



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**June 9, 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, Michael Floch

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

- a. National Donald Duck 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 05-12-2026
- b. Lucky Larry Estates Subdivision Reasoned Decision SUBD-26-1
- c. Klondike Place Subdivision Reasoned Decision File No. SUBD-26-2
- d. Genesis Land Special Use Permit Reasoned Decision File No. SUP-26-2

- e. McKinley Meadows SUP, PUD, and SUBD Reasoned Decision File Nos SUP-26-3/PUD-26-1/SUBD-26-3

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. Signal Point Vista Annexation and Subdivision File Nos. ANNX-26-3 & SUBD-26-5

5. ADMINISTRATIVE / STAFF REPORTS

- a. Land Use Application Data 2018-2025

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, Michael Floch



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**May 12, 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: Carey, Kimball, Steffensen, Schlotthauer, Schreiber, Floch
Excused: Wilhelm**

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

a. **NATIONAL LIMERICK DAY**

Jon Manley, Planning Manager, acknowledged National Limerick Day and shared several limericks related to development and housing in the community.

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 disclosed prior involvement with the subject property, stating he had been hired around 2008–2009 to work on a subdivision for the property. The commissioner stated he had no information beyond what was contained in the staff report and application materials.

1. CONSENT CALENDAR

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ACTION ITEMS:

None

- a. Meeting Minutes - April 14, 2026
- b. Meeting Minutes - April 27, 2026

Motion by Commissioner Carey to approve the consent calendar as presented.

Second by Commissioner Schlotthauer

Vote:

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

Motion Carried

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. McKinley Meadows PUD/SUP/Subdivision File Nos. PUD-26-1/SUP-26-3/SUBD-26-3

Opened: 5:35 PM

Staff report

Justin Sauder, Associate Planner: Presented the McKinley Meadows application on behalf of staff. He explained that the proposal included a Special Use Permit for a cottage home development in the R1 zoning district, a Planned Unit Development (PUD), and a subdivision creating 18 residential lots on approximately 2.68 acres. Mr. Sauder reviewed the surrounding land uses, noting nearby single-family residential neighborhoods, school properties, commercial areas south of the railroad tracks, and other residential zoning classifications in the vicinity. He explained that the existing home on the property would remain and become part of the subdivision. Staff described the proposed layout, including 17 new cottage home lots, open space tracts, a private roadway known as Montgomery Lane, guest parking spaces, and emergency-only access through the adjacent school property. Mr. Sauder explained that the development would provide approximately 6.72 dwelling units per acre, which required a modest density increase through the PUD process. Mr. Sauder stated that the project complied with applicable zoning standards for cottage homes and was consistent with Comprehensive Plan goals related to housing diversity, workforce housing opportunities, and infill development. He reviewed utility service availability and stated that city water and sewer systems had sufficient capacity to serve the project. Traffic impacts were also reviewed, with staff concluding that anticipated increases would remain below city roadway capacity thresholds. The staff presentation also included a review of requested PUD deviations, including front-loaded cottage homes, open space configuration modifications, reduced setbacks on one lot, and the requested density increase. Staff explained that the applicant was providing additional open space beyond the minimum requirement to justify the density increase.

Commissioners asked questions regarding water pressure impacts, parking requirements, driveway dimensions, emergency access, trail connectivity, and upcoming state legislation related to housing development. The City Engineer responded that the proposed water main extension would likely have little to no noticeable impact on surrounding water pressure.

Applicant: Scott McArthur, McArthur Engineering Consultants: Presented testimony on behalf of the applicant and contract buyer, Wild LLC. Mr. McArthur explained that the proposal was intended to provide attainable single-family housing opportunities within the community while remaining compatible with the surrounding neighborhood. Mr. McArthur described the property's location and surrounding zoning classifications, emphasizing that the future land use designation supported low-density residential development, including cottage homes. He stated that the existing parcel was significantly larger than surrounding lots and suitable for redevelopment. The applicant emphasized the community need for workforce and attainable housing options for families, seniors, veterans, and local employees. Mr. McArthur stated that the project represented a more compatible alternative to potential apartment development on the site. Mr. McArthur reviewed the proposed infrastructure improvements, including the private roadway, utility extensions, and emergency access connection through the adjacent school property. He explained that the school district had granted preliminary approval for a water line easement and emergency access route and that the applicant would repair portions of the school parking lot in exchange for the easement agreement. The applicant also addressed parking and driveway concerns raised by the Commission. Mr. McArthur explained that the proposed driveway dimensions were based on standards used in similar approved developments and stated that increasing driveway widths could negatively affect lot layouts and open space design. He further explained that the proposed layout was intended to balance parking functionality, landscaping, and neighborhood aesthetics. Discussion continued between the Commission and applicant regarding driveway widths, guest parking, and the relationship between parking and open space calculations within the PUD standards.

Public Testimony

In-Favor:

Noah Stam, Coeur d'Alene, ID: The developer, spoke in favor of the project. He described the development as an opportunity to provide attainable housing for first-time homebuyers and young families. Mr. Stam explained that the proposed cottage-style homes are similar to homes built in another successful development and emphasized the need for housing options priced below \$400,000. He stated the project was intended to provide homeownership opportunities for working families and community members.

Neutral - None

In Opposition

Paul King, Post Falls, ID: Expressed concerns regarding increased traffic and school bus circulation on Montgomery Place.

Sharon King, Post Falls, ID: Opposed the development due to the anticipated traffic increases and neighborhood impacts.

Merle Zeller, Post Falls, ID: Opposed the proposed development, citing concerns regarding increased traffic on Montgomery Place.

Anna Spooner, Post Falls, ID: Stated that she lives near the proposed development site and expressed concerns about increased traffic and safety for children in the neighborhood. She described Montgomery Place as a quiet and safe street where many families reside and stated that the addition of vehicles associated with the development would negatively impact neighborhood safety.

Matt Phar, Post Falls, ID: Discussed concerns regarding the removal of CC&Rs. He stated that he was approached about signing documents to remove the CC&Rs and alleged he was told he could become part of an HOA or face legal action if he did not sign. Mr. Phar also expressed concerns about increased traffic, neighborhood character, property values, and the proposed density of the project.

Vanessa Pharr, Post Falls, ID: Echoed concerns regarding traffic, parking, water pressure, emergency vehicle access, trash collection access, construction impacts, and property values. She also raised concerns about the process used to obtain signatures for removal of the CC&Rs and questioned whether residents fully understood what they were signing.

Glen Douglas, Post Falls, ID: Stated he has lived on Montgomery Place for 43 years and opposed the proposal due to concerns about traffic increases, street parking limitations, compatibility with the surrounding neighborhood, reduced open space, and impacts to property values. He questioned whether the proposed development met Planned Unit Development standards regarding compatibility, circulation, and community benefit.

Myles Perlin, Post Falls, ID: Stated that he was not opposed to development of the property altogether but believed the density was excessive. He expressed concerns regarding projected traffic volumes and indicated support for a lower-density development similar to prior concepts discussed for the property.

Joanne Anglin, Post Falls, ID: Expressed concerns regarding historic flooding in the area and questioned whether the proposal included adequate stormwater drainage infrastructure such as grassy swales and drainage basins. She also raised concerns regarding parking availability and overflow parking impacts on Montgomery Place.

Kenneth Ross, Post Falls, ID: Submitted written opposition stating that the development proposed too many residences for the property and would significantly increase traffic.

Candyce Frank, Post Falls, ID: Opposed the proposal, citing concerns regarding recurring flooding on the property, impacts to property values, increased traffic, and the removal of CC&Rs. She stated that the area had flooded multiple times over the years and questioned how grading and increased density would affect drainage.

Asa Sizemore, Post Falls, ID: Stated concerns regarding representations allegedly made during CC&R discussions and opposition to the number of proposed homes.

Jeff Gilbertson, Post Falls, ID: Opposed the proposal, emphasizing the family-oriented nature of the neighborhood and concerns about increased density. He stated that a lower-density proposal with fewer homes would be more compatible with the surrounding area and existing lot sizes.

Dora Williamson, Post Falls, ID: Indicated opposition to the proposal without additional testimony.

Rebuttal Scott McArthur

Mr. McArthur acknowledged that traffic would increase with development but stated that the projected traffic levels would remain within city standards for residential streets. He noted that increased traffic is common with infill development and stated the design includes measures intended to reduce vehicle speeds entering and exiting the development. Regarding CC&Rs, Mr. McArthur stated that the City does not regulate private CC&Rs and indicated that the existing 1955 CC&Rs had been vacated. He further stated that any discussions or

representations made by the property owner to neighbors were outside the knowledge or control of the applicant and engineering firm.

Mr. McArthur addressed concerns regarding property values, stating that well-designed developments can positively influence surrounding property values. He emphasized that the proposed homes are intended to be modern, owner-occupied housing products rather than subsidized housing. He also explained that the development would dedicate a 20-foot sewer easement to the City, improving access for maintenance of existing sewer infrastructure.

In response to flooding concerns, Mr. McArthur stated that the project includes a stormwater management system with swales, catch basins, storm piping, and drainage structures designed to accommodate stormwater infiltration and overflow events. He indicated that the applicant's engineering analysis did not identify unresolved drainage deficiencies. Mr. McArthur further stated that the proposed density was necessary for the project to remain financially feasible given current construction and infrastructure costs, while still providing attainable housing opportunities.

Public Hearing Closed: 7:30 PM

Deliberation:

Commission members discussed whether the proposed cottage home development conformed to the intent and purpose of the R-1 zoning district. Commissioners noted that the proposed homes are single-family residences, which are generally consistent with the residential nature of the zone. Discussion also acknowledged that the Planned Unit Development and Special Use Permit process allows modifications to standard lot size requirements associated with the R-1 district.

The Commission discussed compatibility of the proposed development with the surrounding neighborhood and considered testimony related to traffic, safety, density, and neighborhood character. One commissioner expressed concern regarding the projected increase in traffic volumes on Montgomery Place, particularly considering the cul-de-sac layout and presence of children in the area. Another commissioner shared personal experience living on a similarly narrow cul-de-sac street with higher residential density and stated that neighborhood safety is often dependent on residents driving cautiously and responsibly.

Commissioners also discussed how the Planned Unit Development process provides the ability to impose conditions intended to mitigate potential impacts on surrounding properties and neighborhoods.

During the discussion, a commissioner asked legal counsel whether the original 1955 CC&Rs were relevant to the Commission's decision-making process. Legal counsel advised that the CC&Rs had reportedly been vacated and stated that private CC&Rs are not part of the City's review criteria for the application. Counsel further explained that while the history surrounding the CC&Rs may provide context, the Commission's decision must ultimately be based on applicable City code and review standards.

SUP-26-3 REVIEW CRITERIA: (Post Falls Municipal Code Title 18.20.070): In order to approve a proposed special use permit, the Commission must determine that the proposal meets each of the following criteria:

C1. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.

The Commission finds that the proposed cottage home development conforms to the purpose of the R-1 zoning district because the project consists entirely of detached single-family residential units. The proposal maintains residential character while introducing smaller lot housing options permitted through the Special Use Permit process. The preservation of the existing residence and transition of lot sizes adjacent to Montgomery Place further support compatibility with surrounding residential development patterns

C2. 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.

The Commission finds that cottage home residential development is expressly permitted within the R-1 zoning district through approval of a Special Use Permit. Testimony and the staff report demonstrated that the proposal complies with applicable zoning, subdivision, utility, fire, and engineering requirements subject to conditions of approval. No evidence was presented indicating noncompliance with applicable city or state regulations.

C3. Whether the proposed use will be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.

The Commission finds that the proposal is compatible with the health, safety, and welfare of the public and surrounding land uses. Adequate water, sewer, emergency access, and roadway capacity are available to serve the development. The project provides detached single-family housing adjacent to existing residential neighborhoods while incorporating open space buffering, pedestrian connectivity, and fencing along the railroad corridor to reduce potential impacts.

C4. Whether the proposed use will comply with the goals and policies found within the comprehensive plan.

The Commission finds that the proposal is consistent with Comprehensive Plan Goals 1, 2, and 7 by supporting housing diversification, infill development, and residential opportunities near schools, transit, and commercial services. The proposal also advances Policies 1, 2, 8, 15, and 19 by promoting compatible infill development, diversified housing opportunities, clustering of residential uses with open space preservation, and efficient utilization of existing infrastructure and services. The development provides pedestrian connectivity and recreational open space while remaining within the low-density residential future land use designation.

Motion by Commissioner Kimball to approve the McKinley Meadows File No. SUP-26-3 finding that it meets the approval criteria in Post Falls Municipal Code 18.20.070 as outlined in our deliberations subject to the conditions found in the staff report adding a condition 4F allowing for and requiring 16 foot wide minimum driveways on each lot and direct staff to prepare a written reasoned decision.

Second by Commissioner Schlotthauer

Vote: Steffensen - Yes, Schreiber - No, Floch - Yes, Kimball - Yes, Carey - No, Schlotthauer - Yes

Motion Carried

PUD REVIEW CRITERIA: (Post Falls Municipal Code Title 18.20.080): In order to approve a proposed PUD plan, the Commission must determine that the proposal meets each of the following criteria:

C1. The proposed PUD provides for adequate utilities, services, and parking to service the proposed development by:

C1a. Providing a public water supply system that has adequate supply to serve the proposed development.

The Commission finds that the proposed development will be adequately served by the City of Post Falls water system through extension of a water main from Chase Road across the adjacent school district property. Testimony established that sufficient water capacity exists to serve the development and support required fire flow demands.

C 1b. Providing a public wastewater collection system that is designed in accordance with the City's adopted Wastewater Master Plan and has sufficient capacity to accommodate the proposed sewer flows.

The Commission finds that the proposed sanitary sewer system is designed in accordance with the city's wastewater master plan and that adequate sewer capacity exists to accommodate the development. Existing sewer infrastructure is adjacent to the site and the proposed extension will comply with applicable city engineering standards.

C 1c. Providing adequate accommodation for other utilities to support the proposed development.

The Commission finds that adequate accommodations for dry utilities, including power, gas, and communications infrastructure, are available within adjacent rights-of-way and utility easements. The conceptual utility layout demonstrates the ability to adequately serve the proposed development.

C 1d. Providing sufficient parking throughout the development to adequately meet the parking needs of all uses proposed in the PUD.

The Commission finds that the proposed development provides adequate off-street parking through individual garages, driveways, and additional guest parking spaces located along the private roadway. The proposal satisfies the cottage home parking requirements established by city code and provides parking accommodations for residents and visitors.

C 2. The proposed PUD provides for an integrated transportation network that adequately serves the proposed development by:

C 2a. Providing for the continuation of arterial and collector streets, meeting City standards for traffic volume, in a manner consistent with the City's adopted Transportation Master Plan.

The Commission finds that the proposed transportation network is consistent with the city's transportation master plan. Access is provided through Montgomery Place and the private roadway system, together with an emergency access route extending through the adjacent school property to Chase Road. Testimony established that projected traffic volumes remain within adopted roadway capacity standards.

C 2b. Providing a local street network that allows adequate traffic circulation and snow storage throughout the entire development.

The Commission finds that the proposed private roadway design provides adequate circulation, emergency maneuvering space, and snow storage for the development. The roadway layout includes an appropriate turnaround area and complies with city standards applicable to private streets.

C 2c. Providing a pedestrian and bicycle system designed to provide adequate circulation throughout the entire development and to all open space areas.

The Commission finds that the proposal provides pedestrian connectivity throughout the development through installation of sidewalks along Montgomery Lane and connections to existing sidewalks on Montgomery Place. The project also reserves future access opportunities toward the adjacent railroad corridor for potential future trail connectivity.

C 3. The proposed PUD provides enhanced community design by integrating a mix of compatible land uses in the development and adequately buffering and/or separating any incompatible uses in the development:

The Commission finds that the proposal integrates detached single-family cottage homes in a manner compatible with surrounding residential development patterns. Open space tracts and landscaping provide buffering adjacent to the school property and railroad corridor while preserving residential character.

The Commission finds that the proposed lot configuration and density transition appropriately blend with surrounding neighborhoods and public facilities. Larger lots are located adjacent to Montgomery Place to provide compatibility with the existing subdivision, while smaller cottage lots are clustered further into the development.

C 3a. Conserving and incorporating the sites significant natural, scenic and/or historic features in the development, if any.

The Commission finds that no significant natural, scenic, or historical features were identified on the site requiring preservation. The proposal does preserve the existing residence on the property, which assists in maintaining neighborhood transition and compatibility.

D 3d. Providing at least ten percent (10%) of the gross land area for open space that meets the recreational needs of the users of the development and provides for a variety of recreational uses.

The Commission finds that the applicant exceeds the minimum required open space area by providing approximately 18,000 square feet of open space, satisfying the enhanced open space requirements associated with the requested density increase. The open space tracts provide buffering, recreational opportunities, and pedestrian access areas for residents of the development.

C 4. The proposed PUD provides for timely development of the property and security for future completion and maintenance by:

The Commission finds that the proposed development will be completed in a single phase and contains all infrastructure and utility improvements necessary to function independently without reliance on future phases.

C 4a. Ensuring that each development block contains all the necessary elements to exist independently from future blocks.

The Commission finds that the site design provides adequate spacing, circulation, and emergency access to all proposed structures. The proposal complies with applicable building and fire code access standards and includes secondary emergency access through the adjacent school property.

C 4b. Ensuring that each building in the development lot has sufficient access around the structure to allow for continual maintenance of the building and access for emergency services.

The Commission finds that the site design provides adequate spacing, circulation, and emergency access to all proposed structures. The proposal complies with applicable building and fire code access standards and includes secondary emergency access through the adjacent school property.

C 4c. Ensuring that a funding mechanism exists to adequately maintain common areas that are not publicly maintained.

The Commission finds that the proposed homeowners' association will serve as the funding and maintenance mechanism for private roads, landscaping, open space tracts, sidewalks, snow removal, and other common facilities within the development.

Motion by Commissioner Kimball to approve the McKinley Meadows File No. PUD-26-1 finding that it meets the approval criteria in Post Falls Municipal Code 18.20.080 as outlined in our deliberations subject to conditions 1 through 13 in the staff report adding condition 14 to require 16 foot wide driveways on the single family lots and to modify condition 11 to replace the term private roadway with private roadway, landscaping and amenities.

Second by Commissioner Schlotthauer

Vote:

Carey - Yes, Kimball - Yes, Steffensen - Yes, Schlotthauer - Yes, Schreiber - No, Floch - Yes
Motion Carried

SUBD-26-3 REVIEW CRITERIA: (Post Falls Municipal Code Title 17.12.060): In order to approve a proposed subdivision, the Commission must determine that the proposal meets each of the following criteria:

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 discussed the proposed extension of the City water system through the school district property and heard testimony that adequate water capacity exists to serve the subdivision. Questions were raised regarding potential impacts to existing neighborhood water pressure, and the City Engineer testified that any change would likely be minimal. The Commission found the criterion satisfied based on staff and engineering testimony.

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 received testimony that the project would connect to existing City wastewater infrastructure and that sufficient capacity exists within the municipal sewer system. Staff indicated the proposal is consistent with the City's Wastewater Master Plan and will be constructed to City standards. The Commission found the criterion satisfied.

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

The Commission reviewed the proposed private roadway, emergency access connection through the school property, pedestrian facilities, and traffic projections. Public testimony expressed concerns regarding increased traffic and neighborhood safety, while staff testified that anticipated traffic volumes remain within City standards. The Commission found the transportation system to be consistent with the Comprehensive Plan and Transportation Master Plan.

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 heard public testimony regarding historic flooding concerns in the area. The applicant testified that grading improvements and on-site stormwater management would address drainage concerns and that runoff would be contained and infiltrated on-site. Based on the evidence presented, the Commission found no identified soil or topographical conditions that would preclude development.

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

The Commission reviewed the proposed subdivision in conjunction with the requested Special Use Permit and Planned Unit Development approvals.

Testimony established that detached cottage homes are permitted within the R-1 zone through approval of the SUP and that the proposed subdivision complies with applicable development standards as modified through the PUD process. The Commission found the criterion satisfied.

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

The Commission received testimony that applicable impact fees will be assessed at the time of building

permit issuance and that the development will construct necessary infrastructure improvements, utility extensions, and emergency access facilities. The Commission found that adequate mitigation measures have been identified to offset project impacts and that the development will bear its proportionate share of public facility costs.

Motion by Commissioner Kimball to approve the McKinley Meadows subdivision File No. SUBD-26-3 finding that it meets approval criteria in the Post Falls Municipal Code 17.12.060 as outlined in our deliberation subject to the conditions that are described in the PUD contained as contained in the staff report as modified for the PUD and direct staff to prepare a written reasoned decision.

Second by Commissioner Schlotthauer

Vote:

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

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

None

7. ADJOURNMENT

8:20 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, Michael Floch

**Lucky Larry Estates Subdivision
File No. SUBD-26-1
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Ray Kimball, Whipple Consulting Engineers

OWNER: Wild Horse Investments, LLC

LOCATION: The northwest corner of McGuire Road and Yukon Avenue

REQUEST: To subdivide 13.46-acres into 63 single-family lots within the Medium Density Residential (R2) zone

B. RECORD CREATED:

1. A-1 Subdivision Application
2. A-2 Narrative
3. A-3 Subdivision Plan
4. A-4 Letter of Authorization
5. A-5 East Greenacres Irrigation District Will Serve
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 Philips 66 (YPL) Comments
12. PA-4 ITD Comments
13. PA-5 PFHD Comments
14. PA-6 DEQ Comments
15. PC-1 Marhofke Comments
16. P&Z Staff Report
17. Testimony at the April 14, 2026, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the April 14, 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 13.46-acres into 63 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 for Lucky Larry Estates Subdivision, File No. SUBD-26-1. The request is for approval to subdivide approximately 13.46 acres into 63 lots within the R2 (Medium Density Residential) zone. Mr. Sauder described the site as located at the northwest corner of Yukon Avenue and McGuire Road, surrounded primarily by residential development, farmland, and the recently approved Klondike Place subdivision. The proposed lots range from approximately 5,100 to nearly 12,000 square feet, with one existing home to remain and be incorporated into the subdivision.

Mr. Sauder explained that infrastructure improvements include realignment of Yukon Avenue to improve safety near the railroad crossing, frontage improvements, pedestrian connectivity, that the internal roadway configuration was in compliance with transportation planning. He testified that water would be provided by East Greenacres Irrigation District and sewer services would be provided by the city. No hazardous soil or topographical conditions were identified though the property is bisected by a gas pipeline and is encumbered with a 20-foot-wide no-build easement. Finally, that the subdivision and proposed lots conform with applicable municipal code requirements and that impact fees would be assessed at the time of individual building permits to mitigate off-site impacts on public facilities.

Jim Mulcahy, Senior Staff Engineer

Mr. Mulcahy provided clarification regarding roadway jurisdiction and infrastructure requirements. He explained coordination between the City and Post Falls Highway District regarding the Yukon Avenue relocation and confirmed that fencing along the railroad corridor is required as part of construction improvements to ensure public safety.

Ray Kimball, Whipple Consulting Engineers, Applicant

Mr. Kimball presented on behalf of the applicant, describing the subdivision design, density, and infrastructure improvements. He testified that the project includes 63 single-family lots at approximately 4.68 dwelling units per acre which is below the allowable density for the R-2 zoning. He described the proposed improvements to McGuire Road, including road widening, utility relocation, and installation of a separated pedestrian pathway. He emphasized the intentional design considerations for location of the pipeline easement, ensuring no lot line conflicts and safe placement of infrastructure.

Mr. Kimball also described stormwater, sewer extensions, and connectivity improvements to adjacent developments, stating that the subdivision meets all zoning, infrastructure, and engineering standards.

The hearing was opened for public comment.

In Favor: None

Neutral: None

Opposed:

Shari Bolander, Post Falls, ID: Provided written testimony for both Klondike Place (SUBD-26-2) and Lucky Larry Estates stating that traffic on McGuire Road is already congested and noisy, particularly due to truck traffic. She expressed concern that the development would increase traffic and worsen noise conditions. She also questioned whether road widening would move the roadway closer to her property and expressed concern about the loss of open space.

Rebuttal:

No rebuttal was provided by the applicant.

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

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

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

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

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

The Commission finds that the City of Post Falls sanitary sewer system can accommodate the proposed subdivision, with sewer service available via infrastructure located along McGuire Road. Testimony confirmed that the system will be designed and constructed to city standards, including connection of the existing residence. No evidence to the contrary was presented, and this criterion is satisfied.

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

The Commission finds that the proposed street layout is consistent with the Comprehensive Plan, including improvements to McGuire Road and realignment of Yukon Avenue to enhance safety near the railroad crossing. The interior configuration provided for future connections to the west and McGuire and provided interior connectivity from the north down to the realigned Yukon Avenue. 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 significant soil or topographical hazards were identified on the site. The presence of a natural gas pipeline was acknowledged and appropriately addressed through a 20-foot easement and design accommodations. No evidence was presented indicating additional hazards, and the subdivision design accounts for these identified conditions. This criterion is satisfied.

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

The Commission finds that the proposed single-family subdivision is located within the R-2 zoning district, which permits single-family residential development. Testimony established that the proposed density is below the maximum allowable threshold and that all lot sizes meet code requirements. The proposal is consistent with applicable provisions of Titles 17 and 18 of municipal code, and no conflicting evidence was presented. This criterion is satisfied.

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

The Commission finds that the developer will bear its proportionate share of infrastructure costs through payment of impact fees and construction of required improvements, including roadway widening, utility relocation, and pedestrian facilities. Testimony confirmed these obligations, and no evidence was presented to suggest otherwise. This criterion is satisfied.

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

standards:

The Commission decides that the requested subdivision can meet the city's standards. However, certain conditions will need to be completed to meet the criteria. Those conditions, 1-12 listed below, when imposed, will ensure that the six criteria found in PFMC 17.12.060.H are met. Based upon the presentations made to the Commission at a properly noticed public hearing, the record compiled in this matter, the applicant must meet the following conditions:

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. The proposed subdivision must be completed in a single phase.
4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. 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.

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

Not applicable.

E. CONCLUSION

SUBD-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.

**Klondike Place Subdivision
File No. SUBD-26-2
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Ray Kimball, Whipple Consulting Engineers

OWNER: Prestige EMC, LLC

LOCATION: Southwest corner of McGuire Road and Poleline Avenue.

REQUEST: Subdivision of approximately 4.63 acres into 21 single-family residential lots in the Medium Density Residential (R-2) zone.

B. RECORD CREATED:

1. A-1 Subdivision Application
2. A-2 Narrative.
3. A-3 Subdivision Plan
4. A-4 Authorization Letter
5. A-5 East Greenacres Irrigation District Will Serve
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 Philips 66 (YPL) Comments
12. PA-4 ITD Comments
13. PA-5 PFHD Comments
14. PA-6 DEQ Comments
15. PC-1 Marhofke Comments
16. P&Z Staff Report
17. Testimony at the April 14, 2026, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the April 14, 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 approximately 4.63 acres into 21 single-family residential lots in the Medium Density Residential (R-2) zone. The request is evaluated under the standards of PFMC § 17.12.060.

Justin Sauder, Associate Planner

Mr. Sauder presented the staff report and testified that the applicant is requesting to subdivide approximately 4.63 acres into 21 single-family residential lots in the Medium Density Residential (R-2) zone. Mr. Sauder testified that the property is located at the southwest corner of McGuire Road and Poleline. Land uses in the vicinity include large lot single-family development to the north, south, and west, with undeveloped lands to the east across McGuire Road. A future subdivision, Lucky Larry Estates, is proposed directly to the south. The subject site currently contains one residence that will be removed. He reviewed the proposed subdivision layout, noting that the 21 lots will range from approximately 4,300 to 9,000 square feet. Access

to the development will be provided from Poleline Avenue, as well as internal streets including Chilkoot Trail and Yukon Loop, which are planned to connect to the adjacent subdivision to the south if approved. Mr. Sauder stated that water service will be provided by East Greenacres Irrigation District, which has issued a will-serve letter confirming capacity. City sanitary sewer service will be extended to the site via Yukon Loop and Chilkoot Trail.

Regarding transportation, Mr. Sauder stated that the proposed street layout is consistent with the City's Comprehensive Plan and Transportation Master Plan. Poleline Avenue is required to be improved to a three-lane minor arterial standard, while McGuire Road will be improved to a minor arterial standard consistent with existing improvements to the south. Sidewalks and other frontage improvements are required, and a homeowner's association will be responsible for maintenance of landscaping, irrigation, and snow removal along adjacent rights-of-way.

Mr. Sauder further noted that the site lies over the Rathdrum Prairie Aquifer but no significant topographical or soil hazards were identified. Existing septic systems will be removed upon development. He also identified two nearby gas pipelines, one approximately 600 feet south and another approximately 265 feet north of the site but confirmed that neither crosses the property and that the respective agencies provided no concerns. He concluded by stating that the proposal complies with applicable zoning regulations, including minimum lot size requirements, and that impact fees will be assessed at the time of building permit issuance to offset any impacts to public services.

Ray Kimball, Whipple Consulting Engineers, Applicant

Mr. Kimball presented on behalf of the applicant. He confirmed that the proposed density is approximately five units per acre, which is below the maximum allowed under R-2 zoning and consistent with the Comprehensive Plan's anticipated density range. He emphasized that all lots meet both minimum lot size and width requirements.

Mr. Kimball provided additional detail on infrastructure improvements, stating that water service will be upgraded by replacing an existing 6-inch main in Poleline Avenue with a new 10-inch main, from which the subdivision will connect. Sewer service will be extended from an existing trunk main along McGuire Road. He explained that both Poleline Avenue and McGuire Road will be widened along the project frontage to meet minor arterial standards, including the addition of turn lanes and other improvements to enhance traffic flow.

Mr. Kimball noted that approximately two acres of the total site area will be dedicated for right-of-way and infrastructure, including roadways and internal streets, which are designed with a 65-foot right-of-way width. He also confirmed that there are no significant topographical constraints, with only minor elevation changes across the site, and that all lots are intended for single-family detached homes. He concluded by stating that required impact fees and infrastructure improvements will ensure the development contributes its fair share toward public services.

The hearing was opened for public comment.

In Favor: None

Neutral: None

Opposed: Shari Bolander, Post Falls, ID: Testified that traffic on McGuire Road is already congested and noisy, particularly due to truck traffic. She expressed concern that the development would increase traffic and worsen noise conditions. She also questioned whether road widening would move the roadway closer to her property and expressed concern about the loss of open space because of the site development.

Rebuttal

Mr. Kimball testified that roadway widening associated with the project will occur only along the west side of McGuire Road adjacent to the development and not on the east side where existing homes are located. He stated the purpose of the improvements is to increase roadway capacity and help alleviate congestion over time.

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 Green Acres Irrigation District provided a will-serve letter confirming the adequacy of water service. No deficiencies were noted.

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 service to the subdivision as proposed.

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

The Commission finds that the proposed streets and improvements are consistent with the City’s Transportation Master Plan. The proposed improvements to Poleline Avenue and McGuire Road, including widening and turn lanes meet city standards and will contribute to increased roadway capacity. While the Commission acknowledges public concerns regarding traffic and noise it finds that the proposed improvements are 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. The Commission finds this criterion satisfied.

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

The Commission finds that the subdivision complies with the R-2 zoning requirements. The proposed density is below the maximum allowed, and all lots meet minimum single-family standards.

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

The Commission finds that impact fees will be assessed at the time of building permit issuance to mitigate off-site impacts to streets, parks and other public facilities within the community.

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

The Commission decides that the requested subdivision can meet the city’s standards. However, certain

conditions will need to be completed to meet the criteria. Those conditions, 1-8 listed below, when imposed, will ensure that the six criteria found in PFMC 17.12.060.H are met. Based upon the presentations made to the Commission at a properly noticed public hearing, the record compiled in this matter, the applicant must meet the following conditions:

1. 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.

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

Not applicable.

E. CONCLUSION

SUBD-26-2: 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.

Genesis Land Special Use Permit File No. SUP-26-2

Planning and Zoning Commission Reasoned Decision

A. INTRODUCTION:

APPLICANT: Raymond Kimball, Whipple Consulting Engineers

OWNER: Genesis Preparatory Academy, Inc.

LOCATION: 3755 E. 16th Avenue, midway between N. Charleville Rd. and HWY 41.

REQUEST: Special Use Permit to allow for 112 (4-plex) multifamily units on approximately 6.52 acres of Community Commercial Services (CCS) zoned property.

B. RECORD CREATED:

1. A-1 Application.
2. A-2 Narrative.
3. A-3 Conceptual Plan
4. A-4 Vicinity Map
5. A-5 Owners Authorization
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 Phillips 66 Comments
12. PA-4 PFHD Comments
13. PA-5 DEQ Comments
14. PC-1 Walker Comments
15. PC-2 Lang Comments
16. PC-3 Black Comments
17. P&Z Staff Report
18. Testimony at the April 14, 2026, Planning and Zoning public hearing:

The public hearing was noticed correctly and conducted under the requirements of Idaho Code §§ 67-6512 and 67-6509, and Post Falls Municipal Code (PFMC) § 18.20.060. The purpose of the hearing was to allow the Applicant and the public to provide testimony and documentation to the Planning and Zoning Commission in application of PFMC § 18.20.070B.

Jon Manley, Planning Manager

Mr. Manley presented the staff report and testified that the applicant is requesting a special use permit to allow for 112 multifamily units (28 four-plex structures) on approximately 6.52 acres within the Community Commercial Services zoning district. Mr. Manley explained that the site is located between Charleville Road and Highway 41, north of East 16th Avenue, and that the surrounding area reflects a corridor transition from commercial uses along Highway 41 to duplex, multifamily, and institutional uses farther from the arterial corridor.

Mr. Manley testified that the proposed multifamily residential use is allowed in the CCS zone through special use permit approval and that the proposal is intended to meet applicable R-3 density standards at eighteen units per acre and minimum square feet per dwelling unit. He identified Comprehensive Plan Goals 1 and 7 and Policies 1, 2, and 19 as relevant to the proposal, including policies supporting compatible infill, clustered residential development, housing near arterial and collector streets, and land use patterns that support commercial corridors. Mr. Manley stated that the site would be served by Ross Point Water District for water and the City of Post Falls for wastewater, and that recommended conditions for approval included a traffic impact study, roadway and pedestrian improvements, and fire access coordination with Kootenai County Fire & Rescue.

Ray Kimball, Whipple Consulting, Applicant

Mr. Kimble testified on behalf of the owner and explained that the property had previously been contemplated for a school expansion but was later placed on the market after that project did not proceed. He stated that the proposed fourplex product differs from larger apartment buildings because the buildings are two-story structures intended to resemble large residential homes. Mr. Kimble testified that the proposed project is under the R-3 maximum density, meets parking requirements, provides the required open space, and would widen East 16th Avenue while completing multimodal frontage improvements.

Mr. Kimble stated that the property is poorly suited for general commercial development because of its depth, lack of visibility, and secondary frontage, while the Highway 41 frontage properties remains better suited for commercial uses. He further testified that the proposed housing would provide residences near employment, services, Highway 41, and the I-90 interchange, and would support Comprehensive Plan policies encouraging multifamily housing locations near arterial and collector streets. He agreed to comply with staff conditions, including traffic analysis and fire access requirements, and stated that any required mitigation would be addressed through the development review process.

The hearing was opened for public comment.

In Favor:

Jeremy Voeller, Post Falls, ID: Mr. Voeller, a nearby commercial property owner and developer, supported the project, stating that the site is not suitable for commercial use due to its configuration. He testified that the proposed multifamily development represents the highest and best use and would complement nearby duplex development while supporting local businesses through increased residential density.

Mark Hughes, Post Falls, ID: Mr. Hughes expressed support based on familiarity with the site and its development challenges. He stated that the applicant's proposal reflects a thoughtful design solution and appropriate use of the property.

KC Reese, Post Falls, ID: Mr. Reese, a retail broker representing the property owner, supported the project and testified that the site lacks the characteristics necessary for viable retail development, including visibility and access. He concluded that multifamily residential is the most appropriate use given market conditions and site limitations.

Neutral:

Patricia Murphy, Post Falls, ID: Ms. Murphy expressed concerns regarding traffic, pedestrian safety, and infrastructure along East 16th Avenue. After clarification of the proposal, she revised her position to neutral but emphasized the need for careful consideration of traffic flow, sidewalks, and safety improvements.

Opposed:

Pat McDonald, Post Falls, ID: Mr. McDonald opposed the project, citing concerns about increased traffic, congestion during soccer events, and safety risks for pedestrians, particularly children. He expressed concern about cumulative impacts from surrounding development.

Rebuttal Ray Kimball, Whipple Consulting, Applicant

Mr. Kimball responded to concerns raised by reaffirming that a traffic impact study will be conducted and that pedestrian infrastructure improvements, including a 10-foot pathway, will be installed. He stated that parking meets code requirements and can be expanded if necessary and acknowledged willingness to comply with additional conditions such as limiting building height to two stories.

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”) § 18.20.070 B.

C. EVALUATION OF APPROVAL CRITERIA:

C1. Will implementation of the special use conform to the purposes of the applicable zoning district?

Based on the testimony supplied and the staff report, the Commission finds that the proposed multifamily use conforms to the purposes of the CCS zoning district, which encourages a mix of commercial and residential uses and supports higher residential uses along arterials and collectors.

Testimony established that the CCS designation was intended to provide flexibility along the Highway 41 corridor, and that residential uses may be appropriate where commercial viability is limited. The proposal provides a transitional land use pattern between commercial areas and lower-density residential uses, consistent with the intent of the CCS zoning district.

C2. 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.

The Commission finds that multifamily use is an allowable special use within the CCS zoning district pursuant. Further that the applicant has met the applicable requirements and no evidence was presented to the contrary.

C3. Whether the proposed use will be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.

The Commission finds that the proposed use is compatible with the health, safety, and welfare of the public and with nearby land uses, subject to the staff-recommended conditions and the added two-story limitation. While there was some opposing testimony concerning traffic, the Commission determined that the proposed improvements and traffic analysis would not unduly impact traffic, and the residential uses would not be incompatible with other uses in the vicinity.

C4. Whether the proposed use will comply with the goals and policies found within the comprehensive plan.

The Commission finds that the proposal is consistent with the Comprehensive Plan, including

Goal 1: Growing and sustaining a balanced and resilient economy.

This proposal helps build economic diversity by increasing residential density near Highway 41.

Additional housing is essential to attract commercial development uses such as grocery stores and retail, which have previously stalled by reason of a lack of nearby population.

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

The Commission finds that the proposal meets Policy 8 because the project redevelops an under-utilized property within city limits and is compatible with the surrounding mix of duplexes, multifamily housing, institutional uses, and commercial development, while providing infill housing adjacent to existing infrastructure, transportation corridors, and pedestrian facilities.

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

The Commission finds that the proposal meets Policy 19 as the development clusters the fourplex buildings internally on the site while preserving centralized open space and amenity areas for residents..

Policy 20: *Consider location of multi-family development in areas that: Have access to arterial and collector streets; help buffer higher and lower-intensity development patterns; abut compatible existing uses; and are part of projects involving mixed use or master planned areas.*

The Commission finds that the proposal meets Policy 20 as the site is located near Highway 41, a principal arterial, and directly adjacent to East 16th Avenue, a collector roadway, providing access to the transportation network. The Commission further finds that the multifamily development serves as a transitional use between commercial corridor development, duplexes, recreational facilities, and other residential uses, while remaining compatible with the surrounding development pattern and the broader mixed-use character of the Highway 41 corridor.

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

Not applicable.

E. CONCLUSION

SUP-26-2: 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 conditions below, it is the conclusion of the Commission that the requested Special Use Permit, meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved subject to the applicant complying with the conditions contained in the Staff Report as amended by the following:

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.
4. 100 units or more requires a secondary access, unless otherwise approved by the fire department.
5. The development will be limited to no more than two stories.

REASONED DECISION

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.

**McKinley Meadows
Special Use Permit (SUP)
Planned Unit Development (PUD)
Subdivision
File No(s). SUP-26-3/PUD-26-1/SUBD-26-3
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Scott McArthur, McArthur Engineering

OWNER: WYLD, LLC

LOCATION: 404 W. Montgomery Place, Post Falls, ID.

REQUEST: Special Use Permit, Planned Unit Development, and Subdivision to allow for 17 cottage homes and 1 remaining single-family home for a total of 18 lots in a Single Family Residential R-1 zone within 2.68 acres.

B. RECORD CREATED:

1. A-1a PUD Application
2. A-1b SUP Application
3. A-1c Subdivision Application
4. A-2 Narrative
5. A-3 Preliminary Plan
6. A-4 Letter of Authorization
7. S-1 Vicinity Map
8. S-2 Zoning Map
9. S-3 Future Land Use Map
10. PA-1 PFSD Comments
11. PA-2 KCFR Comments
12. PA-3 BPA Comments
13. PA-4 PHILLIPS 66 Comments
14. PA-5 DEQ Comments
15. PC-1 Frank Comments
16. P&Z Staff Report
17. Testimony at the May 12, 2026, Planning and Zoning public hearing:

The Planning and Zoning Commission heard the request at the May 12, 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 application for subdivision of a 2.68-acre parcel into 18 lots in the R-1 zone, to allow cottage homes as a Special Use Permit and to modify requirements as a Planned Use Development. The request is evaluated under the standards of PFMC § 17.12.060, 18.20.070B, and 18.20.080E.

Justin Sauder, Associate Planner.

Mr. Sauder presented the staff report for McKinley Meadows, File Nos. SUP-26-3, PUD-26-1, and SUBD-26-3. Mr. Sauder explained that the application consisted of three interrelated requests: a Special Use Permit to allow a cottage home residential development within the R-1 Single-Family Residential zoning district, a Planned Unit Development to permit flexibility from certain development standards and allow a density increase in light of additional open space, and a Subdivision to create 18 residential lots from approximately 2.68 acres. The proposal included retention of the existing residence and creation of 17 new cottage home lots arranged around a private internal roadway identified as Montgomery Lane. Mr. Sauder noted that cottage home developments are permitted in the R-1 zoning district through the Special Use Permit process and that the proposed detached single-family homes would otherwise comply with the dimensional and design standards for cottage housing.

With respect to the Special Use Permit request, Mr. Sauder testified that the proposed cottage home community was consistent with the purpose and intent of the R-1 zoning district as it provided detached single-family housing for residential uses while offering an alternative housing product which would increase housing diversity through cottage produces. The proposed density equated to approximately 6.72 dwelling units per acre, which slightly exceeded the permitted base density. However, the proposed density increase is allowed through the Planned Unit Development process because of the applicant's provision of additional open space. The proposal otherwise meets bulk and placement requirements found in the city code. Mr. Sauder also testified that the proposed use would not adversely affect public health, safety, or welfare, noting that anticipated traffic volumes from the proposal remained below the capacity threshold for Montgomery Place roadway and that adequate wastewater infrastructure existed to serve the development. Water service will be extended from the east with permission by the school district, along with a secondary emergency access. Staff further concluded that the residential proposal would be compatible with surrounding land uses, which included single-family residential neighborhoods, schools, parks, library facilities, transit access, and nearby commercial services. Mr. Sauder stated that the proposal would be consistent with Comprehensive Plan goals promoting housing diversity, workforce housing opportunities, infill development, efficient use of existing infrastructure, and promoting residential development near schools and community services.

Regarding the Planned Unit Development request, Mr. Sauder explained that the purpose of the PUD process was to encourage enhanced community design while allowing some limited flexibility from standard development regulations. The proposed project provides adequate public utilities, wastewater service, domestic water service, and utility corridors necessary to support the development. Each lot would contain the required off-street parking spaces, and five additional guest parking spaces were proposed to satisfy cottage home parking requirements. Mr. Sauder noted that Montgomery Lane would function as a private roadway maintained by a homeowner's association and would include a turnaround area for emergency and service vehicles. A secondary emergency access connection would be provided through the adjacent school property, improving emergency access for both the development and the existing residents on Montgomery Place.

Mr. Sauder further testified that the PUD incorporated enhanced community design elements by clustering of residential units and preservation of open space tracts along the perimeter of the property. The development would provide approximately 18,000 square feet of open space, exceeding the 15 percent minimum required as a result of the requested density increase. These open space areas along with larger exterior parcels are intended to function as buffers between the proposed development and the existing residents. Mr. Sauder stated that the project would be completed in a single phase and that a homeowners association would be responsible for maintaining private roadways, landscaping, open space tracts, and common facilities.

Mr. Sauder also reviewed the specific PUD deviations requested by the applicant. These included allowing all cottage homes to be front-loaded rather than limiting front-loaded homes to 50 percent

of the development, permitting open space areas which did not front directly onto a street, allowing an approximately 4% density increase above the base density through the open space bonus provisions, and granting limited setback and open space dimensional reductions for one lot to accommodate a future pedestrian access easement.

On the Subdivision application, Mr. Sauder testified that adequate provision had been made for domestic water, sanitary sewer, transportation infrastructure, stormwater management, roadway improvements, utilities, and public services. Mr. Sauder stated that water service would be provided through the proposed extension from Chase Road and that wastewater facilities had sufficient capacity to accommodate the development. Mr. Sauder noted that all roadways, drainage improvements, sidewalks, ADA facilities, lighting, and utility systems would be constructed in accordance with city standards. A homeowner's association would assume responsibility for ongoing maintenance of private roads, sidewalks, landscaping, irrigation facilities, snow removal, and common open space areas. Mr. Sauder further testified that there were no known soil or topographic hazards identified and that fencing would be installed adjacent to the railroad corridor. Staff concluded that the subdivision was consistent with zoning requirements, transportation planning objectives, and the city's policies regarding growth and infrastructure, and that impact fees would be collected to ensure the development paid its proportionate share of public facility costs.

Scott McArthur, McArthur Engineering, Applicant:

Scott McArthur, representing WYLD LLC, presented the application and testified in support. Mr. McArthur stated that the project was designed to provide attainable homeownership opportunities for workforce households, young families, seniors, and first-time homebuyers while maintaining compatibility with surrounding residential development. Mr. McArthur explained that the property represented an infill opportunity within an established neighborhood and that the proposed cottage home product was intended to address housing affordability challenges while preserving the detached single-family residential character of the area. The applicant stated that the project would retain the existing residence, provide landscaped buffers adjacent to neighboring properties and the school district property, and create a neighborhood design centered around open space and common amenities rather than simply maximizing development intensity.

The applicant identified proposed utility improvements, including extension of a public water main through the adjacent school property, connection to city wastewater facilities, installation of dry utilities, and construction of emergency vehicular access in coordination with fire and emergency service providers. Mr. McArthur testified that the school district had granted preliminary approval for the utility and emergency access easements and that the applicant would complete needed improvements to the adjacent school parking area as part of the agreement. Mr. McArthur further explained that the project included stormwater management facilities designed to capture, treat, and infiltrate runoff on-site, and that grading improvements would allow proper drainage while facilitating gravity sewer service.

The applicant discussed the cottage home design standards, driveway configurations, common open space areas, landscaping improvements, and amenities including gathering areas and recreational features intended to foster neighborhood interaction. Mr. McArthur testified that similar cottage home developments constructed by the applicant had been successful in providing attainable housing while maintaining attractive neighborhood character. Mr. McArthur stated that the development would comply with city requirements regarding parking, open space, utilities, and infrastructure and argued that the requested PUD deviations were necessary to achieve the intended design while preserving substantial open space and buffering. The applicant maintained that the project was consistent with the Comprehensive Plan, zoning regulations, and approval criteria governing the Special Use Permit, Planned Unit Development, and Subdivision applications.

The hearing was opened to public testimony.

In-Favor:

Noah Stam, Coeur d'Alene, ID: Mr. Stam, as developer, spoke in favor of the project. He described the development as an opportunity to provide attainable housing for first-time homebuyers and young families. Mr. Stam explained that the proposed cottage-style homes are similar to homes built in another successful development and emphasized the need for housing options priced below \$400,000. He stated the project was intended provide homeownership opportunities for working families and community members.

Neutral: – None**In-Opposition:**

Paul King, Post Falls, ID: Mr. King did not wish to speak but submitted opposition based on concerns regarding increased traffic and school bus activity on Montgomery Place.

Sharon King, Post Falls, ID: Ms. King did not wish to speak but submitted opposition based on concerns regarding traffic impacts from the proposed development.

Merle Zeller, Post Falls, ID: Mr. Zeller did not wish to speak but submitted opposition citing increased traffic on Montgomery Place as the primary concern.

Anna Spooner, Post Falls, ID: Stated that she lives near the proposed development site and expressed concerns about increased traffic and safety for children in the neighborhood. She described Montgomery Place as a quiet and safe street where many families reside and stated that the addition of vehicles associated with the development would negatively impact neighborhood safety.

Matt Pharr, Post Falls, ID: Discussed concerns regarding the removal of CC&Rs. He stated that he was approached about signing documents to remove the CC&Rs and alleged he was told he could become part of an HOA or face legal action if he did not sign. Mr. Pharr also expressed concerns about increased traffic, neighborhood character, property values, and the proposed density of the project.

Vanessa Pharr, Post Falls, ID: Echoed concerns regarding traffic, parking, water pressure, emergency vehicle access, trash collection access, construction impacts, and property values. She also raised concerns about the process used by prior owners to obtain signatures for removal of the CC&Rs and questioned whether residents fully understood what they were signing.

Glen Douglas, Post Falls, ID: Stated he has lived on Montgomery Place for 43 years and opposed the proposal due to concerns about traffic increases, street parking limitations, compatibility with the surrounding neighborhood, reduced open space, and impacts to property values. He questioned whether the proposed development met Planned Unit Development standards regarding compatibility, circulation, and any community benefit.

Myles Perlin, Post Falls, ID: Opposed the proposed number and size of homes, while stating he was not opposed to some residential development on the property. He indicated that a lower number of homes, such as eight or nine, would be more compatible with the existing neighborhood.

Joanne Anglin, Post Falls, ID: Expressed concerns regarding historic flooding in the area and questioned whether the proposal included adequate stormwater drainage infrastructure such as grassy swales and drainage basins. She also raised concerns regarding parking availability and overflow parking impacts on Montgomery Place.

Kenneth Ross, Post Falls, ID: Submitted written opposition stating that the development proposed too many residences for the property and would significantly increase traffic.

Candyce Frank, Post Falls, ID: Opposed the proposal, citing concerns regarding recurring flooding on the property, impacts to property values, increased traffic, and the removal of CC&Rs. She stated that the area had flooded multiple times over the years and questioned how grading and increased density would affect drainage.

Asa Sizemore, Post Falls, ID: Opposed the project, stating that he and other neighbors were told differing information regarding the number of homes and the CC&R removal process. He stated that residents would not have supported removal of the CC&Rs had they known the proposed development would include 17 new homes.

Jeff Gilbertson, Post Falls, ID: Opposed the proposal, emphasizing the family-oriented nature of the neighborhood and concerns about increased density. He stated that a lower-density proposal with fewer homes would be more compatible with the surrounding area and existing lot sizes.

Dora Williamson, Post Falls, ID: Indicated opposition to the proposal without additional testimony.

Rebuttal:

Scott McArthur, McArthur Engineering: Mr. McArthur responded that traffic would naturally increase with additional homes but would still remain within the City’s requirements for local residential streets, and that the private street design on the project and its grade transition would discourage high speeds. With respect to prior CC&Rs those remained a private civil matter and were not governed by the City, and that the proposed HOA would apply to McKinley Meadows only. The project would include stormwater facilities, adequate drainage structures for addressing any anticipated flooding and would provide adequate open space, buffering, a sewer easement, and emergency access through the school property.

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, 18.20.070 and 18.20.080.

C. EVALUATION OF APPROVAL CRITERIA SUP-26-3:

C1. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.

Based on the testimony supplied and the staff report, the Commission finds that the proposed cottage home residential use conforms to the purpose of the R-1 zoning district because it consists of detached single-family residential dwellings, a housing type specifically allowed through the Special Use Permit process. While there was testimony that the number of cottage homes was too high, the Commission finds that the residential use and proposed development would maintain the residential character, preserve and existing on-site home, and utilize open space and buffering features to conform with surrounding residential uses.

C2. 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.

The Commission finds that the proposed cottage home residential use is permitted in R-1 zone as a special use and that testimony and the staff report demonstrated that the project will be served by municipal water and sewer services and will otherwise comply with all applicable development standards through the PUD process. No testimony to the contrary was presented.

C3. Whether the proposed use will be compatible with the health, safety, and welfare of the public

or with land uses within the vicinity of the proposal.

The Commission finds that the proposed use is compatible with the health, safety, and welfare of the public and surrounding land uses. Evidence in the record established that municipal water and wastewater systems have adequate capacity, projected traffic volumes remain within adopted city standards, and emergency access will be extended through a secondary access route across adjacent school property. While neighboring residents expressed concerns regarding traffic, parking, drainage, and neighborhood character, A majority of the Commission finds that the project remains compatible with the mixture of residential, educational and commercial and recreational uses located in the vicinity and does not adversely affect the safety or welfare of the public.

C4. Whether the proposed use will comply with the goals and policies found within the comprehensive plan.

The Commission finds that the proposal meets the following goals and policies of the Comprehensive Plan:

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

The Commission finds the development's proximity to schools, the library, transit, and community services supports quality of life while efficiently utilizing existing infrastructure and public services.

Goal 6: *Maintain and improve Post Falls' transportation network, on pace and in concert with need and plan objectives.*

The commission found that Montgomery Place and the proposed private roadway will continue to operate within adopted level-of-service standards, while the emergency access connection through the adjacent school property enhances emergency response capabilities. The project also includes pedestrian infrastructure connecting to existing sidewalks and preserves future connectivity opportunities to a potential trail corridor, further supporting the City's transportation objectives.

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

The Commission finds the project represents compatible infill development by utilizing an underdeveloped parcel within an established neighborhood served by existing city infrastructure.

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 finds the cottage home product increases housing choice by providing smaller detached single-family homes that support attainable homeownership opportunities.

D. EVALUATION OF APPROVAL CRITERIA PUD-26-1:

D1. The proposed PUD provides for adequate utilities, services, and parking to service the proposed development:

The Commission finds that adequate public water, wastewater, and utility easements are available to support the proposed development. Testimony established that City utility systems have sufficient capacity and required utility easements are provided. While the proposed development meets the minimum parking standards for cottage home communities, the Commission determined that requiring wider driveways in addition to the required minimum off-street parking spaces per lot, plus

the proposed five common parking spaces will more adequately address the impact of this development on adjacent properties.

D2. The proposed PUD provides for an integrated transportation network that adequately serves the proposed development:

The Commission finds that the proposed private roadway, additional emergency access connection, single-street pedestrian facilities, and circulation system adequately serve the development and comply with applicable City standards. While subject to differing opinion testimony on traffic impacts, evidence demonstrated that the projected traffic volumes remain within adopted roadway capacities and that pedestrian connections are provided throughout the site with future connectivity opportunities preserved to the rail corridor.

D3. The proposed PUD provides enhanced community design:

The Commission finds that the development incorporates a clustered cottage home design, preserves the existing residence, provides buffering from adjacent uses, and exceeds the required open space standards and supports the community. The layout transitions from larger lots near Montgomery Place to smaller interior lots, helping integrate the project with the surrounding neighborhood while providing housing diversity and recreational open space. The proposal provides for 15% open space for the users of the development and allows the request for a density bonus.

D4. The proposed PUD provides for timely development of the property and security for future completion and maintenance:

The Commission finds that the project will be developed as a single phase and contains all infrastructure necessary to function independently. Adequate access is provided for emergency services and maintenance, and a homeowner’s association will be responsible for maintaining private roads, landscaping, open space, and other common facilities including the implantation of a funding mechanism for future needs.

E. EVALUATION OF APPROVAL CRITERIA SUBD-26-3:

E1. 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 water service is to be provided by the City of Post Falls which indicates it has adequate capacity to serve the subdivision. The project will also be extending a municipal water main across adjacent property to serve the development. As such the Commission finds this criterion satisfied.

E2. 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 wastewater system has sufficient capacity to accommodate the proposed development and that the project will comply with applicable City standards.

E3. Proposed streets are consistent with the transportation element of the comprehensive plan.

The Commission finds that the proposed private roadway configuration, emergency access, and pedestrian facilities are consistent with the City’s transportation planning objectives and will adequately serve the subdivision.

E4. 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 evidence was presented identifying site conditions that would preclude development. Concerns regarding drainage and flooding will be addressed through applicable engineering and development standards. The proposal will include construction of separation fencing against the rail corridor to address hazards.

E5. The area proposed for subdivision is zoned for the proposed uses and the uses conform to other requirements found in this code.

The Commission finds that the subdivision is consistent with the R-1 zoning district and, with approval of the SUP and PUD applications, complies with applicable code requirements.

E6. 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.

The Commission finds that impact fees collected on individual building permits and required infrastructure improvements will ensure the development contributes its proportionate share toward public facilities and services.

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

Not applicable.

G. CONCLUSION

SUP-26-3: Based upon the evidence contained in the record, the staff report, agency comments, and testimony received during the public hearing, the Commission concludes that the proposed Special Use Permit for a cottage home community satisfies the applicable review criteria of the Post Falls Municipal Code and the Idaho Local Land Use Planning Act. The Commission further finds that the proposal is compatible with surrounding land uses, supports Comprehensive Plan housing and transportation objectives, and can be adequately served by existing public facilities and services. Therefore, the Special Use Permit is hereby approved, subject to the applicant complying with all conditions contained in the Staff Report, as modified herein.

PUD-26-1: Based upon the evidence contained in the record, the staff report, agency comments, and testimony received, the Commission concludes that the proposed Planned Unit Development satisfies the applicable review criteria of the Post Falls Municipal Code and the Idaho Local Land Use Planning Act. The Commission finds that the proposal provides adequate utilities, transportation access, parking, open space, and long-term maintenance mechanisms while promoting an enhanced community design through clustering, buffering, and preservation of common open space. Therefore, the Planned Unit Development is hereby approved, subject to the applicant complying with all conditions contained in the Staff Report, as modified herein.

SUBD-26-3: Based upon the evidence contained in the record, the staff report, agency comments, and testimony received, the Commission concludes that the proposed subdivision satisfies the applicable review criteria of the Post Falls Municipal Code and the Idaho Local Land Use Planning Act. The Commission finds that adequate provisions have been made for water, wastewater, transportation infrastructure, and public services, and that the subdivision is consistent with the applicable zoning designation and Comprehensive Plan. Therefore, the subdivision is hereby approved, subject to the applicant complying with all conditions contained in the Staff Report, as modified herein.

CONDITIONS OF APPROVAL:

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. The following design deviations and conditions are approved as part of this PUD application:
 - a. Cottage Home Yard (PFMC 18.24.032(C)(3)(b)(3)): Reduce minimum open space dimension on Lot 7, Block 2 from 15 ft to 12 ft.
 - b. Front-Loaded Cottage Homes (PFMC 18.24.032(D)(2)(a)): Allow 100% front-loaded homes instead of maximum 50%.
 - c. Open Space Frontage (PFMC 18.24.032(D)(2)(d)): Allow required open space to not front a street (0% instead of 20%) and instead function as a buffer adjacent to school property.
 - d. Density (PFMC 18.20.040 / R-1): Allow 18 lots (6.72 units/acre), approximately 4% above base density, within requested 10% PUD density increase.
 - e. Setback – Lot 7, Block 2 (PFMC 18.20.040): Reduce rear yard setback to 9 ft (northwest corner of lot) to accommodate design and pedestrian access easement.
5. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
6. The Developer shall secure an easement from the Post Falls School District, to the City of Post Falls; for the construction, operation, maintenance and access to the proposed water main and including emergency site access for emergency services.
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.
9. The Developer shall provide an all-weather surface to allow City of Post Falls access to the sewer manholes located in proposed Tract “B”.
10. 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.
11. The Homeowners Association (HOA) for the project shall be required to maintain the common open space tracts, landscaping, amenities and the private roadway. Mechanisms shall be provided within the CC&R’s of the HOA to include funding for capital repair/replacement of the private roadway, landscaping, and amenities in the future.
12. A 6-foot fence shall be constructed along the BNSF rights-of-way with the first phase and prior to final plat.
13. Tract “A” shall be modified to show and allow for a future access to the railroad rights of way.
14. All cottage home driveways must be constructed with a minimum width of sixteen (16) feet on each lot, subject to final engineering and zoning review.

_____ 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: JUNE 2, 2026

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: JUSTIN SAUDER, ASSOCIATE PLANNER • jsauder@postfalls.gov / 208-457-3336

SUBJECT: STAFF REPORT FOR THE JUNE 9, 2026, P&Z COMMISSION MEETING
SIGNAL POINT VISTA ANNEXATION ANNX-26-3 AND SUBDIVISION 26-5

INTRODUCTION:

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

Whipple Consulting Engineering, on behalf of Viking Construction, is requesting approval to annex and subdivide approximately 14.62-acres into a 67-lot subdivision for single-family detached residences into the City of Post Falls with a zoning request of Medium Density Residential (R2) per Exhibit A-2. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code (PFMC) Section 18.20.100 as well as a Subdivision application to subdivide the property per PFMC Section 17.12.060. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Numbers: Signal Point Vista Annexation and Subdivision File No's. ANNX-26-3 and SUBD-26-5

Owner: Viking Construction INC

Applicant: Whipple Consulting Engineers

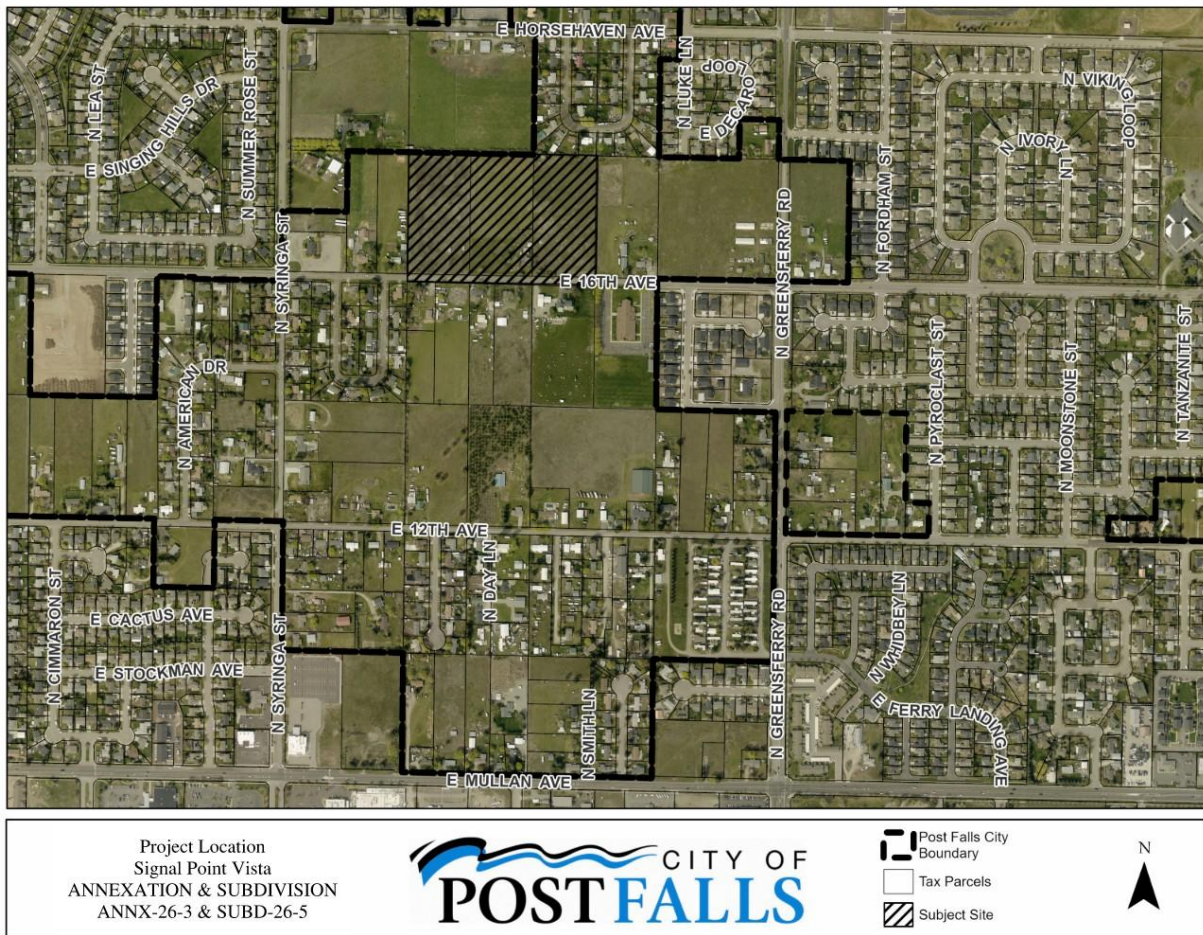
Project Description: Annex approximately 14.62-acres within the City of Post Falls with a zoning request of Medium Density Residential (R2).

Project Location: The property is located north of East 16th Avenue, approximately 675 feet east of the intersection of North Syringa Street and East 16th Avenue.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: To the north, south, east, and west are single-family homes within Kootenai County. To the north there is also a parcel that is within the City with a single-family residence.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

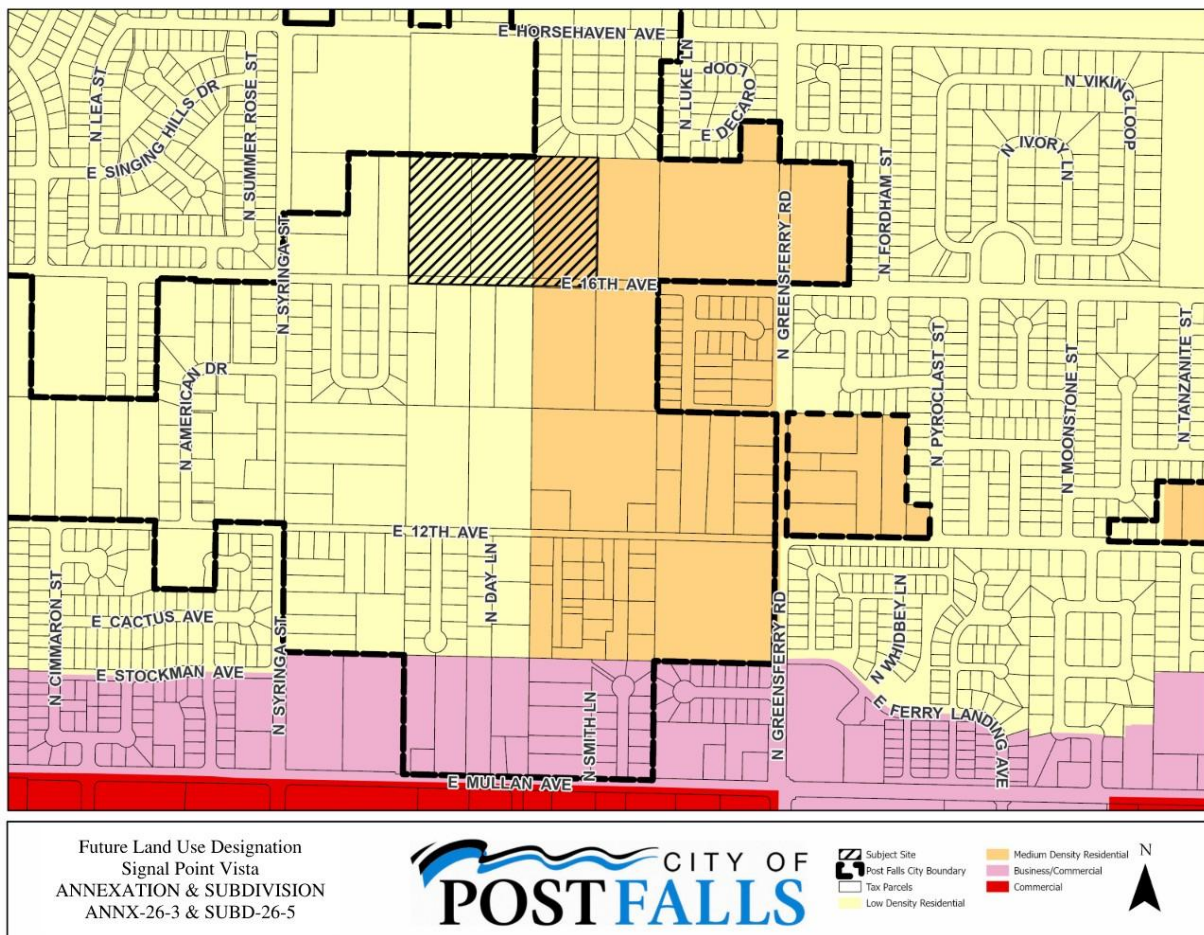
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria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

ZONE CHANGE REVIEW CRITERIA

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

The Future Land Use Map classifies this property with the land use designation of **Low Density Residential** and **Medium Density Residential** (See Following Image). Both of these categories encompass all types of single-family residential uses and also support land uses such as parks, schools, and public facilities. Densities may vary as appropriate to location, street infrastructure capacities, planned development patterns and compatibility with existing development. Densities also vary between the two categories with the low density encompassing up to eight dwelling units per acre and the medium density with a range of five to 16 dwelling units per acre.

The subject site is adjacent to properties with a land use designation of low density residential to the north, east, south and medium density residential to the west and south as depicted in the Future Land Use Map below. The R2 zone is an implementing zone for both land use categories per the Focus Area.



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

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

rewarding developers with higher density or modified design standards in exchange for forward-thinking integration of the land into its surrounding context. This area could benefit from a sub-area transition plan to ease the incorporation of these "county islands" into City Limits.

Staff Comment: The applicant is requesting a R2 zoning designation, and if approved, intends to subdivide the property into 67-lots for a single-family detached subdivision. The proposed subdivision with the requested zone would result in a density of five units per acre, which is within the range of density encompassed within the low-density land use designation. Therefore, the proposed R2 is compatible with properties in the immediate vicinity to the north, south, east, and west which all contain single-family residences in varying densities. The properties immediately adjacent to the north and northwest, which currently contain a single-family home and agricultural use, are zoned Residential Mixed (RM) and approved for a detached single-family neighborhood as well. The R2 zone would be consistent and compatible with both the existing and proposed uses in the vicinity. The proposal is also consistent with the focus area, which encourages promotion and prioritization of both annexation opportunities and infill development within the 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?

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

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

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base with a supportive housing stock within City limits. The R2 zone can deliver single-family homes, which make up the majority of the desired housing product in Post Falls. Annexing the subject property would allow for residential contributing to the economic diversity and long-term prosperity of the City.

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

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

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

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

property in the R2 zone would provide a land use type that is needed in the community to support housing needs.

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

Services that cities provide cannot be sustained without fiscal balance and accountability. This goal serves to anchor the City of Post Falls' obligation to sustain its fiscal health – achieved through the gathering of income in responsible, equitable ways, and through decisions, investments and actions that provide ratepayers with efficient, effective services now and in the future. The proposed Annexation and Zone Change that is within an infill development area could be considered an efficient and effective measure to provide housing closer to City provided infrastructure and services.

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

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

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

Staff Comment: Additional housing may help further long-term fiscal health of the City through supporting both the Industrial and Commercial employment/commerce objectives. Increasing the housing stock may assist maintaining and expanding the employment base residing in Post Falls. Providing housing closer to services provided by the City may be considered to be beneficial.

- Maintain and enhance resident quality of life.

Staff Comment: Annexing and rezoning as requested in the City may assist improving the resident's quality of life through further development. Being in a county island, much of the area has county roads without urban improvements such as sidewalks and multi-use trails, which may be a less than desirable scenario compromising public safety. Annexation and upon development could help enhance quality of life through providing improvements that are lacking in this area. Additionally, there are numerous commercial and medical uses that are approximately within one mile of the site.

- Promote compatible, well-designed development.

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

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

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

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

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

Staff Comment: As cited earlier in the staff report, the applicant intends to subdivide the property into 67 single-family detached lots. The proposed subdivision with the requested zone would result in a density of five units per acre, which is within the range of density encompassed within the low-density land use designation. Therefore, the proposed R2 is compatible with properties in the immediate vicinity to the north, south, east, and west which all contain single-family residences in varying densities. The proposal would also be consistent with the properties immediately adjacent to the north and northwest, which currently contain a single-family home and agricultural use, but are zoned RM and approved for a detached single-family neighborhood.

- Infrastructure and service plans.

Staff Comment: Water service for the property will be provided by the Ross Point Water District. Sanitary Sewer service would be provided by the City of Post Falls. Connection to sanitary sewer is to be made at the manhole existing in the Syringa Street and 16th Avenue intersection. The City of Post Falls Sewer System has capacity and is willing to provide service to the subject location. Existing capacity is not a guarantee of future service.

- Existing and future traffic patterns.

Staff Comment: East 16th Avenue is classified as a Major Collector. It is currently configured as a 26 foot wide two-lane road. The 2025 City Transportation Master Plan indicated traffic volumes around 2,000 trips per day, well within the design parameters of 2,000-12,000 vehicles per day. The proposed development at the requested zoning is anticipated to generate less than 700 trips per day (67 peak hour trips) and is unlikely to create an undue burden on the transportation network that would not be mitigated through collection of Street Impact Fees. The development is responsible to complete road widening along their frontage to the full Major Collector standard.

The intersection of Greensferry Road and E 16th Avenue, less than ¼ mile east of the site, is currently configured for all-way stop control and identified as a future signal (Impact Fee Project) in the transportation master plan, between 2030 and 2035. Current traffic volumes (less than 1,000 vehicles in the peak hour) and collision history (less than 3 collisions per year) do not support conversion to signalization at this time.

The intersection of Syringa Street and East 16th Avenue, less than ¼ mile west of the site, is currently configured as two-way stop control. Current traffic volumes (less than 400 vehicles in the peak hour) and collision history (less than two collisions per year) do not support any intersection changes at this time.

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

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

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

Staff Comment: This site would be considered a compatible infill development

area and within the exclusive tier of the Area City Impact. Having the proposed annexation area approved to be incorporated into the City and the proposed rezone may help provide an opportunity to meet this policy.

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

- Surrounded by incorporated areas.

Staff Comment: The site is currently within the largest County “island” in the City.

- That have readily available service infrastructure and capacity;

Staff Comment: The City of Post Falls is the purveyor for Sanitary Sewer. Sanitary sewer infrastructure is located 650 feet from the development. The City has capacity and is willing to provide service to the site.

Ross Point Water is the water purveyor for the site and has issued a will serve letter for the proposed annexation and development.

- That support increased development intensity near the urban core.

Staff Comment: The site is located approximately one mile from commercial and medical services along Mullan Avenue.

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

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

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

Staff Comment: Annexation of the subject site with the R2 zoning request would help provide land for future housing needs in an area projected to be incorporated into the city.

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

Staff Comment: Additional rights-of-way and easement would need to be provided as part of annexation. Annexation shall include all rights-of-way adjoining the site and currently within the County.

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

Falls.

Staff Comment: Upon the development of the site, frontage improvements will be required to be completed. This allows for continuity of pedestrian pathways along East 16th Avenue.

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

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

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

Staff Comment: Annexation would ensure rights-of-way and easements needed to facilitate the construction of identified roadway improvement could be completed. With site development, roadway improvements for vehicles, pedestrians and bicycles would be required to match the adopted classifications of the adjoining and proposed roadways.

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

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

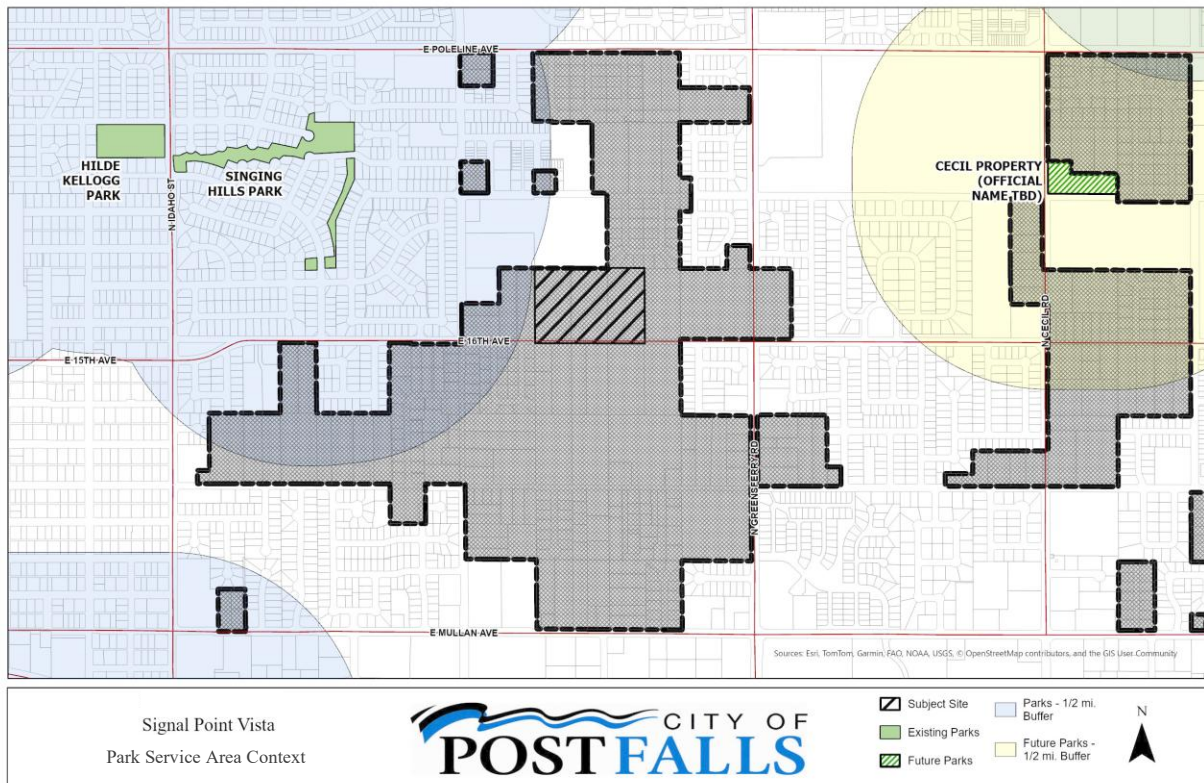
Policy 45: Guide annexation decisions guided by and considering:

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

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

Based on our 2020 Parks and Recreation Master Plan, the Department is directed to expand open space and parks to meet the City's Level of Service. At that time, 91% of the city's population had access to outdoor recreation at a city park within one mile of their residence. The location of this annexation request is approximately ½ mile from Singing Hills Park. Additionally, the City owns property on Cecil avenue for development of a future park that is also within one mile of this site. As development occurs, the City will need to develop additional parks to continue to meet the parks Level of Service. This will require careful evaluation and implementation of park impact fees, which the City collects, to ensure that park

acquisition and develop costs are offset. The Exhibit below shows current service area served by existing and planned park locations.



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

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

- Studies that evaluate environmental and public service factors.

Staff Comment: No known environmental studies have been conducted however Panhandle Health District and the Department of Environmental Quality have been notified of this request and have been given the chance to comment on the request. The site is more than 1,000 feet from any known interstate pipelines. Interstate pipelines within 1,000 feet of a site would need to be shown and noted on any future platting of the property, per Idaho Code.

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

Staff Comment: The property is abutting the City of Post Falls on the north side. Utilities are located 650 feet west of the property and capable of providing service to the property. The extension of sanitary sewer for this development would provide easier sewer access to several county-island lots. Extension of sanitary

sewer would require placement of service stubs to adjoining properties during construction.

Annexation of the property would create no net increase in the operational and maintenance costs of the adjoining City infrastructure.

- Comprehensive plan goals and policies.

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

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

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

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

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

Staff Comment: All development associated with this proposal will be connected to municipal wastewater systems and will not utilize a septic system. Existing septic systems will be required to be removed in compliance with Panhandle Health standards. Stormwater management will be reviewed through the subdivision review process.

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

Staff Comment: The proposed area is within the Ross Point Water District and they have provided a will serve letter for the proposed project.

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

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

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

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

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

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

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

Staff's Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed with development of the site in conformance with City Standards and guiding Master Plans. Existing septic systems will be required to be abandoned, in conformance with Panhandle Health requirements, and remaining structures connected to the City's Water Reclamation system.

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

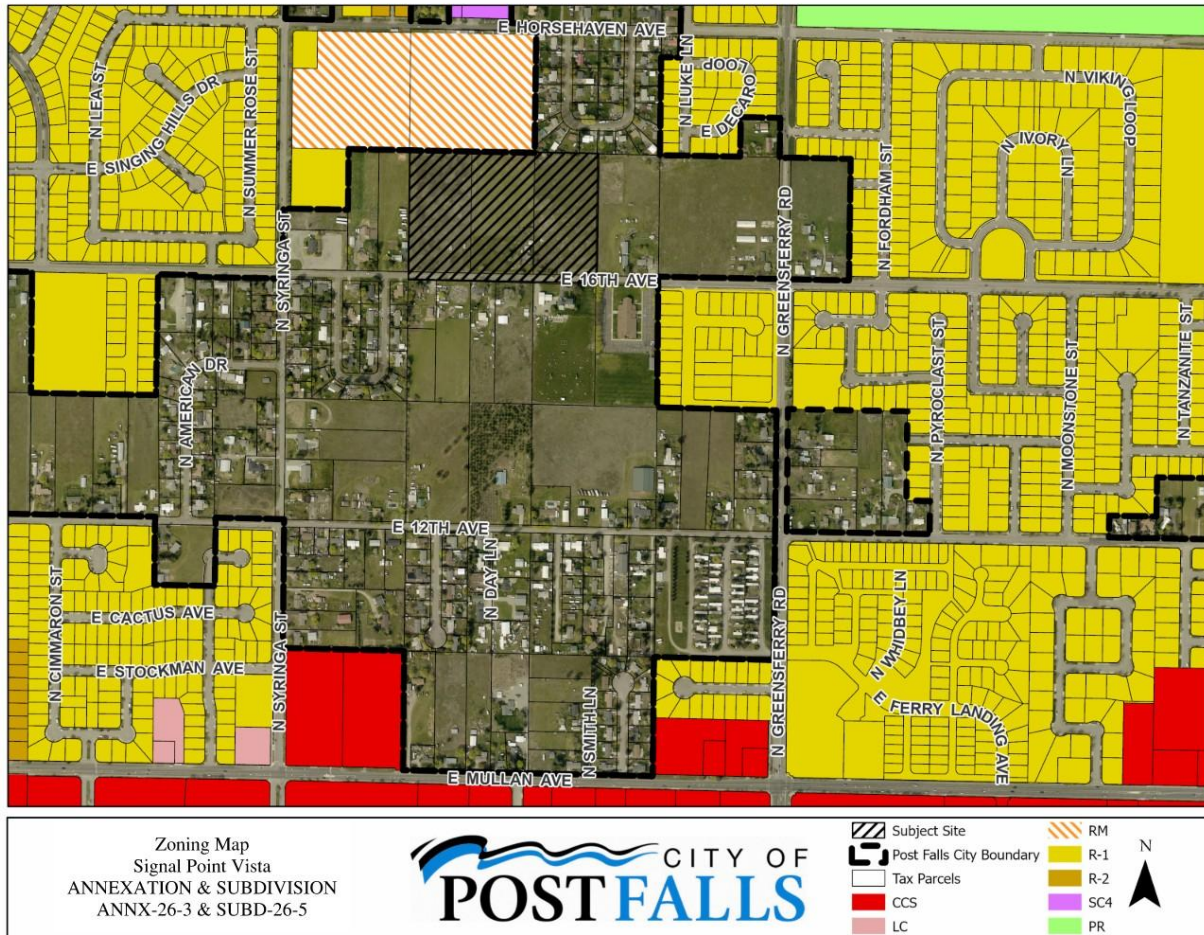
Staff's Response: The subdivision and proposed layout accommodate connectivity and will not have a negative impact on the local transportation system. Proposed roadway circulation anticipates extension and development to the north, east and west. The roadways shall dedicate rights of way and easements and be constructed to the roadway standards as outlined within the City Transportation Master Plan.

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

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

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

Staff's Response: The applicant is also requesting annexation into the City and a rezone to R2 for this subdivision is appropriate based on the existing land use in the general area (refer to zone change review criteria above). The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning), subject to annexation and rezoning of the requested areas (See Following Image).



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

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

Agencies Notified:

Bonneville Power Administration	City Link	Post Falls Area Chamber
Post Falls Post Office	Post Falls Parks & Rec	Coeur d'Alene Press
Post Falls School District	Post Falls Highway District	Utilities (W/WW)
Kootenai Electric	Kootenai County Fire	Department of Environmental Quality
Ross Point Water	East Greenacres Irr. District	Urban Renewal Agency
Idaho Department of Lands	Idaho Transportation Department	Panhandle Health District
KMPO	Kootenai County Planning	Yellowstone Pipeline Co.

Phillips 66 Pipeline Co. (Conoco)	NW Pipeline Corp.	BNSF
TC Energy (TransCanada GTN)	Avista Corp. (WWP-3)	TDS Telecom
Ziply Fiber	Spectrum	Coeur d'Alene Garbage
Union Pacific Rail Road		

PUBLIC PROCESS: Notice was mailed to property owners within 300 feet of the proposed project on January May 20, 2026, and notice was sent to appropriate jurisdictions and published in the Coeur d'Alene Press on May 22, 2026. The property was posted on May 29, 2026.

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

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Dedication of rights-of-way along 16th Avenue, measured 42.5 feet from the existing Section Line in 16th Avenue.
2. Dedication of a Sidewalk, Drainage and Utility Easement along 16th Avenue, measured 15 feet in width.

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

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. The proposed subdivision must be completed in a single (1) 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 a single (1) phase of 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. Direct vehicular access to or from Lots onto 16th Avenue shall be prohibited on the face of the plat.
8. A Homeowners Association (HOA) shall be formed to provide for irrigation and maintenance of landscaping, including snow removal from sidewalks or trails, along 16th Avenue.

9. No existing structures were identified to remain. Existing septic systems shall be removed in conformance with Panhandle Health requirements.

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 Signal Point Vista annexation and subdivision. The Commission may adopt additional conditions from review of the application or from discussion at the Commission meeting.

ATTACHMENTS:

Applicant Exhibits:

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

Staff Exhibits:

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

Record No: ANNX-26-3

Annexation

Status: Active

Submitted On: 4/2/2026

Applicant

 Raymond Kimball
 509-893-2617
 rkimball@whipplece.com
 21 S. Pines Road
Spokane Valley, WA 99206

Option for Redaction

Would You Like to Submit Redacted Documents* 

No I will not be submitting redacted documents

Application Information

Did an Annexation Pre-app take place?*

Yes

Applicant Type*

Engineer

Description of Project/Reason for Request*

Annexation of 15 acres of a current county pocket with an R-2 zoning with single family residential restriction.

Existing Zoning*

County Ag-Suburban

Adjacent Zoning*

Ag-Suburban-City RM

Current Land Use*

Vacant/Residential

Adjacent Land Use*

Residential

Proposed Zone*

R-2

Owner Information

Name*

Viking Construction

Company

Phone*

redacted

Email*

redacted

Address*

2605 Hayden Ave

City, State, Zip Code

Hayden, ID 83835


Application Certification

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

*



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

 Ray Kimball

Apr 2, 2026

Record No: SUBD-26-5

Subdivision Application

Status: Active

Submitted On: 4/2/2026

Applicant

 Raymond Kimball
 509-893-2617
 rkimball@whipplece.com
 21 S. Pines Road
Spokane Valley, WA 99206

Option For Redaction

Would You Like to Submit Redacted Documents* 

No I will not be submitting redacted documents

Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Engineer

Proposed Subdivision Name*

Signal Point Vista

Number of Lots*

67

Size of Site

14.615

Average Size of Lots

6608

Existing Zoning

Adjacent Zoning

Current Land Use

Adjacent Land Use

Density

4.58 du/ac

Description of Project*

67 lot single family detached residential subdivision.

Site Information

Comprehensive Plan Designation

Low Density Residential/Medium Density Residential

Location of Proposed Access to Site

16th Aave

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

16th Ave -Currently 28' wide pavement

Size & Point of Water Connection

16th Ave 12"

Size & Point of Sewer Connection

16th Ave and Syringa St, 12"

Name & Location of Nearest School

Prairie View Elementary, 0.5 miles northeast

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

Physical Description of Site (topography, cover, features)

Flat pasture—all existing structures to be demolished

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

No

Water District*

Ross Point Water District

Owner Information

Name*

Viking Construction

Company

Phone*

redacted

Email*

redacted

Address*

2605 W Hayden Ave

City, State, Zip Code

Hayden, ID 83835

Application Certification

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

 **Ray Kimball**

Apr 2, 2026

Exhibit A-2

WCE No. 25-4123
March 25, 2026

Post Falls Planning and Zoning Commission
408 N. Spokane Street
Post Falls, ID 83854

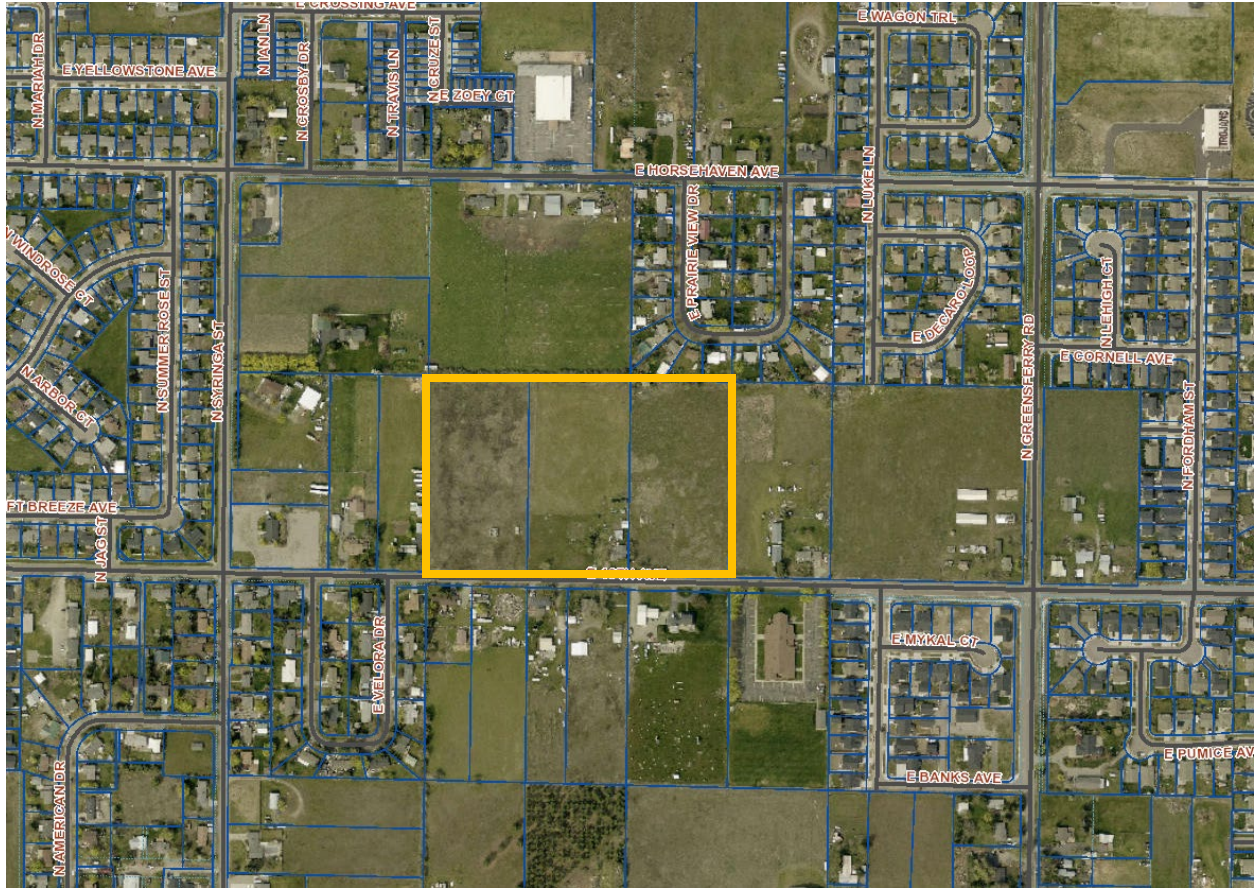
Re: City of Post Falls
Signal Point Vista Annexation – Annexation Narrative

To whom it may concern:

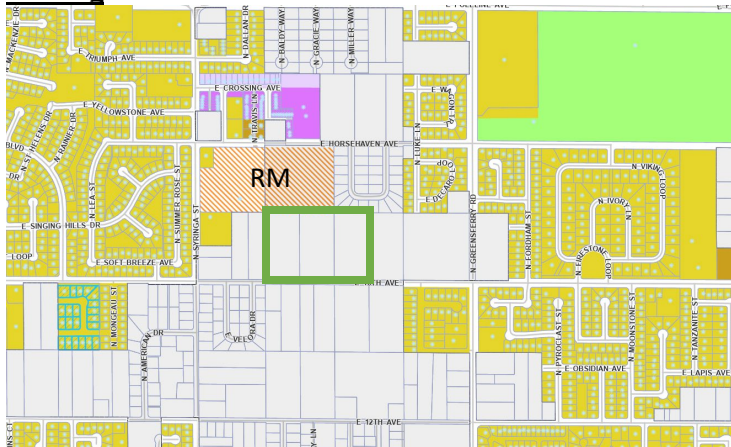
This letter is intended to serve as a written narrative for a proposed annexation of three properties on the following: parcel 0636035030AB, AIN 135857, 1685 E 16th Avenue; parcel 0636035030AA, AIN 151079, 1739 E. 16th Avenue; and parcel 0636035031AB, AIN 164629, 1755 E 16th Avenue into the City of Post Falls. This letter discusses zoning information, how the proposal relates to the City of Post Falls Annexation Goals and Policies Future Land Use Plans, and any impact the proposal would have on City services.

Site Description

This annexation application is regarding a portion of the subject property located in the AG-Suburban Zone in Kootenai County, Idaho in the south ½ of the NE ¼ of Section 35, Township 51 North, Range 05 West, B.M. The City of Post Falls Future Land Use Map designates the subject property for annexation as Low-Density Residential and Medium-Density Residential. The subject property encompasses three rectangular parcels totaling approximately 14.62 acres. The subject property has access to 16th Avenue to the south. Annexation into the City of Post Falls R-2 Zone with a detached single-family restriction will allow for the development of a 67-lot subdivision for single-family detached residences in the City of Post Falls.



Zoning



LEGEND

 CCS	 R-1-S	 SC3
 CCM	 R-1	 SC4

The subject property is currently located in the Kootenai County AG-Suburban Zone and is also located in the Border designation of the Kootenai County Comprehensive Plan.

Surrounding properties already annexed into the City of Post Falls include RM-zoned properties to the north. This property is within a county island generally surrounded by R-1 Zoned properties; however, because of the RM zoning to the north of the site and SC4 zoning further north as well as the Medium Density Residential future land use designation of the site, we

March 25, 2026

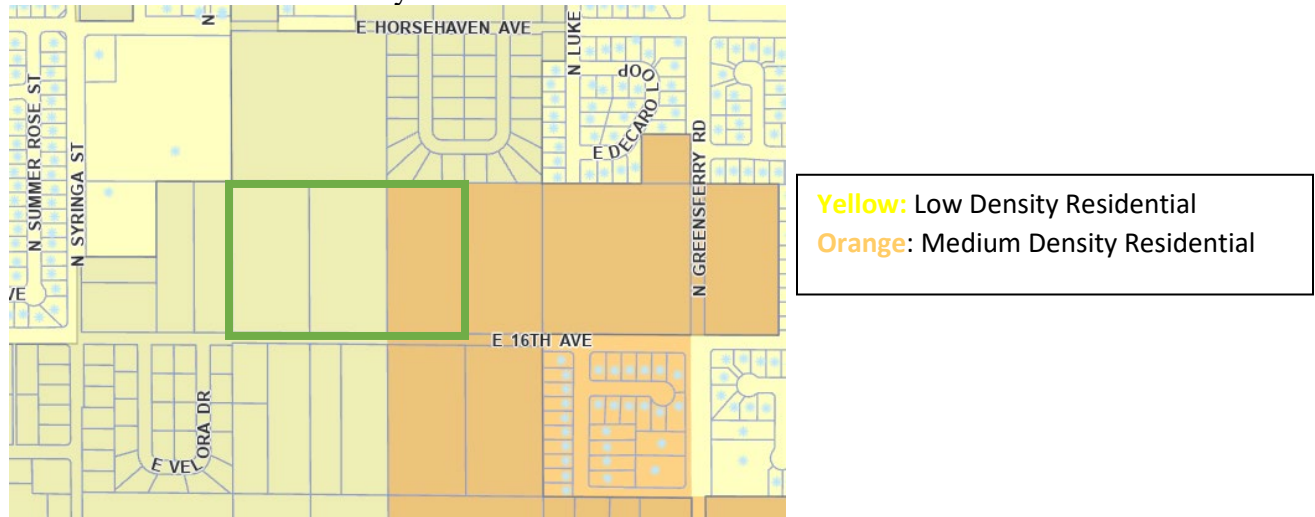
believe that the proposed R-2 zoning designation is compatible with the existing and proposed nearby uses. The attached lot layout shows our proposed single-family development.

City Annexation Code Review

Per PFC 18.16.010 and 18.20.100(C)(1-3) and (D), the zone change/annexation approval criteria in the City of Post Falls has four requirements, listed below. For clarity, these requirements are listed as A through D. The annexation of the subject property meets the requirements in the following ways:

A. Is the proposed zoning district consistent with the future land Use map and focus area contained in the currently adopted Post Falls Comprehensive Plan?

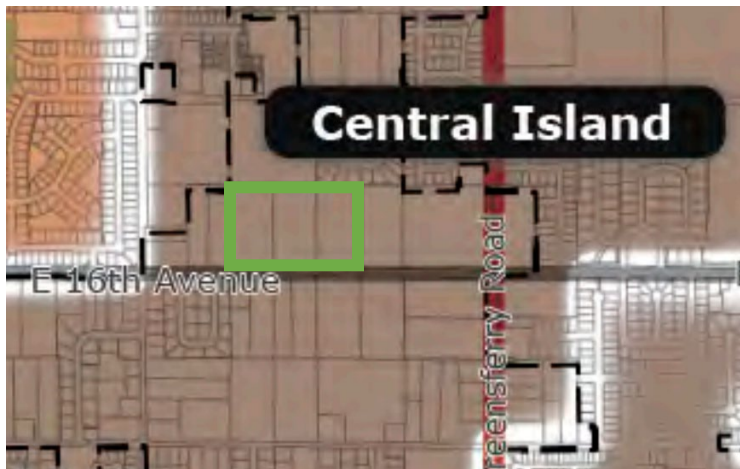
We ask that the parcels be annexed into the R-2 Zone in keeping with both the low density residential and medium density residential future land uses.



The subject property is within the Focus Area Central Island, which notes the following key policies and future action items:

- *Seek means to generate a transition plan for this subarea;*
WCE Response: This proposal will annex and develop approximately 14.62 acres of county island, thereby encouraging further annexations in the area.
- *Promote infill development in this context area;*
WCE Response: This proposal provides access to the south and connectivity opportunities through street stubs to the north, east and west. Adjacent property owners may connect to the street stubs to allow for further connectivity, which incentivizes infill development in the adjacent properties.
- *Prioritize annexation opportunities;*
WCE Response: This proposal includes an annexation; therefore, this criterion is met.
- *Support development patterns that are interconnected, and that provide pedestrian connectivity to all multi-use paths and trails;*
WCE Response: The proposal includes connectivity and ROW dedication to the south, as well as connectivity to the north, east and south. All streets will be developed to public street standards including sidewalk for pedestrian connectivity.

- *Focus growth of higher-density residential uses near higher-classified roadways.*
WCE Response: The eastmost parcel of the subject property is Medium-Density Residential, which is consistent with the major collector, 16th Avenue. This property proposes R-2, which is an implementing zone of both the Low-Density Residential and Medium-Density Residential Comprehensive Plan Designations. R-2 is a higher-density residential use adjacent to a major collector, we believe that this criterion is met.
- *Focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,00 vehicles per day.*
WCE Response: Not applicable, the proposed use is not commercial, nor is there a commercial implementing zone within both the Low-Density Residential and Medium-Density Residential Comprehensive Plan Designations.



- B. *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?*

This proposed annexation meets the Comprehensive Plan goals and policies in the following ways:

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

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.*

These goals are met through the following policies:

P.01 – *Support land use patterns that:*

- *Maintain or enhance community levels of service;*

WCE Response: The property has a future land use designation of Low-Density Residential and Medium-Density Residential, meaning that the City of Post Falls’ comprehensive plan anticipates annexation of the property. The project will obtain a letter of water availability at time of application from the Ross Point Water District, which indicates that water is available. Finally, concerns regarding community levels of

March 25, 2026

services, if any, will be addressed at time of agency review prior to a decision on this proposal being made.

- *Foster the long-term fiscal health of the community;*

WCE Response: If approved, a future project would provide residential uses appropriate for the site, which would be compatible with the existing development in the area as well as future infill opportunities within the Central Island; therefore, this comprehensive plan policy is met through this project.

- *Maintain and enhance resident quality of life;*

WCE Response: Not applicable as no specific uses are proposed with this annexation; however, a future residential plat along 16th Avenue would allow for additional residential uses within a residential zone that would be compatible with nearby existing and proposed development.

- *Promote compatible, well-designed development;*

WCE Response: The R-2 Zone development standards will ensure that this residential project is well-designed.

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

WCE Response: The future land use mapping of the subject property is Low-Density Residential and Medium-Density Residential, which references the relevant Focus Area (Central Island). The R-2 Zone is appropriate for the focus area as identified earlier in this document.

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

- *Future land use mapping;*

WCE Response: The future land use mappings of the subject property are Low-Density and Medium-Density Residential, of which R-2 is an implementing zone. The R-2 Zone is appropriate for the Focus Area Central Island as identified earlier in this document.

- *Compatibility with surrounding land uses;*

WCE Response: Surrounding land uses are developed or developing residential properties such as the Prairie View Park and Mica View Addition subdivisions; therefore, this proposal will be compatible with surrounding land uses.

- *Infrastructure and service plans;*

WCE Response: Infrastructure, including roads and utilities, is available within 16th Avenue to the south; therefore, this proposal has adequate access to infrastructure.

- *Existing and future traffic patterns;*

WCE Response: 16th Avenue, a major collector, is south of the project area; therefore, the proposal is compatible with this policy of the comprehensive plan.

March 25, 2026

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

WCE Response: This section identifies the goals and policies of the comprehensive plan. A future development will meet any applicable master plans or facility plans.

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

WCE Response: The County Island focus area is surrounded by the City of Post Falls. This project will fill in a portion of the larger county island, which will further encourage future annexation.

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

WCE Response: This proposal will follow all annexation procedures established by Idaho State statutes or applicable City ordinances. Idaho State Statues are listed below, and applicable city ordinances under PFMC 18.20.10(C) and (D) are itemized as part of this narrative.

Idaho Statutes Section 50-222. Annexation by Cities

(2) General authority. Cities have the authority to annex land into a city upon compliance with the procedures required in this section. In any annexation proceeding, all portions of highways lying wholly or partially within an area to be annexed shall be included within the area annexed unless expressly agreed between the annexing city and the governing board of the highway agency providing road maintenance at the time of annexation. Provided further, that said city council shall not have the power to declare such land, lots or blocks a part of said city if they will be connected to such city only by a shoestring or strip of land which comprises a railroad or highway right-of-way.

WCE Response: This section of code grants the City of Post Falls the authority to annex land into a city.

(3) Annexation classifications. Annexations shall be classified and processed according to the standards for each respective category set forth herein. The three (3) categories of annexation are:

(a) Category A: Annexations wherein:

(i) All private landowners have consented to annexation. Annexation where all landowners have consented may extend beyond the city area of impact provided that the land is contiguous to the city and that the comprehensive plan includes the area of annexation;

WCE Response: The property owner has consented to annexation of this property, the subject property to be annexed is contiguous to the city, and the comprehensive plan includes the area of annexation.

(ii) Any residential enclaved lands of less than one hundred (100) privately owned parcels, irrespective of surface area, which are surrounded on all sides by land within a city or which are bounded on all sides by lands within a city and by the boundary of the city’s area of impact; or

WCE Response: This section does not apply, as the application is allowed under subsection (i).

(iii) The lands are those for which owner approval must be given pursuant to subsection (5)(b)(v) of this section.

WCE Response: This section does not apply, as the application is allowed under subsection (i).

(5) Annexation procedures. Annexation of lands into a city shall follow the procedures applicable to the category of lands as established by this section. The implementation of any annexation proposal wherein the city council determines that annexation is appropriate shall be concluded with the passage of an ordinance of annexation.

(a) Procedures for category A annexations: Lands lying contiguous or adjacent to any city in the state of Idaho may be annexed by the city if the proposed annexation meets the requirements of category A. Upon determining that a proposed annexation meets such requirements, a city may initiate the planning and zoning procedures set forth in chapter 65, title 67, Idaho Code, to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed.

WCE Response: This subsection allows the City of Post Falls to initiate the planning and zoning procedures for annexation.

67-6525. PLAN AND ZONING ORDINANCE CHANGES UPON ANNEXATION OF UNINCORPORATED AREA. Prior to annexation of an unincorporated area, a city council shall request and receive a recommendation from the planning and zoning commission, or the planning commission and the zoning commission, on the proposed plan and zoning ordinance changes for the unincorporated area. Each commission and the city council shall follow the notice and hearing procedures provided in section 67-6509, Idaho Code. Concurrently or immediately following the adoption of an ordinance of annexation, the city council shall amend the plan and zoning ordinance.

WCE Response: This project will be presented to the planning and zoning commission before being presented to city council for adoption of the annexation.

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

WCE Response: Significant transportation infrastructure already exists near the subject property.

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

WCE Response: 16th Avenue has existing facilities near the project site, which would allow for connection of a future project to the public street system and associated utilities.

P.46 – Mitigate impacts of annexation through the use of service agreements and/or development intensities that minimize City fiscal impacts.

WCE Response: The developer of this property would be responsible for installation of utilities and public road improvements along the perimeter of the subject property. With any future project, the developer would also be responsible for impact fees, permit fees, hookup fees, etc. to mitigate.

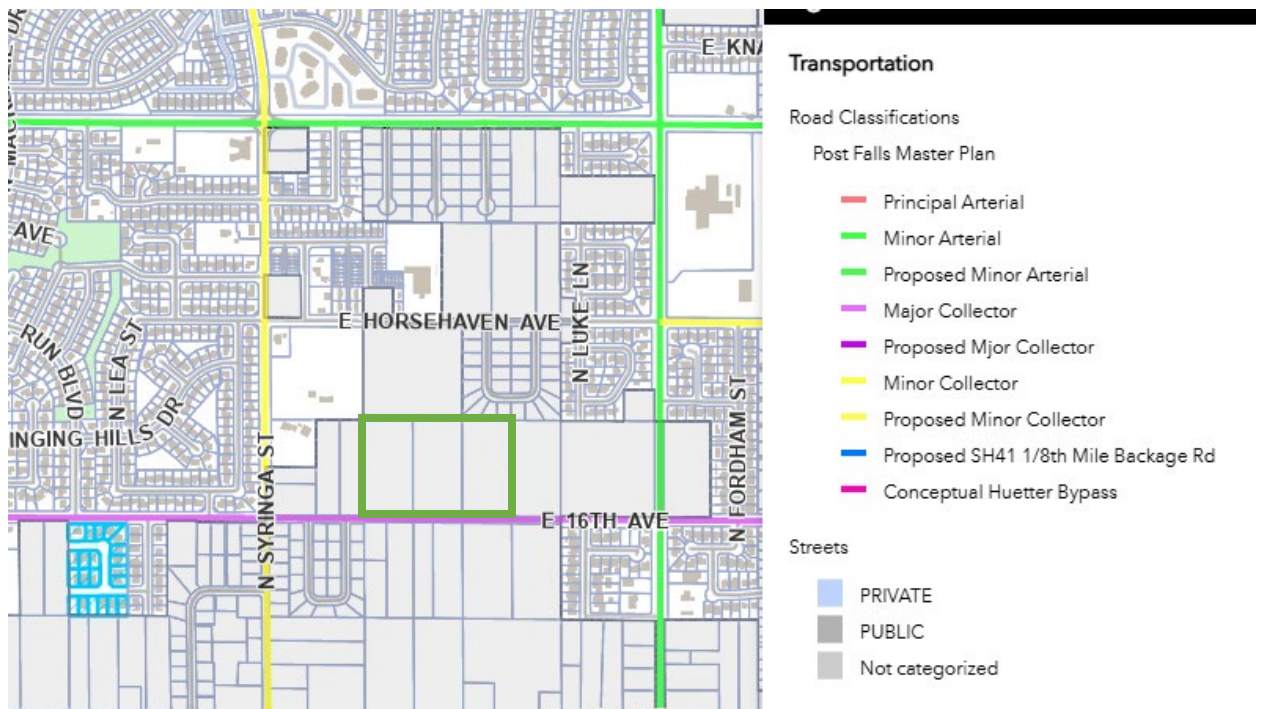
C. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

WCE Response: The parcel is within the future land use map of the City of Post Falls. As the parcel is surrounded by City of Post Falls annexed properties, all City services are already available. Any impact on City services from a future project should not impact services beyond an acceptable level. A will-serve letter from Ross Point Irrigation District was submitted along with the application.

D. Is annexation of the property in the best interest of the city (Legislative Decision)?

Annexation of the subject property will provide additional opportunities for development within the R-2 Zone. The following items have been considered as part of annexation:

1. Street classification: per the transportation layer on the Post Falls GIS (figure 3), the subject property is adjacent to 16th Avenue, a major collector, to the south.



2. Traffic patterns: The parcel is anticipated to utilize 16th Avenue to access the street system to the south.
3. Existing development:
 - a. To the north of the subject property is MR Zoned property and a single-family subdivision.
 - b. To the southwest of the property is a single-family subdivision.
4. Future land uses: The future land use of the parcel is Low-Density Residential and Medium-Density Residential, which is in line with the proposed R-2 Zone considering the adjacent zoning and land use.

March 25, 2026

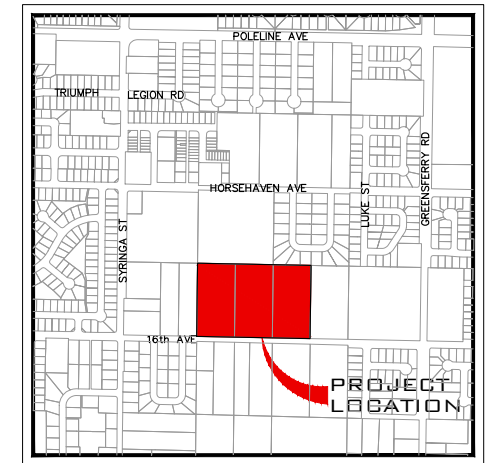
5. Community plans: This parcel lies within Focus Area County Island, which places importance on residential development. A main goal of the community plan for Focus Area County Island is annexation and residential development.
6. Geographic or natural features: The subject property is flat, which is appropriate for residential zoning.

S₂, NE ¹/₄, SEC. 35, T. 51 N., R. 05 W., B.M.

PRELIMINARY PLAT

SIGNAL POINT VISTA

LOCATED IN A PORTION OF THE
NE 1/4, SEC 35, T 51 N, R 05 W, B.M.
CITY OF POST FALLS, ID



VICINITY MAP



LEGAL DESCRIPTION

PARCEL ID (PIN): 0636035030AB
ALTERNATE ID (AIN): 135857
POST FALLS IRR TRS, W2-TR 30 BLK 35
SECTION 35 TOWNSHIP 51N RANGE 05W

PARCEL ID (PIN): 0636035030AA
ALTERNATE ID (AIN): 151079
POST FALLS IRR TRS, E2-TR 30 BLK 35
SECTION 35 TOWNSHIP 51N RANGE 05W

PARCEL ID (PIN): 0636035031AB
ALTERNATE ID (AIN): 164629
POST FALLS IRR TRS, W2-TR 31 BLK 35
SECTION 35 TOWNSHIP 51N RANGE 05W

NOTE: ALL BUILDINGS TO BE DEMOLISHED UNLESS OTHERWISE NOTED.

SITE DATA	
PARCEL NUMBER	
ZONING (KOOTENAI COUNTY)	AG-SUBURBAN
PROPOSED ZONING (POST FALLS)	R-2
PROPOSED DENSITY (u/ac)	5
	SF AC
PROJECT AREA	636,755.61 14.62
NUMBER OF LOTS	67
NUMBER OF TRACTS	0
AREA OF LOTS	442,744.86 10.16
AREA OF TRACTS	0.00 0.00
AREA OF RIGHT OF WAY	194,010.75 4.45
MIN LOT AREA	6,000.09 0.14
MAX LOT AREA	7,938.41 0.18

ENGINEER/CONTACT

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

SURVEYOR

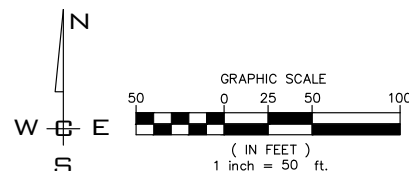
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: WAYNE A LOCKMAN, P.L.S.

OWNER/DEVELOPER

VIKING CONSTRUCTION INC
2605 HAYDEN AVE
HAYDEN ID 83835

A:\WCE_WORK\2025_WCE_PROJECTS\2025-4123_VIKING - 16TH AVE SUBDIVISION\DWG\4123-LAYOUT.DWG PLOT DATE: 04/22/26

NAVD - 88
XXX



SCALE:	PROJ #: 25-4123
HORIZONTAL:	DATE:
1"=50'	DRAWN: SLS
VERTICAL:	REVIEWED: RDK
N/A	

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	



SIGNAL POINT VISTA
PRELIMINARY PLAT
1685 E 16TH AVE
POST FALLS, ID

SHEET
1 OF 1
JOB NUMBER
25-4123

ROSS POINT WATER DISTRICT

March 03, 2026

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

RE: SIGNAL POINT VISTA

Dear Mr. Palus:

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

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


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

Additional requirements include:

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

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

Sincerely,



Christine Waller
Ross Point Water District

Cc: Ray Kimball, Whipple Consulting Engineers, Inc.
Idaho Department of Quality
Panhandle Health District
Viking Construction





March 18, 2026

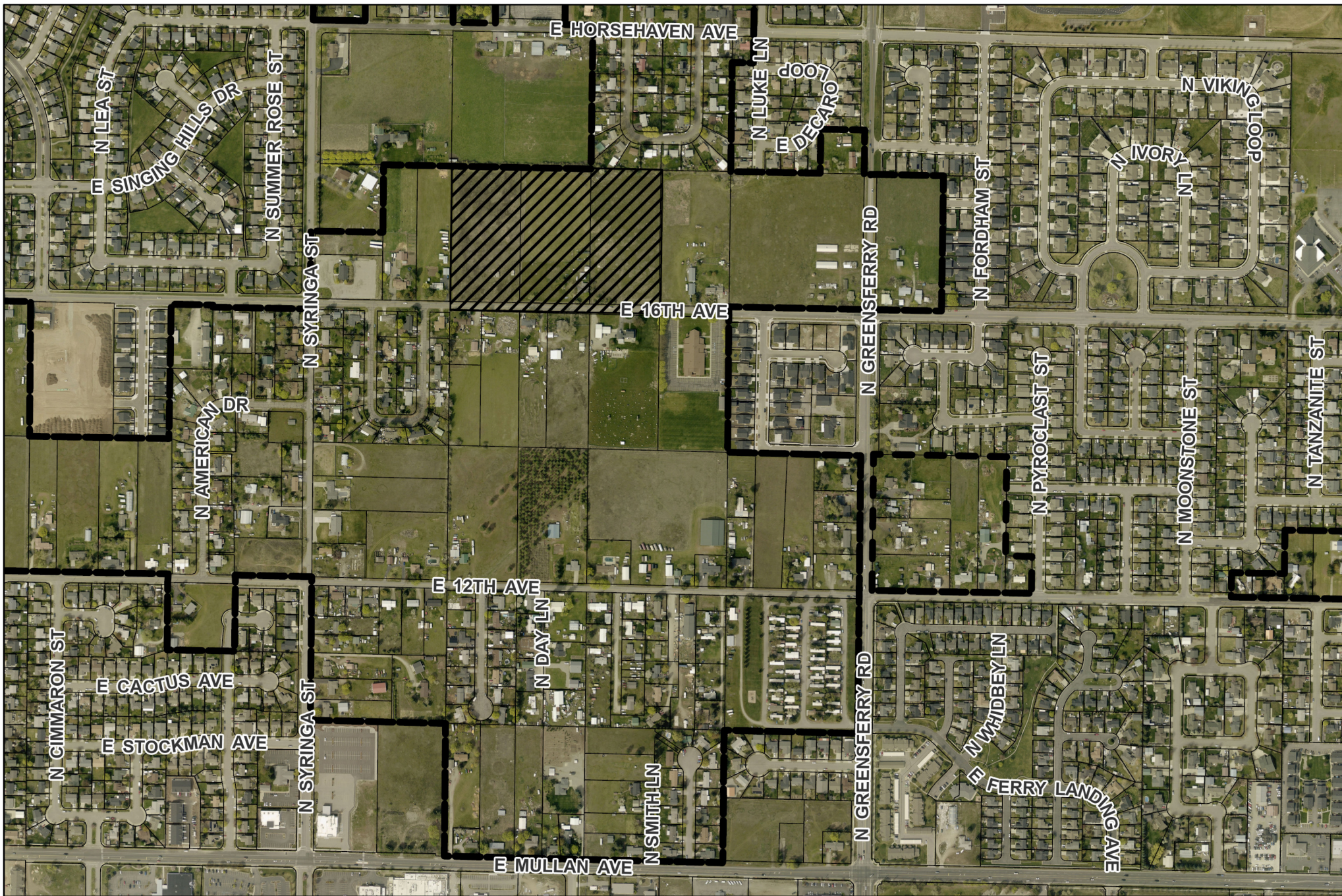
To Whom It May Concern:

Until further notice Viking Construction Inc. hereby authorizes Ray Kimball of Whipple Consulting Engineers to act as its agent and representative for the purposes of submitting annexation requests, rezoning requests, boundary line adjustments, and any other land entitlement applications to the City of Post Falls on its behalf.

Sincerely




A handwritten signature in black ink, appearing to read "Wendell Olson", with a long horizontal flourish extending to the right.

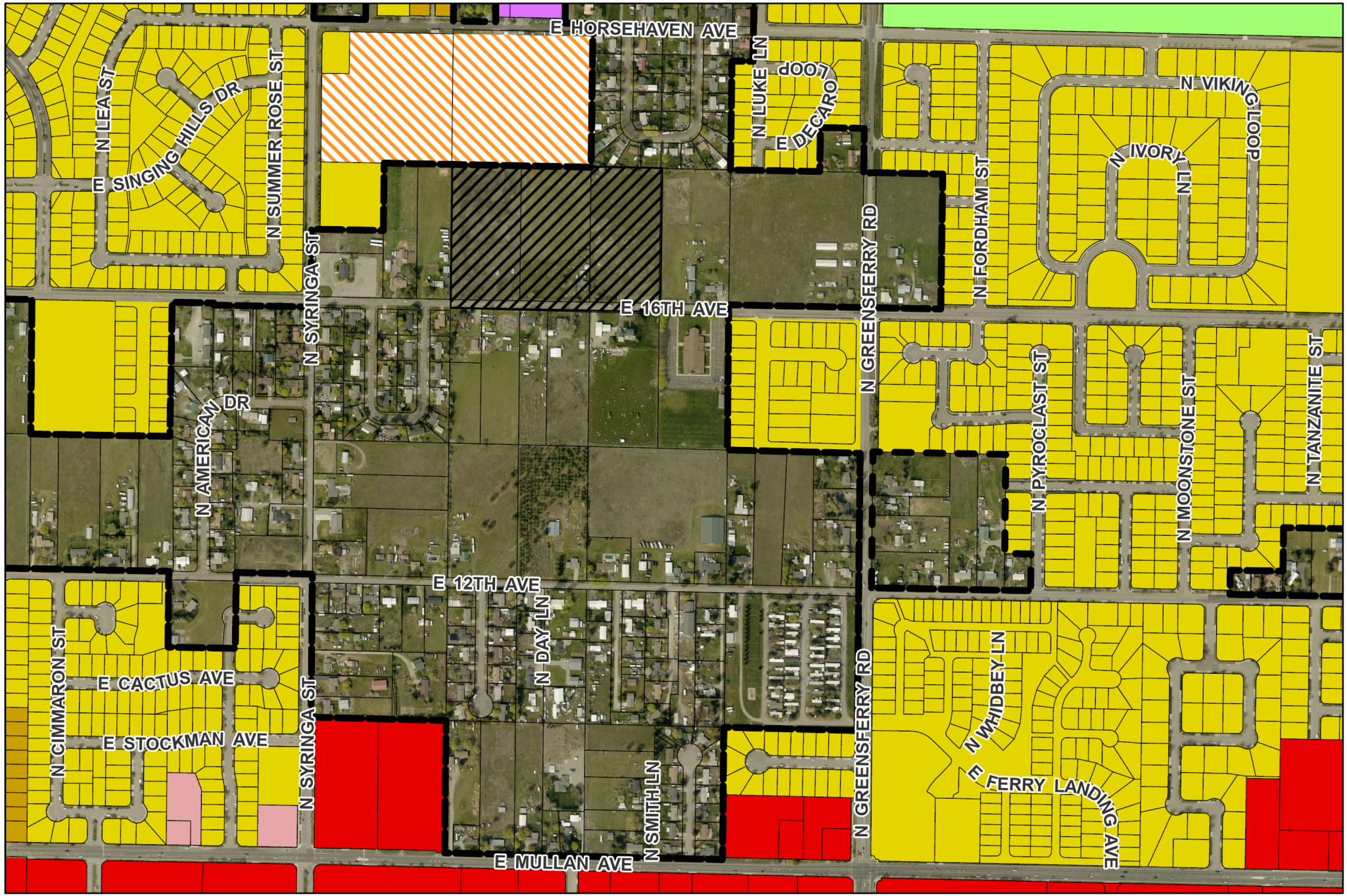
Wendell Olson
Owner.
Viking Construction Inc.



Project Location
 Signal Point Vista
 ANNEXATION & SUBDIVISION
 ANNEX-26-3 & SUBD-26-5














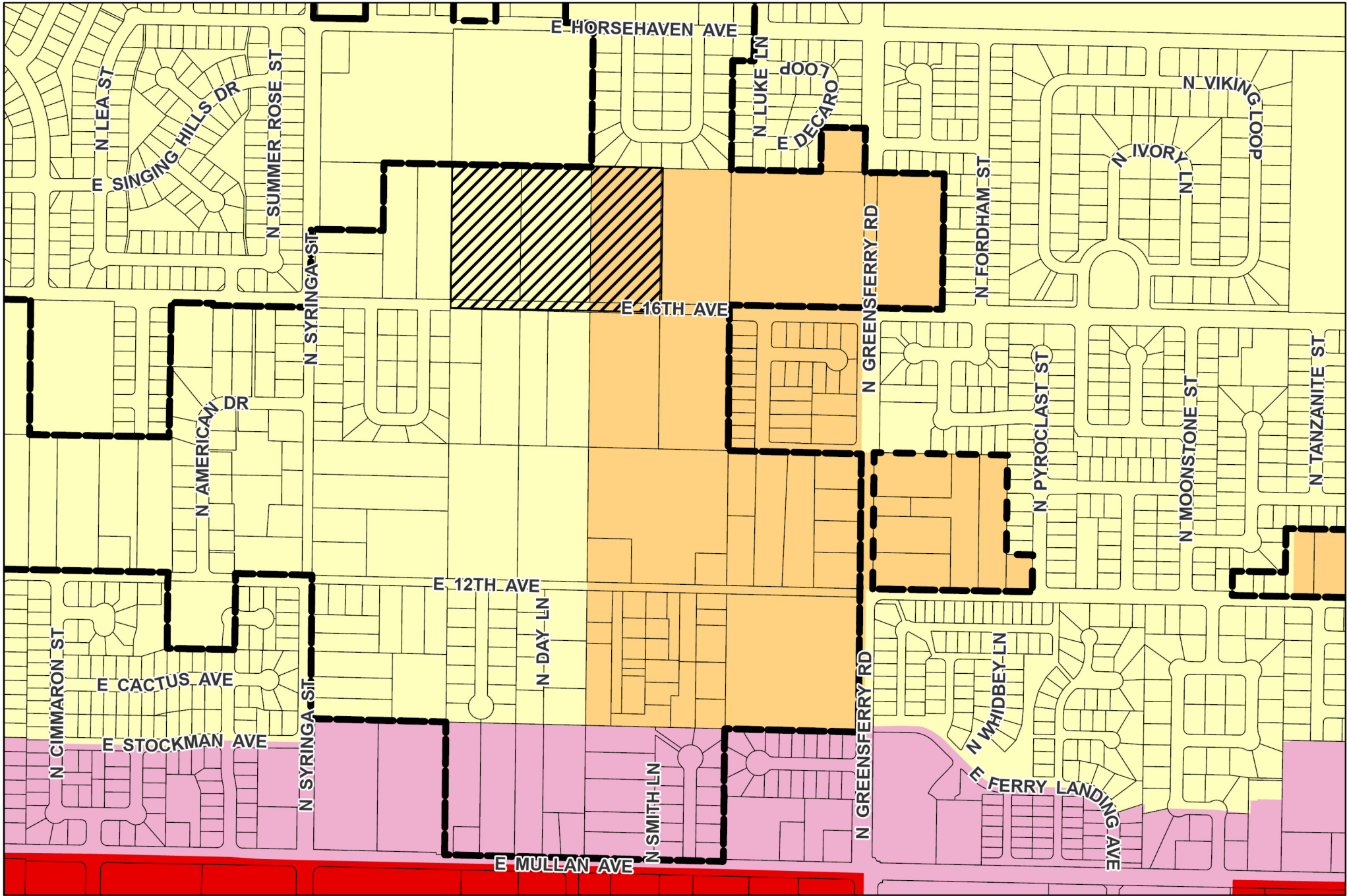
-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



Zoning Map
Signal Point Vista
ANNEXATION & SUBDIVISION
ANNX-26-3 & SUBD-26-5








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



Future Land Use Designation
 Signal Point Vista
 ANNEXATION & SUBDIVISION
 ANNEX-26-3 & SUBD-26-5



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





POST FALLS

SCHOOL DISTRICT #273

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

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

February 24, 2026

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

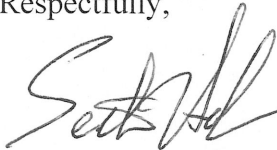
RE: Notice to Jurisdiction Response

Dear Nancy,

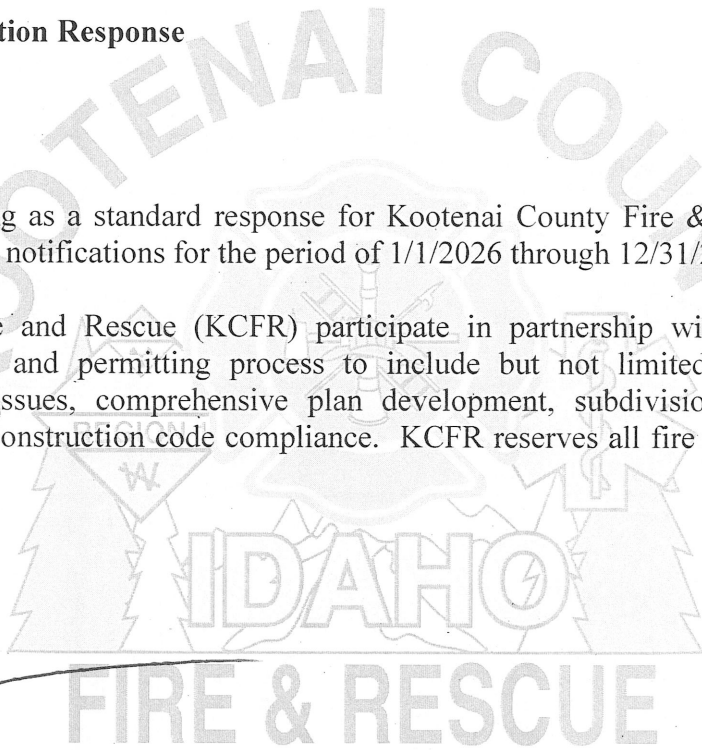
Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice of Jurisdiction" notifications for the period of 1/1/2026 through 12/31/2026.

"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: Tuesday, May 26, 2026 2:39 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Signal Point Vista Annexation and Subdivision File Nos. ANNX-26-3 and SUBD-26
Attachments: Exhibit PH-2 NTJ_Signal Point ANNX-26-3 SUBD-26-5.pdf

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

Phillips 66 does not have any utilities within the attached project vicinity.
(Response 13376)



Leo Martinez

Associate, Operations Support • Real Estate Services

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



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From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, May 22, 2026 11:35 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> <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Kyle Leatham <kyle.leatham@bnsf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barns <lee.barnes@tdstelecom.com>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, June 3, 2026 4:29 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Signal Point Vista Annexation and Subdivision File Nos. ANNX-26-3 and SUBD-26

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,
Post Falls Highway District is in favor of the proposed annexation.

Kind regards,

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

p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Friday, May 22, 2026 11:35 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; 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 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,

Nancy Thurwachter

From: Gary Dagastine <gary@nwrecumbentcycles.com>
Sent: Monday, June 1, 2026 10:39 AM
To: Public Hearing Notice
Subject: 16th Ave rezoning

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

Good morning Post Falls;

My main concern with any more development on or around 16th, Greensferry, 12th, Syringa and surrounding area is increased traffic. R1 would be bad enough but R2 would compound the issue with more traffic.

Several times I have been on northbound Greensferry when the traffic was backed up from 16th all the way to 12th and even further south. Last Friday I saw westbound traffic on 16th backed up past N Moonstone St.

People get impatient and start doing stupid stuff causing accidents. Until something can be done to control the heavy traffic issues R2 should not even be considered.

By the way, what's that going to do to our already overcrowded schools?

Thank You

--

Gary Dagastine / President
NorthWest Recumbent Cycles Inc.
PO Box. 2070
1642 E. 16th Ave.
Post Falls, Idaho 83877-2070
208-818-5491
www.NWRecumbentCycles.com
Gary@NWRecumbentCycles.com

Nancy Thurwachter

From: Jeremy Patton <collectablescorner1@gmail.com>
Sent: Tuesday, June 2, 2026 3:14 PM
To: Public Hearing Notice
Subject: Formal Opposition to the Signal Point Annexation and Subdivision
Attachments: 28376923-
A7C6-42A5-9A76-06471CA23018remote9b51c9b1186788afc9ecaa3bdaa5b26c78625dde-1-original.jpeg; 1000019817.jpeg

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.

Subject: Formal Opposition to the Signal Point Annexation and Subdivision

To the Post Falls Planning and Zoning Commission,

I am writing to formally oppose the proposed Signal Point Annexation and the request to rezone the subject property from 2-acre minimum parcels to high-density R2 housing. As a resident directly impacted by the current conditions of 16th Avenue, I believe this increase in density poses a severe threat to public safety and exceeds the current capacity of our city's infrastructure.

My opposition is based on the following critical concerns:

- **Public Safety and Traffic Density:** 16th Avenue is already a high-risk corridor characterized by dangerous speeds and frequent accidents. Our community has suffered deeply; personally, my family has endured hit-and-run incidents that resulted in the death of our pets and injury to my stepdaughter. Expanding density to R2 will introduce hundreds of additional daily trips to a road that cannot currently ensure the safety of its residents.
- **Infrastructure Limitations:** The physical constraints of 16th Avenue leave no room for road widening or adequate snow removal. Increased traffic without the ability to expand infrastructure is a recipe for further accidents and restricted emergency vehicle access.
- **Overburdened Essential Services:** Post Falls High School is already facing severe overcrowding and social strain. Adding high-density housing without a confirmed plan for school expansion unfairly impacts our children's education. Furthermore, the recent total loss of the River Church structure highlights the existing strain on our electrical grid and the limited response capacity of Kootenai County Fire & Rescue in this specific area.

A transition from 2-acre lots to R2 is a radical shift that the current infrastructure simply cannot support. I urge the Commission to deny this annexation and subdivision request to protect the safety and quality of life for the residents of Post Falls.

Sincerely,

Jeremy Patton

Additionally my Neighbors concur and your are welcome to contact them

Sean Bonner 208-652-6540

Gene Mitchel 509-475-0609

Gary Bagastine 208-818-5491

Lawrence Ziegler and Family 208-659-5842



👍 438

💬 148

➡️ 14



Nancy Thurwachter

From: noreply@civicplus.com
Sent: Tuesday, June 2, 2026 9:19 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	Sean
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City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Signal Point Annexation and Subdivision

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<p>My name is Sean Bonner, and I live immediately adjacent to the proposed annexation parcel. It is literally in my backyard.</p> <p>I want to begin by making my position clear. I am not opposed to development in this corridor, and I am not submitting these comments as criticism of the developer. My concern is narrower and more specific. I am concerned about the request for R2 zoning.</p> <p>As shown on the preliminary plat, this project is presented as 67 lots. If what is actually intended is a single-family neighborhood with one dwelling unit per lot, I do not have the same level of concern. The issue is that R2 allows a greater level of residential density than that. It invites the possibility for more than one dwelling unit on a lot, and that is a materially different outcome than what most people would assume from looking at a 67-lot plat.</p> <p>That distinction matters greatly. There is a significant difference between a 67-lot single-family subdivision and a project that could potentially result in a much higher number of dwelling units over time. The impact on the character of the area, the intensity of use, and the demands placed on surrounding streets and infrastructure would be substantially different.</p> <p>It has been suggested to me that the request for R2 zoning may be driven, at least in part, by lot-size considerations rather than by an immediate plan to build duplexes or other higher-density product. If that is the case, then I would ask the Commission to be cautious about approving a zoning designation that allows more intensity than may actually be intended. If the goal is a single-family neighborhood (as I favor), then the approval should reflect that clearly rather than leaving open the possibility of a significantly denser outcome.</p> <p>My second concern is traffic. The number of dwelling units matters because traffic impact is directly related to how many units are ultimately constructed. A 67-lot subdivision may be approved in consideration of one level of impact, but a project built under R2 zoning could have a materially greater negative effect on traffic, parking demand, circulation, and safety in the surrounding area. Those of us who live nearby are acutely</p>

aware of the growing pressure on 16th Avenue, Greensferry, and the surrounding intersections (within blocks of two schools), and the zoning decision made here will affect what is reasonably foreseeable in the future.

Again, I am not opposed to development of this property. I am asking the Commission to look carefully at whether R2 zoning is the right fit for this location. If what is intended is a single-family subdivision, then I respectfully ask the Commission to require that outcome to be made clear and enforceable rather than approving a zoning designation that allows substantially greater residential intensity.

Thank you for your time and consideration.

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Nancy Thurwachter

From: noreply@civicplus.com
Sent: Tuesday, June 2, 2026 3:30 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:

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First Name	Jeremy
Last Name	Patton
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Email Address	collectablescorner1@gmail.com
City	Post Falls
State	ID
Zip Code	83854
Public Hearing	Signal Point Annexation and Subdivision

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	<p>Subject: Formal Opposition to the Signal Point Annexation and Subdivision</p> <p>To the Post Falls Planning and Zoning Commission,</p> <p>I am writing to formally oppose the proposed Signal Point Annexation and the request to rezone the subject property from 2-acre minimum parcels to high-density R2 housing. As a resident directly impacted by the current conditions of 16th Avenue, I believe this increase in density poses a severe threat to public safety and exceeds the current capacity of our city's infrastructure.</p> <p>My opposition is based on the following critical concerns:</p> <p>Public Safety and Traffic Density: 16th Avenue is already a high-risk corridor characterized by dangerous speeds and frequent accidents. Our community has suffered deeply; personally, my family has endured hit-and-run incidents that resulted in the death of our pets and injury to my stepdaughter. Expanding density to R2 will introduce hundreds of additional daily trips to a road that cannot currently ensure the safety of its residents.</p> <p>Infrastructure Limitations: The physical constraints of 16th Avenue leave no room for road widening or adequate snow removal. Increased traffic without the ability to expand infrastructure is a recipe for further accidents and restricted emergency vehicle access.</p> <p>Overburdened Essential Services: Post Falls High School is already facing severe overcrowding and social strain. Adding high-density housing without a confirmed plan for school expansion unfairly impacts our children's education. Furthermore, the recent total loss of the River Church structure highlights the existing strain on our electrical grid and the limited response capacity of Kootenai County Fire & Rescue in this specific area.</p> <p>A transition from 2-acre lots to R2 is a radical shift that the current infrastructure simply cannot support. I urge the Commission to deny this annexation and subdivision request to protect the safety and quality of life for the residents of Post Falls.</p>

Sincerely, Neighbors on 16th adjacent to proposed annexation and subdivision

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