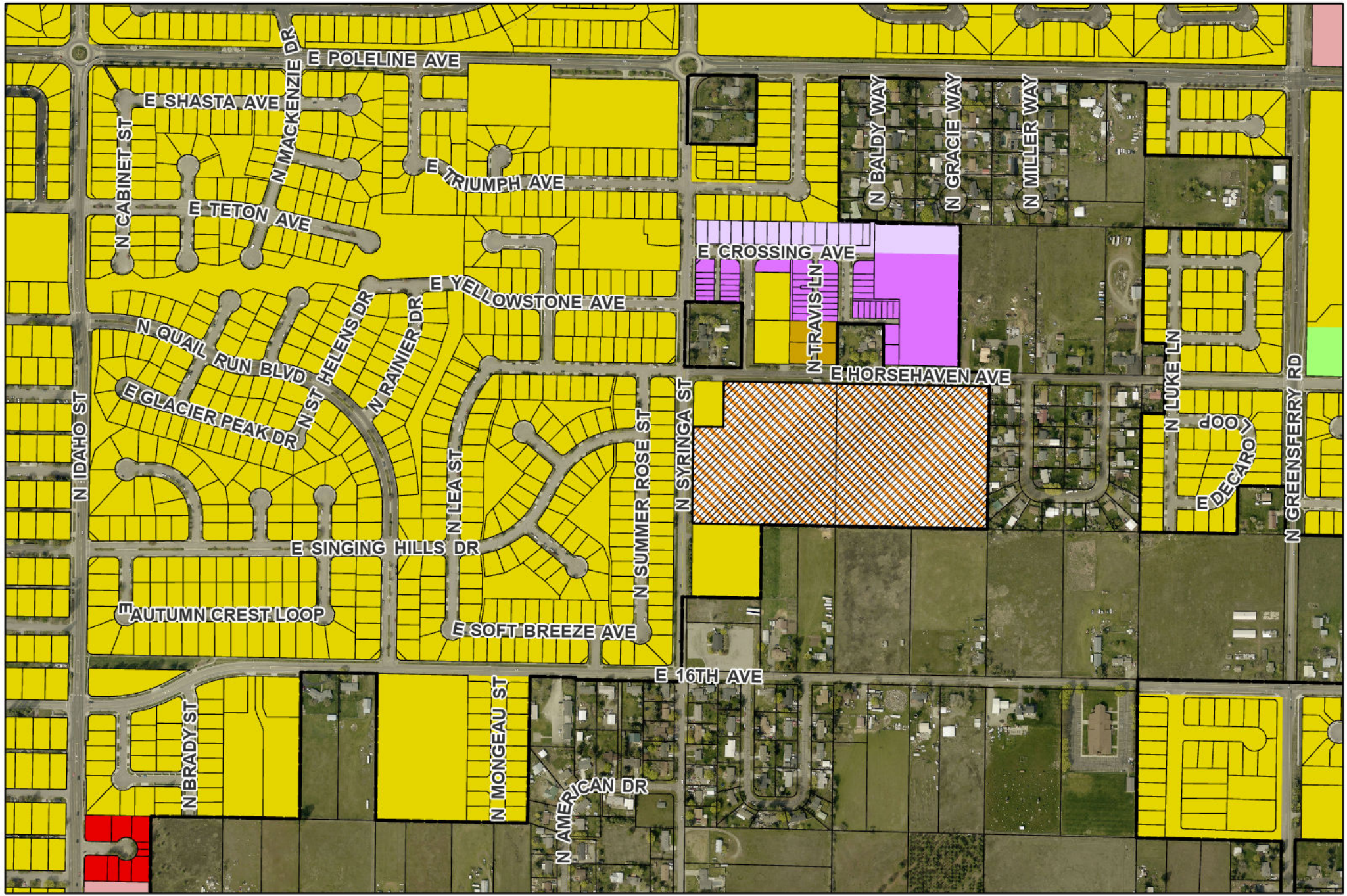




Project Location  
 G2 Development  
 SUBDIVISION AMENDMENT  
 SUBA-26-1



-  Subject Site
-  Post Falls City Boundary
-  Tax Parcels

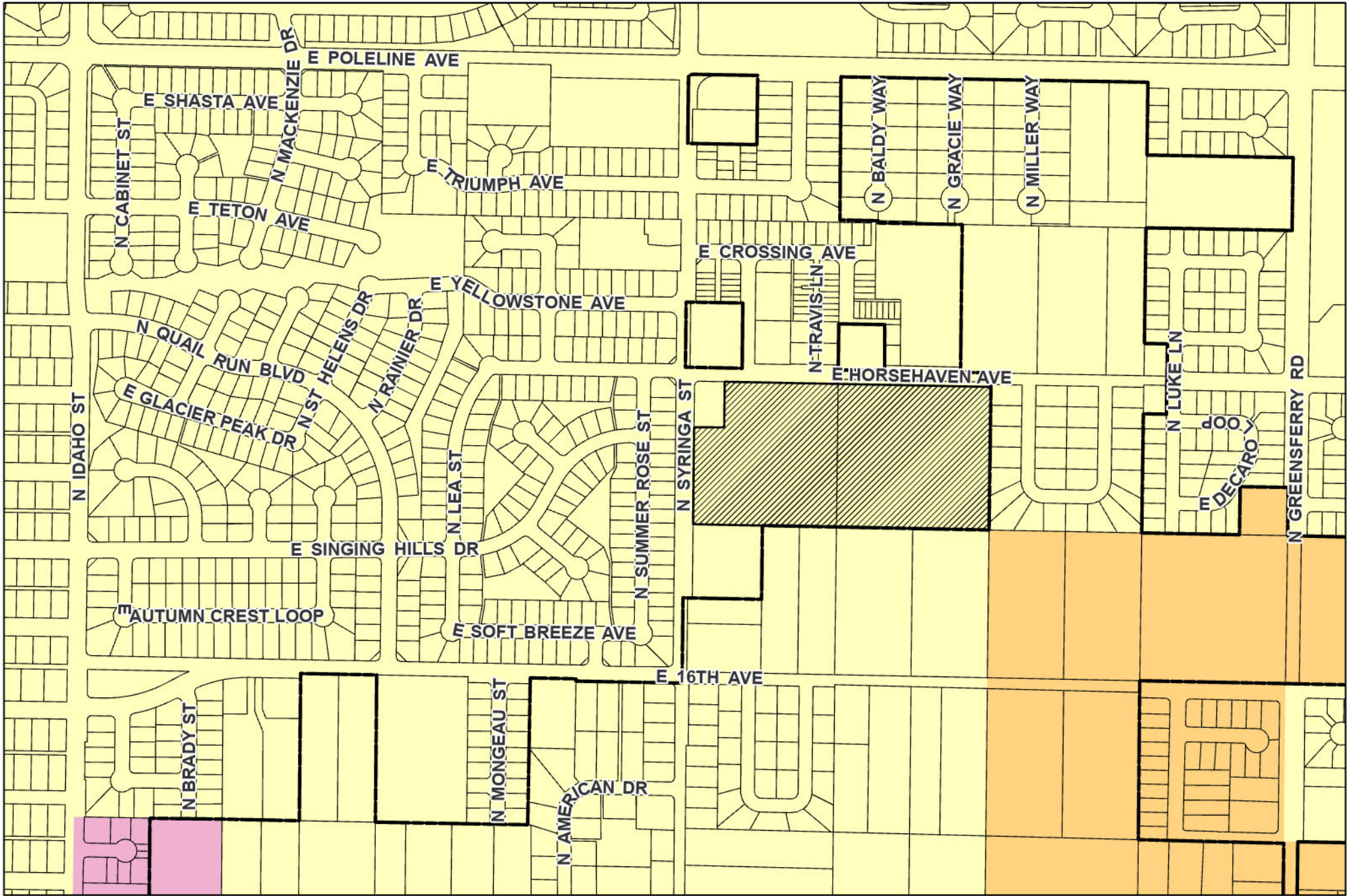


Zoning Map  
 G2 Development  
 SUBDIVISION AMENDMENT  
 SUBA-26-1









-  Subject Site
-  Post Falls City Boundary
-  Tax Parcels
- Zoning**
-  CCS
-  LC
-  RM
-  R-1
-  R-2
-  SC3
-  SC4
-  PR





Future Land Use Map  
 G2 Development  
 SUBDIVISION AMENDMENT  
 SUBA-26-1



-  Subject Site
  -  Post Falls City Boundary
  -  Tax Parcels
  -  Low Density Residential
  -  Medium Density Residential
  -  Business/Commercial
- Future Land Use Zoning



## Nancy Thurwachter

---

**From:** Mark Saul and Connie Firkins <marconwest@aol.com>  
**Sent:** Wednesday, March 25, 2026 10:04 AM  
**To:** Public Hearing Notice  
**Subject:** Crown Point 1st addition File #SUBD-25-6  
**Attachments:** scanned crown reserve letter frm 12.06.24.jpg

**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.

Thanks for the opportunity to comment on the Crown Reserve 1<sup>st</sup> Addition.

Upon reviewing the zoning development agreement (file #ZC-22-7) (recorded as instrument number 2954020000 in the Kootenai County Recorders office on 11-16-23) I noticed that the legal description contains a patent ambiguity in Exhibit 'A'.

The first line in Exhibit A limits the legal description to land in the South Half of Section 22 Township 51 North Range 5 West. It is not possible for any part of the East Half of the Northwest Quarter (as stated in the legal description) to be contained in the South Half of this section. A patent ambiguity in the legal description makes the document (recording #295402000) unenforceable.

Idaho law requires the boundaries of zoning changes by a city to be accurately described. Without the proper legal description, the change from Public Reserve to Residential Mixed possibly never occurred for both Crown Reserve and Crown Reserve 1<sup>st</sup> addition?

Also please note the attached memo (December 06, 2024) when the City of Post Falls was first notified of this ambiguity.

Mark Saul

To: The Post Falls City Council

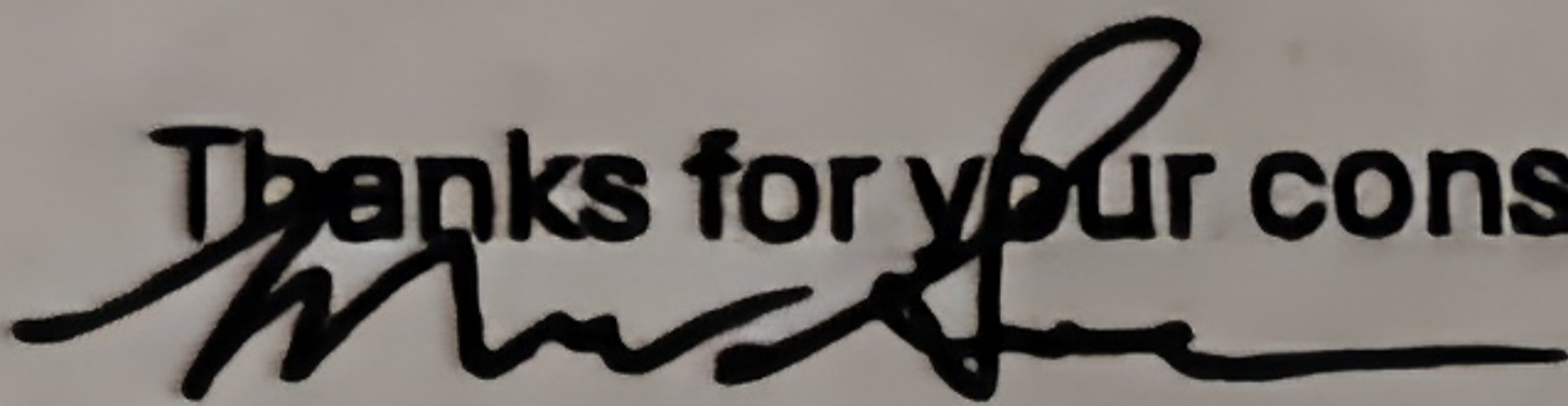
**RECEIVED**  
DEC 06 2024  
BY: CN

**SUBJECT: Crown Reserve Subdivision (file no. SUBD-24-5)**

Thanks for the Notice of Public Hearing on December 10, 2024. I have been hunting and wasn't able to make your deadline of comments, forgive me for sending this late. Upon reviewing the Notice of Public Hearing, I noticed that the Legal Description contains a patent ambiguity. The ambiguity consists of the statement "THAT PORTION OF LAND LOCATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI, IDAHO;" This statement restricts the remainder of the legal description to lands within the South Half of Section 22, T 51N, R5W, to be included in the conveyance.

Upon further review I discovered that the same legal description was included in the Zoning Development Agreement. Which changed the zoning from "Public Reserve" to "Residential Mixed." (Recorded as instrument Number 2954020 in the Kootenai County Recorders Office.) From a legal description interpretation there cannot be any Real Estate in both the South Half and the Northwest Quarter of any section. So therefore, the conveyance would become Null and Void until amended within the terms set forth in Idaho Title 67 Chapter 6509.

Thanks for your consideration,



Mark Saul

# Kootenai County Fire & Rescue

Fire Marshal's Office

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

February 24, 2026

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

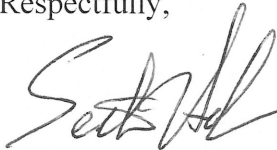
## RE: Notice to Jurisdiction Response

Dear Nancy,

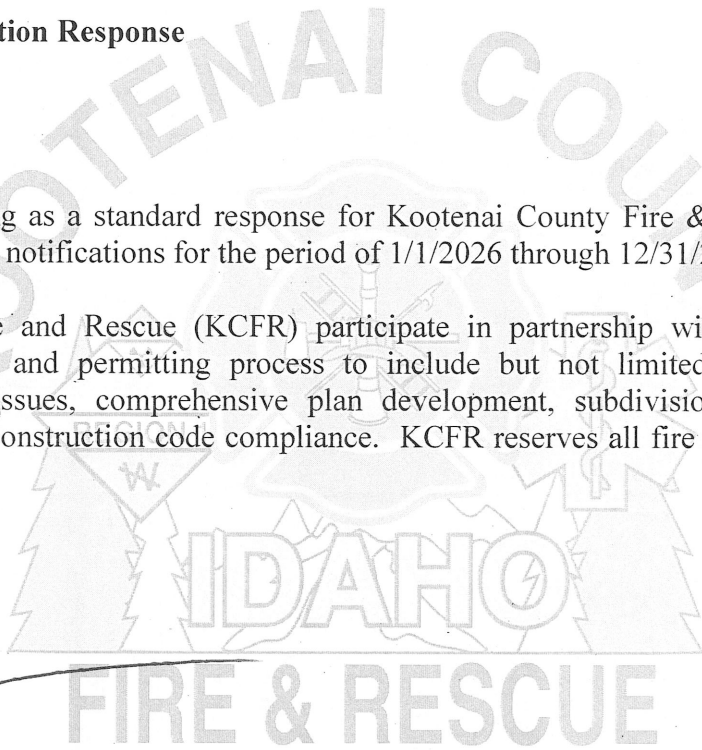
Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice of Jurisdiction" notifications for the period of 1/1/2026 through 12/31/2026.

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

Respectfully,



Seth Hohenstreet  
Kootenai County Fire & Rescue  
Deputy Fire Marshal



## Nancy Thurwachter

---

**From:** Martinez, Leo <Leo.Martinez@p66.com>  
**Sent:** Monday, March 16, 2026 8:49 AM  
**To:** Nancy Thurwachter  
**Subject:** Notice to Jurisdictions G2 Development Subdivision Amendment File No. SUBA-26-1  
**Attachments:** Exhibit PH-2 NTJ\_G2 Development.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 13285)

Regards,



### 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



The information in this electronic message is privileged and confidential and is intended solely for the use of the individual(s) and/or entity named above, and any unauthorized disclosure, copying, distribution or taking of any action in reliance upon on the contents of these electronically transmitted materials is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and destroy this message and any copies.

---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>  
**Sent:** Friday, March 13, 2026 12:43 PM  
**To:** Ali Marenau <AMarienu@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrincac <Daniel.Mavrincac@BNSF.com>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kate Williams <kwilliams@kmpo.net>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver

## Nancy Thurwachter

---

**From:** DEQ Comments <deqcomments@deq.idaho.gov>  
**Sent:** Friday, March 20, 2026 2:23 PM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions G2 Development Subdivision Amendment File No. SUBA-26-1

**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:** Friday, March 13, 2026 12:43 PM  
**To:** Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel 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>; Kate Williams <kwilliams@kmpo.net>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver <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 Sandor <lynn.sandor@aecom.com>;

**CITY OF POST FALLS  
STAFF REPORT**

---

**DATE:** MARCH 13, 2026  
**TO:** POST FALLS PLANNING AND ZONING COMMISSION  
**FROM:** JUSTIN SAUDER, ASSOCIATE PLANNER • [jsauder@postfalls.gov](mailto:jsauder@postfalls.gov) / 208-457-3336  
**SUBJECT:** STAFF REPORT FOR THE MARCH 31, 2026, P&Z COMMISSION MEETING  
CROWN RESERVE 1<sup>ST</sup> ADDITION SUBDIVISION 25-6

---

**INTRODUCTION:**

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

The applicant is requesting approval to subdivide one parcel totaling approximately 45.31-acres into 150 single-family residential lots, one multi-family lot, and one commercial lot developed in two phases per Exhibit A-3. The Planning & Zoning Commission must conduct a public hearing and review the subdivision per the approval criteria contained in Post Falls Municipal Code (PFMC) Section 17.12.060.

**PROJECT INFORMATION:**

**Project Name / File Numbers:** Crown Reserve 1<sup>st</sup> Addition Subdivision File No: SUBD-25-6

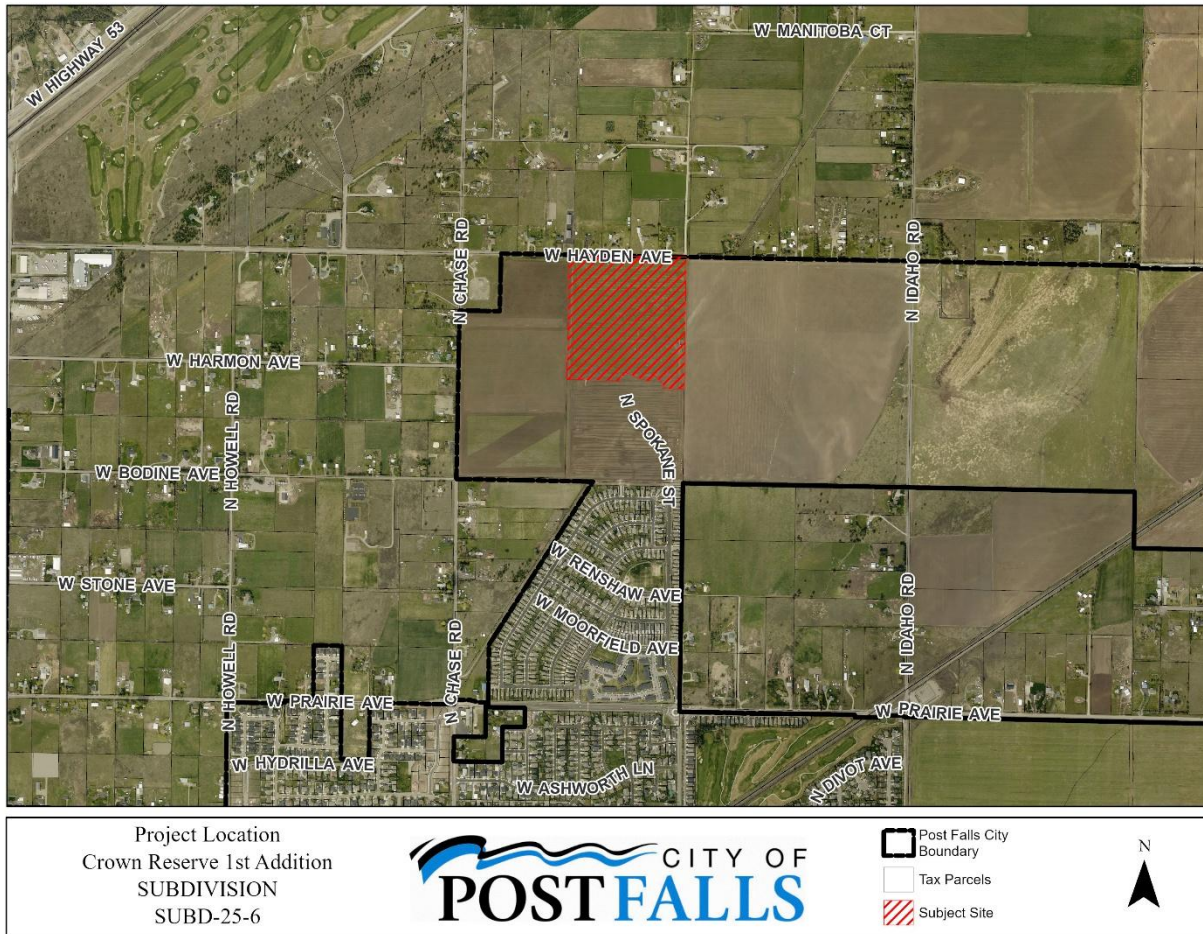
**Project Description:** The Planning and Zoning Commission is being asked to review the proposed subdivision of approximately 45.31-acres into 150 single-family residential lots, one multi-family lot, and one commercial lot developed in two phases.

**Project Location:** The property is generally located south of West Hayden Avenue southwest of the intersection of West Hayden Avenue and North Spokane Street.

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

**Surrounding Land Uses:** Surrounding the subject site is predominately vacant farmland to the east and west of the site. There are large lot single-family residences to the north across West Hayden Avenue in Kootenai County. South of the site is part of the same Crown Reserve development that is currently being constructed and with various types of single-family residences. The farmland to the east is City-owned property planned to be used for land application of reclaimed water.

**Area Context Vicinity Map:**



**PARCEL INFORMATION**

Property Size: Approximately 45.31 acres

Current Land Use: Vacant farmland

Current Zoning: Residential Mixed (RM)

Proposed Land Use: The proposed subdivision creates 150 single family residential lots with various housing products including traditional single-family homes, alley loaded cottage homes and townhome lots. The subdivision also includes a multi-family lot, a commercial lot, open space, and outdoor RV/boat storage area for homeowners on smaller lots. The primary access will be from West Hayden Avenue or Prairie Avenue via Spokane Street. The proposed subdivision is in substantial conformance with the approved development agreement for the North Crown Zone Change (ZC-22-7).

Surrounding Land Use: Surrounding the subject site is predominately vacant farmland to the east and west of the site. There are large lot single-family residences to the north across West Hayden Avenue in Kootenai County. South of the site is part of the same Crown Reserve development that is currently being constructed and with various types of single-family residences. The future land use designation on all of the surrounding properties is Transitional.

Surrounding Zoning Districts: The property directly to the south is within the Residential Mixed (RM) zone, the property to the east and west are within the Public Reserve (PR) zone, and the property to the north is within Kootenai County.

Water Provider: East Green Acres Irrigation District  
Sewer: City of Post Falls

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

No subdivision shall be approved from the Planning and Zoning Commission unless findings and conclusions are made that:

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

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

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

Staff's Response: The proposed density is in conformance with the land use assumptions of the City's Water Reclamation Master Plan. The subdivision falls within the Fisher Lift Station and Guy Road Lift Station sewer basins. The City is in the process of designing a reconstruction of the Fisher Lift Station to address regional basin needs. Reconstruction of the Fisher Lift Station is needed prior to the development of this phase of the project, due to capacity limitations at the Guy Rd. Lift Station that pumps to the Fisher Lift Station. Construction of improvements to the fisher lift station are scheduled for 2027 and anticipated to be online in late 2027 or early 2028. Existing gravity sewer mains have capacity to handle the projected flows from the proposed subdivision. Per the recorded Zone Change Agreement on the property (ZC-22-7) sewer services were limited to 150 dwelling units. This allotment was utilized with platting of the Crown Reserve Subdivision. Building permits on proposed lots within the 1<sup>st</sup> Addition to Crown Reserve, this phase of the subdivision, should not be issued until the new Fisher Lift Station is under construction and Certificates of Occupancy restricted until the new Fisher Lift Station is operational. The City is willing to serve the property, subject to the completion of sewer mains shown in the preliminary plans and the new Fisher Lift Station being operational.

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

Staff's Response: The subdivision and proposed layout are consistent with the City's Transportation Master Plan. The Developer has performed a Traffic Impact Analysis (TIA) that was reviewed by City Staff and the Post Falls Highway District.

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

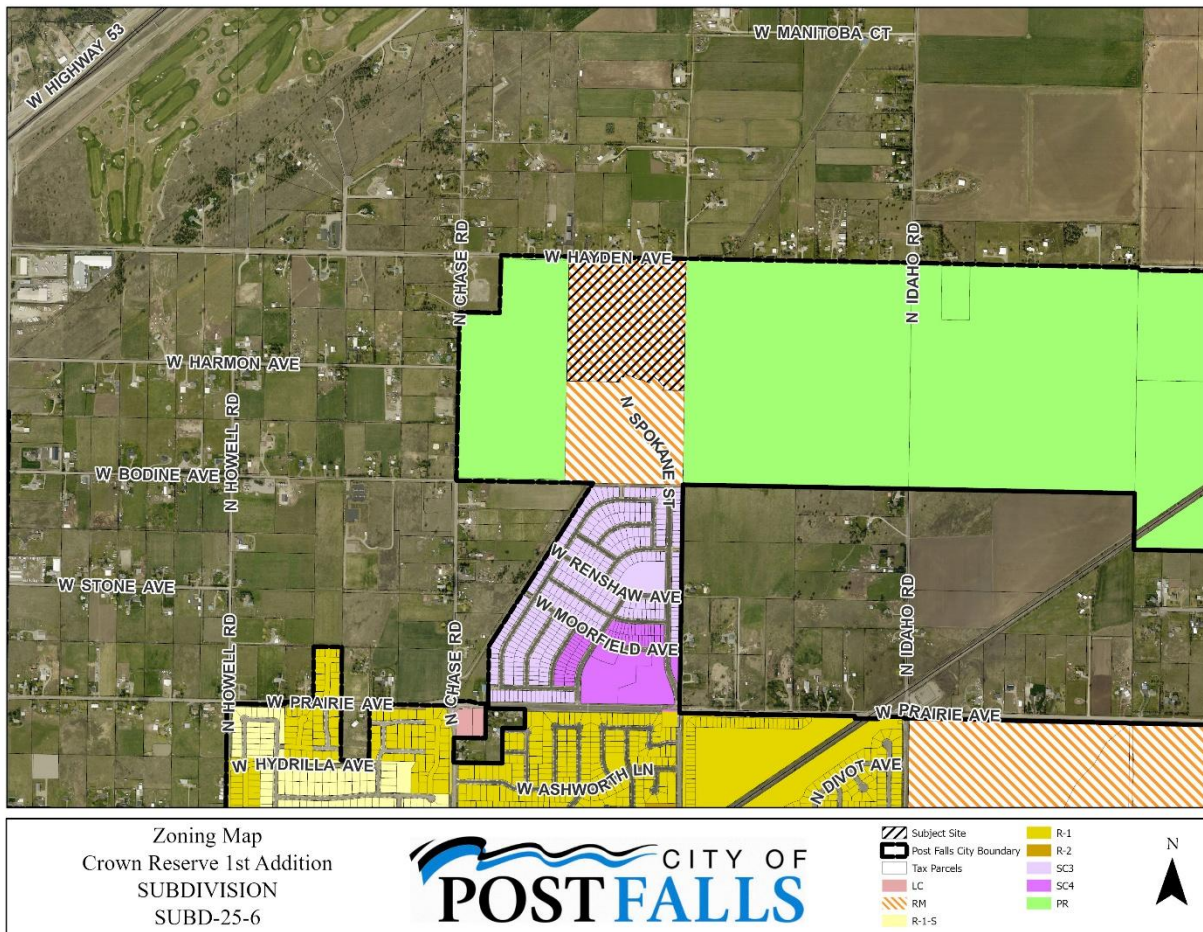
The project is including development of the Hayden Avenue Frontage that will provide the necessary left turn accommodations, as identified for accommodation in the TIA per Exhibit S-4.

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

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

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

Staff's Response: The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning) for RM zoning.



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

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

Agencies Notified:

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

**PUBLIC PROCESS:** Notice of the proposed subdivision was mailed to property owners within 300 feet of the proposed project on March 12, 2026, and notice was sent to appropriate jurisdictions and published in the Coeur d’Alene Press on March 13, 2026. The property was posted on March 20, 2026.

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

**FINDINGS & CONCLUSIONS:** The Planning & Zoning Commission should adopt Findings and Conclusions when forming a reasoned decision. Staff proposes the following conditions upon a potential recommendation of approval of the Crown Reserve 1<sup>st</sup> Addition subdivision. The Commission may adopt additional conditions from review of the application or from discussion at the Commission meeting.

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

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
4. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.

5. Sewer plans shall include the design and construction of the portions of sewer main, as shown in the preliminary plans, extending to Prairie Avenue.
6. Building permits within the Subdivision of Crown Reserve 1<sup>st</sup> Addition shall not be issued until the City commences with reconstruction of the Fisher Lift Station, as identified in the Staff Report. Unless other remediation of Lift Station Capacity is determined.
7. Certificates of Occupancy to structures shall not be issued until the City's identified reconstruction of the Fisher Lift Station is put into operation. Unless other remediation of Lift Station Capacity is determined.
8. The CC&Rs for the subdivision shall include a notice stating, "The property immediately east of this subdivision is planned for the future application of treated municipal wastewater as a recycled water project."
9. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards.
  - a. Hayden Avenue shall meet the City's Design standard of 26 feet from centerline to face of curb.
  - b. Hayden Avenue improvements shall be constructed with this phase and include provisions of a left turn pocket from westbound Hayden Avenue onto Spokane Street and a two-way center turn lane along the remainder of the project's frontage.
10. Direct access to or from residential lots to Spokane Street shall be prohibited on the face of the plat.
11. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
12. A Homeowners Association (HOA) shall be formed to maintain the right-of-way frontage along Spokane Street and Hayden Avenue, excluding future multifamily and commercial parcels. Maintenance shall include all landscaping, irrigation, and removal of snow from sidewalks and trails.
13. All alleyways shall be private and established via separate tract or easement to the Homeowners Association for ownership and maintenance.
14. Uses shall be consistent with Exhibit B of the Zoning Agreement or as otherwise amended.

#### **ATTACHMENTS:**

##### **Applicant Exhibits:**

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

##### **Staff Exhibits:**

Exhibit S-1	Vicinity Map
Exhibit S-2	Zoning Map
Exhibit S-3	Future Land Use Map
Exhibit S-4	Traffic Impact Analysis

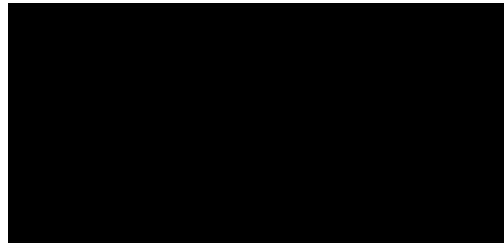
**Record No: SUBD-25-6**

**Applicant**

Subdivision Application

Status: Active

Submitted On: 8/19/2025



---

**Option For Redaction**

Would You Like to Submit Redacted Documents\* 

—

---

**Application Information**

**Did a Subdivision Pre-app take place?\***

Yes

**Applicant Type\***

Engineer

**Proposed Subdivision Name\***

Crown Reserve 1st Addition

**Number of Lots\***

152

**Size of Site**

45.31

**Average Size of Lots**

8279

**Existing Zoning**

RM

**Adjacent Zoning**

PR, RM

**Current Land Use**

Vacant

**Adjacent Land Use**

Agriculture, Vacant

**Density**

4.2 du/ac gross (single-family), 24.468  
du/ac (multifamily)

**Description of Project\***

Subdivision of the northern approximately 45.31 acres of parcel P-0000-22-2400 into 150 single-family residential lots, with 1 multifamily lot and 1 multifamily/commercial lot for a total of 152 lots. The two multifamily lots may have up to 227 units (for a total of 525 units across the property at time of rezoning) based upon the zoning agreement for File No. ZC-22-7.

---

**Site Information****Comprehensive Plan Designation**

Transitional

**Location of Proposed Access to Site**

Hayden Avenue to the north, future Spokane Street and Kilkenny Drive to the south.

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

Hayden Avenue: currently appx. 25' ROW, future dedication of 42.5' ROW, future 24' half street improvements; future Spokane Street ROW 83.5', Pavement 45'; Future Kilkenny Drive ROW 65', pavement 33'.

**Size & Point of Water Connection**

12" Spokane Street

**Size & Point of Sewer Connection**

8" and 10" sewer from prior phase.

**Name & Location of Nearest School**

Post Falls Middle School, appx. 3.6 miles away

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

Prairie Avenue and Charlesville Street, appx. 3.5 miles away.

**Physical Description of Site (topography, cover, features)**

Flat, agricultural

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

No

**Water District\***

East Greenacres Water District

## Owner Information

Name\*

[REDACTED]

Company

[REDACTED]

Phone\*

[REDACTED]

Email\*

[REDACTED]

Address\*

[REDACTED]

City, State, Zip Code

[REDACTED]

---

## Application Certification

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



[REDACTED]

Aug 19, 2025



**Crown Reserve 1<sup>st</sup>/2<sup>nd</sup> Addition Subdivision**

The site of the proposed zone map amendment is located in the Northwest Quarter of Section 22, T51N, R5W on the south side of Hayden Avenue. The property consists of a portion of a larger parcel and is currently being farmed. The property is zoned Residential Mixed and the applicant is seeking to subdivide a portion of the property into 150 residential lots of varying sizes as well as several open space tracts, a multifamily parcel, and a commercial parcel. See below for a Vicinity Map. It is the intent of the owner to develop this in two phases.

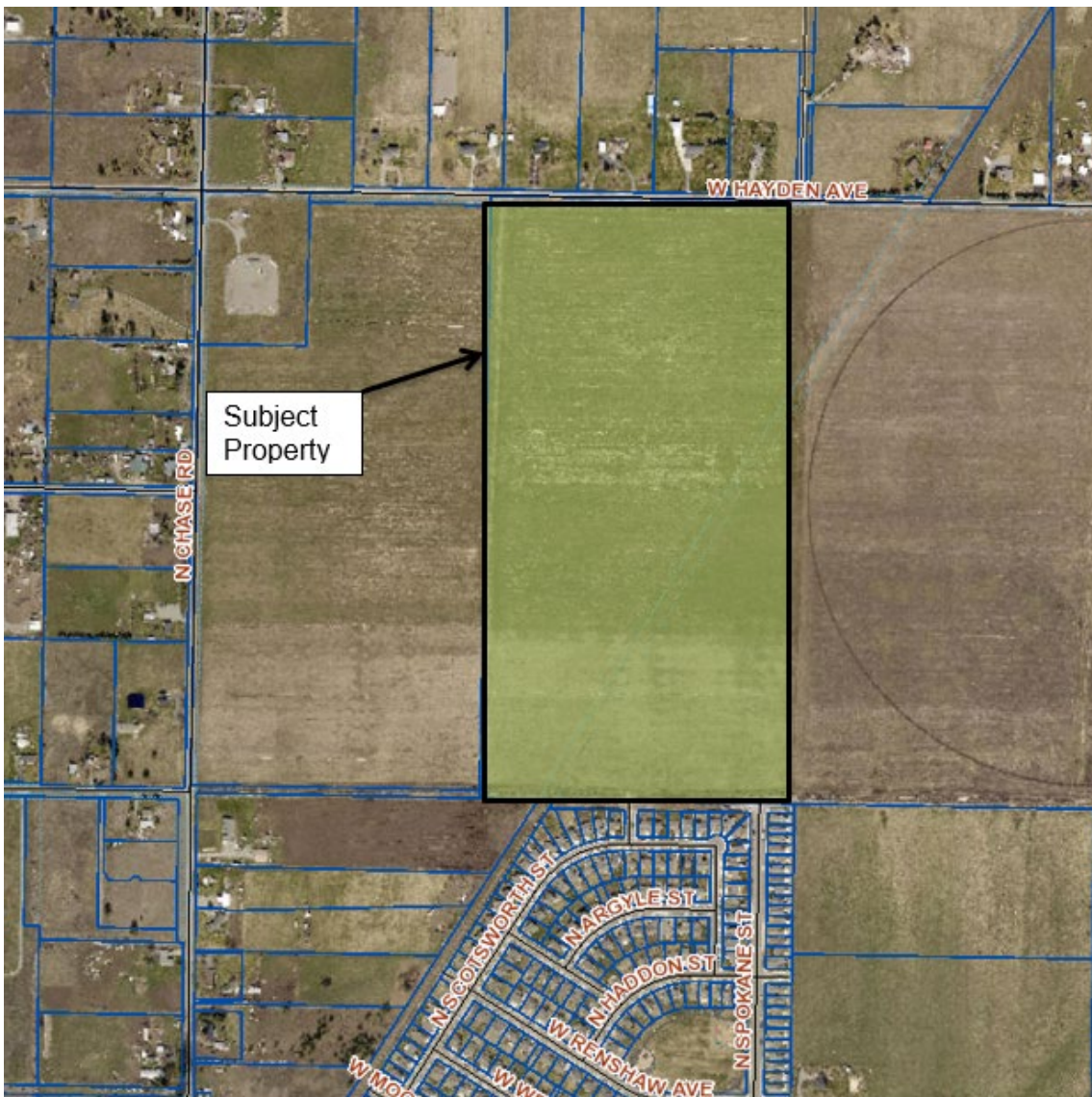


Figure 1: Vicinity Map

The subject property consists of the northern 45.31 acre portion of an 80+ acre parcel located north of Bodine Avenue along the northerly extension of Spokane Street. The Crown Pointe subdivision is located directly to the South; the Post Falls School District property is located immediately to the West, and the City Water Reclamation Land Application property adjoins the property to the East.

**Zoning:**

The property is zoned residential mixed, which allows for a variety of residential uses in conjunction with neighborhood commercial development and recreational open space.

**Utilities and Access:**

Primary access to this property will be from Hayden Avenue via Spokane Street or Carlsbrook Street. The internal streets are considered local access streets with the exception of Spokane Street, which is designated as a major collector. The local access streets will provided access to all lots, and alley access will be provided for the smaller cottage/townhome lots located east of Spokane Street. Spokane Street will be constructed to Major Collector standards, and traffic calming narrowing will be constructed at pedestrian crossing points to both slow traffic as well as to shorten the distance for pedestrians to cross the street. As shown on the preliminary plat drawings, provisions have been made to extend the streets to the north to Hayden Avenue. Provisions have also been made to connect west to Harmon should the School District Property develop.

Both water and sewer mains are located in the first phase of the Crown Reserve Subdivision, which is currently under construction. Sewer is provided by the City of Post Falls and will be extended into the project via the internal street system. Sewer for 1<sup>st</sup> Addition will flow through the Crown Pointe subdivision. Sewer for 2<sup>nd</sup> Addition will flow down a future sewer main to be constructed in the abandoned railroad right of way currently owned by the applicant. This will tie into a City public works project that is scheduled for construction some time in 2027/2028. Water is served by East Greenacres Irrigation District and will provide domestic and irrigation water to the property. Water and sewer extensions will be stubbed to the west for future development. Dry utilities are also located on the property and available to serve any future development on site. All utilities will be stubbed so as to be available to serve the School District property to the West.

**Subdivision:**

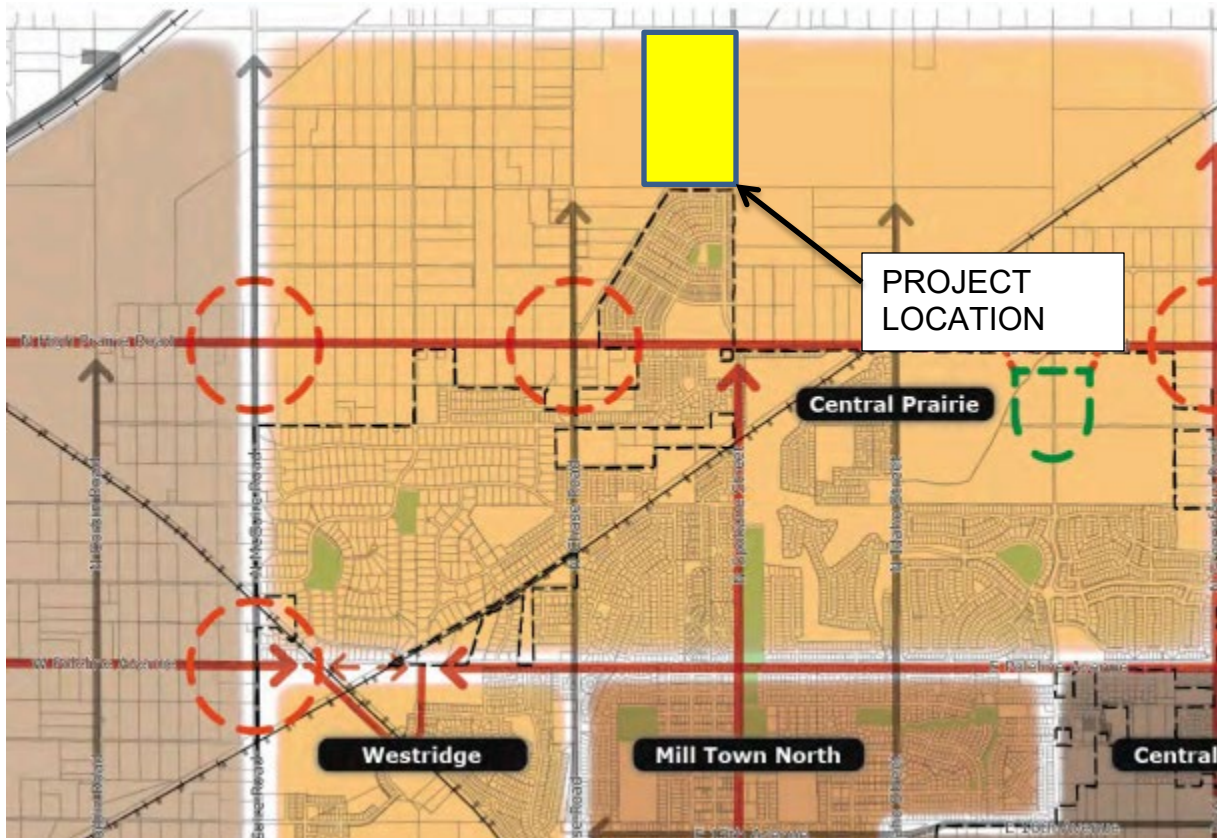
As shown on the attached subdivision plan, the proposed subdivision will result in 150 single family residential lots, 1 commercial lot, and one multifamily lot. The single family lots range in size from a minimum of 3,363 sf to a maximum of 13,990 sf with the average size in the

neighborhood of 5695 sf, and all lots meet the requirements of the RM zoning. The lots west of Spokane Street are what would be considered the traditional single family development pattern common to our area. The lots east of Spokane Street are a mixture of alley loaded cottage and townhome lots. This neighborhood is intended to serve the starter home/retirement market at an attainable price point to our community's workforce. The small lot sizes are offset by the 3.8 acres of open space area. This open space equates to over 8.4% which meets the 7% requirement for this phase which is addition to the open space provided in the previous phase. Additionally, an RV/Boat storage area is designated on the eastern side of this phase which will provide secure outdoor storage of RVs and boats for those home owners who have lots too small for storage on their own property. This provides the added benefit of reducing the number of trailers parked on the streets, which can be a nuisance.

As mentioned above, water and sewer are both immediately available and of adequate capacity to serve the proposed subdivision. There is approximately 4-8 feet of relief across the site, which will yield relatively flat lots for single family construction.

**Comprehensive Plan Analysis:**

This property is located within the Central Prairie focus area, which is located on the northern end of the City. The future land use map designates this area to be transitional which is designated for lands suitable for growth, the focus of which is described in the focus area.



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

**Land Use:**

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

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

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

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

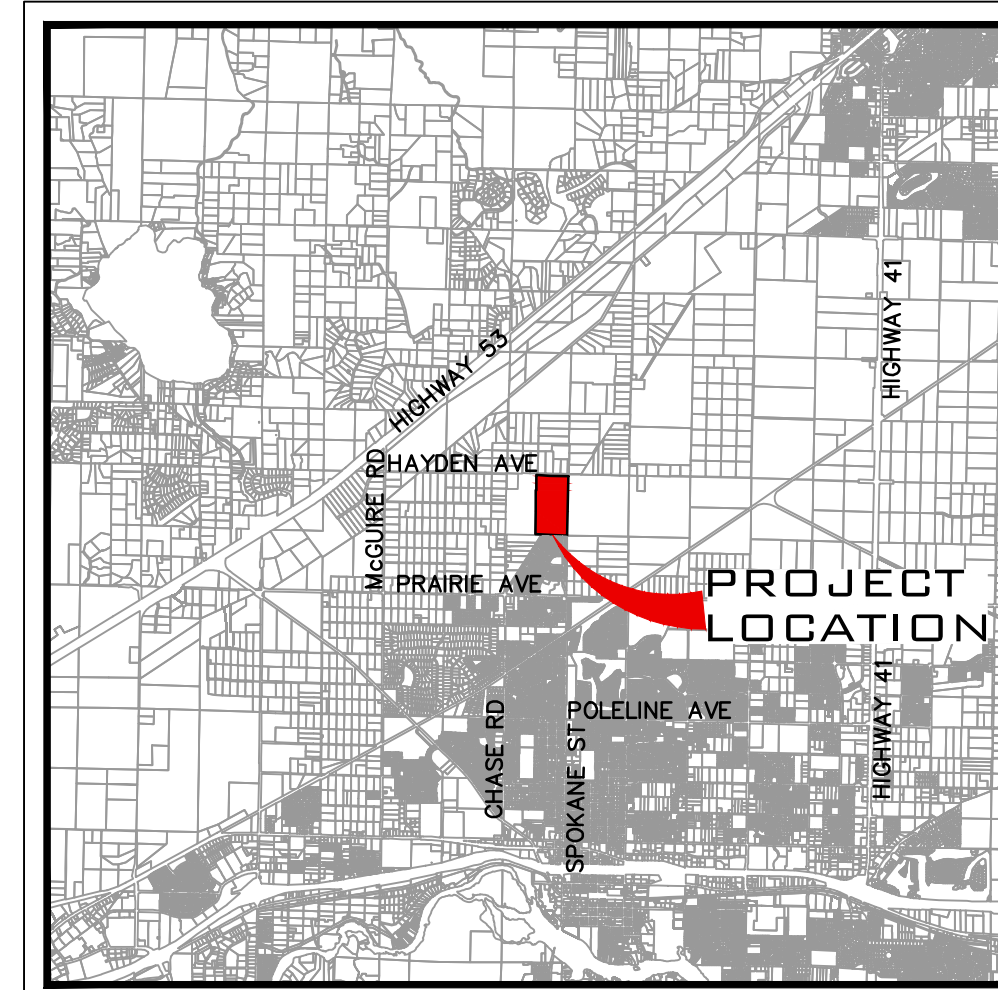
and price points aimed at providing a diverse housing stock in this area.

**Conclusion:**

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

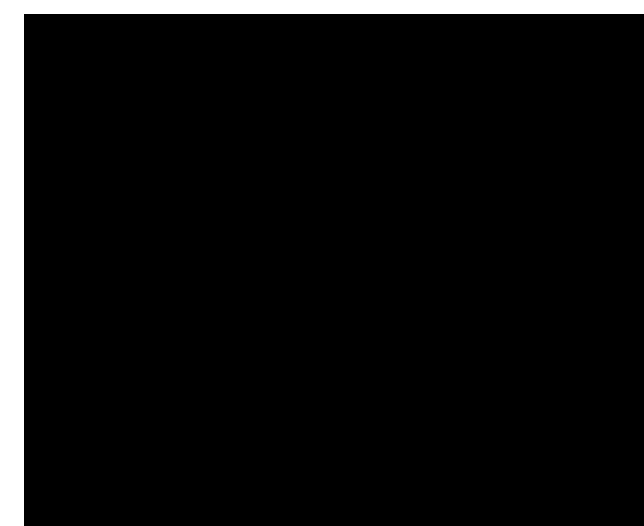
# PRELIMINARY PLAT CROWN RESERVE 1ST ADDITION

LOCATED IN A PORTION OF THE  
NW 1/4, SEC 22, T 51 N, R 05 E, B.M.  
KOOTENAI COUNTY, ID



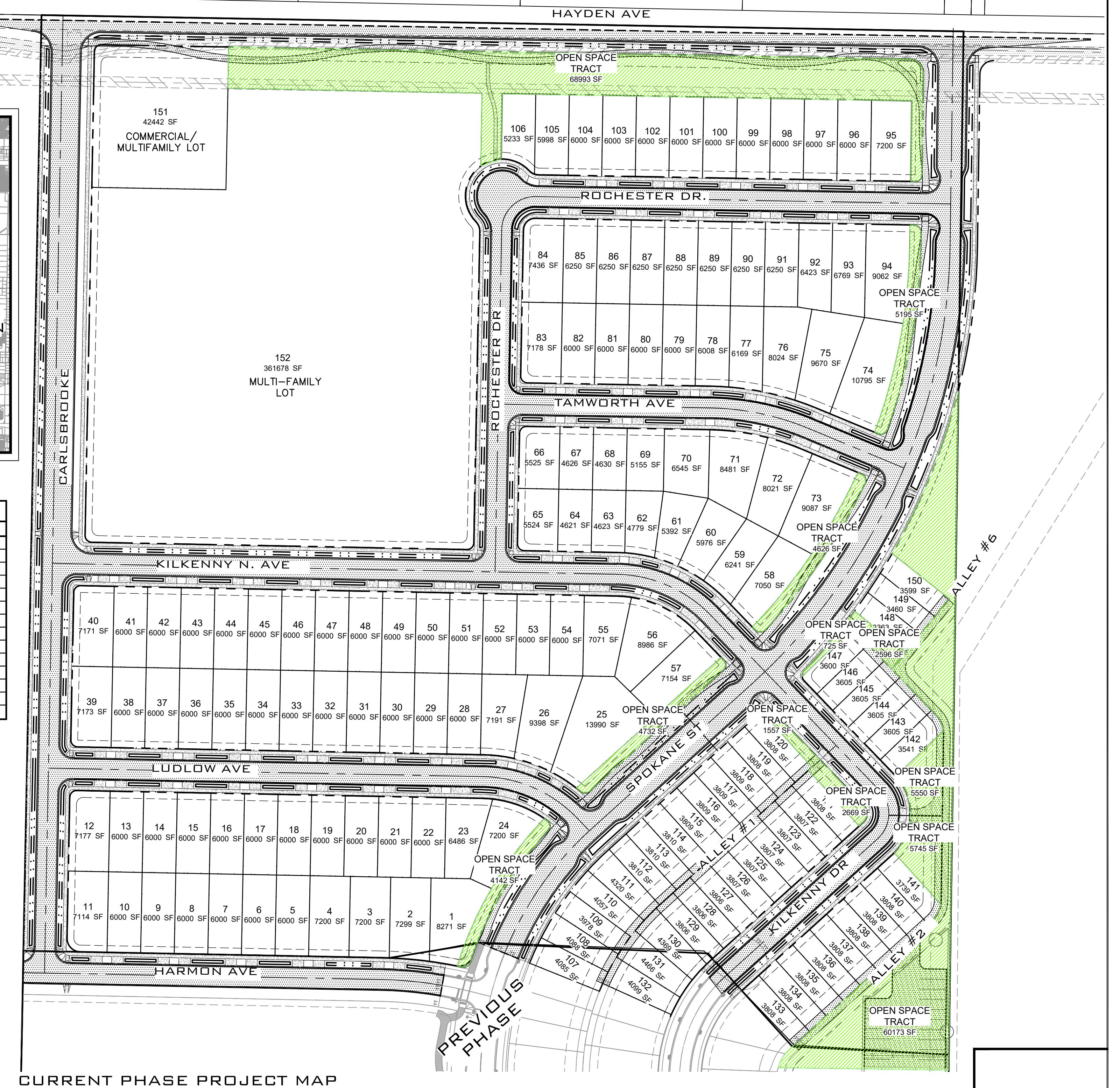
VICINITY MAP

SITE DATA	
PARCEL NUMBER	P-00000-22-2400
ZONING	RES-MIXED
PROJECT AREA	SF AC 1,973,656 45.31
NUMBER OF LOTS	152
NUMBER OF OPEN SPACE TRACTS	12
AREA OF LOTS	SF AC 1,258,386 28.89
AREA OF OPEN SPACE TRACTS	SF AC 166,703 3.83
OPEN SPACE TOTAL	SF AC 166,703 3.83
AREA OF RIGHT OF WAY	SF AC 548,567 12.59
MIN LOT AREA	SF AC 3,363 0.08
MAX LOT AREA	SF AC 61,678 1.42
AVERAGE LOT AREA (SF)	8,279

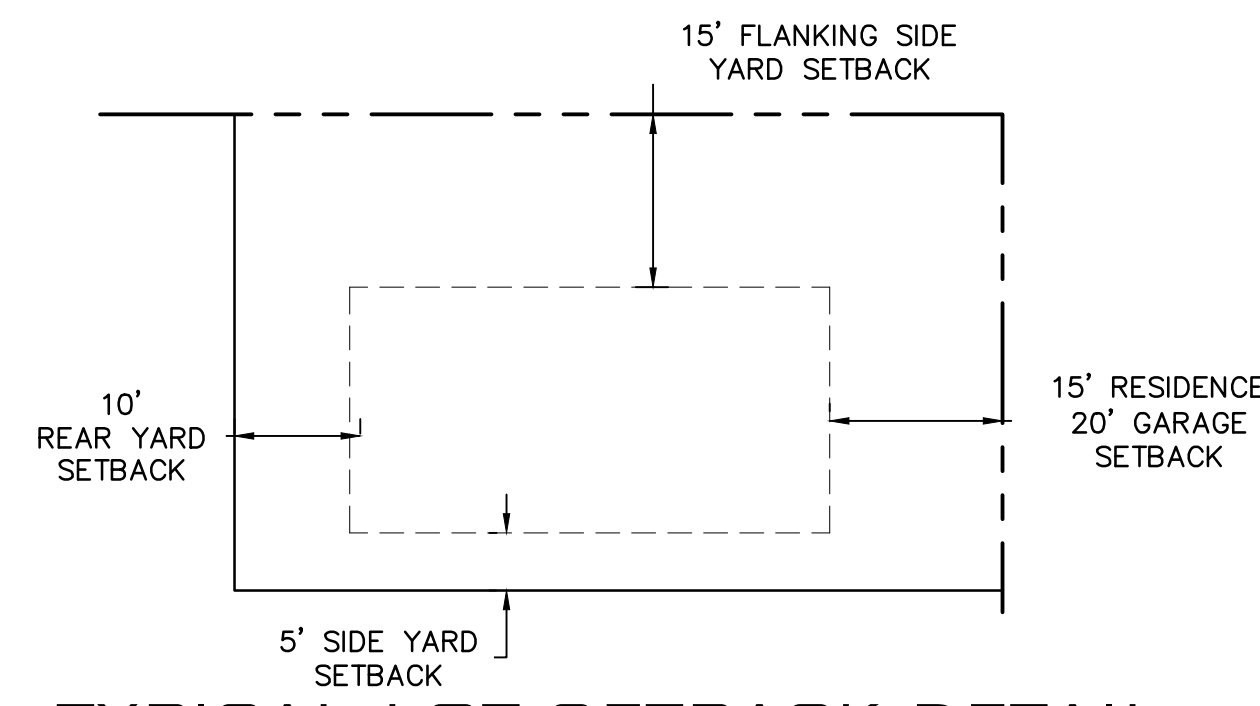


**WATER PURVEYOR**  
EAST GREENACRES IRR. DIST.  
2722 MCGUIRE ROAD  
POST FALLS, ID 83854  
PHONE: 1-208-773-7579  
CONTACT: RON WILSON

**SEWER COLLECTION**  
CITY OF POST FALLS  
408 N SPOKANE STREET  
POST FALLS, ID 83854  
PHONE: 1-209-773-3511  
CONTACT: ROBERT PALUS

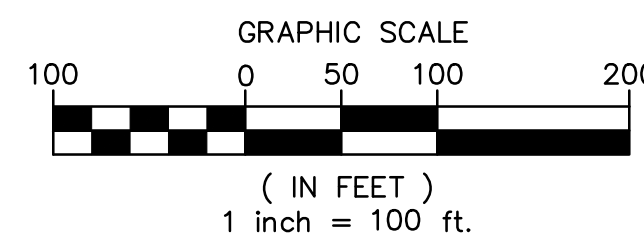
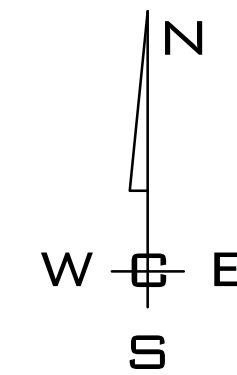


CURRENT PHASE PROJECT MAP



TYPICAL LOT SETBACK DETAIL

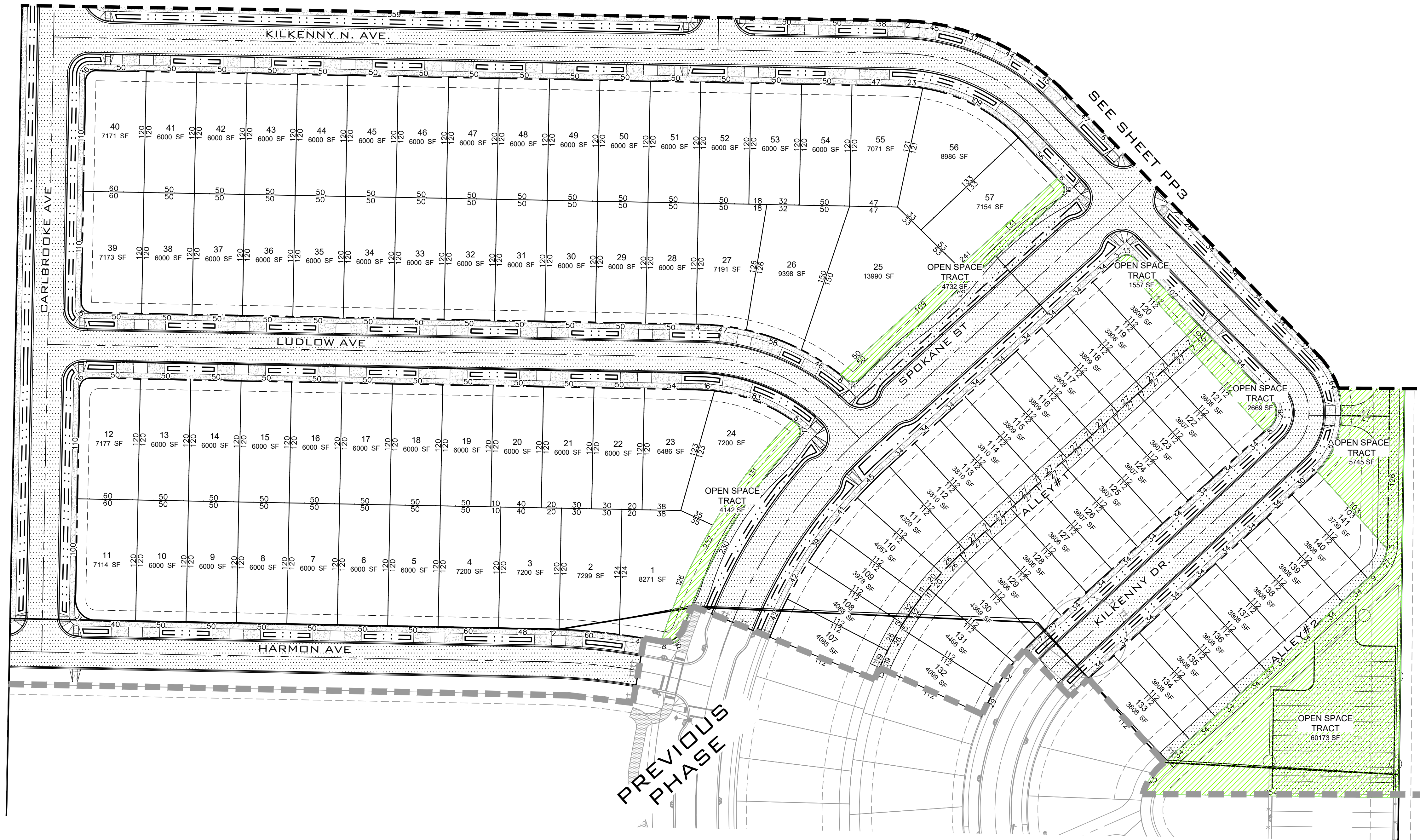
SCALE: NOT TO SCALE



<b>SCALE:</b> HORIZONTAL: 1"=100' VERTICAL: N/A	<b>PROJ #:</b> 25-4066 <b>DATE:</b> 05/28/25 <b>DRAWN:</b> STT <b>REVIEWED:</b> RDK	<input type="checkbox"/> CIVIL <input type="checkbox"/> STRUCTURAL <input type="checkbox"/> SURVEYING <input type="checkbox"/> TRAFFIC <input checked="" type="checkbox"/> PLANNING <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> OTHER	<b>CROWN RESERVE - 1st Addition</b> <b>PRELIMINARY PLAT COVER</b> <b>HAYDEN AVE</b> <b>POST FALLS, ID</b>	<b>SHEET</b> <b>PP1</b> JOB NUMBER <b>25-4066</b>
---	--	---	--	--

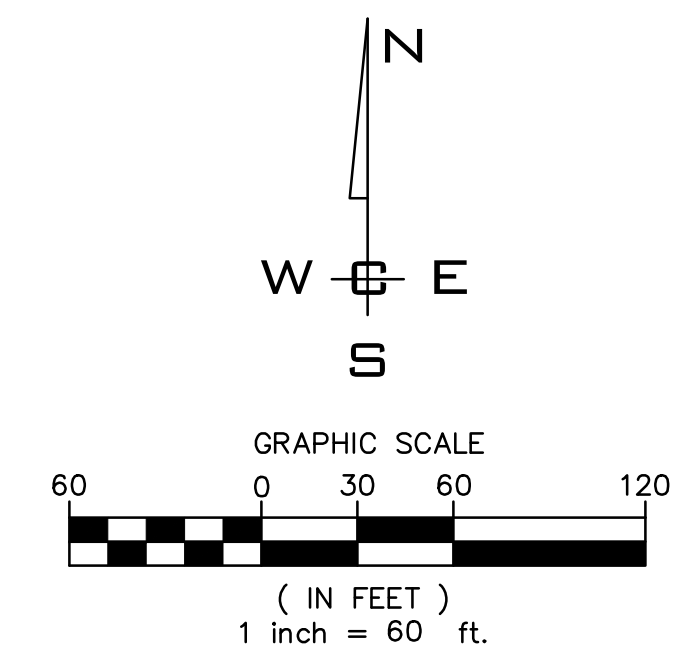
S:\WORK\2025\WCE\PROJECTS\2025-4066\JACKLIN - CROWN RESERVE 1ST ADD\DWG\4066-PP1A.DWG PLOT DATE: 05/23/25

NAVD - 88  
 +2 HOUR STATIC OCCUPATION, OPUS POST PROCESS, PT 1 DC (BASE)/PT 100001 OPUS/901 DWG.  
 VERTICAL DATUM IS NAVD 88 GEOID 18



SITE DATA		
PARCEL NUMBER	P-00000-22-2400	
ZONING	RES-MIXED	
	SF	AC
PROJECT AREA	1,973,656	45.31
NUMBER OF LOTS	152	
NUMBER OF OPEN SPACE TRACTS	12	
	SF	AC
AREA OF LOTS	1,258,386	28.89
AREA OF OPEN SPACE TRACTS	166,703	3.83
OPEN SPACE TOTAL	166,703	8.57%
AREA OF RIGHT OF WAY	548,567	12.59
MIN LOT AREA	3,363	0.08
MAX LOT AREA	61,678	1.42
AVERAGE LOT AREA (SF)	8,279	

PREVIOUS PHASE



S:\WORK\2025\WCE\PROJECTS\2025-4066-JACKLIN - CROWN RESERVE 1ST ADD\DWG\4066-PP1\PLAT.DWG PLOT DATE: 05/23/25

NAVD - 88  
+2 HOUR STATIC OCCUPATION, OPUS POST PROCESS, PT 1 DC (BASE)/PT 100001 OPUS/901 DWG.  
VERTICAL DATUM IS NAVD 88 GEOID 18

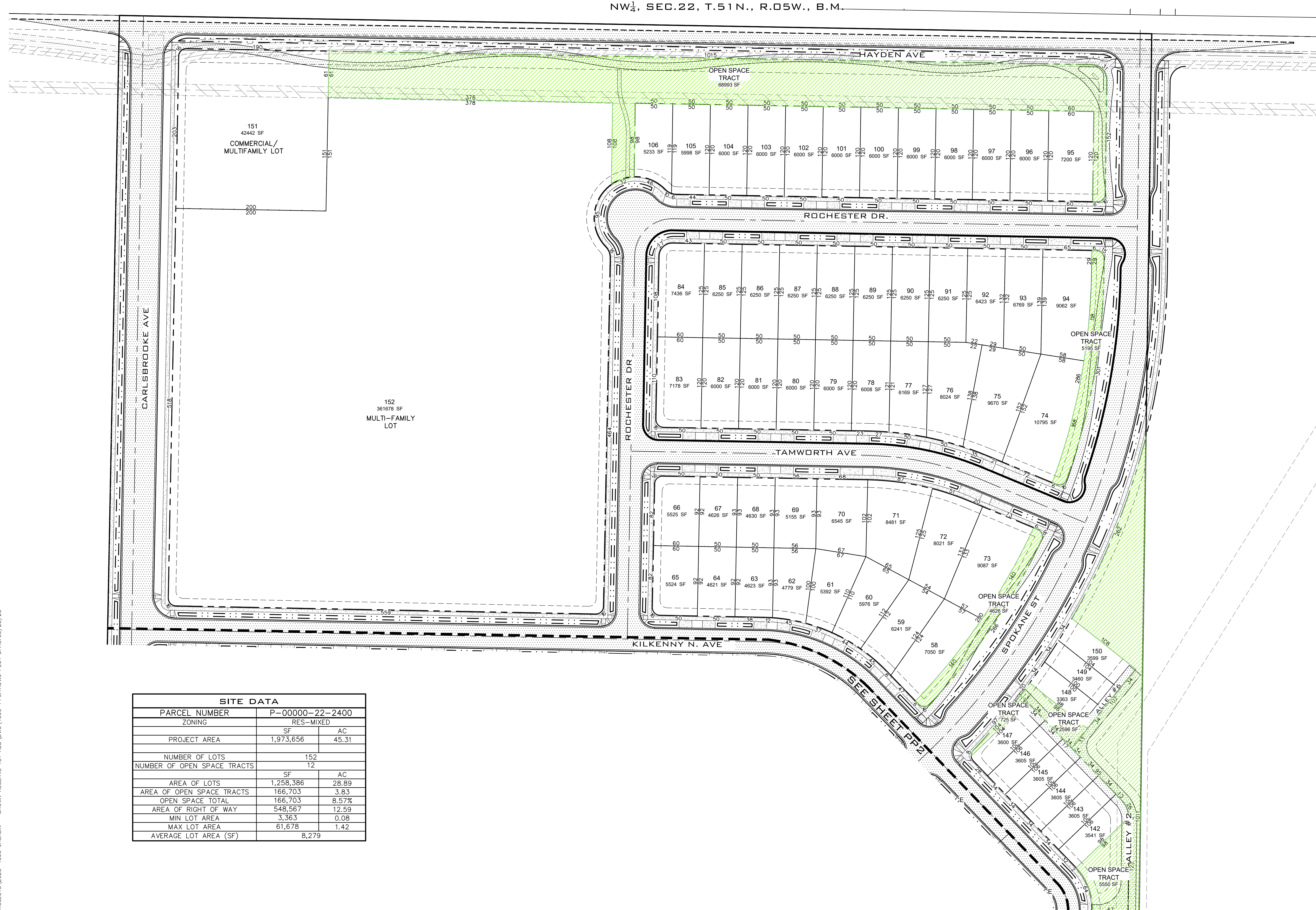
**SCALE:**  
HORIZONTAL:  
1"=60'  
VERTICAL:  
N/A

**PROJ #:** 25-4066  
**DATE:** 05/28/25  
**DRAWN:** STT  
**REVIEWED:** RDK

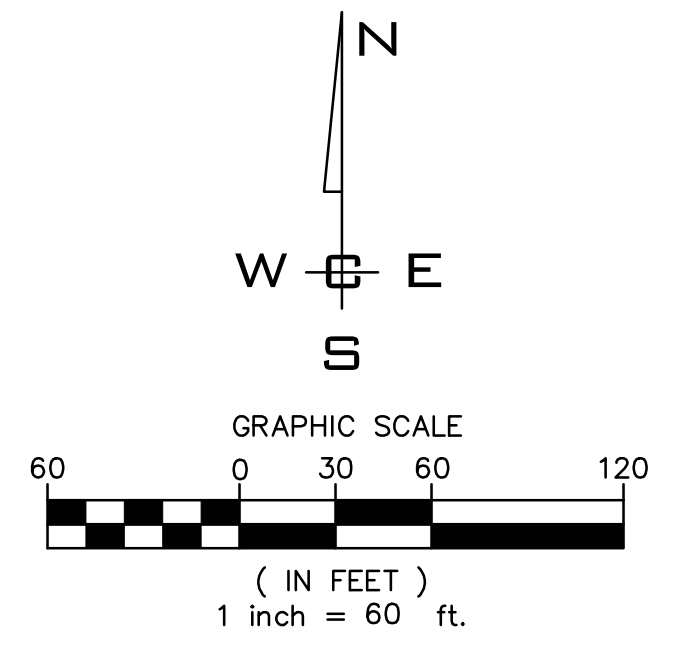
CIVIL  
STRUCTURAL  
SURVEYING  
TRAFFIC  
 PLANNING  
LANDSCAPE  
OTHER

**CROWN RESERVE - 1st Addition**  
**SOUTH HALF**  
**HAYDEN AVE**  
**POST FALLS, ID**

**SHEET**  
**PP2**  
JOB NUMBER  
**25-4066**



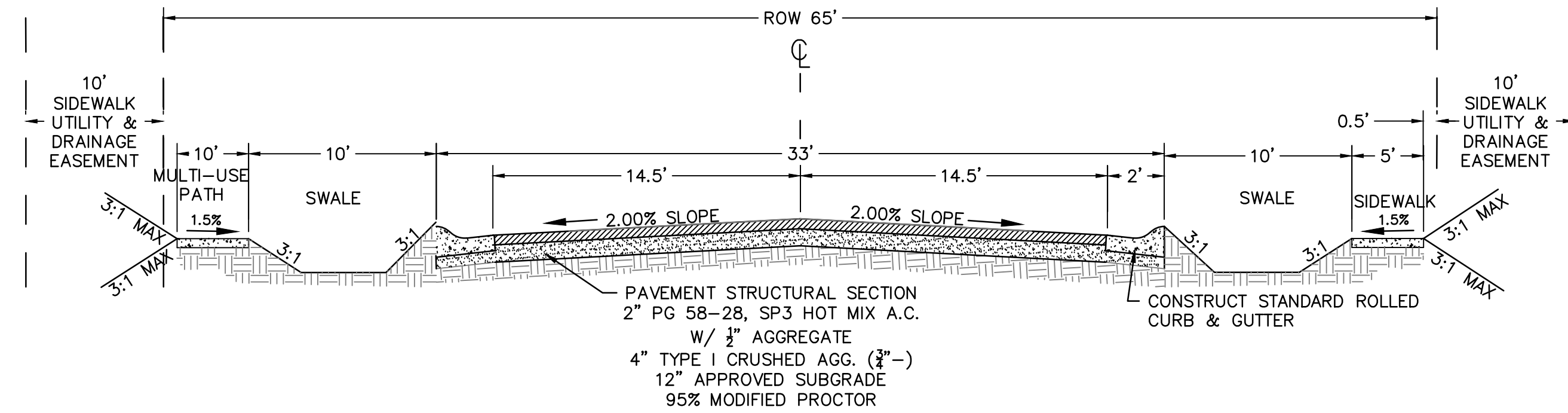
SITE DATA	
PARCEL NUMBER	P-00000-22-2400
ZONING	RES-MIXED
PROJECT AREA	SF AC
	1,973,656 45.31
NUMBER OF LOTS	152
NUMBER OF OPEN SPACE TRACTS	12
AREA OF LOTS	SF AC
	1,258,386 28.89
AREA OF OPEN SPACE TRACTS	SF AC
	166,703 3.83
OPEN SPACE TOTAL	8.57%
AREA OF RIGHT OF WAY	548,567 12.59
MIN LOT AREA	3,363 0.08
MAX LOT AREA	61,678 1.42
AVERAGE LOT AREA (SF)	8,279



P:\WORK\2025\WCE\PROJECTS\2025-4066 JACKLIN - CROWN RESERVE 1ST ADD\DWG\4066-PP1A.DWG PLOT DATE: 05/23/25

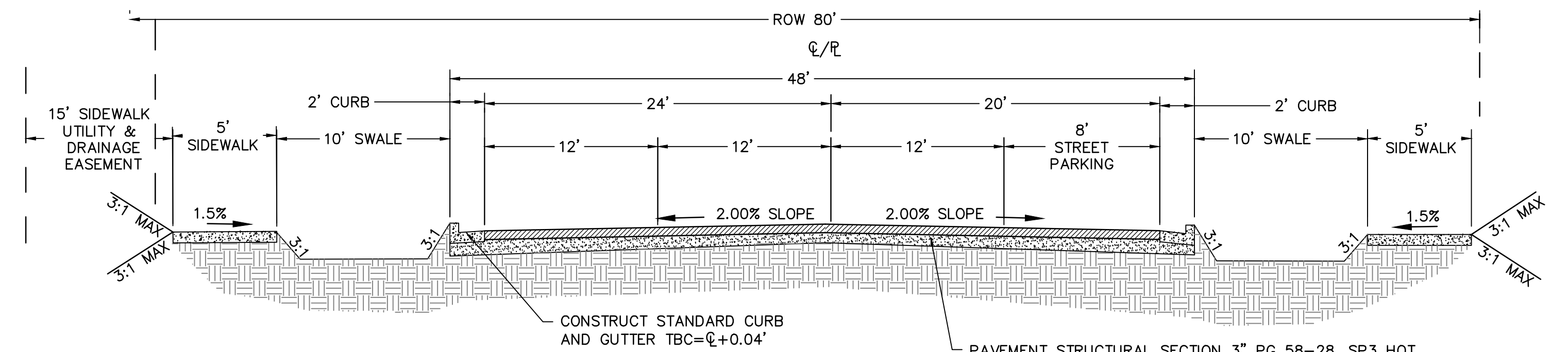
NAVD - 88  
 +2 HOUR STATIC OCCUPATION, OPUS POST PROCESS, PT 1 DC (BASE)/PT 100001 OPUS/901 DWG.  
 VERTICAL DATUM IS NAVD 88 GEOID 18

<b>SCALE:</b> HORIZONTAL: 1"=60' VERTICAL: N/A	<b>PROJ #:</b> 25-4066 <b>DATE:</b> 05/28/25	CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING LANDSCAPE OTHER	<b>CROWN RESERVE - 1st Addition</b> <b>NORTHERN HALF</b> <b>HAYDEN AVE</b> <b>POST FALLS, ID</b>	<b>SHEET</b> <b>PP3</b>
	<b>DRAWN:</b> STT <b>REVIEWED:</b> RDK	X		JOB NUMBER <b>25-4066</b>



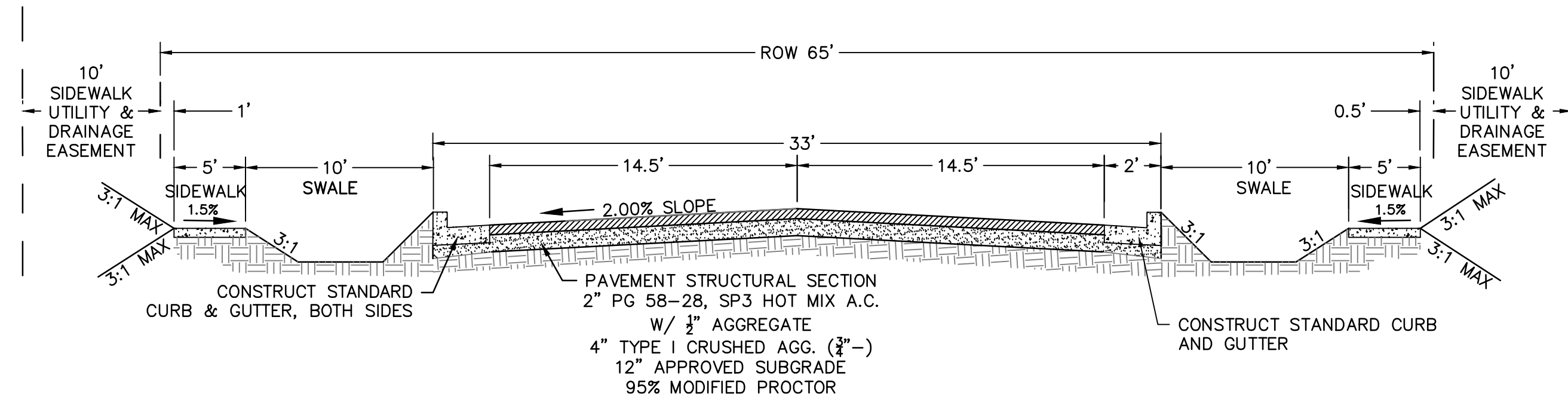
**LOCAL STREET - ROLLED CURB TYPICAL SECTION**

NOT TO SCALE



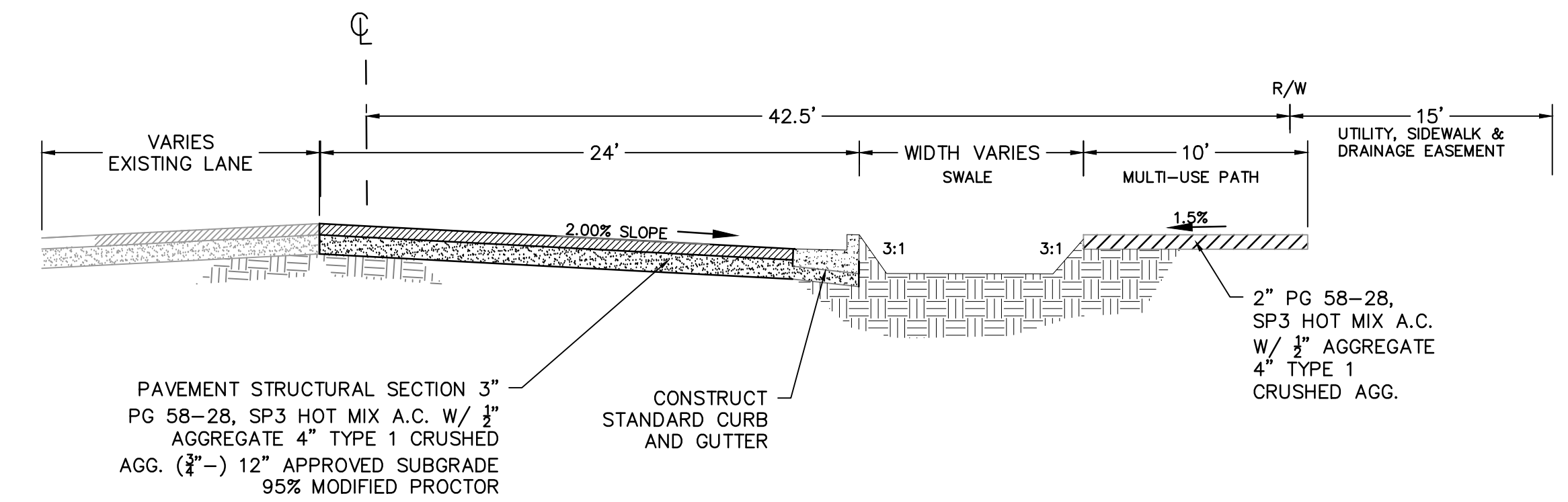
**CARLSBROOK STREET TYPICAL CROSS SECTION NORTH OF KILKENNY DR**

NOT TO SCALE



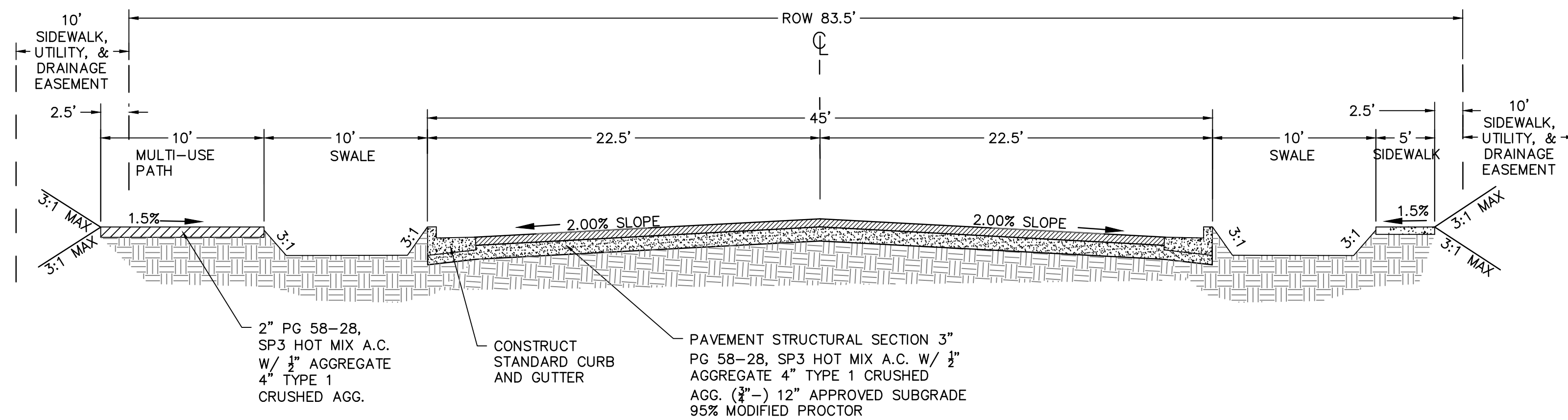
**LOCAL STREET - STRAIGHT CURB TYPICAL SECTION**

NOT TO SCALE



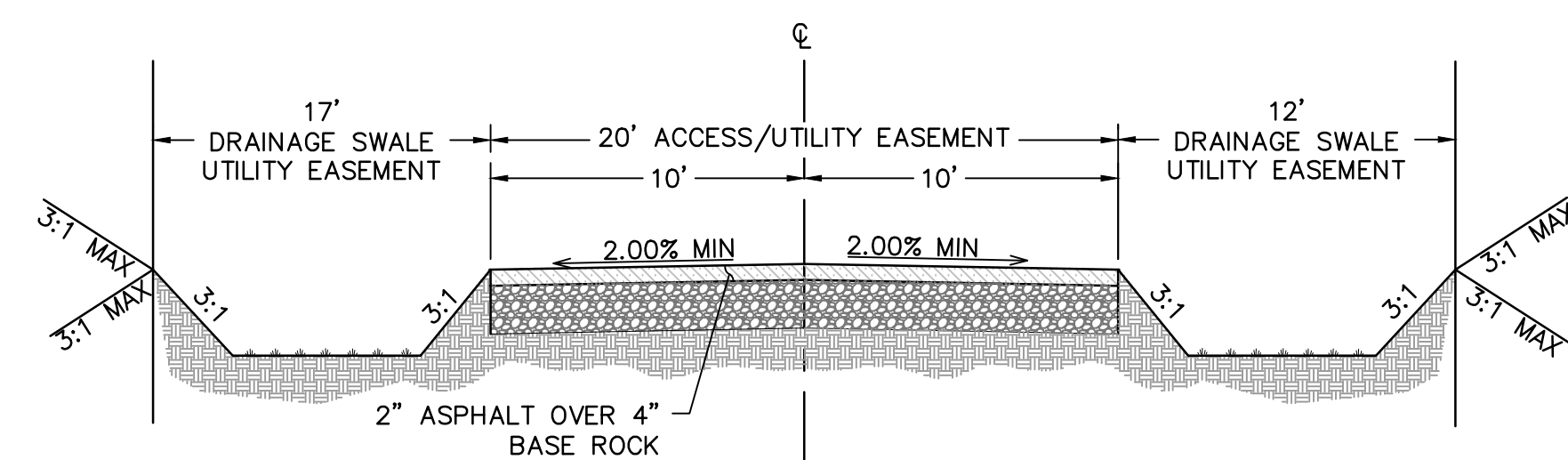
**HAYDEN AVE TYPICAL CROSS SECTION**

NOT TO SCALE



**SPOKANE STREET TYPICAL CROSS SECTION**

NOT TO SCALE



**ALLEY TYPICAL SECTION**

NOT TO SCALE

S:\WORK\2025\WCE\PROJECTS\2025-4066-JACKLIN - CROWN RESERVE 1ST ADD\DWG\4066-PP4\PLAT.DWG DATE: 05/23/25

NAVD - 88

+2 HOUR STATIC OCCUPATION, OPUS POST PROCESS, PT 1 DC (BASE)/PT 100001 OPUS/901 DWG. VERTICAL DATUM IS NAVD 88 GEOID 18

<b>SCALE:</b>	<b>PROJ #:</b> 25-4066	CIVIL
<b>HORIZONTAL:</b>	<b>DATE:</b> 05/28/25	STRUCTURAL
N/A	<b>DRAWN:</b> STT	SURVEYING
<b>VERTICAL:</b>	<b>REVIEWED:</b> RDK	TRAFFIC
N/A		PLANNING
		LANDSCAPE
		OTHER

**CROWN RESERVE - 1st Addition**

**TYPICAL SECTIONS**

**HAYDEN AVE  
POST FALLS, ID**

**SHEET  
PP4**

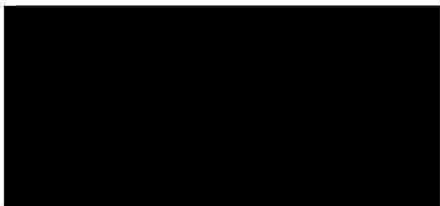
JOB NUMBER  
**25-4066**



EAST GREENACRES IRRIGATION DISTRICT

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

August 6, 2025



RE: Crown Reserve 1<sup>st</sup> Addition, Conceptual Approval  
Parcel Number: P00000222400



The Subject received conceptual approval by the Board of Directors during our regular scheduled meeting held August 5, 2025. The project is located in Section 22, Township 51 N., Range 05 W., B.M. of Kootenai County, Idaho. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

We have the capacity, willingness and intent to serve the Subject 152 lot residential subdivision conditional upon final review, and acceptance of the project drawings.

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

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

Sincerely,

Ron Wilson  
District Manager  
[ron@eastgreenacres.org](mailto:ron@eastgreenacres.org)

cc: Rob Palus – [rpalus@postfalls.gov](mailto:rpalus@postfalls.gov)



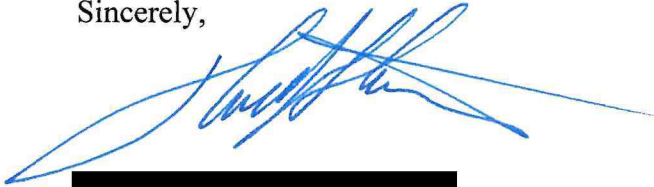
[REDACTED]

December 16, 2022

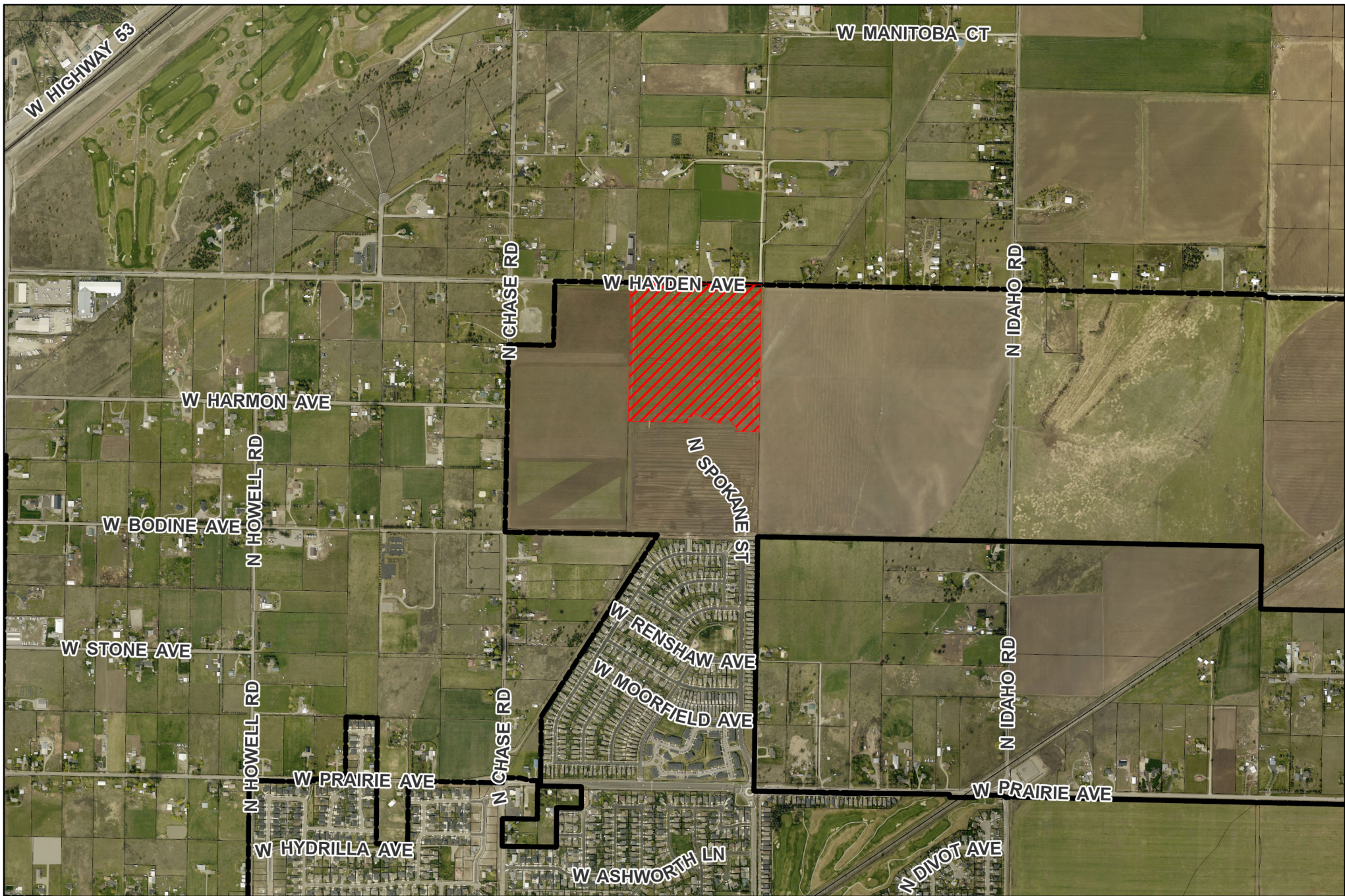
To Whom It May Concern:

Until further notice, [REDACTED]  
[REDACTED] to act as its agent and representative for the purposes of submitting annexation requests, rezoning requests, boundary line adjustments, and any other land entitlement application to the City of Post Falls on its behalf.

Sincerely,



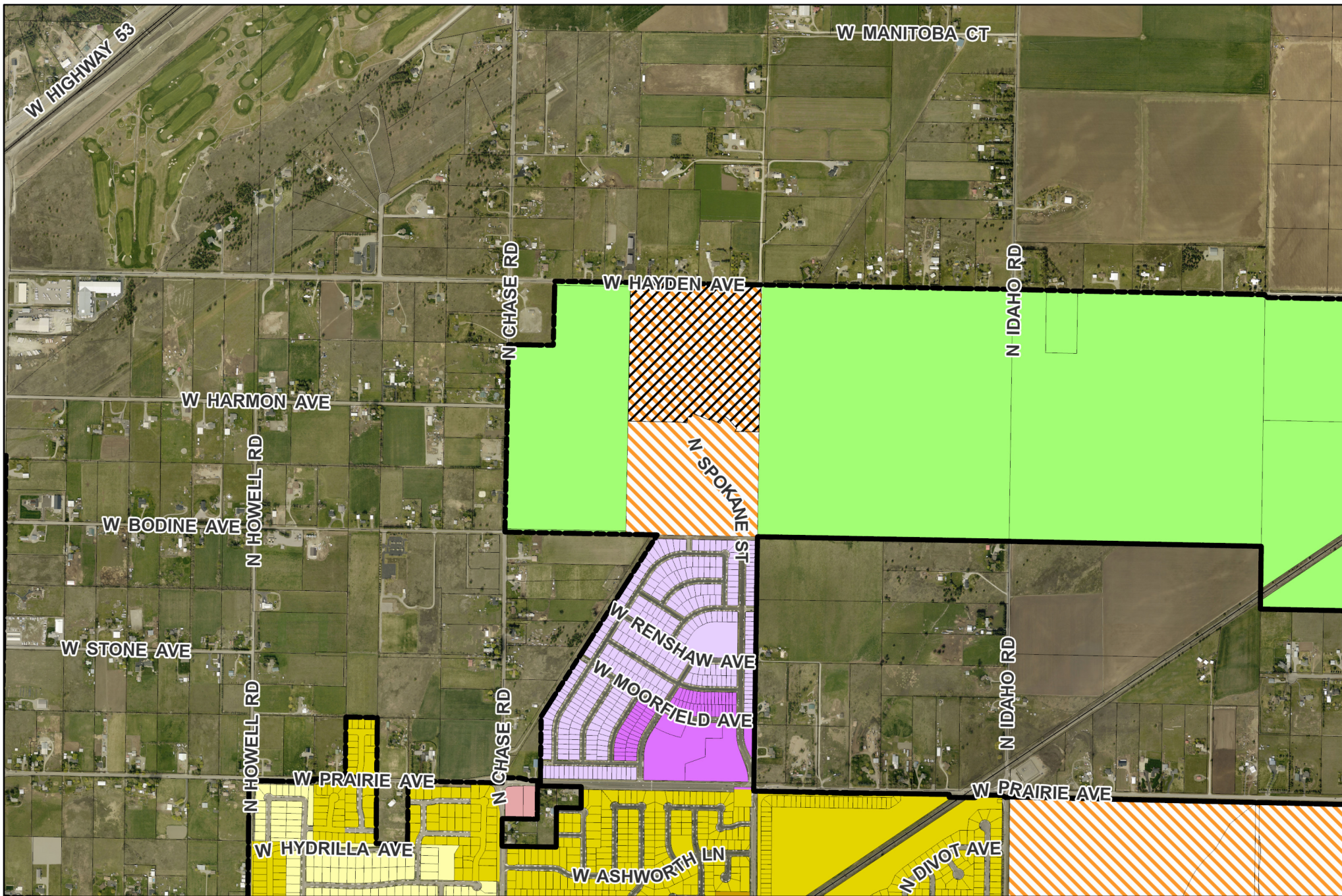
[REDACTED]



Project Location  
 Crown Reserve 1st Addition  
 SUBDIVISION  
 SUBD-25-6



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site

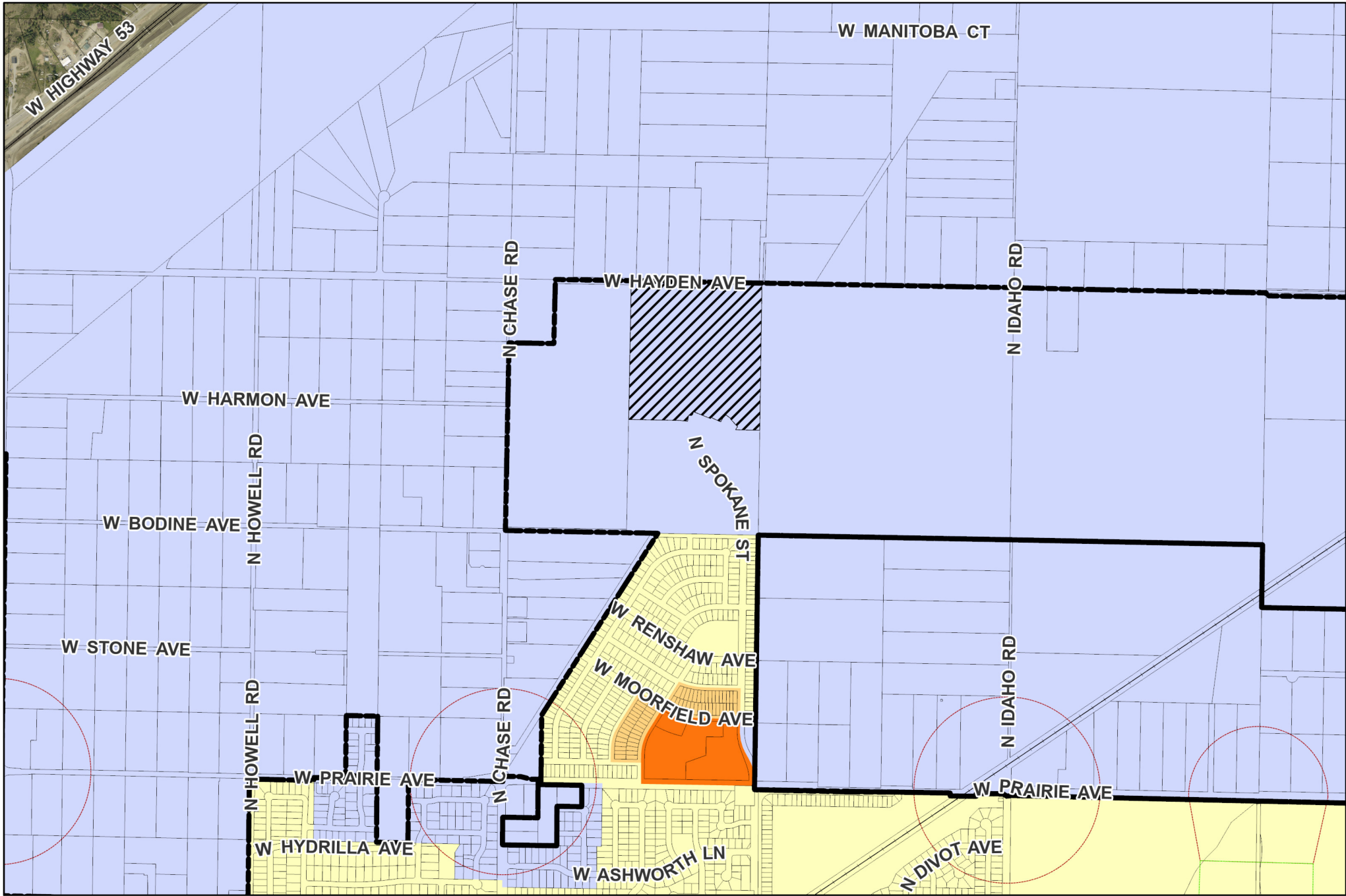


Zoning Map  
 Crown Reserve 1st Addition  
 SUBDIVISION  
 SUBD-25-6












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





Future Land Use Designation  
 Crown Reserve 1st Addition  
 SUBDIVISION  
 SUBD-25-6



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





January 23, 2026

Rob Palus, PE  
City Engineer - City of Post Falls  
408 N Spokane Street  
Post Falls, ID 83854

Re: **Crown Reserve Traffic Impact Study – Response to Comments  
Post Falls, ID**

Dear Rob:

## **INTRODUCTION**

Comments were provided by the City of Post Falls on a traffic impact study (TIS) dated September 19, 2025 for the Crown Reserve Subdivision. A virtual meeting (on Teams) between the City (you and Joseph Meek) and the development team [REDACTED] was conducted on January 20, 2026 to discuss the comments. This letter was prepared to document the conclusions of this meeting and resolution to the comments.

## **COMMENT RESPONSE / RESOLUTION**

The redline comments within the TIS were discussed during the virtual meeting and resolved through clarification and discussion with the design team. The TIS was completed to meet Post Falls Highway District (PFHD) requirements for the subdivision of the initial 148 lots within the overall development. The 1<sup>st</sup> addition of the project was included as a future phase in the study with Spokane Street connecting to Hayden Avenue. The intersection of Spokane Street & Hayden Avenue will function as a two-way stop-controlled intersection once completed and the City may consider converting it to a roundabout in the future when warranted. The City agreed to facilitate the dedication of adequate right-of-way for Spokane Street & Hayden Avenue east of the project so as to ensure that adequate right-of-way is available for these improvements.

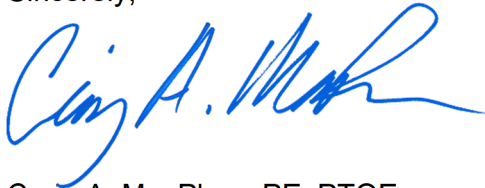
The intersection of Idaho Street & Hayden Avenue was determined to not need to be evaluated as the project is not anticipated to add substantial trips to Idaho Street via Hayden Avenue.

The City of Post Falls has verified that the Kootenai Metropolitan Planning Organization (KMPO) traffic model, which was utilized for projecting 2040 conditions in the TIS, is the latest version of the KMPO traffic model. This information is provided in the technical appendix of the TIS. No update is required.

The project plans to construct Hayden Avenue with a two-way center turn lane along the site frontage with the current proposed phase (1<sup>st</sup> Addition). This will address the turn lane requirements at the intersection of Hayden & Carlsbrooke, which lies at the western boundary of the development.

Should you have any questions regarding this document or the information contained herein, please do not hesitate to contact me at 303-653-9200 or via email at [craig@civtrans.com](mailto:craig@civtrans.com)

Sincerely,



Craig A. MacPhee, PE, PTOE



**RUEN-YEAGER & ASSOCIATES, INC.**  
ENGINEERS ♦ PLANNERS ♦ SURVEYORS

December 2, 2025

Commissioners  
Post Falls Highway District  
East 5629 Seltice Way  
Post Falls, Idaho 83854

**Re: Crown Reserve SUBD-24-5 Traffic Impact Study Review**  
**Project No.: P240219**

Dear Commissioners:

At your request, we have reviewed the Traffic Impact Study (TIS) for the Crown Reserve, Phase 1 Major Subdivision (SUBD-24-5) located east of Bodine Road and Chase Road. The proposed subdivision is in the City of Post Falls jurisdiction but affects adjacent roads that are within the Post Falls Highway District jurisdiction. The plat proposes to subdivide 35.55-acres of an 83.88-acre parcel into 148 single family lots, averaging 5696 SF. The TIS was prepared by Craig A. MacPhee, PE of CivTrans Engineering Inc. on behalf of [REDACTED]. Access to the proposed major subdivision is proposed through Spokane Street and Cologne Way and through an extension of Bodine Road.

We have the following comments:

1. The Trip Generation & Distribution letter submitted for the Crown Reserve preliminary plat, phase 1 indicated a daily trip (ADT) of 1447 trips based on the fitted curve equation, with an AM peak of 106 trips and a PM peak of 144 trips. Because the development is projected to generate more than 50 AM or PM peak hour trips, the Post Falls Highway District required the Traffic Impact Study (TIS) be performed based on the requirements outlined in the 2023 Highway Standards for Associated Highway Districts.
2. The PFHD review letter for the Trip Generation Letter dated 12/5/2024 identified two key intersections to added to the TIS. The Chase Road and Hayden Avenue intersection was added to the TIS. However, the Chase Road and Prairie Avenue intersection was not added as requested, but the short term and long term distribution predicts 10% of traffic volumes in this direction, which is respectively a maximum of 23 trips in the long term AM peak hour.
3. The TIS identifies the intersection of Chase Road and Hayden Avenue will not meet the minimum acceptable Level of Service C (LOS C) within the next fifteen years due to ambient growth (not including the Crown Reserve development). The recommendation of a roundabout will improve the intersection to a LOS A and recommends the Post Falls Highway District plan on constructing this prior to 2040.
4. A future phase of the Crown Reserve subdivision proposes connecting Spokane Street to Hayden Avenue. This TIS does not analyze the effects of this traffic impact as it does not anticipate what impact that will have to traffic patterns.

5. The TIS determined the existing traffic volumes at Hayden Avenue and Chase Road warrant left turn lanes on Hayden Avenue and recommends the PFHD should consider making these improvements.
6. The TIS indicated the long-range build scenario requires a westbound left turn lane should be installed on Hayden Avenue at Spokane Street.
7. The TIS states this subdivision will not have significant impacts to the capacity of the study area intersections, other than the westbound left turn lane at Hayden Avenue and Spokane Street.
8. We recommend an amended TIS be performed with the next phase of the subdivision.

Please call me at 208.292.0820 if you have any questions or comments concerning our review.

Sincerely,



**RUEN-YEAGER & ASSOCIATES, INC.**

Laura Winter, P.E.

Post Falls Highway District Engineer



# 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)

---

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato  
Superintendent

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

# Kootenai County Fire & Rescue

Fire Marshal's Office

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

February 24, 2026

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

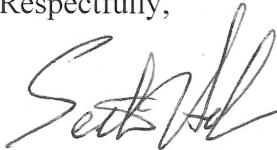
## RE: Notice to Jurisdiction Response

Dear Nancy,

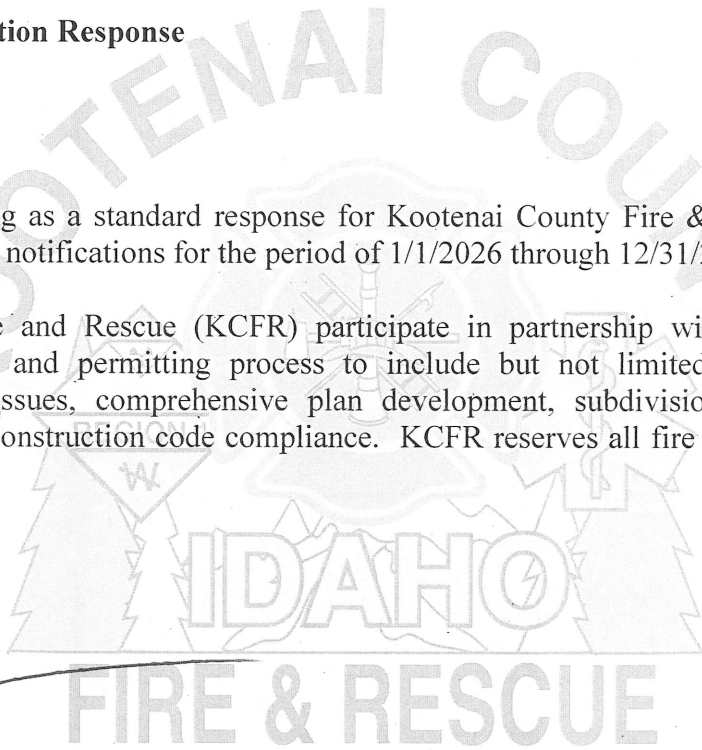
Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice of Jurisdiction" notifications for the period of 1/1/2026 through 12/31/2026.

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

Respectfully,



Seth Hohenstreet  
Kootenai County Fire & Rescue  
Deputy Fire Marshal



## Nancy Thurwachter

---

**From:** Martinez, Leo <Leo.Martinez@p66.com>  
**Sent:** Monday, March 16, 2026 8:59 AM  
**To:** Nancy Thurwachter  
**Subject:** Notice to Jurisdictions Crown Reserve Subdivision Amendment File No. SUBA-26-1  
**Attachments:** Exhibit PH-2 NTJ\_Crown Reserve SUBD-25-6.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 13287)

---

### 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)



The information in this electronic message is privileged and confidential and is intended solely for the use of the individual(s) and/or entity named above, and any unauthorized disclosure, copying, distribution or taking of any action in reliance upon on the contents of these electronically transmitted materials is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and destroy this message and any copies.

---

**From:** Nancy Thurwachter <nthurwachter@postfalls.gov>  
**Sent:** Friday, March 13, 2026 12:44 PM  
**To:** Ali Marenau <AMarienu@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrincac <Daniel.Mavrincac@BNSF.com>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kate Williams <kwilliams@kmpo.net>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@zipl.com>; Kris Faver <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

## Nancy Thurwachter

---

**From:** DEQ Comments <deqcomments@deq.idaho.gov>  
**Sent:** Friday, March 20, 2026 2:23 PM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions Crown Reserve Subdivision Amendment File No. SUBA-26-1

**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:** Friday, March 13, 2026 12:44 PM  
**To:** Ali Marenau <AMarienu@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01\_Real\_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <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 Phillips <Karen.Phillips@avistacorp.com>; Kate Williams <kwilliams@kmpo.net>; 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

## Nancy Thurwachter

---

**From:** Jonie Anderson <Jonie@postfallshd.com>  
**Sent:** Tuesday, March 24, 2026 9:59 AM  
**To:** Nancy Thurwachter  
**Subject:** RE: Notice to Jurisdictions Crown Reserve Subdivision Amendment File No. SUBA-26-1

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

Good morning,  
The City of Post Falls has worked with the developer to require the recommended improvements to Hayden Avenue. The Post Falls Highway District has no additional comments at this time.

Kind regards,  
Jonie

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)



---

**From:** 'Nancy Thurwachter' via Contact Us <[contactus@postfallshd.com](mailto:contactus@postfallshd.com)>  
**Sent:** Friday, March 13, 2026 4:13 PM  
**To:** Ali Marenau <[AMarienau@kmpo.net](mailto:AMarienau@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 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 Phillips <[Karen.Phillips@avistacorp.com](mailto:Karen.Phillips@avistacorp.com)>; Kate Williams <[kwilliams@kmpo.net](mailto:kwilliams@kmpo.net)>; 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)>; Kyle Leatham <[kyle.leatham@bnsf.com](mailto:kyle.leatham@bnsf.com)>; Lance Kippen <[lkippen@olsson.com](mailto:lkippen@olsson.com)>; Lee Barns

## Nancy Thurwachter

---

**From:** Mark Saul and Connie Firkins <marconwest@aol.com>  
**Sent:** Wednesday, March 25, 2026 10:04 AM  
**To:** Public Hearing Notice  
**Subject:** Crown Point 1st addition File #SUBD-25-6  
**Attachments:** scanned crown reserve letter frm 12.06.24.jpg

**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.

Thanks for the opportunity to comment on the Crown Reserve 1<sup>st</sup> Addition.

Upon reviewing the zoning development agreement (file #ZC-22-7) (recorded as instrument number 2954020000 in the Kootenai County Recorders office on 11-16-23) I noticed that the legal description contains a patent ambiguity in Exhibit 'A'.

The first line in Exhibit A limits the legal description to land in the South Half of Section 22 Township 51 North Range 5 West. It is not possible for any part of the East Half of the Northwest Quarter (as stated in the legal description) to be contained in the South Half of this section. A patent ambiguity in the legal description makes the document (recording #295402000) unenforceable.

Idaho law requires the boundaries of zoning changes by a city to be accurately described. Without the proper legal description, the change from Public Reserve to Residential Mixed possibly never occurred for both Crown Reserve and Crown Reserve 1<sup>st</sup> addition?

Also please note the attached memo (December 06, 2024) when the City of Post Falls was first notified of this ambiguity.

Mark Saul

To: The Post Falls City Council

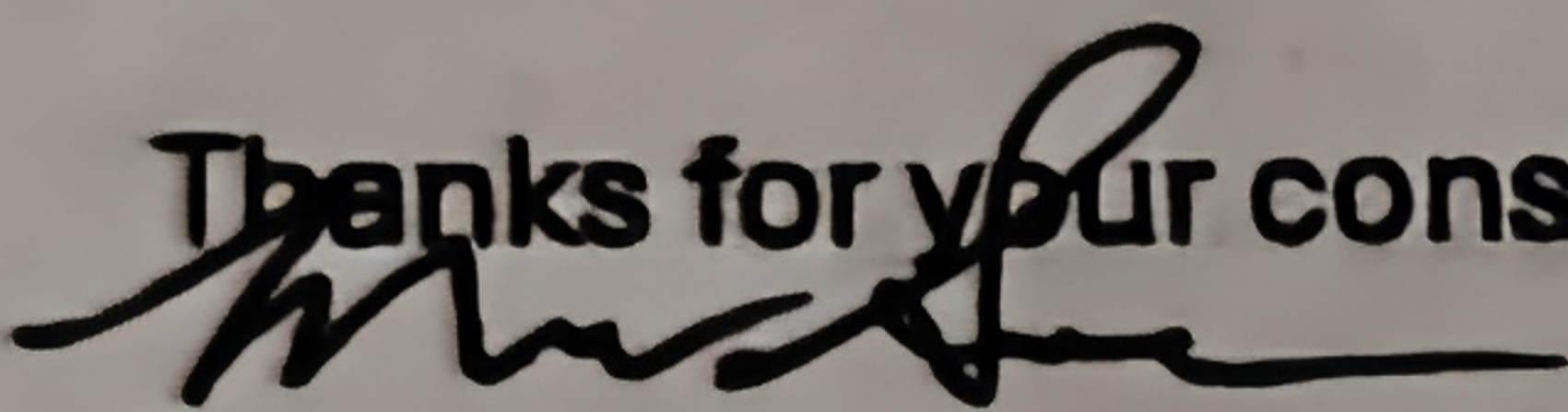
**RECEIVED**  
DEC 06 2024  
BY: CN

**SUBJECT: Crown Reserve Subdivision (file no. SUBD-24-5)**

Thanks for the Notice of Public Hearing on December 10, 2024. I have been hunting and wasn't able to make your deadline of comments, forgive me for sending this late. Upon reviewing the Notice of Public Hearing, I noticed that the Legal Description contains a patent ambiguity. The ambiguity consists of the statement "THAT PORTION OF LAND LOCATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI, IDAHO;" This statement restricts the remainder of the legal description to lands within the South Half of Section 22, T 51N, R5W, to be included in the conveyance.

Upon further review I discovered that the same legal description was included in the Zoning Development Agreement. Which changed the zoning from "Public Reserve" to "Residential Mixed." (Recorded as instrument Number 2954020 in the Kootenai County Recorders Office.) From a legal description interpretation there cannot be any Real Estate in both the South Half and the Northwest Quarter of any section. So therefore, the conveyance would become Null and Void until amended within the terms set forth in Idaho Title 67 Chapter 6509.

Thanks for your consideration,



Mark Saul