



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**April 14, 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 PECAN DAY

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Meeting Minutes 03-10-2026
- b. Meeting Minutes 03-31-2026
- c. Rosewater Place Subdivision Reasoned Decision SUBD-25-10
- d. Pleasant View Annexation Zoning Recommendation File No. ANN-25-10
- e. Echo Estates Subdivision Reasoned Decision File No. SUBD-24-4

- f. G2 Development Subdivision Amendment Reasoned Decision File No. SUBA-26-1
- g. Crown Reserve Subdivision Reasoned Decision File No. SUBD-25-6

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. Klondike Place Subdivision File No. SUBD-26-2
- b. Lucky Larry Estates Subdivision File No. SUBD-26-1
- c. Genesis Land Special Use Permit File No. SUP-26-2

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

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

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

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**March 10, 2026
5:30 PM**

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

REGULAR MEETING – 5:30 PM
5:30 PM

CALL TO ORDER
5:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

Carey – here, Kimball – here, Steffensen – here, Schreiber- here, Wilhelm - here
Schlotthauer - Excused

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

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

Staff noted agenda packet redactions due to phishing/spam concerns.

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.

Manley: We will be moving action item "a" Rosewater Subdivision File No. SUBD-25-10 to the last, that will become action item "c". Action "b" will become "a" and item "c" will become "b". That will be the new order of operations.

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.

Kimball: I have a conflict of interest on the Rosewater Subdivision File No. SUBD-25-10 so I will be stepping down at that point of the public hearing.

Steffensen: For transparency that's why we moved that file to the end so we have a bigger quorum for the first two hearings.

1. CONSENT CALENDAR

The consent calendar includes items which require formal Commission action, but which are typically routine or not of great controversy. Individual Commission members may ask that any specific item be removed from the consent

calendar in order that it be discussed in greater detail. Explanatory information is included in the Commission agenda packet regarding these items and any contingencies are part of the approval.

ACTION ITEMS:

- a. Meeting Minutes February 10, 2026
- b. Prairie Avenue Annexation Zoning Recommendation File No. ANNX-25-5
- c. Mullan Annexation Zoning Recommendation File No. ANNX-25-7
- d. North Chase Place Annexation Zoning Recommendation File No. ANNX-25-8
- e. Heaven View Annexation Zoning Recommendation File No. ANNX-25-9
- f. North Chase Place 1st Addition Subdivision Reasoned Decision File No. SUBD-25-10
- g. Heaven View Subdivision Reasoned Decision File No. SUBD-25-9

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

Vote:

Kimball - Yes, Schreiber - Yes, Wilhelm - Yse. Carey - Yes, Steffensen - Yes

Motion Carried

2. CITIZEN ISSUES

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

None

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

None

4. PUBLIC HEARINGS

There are generally two types of public hearings. In a legislative hearing, such as adopting an ordinance amending the zoning code or Comprehensive Plan amendments, the Mayor and City Council may consider any input provided by the public. In quasi-judicial hearings, such as subdivisions, special use permits and zone change requests, the Mayor and City Council must follow procedures similar to those used in court to ensure the fairness of the hearing. Additionally, the Mayor and City Council can only consider testimony that relates to the adopted approval criteria for each matter. Residents or visitors wishing to testify upon an item before the Council must sign up in advance and provide enough information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for submission of information from City staff, then presentation by the applicant (15

min.), followed by public testimony (4 min. each) and finally the applicant's rebuttal testimony (8 min.). Testimony should be addressed to the City Council, only address the relevant approval criteria (in quasi-judicial matters) and not be unduly repetitious.

ACTION ITEMS:

- a. Rosewater Subdivision File No. SUBD-25-10

Public Hearing Opened: 6:54 PM

Staff report

Justin Sauder, Associate Planner, presented the request to subdivide approximately 4.54 acres into 25 single-family lots within the R2 zone. The property is located north of Midway Avenue. The proposal includes 25 lots with internal roads connecting to the Painted Rock subdivision. Access will be provided via Hockley Court and Dawson Court. No direct access to Midway Avenue is proposed. Water service will be provided by East Greenacres Irrigation District. Sewer service will be provided by the City of Post Falls. Midway Avenue will be improved to a 44-foot-wide minor collector standard with right-of-way dedication. No hazardous soil or topographical conditions were identified. The subdivision complies with applicable code requirements. Impact fees will be assessed at time of development.

Applicant:

Austin Fuller, Whipple Consulting Engineers, presented the application. Mr. Fuller stated the proposal includes 25 single-family residential lots consistent with R2 zoning requirements. Internal roads will provide connectivity to adjacent properties. He confirmed water and sewer services are available and adequate. The subdivision meets all applicable zoning and subdivision requirements. Mr. Fuller requested approval of the application.

Testimony

In-Favor: - None
Neutral - None
In Opposition - None

Rebuttal - None

Public Hearing Closed: 7:03 PM

Deliberation:

Review Criteria:

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

Schreiber: Yes, there is a well serve letter from East Greenacres Irrigation and no conflicting information

2. **Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.** Commissioners agree we have testimony about the city of Post Falls having the ability and capacity.

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

Steffensen: Yes, they're consistent. They talk about the connectivity and Midway is a minor collector and it's going to be constructed to conform to the city standards.

Gabbert: We have some interesting configurations on this property because we have some connection to the east to the Painted Rock subdivision and two potential stubs to the north if those two were developed. I noticed the design of this is intending for the future development and everything else and going through there. If you agree give me a nod.

Commissioners: Yes

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.

Carey: No known soil or topographical issues.

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

Steffensen: Yes subdivision lots conform to our R2 zoning.

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

Steffensen: Yes impact fees that'll be collected at the time of development that'll serve for parks, streets, and public safety.

Schreiber: Significant roadway improvements and dedications included, too.

Gabbert: One thing I wanted to point out in speaking with staff on this; I was wondering why we didn't have the HOA improvements requirements like we've seen in some of the other conditions, just to preface Chris' question if he was going to ask. The reason is because those lots are not fronting on Midway as those are side lots. That's the difference and why you don't see that condition for approval requiring the HOA.

Schreiber: Yes and virtually no common area whatsoever.

Motion by Commissioner Wilhelm to approve Rosewater subdivision File No. SUBD-25-10 finding that it meets the approval criteria found in Post Falls Municipal Code 17.12.060 as outlined our deliberations subject to conditions one through eight contained in the staff report.

Second by Commissioner Carey

Vote: Carey – Yes, Steffensen – Yes, Schreiber – Yes, Wilhelm – Yes

Motion Moved

b. Echo Estates Subdivision File No. SUBD-24-4

Public Hearing Opened: 5:39 PM

Staff report

Justin Sauder, Associate Planner, presented the request for subdivision of approximately 9.7 acres into 53 residential lots within the R2 (Medium Density Residential) zone. The property is located north of Echo Drive and west of McGuire Road and is surrounded primarily by residential development. Mr. Sauder stated the proposal includes 53 lots with an internal road system connecting to Gabriel Estates via Okanogan Drive. One existing single-family residence will remain. Lot sizes range from approximately 4,300 to 10,470 square feet. Water service will be provided by East Greenacres Irrigation District. Sewer service will be provided by the City of Post Falls. Existing septic systems will be removed. Transportation improvements include reconstruction of Echo Drive from McGuire Road to Corbin Road to Highway District standards, completion of sidewalk improvements along McGuire Road, and frontage improvements with right-of-way dedication. No hazardous soil or topographical conditions were identified. The subdivision complies with applicable code requirements. Impact fees will be assessed at time of development.

Applicant:

Jeramie Terzulli, on behalf of Eagle Crest Land, LLC, presented the application. Mr. Terzulli stated the project was revised following prior review to align with the Future Land Use Map and medium-density designation. The proposal includes primarily twin-home lots with the option for accessory shop structures. Lot sizes exceed minimum standards to accommodate this design. He stated water and sewer service are available and

adequate. Echo Drive improvements will be coordinated with the Post Falls Highway District through a development agreement. The applicant is also providing off-site sidewalk improvements along McGuire Road. Mr. Terzulli requested flexibility for internal road alignment adjustments and discussed potential options for reduced rear yard setbacks for accessory structures, noting code limitations. He stated the application meets all subdivision approval criteria.

Public Hearing Closed: 6:10 PM
Testimony: None
Deliberation

Review Criteria:

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

Commissioners found that a will-serve letter from East Greenacres Irrigation District demonstrates adequate water service.

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

Commissioners found that the City of Post Falls has the ability and capacity to provide sewer service as proposed.

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

Commissioners found the proposal consistent with the Transportation Master Plan, including required improvements to Echo Drive and connectivity to adjacent developments. Flexibility for minor roadway alignment adjustments was supported at the staff level.

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.

Commissioners found no hazardous soil or topographical conditions were identified.

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

Commissioners found the proposal complies with R2 zoning requirements and applicable municipal code provisions. Discussion occurred regarding rear yard setbacks for accessory structures; however, Commissioners acknowledged this cannot be modified through the subdivision process.

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.

Commissioners found that required impact fees, Echo Drive improvements, and additional sidewalk improvements exceed minimum mitigation requirements and ensure impacts are appropriately addressed.

Motion by Commissioner Carey to move to approve Echo Estates File No. SUBD-24-4 finding that it meets the approval criteria in the Post Falls Municipal Code 17.12.060 as outlined in our deliberations subject to conditions one through seven and 10 and 11 as contained in the staff report and direct the staff to prepare written reasoned decision.

Second by Commissioner Schreiber

Vote: Carey - Yes, Kimball - Yes, Steffensen - Yes, Schreiber - Yes, Wilhelm - Yes

Motion Carried

- c. Pleasant View Annexation File No. ANNX-25-10

Public Hearing Opened: 6:17 PM

Staff report

Jon Manley, Planning Manager, presented the request for Residential Mixed (RM) zoning on approximately 4.13 acres located east of Pleasant View Drive. Mr. Manley stated the Commission is considering the zoning recommendation only. The site is designated Transitional on the Future Land Use Map and is within the Riverbend Focus Area. Surrounding uses include industrial and commercial uses to the west, single-family residential to the south, and county and City-owned properties to the north and east, including the Corbin Ditch corridor. The site is a former dump area that has undergone partial remediation. Sewer service will be provided by the City of Post Falls. Water service will be provided by the City. Pleasant View Road is a major collector and will be improved with future development. Mr. Manley stated the request is consistent with Comprehensive Plan goals and policies, including housing diversity and infill development. No agency comments indicated adverse impacts.

Applicant:

Randy Hamilton, H2 Surveying and Engineering, presented the application on behalf of Pleasant View Meadows, LLC. Mr. Hamilton stated the proposal includes a mix of townhomes and smaller single-family homes. A central open space area is proposed, including approximately one acre located on a portion of the previously remediated site. Water and sewer service will be provided by the City of Post Falls. Future development will include improvements to Pleasant View Road and internal infrastructure. An HOA will be established to maintain common areas. Mr. Hamilton stated the site has undergone remediation, including removal of undocumented fill and reconstruction of the site. The remaining area will be utilized as open space. He stated the request is consistent with the Comprehensive Plan and requested approval.

Testimony

In-Favor: None
Neutral: None
In Opposition: None

Rebuttal

Public Hearing Closed: 6:44 PM

Deliberation:

Review Criteria:

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

The Commission found the RM zoning consistent with the Transitional designation, which supports compatibility with surrounding uses. The site is buffered by infrastructure and nearby residential development, making it appropriate for residential zoning. The proposal also aligns with the Riverbend Focus Area, which envisions a mix of residential and supporting uses.

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?

The Commission found consistency with Goal 7 by supporting a mix of housing types, including smaller-scale and workforce housing. Under Policy 8, the site was identified as infill, supporting efficient service delivery and coordinated growth. Policy 15 was met by providing opportunities for diverse and attainable housing near employment areas.

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

The Commission found no evidence of adverse impacts, noting that agencies were notified and no negative comments were received. Therefore, this criterion was satisfied.

Motion by Commissioner Kimball moved to recommend approval of the *Pleasant View Meadows Annexation* (File No. ANNX-25-10), finding that the requested RM zoning designation meets the approval criteria set forth in Post Falls Municipal Code 18.20.100, as outlined during deliberations. The motion also directs staff to prepare a zoning recommendation for City Council.

Second by Commissioner Carey

Vote: Schreiber – No, Steffensen – yes, Carey – yes, Wilhelm – yes, Kimball – yes

Motion Carried

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

Manley: Just to remind you that we have a second meeting on March 31st.

7. ADJOURNMENT

7:08 PM

Date: _____

Chair: _____

Attest: _____

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**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
5:30 PM**

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

Present: Kimball, Steffensen, Schreiber, Wilhelm, Floch

Excused: Carey, Schlotthauer

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

- a. National Tater Day!
- b. Swearing in of the new Planning and Zoning Commissioner Michael Floch.

Michael Floch was sworn in as Planning and Zoning Commissioner.

AMENDMENTS TO THE AGENDA

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

None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

Commissioner Kimball excused himself from the Public Hearing item" d". He is the presenter on that file.

1. CONSENT CALENDAR

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ACTION ITEMS:

None

2. CITIZEN ISSUES

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None

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

None

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Public Works Annexation File No. ANN-26-2

Opened: 5:33 PM

Staff report

Jon Manley, Planning Manager: Presented annexation of approximately 16.04 acres with a recommendation for Industrial zoning to support a future public works facility and park site. Described site location, surrounding industrial zoning, lack of sewer infrastructure, and potential interim septic use. Explained consistency with the Comprehensive Plan, including economic development, infrastructure expansion, transportation connectivity, and park service goals.

Andrew Arbini, Public Works Projects Division Manager: Described the proposed public works facility, including administrative offices, shop space, and operations for streets and water divisions such as snow removal and maintenance.

Applicant

City of Post Falls: Represented by staff.

Testimony - None

Public Hearing Closed: 5:45 PM

Deliberations:

Commissioners discussed the appropriateness of Industrial zoning versus commercial or residential alternatives. Staff explained that commercial zoning would not be viable due to lack of visibility and access, and residential uses would be incompatible with adjacent industrial zoning. Commissioners asked about future infrastructure, including road improvements and septic use, and discussed long-term flexibility such as potential rezoning to public reserve. Commissioners emphasized compatibility with surrounding uses, support for public services, and alignment with growth patterns in the West Prairie area.

Review Criteria:

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

Commissioners found the proposal consistent with the West Prairie focus area, which anticipates industrial and commercial uses. The zoning aligns with surrounding industrial properties.

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

Commissioners identified consistency with Goal 1 (economic growth) and Goal 7 (land use planning). They also cited policies supporting infrastructure expansion, compatibility, and infill development.

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

No adverse impacts were identified. Agencies provided neutral or no-comment responses, and commissioners noted no concerns.

Motion by Commissioner Schreiber to recommend approval of the Post Falls Public Works Annexation file number ANN-26-2 finding that the requested zoning meets the approval criteria in Post Falls Municipal Code 18.20.100 as outlined in deliberations and directing staff to prepare a zoning recommendation to be provided to City Council.

Second by Commissioner Kimball

Vote: Wilhelm — Yes, Kimball — Yes, Steffensen — Yes, Schreiber — Yes, Floch — Yes,

Motion Carried

b. Fisher Lift Station Annexation File No. ANN-26-1

Opened: 5:52 PM

Staff report

Jon Manley, Planning Manager: Presented annexation of 0.51 acres with R1 zoning to support relocation and expansion of the Fisher lift station. Explained surrounding zoning, infrastructure planning, and importance for sewer capacity and future development.

Applicant

City of Post Falls: Represented by staff.

Testimony - None

Public Hearing Closed: 6:00 PM

Deliberation:

Commissioners discussed how infrastructure projects like lift stations support residential growth and housing needs. Questions were raised about impact fees and how city-funded infrastructure is handled. Staff clarified that impact fees are typically applied at subdivision or development stages, not zoning. Commissioners also discussed typical placement of lift stations within residential zones and confirmed such uses are common and appropriate. The project was viewed as necessary to expand sewer capacity and enable future development in the area.

Review Criteria:

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

Commissioners found the R1 zoning consistent with surrounding residential development and the Central Prairie focus area.

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

Commissioners cited Goal 7 and policies supporting infrastructure, utilities, and housing capacity. The lift station supports long-term growth and service needs.

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

Commissioners found no adverse impacts and noted the project would improve service capacity.

Motion by Commissioner Schreiber to recommend approval of Post Falls Fisher Lift Station Annexation file number ANN-26-1 finding that the requested zoning meets the approval criteria in Post Falls Municipal Code 18.20.100 as outlined in deliberations and directing staff to prepare a zoning recommendation to be provided to City Council.

Second by Commissioner Kimball

Vote: Kimball - Yes, Steffensen - Yes, Schreiber - Yes, Wilhelm - Yes, Floch - Yes

Motion Carried

c. G2 Development Subdivision Amendment File No. SUBA-26-1

Opened: 6:03 PM

Staff report

Justin Sauder, Associate Planner: Presented subdivision amendment request to increase total lots from 105 to 110 on approximately 18 acres in the RM zone. Explained redesign due to preserving an existing shop, resulting in modified lot layout and increased density while remaining compliant with zoning and open space requirements.

Applicant

Scott MacArthur, MacArthur Engineering: Explained redesign process, preservation of existing structures, relocation of cottage lots, and compliance with density and open space standards. Confirmed no changes to prior conditions of approval.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Public Hearing Closed: 6:22 PM

Deliberation:

Commissioners focused heavily on lot layout and parking configuration. Concerns were raised about driveway placement adjacent to shared parking areas and potential confusion for residents. The applicant explained parking design and access from private roads. Commissioners discussed alternative configurations, including

reorienting lots or shared access solutions. Additional discussion addressed easements, driveway access, and consistency of conditions. Commissioners also proposed modifications to conditions, including requiring a homeowners association capital reserve account and clarifying lot frontage requirements for newly created lots.

Review Criteria:

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

Water will be provided by Ross Point Water District with a will-serve letter confirming adequacy.

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

City sewer will serve the project and has capacity; additional lots do not significantly impact the system.

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

Street layout provides connectivity, meets standards, and does not negatively impact the transportation system.

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

No hazardous soil or topographical conditions were identified.

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

The subdivision complies with RM zoning requirements.

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.

The subdivision complies with RM zoning requirements and applicable municipal code standards.

Motion by Commissioner Kimball to approve the G2 subdivision amendment SUBA-26-1 finding that it meets the approval criteria in Post Falls Municipal Code 17.12.060H as outlined in deliberations subject to conditions 1 through 13 with condition 12 amended to include a capital reserve account and adding condition 14 requiring the two new lots to front Guedon Lane, and directing staff to prepare a written reasoned decision.

Second by Commissioner Schreiber

Vote: Steffensen - Yes, Kimball - Yes, Floch - Yes, Schreiber - Yes, Wilhelm - Yes

Motion Carried

- d. Crown Reserve Subdivision File No. SUBD-25-6

Opened: 6:30 PM

Staff report

Justin Sauder, Associate Planner: Presented the Crown Reserve First Edition subdivision proposal to subdivide approximately 45.31 acres into 150 single-family lots within the RM zoning district. Described surrounding land uses including county residential to the north, public reserve lands to the east and west, and an existing subdivision to the south. Mr. Sauder explained the subdivision layout including a mix of traditional single-family homes west of Spokane Street and cottage/townhome-style lots to the east. Noted approximately 8% open space (about 4 acres) and inclusion of an RV/boat storage area as a community amenity.

Reviewed infrastructure: water service by East Green Acres Irrigation District with will-serve letter; sewer service dependent on the reconstruction of the Fisher lift station; and transportation improvements including Hayden Avenue frontage and traffic impact analysis.

Mr. Sauder explained that sewer capacity is currently limited and tied to the Fisher lift station improvements,

with staff recommending a condition that final plat approval be withheld until the lift station is operational or alternative capacity solutions are approved.

Robert Palus, City Engineer: Clarified that sewer capacity concerns are technical in nature and must be verified by Public Works and Engineering. Confirmed the need to ensure adequate capacity before final development proceeds.

Applicant:

Ray Kimball, Whipple Consulting Engineers: Presented phasing plan dividing the project into two phases due to sewer constraints. Explained Phase 1 can be served by existing infrastructure, while Phase 2 requires completion of the Fisher lift station improvements.

Described infrastructure strategy including installation of sewer lines, acquisition of railroad right-of-way for sewer routing, and coordination with city capital improvement projects. Emphasized timing strategy to allow concurrent construction with city infrastructure projects.

Explained project design including mix of housing types, RV storage amenity, and alignment with prior zoning approvals.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Public Hearing Closed: 6:52 PM

Deliberation:

Commissioners discussed sewer capacity constraints and timing of infrastructure improvements. Staff clarified that final plat approval would be contingent on lift station completion or approved alternative mitigation. Commissioners removed the CC&R notification condition, modified sewer-related conditions, and added a requirement for a homeowners association capital reserve account. Additional discussion addressed transportation improvements, connectivity, and open space contributions.

Review Criteria

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

Water service will be provided by East Green Acres Irrigation District, which issued a will-serve letter confirming adequate capacity for the development.

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

Sewer service is planned but dependent on Fisher lift station improvements; conditions address capacity limitations.

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

The subdivision includes new streets consistent with the transportation master plan, including frontage improvements along Hayden Avenue and incorporation of traffic impact analysis recommendations.

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

No hazardous soil or topographical conditions were identified, and the site is not located near known pipeline hazards.

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

The subdivision complies with RM zoning requirements and allows the proposed mix of residential, multifamily, and commercial uses consistent with the municipal code.

6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services.

Impact fees will be assessed at the building permit stage, and the developer is responsible for infrastructure improvements including roadway frontage and sewer extensions.

Motion by Commissioner Schreiber to approve Crown Reserve First Edition Subdivision file number SUBD-25-6 finding that it meets the approval criteria in Post Falls Municipal Code 17.12.060H as outlined in deliberations subject to conditions 1 through 14, deleting conditions 6 and 7 and replacing them with the revised sewer condition, deleting condition 8, and amending condition 12 to include a capital reserve account, and directing staff to prepare a written reasoned decision.

Second by Commissioner Wilhelm

Vote: Schreiber - Yes, Wilhelm - Yes, Steffensen - Yes, Floch - Yes

Motion Carried

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

- Commissioners briefly discussed a recent appeal that had been withdrawn before reaching City Council, noting that public input appeared to influence the applicant's decision to withdraw the request.

Commissioners welcomed newly appointed Commissioner Floch and acknowledged the importance of maintaining a full commission to ensure quorum.

- The Commission welcomed Commissioner Flock and thanked him for attending, noting that his presence allowed the Commission to meet quorum.
- A significant portion of the discussion focused on the recurring issue of homeowners association (HOA) capital reserve requirements. Commissioners emphasized the importance of long-term financial planning for maintenance of private infrastructure, particularly private roads. Concerns were raised about HOA's becoming financially insolvent over time due to lack of reserve funding.

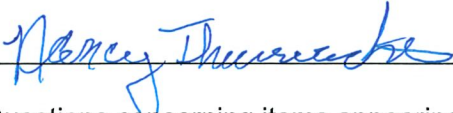
Legal staff acknowledged ongoing internal discussions regarding how to incorporate reserve requirements into conditions of approval and the challenges associated with enforcing such provisions within CC&Rs. Commissioners expressed interest in continuing to explore policy or code-based solutions to address this issue proactively.

7. ADJOURNMENT

7:03 PM

Date: _____

Chair: _____

Attest: 

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

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

Chair: James Steffensen Vice Chair: Ray Kimball

Members: Vicky Jo Carey, Chris Schreiber, Ross Schlotthauer, Bobby Wilhelm, Michael Floch

**Rosewater Subdivision
File No. SUBD-25-10
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Austin Fuller, Whipple Consulting Engineers

OWNER: North Idaho REI Team, LLC

LOCATION: 2671 West Midway Avenue

REQUEST: To subdivide approximately 4.54 acres into 25 residential lots within the Medium Density Residential (R2) zone.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative.
3. A-3 Preliminary Plat
4. A-4 Will Serve Letter
5. A-5 Authorization Letter
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 Philip 66 (YPL) Comments
12. P&Z Staff Report
13. Testimony at the March 10, 2026, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the March 10, 2026, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to review the request to subdivide 4.54-acres into 25 single family lots within the requested Medium Density Residential (R2) zoning designation. The request is evaluated under the standards of PFMC § 17.12.060.

Justin Sauder, Associate Planner

Mr. Sauder presented the staff report and the request for a subdivision of approximately 4.54 acres into twenty-five (25) residential lots within the R2 zoning district. The site is located north of Midway Avenue, approximately 630 feet west of McGuire Road, and is surrounded primarily by large lot single-family residential development. The Painted Rock subdivision is located to the east and additional subdivisions are located to the southeast. The remaining adjacent properties are unincorporated large single family lots in Kootenai County.

Mr. Sauder testified that the proposed subdivision includes internal streets with connectivity to the Painted Rock subdivision via Leahy Drive, with access provided from Hockley Court and Dawson Court. No direct access from lots to Midway Avenue is permitted. Mr. Sauder testified that East

Greenacres Irrigation District has provided a will-serve letter acknowledging sufficient capacity for water service and the City of Post Falls has capacity to provide sewer service, with flows directed to the Montrose lift station.

Mr. Sauder further testified that Midway Avenue is classified as a minor collector and will be improved to city standards, and that the subdivision is consistent with the Transportation Master Plan. He stated there are no known soil or topographical hazards affecting the site. The subdivision and lot sizes and configuration complies with the requirements of Titles 17 and 18, and finally impact fees will be collected at the time of building permit issuance to mitigate any impacts of the requested development.

Austin Fuller, Whipple Consulting Engineers, Applicant

Mr. Fuller stated the project consists of twenty-five (25) single-family residential lots within the R2 zoning district. Water service will be provided by East Greenacres Irrigation District and sewer service by the City of Post Falls.

Mr. Fuller testified that the subdivision provides connectivity to the Painted Rock subdivision and includes internal circulation via Hockley Court and Dawson Court. He stated that adequate provisions have been made for water and sewer service, that the subdivision is consistent with the Transportation Master Plan, that there are no known hazardous soil or topographical conditions, and that the proposal complies with R2 zoning requirements. Mr. Fuller responded to questions from the Commission regarding future connectivity and the design of Dawson Court, indicating that future development to the west may connect and would be required to dedicate additional right-of-way as necessary at the time of that development.

The hearing was opened for public comment. There were none

Deliberations: After the public hearing was complete, the hearing was closed and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code (“PFMC”) § 17.12.060 H.

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

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

The Commission finds that that East Greenacres Irrigation District has provided a will-serve letter indicating sufficient capacity and intent to serve the development as proposed and that such service is adequate in terms of quantity and quality for the type of subdivision proposed.

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

The Commission finds that the City of Post Falls has adequate capacity and is willing to provide services to the subdivision as proposed.

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

The Commission finds that the subdivision and proposed streets are consistent with the transportation element of the Comprehensive Plan. Midway Avenue is classified as a minor collector and will be constructed to City standards, and the subdivision provides internal circulation and connectivity to adjacent developments both current and future.

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

The Commission determines that no testimony or evidence was presented that identified any soil or topographical conditions that would prevent or hinder the development of the property as proposed. Existing septic systems will be removed upon development.

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

The Commission finds that the area proposed for subdivision is zoned for the proposed residential uses and that the use conforms to the requirements of the Post Falls Municipal Code. This finding is based upon testimony that the property is zoned R2, allowing for single-family residential development, and that the proposed lots and sizes comply with the requirements of Titles 17 and 18.

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

The Commission determines that impact fees will be assessed on individual building permits at the time of issuance to mitigate the off-site impacts to parks, public safety and streets.

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

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. The proposed subdivision will be completed in a single phase.
4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. Submitted Preliminary Plans were reviewed from a conceptual basis only. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
6. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
7. Proposed Midway Avenue – shall be designed as a 44-foot Standard Minor Collector roadway.
8. Existing septic systems shall be decommissioned, in accordance with Panhandle Health requirements, no existing structures have been identified to remain as part of the Subdivision.

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

Not applicable.

E. CONCLUSION

SUBD-25-10: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein.

Approved by the Planning and Zoning Commission on _____

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

**Pleasant View Annexation
File No. ANNX-25-10
Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: H2 Surveying & Engineering, LLC.

OWNER: Pleasant View Meadows, LLC.

LOCATION: 561 S. Pleasant View Road, approximately 100' north of the intersection of W. Highwater Drive and S. Pleasant View Road along the east side of S. Pleasant View Road.

REQUEST: Zoning recommendation of Residential Mixed (RM) on approximately 4.524-acres, as depicted in Exhibit A-2.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Owners Authorization
5. A-5 Title Report
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 YPL Comments
10. PA-2 KCFR Comments
11. PA-3 Philips 66 Comments
12. PA-4 DEQ Comments
13. PA-5 PFHD Comments
14. PC-1 Lingle Comments
15. PZ Staff Report
16. Testimony at the March 10, 2026, Planning and Zoning Commission ("Commission") hearing including:

Planning and Zoning Commission (hereinafter "Commission") heard the request at the March 10, 2026, public hearing, and the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to supply testimony and documentation to be taken by the Commission in their application of City Code 18.20.100 when making the Commission's recommendation on zoning to the City Council.

Jon Manley, Planning Manager

Mr. Manley presented the application for the Pleasant View annexation request. The applicant seeks a recommendation of Residential Mixed (RM) zoning for approximately 4.524-acres. The site is located on the east side of Pleasant View Drive, just northeast of West Highwater Drive, and consists

of two undeveloped lots lying with unincorporated Kootenai County. He noted the surrounding properties included industrial zoning to the west, single-family residential to the south, county and city properties to the north and east, and the adjacency of the Corbin Ditch which under long-term plans are for inclusion into the city trail system. Mr. Manley also stated that this property had formerly been used as a dump site and upon that discovery a prior subdivision had been denied. Since that time additional remediation work has been undertaken by the applicant.

Mr. Manley stated that wastewater service would be provided by the City of Post Falls and that capacity had been identified to serve the property. East Greenacres Irrigation District would serve the property as the water provider and Pleasant View Road adjacent to the property is classified as a major collector and additional right-of-way would be included at the time of development.

The Future Land Use Map designates the site as Transitional, directing the Riverbend Focus Area for guidance on zoning designations. The Riverbend Focus Area supports development of a mixed-use center influenced by the site's proximity to Idaho, Washington, Interstate 90, and nearby hospitality, commercial, and entertainment uses, as additional residential development being sought in the area. Comprehensive Plan Goals 1, 7, and 12, could support the RM zone request together with cited policies regarding zoning review, diversification of housing types, fiscal health, and treatment of county pockets or quasi-county islands. He concluded that no notified agencies submitted comments expressing concern regarding impacts on service delivery from the zoning recommendation.

Randy Hamilton, H2 Engineering, Applicant

Mr. Hamilton appeared on behalf of Pleasant View Meadows LLC and corrected the utility record to state that water would be served by the City of Post Falls rather than East Greenacres, explaining that although the property lies within East Greenacres' district, the owner had worked with that entity to obtain authorization allowing the City to serve the site because the city's infrastructure is immediately to the south on Highwater Drive and East Greenacres infrastructure is much farther away. He stated the request was for annexation with Residential Mixed zoning to allow development of a residential project combining affordable multifamily townhomes and smaller single-family cottage homes. Mr. Hamilton described a concept for a centrally located park or green space within the site, explaining that this area would be located on non-buildable portions of the former dump site after additional remediation.

Mr. Hamilton stated that future development would include improvements to Pleasant View Road and creation of a homeowner's association to manage landscaping, the park area, and the internal roadway system. He testified that the property's Transitional designation and location within the Riverbend Focus Area generally support this type of residential development. He further stated that the project could help supply smaller, more diverse workforce housing to support the commercial and industrial activity expanding in the area. Mr. Hamilton additionally testified that the ownership group had spent substantial time and money remediating the historic dump site, by removing undocumented fill, reconstructing the area under geotechnical observation, and leaving only a portion of the remediated area as centrally located park and green space. He estimated that park area would be at about one acre.

Public Testimony:

In Favor:

Ryan Martin, Post Falls, ID: Mr. Martin signed in in favor and did not offer oral testimony.

Tim Wilson, Post Falls, ID: Mr. Wilson signed in in favor and did not offer oral testimony.

John Cotton, Post Falls, ID: Mr. Cotton signed in in favor and did not offer oral testimony.

Neutral:

No neutral testimony was presented.

Opposed:

Carrie Allison, Post Falls, ID: Ms. Allison signed in in opposition and did not offer oral testimony. Her stated concerns were a preference for green space and a desire to review environmental reports before annexation because of the site’s former use as a dump.

Janine Travis, Post Falls, ID: Ms. Travis signed in in opposition and did not offer oral testimony. She stated that over the past twelve years she had observed wildlife on the site, including deer, red-tailed hawks, and bald eagles, and urged that if the property could not remain natural habitat, it should become a park or be preserved for use by families and veterans living nearby.

Everett Lingle, Post Falls, ID: Mr. Lingle opposed the request and stated that the land use mapping did not show green space in the area. He expressed concern that not all buried refuse had been fully removed and raised concerns about traffic congestion on Pleasant View between approximately 3:00 and 5:00 p.m. and during events at the Veterans home. He believes the site would be better used as a park with parking rather than a subdivision of smaller housing.

Rebuttal:

Mr. Hamilton responded that traffic is an unfortunate product of growth but stated the transportation plan indicates Pleasant View Road is underutilized and is intended to accommodate this level of development. He also reiterated that the ownership group had remediated a portion of the historic dump site and that only the central park and green space area would remain associated with the remediated portion.

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

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

The subject site is located within the Transitional designation of the Future Land Use Map. Zoning designations in the Transitional area should be compatible with adjacent zoning and land uses and consistent with the principals of the underlying Focus Area. The Commission finds that a residential zoning designation such as RM was appropriate and compatible with adjacent uses because the site is buffered by Pleasant View Road, the future trail corridor, and nearby residential uses, including single-family development to the south and the Veterans Home across the street.

Additionally, the Riverbend Focus Area envisions development into a mixed-use center taking advantage of its proximity to the state line and includes both hospitality and residential development. The RM zoning permits development of the property to a single family or multi-family development and aligns with those goals.

The Commission finds that the requested RM zoning is consistent with the Transitional designation on the Future Land Use Map and the Riverbend Focus Area in allowing appropriate residential uses.

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

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

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

The Commission found that the RM zone would allow a mix of housing types, specifically townhomes and cottage-style homes, which are smaller in scale and potentially more attainable for workforce housing. The Commission discussed that this type of housing diversity is currently limited and that providing additional options supports broader community needs, including those of employees working in nearby commercial and industrial areas.

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

The Commission found that this area functions as infill with the river to the south and the city limits being to the west, north, and east. Bringing such properties into the city supports more efficient service delivery, coordinated planning, and orderly growth.

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.

The Commission found that the RM zone, being a mixed zone that may be able to provide workforce housing near potential places of employment.

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

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

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-25-10, INITIAL ZONING: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended zoning upon annexation was made with a vote of 4-1. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Residential Mixed (RM) zoning on approximately 4.524-acres upon successful annexation of the property.

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

**Echo Estates Subdivision
File No. SUBD-24-4
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Olson Engineering

OWNER: Eagle Crest Land, LLC

LOCATION: West of Gabrio Estates Subdivision at the terminus of West Okanogan Street, north of West Echo Drive.

REQUEST: Subdivide approximately 9.72-acres into 53 residential lots within the Medium Density Residential (R2) zone.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative.
3. A-3 Preliminary Plat
4. A-4 Will Serve Letter
5. A-5 Authorization Letter
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 Philip 66 (YPL) Comments
12. PA-4 DEQ Comments
13. PC-1 Vocca Comments
14. P&Z Staff Report
15. Testimony at the March 10, 2026, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the March 10, 2026, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to review the request to subdivide 9.72-acres into 53 residential lots in the Medium Density Residential (R2) zone. The request is evaluated under the standards of PFMC § 17.12.060.

Justin Sauder, Associate Planner

Mr. Sauder presented the staff report for the requested subdivision of approximately 9.72 acres into fifty-three (53) residential lots within the R2 zoning district. The site is located north of Echo Drive and west of McGuire Road and is surrounded primarily by unincorporated large single-family lots, with nearby subdivisions including Gabrio Estates, Blue Spruce, and Wildflower Meadows.

Mr. Sauder testified that the proposal includes an internal road system connecting Gabrio Estates via Okanogan Drive. One existing single-family residence will remain as part of the development. Lot

sizes will range from approximately 4,300 square feet to approximately 10,470 square feet.

Mr. Sauder testified that East Greenacres Irrigation District has provided a will-serve letter confirming adequate water capacity. The City of Post Falls has capacity to provide sewer service, with sewer accessible via Okanogan Avenue and flows directed to the Montrose lift station. Existing septic systems will be abandoned and the existing residence will be required to connect to sewer.

Mr. Sauder testified that Echo Drive is classified as a local roadway and the developer has agreed to fully reconstruct Echo Drive from McGuire Road to Corbin Road up to highway district standards and will complete a missing segment of sidewalk along McGuire Road south of the project. Additional right-of-way has been dedicated and frontage improvements will be constructed along Echo Drive. There are no known soil or topographical hazards and the subdivision complies with Titles 17 and 18. Impact fees will be collected at the time of building permit issuance.

Jeramie Terzulli, Olson Engineering, Applicant

The hearing was opened for public comment.

In Favor:

Jeremy Voller, indicated support but did not wish to speak.

Ryne Stoker, developer and landowner, testified in support of the project. Mr. Stoker clarified that while the project is designed primarily for twin homes, some single-family homes may be constructed. He discussed potential relocation of a roadway connection to accommodate neighboring property and noted that roadway improvements will be completed in coordination with the Post Falls Highway District. He also discussed concerns related to rear yard setbacks and use of space for accessory structures.

Deliberations: After the public hearing was complete, the hearing was closed and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code (“PFMC”) § 17.12.060 H.

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

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

Based on the testimony supplied and the staff report, the Commission finds that East Greenacres Irrigation District has provided a will-serve letter indicating adequate capacity to provide service to the subdivision as proposed.

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

The Commission determines that the city of Post Falls has adequate capacity and is willing to provide service to the subdivision as proposed.

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

The Commission finds that the subdivision and proposed streets are consistent with the transportation element of the Comprehensive Plan based upon testimony that the subdivision includes internal roadways, provides for connectivity to adjacent developments, and provides for reconstruction of

Echo Drive, along with additional sidewalk improvements along McGuire Road.

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

The Commission determines that no testimony or evidence was presented that identified any soil or topographical conditions that would prevent or hinder the development of the property as proposed.

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

The Commission finds that the area proposed for subdivision is zoned for the proposed residential uses and that the use conforms to the requirements of the Post Falls Municipal Code. This finding is based upon evidence that the property is zoned R2 and that the subdivision complies with Titles 17 and 18.

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

The Commission finds that the developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services. Additionally the developer is providing additional off-site improvements including roadway and sidewalk construction.

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

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. The proposed subdivision will be completed in a single phase.
4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. Submitted Preliminary Plans were reviewed from a conceptual basis only. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
6. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
7. Proposed Echo Drive – shall be designed as a 36-foot Local Residential roadway. The Developers responsibility along the property’s frontage is for City Standard improvements along their frontage and roadway reconstruction to centerline plus 10-feet.
8. Existing septic systems shall be decommissioned, in accordance with Panhandle Health requirements, and existing structures that are identified to remain shall connect to the City’s Water Reclamation Systems and pay appropriate capacity and connection fees with construction of the Subdivision.
9. A Homeowners Association shall be formed and provide for the landscaping, maintenance and

irrigation of the common rights-of-way frontage along Echo Drive, including snow removal.

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

Not applicable.

E. CONCLUSION

SUBD-24-4: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein.

Approved by the Planning and Zoning Commission on _____

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

G2 Subdivision Amendment File No. SUBA-26-1

Planning and Zoning Commission Reasoned Decision

A. INTRODUCTION:

APPLICANT: Scott McArthur, McArthur Engineering
 OWNER: G2 Real Property Holdings and Givens Living Trust
 LOCATION: The southeast of the intersection of East Horsehaven Avenue and North Syringa.
 REQUEST: To amend existing subdivision SUBD-25-2 by adding (5) five more lots for a total of 110 residential lots.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative.
3. A-3 Preliminary Plat
4. A-4 Will Serve Letter
5. A-5 Authorization Letter
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 Philip 66 (YPL) Comments
12. PA-4 DEQ Comments
13. P&Z Staff Report
14. Testimony at the March 31, 2026, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the March 31, 2026, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to review the request to amend the previously approved G2 subdivision (SUBD-25-2) to subdivide approximately 18.02-acres into 105 residential lots with the intent of creating a mixed residential community with cottages and traditional single-family home. The applicant is now requesting to amend the subdivision by adding five lots for a total of 110 residential lots within the Residential Mixed (RM) zone. The request is evaluated under the standards of PFMC § 17.12.060.

Justin Sauder, Associate Planner

Mr. Sauder presented the staff report and described the subject property as generally located at the southeast corner of Syringa Street and Horsehaven Avenue. The amendment request results from the applicant's desire to preserve an existing shop and home on the property. Adjustments to the subdivision layout to accommodate these structures resulted in the reconfiguration of several lots and the addition of five new residential lots.

Mr. Sauder testified that the subdivision consists of 110 single-family residential lots, including both cottage-style homes on smaller lots and more traditional single-family detached homes. Access to the subdivision will be provided from Syringa Street and Horsehaven Avenue. He stated that water service will be provided by Ross Point Water District, which issued a will-serve letter, and that the addition of five lots does not adversely impact service capacity.

Mr. Sauder further testified that sewer service is available and that the City has adequate capacity to serve the additional lots. Existing septic systems will be abandoned, and remaining structures will connect to the municipal system. He explained that the proposed street layout maintains connectivity and complies with the City’s transportation master plan, and that the addition of five lots does not alter either access points or circulation patterns. Mr. Sauder confirmed that no hazardous soil or topographical conditions were identified and that the subdivision, as amended, still complies with applicable zoning and development standards under Titles 17 and 18 of the Post Falls Municipal Code and is within the lot density limits. Impact fees will be assessed at the time of building permit issuance to mitigate off-site impacts.

Scott McArthur, McArthur Engineering, Applicant

Mr. McArthur testified on behalf of the applicant in support of the subdivision amendment. He explained that following approval of the original subdivision, the applicant evaluated costs associated with relocating or reconstructing an existing shop on the southern section of the property and determined it was more feasible to preserve it. This required reconfiguration of lot layouts along Givens Lane and surrounding areas.

Mr. McArthur stated that the revised layout relocates certain cottage lots, adjusts open space areas, and introduces additional single-family lots while still maintaining compliance with zoning standards. He testified that open space remains well above minimum requirements, with approximately 68,000 square feet provided compared to approximately 70,000 square feet in the originally approved plan. He further testified that the revised density increases modestly from approximately 5.83 units per acre to 6.1 units per acre, which remains well below the maximum allowed density of 8 units per acre under the annexation agreement. He confirmed that no changes are proposed to the conditions of approval from the original subdivision, aside from those associated with the amendment.

Mr. McArthur addressed questions regarding parking layout, access, and private roadway design, explaining that parking areas are intended for shared use within the development and that driveway access was adjusted to reduce impacts to public streets. He acknowledged that alternative configurations for those parking areas could be explored at the construction plan stage if necessary.

The hearing was opened for public comment. No public testimony was provided.

Deliberations: After the public hearing was complete, the hearing was closed and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code (“PFMC”) § 17.12.060 H.

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

The Commission finds that Ross Point Water District issued a will-serve letter confirming adequate water supply for the subdivision, and testimony established that the addition of five lots does not impact service capacity and as such, this criterion is satisfied.

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

The Commission finds that the City of Post Falls has adequate sewer capacity to serve the amended subdivision and that the addition of five residential units does not significantly impact the system. Testimony confirmed that all structures will connect to the municipal system and the Commission finds this criterion satisfied.

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

The Commission finds that the subdivision layout maintains connectivity and complies with the City’s transportation master plan. The addition of five new lots does not alter access points or circulation routes, and roadway improvements and right-of-way dedications will be provided consistent with City standards.

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

The Commission determines that no testimony or evidence was presented that identified any soil or topographical conditions that would prevent or hinder the development of the property as proposed.

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

The Commission finds that the property is zoned Residential Mixed (RM) and that the proposed single-family and cottage housing types are permitted uses. The amended subdivision continues to meet applicable dimensional and development standards, including open space requirements based on testimony of staff and applicant demonstrating compliance.

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

The Commission determines that impact fees will be assessed on individual building permits at the time of issuance to mitigate the off-site impacts to parks, public safety and streets. The development also includes roadway improvements, right-of-way dedication, and infrastructure consistent with City standards.

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

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 three (3) phases and all improvements shall be constructed or bonded for prior to construction of a subsequent phase.

4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. Submitted Preliminary Plans were reviewed from a conceptual basis only 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 will 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 will be prohibited on the face of the plat.
12. A Homeowners Association shall be formed, including a provision for establishing a funding mechanism to provide for the ownership, maintenance, and capital repair and replacement of all common areas, including the internal private roadways, Tract A, Tract B, 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.
14. The identified Lots 1 and 2 east of Givens Lane, will front Guindon Avenue.

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

Not applicable.

E. CONCLUSION

SUBA-26-1: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein.

Approved by the Planning and Zoning Commission on _____

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

Crown Reserve 1st Addition Subdivision File No. SUBD-25-6

Planning and Zoning Commission

Reasoned Decision

A. INTRODUCTION:

APPLICANT: Ray Kimball, Whipple Consulting Engineers

OWNER: Jacklin Land Company LLLP

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

REQUEST: To create 150 single-family residential lots with varied housing products including traditional single-family homes, alley loaded cottage homes and townhome lots within the Residential Mixed (RM) zone.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Preliminary Map
4. A-4 Will Serve Letter
5. A-5 Authorization Letter
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. S-4 Traffic Impact Analysis
10. PA-1 PFSD Comments
11. PA-2 KCFR Comments
12. PA-3 Philip 66 (YPL) Comments
13. PA-4 DEQ Comments
14. PA-5 PFHD Comments
15. PC-1 Saul Comments
16. P&Z Staff Report
17. Testimony at the March 31, 2026, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the March 31, 2026, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to review the request to create 150 single family residential lots with various housing products including traditional single-family homes, alley loaded cottage homes and townhome lots within the Residential Mixed (RM) zone. The request is evaluated under the standards of PFMC § 17.12.060.

Justin Sauder, Associate Planner

Mr. Sauder presented the staff report and described the subject property as located south of Hayden Avenue, between North Chase Road and North Idaho Road, and north of a previously approved phase of the Crown Reserve subdivision. Surrounding land uses include large-lot residential

properties in the county to the north, public reserve land owned by the Post Falls School District to the west, city-owned land to the east, and additional RM-zoned development to the south.

Mr. Sauder explained that the subdivision proposes 150 single-family lots, with a mix of traditional single-family lots west of Spokane Street and smaller cottage-style lots east of Spokane Street. Lot sizes range from approximately 3,300 square feet to nearly 14,000 square feet. The proposal includes approximately four acres of open space, equating to roughly eight percent of the site, as well as an RV and boat storage area intended as a homeowner amenity.

Mr. Sauder testified that water service would be provided by East Greenacres Irrigation District, which issued a will-serve letter. Regarding sewer service, he explained that the development remains dependent upon reconstruction of the municipal Fisher lift station, which is anticipated for completion in 2027 or early 2028. Due to existing capacity limitations and prior allocations, staff recommends a condition prohibiting final plat approval until the lift station improvements are operational or alternative capacity solutions are approved.

Mr. Sauder also testified that the subdivision complies with the transportation master plan, including frontage improvements along Hayden Avenue and provides for internal street connectivity. A traffic impact analysis was completed and reviewed by both City staff and the Post Falls Highway District. No hazardous soil or topographical conditions were identified, and the proposal conforms to Titles 17 and 18 of the Post Falls Municipal Code. Impact fees would be assessed at the time of building permit issuance to mitigate off-site impacts.

Robert Palus, City Engineer

Mr. Palus provided additional clarification regarding sewer capacity and infrastructure. He testified that the condition requiring completion of the Fisher lift station improvements, or an approved alternative, is necessary to ensure adequate capacity and avoid overburdening the existing system. He explained that any alternative solutions would be evaluated by Public Works and Engineering staff to ensure it meets the same functional requirements as the planned improvements.

Ray Kimball, Whipple Consulting Engineers, Applicant

Mr. Kimble testified on behalf of the applicant in support of the subdivision. He stated that the project builds upon a previously approved phase and is designed with a mix of housing types, including cottage-style homes and traditional single-family lots. He confirmed that no townhomes are proposed in this phase despite being permitted within the RM zone.

Mr. Kimble explained that the subdivision would be developed in phases due to sewer infrastructure constraints. Phase one can be served by existing gravity sewer infrastructure, while phase two requires timing and coordination with future sewer improvements, including the Fisher lift station reconstruction and associated trunk line extensions.

Mr. Kimble testified that the applicant has secured a corridor for sewer extension through acquisition of a former railroad right-of-way, allowing connection to planned city infrastructure. He emphasized that development timing of the subdivision is intended to align with the City's capital improvement schedule so that infrastructure and subdivision construction occur concurrently.

He further testified that Spokane Street will be constructed to minor collector standards and Hayden Avenue will be widened to major collector standards. The development provides connectivity to adjacent properties, including access for the Post Falls School District. Open space across the entire project totals approximately 9.2 acres, exceeding minimum code requirements, and includes a 3.6-acre public park currently under construction.

The hearing was opened for public comment. No public testimony was provided.

Deliberations: After the public hearing was complete, the hearing was closed and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code (“PFMC”) § 17.12.060 H.

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

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

The Commission finds that East Greenacres Irrigation District has provided a will-serve letter confirming adequate water supply for the proposed subdivision. No evidence in the record contradicts the adequacy of water service. Therefore, this criterion is satisfied.

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

Testimony from staff and the City Engineer established that current sewer capacity is limited and that any development must be conditioned to ensure adequate infrastructure is in place prior to final plat approval.

The Commission finds that sewer service is available if final plat approval is conditioned upon completion of the Fisher lift station improvements or approval of an alternative capacity solution. With the condition imposed, the Commission finds this criterion satisfied.

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

The Commission finds that the subdivision includes construction of Spokane Street to minor collector standards and widening of Hayden Avenue to major collector standards, consistent with the transportation master plan. A traffic impact analysis was completed and reviewed, and the development provides connectivity to adjacent properties and public facilities. The Commission finds this criterion satisfied.

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

The Commission finds that no hazardous soil or topographical conditions were identified in the record. The site is not located within proximity to an interstate gas pipeline, and no evidence suggests incompatibility with the proposed use.

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

The Commission finds that the property is zoned Residential Mixed (RM) and that the proposed single-family, multifamily, and commercial uses are permitted within that zone. The subdivision complies with applicable dimensional and development standards under Titles 17 and 18 of the Post Falls Municipal Code.

C6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities

within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.

The Commission finds that impact fees will be assessed at the time of building permit issuance to mitigate off-site impacts. The development also provides significant public improvements, including roadway construction, open space exceeding minimum requirements, and dedication of a public park.

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

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. 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.
7. Direct access to or from residential lots to Spokane Street shall be prohibited on the face of the plat.
8. 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.
9. A Homeowners Association shall be formed including the establishment of a funding mechanism 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.
10. All alleyways shall be private and established via separate tract or easement to the Homeowners Association for ownership and maintenance.
11. Uses shall be consistent with Exhibit B of the Zoning Agreement or as otherwise amended.
12. Final plat of the subdivision will not be approved until the improvements for the reconstruction of the Fisher Lift Station are in operation, unless other remediation of the Fisher Lift Station’s capacity is identified and approved by the City.

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

Not applicable.

E. CONCLUSION

SUBD-25-6: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein.

Approved by the Planning and Zoning Commission on _____

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

**CITY OF POST FALLS
STAFF REPORT**

DATE: APRIL 10, 2026
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JUSTIN SAUDER, ASSOCIATE PLANNER, 208-457-3336 / jsauder@postfalls.gov
SUBJECT: STAFF REPORT FOR THE APRIL 14, 2026, P&Z COMMISSION MEETING
KLONDIKE PLACE SUBDIVISION FILE NO. SUBD-26-2 PUBLIC HEARING

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.

PROJECT INFORMATION

Project Name/File Number: Klondike Place Subdivision (SUBD-26-2)

Project Description: The applicant has requested, on behalf of the property owner, to subdivide approximately 4.63-acres into 21 single-family lots within the Medium Density Residential (R2) zone per Exhibit A-3. A Subdivision application is requested to subdivide the property per Post Falls Municipal Code (PFMC) Section 17.12.060.

Requested Action: The Planning & Zoning Commission is being asked to review and approve the proposed Subdivision to determine that it meets the requirements of the PFMC.

Project Location: The property is located at the southwest corner of McGuire Road and Poleline Avenue.

SUBDIVISION REVIEW CRITERIA (Post Falls Municipal Code Title 17.12.060, Subsection H):**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 Response: Water service to the development would be provided by East Green Acres Irrigation District. A will serve letter from the water district has been provided to the City stating the water district has the capacity, willingness and intent to serve the proposed subdivision (Exhibit A-5).

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

Staff Response: Sanitary sewer will be extended to the north on Yukon Loop and Chilkoot Trail and discharges within the Montrose Lift Stations Service Area. The conceptual layout of the sanitary sewer system as proposed shows the ability to be served and shall be designed and constructed to City Standards. The existing sewer has capacity and the City is willing to serve the project as proposed. The site is not subject to any Local Improvement Districts or Sewer Surcharges.

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

Staff Response: The subdivision and proposed layout (Exhibit A-3) are consistent with the City's Transportation Master Plan.

Poleline Avenue is shown on the applicant's submittal as a Minor Arterial Roadway within the preliminary plans, per the Transportation Master Plan and the City's Roadway Classification Map; Poleline Avenue shall be designed and constructed as a 3-Lane, Minor Arterial Roadway.

McGuire Road shall be designed and constructed as a Minor Arterial Roadway, matching the roadway configuration existing to the south of Midway Avenue.

Roadways, storm drainage management, roadway illumination, ADA ramps and roadway markings/signs shall comply with City Standards with final design and construction.

A Home Owners Association (HOA) be formed and responsible for maintenance of landscaping and irrigation, including snow removal from sidewalks/trail, along the public rights-of-way adjoining McGuire Road and Poleline Ave.

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 Response: This subject property is located over the Rathdrum Prairie Aquifer. No soil or topographical conditions have been presented that could present hazards. The Northwest Pipeline Corporation has a pipeline that runs approximately 600 feet south of the project site through the proposed Lucky Larry Estates subdivision. Philips 66 also has a pipeline that is approximately 265 feet north of the project site.

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

Staff Response: The subdivision and proposed lots conform to the requirements of PFMC Title 17 (Subdivisions) and Single-Family detached homes are allowed through the Land Use Table PFMC Section 18.020.030 within the R2 zone (Exhibit S-2).

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: This proposal is processed as a Subdivision. A public hearing is held before the Planning & Zoning Commission, which, will review the record, hear the staff report, and render a decision.

If the project is approved, a Master Development Agreement is prepared by staff, approved by City Council, and signed by the parties to the agreement.

Notice of the proposed subdivision was sent to appropriate jurisdictions on March 30, 2026, and mailed to property owners within 300 feet of the proposed project on March 27, 2026. Notice has been published in the Coeur d’Alene Press on March 28, 2026. The property will be posted by April 3, 2026.

MOTION OPTIONS FOR THE SUBDIVISION: The Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

FINDINGS & CONCLUSIONS: The Planning & Zoning Commission should adopt Findings and Conclusions when forming a reasoned decision. Staff propose the following conditions upon a potential recommendation of approval of the proposed Lucky Larry Estates Subdivision. The Commission may adopt additional conditions for 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. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
2. Poleline Avenue shall be designed and constructed as a 3-Lane, Minor Arterial Roadway.
3. McGuire Road shall be designed and constructed as a Minor Arterial Roadway, matching the roadway configuration that exists to the south of Midway Ave.
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. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. No exceptions were requested with the application.
6. Direct access to or from residential lots with Poleline Avenue or McGuire Road shall be prohibited on the face of the plat.
7. A Homeowners Association shall be formed and responsible for landscaping, irrigation and maintenance of the common rights-of-way frontages along Poleline Avenue and McGuire Road. Maintenance includes the removal of snow from sidewalks, paths and trails.
8. 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.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1	Application
Exhibit A-2	Narrative
Exhibit A-3	Subdivision Plan
Exhibit A-4	Letter of Authorization
Exhibit A-5	East Green Acres Irrigation District Will Serve

Staff Exhibits:

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

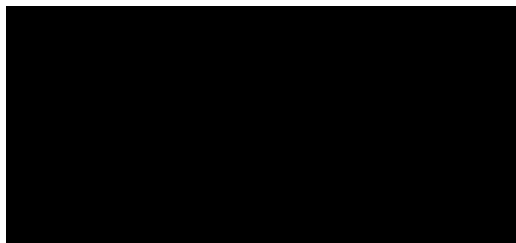
Record No: SUBD-26-2

Subdivision Application

Status: Active

Submitted On: 1/14/2026

Applicant



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*

Klondike Place

Number of Lots*

21

Size of Site

4.63

Average Size of Lots

5899

Existing Zoning

R-2

Adjacent Zoning

R-2, R-1

Current Land Use

Single-family

Adjacent Land Use

Single-family

Density

4.52 du/ac

Description of Project*

Subdivision of 4.63 acres into 21 lots in the R-2 Zone.

Site Information

Comprehensive Plan Designation

Transitional

Location of Proposed Access to Site

McGuire Road to the east (55' ROW, 32' Pavement), Poleline Avenue to the north (44' ROW 26' Pavement).

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

Poleline Avenue, McGuire Road

Size & Point of Water Connection

8" water in Poleline

Size & Point of Sewer Connection

8" sewer from future development to the south

Name & Location of Nearest School

Seltice Elementary School, 1101 N. Chase Rd.

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

The site is 2.3 miles northeast of Kootenai County Firre and Rescue Station 2 on W. Seltice Way.

Physical Description of Site (topography, cover, features)

Flat, trees, three single-family residence and associated outbuildings

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

No

Water District*

East Greenacres Water District

Owner Information

Name*

[REDACTED]

Company

[REDACTED]

Phone*

[REDACTED]

Email*

[REDACTED]

Address*

[REDACTED]

City, State, Zip Code

[REDACTED]

Application Certification

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



[REDACTED]

Jan 14, 2026



Klondike Place Subdivision

The site of the proposed subdivision is located in the Northeast ¼ of Section 32, T51N, R5W along the west side of McGuire Road, south of Poleline Ave within the R-2 Zone of the City of Post Falls. The property consists of one 4.63 acre parcel. The applicant is requesting approval of a 21 lot single family residential subdivision meeting the R-2 zoning requirements. See below for a Vicinity Map.

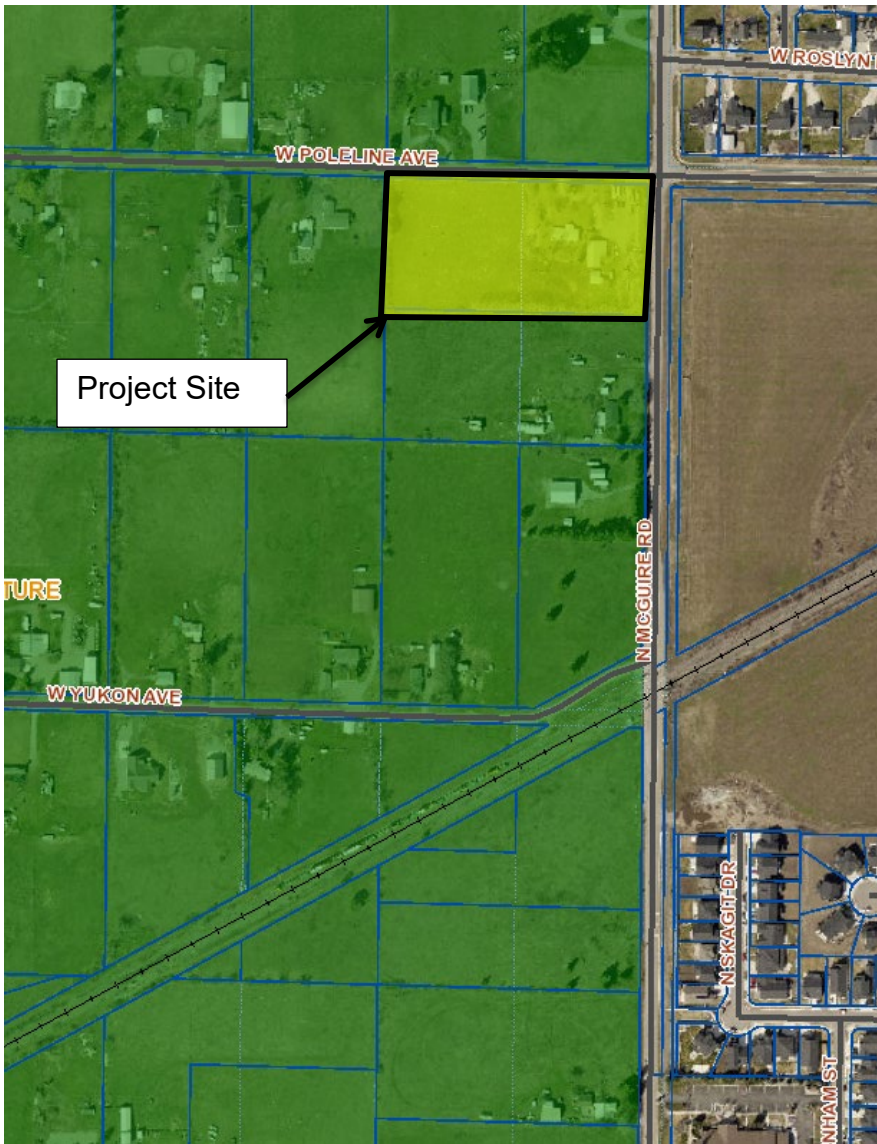


Figure 1: Vicinity Map

The developing Montrose subdivision is located to the southeast across McGuire Road, and the By the Meadows subdivision is located across McGuire to the northeast. Large lot residential properties adjoin on the south and west.

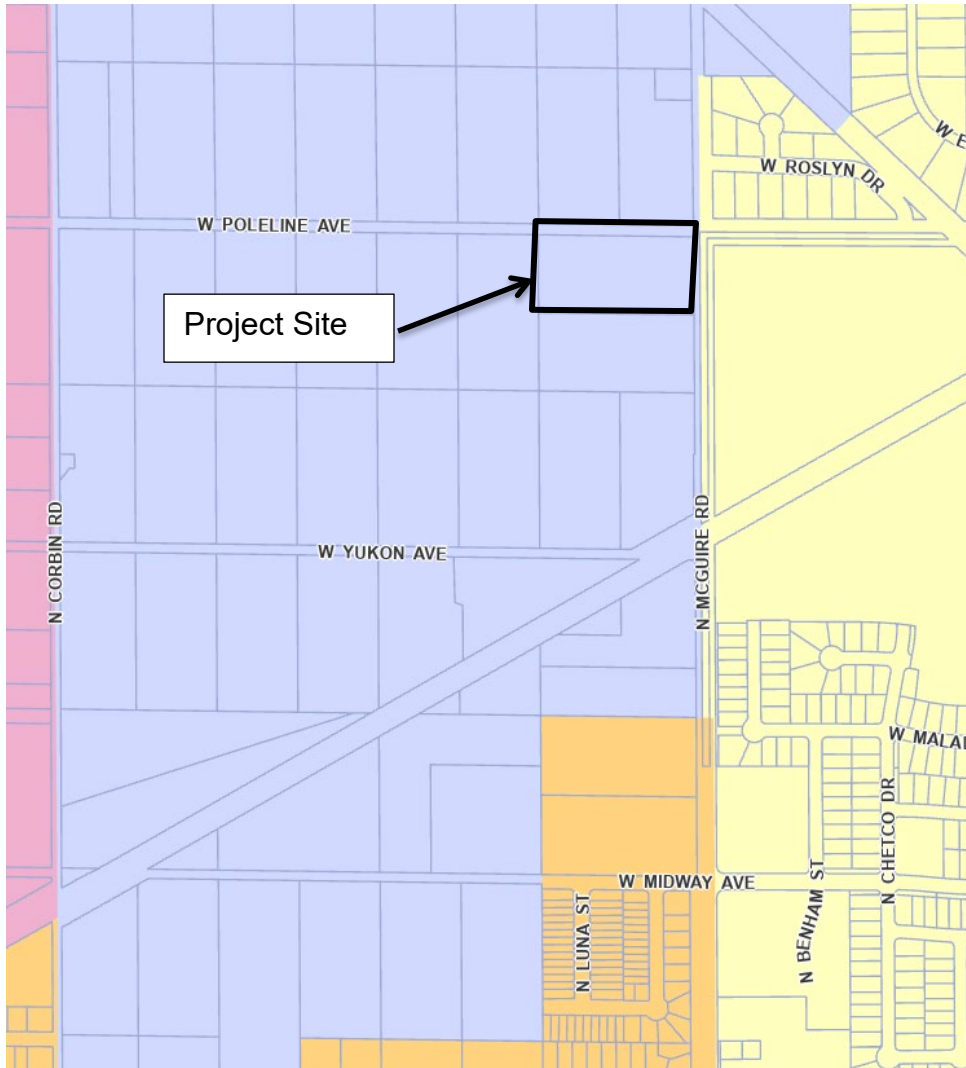


Figure 2: Future Land Use Map

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



Figure 3: Subdivision Map

Utilities and Access:

Primary access to this property will be from Poleline via local access streets. No direct driveway access to McGuire or Poleline is proposed. Connectivity has been provided and coordinated with the developer of the proposed project to the south. Water is located in the adjoining streets, and a will serve letter has been provided by East Greenacres Irrigation District indicating their ability to serve the subdivision (Previously called Spyglass Estates). Sewer is located on the eastern side of McGuire and is of adequate size and depth to serve the property. Both Poleline Ave. and McGuire Road will be widened to Minor Arterial standards as prescribed

in the City Transportation Master Plan. Internal streets will be constructed to local access standards. Connectivity is provided both to the south via Yukon Loop and Chilkoot Trail.

Dry utilities are also located on the property and available to serve any future development on site.

Subdivision:

As shown on the attached subdivision plan, the proposed subdivision will result in 21 single family residential lots. The single family lots range in size from a minimum of 4,329 sf to a maximum of 8,628 sf with the average size in the neighborhood of 5,899 sf, and all lots meet the requirements of the R-2 zoning and are designated for single family development. The lots within this subdivision are comparable in both size and character to those found within the developing Montrose Subdivision located immediately to the Southeast as well as to the proposed neighboring subdivision to the south. This neighborhood is intended to serve the starter home/retirement market at an attainable price point to our community’s workforce.

SITE DATA		
PARCEL NUMBERS	0296032001AA	
ZONING	R-2 PROPOSED	
PROJECT AREA	4.629	
NUMBER OF LOTS	21	
NUMBER OF TRACTS	0	
	SF	AC
AREA OF LOTS	123,911	2.84
AREA OF TRACTS	0	0.00
AREA OF RIGHT OF WAY	77,749	1.78
MIN LOT AREA	4,349	0.10
MAX LOT AREA	8,628	0.20
AVERAGE LOT AREA	5,899	
DENSITY	8,630	DU/AC
SERVICE PROVIDERS		
FIRE DISTRICT	KOOTENAI COUNTY FIRE AND RESCUE	
WATER SERVICE	EAST GREENACRES IRRIGATION DISTRICT	
SANITARY SEWER SERVICE	CITY OF POST FALLS	

Figure 4: Land Use Table

As mentioned above, water and sewer are both immediately available and of adequate capacity to serve the proposed subdivision. There is approximately 5 feet of relief across the site, which

will yield relatively flat lots for single family construction. There are no known physical restrictions that would limit development.

Comprehensive Plan Analysis:

This property is located within the West Prairie focus area and the City of Post Falls. 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.

Land Use:

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

The proposed R-2 single family 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 entry level and mid-range housing.

Zoning:

The property is zoned R-2 with a single family residential restriction, which allows for the uses and lot sizes provided in this subdivision. All other dimensional requirements found within the zoning code are met as proposed.

Impacts:

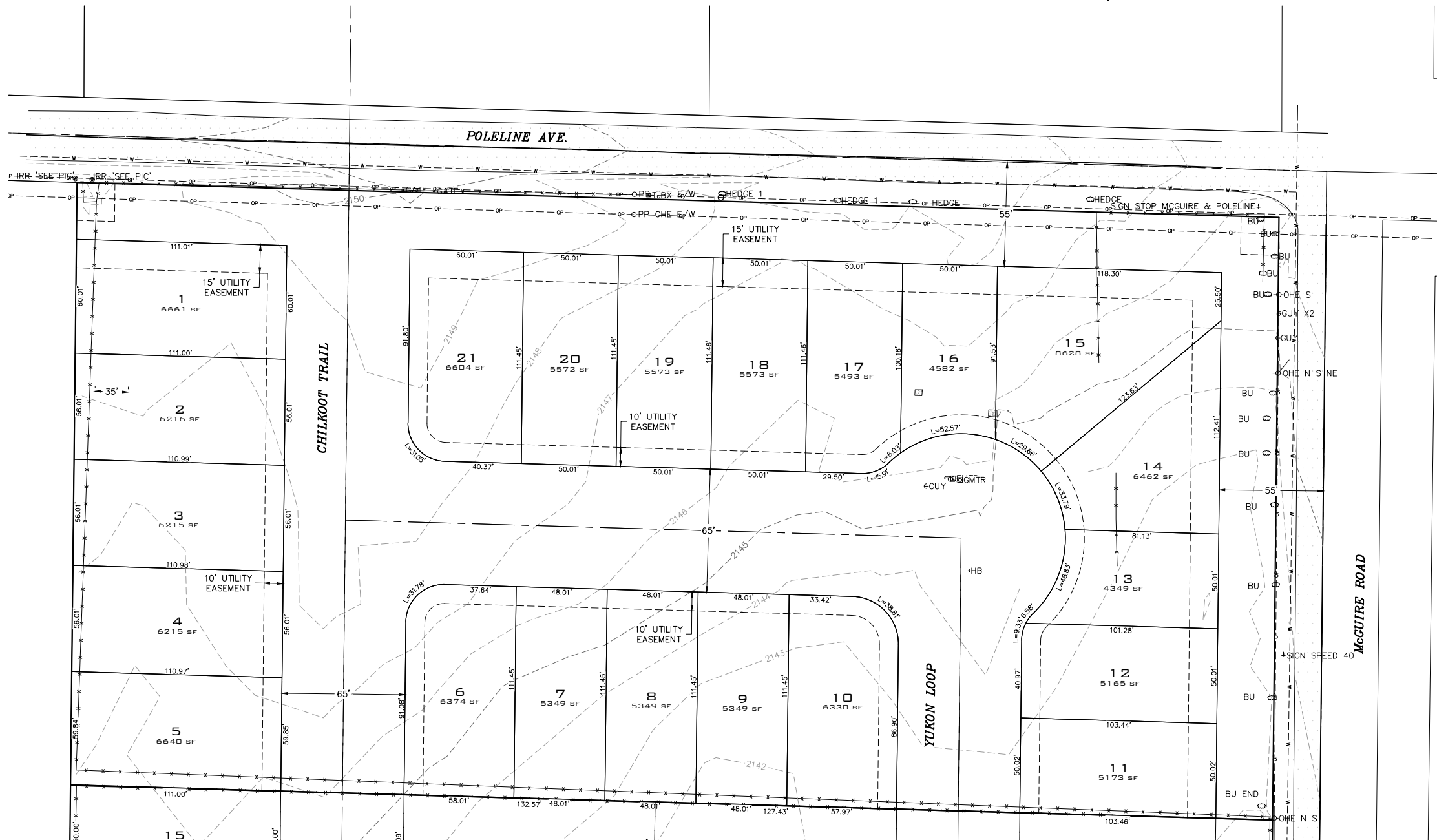
There are no identified impacts that will not be mitigated by impact fees as prescribed by City Code.

Conclusion:

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

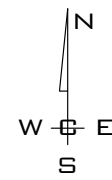
Exhibit A-3

NE 1/4, SECTION 32, T. 51 N., R. 5 W., B.M.
PRELIMINARY PLAT
KLONDIKE PLACE
 LOCATED IN A PORTION OF THE
 NE 1/4, SEC 32, T 51 N, R 05 W, B.M.
 CITY OF POST FALLS, ID

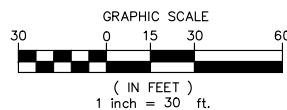


SITE DATA	
PARCEL NUMBERS	0296032001AA
ZONING	R-2 PROPOSED
PROJECT AREA	4,629
NUMBER OF LOTS	21
NUMBER OF TRACTS	0
AREA OF LOTS	SF AC
AREA OF TRACTS	123,911 2.84
AREA OF RIGHT OF WAY	0 0.00
MIN LOT AREA	77,749 1.78
MAX LOT AREA	4,349 0.10
AVERAGE LOT AREA	8,628 0.20
DENSITY	5,899 DU/AC
SERVICE PROVIDERS	
FIRE DISTRICT	KOOTENAI COUNTY FIRE AND RESCUE
WATER SERVICE	EAST GREENACRES IRRIGATION DISTRICT
SANITARY SEWER SERVICE	CITY OF POST FALLS

NOTE: ALL BUILDINGS TO BE DEMOLISHED UNLESS OTHERWISE NOTED.



NAVD - 88
 2" ALUMINUM CAP LOCATED AT THE INTERSECTION OF POLELINE AND MCGUIRE
 NAVD88 ELEV=2146.63



NO.	DATE	BY	REVISIONS

SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL: 1"=15'

PROJ #: 25-4098
 DATE: 09/26/25
 DRAWN: XXX
 REVIEWED: RMB

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

**KLONDIKE PLACE
 PRELIMINARY PLAT
 MCGUIRE ROAD
 POST FALLS, ID**

**SHEET
 PP1**

JOB NUMBER
25-4098

Authorized Representative:

[Redacted Signature]

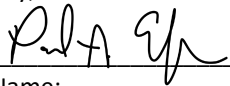
Re: Client Letter of Authorization

To Whom it May Concern,

[Redacted], hereby authorizes [Redacted] to act on our behalf in all manners relating to the annexation of Parcel 0296032001AA (AKA 2468 Poleline Ave), including representation with the City of Post Falls, Greenacres Irrigation District and all other applicable agencies. Any and all acts carried out by Whipple Consulting Engineers Inc on our behalf shall have the same effect as acts of our own.

This authorization is valid until further notice from [Redacted], authorized Representative for [Redacted].

Sincerely,



8/04/2025

Print Name:

Date

[Redacted Name]



EAST GREENACRES IRRIGATION DISTRICT

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

November 6, 2024



RE: Spyglass Estates (Subject), Conceptual Approval
Legal Description: GREENACRES IRR DISTRICT PLAT 5, N2-TRS 1 & 2

Dear Mr. Dobler:

The Subject received conceptual approval by the Board of Directors during our regular scheduled meeting held November 5, 2024. 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 16 lot subdivision conditional upon final review, and acceptance of the project drawings.

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

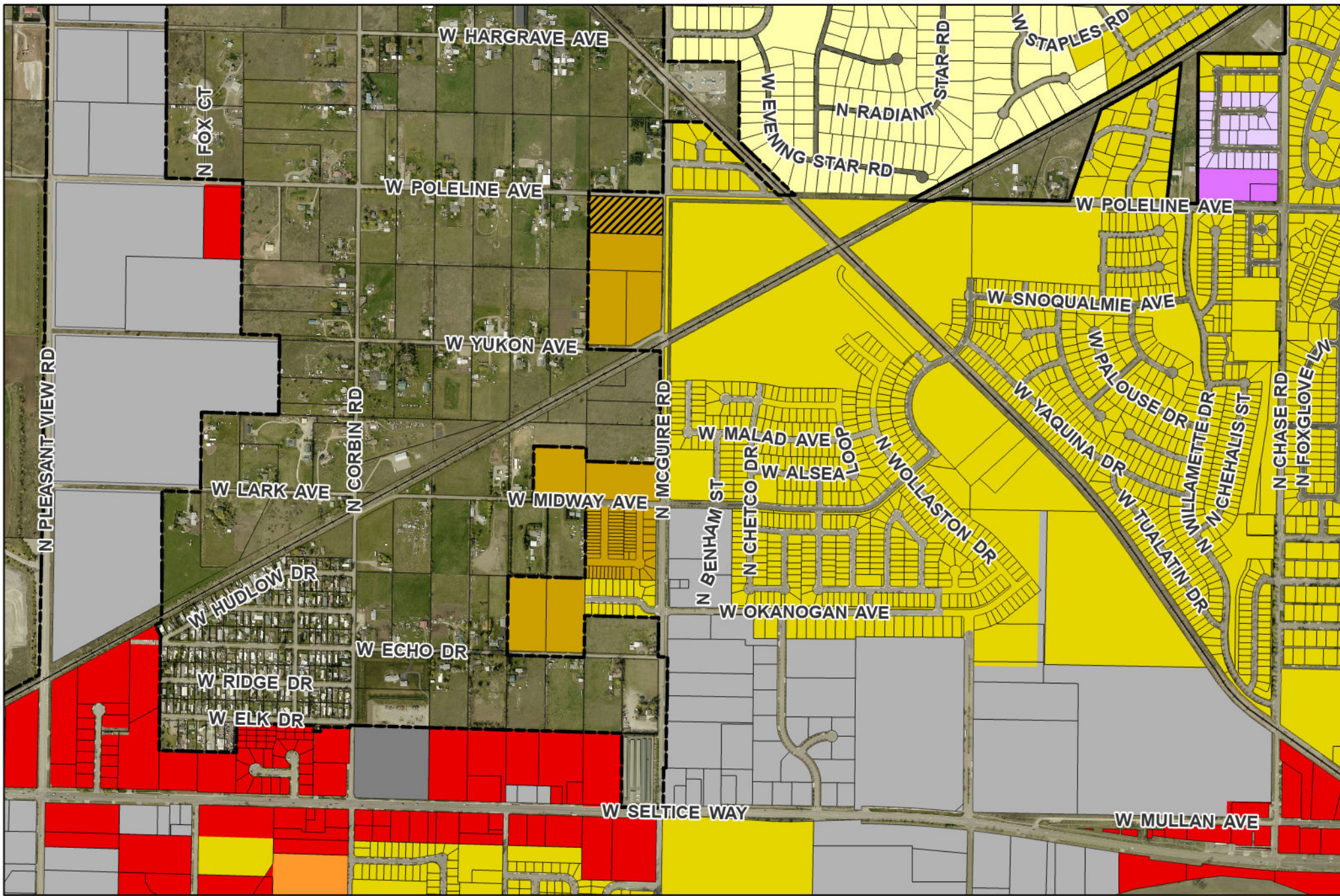
Should you have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Wilson'.








Ron Wilson
District Manager
ron@eastgreenacres.org



cc: Rob Palus, rpalus@postfallsidaho.org



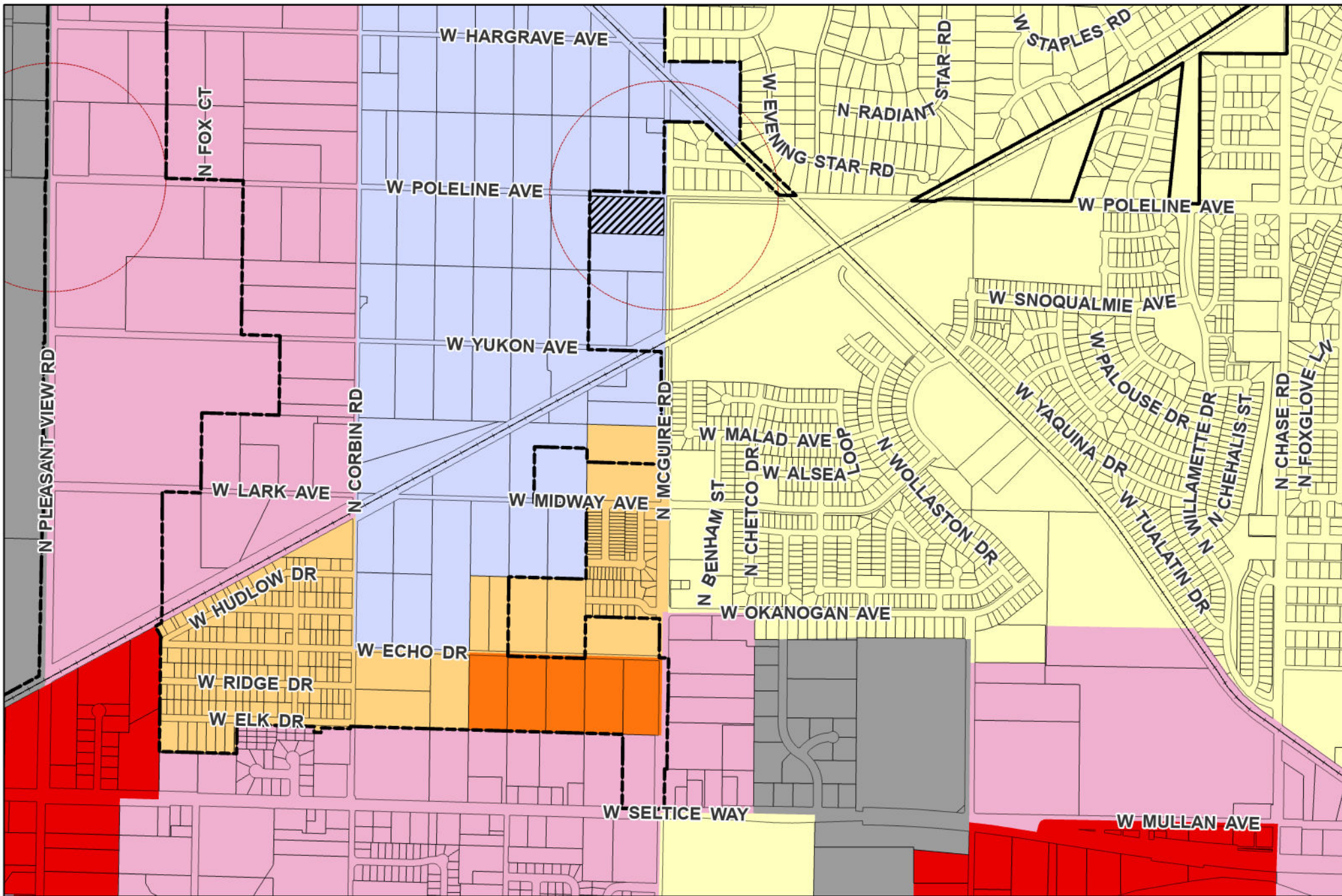
Zoning Map
 Klondike Place
 SUBDIVISION
 SUBD-26-2



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

-  R-1
-  R-2
-  R-3
-  SC3
-  SC4





Future Land Use Map
 Klondike Place
 SUBDIVISION
 SUBD-26-2



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





POST FALLS
SCHOOL DISTRICT #273

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

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

February 24, 2026

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

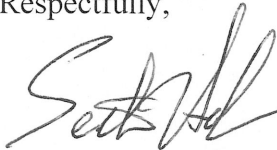
RE: Notice to Jurisdiction Response

Dear Nancy,

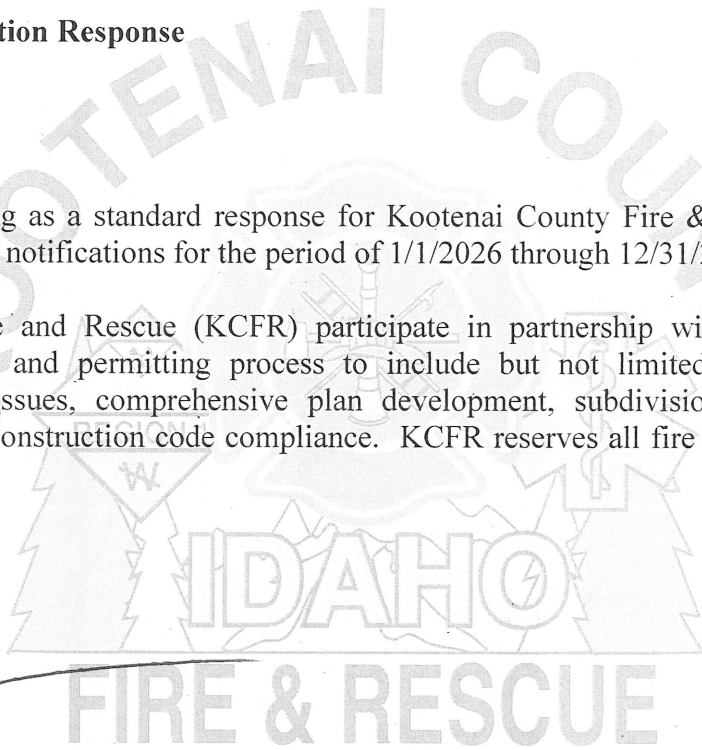
Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice of Jurisdiction" notifications for the period of 1/1/2026 through 12/31/2026.

"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 30, 2026 12:05 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions - Klondike Place File No. SUBD-26-2
Attachments: Exhibit PH-2 NTJ Klondike Place SUBD-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.

Phillips 66 does not have any utilities within that attached project vicinity.
(Response 13308)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Monday, March 30, 2026 8:52 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <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 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 <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>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Patton, Michael M <Michael.M.Patton@p66.com>;

Nancy Thurwachter

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Monday, March 30, 2026 1:54 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Klondike Place File No. SUBD-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.

No Comment from the Idaho Transportation Department.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Monday, March 30, 2026 8:52 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen 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>; Ikippen <Ikippen@olsson.com>; Lee Barnes <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@ZiPLY.com>; URA <postfallsura@gmail.com>; ZiPLY <ID-

From: [Jonie Anderson](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions - Klondike Place File No. SUBD-26-2
Date: Wednesday, April 1, 2026 4:10:53 PM
Attachments: [image003.png](#)

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

Good afternoon,
The PFHD met with the City of PF engineer and we agree with the proposed preliminary plat.

Regards,
Jonie

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

p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Monday, March 30, 2026 8:52 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel 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 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 Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>; Ziply <ID-EWA.SFU.MDU.Engineering@ziply.com>

Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James.steffensen@yahoo.com; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Justin Sauder <jsauder@postfalls.gov>; Michael Floch <badger1michaelf@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdictions - Klondike Place File No. SUBD-26-2

Please find attached the Notice to Jurisdictions for Klondike Place File No. SUBD-26-2 that is scheduled for the Planning & Zoning meeting April 14, 2026. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

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

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, April 2, 2026 2:43 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Klondike Place File No. SUBD-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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Monday, March 30, 2026 8:52 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <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>; 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

Nancy Thurwachter

From: noreply@civicplus.com
Sent: Tuesday, April 7, 2026 4:08 PM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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

Submit Written Public Testimony

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

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

Review Criteria

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

First Name	Marsha
Last Name	Marhofke
Address	2337 N Howell RD
Email Address	gtxmlm@yahoo.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Klondike Place Subdivision

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	Please do not approve this. Everything else approved recently along the west side of McGuire is horrible looking. Too many homes..too many vehicles parked every which way, streets not wide enough, vehicles blocking fire hydrants, garbage cans out. At least go to 1/2 acre lots. Totally against.

Email not displaying correctly? [View it in your browser.](#)



**CITY OF POST FALLS
STAFF REPORT**

DATE: APRIL 10, 2026
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JUSTIN SAUDER, ASSOCIATE PLANNER, 208-457-3336 / jsauder@postfalls.gov
SUBJECT: STAFF REPORT FOR THE APRIL 14, 2026, P&Z COMMISSION MEETING
LUCK LARRY ESTATES SUBDIVISION FILE NO. SUBD-26-1 PUBLIC HEARING

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.

PROJECT INFORMATION

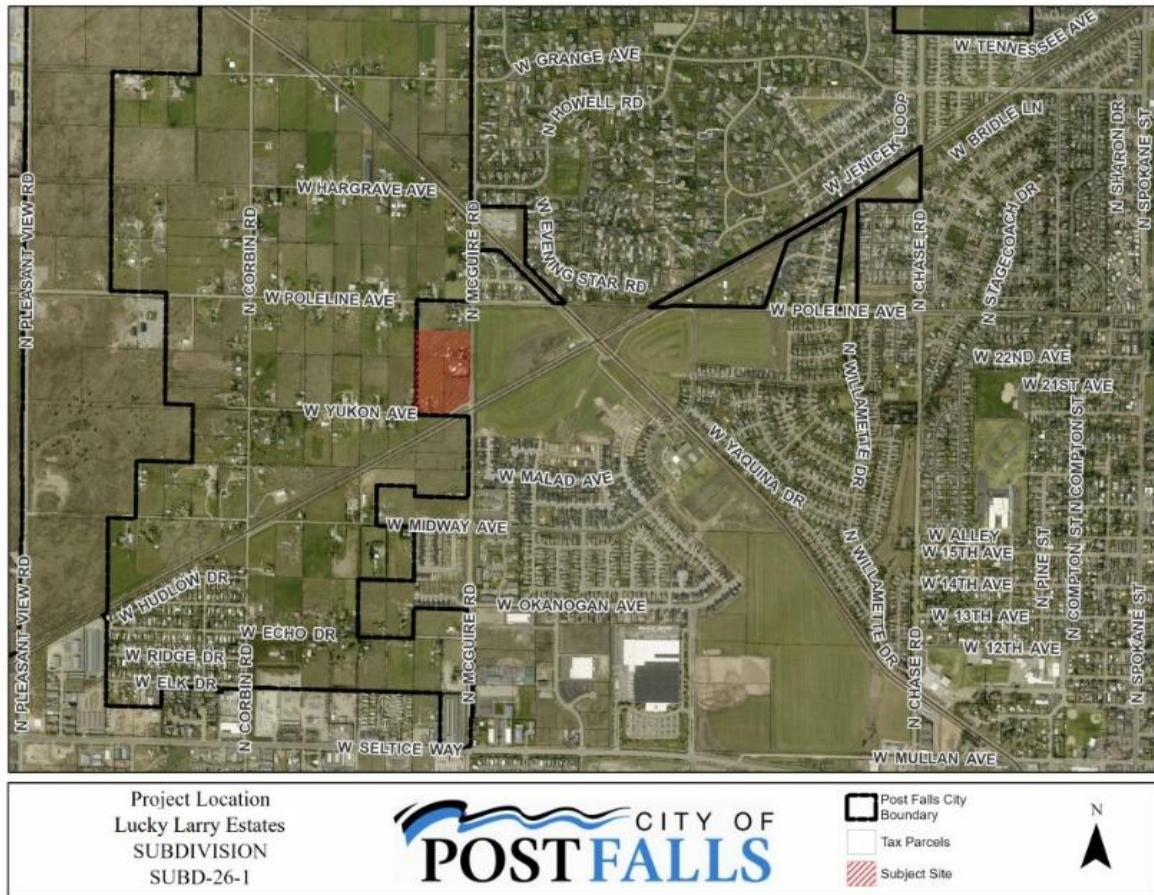
Project Name/File Number: Lucky Larry Estates Subdivision (SUBD-26-1)

Project Description: The applicant has requested, on behalf of the property owner to subdivide approximately 13.46-acres into 63 single-family lots within the Medium Density Residential (R2) zone per Exhibit A-3. A Subdivision application is requested to subdivide the property per Post Falls Municipal Code (PFMC) Section 17.12.060.

Requested Action: The Planning & Zoning Commission is being asked to review and approve the proposed Subdivision determining that it meets the requirements of the PFMC.

Project Location: The property is located at the northwest corner of McGuire Road and Yukon Avenue.

Vicinity Map:



PARCEL INFORMATION:

Property Size: 13.46-acres

Current Land Use: Large lot residential

Current Zoning: Medium Density Residential (R2)

Proposed Land Use: The proposed subdivision will provide 63 lots for detached single-family homes within the R2 zone.

Surrounding Land Use: Located to the west adjacent to the project site and south across Yukon Avenue are other large lot single-family homes. To the east, across McGuire Road is farmland. To the north and directly adjacent to the project site is the proposed Klondike Place subdivision.

Surrounding Zoning Districts: The properties to the west and south are within Kootenai County. The property to the east, across McGuire Road is within the Single-Family Residential (R1) zone. The property to the north is within the R2 zone.

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):**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 Response: Water service to the development would be provided by East Green Acres Irrigation Water District. A will serve letter from the water district has been provided to the City stating the water district has the capacity, willingness and intent to serve the proposed subdivision (Exhibit A-5).

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

Staff Response: Existing sanitary sewer is located on the east side of McGuire Road and discharges within the Montrose Lift Stations Service Area. The conceptual layout of the sanitary sewer system as proposed shows the ability to be served and shall be designed and constructed to City Standards. The existing sewer has capacity and the City is willing to serve the project as proposed. The site is not subject to any Local Improvement Districts or Sewer Surcharges. The existing residential home shall connect to sanitary sewer with this project and pay the appropriate Capacity Fees (CAP) with the projects Construction Improvement Agreement.

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

Staff Response: The subdivision and proposed layout (Exhibit A-3) are consistent with the City's Transportation Master Plan.

Yukon Avenue is shown on the applicant's submittal as a Local Residential within the preliminary plans, per the Transportation Master Plan and the City's Roadway Classification Map; Yukon Avenue shall be designed and constructed as a 32-foot wide, Local Residential Roadway. The construction of Yukon Avenue is to be realigned and extended to the north, eliminating the connection to McGuire Road closer to the Railroad Crossing. This moves the connection point to McGuire Road Approx. 500' north of the railroad crossing. Complete frontage improvements will be completed, by the developer, along the railroad right-of-way. This realignment was discussed by both the City of Post Falls and the Post Falls Highway District to increase safety.

McGuire Road shall be designed and constructed as a Minor Arterial Roadway, matching the roadway configuration existing to the south of Midway Ave.

Roadways, storm drainage management, roadway illumination, ADA ramps and roadway markings/signs shall comply with City Standards with final design and construction.

A Home Owners Association (HOA) be formed and responsible for maintenance of landscaping and irrigation, including snow removal from sidewalks/trail, along the public rights-of-way adjoining McGuire Road and adjacent to the Railroad Rights-of-Way.

A fence shall be installed with the first phase of the subdivision along the project's boundary with the Union Pacific Railway.

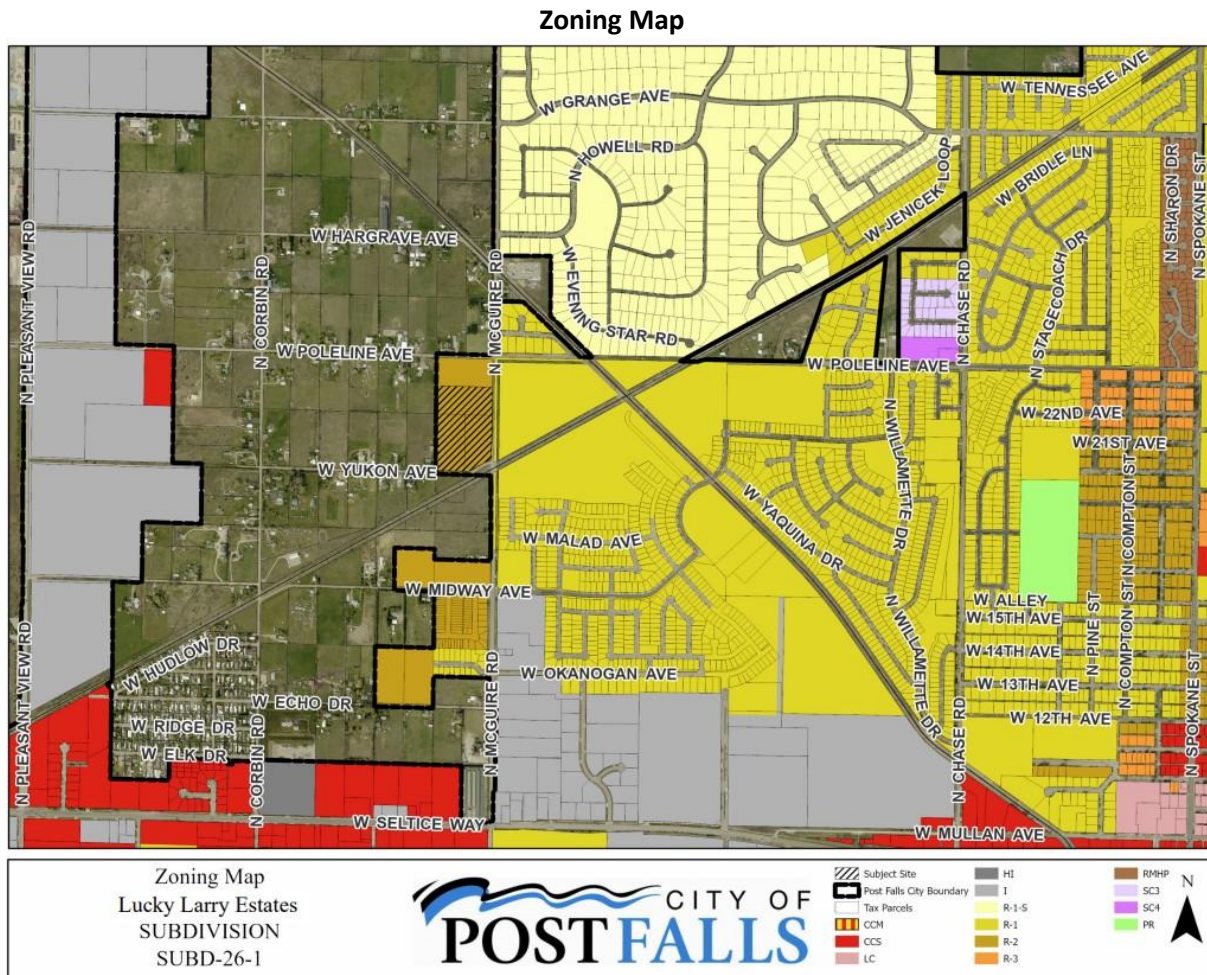
4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.

Staff Response: This subject property is located over the Rathdrum Prairie Aquifer. No soil or topographical conditions have been presented that could present hazards. The Northwest Pipeline

Corporation has a pipeline that runs through the project site. A 20-foot wide easement is shown over the gas line which prohibits any buildings within that area. Philips 66 also has a pipeline that is approximately 590 feet north of the project site.

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

Staff Response: The subdivision and proposed lots conform to the requirements of PFMC Title 17 (Subdivisions) and Single-Family detached homes are allowed through the Land Use Table PFMC Section 18.020.030 within the R2 zone (Exhibit S-2).



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 Response: Impact fees will be assessed on individual building permits to assist in mitigating the off-site impacts to parks, public safety, multi-modal pathways, streets, Kootenai County Fire and Rescue and Kootenai County Emergency Management Services.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

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: This proposal is processed as a Subdivision. A public hearing is held before the Planning & Zoning Commission; of which, will review the record, hear the staff report, and render a decision.

If the project is approved, a Master Development Agreement is prepared by staff, approved by City Council, and signed by the parties to the agreement.

Notice of the proposed subdivision was sent to appropriate jurisdictions on March 30, 2026, and mailed to property owners within 300 feet of the proposed project on March 27, 2026. Notice has been published in the Coeur d'Alene Press on March 28, 2026. The property will be posted by April 3, 2026.

MOTION OPTIONS FOR THE SUBDIVISION: The Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

FINDINGS & CONCLUSIONS: The Planning & Zoning Commission should adopt Findings and Conclusions when forming a reasoned decision. Staff proposes the following conditions upon a potential recommendation of approval of the proposed Lucky Larry 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 must be completed in a single phase.
4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. Yukon Avenue shall be designed and constructed as a 32-foot wide Local Residential Roadway.
6. McGuire Road shall be designed and constructed as a 3-lane Minor Arterial Roadway. The existing truck lane at the railroad crossing shall be maintained.
7. 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.
8. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. No exceptions were requested with the application.
9. Direct access to or from residential lots with McGuire Rd. shall be prohibited on the face of the plat.
10. The existing residential structure shall be connected to the City's sewer system with construction of the project. Existing septic systems shall be decommissioned in accordance with Panhandle Health requirements and connection fees paid, to the City, as part of the Construction Improvement Agreement.
11. A Homeowners Association shall be formed and responsible for landscaping, irrigation and maintenance of the common rights-of-way frontages along McGuire Road and the Union Pacific Railroad frontage. Maintenance includes the removal of snow from sidewalks, paths and trails.
12. 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.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1	Application
Exhibit A-2	Narrative
Exhibit A-3	Subdivision Plan
Exhibit A-4	Letter of Authorization
Exhibit A-5	East Green Acres Irrigation District Will Serve

Staff Exhibits:

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

Record No: SUBD-26-1

Subdivision Application

Status: Active

Submitted On: 1/14/2026

Applicant



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*

Kennedy Springs

Number of Lots*

63

Size of Site

9.66

Average Size of Lots

6678

Existing Zoning

R-2

Adjacent Zoning

R-2, R-1

Current Land Use

Single-family

Adjacent Land Use

Single-family

Density

4.68 du/ac

Description of Project*

Subdivide three parcels on 9.66 acres into approximately 63 lots.

Site Information

Comprehensive Plan Designation

Transitional

Location of Proposed Access to Site

McGuire Road to the east, future Chilkoot Trail and Yukon Court to the north

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

McGuire Road (55' ROW, 32' Pavement), future Chilkoot Trail (65') and Yukon Court (65')

Size & Point of Water Connection

8" water in McGuire, Chilkoot and Yukon

Size & Point of Sewer Connection

8" sewer in McGuire, Chilkoot and Yukon

Name & Location of Nearest School

Seltice Elementary School, 1101 N. Chase Rd.

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

The site is 2.1 miles northeast of Kootenai County Firre and Rescue Station 2 on W. Seltice Way.

Physical Description of Site (topography, cover, features)

Flat, trees, three single-family residences and associated outbuildings

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

No

Water District*

East Greenacres Water District

Owner Information

Name*

[REDACTED]

Company

[REDACTED]

Phone*

[REDACTED]

Email*

[REDACTED]

Address*

[REDACTED]

City, State, Zip Code

[REDACTED]

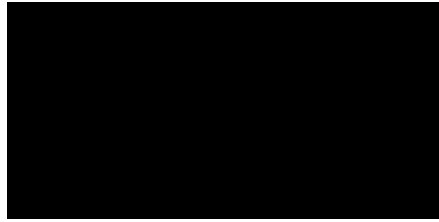
Application Certification

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



[REDACTED]

Jan 14, 2026



Kennedy Springs

The site of the proposed subdivision is located in the Northeast ¼ of Section 32, T51N, R5W along the west side of McGuire Road, north of Yukon Ave. The property consists of three parcels, each with an existing home and several outbuildings, totaling 13.46 acres. The applicant is requesting approval of a 63 lot single family residential subdivision meeting the R-2 zoning requirements. See below for a Vicinity Map.

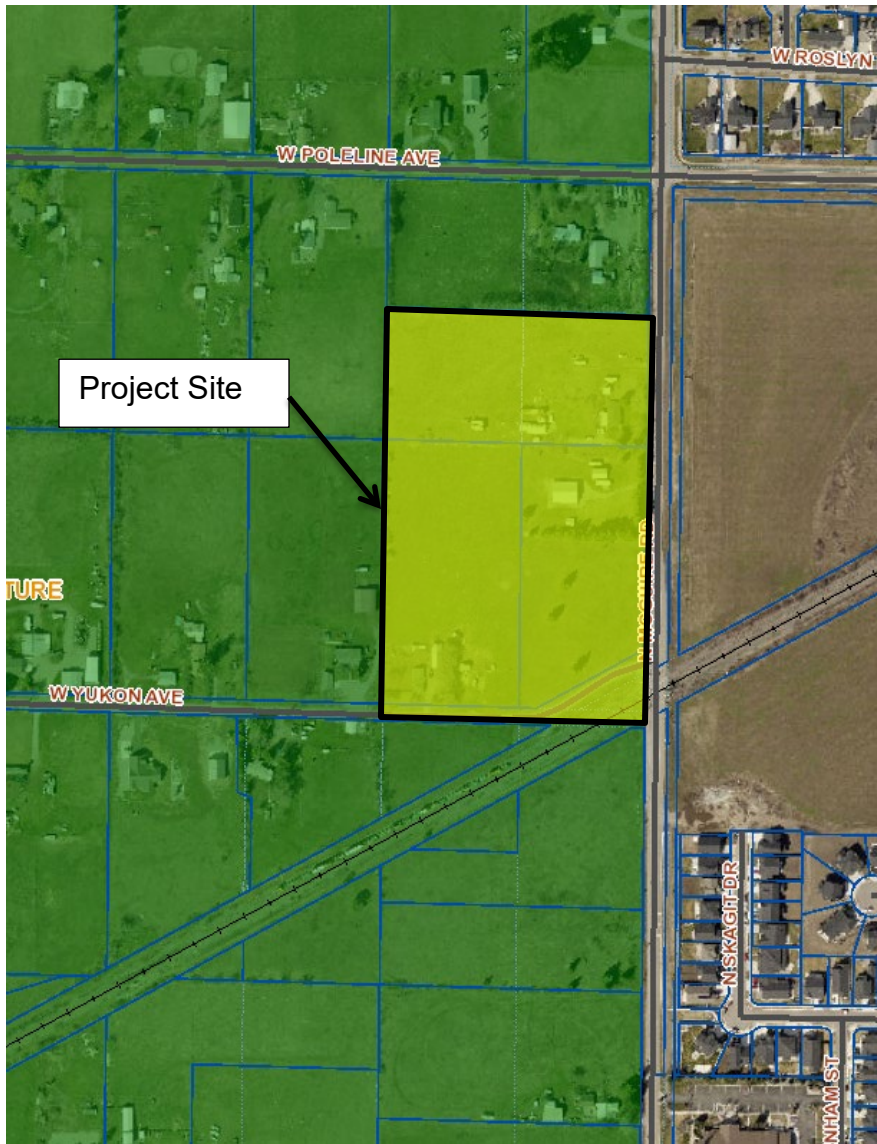


Figure 1: Vicinity Map

The Montrose subdivision is located across McGuire to the southeast. Large lot residential properties adjoin on the West.

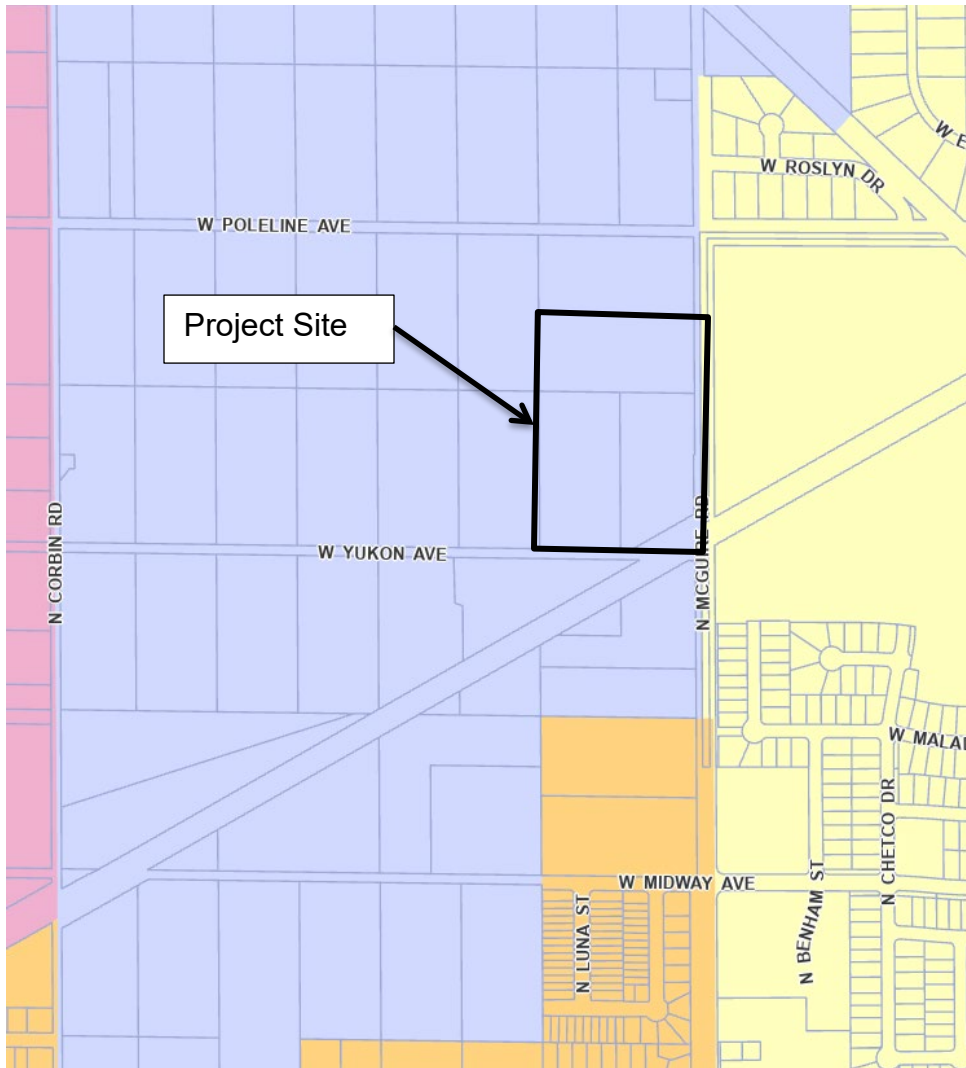
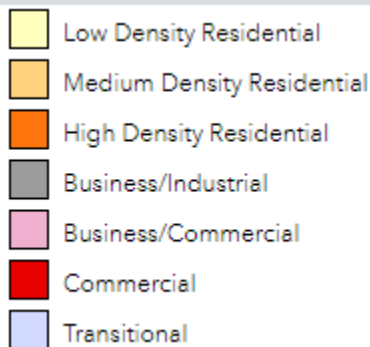


Figure 2: Future Land Use Map



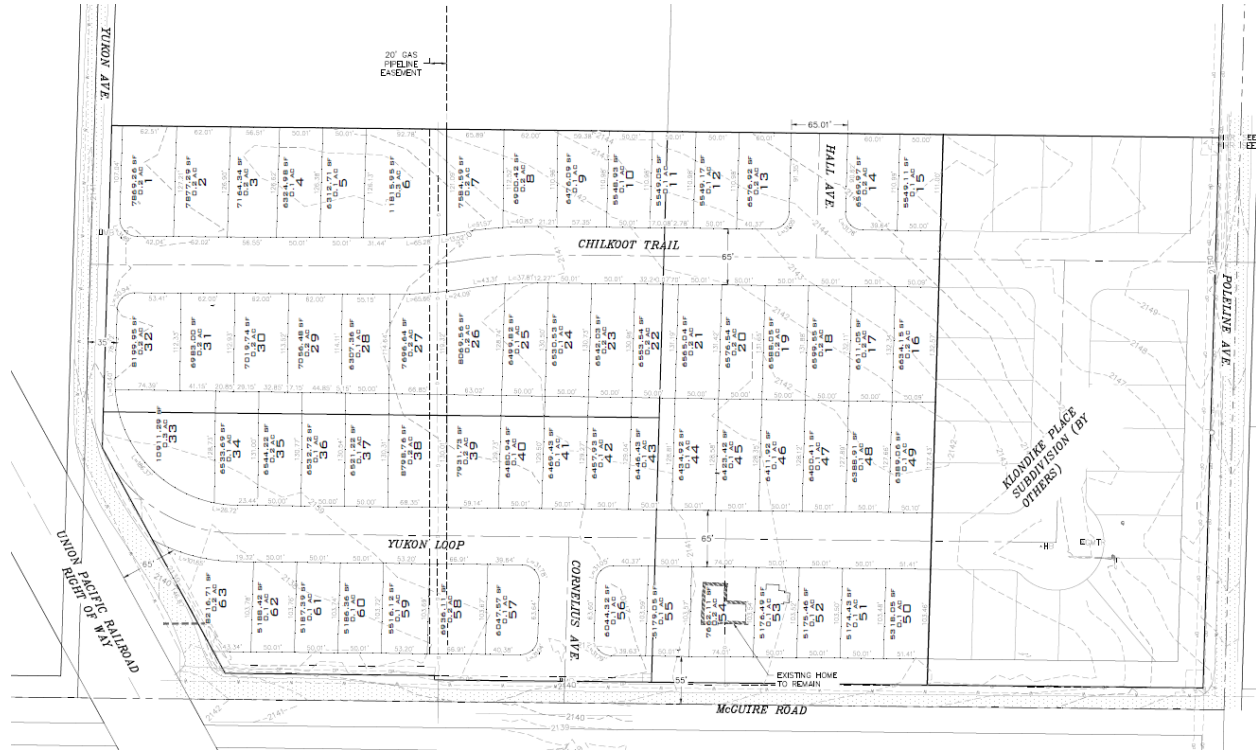


Figure 3: Subdivision Map

Utilities and Access:

Primary access to this property will be from Yukon Avenue and McGuire Road via local access streets. No direct driveway access to McGuire is proposed. At the request of City staff, the intersection of Yukon and McGuire will be abandoned and reduced to pedestrian only access so that the primary access point will be from Cornelius. Water is located in the adjoining streets, and a will serve letter has been provided by East Greenacres Irrigation District indicating their ability to serve the subdivision (previously called Lucky Larry Estates). Sewer is located on the eastern side of McGuire and is of adequate size and depth to serve the property. McGuire Road will be widened to Minor Arterial standards as prescribed in the City Transportation Master Plan. Yukon will be improved to local access standards. Connectivity is provided both to the west via Hall Ave as well as to the north via both Yukon Loop and Chilkoot Trail.

Dry utilities are also located on the property and available to serve any future development on site. A high-pressure natural gas line runs through the property from east to west and will be accommodated by a 20 wide easement where buildings will be prohibited.

Subdivision:

As shown on the attached subdivision plan, the proposed subdivision will result in 63 single family residential lots. The single family lots range in size from a minimum of 5,174 sf to a maximum of 11,812 sf with the average size in the neighborhood of 6,678 sf, and all lots meet the requirements of the R-2 zoning and are designated for single family development. The lots within this subdivision are comparable in both size and character to those found within the Montrose Subdivision located immediately to the Southeast. This neighborhood is intended to serve the starter home/retirement market at an attainable price point to our community's workforce.

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. There are no physical restrictions, other than the previously identified and accommodated natural gas line.

Comprehensive Plan Analysis:

This property is located within the West Prairie focus area, which is a "County Peninsula" and nearly surrounded by the City. This area is considered a priority for annexation and is considered infill. 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.

Land Use:

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

The proposed R-2 single family 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 entry level and mid-range housing.

Zoning:

The property is zoned R-2 with a single family residential restriction, which allows for the uses and lot sizes provided in this subdivision. All other dimensional requirements found within the zoning code are met as proposed.

Impacts:

There are no identified impacts that will not be mitigated by impact fees as prescribed by City Code.

Conclusion:

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

Exhibit A-3

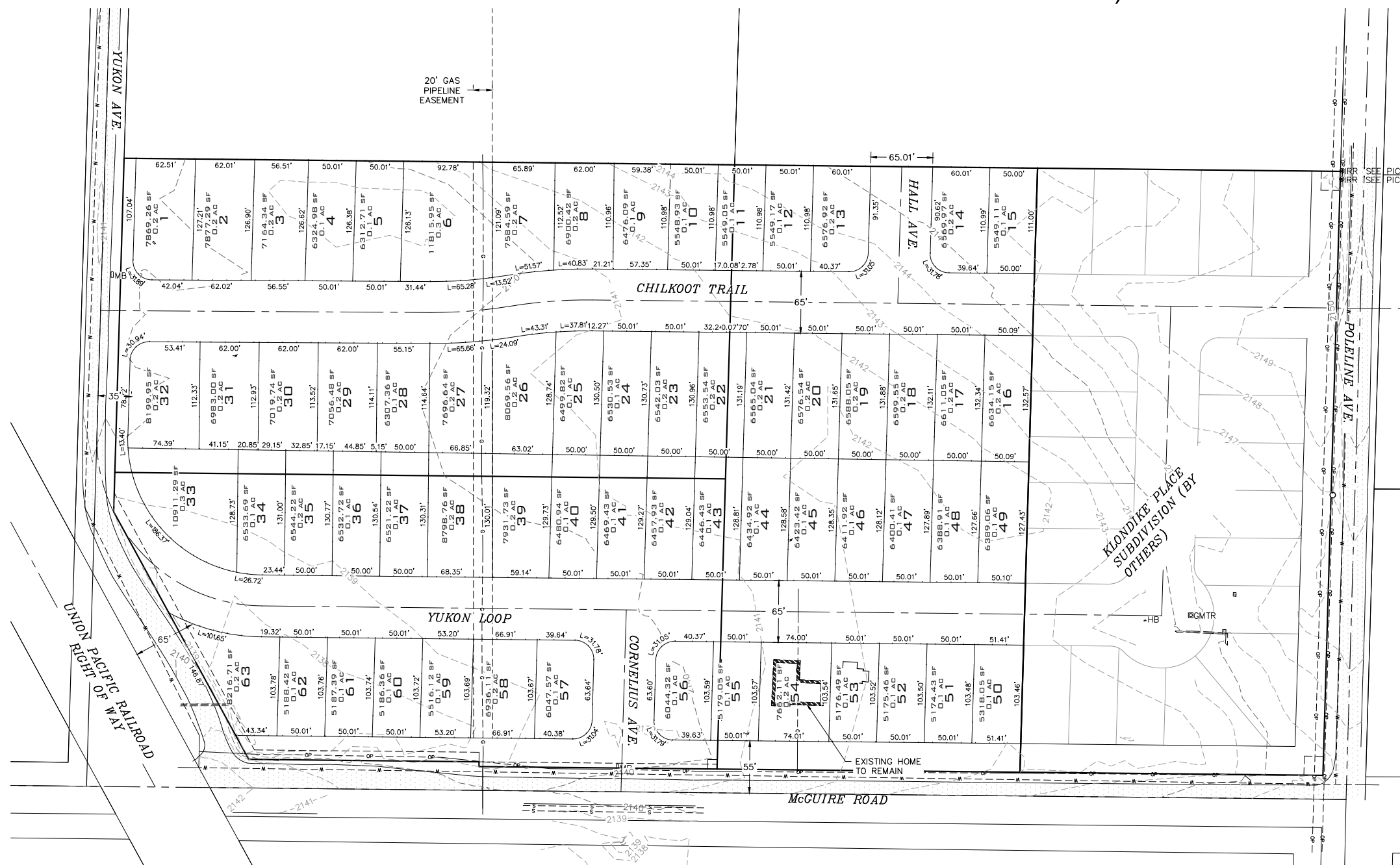
NE 1/4, SECTION 32, T. 51 N., R. 5 W., B.M.

PRELIMINARY PLAT LUCKY LARRY ESTATES

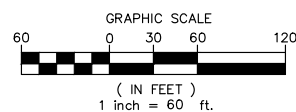
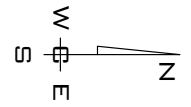
LOCATED IN A PORTION OF THE
NE 1/4, SEC 32, T 51 N, R 05 W, B.M.
CITY OF POST FALLS, ID



SITE DATA	
PARCEL NUMBERS	0296032031ZZ 0296032032AA 0296032001AB
ZONING	R-2 PROPOSED
PROJECT AREA	13.458
NUMBER OF LOTS	63
NUMBER OF TRACTS	0
	SF AC
AREA OF LOTS	420,711.00 9.66
AREA OF TRACTS	0.00 0.00
AREA OF RIGHT OF WAY	165,519.48 3.80
MIN LOT AREA	5,174 0.12
MAX LOT AREA	11,812 0.27
AVERAGE LOT AREA	6678 0.15
DENSITY	4.6812 DU/AC
SERVICE PROVIDERS	
FIRE DISTRICT	KOOTENAI COUNTY FIRE AND RESCUE
WATER SERVICE	EAST GREENACRES IRRIGATION DISTRICT
SANITARY SEWER SERVICE	CITY OF POST FALLS



NOTE: ALL BUILDINGS TO BE DEMOLISHED UNLESS OTHERWISE NOTED.



NAVD - 88
2" ALUMINUM CAP LOCATED AT THE INTERSECTION OF POLELINE AND MCGUIRE
NAVD88 ELEV=2146.63

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1" = '
VERTICAL:
1" = '

PROJ #: 25-4061
DATE: 09/20/25
DRAWN: XXX
REVIEWED: RLBK

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

**LUCKY LARRY ESTATES
PRELIMINARY PLAT
MCGUIRE ROAD
POST FALLS, ID**

**SHEET
PP1**


JOB NUMBER
25-4061



August 4, 2025

Re: 2207 N McGuire, Post Falls, ID 83854

To Whom It May Concern:

 represents our firm and is authorized to act on our behalf for all matters related to land use, annexation, and zoning applications for the above referenced address. This authorization is effective until further notice.

A handwritten signature in blue ink, appearing to read "Michael".

By:

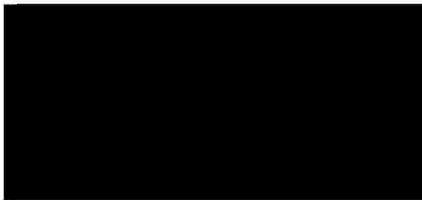




EAST GREENACRES IRRIGATION DISTRICT

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

October 30, 2025



RE: Lucky Lary Estates (Kennedy Springs), Conditional Conceptual Approval
Parcel Numbers: 0296032001AB, 0296032031ZZ, 0296032032AA

Dear [Redacted]

The Subject received conditional conceptual approval by the Board of Directors during our regular scheduled meeting held October 7, 2025. The project is located in Section 32, Township 51 N., Range 05 W., B.M. of Kootenai County, Idaho. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

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

As of this conditional approval, we have the capacity, willingness and intent to serve the Subject 63 lot residential subdivision conditional upon final review, and acceptance of the project drawings.

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

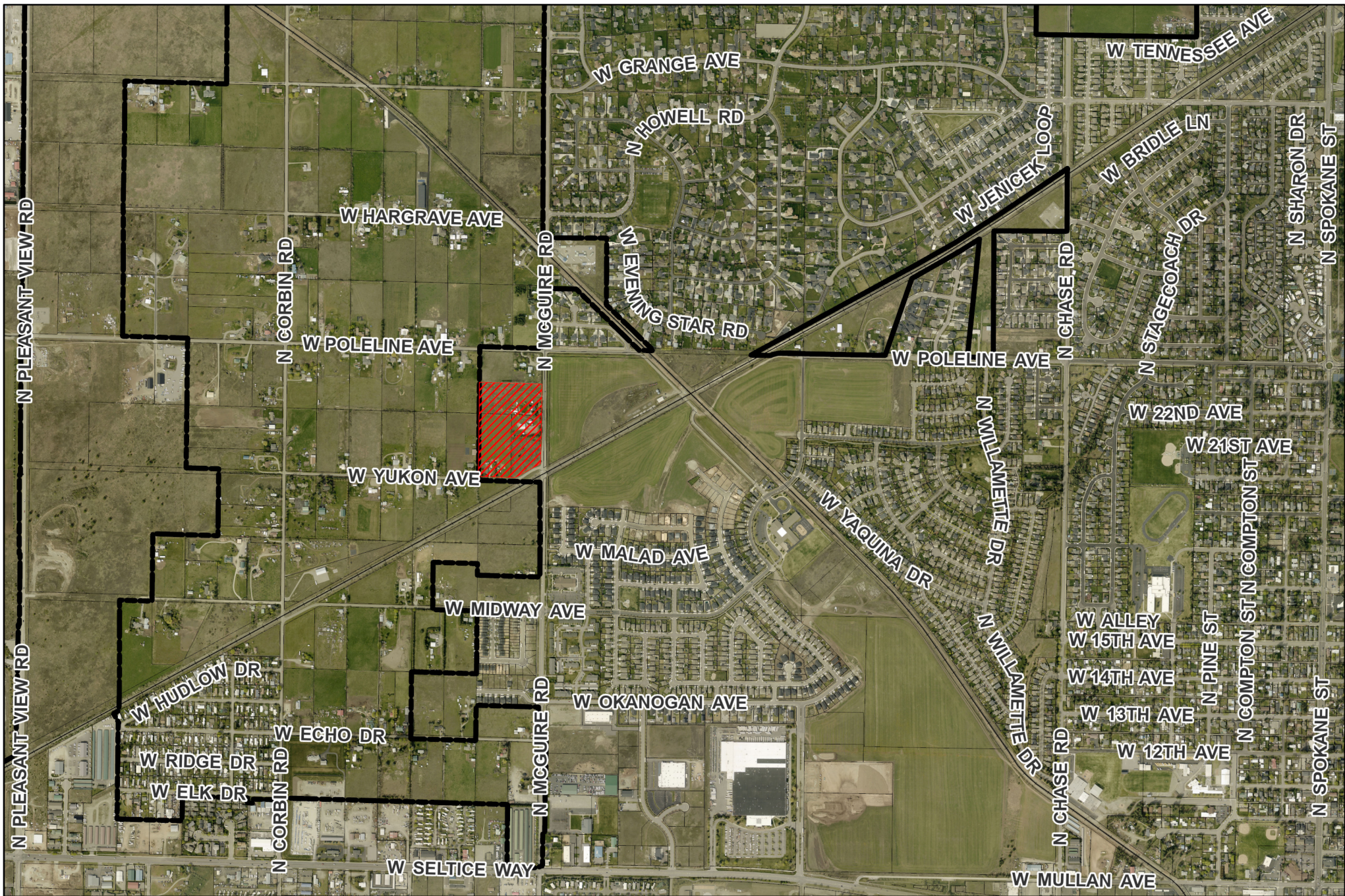
Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Ron Wilson
District Manager
ron@eastgreenacres.org

cc: Rob Palus – rpalus@postfalls.gov
[Redacted]

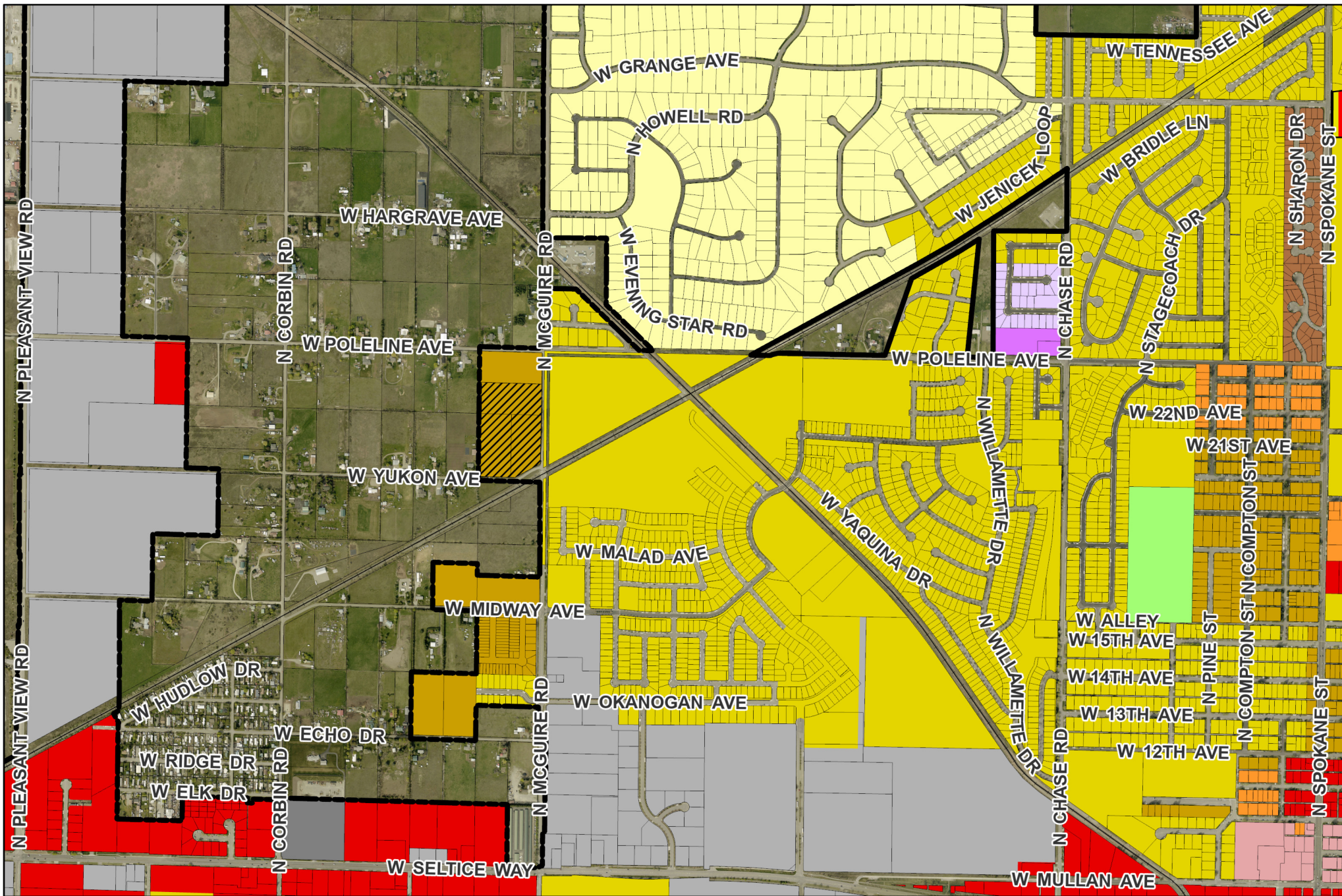
Fax: (208) 773-3476 • Eastgreenacres.org



Project Location
 Lucky Larry Estates
 SUBDIVISION
 SUBD-26-1



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



Zoning Map
 Lucky Larry Estates
 SUBDIVISION
 SUBD-26-1



Subject Site	HI	RMHP
Post Falls City Boundary	I	SC3
Tax Parcels	R-1-S	SC4
CCM	R-1	PR
CCS	R-2	
LC	R-3	

N



POST FALLS

SCHOOL DISTRICT #273

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

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

February 24, 2026

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

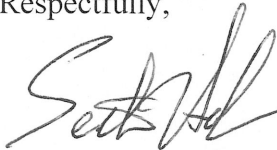
RE: Notice to Jurisdiction Response

Dear Nancy,

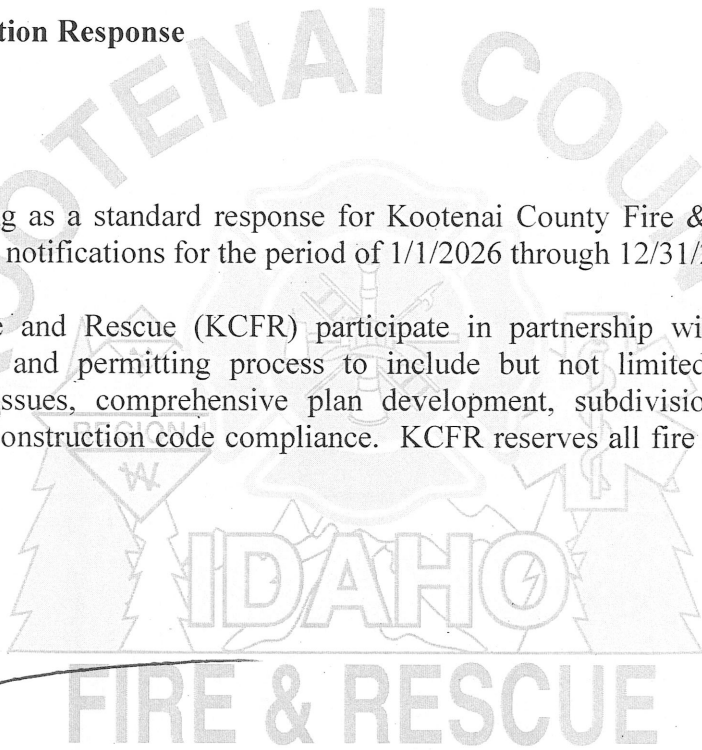
Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice of Jurisdiction" notifications for the period of 1/1/2026 through 12/31/2026.

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

Respectfully,



Seth Hohenstreet
Kootenai County Fire & Rescue
Deputy Fire Marshal



Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Monday, March 30, 2026 12:08 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions - Lucky Larry Estates File No. SUBD-26-1
Attachments: Exhibit PH-2 NTJ_Lucky Larry SUBD-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.

Phillips 66 does not have utilities within the attached project vicinity.
(Response 13309)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Monday, March 30, 2026 8:56 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <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@ziplly.com>; Kris Faver <kris.faver@tdstelecom.com> <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Kyle Leatham <kyle.leatham@bnsf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barns <lee.barns@tdstelecom.com>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Patton, Michael M <Michael.M.Patton@p66.com>;

Nancy Thurwachter

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Monday, March 30, 2026 1:55 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Lucky Larry Estates File No. SUBD-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.

No Comment from the Idaho Transportation Department.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Monday, March 30, 2026 8:56 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel 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 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>; Ikippen <Ikippen@olsson.com>; Lee Barnes <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>; Ziply <ID-

From: [Jonie Anderson](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions - Lucky Larry Estates File No. SUBD-26-1
Date: Wednesday, April 1, 2026 4:18:41 PM
Attachments: [image003.png](#)

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

Good afternoon,
The PFHD met with the City of PF engineer and we agree with the proposed preliminary plat.

Regards,
Jonie

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

p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Monday, March 30, 2026 8:56 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; Dan Rest <drest@hbkengeering.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 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 Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>; Ziply <ID-EWA.SFU.MDU.Engineering@ziply.com>

Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James.steffensen@yahoo.com; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Justin Sauder <jsauder@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Michael Floch <badger1michaelf@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdictions - Lucky Larry Estates File No. SUBD-26-1

Please find attached the Notice to Jurisdictions for Lucky Larry Estates File No. SUBD-26-1 that is scheduled for the Planning & Zoning meeting April 14, 2026. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

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

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, April 2, 2026 2:43 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Lucky Larry Estates File No. SUBD-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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Monday, March 30, 2026 8:56 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <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) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Kyle Leatham <kyle.leatham@bnsf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barns <lee.barns@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: noreply@civicplus.com
Sent: Tuesday, April 7, 2026 4:10 PM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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

Submit Written Public Testimony

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

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

Review Criteria

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

First Name	Marsha
Last Name	Marhofke
Address	2337 N Howell
Email Address	gtxmlm@yahoo.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Lucky Larry Estates Subdivision

Select Hearing Body Planning & Zoning

Please Provide Your
Position on the Public
Hearing Opposed

Comments Please do not approve this. Everything else approved recently along the west side of McGuire is horrible looking. Too many homes..too many vehicles parked every which way, streets not wide enough, vehicles blocking fire hydrants, garbage cans out. At least go to 1/2 acre lots. Totally against.

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POST FALLS
SCHOOL DISTRICT #273

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

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

February 24, 2026

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

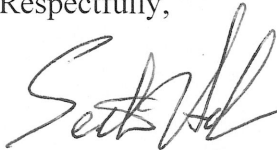
RE: Notice to Jurisdiction Response

Dear Nancy,

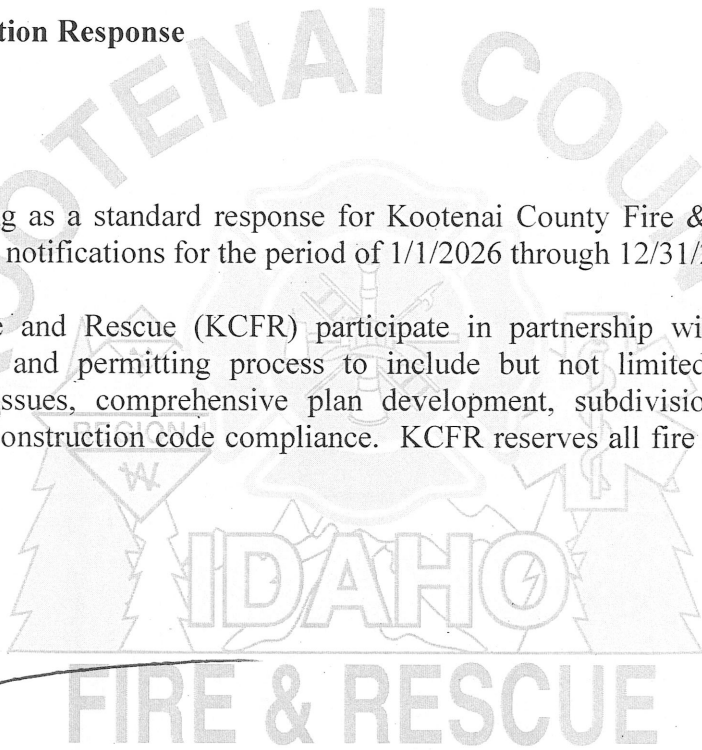
Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice of Jurisdiction" notifications for the period of 1/1/2026 through 12/31/2026.

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

Respectfully,



Seth Hohenstreet
Kootenai County Fire & Rescue
Deputy Fire Marshal



Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Monday, March 30, 2026 12:13 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions - Genesis Land File No. SUP-26-2
Attachments: Exhibit PH-2 NTJ Genesis Land SUP-26-2.pdf

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Phillips 66 does not have any utilities within the attached project vicinity.
(Response 13310)

Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Monday, March 30, 2026 8:57 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; cdaconst@avistacorp.com; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; christina@postfallschamber.com; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com; cschneider@kec.com; Dan Rest <drest@hbkengineering.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; 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 Barns <lee.barns@tdstelecom.com>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Patton, Michael M <Michael.M.Patton@p66.com>;

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, April 1, 2026 4:19 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Genesis Land File No. SUP-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,
The PFHD requests to review the TIA, once it has been completed.

Regards,
Jonie

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

p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Monday, March 30, 2026 8:57 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <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 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 Barns <lee.barns@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,

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, April 2, 2026 2:43 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Genesis Land File No. SUP-26-2

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Good Afternoon,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Monday, March 30, 2026 8:57 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <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>; 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

From: noreply@civicplus.com
To: [Public Hearing Notice](#)
Subject: Online Form Submittal: Submit Written Public Testimony
Date: Monday, April 6, 2026 3:38:10 PM

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Submit Written Public Testimony

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

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

Review Criteria

- [Annexation Review Criteria \(PDF\)](#)
- [Planned Unit Development \(PUD\) Review Criteria \(PDF\)](#)
- [Special Use Permit \(SUP\) Review Criteria \(PDF\)](#)
- [Subdivision Review Criteria \(PDF\)](#)
- [Variance Review Criteria \(PDF\)](#)
- [Zone Change Review Criteria \(PDF\)](#)

First Name	Anthony
Last Name	Walker
Address	6979 North Delon Court
Email Address	apwalker18@gmail.com
City	Coeur d Alene
State	ID
Zip Code	83815
Public Hearing	Genesis Land Special Use Permit
Select Hearing Body	Planning & Zoning

Please Provide Your
Position on the Public
Hearing

In Favor

Comments

After reviewing this and looking at the surrounding area, this makes perfect sense for higher-density housing. It doesn't have good access for any commercial uses, and there are already duplexes being built next door.

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Nancy Thurwachter

From: noreply@civicplus.com
Sent: Tuesday, April 7, 2026 12:35 AM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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Submit Written Public Testimony

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

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Review Criteria

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

First Name	Eric
Last Name	Lang
Address	1811 n ivory ln
Email Address	Ericdabomb48@gmail.com
City	Post falls
State	ID
Zip Code	83854
Public Hearing	Genesis Land Special Use Permit

Select Hearing Body	City Council
Please Provide Your Position on the Public Hearing	Opposed
Comments	That land and almost all surrounding is zoned as commercial. Why would add a subdivision of 4 plex homes help with the city? We need more businesses, restaurants, etc. We do not need more multi family homes and apartments. The majority of traffic will exit onto 16th ave which is not ideal for ingress and egress from the area. It is right next to the real life sports fields and the newer businesses right next door to the proposed development. Please don't rezone or allow multi family homes to be built in the commercial area that is just getting going.

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Nancy Thurwachter

From: noreply@civicplus.com
Sent: Tuesday, April 7, 2026 1:22 PM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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Submit Written Public Testimony

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

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

Review Criteria

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

First Name	Dave
Last Name	Black
Address	801 W. Riverside Ste 300.
Email Address	Dblack@naiblack.com
City	Spokane
State	WA
Zip Code	99201
Public Hearing	Genesis Land Special Use Permit

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	In Favor
Comments	Multifamily is a perfect use for the property. It adjoins soccer fields, Real Life Ministry church, a giant food court and office buildings. It has great access from 16th via Hwy 41 and Greensferry. I don't know how any more perfect use can be anticipated!

Email not displaying correctly? [View it in your browser.](#)



**CITY OF POST FALLS
AGENDA REPORT**

DATE: MARCH 24, 2026

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: JON MANLEY, PLANNING MANAGER, 208-457-3344 , jmanley@postfalls.gov

SUBJECT: STAFF REPORT FOR APRIL 14, 2026, P&Z COMMISSION MEETING –
GENESIS LAND SPECIAL USE PERMIT FILE NO. SUP-26-2 PUBLIC HEARING

INTRODUCTION:

The applicant and their representatives are seeking approval for a Special Use Permit in the Community Commercial Services (CCS) Zone to allow for 112 four-plex units multi-family units on approximately 6.52 acres per Exhibit A-3 for a density of 18 units per acre. The Planning & Zoning Commission must conduct a public hearing and determine if the proposed request meets the approval criteria contained in PFMC Section 18.20.070 (B). Following the public hearing, the Planning Commission will direct staff to prepare a Reasoned Decision, along with any appropriate conditions, that explains how the approval criteria are/are not met. The Planning Commission will review and approve the final Reasoned Decision at a subsequent meeting. The approval criteria are:

- A. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.
- B. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.
- C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.
- D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

PROJECT INFORMATION:

Project Name/File Number: Genesis Land Special Use Permit (SUP-26-2)

Project Description: Allow for 112 four-plex multi-family units on approximately 6.52 acres per Exhibit A-3 for a density of 18 units per acre.

Project Location: Generally located north of E. 16th Avenue midway between N. Charleville Rd. and HWY 41.

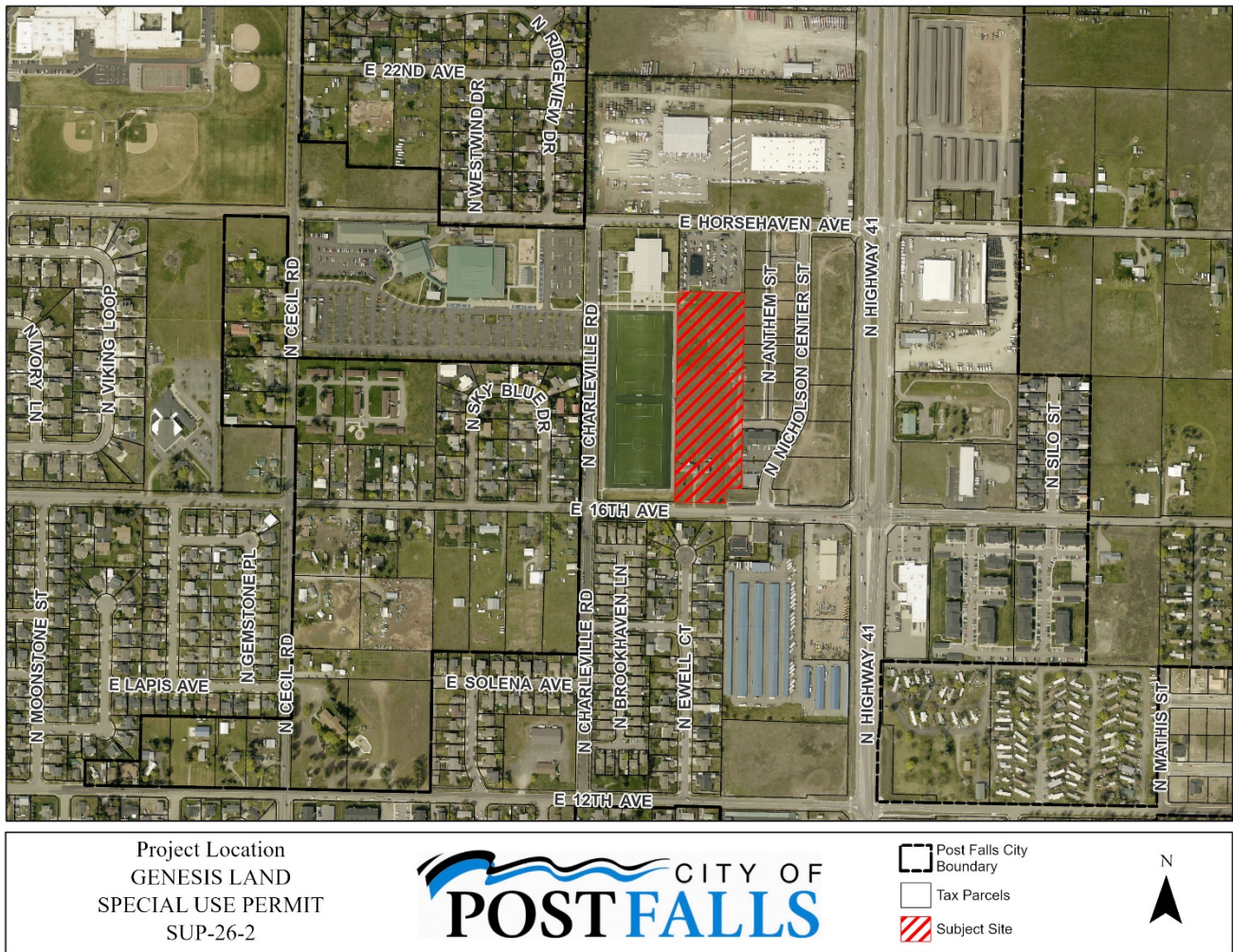
Water Provider: Ross Point Water District

Sewer Provider: City of Post Falls

AREA CONTEXT:

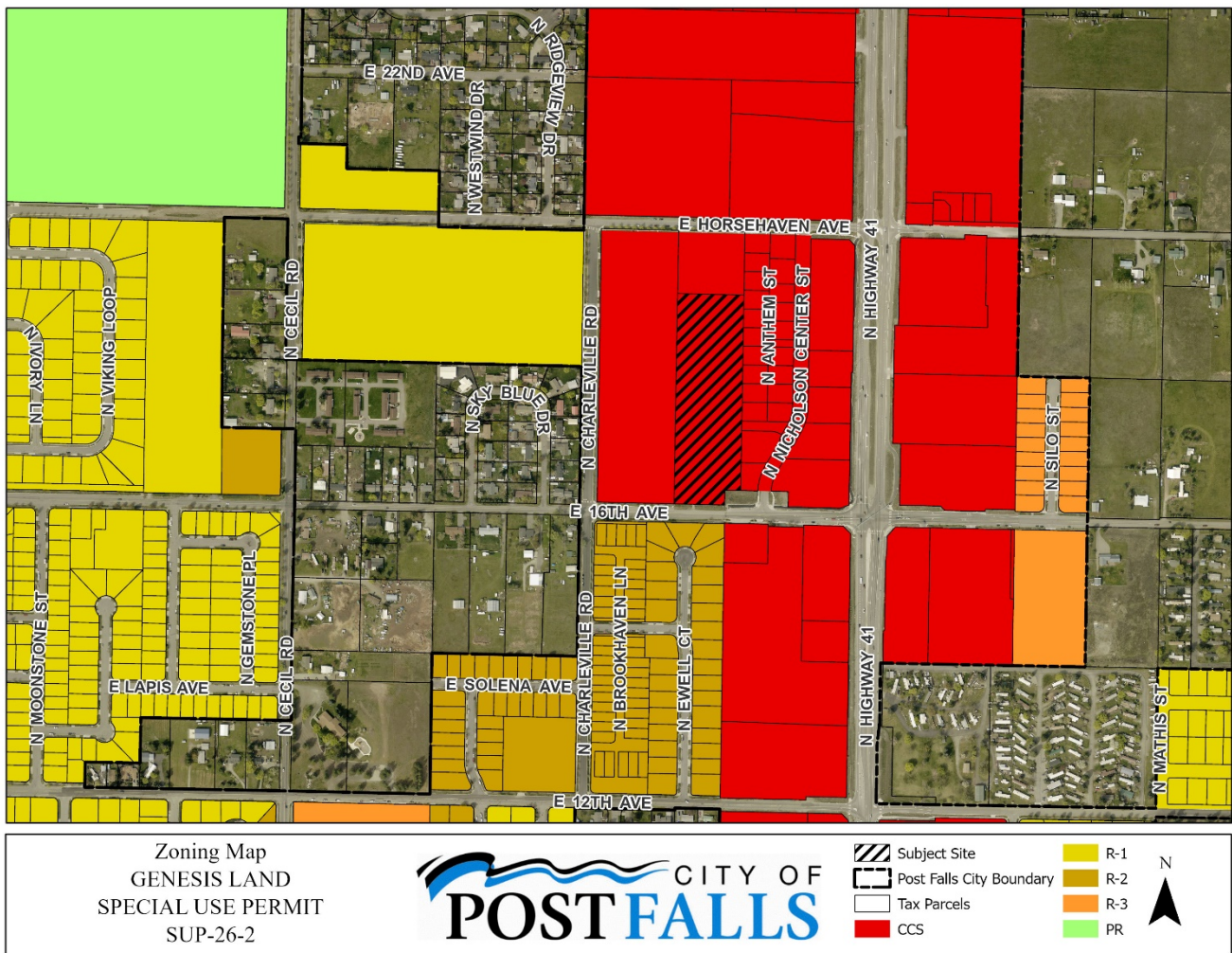
Surrounding Land Uses: Adjacent to the project site to the west are soccer playfields and a recreational facility. To the north, is a food court. To the east, are vacant undeveloped Duplex lots and some commercially developed lots.

Area Context Vicinity Map:



Surrounding Zoning Districts: Adjacent to project site to the west, north and east are in the Community Commercial Services (CCS) zoning district. South of E. 16th Avenue, are other CCS properties and R2 zoned lots. See following map:

Zoning Map:



EVALUATION OF SPECIAL USE PERMIT APPROVAL/ REVIEW CRITERIA:

A. Implementation of the special use will/will not conform to the purposes of the applicable zoning district.

The CCS zone is applied in areas primarily located near arterials and collector streets. Residential *Uses* may be allowed within this zone at densities permitted by the High-Density Multi-Family Residential (R3) Zone by Special Use Permit when they will not compromise present *Uses*. The purpose of permitting High-Density Multi-Family Residential within a commercial zone is to introduce complementary residential density that helps support and sustain higher-value commercial development. *Lot* area and building bulk and placement requirements shall agree with the values set forth in section 18.20.040, "Official Bulk and Placement Regulations Table," of this title.

E. 16th Avenue is a major collector. Higher-density housing near commercial areas can support stronger, more vibrant businesses by providing a steady customer base within walking distance. Allowing multi-family development in key locations—such as along Highway 41—can help attract and sustain higher-quality commercial uses, ultimately benefiting both residents and the local economy.

The proposed multi-family within the CCS zoning district is an allowed use with a Special Use Permit at densities permitted by the R3 Zone per PFMC Bulk and Placement Table 18.20.040 and per PFMC Establishment of zoning districts 18.16.010.

R3 multi-family sites require a minimum of 2,400 square feet per dwelling unit per the PFMC Bulk and Placement Table. As noted, the project site is approximately 6.52 acres to allow 112 dwelling units for approximately 18 du/acre.

B. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.

See following excerpt from the Land Use Table, allowed with a Special Use Permit:

P = Permitted use

S = Special use

- = Nonpermitted use

Land Use Category	Zoning Classifications											LBCS Code
	R1S	R1	R2	R3	LC	CCS	I	TM	CCM	RM		
Twinhome	-	S	P	P	S	S	-	-	-	P		
Townhome, 6 or less units per structure	-	S	S	P	P	S	-	P	P	P		
Multi-family, 3 or more units per structure	-	-	-	P	S	S	-	P	P	P	1103	

C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.

Per PFMC Land Use Table 18.20.030 and being that the proposed project is allowed through a SUP, suggests that multi-family uses can be compatible with commercial uses. Additionally, the absence of a buffer requirement between multi-family and Commercial Land uses indicates the land uses may be compatible as well. The accessibility of this project site to major and minor collectors near HWY 41 offer good connectivity for potential residents. Per Post Falls Municipal Code, the multi-family project will be required to place a 10' buffer adjacent to the duplex lots.

Transportation: The site abuts 16th Avenue, an east/west Major Collector roadway, and between the signalized access to SH41 (Principal Arterial), 1/8 mile to the east; and Charleville Road (Minor Collector), 1/8 mile to the west. The City’s Transportation Master Plan and 2024 traffic counts (ITD) indicate that 16th Ave. is currently operating at about 30% of its available capacity and has an average daily traffic volume of 2,600 trips per day. By the year 2035, traffic on 16th Ave. is anticipated to increase to 50% of available capacity (estimated 6,000 trips per day) and within the City’s design standards. The City of Post Falls installed a Rectangular Rapid Flashing Beacon (RRFB) at the intersection of 16th Ave. / Charleville in 2025 to enhance pedestrian safety in proximity to the sports complex. The intersection of 16th Ave / Charleville Rd. has seen less than 1 collision per year over the past 5 years with only a single collision in each of the following years of the past 5-year period: 2023, 2024 and 2025 (Source ITD)

With development of the site, the project should restripe 16th Ave. between Charleville Rd. and Nicholson Center St. to match City of Post Falls Major Collector Standards with a parking lane along the northern curb, bicycle lanes in each direction and a 3-lane roadway section. No parking would be allowed along the southern curb line. With the completion of frontage improvements to the site and the restriping of

16th Ave. no net change in the number of on street parking spaces is anticipated along 16th Avenue between Charleville Rd. and Nicholson Center St.

A minor Transportation Impact Study should be conducted as part of the site plan review process for the site. The project proposes 112 new dwelling units. This would result in over 1,000 new vehicle trips per day and approximately 100 peak hour trips per day. The City of Post Falls Transportation Master Plan indicates that a full Transportation Impact Study (TIS) should be performed when development will generate over 100 peak hour trips per day. A minor TIS is identified for development generating 25-100 peak hour trips per day. Considering the recent completion of improvement to the SH41, a minor TIS would be appropriate, with specific attention given to the facilities driveway approach and the intersection of 16th Ave. / Charleville Rd. If warranted from the TIS, east/west left turn pockets should be included at the 16th Ave. / Charleville Rd. intersection.

Water Reclamation: The site will be connected to the City's Water Reclamation Facilities. Existing facilities are located along the properties southern boundary in 16th Avenue which discharges directly to the SH41 mainline. Current capacity exists within the SH41 mainline and at the 12th Avenue Lift Station.

This site is not subject to any Sanitary Sewer Surcharges or Subsequent User Fees.

City water reclamation facilities currently have the capacity and capability to handle the requested use.

Domestic Water: The proposed special use will be serviced by the Ross Point Water District. A will serve letter from the district has been provided and site-specific issues, including fire protection, would be handled at the time of Site Plan Review.

D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

Goal 1: Higher residential density in strategic locations—such as near Highway 41— may create built-in demand for retail, services, and employment opportunities. This walkable proximity helps attract and sustain quality commercial investment, while also reducing infrastructure strain and vehicle miles traveled.

Additionally, by enabling a range of housing options close to job centers and commercial corridors, Post Falls may position itself as a more competitive and inclusive community. This not only supports workforce retention but also encourages small business growth and enhances fiscal stability through diversified tax revenues.

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. Diversification in housing choices may assist in achieving this goal.

Goal 10: Provide and support Post Falls' parks and recreational opportunities on-pace with growth.

Through development of the multi-family site, park impact fees would be paid at the time of permitting to assist parks and recreational development needs in all related plans and actions. Additionally, the open space requirements for multi-family project will creating on-site opportunities.

Goal 15: Maintain and Improve the City's water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions.

Provision of clean, safe water and responsible treatment and disposition of wastewater are essential services for any community.

The following policies may or may not assist the review of this Special Use Permit request.

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

Staff Comment: Impact Fees will be paid at the time of permit issuance to assist maintaining the community levels of service.

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

Staff Comment: Diversified housing opportunities bolsters the long-term health of the housing sector within a community. The industrial and commercial sectors within a community benefit by having a healthy and diverse housing sector as it either offers securities that their employees have a place to live, or it puts rooftops to provide commerce.

- Maintain and enhance resident quality of life.

Staff Comment: The proposed location of the special use permits should be within walking distance to future nearby commercial businesses along Highway 41 that may provide for some daily needs, potentially improving quality of life. The proximity to existing and future Highway 41 businesses provides potential existing and future employment opportunities within walking distance as well. Additionally, other civic amenities nearby may benefits residents in the area.

- Promote compatible, well-designed development.

Staff Comment: The proposed development is on a CCS zoned property surrounded by other adjacent CCS Zoned Properties, noting soccer fields to the west and to the east are predominantly Medium Density Residential (R2) zoned properties. The proximity to arterial connections is compatible with the proposed high-density development. City design standards assist creating compatible, well-designed developments.

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

Staff Comment: The analysis within this staff report addresses this policy point.

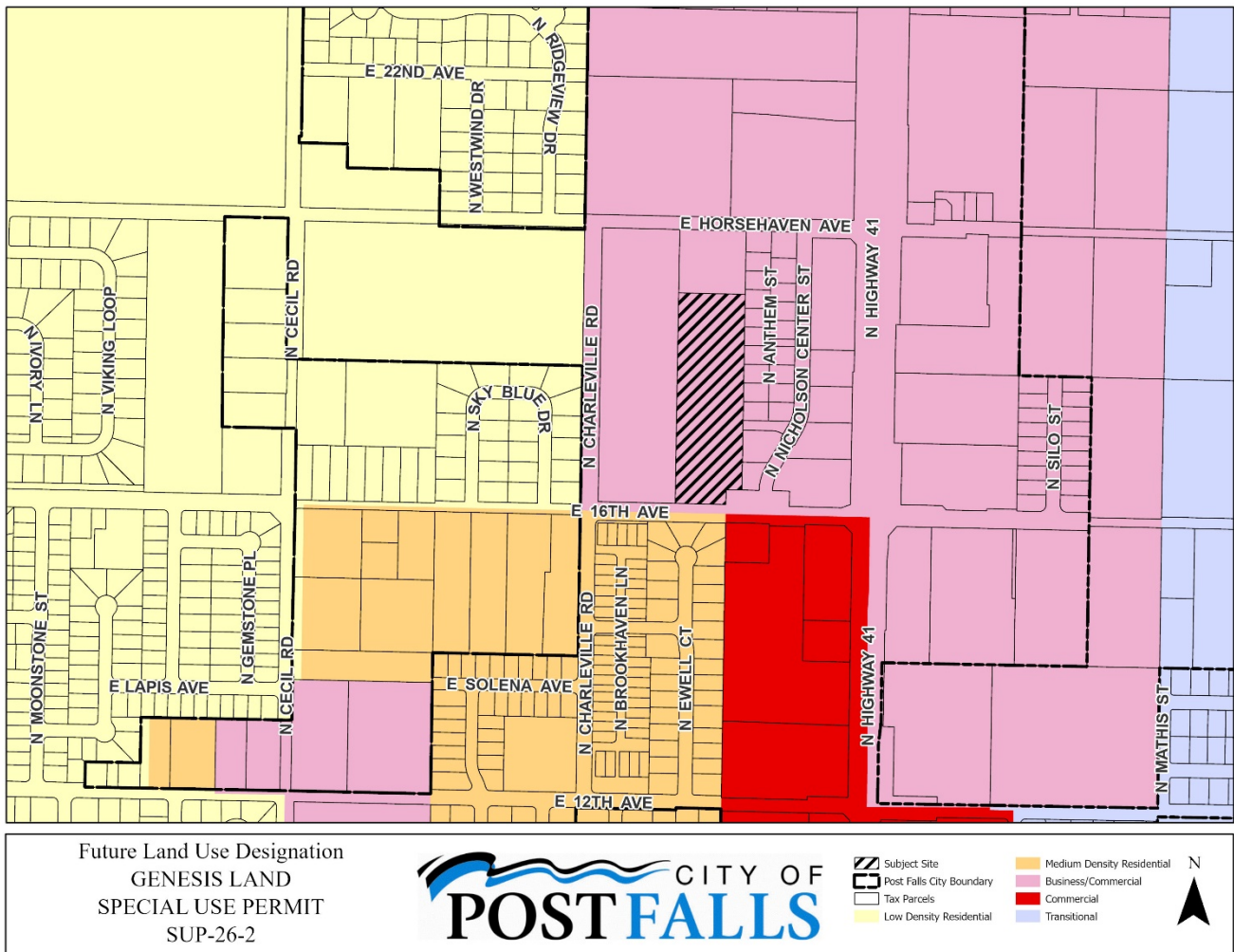
Policy 2: Apply or revise zoning designations with careful consideration of factors including:

- Future land use mapping.

Staff Comment: The site has a future land use designation of Business Commercial (see following map). This land use designation provides for a wide variety of general service, retail, professional office, light industrial, artisan manufacturing and mixed-uses that serve local and regional residents as well as the traveling public. This category promotes a mixture of moderate/high density housing types within walking distance of the city center, neighborhood center and **corridor commercial uses, as well as civic uses and other amenities within Post Falls**. The site is in the 41 North Focus Area where it does state, "Focus provisions for multi-family, commercial, and tech uses near higher classified roadways." The project would provide multi-family near Highway 41.

Implementing Zoning Districts of Business Commercial: CCM, LC, **CCS**, SC4, SC5, Per **Focus Area**

Future Land Use Designation Map



- Compatibility with surrounding land uses;

Staff Comment: Per PFMC Land Use Table 18.20.030 and cited in Criteria A, multi-family being allowed through a Special Use Permit in CCS zones suggests that it is compatible with Commercial land uses. The Special Use Permit process provides for the opportunity to mitigate potential incompatibilities with neighboring properties.

- Infrastructure and service plans.

Staff Comment: The site is located adjacent to existing sanitary sewer and water infrastructure. Existing facilities have sufficient capacity to provide service for the anticipated land uses.

- Existing and future traffic patterns.

Staff Comment: The site is located adjacent to 16th Avenue, which provides connection to the signalized intersection of SH41, less than 1 mile from I-90, and to the collector roadways of Charleville Rd. and Cecil Rd.

The project should provide for restriping of 16th Ave. between Charelville Rd. and Nicholson Center St.

Though capacity exists on the surrounding roadways, a minor Traffic Impact Study (TIS) should be conducted to verify the projects impacts at the intersection of 16th Ave. / Charleville Rd. and at the projects access point to 16th Ave. as part of the site plan review process.

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

Staff Comment: The analysis within this staff report addresses this policy point.

Policy 3: Encourage development patterns that provide suitably scaled, daily needs services within walking distance of residential areas, allowing a measure of independence for those who cannot or choose not to drive.

Staff Comment: The analysis within this staff report addresses this policy point.

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

Staff Comment: This lot could be considered as under-utilized and infill. Redevelopment with a higher density could offer some relief to the housing concerns within the city.

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: The proposed special use permit could help create additional housing in the CCS zoning designation.

Policy 19: Encourage clustering of units in new residential development, providing service efficiencies and creating opportunities for private or community open space.

Staff Comment: The proposed special use permit is an example of clustered 4 plex residential units that will also develop private open space for residents. Per PFMC section 18.24.030.D.7, Post Falls multi-family performance standards require 300 square feet of common open space for each 2-bedroom unit and 150 square feet of common space for each 1-bedroom unit. Additionally, multi-family performance standards require sites greater than 2-acres to consolidate the majority of the required open space into a primary open space (See Exhibit A-3).

The proposed development contains 112 two-bedroom units, which necessitates a minimum of 33,600 square feet of open space. The proposed primary open space is surrounded by a parking lot.

Policy 20: Consider location of multi-family development in areas that:

- Have access to arterial and collector streets;

Staff Comment: The proposed special use permit is adjacent to 16th Avenue, a Major Collector, and would develop multi-family in close proximity to SH41, a principal arterial, and I-90, located less than 1 mile to the south on SH41.

- Help buffer higher and lower-intensity development patterns;

Staff Comment: This site is surrounded by civic, commercial, and other R2 zoned lots.

- Abut compatible existing uses;

Staff Comment: This criterion is addressed in Policy 1.

- Are part of projects involving mixed use or master planned areas.

Staff Comment: The area bounded by North Charleville Road, E. Horsehaven Avenue, Highway 41, and East 16th Avenue has the potential, upon development, to evolve into a horizontally mixed-use environment..

Policy 21: Maintain standards for multi-family housing that encourage quality building design, landscaping and usable open space, supporting long-term family living.

Staff Comment: This criterion is addressed in Policy 19.

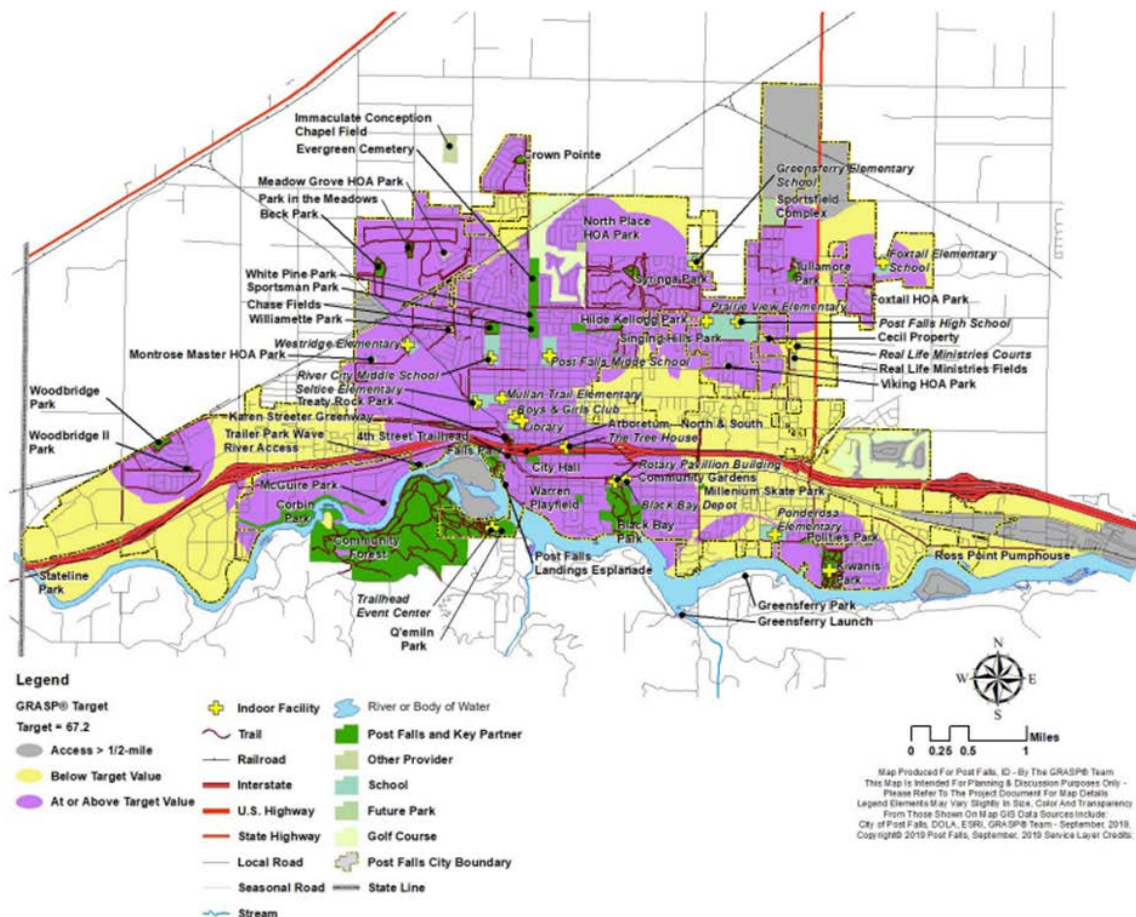
Policy 38: Plan new development to ensure provision of public services at current Levels of Service (LOS) or the LOS identified in City-adopted master plans.

Staff Comment: This criterion is discussed in Policy 19 and Policy 60.

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

Staff Comment: This project is in an area identified in the Parks and Recreation Master Plan as below the established level of service. However, since the time of plan adoption additional park land has been acquired within the 1/2 radius of this location. Additionally, there are privately operated recreation facilities available west of the project site that are open to public use. As noted, this development will be providing on-site amenities as well. Referring to Policy 19, open space requirements are provided in PFMC for multi-family projects to assist mitigating this matter. Additionally, as mentioned earlier, Park Impact Fees are paid at time of issuance of building permits.

Parks and Recreation LOS Analysis (Following Image)



OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

Bonneville Power Administration	City Link	Post Falls Area Chamber
Post Falls Post Office	Post Falls Parks & Rec	PF Police Department
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
Coeur d’Alene Press		

PUBLIC PROCESS: Notice of the proposed SUP was mailed to property owners within 300 feet of the proposed project March 27, 2026. Notice has been published in the Post Falls Press on March 28, 2026 and was sent to appropriate jurisdictions on March 30, 2026. The property was posted by April 3, 2026.

MOTION OPTIONS: The Planning Commission may approve the requested Special Use Permit as presented, approve with conditions, or deny the Special Use Permit request.

CONDITIONS (If any are applied):

1. Site Access points will be required to conform with City Access Management requirements.
2. Perform a Traffic Impact Study (TIS) as part of the site plan review process and address any identified mitigation(s) from the TIS.
3. Restripe 16th Avenue between Charleville Road and Nicholson Center Street to conform with the City’s Transportation Master Plan.

ATTACHMENTS:

APPLICANT’S EXHIBITS:

- Exhibit A-1: Application
- Exhibit A-2: Narrative
- Exhibit A-3: Conceptual Plan
- Exhibit A-4: Vicinity map
- Exhibit A-5: Owner Authorization

STAFF EXHIBITS:

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




Record No: SUP-26-2

Special Use Permit

Status: Active

Submitted On: 1/13/2026

Applicant

 Whipple Consulting Engineers
 509-893-2617
 permits@whipplece.com
 21 S. Pines Rd.
Spokane Valley, Washington 99206

Option For Redaction

Would You Like to Submit Redacted Documents* 

—

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.*





Whipple Consulting Engineers, Inc.

WCE No. 25-4220
January 12, 2026

Post Falls Planning and Zoning Commission
C.O.: Jon Manley, Planning Manager
408 N. Spokane Street
Post Falls, ID 83854

Re: City of Post Falls
Genesis Land – Special Use Permit Narrative

Dear Mr. Manley:

This letter is intended to serve as a written narrative for a proposed Special Use Permit to allow for multifamily residential uses on parcel P-7150-36-031-AB, AIN 186006 on 3755 E 16th Avenue. This letter discusses zoning information, how the proposal relates to the City of Post Falls Goals and Policies Future Land Use Plans, and any impact the proposal would have on City services.

Site Description

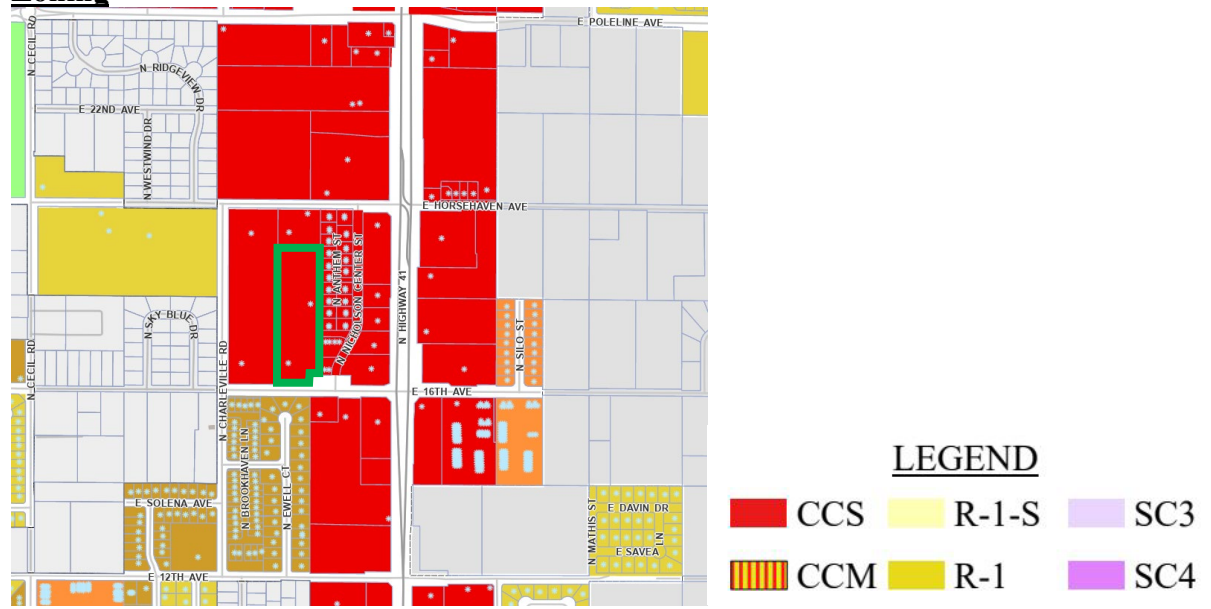
The site is a flat property with several bushes and trees, as well as one single-family residence and one outbuilding. This proposal includes several fourplex units along 16th Avenue in the Highway 41 Corridor. This property will include open space amenities as required by code. The property is in the CCS Zone in the City of Post Falls, Idaho in Section 36, Township 51 North, Range 5 West, B.M. The City of Post Falls Future Land Use Map designates the property as Business/Commercial. This special use permit application proposes to develop approximately 112 four-plex units on approximately 6.52 acres, for a density of 18 units per acre. The site has access to 16th Avenue to the south.

Currently, the subject property is one single-family residence with commercial use to the north and southeast, duplexes to the east, single-family residences to the south and recreational use to west. Although traffic on the highway provides exposure, additional residential development in the area is critical for the effort to attract commercial and retail businesses to the corridor; and provide multifamily residences in a regional housing shortage. The proposed Special Use Permit will create a housing development consistent with R-3 zoning in the vicinity of future commercial and retail uses adjacent to Highway 41 and the single-family residential located to the southwest. Not only will the approval of this Special Use Permit provide for residential housing within a walkable distance of future commercial and retail services, but the increased density will help foster commercial development along the Highway 41 corridor, reduce trips and continue to promote efficient land use within ½ mile of Highway 41.



Figure 1: Property outlined in green.

Zoning



The site is located in the Post Falls CCS Zone and is also located in the Business/Commercial designation of the City of Post Falls Comprehensive Plan.

Surrounding properties include the Duplex and commercial development to the east, Real Life Ministries to the west, a food court to the north, and single family residential across the street to the south.

City Special Use Permit Code Review

The Post Falls Municipal Code Section 18.20.070 regulates Special Use Permits. Below is a review of the Special Use Permit code and our responses to each section of the code:

The purpose of a Special Use Permit is to establish procedures for the review and approval of Uses that are not permitted by right in a particular zoning district. A Special Use Permit is not transferable from one parcel of land to another nor shall it be considered as establishing a binding precedent to grant other Special Use Permits. Special Use Permits require a public hearing before the planning and zoning Commission following appropriate procedures.

WCE Response: This section of code authorizes the use of Special Use Permits and identifies the required procedure for approval.

A. *A completed Special Use Permit application shall be submitted to the Zoning Administrator which shall include a description of the Use proposed, the manner of implementation of the proposed Use including information about appearance and configuration, how it would be compatible with infrastructure and Land Uses present and future, and why the proposal would be in the public interest.*

WCE Response: This narrative and the associated site plan identifies the requirements within the Special Use Permit. For convenience, each requirement is listed below with our response:

- *A description of the use proposed:* The project proposes 28 four-plex buildings for a total of 112 residential units. Additionally, there will be approximately 227 parking stalls including ADA stalls across the 6.52 acres. Finally, an amenities

area is identified on the site plan. These amenities are subject to change; however, the project will require two amenities per code.

- *Appearance and configuration of the site:* The site has one vehicular access to 16th Avenue to the south. There is an additional pedestrian access to the east on Exodus Ave. The proposed units are configured to the east and west with one centrally located open space area and one open space area to the east. No vehicular access is proposed to Exodus Avenue, a private road.
- *How the project would be compatible with infrastructure:* The property has access to 16th Avenue, a major collector. The property has nearby existing infrastructure including sewer, water and dry utilities within 16th Avenue. 16th Avenue will be improved along the site frontage with this project to Major Collector standards.
- *How the project would be compatible with present and future land uses:* The existing surrounding properties include residential uses to the east and south, recreational/church facilities to the west, and commercial uses to the north and southeast. This project will increase the development potential of nearby Business/Commercial-designated properties, providing housing in close proximity to those future businesses to be located on the CCS-zoned land to the east, thus increasing the customer and employee housing within walking distance of those businesses.
- *Why the proposal would be in the public interest:* There is a high demand for residential housing within Kootenai County due to the relatively high cost of single-family residences, and more specifically the City of Post Falls. In addition, this project will create an incentive for further commercial development along the Highway 41 Corridor. Two-story four-plex multifamily properties are an underrepresented land use in Post Falls, providing small scale multifamily housing on a property that is extremely unlikely to develop commercially.

B. As its schedule and agenda allow, the planning and zoning Commission shall hold a public hearing and shall review the particular facts and circumstances of each proposed special use. In granting a Special Use Permit, the planning and zoning Commission may attach appropriate conditions to mitigate impacts, and to ensure conformance with the intent of the Comprehensive Plan and applicable provisions of this title. The application for a Special Use Permit may be approved as presented, conditionally approved, or denied by the planning and zoning Commission upon determining the following:

WCE Response: The Special Use Permit approval criteria in the City of Post Falls has four requirements, listed below as 1 through 4. This Special Use Permit application meets the requirements in the following ways:

1. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.

WCE Response: Implementation of this special use would conform to the purposes of the CCS Zoning district. The Post Falls Municipal Code Section 18.16.10(B)(2) establishes the CCS Zone and states that *...Residential Uses may be allowed within this zone at densities permitted by the High Density Multi-Family Residential (R3) Zone by Special Use Permit when they will not compromise present uses.* The PFMC Section 18.16.30 allows for multifamily residential under a special use, requiring a Special Use

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Permit. Present uses in the area are similar and complimentary to a 4-plex multifamily development.

Per PPMC Subsection 18.24.030(D)(7): *At least one hundred fifty (150) square feet of common Open Space must be provided for each one (1) bedroom unit and three hundred (300) square feet for each two-bedroom plus unit.* This project proposes 112 two or greater-bedroom unit buildings, for a total required open space of 33,600 sf. The project proposes 33,866 sf, which meets the minimum required open space for the project.

Per PPMC Subsection 18.24.030(D)(7)(d): *The required Open Space must contain at least two of the following amenities that are accessible for Use by the residents and should be centrally located:*

i. Play Structure;

ii. Community garden;

iii. Picnic tables and BBQ areas. Providing a gazebo or other permanently affixed shade Structures nearby counts as two (2) amenities;

iv. Swimming Pool;

v. Indoor recreation facility;

vi. Sports courts (e.g., tennis, basketball, volleyball);

vii. Internal courtyards;

viii. Connected internal trail/sidewalk system. (when possible, connect to nearby parks, trails, or other public amenities.);

ix. Natural Open Space area with benches/viewing areas and/or trails;

x. Other active or passive recreation areas as approved by the community development director that meets the intent of this requirement.

This project does not propose any bonus space. A minimum of two amenities that will be located on the common open space, to be determined at a later date, are proposed to meet the minimum required amenities for this project.

2. *Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the City and the State.*

WCE Response: The proposed use will constitute an allowable special use as established by PPMC Chapter 18.16. The PPMC Section 18.16.30 table allows for multifamily residential under a special use, requiring a Special Use Permit. Section 67-6512 of the Idaho Statutes creates provisions for Special Use Permits, including notification requirements and conditions.

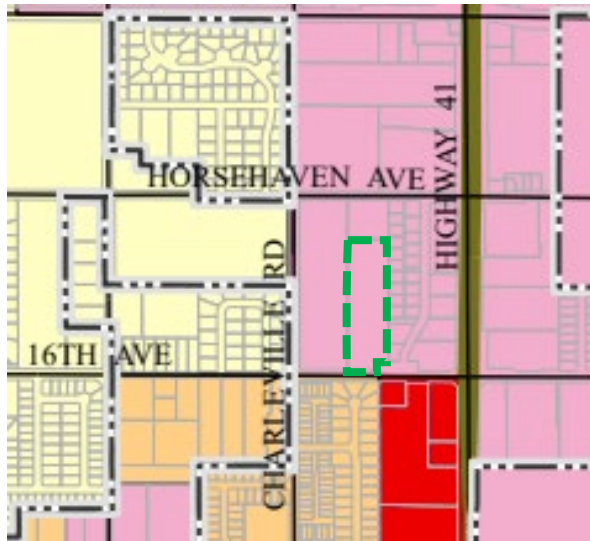
3. *Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses in the vicinity of the proposal.*

WCE Response: The proposed special use will be compatible with the health, safety and welfare of the public and with land uses in the vicinity of the proposal. The project will connect to water, sewer and electricity, as well as cable and gas, as allowed. The project will improve the 16th Avenue frontage with curb, gutter and sidewalk. Finally, the project has adequate connection to the public road system via 16th Avenue for police and

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fire access; therefore, it is our understanding that the project is compatible with public health, safety and welfare.

Regarding land uses in the vicinity of the project, to the north and east of the site are commercial uses including restaurants to the north and a countertop store to the east, a residential development to the east that is in construction, single family residential to the south, and park uses to the west. Southeast of the development across 16th Avenue are ministorage units.



Pink: Business/Commercial
Yellow: Low Density Residential
Orange: Medium Density Residential
Blue: Transitional

Figure 2: figure 2.03, page 37 of the Comprehensive Plan

4. *Whether the proposed use will/will not comply with the goals and policies found within the Comprehensive Plan.*

WCE Response: The proposed use will comply with the goals and policies found within the Comprehensive Plan. This project is located within the focus area 41 North, which identifies the following items:

- *Focus provisions for multi-family, commercial and tech uses near higher-classified roadways;*

WCE Response: This project proposes multifamily use within ½ mile of Highway 41; therefore, this item has been met with direct access via the 16th Avenue and Highway 41 signal for ease of ingress and egress.

- *Development should provide pedestrian connectivity to all multi-use paths and trails, including the Prairie Trail;*

WCE Response: This project proposes additional multi-use pathway on 16th Avenue; therefore, this item has been met.

- *Manage development patterns in the airport fly zone east of 41 and north of Prairie Avenue, coordinating with the 2018 Coeur d’Alene Airport Master Plan;*

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WCE Response: This item is not applicable as the site is south of Prairie Avenue and therefore outside the airport fly zone.

- *Facilitate the creation of the “backage roads” system envisioned in the Highway 41 Corridor Master Plan, supporting appropriately-scaled commercial and mixed-use development along 41 and improving access for nearby residential uses;*

WCE Response: This item is not applicable as there are no connections to the north or south that might serve to create a backage road. The nearest roads serving the backage road system include Nicholson Center Street and Chareleville Road.

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

WCE Response: This project proposes multifamily, a commercial use along 16th Avenue and proposes improvements along the project frontage.

The project complies with the following goals found within the Comprehensive Plan:
Goal G.01: Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health.

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

Goal G.08: Protect and maintain Post Falls’ natural resources including clean air, soils, river and aquifer, and minimizing light and noise pollution citywide.

Goal G.09: Protect and enhance Post Falls’ scenic and natural areas for present and future generations.

The above goals are implemented through the following policies:

Policy P.01: Support land use patterns that:

Maintain or enhance community levels of service;

WCE Response: This project will require public roads with sewer, water, electric and gas services. These services are already in place along or within 16th Avenue and will be subject to service fees, thereby providing funding to utility purveyors as well as maintaining levels of service.

Foster the long-term fiscal health of the community;

WCE Response: The project will provide for the long-term fiscal health of the community by providing residential development, intended to attract commercial development to the focus area 41 North, does not promote sprawl as an infill development of 112 units on 6.52 acres vs 96 single-family lots on 20 acres of prairie.

Maintain and enhance resident quality of life;

WCE Response: This project will provide new development, enhancing the quality of life for existing residents of the adjacent single-family residential use by buffering them from high-intensity commercial development. It will also keep the existing duplex

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residences located to the east of this property from being sandwiched between commercial uses. Rather, this proposal keeps continuity of uses as we transition from higher intensity commercial use on the Highway 41 frontage to lower intensity single family residential west of Charleville. Additionally, rooftops adjacent to Highway 41 will promote infill community developments such as the new Les Schwab on 16th and Highway 41.

Promote compatible, well-designed development;

WCE Response: The project is in proximity to both single-family and multifamily development, which are compatible uses for the proposed multifamily use. Care will be taken to limit impacts to the adjacent single-family residences by site buffering and providing onsite amenities. The onsite amenities will lessen the requirements for offsite park uses by providing amenities for residents of the project.

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

WCE Response: This project will implement the goals and policies of the comprehensive plan as noted throughout this section. Facility plans will be implemented as facility approval is required for development as part of concurrency review.

Policy P.02: Apply or revise zoning designations with careful consideration of factors including:

Future land use mapping;

WCE Response: This project is an appropriate application of the Business/Commercial Future Land Use, as multifamily residential uses are specifically identified in this land use area.

Compatibility with surrounding land uses;

WCE Response: Surrounding land uses include duplex residential uses and commercial uses, which are compatible with multifamily residential development, as identified further below in Policy P.20.

Infrastructure and service plans;

WCE Response: This project is located in the business/residential category of the Comprehensive Plan and is located within the City of Post Falls. All infrastructure—including streets, wet and dry utilities—is within 16th Avenue to the south. The project will improve the frontage of 16th Avenue, thereby improving access to the Highway 41 and 16th Avenue signalized intersection.

Existing and future traffic patterns;

WCE Response: This project will provide improvements to 16th Avenue to the south of the project site, improving future connectivity to/from Highway 41 as adjacent properties develop.

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

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WCE Response: The goals and policies of the comprehensive plan and related master plan are followed as identified throughout this section. The site is adjacent to 16th Avenue, which contains all utilities necessary for development of a multifamily residential complex.

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

WCE Response: The property is vacant land within the Highway 41 focus area; therefore, it is an under-utilized property within City limits. The development of this property will incentivize further commercial development to occur on nearby properties within city limits.

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

WCE Response: The application of multifamily residential housing will provide for current and future housing needs by providing additional residential housing near a travel corridor. Per the City of Post Falls Vacant Land Counter (accessed 1/8/26), there are 492 approved multifamily units within 4 site plans yet to obtain Certificate of Occupancy and 1,827 lots within 11 subdivisions yet to plat. Additional four plex style multifamily residential units will diversify the housing market, allow for more affordable housing than detached single-family residences, and maximize existing wet and dry utilities, roads, etc.

P.19: Encourage clustering of units in new residential development, providing service efficiencies and creating opportunities for private or community open space.

WCE Response: Multifamily residential development clusters units in new residential development, provides more efficient services including reduced water needs compared to single-family detached residences, and creates opportunities for private or community open space. The project proposes both community amenities and approximately 33,866 sf of community open space, which is greater than the required 33,600 sf of open space.

*P.20: Consider location of multi-family development in areas that:
Have access to arterial and collector streets;*

WCE Response: As shown on the Post Falls Transportation Master Plan, the property has direct access to a major collector, 16th Avenue, to the south. Where applicable, this road will be improved to ½ street major collector standards.

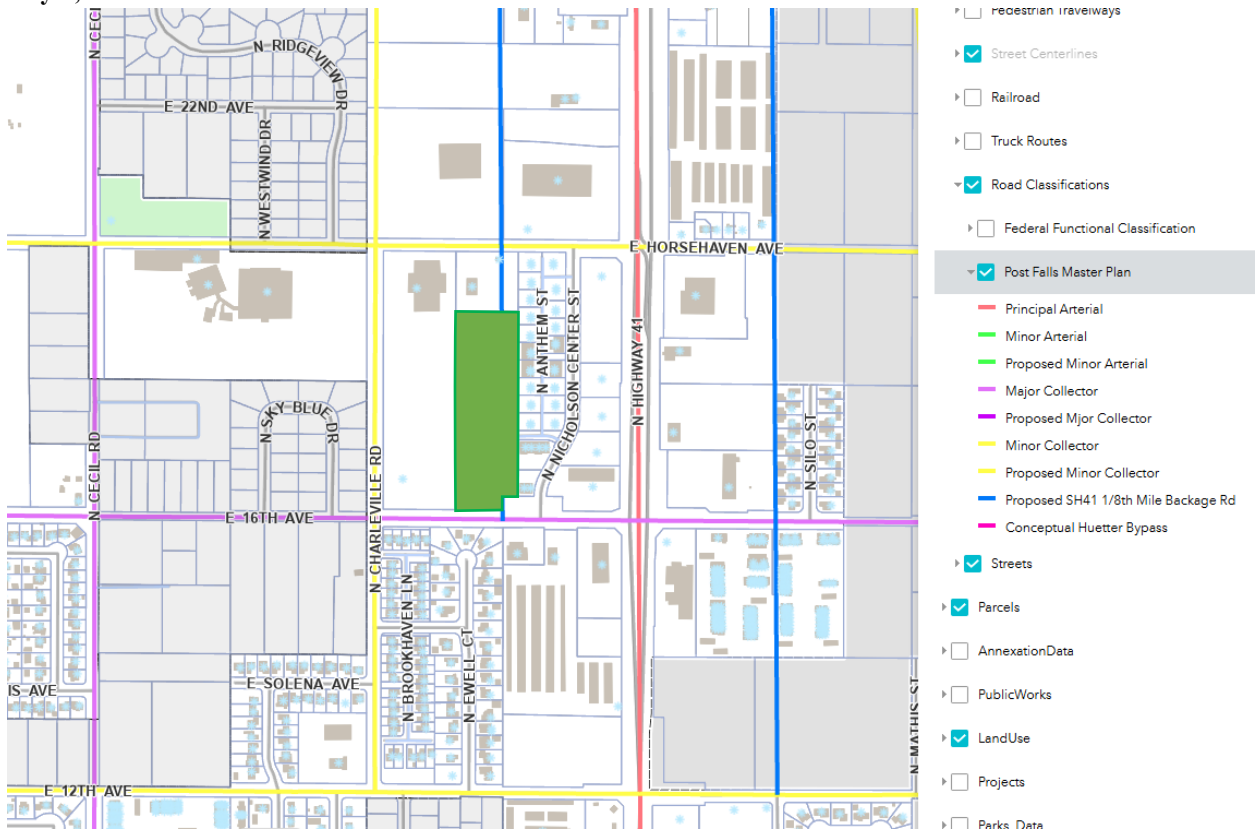


Figure 3: Post Falls GIS transportation layer, subject property in green.

Help buffer higher and lower-intensity development patterns;

WCE Response: Multifamily residential at this site would buffer the lower-density R1 zoned subdivision to the south from future commercial development and Highway 41 to the east.

Abut compatible existing uses;

WCE Response: Multifamily residential development is compatible with the existing single-family residential development to the south, the duplex development currently in construction to the east, and surrounding commercial uses.

Are part of projects involving mixed use or master planned areas.

WCE Response: This property is located within the focus area 41 North, which includes provisions for multifamily residential property.

P.21: Maintain standards for multi-family housing that encourage quality building design, landscaping and usable open space, supporting long-term family living.

WCE Response: This project will develop multifamily housing to local and state building codes, ensuring quality building design. A landscaping plan will be provided as required by the City of Post Falls including usable open space and amenities between the three structures as shown on the current plan.

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

WCE Response: This project will include separated pathway on 16th Avenue along the project frontage as required by the Post Falls Municipal Code, thus improving the continuity of sidewalks in the area.

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

WCE Response: This project will make ½ street improvements to 16th, improving street connectivity in the area. This project would improve 16th Avenue along the project frontage. Pedestrian connectivity provided to Exodus Ave will provide pedestrian access to and from the commercial development located to the east.

C. Upon granting a Special Use Permit, the planning and zoning Commission may attach conditions including, but not limited to:

1. Minimizing adverse impact on other development.

WCE Response: This requirement has been noted. Please note that multifamily residential development may create less impact on adjacent development than commercial development that would be outright permitted in the CCS Zone such as retail, general office buildings over 5 stories, a bar or other outright permitted uses.

2. Controlling the sequence and timing of development.

WCE Response: This requirement has been noted, no timing of the development has been proposed as of now; however, it should be expected that this development would be constructed in the 2026/2027 cycle.

3. Controlling the duration of development.

WCE Response: This requirement has been noted; however, it may not be applicable for an apartment development.

4. Assuring that development is maintained properly.

WCE Response: The property will be maintained to local and state requirements.

5. Controlling the location and setbacks of development.

WCE Response: This requirement has been noted and the project intends to comply with all setbacks as outlined in the PFZC.

6. Requiring more restrictive standards than those generally required in the zoning ordinance.

WCE Response: This requirement has been noted. It is our opinion that the standards for the CCS Zone for multifamily have a similar intensity to commercial development.

D. Upon granting or denying an application, the planning and zoning Commission shall render its decision in accordance with the requirements established by Idaho law and as otherwise required by this title. If a Special Use Permit application is denied by city Council, a subsequent application for Special Use Permit of the subject property cannot be submitted to the city within one year of such denial unless a request for application consideration is

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received and approved by the city Council. Such request shall be submitted to the community development department, with the appropriate fee, and shall provide the city Council with reasons why the application should be accepted and processed. The city Council will review the request, determine whether or not the proposal is significantly different than the one denied and Permit an application to be accepted and processed or deny the request.

WCE Response: This requirement has been noted.

E. *Appeals of any decision of the planning and zoning Commission must follow the appeal procedure in this title.*

WCE Response: This requirement has been noted.

F. *If development Permits for the requested special Use have not been issued within one year of the granting of the Special Use Permit, or if development of the approved special Use has not commenced with sustained effort to complete development within three (3) years after granting approval of the special use, the Special Use Permit shall become null and void, unless the planning and zoning Commission or city Council, whichever gave final approval, has granted an extension. An extension to the Permit may be granted if applied for in writing to the approving body prior to the date of expiration and if the approving body finds, upon review of the record, that an extension is warranted due to circumstances beyond control of the Applicant and upon finding that city regulations have not been changed significantly from those under which the original approval was reviewed.*

WCE Response: This requirement has been noted.

G. *Any special Use that operates in violation of the requirements and conditions established in a Special Use Permit, pursuant to this section, may be revoked and the Use restricted, suspended, and/or be subject to penalties for violation of this title.*

WCE Response: This requirement has been noted.

We believe that all requirements regarding approval of a Special Use Permit have been met or will be met at time of project completion, and we ask for approval of the Special Use Permit as we believe this is an important element to help meet housing needs in the greater Post Falls area.

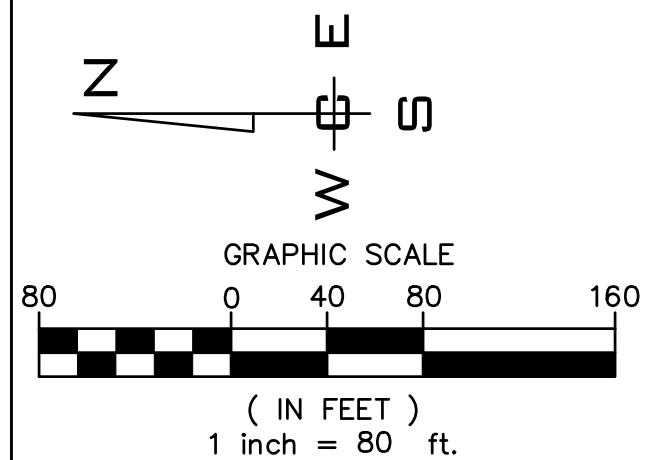
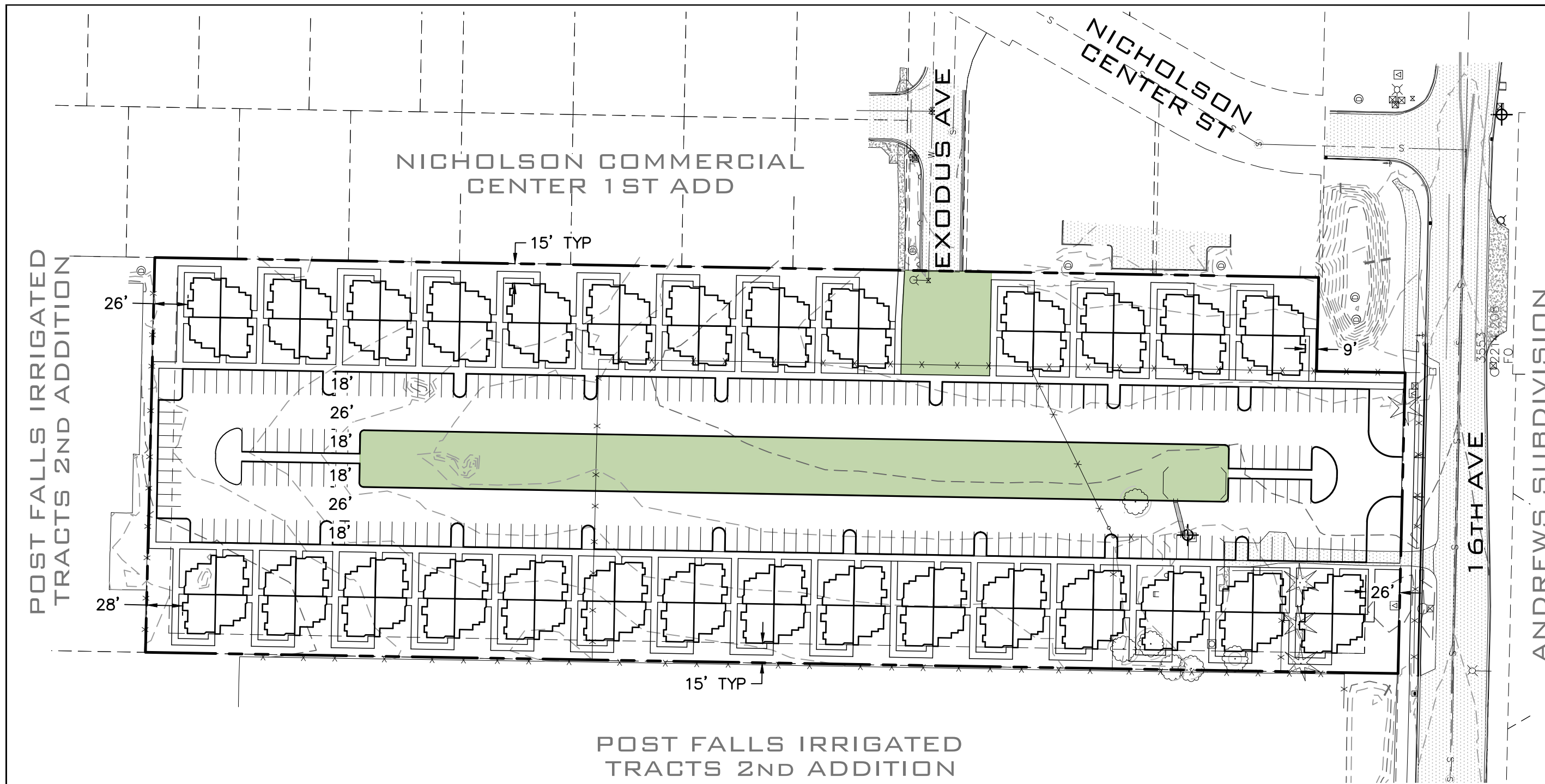
If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617

Thank you,



Ray Kimball, P.E./P.L.S.
Whipple Consulting Engineers, Inc.

RDK/ajf



LEGAL DESCRIPTION

POST FALLS IRR TR 2ND ADD, TAX#26145 IN TR 31 BLK 36 EX RW, 3651N05W

OPEN SPACE CALCULATIONS

UNIT TYPE	UNIT COUNT	REQUIRED OPEN SPACE PER UNIT	PROJECT OPEN SPACE REQUIRED
1 BDR	0	0 sf	0 sf
≥2 BDR	112	300 sf	33,600 sf
TOTAL REQUIRED OPEN SPACE			33,600 sf
MINIMUM PROVIDED OPEN SPACE			33,866 sf

SITE DATA

PARCEL NUMBER:	P715036031AB
EXISTING ZONE:	CCS
PROPERTY AREA:	284,324.28sf 6.52ac
ALLOWED DENSITY (18u/ac):	117
BONUS DENSITY (30%)	N/A
TOTAL ALLOWED DENSITY	N/A
NUMBER OF UNITS:	112
PROPOSED DENSITY:	17.18 (u/ac)
TOTAL PARKING PROVIDED:	227
PARKING STALLS PROVIDED:	227
GARAGES PROVIDED:	0



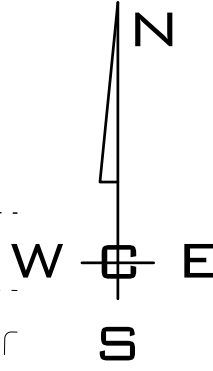
PROJ #: 25-4220
DATE: 01/06/26
DRAWN: SLS
APPROVED: RDK

GENESIS LAND
SITE PLAN
(P715036031AB)
3755 E 16TH AVE
POST FALLS, ID

SHEET
2
OF
2



**PROJECT
LOCATION**



SHEET

1
OF
2

**GENESIS LAND
VICINITY MAP
(P715036031 AB)
3755 E 16TH AVE
POST FALLS, ID**

PROJ #: 25-4220
DATE: 01/06/26
DRAWN: SLS
APPROVED: RDK

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

Authorized Representative:
Whipple Consulting Engineers Inc
21 S. Pines Rd Phone:509-893-2617
Email: rkimball@whipplece.com


Re: Client Letter of Authorization

To Whom it May Concern,

[REDACTED] hereby authorizes Whipple Consulting Engineers Inc to act on our behalf in all manners relating to the annexation of Parcel P715036031AB (AKA 3755 E 16TH), including representation with the City of Post Falls, Greenacres Irrigation District and all other applicable agencies. Any and all acts carried out by Whipple Consulting Engineers Inc on our behalf shall have the same effect as acts of our own.

This authorization is valid until further notice from Travis Anderson authorized Representative for [REDACTED]

Sincerely,



Signature

Date 1/6/26

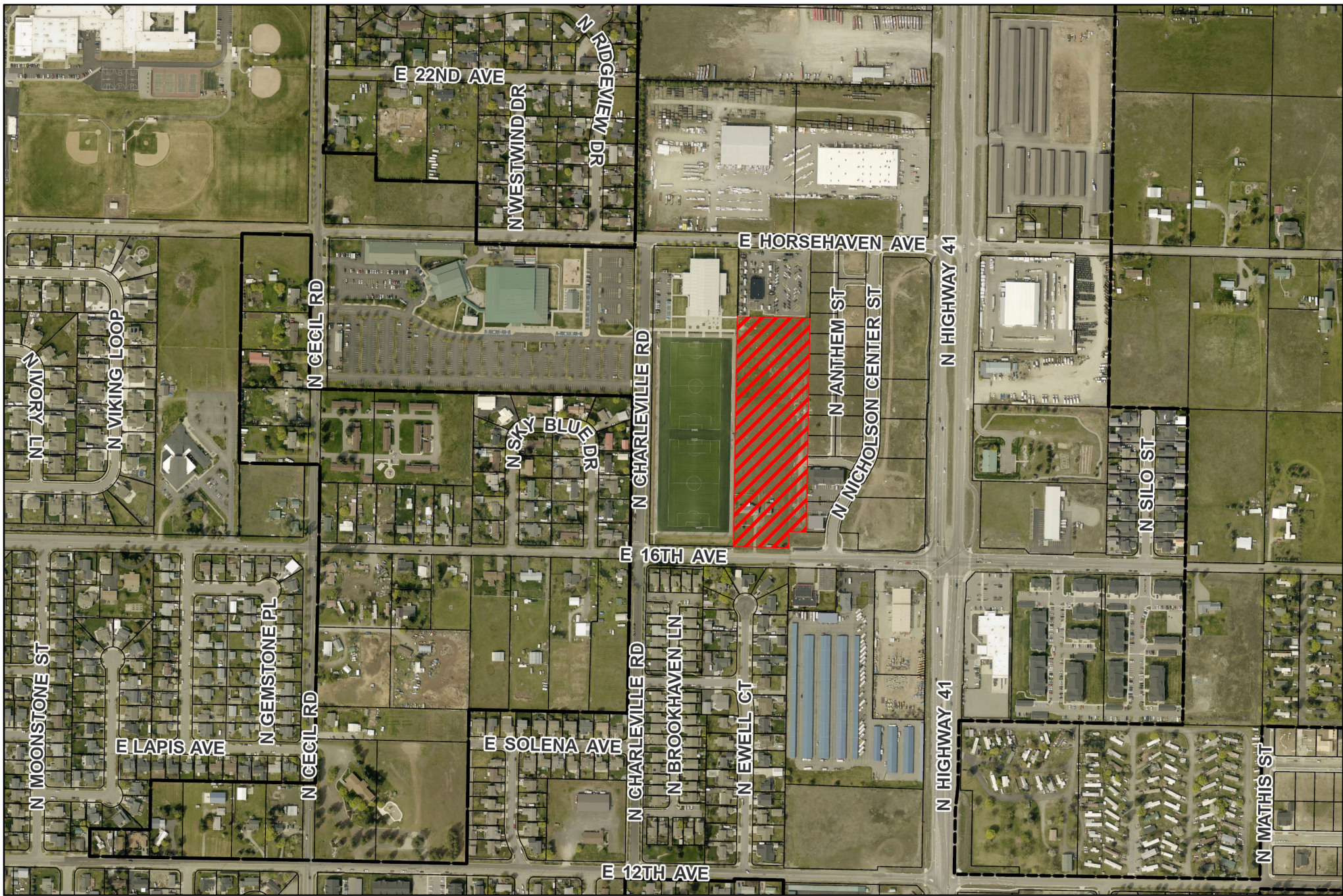
Travis Anderson

Print Name

[REDACTED]
Entity Name




Board Chairman

Position

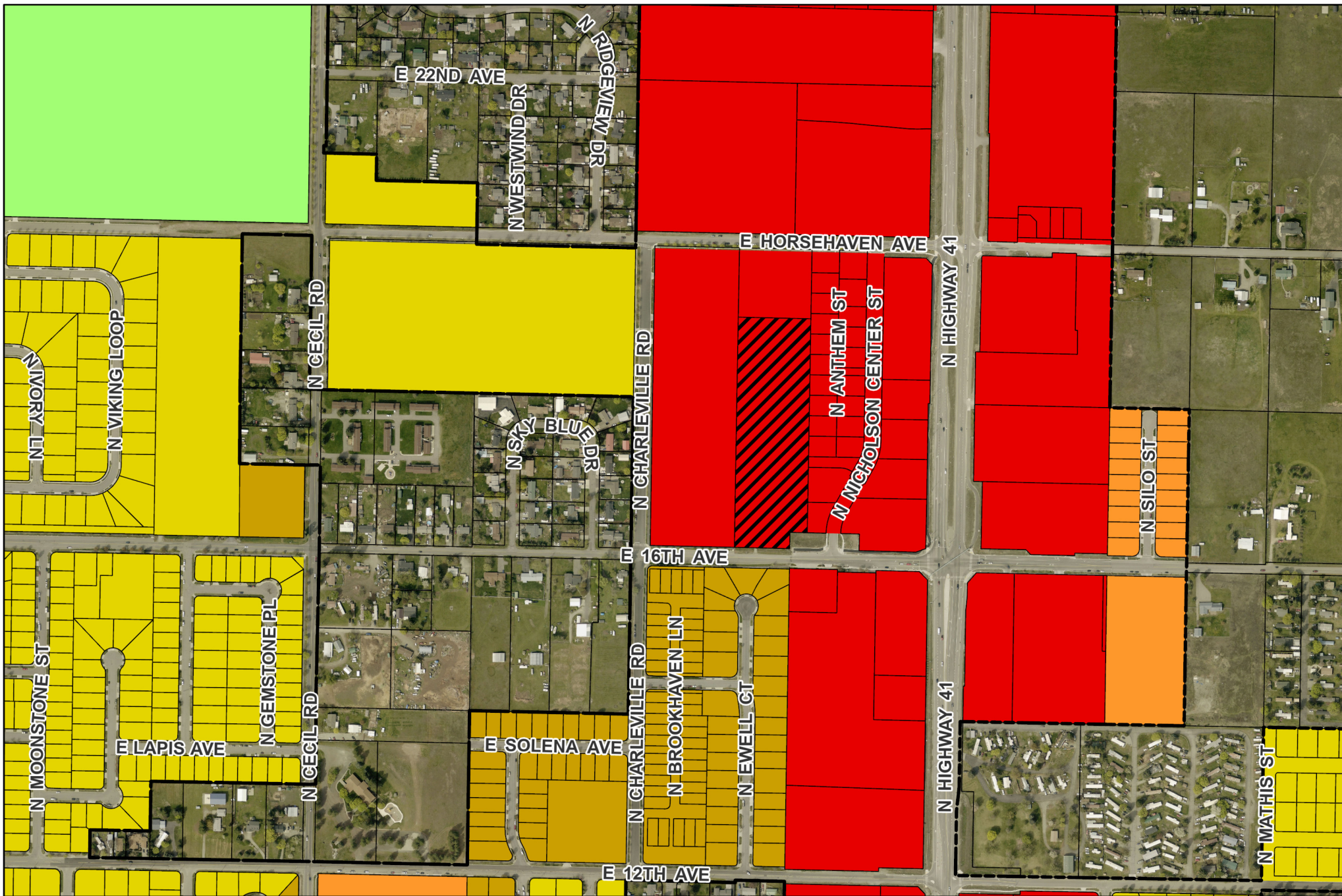


Project Location
 GENESIS LAND
 SPECIAL USE PERMIT
 SUP-26-2







-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site





Zoning Map
 GENESIS LAND
 SPECIAL USE PERMIT
 SUP-26-2



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





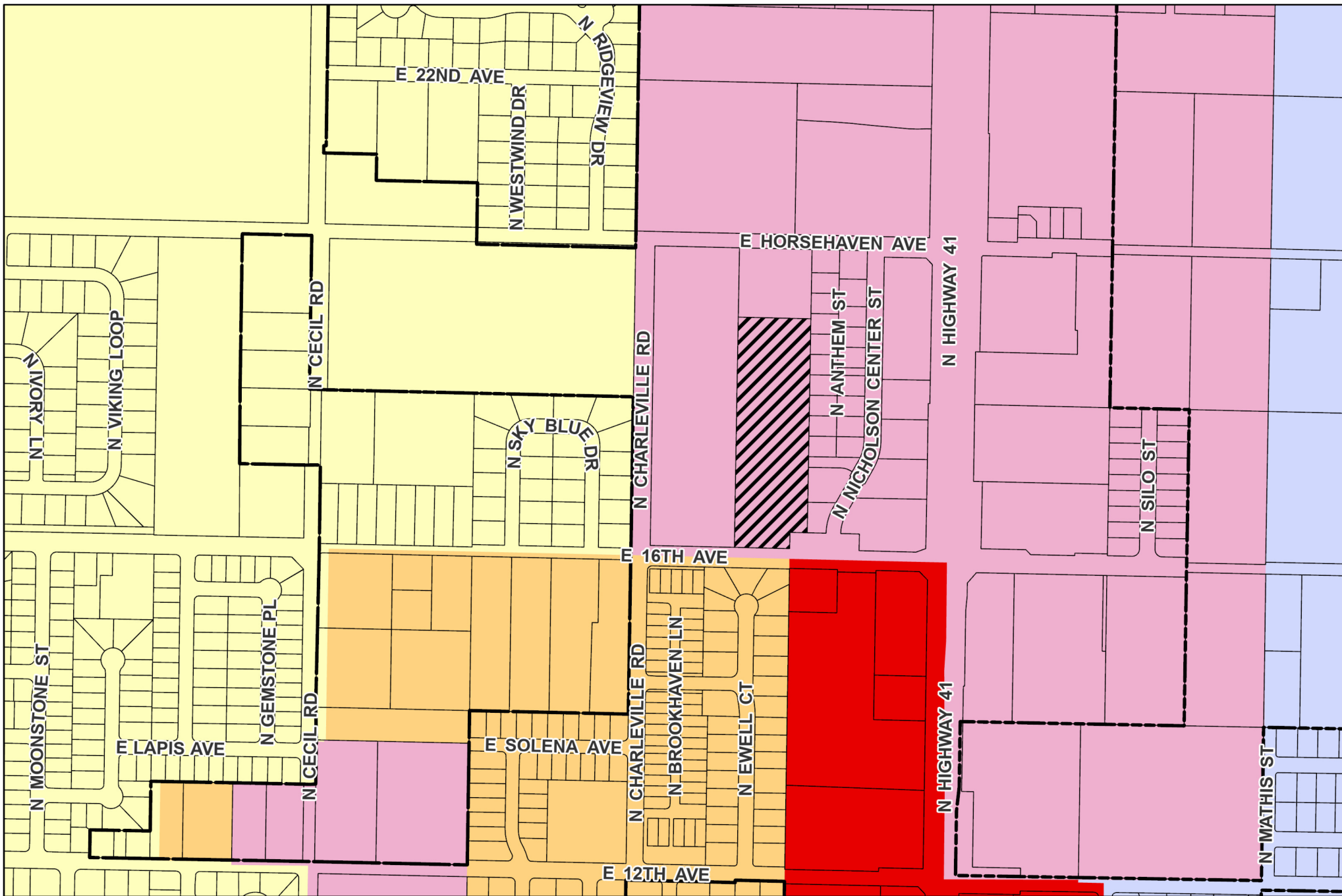
-  R-1
-  R-2
-  R-3
-  PR



Exhibit S-2



Future Land Use Designation
 GENESIS LAND
 SPECIAL USE PERMIT
 SUP-26-2



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

