



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**August 11, 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**

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 07-14-2026
- b. Signal Point Vista Annexation Zoning Recommendation File No. ANN-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. Peck and Peck Annexation (ANNX-26-4)

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

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

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

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**July 14, 2026
5:30 PM**

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

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, Wilhelm, Floch

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

None

AMENDMENTS TO THE AGENDA

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

None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

None

1. CONSENT CALENDAR

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ACTION ITEMS:

- a. Meeting Minutes 06-09-2026
- b. Meeting Minutes 06-18-2026
- c. Meeting Minutes 06-30-2026
- d. Tamarack Mountain Homes Appeal Reasoned Decision File No. APL-26-1

Motion by Commissioner Carey to approve the consent calendar as presented

Second by Commissioner Schreiber

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

Motion Carried

2. CITIZEN ISSUES

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None

3. UNFINISHED / OLD BUSINESS

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ACTION ITEMS:

None

4. PUBLIC HEARINGS

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ACTION ITEMS:

None

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

None

7. ADJOURNMENT

5:35 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

**Signal Point Vista Annexation
File No. ANNX-26-3
Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: Ray Kimball, Whipple Consulting Engineers
OWNER: Viking Construction, Inc
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
REQUEST: To annex approximately 14.62 acres into the City of Post Falls with the Medium Density Residential (R2) zone.

B. RECORD CREATED:

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

Planning and Zoning Commission (hereinafter "Commission") heard the request at the June 9, 2026, public hearing, and the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to present testimony and documentation to be taken by the Commission in their application of City Code 18.20.100 when making the Commission's recommendation on zoning to the City Council.

Justin Sauder, Associate Planner

Mr. Sauder presented the staff report. The property owner is Viking Construction and the applicant is Whipple Consulting Engineers. Mr. Sauder testified that the request is for annexation of approximately 14.62 acres into the City of Post Falls with a R-2 zoning designation and subdivision into 67 single-family detached residential lots. The property is located between Syringa Street and Greensferry

Road, north of East 16th Avenue. He explained that the site is comprised of three parcels and currently contains a single-family residence and accessory structures, all of which will be removed as part of the development.

Mr. Sauder testified that the property is designated as both Low Density Residential and Medium Density Residential Future Land Use and is located within the Central Island Focus Area, which prioritizes annexation opportunities and infill development. The R-2 zoning district is an implementing zone for both future land use designations and that the proposed density of approximately five dwelling units per acre is compatible with surrounding single-family residential development patterns. Mr. Sauder further testified that the project would provide housing opportunities while remaining below the maximum densities contemplated by the Comprehensive Plan.

Mr. Sauder explained that water service would be provided by Ross Point Water District and wastewater service would be provided by the City of Post Falls. The City has adequate sewer capacity to serve the development and that roadway improvements, right-of-way dedications, and utility extensions would be required as part of development. Mr. Sauder also testified that East 16th Avenue is classified as a major collector and that roadway widening and associated transportation improvements would occur along the project frontage. He testified that the proposed zoning district of R2 could be supported by Goals 1 and 12 and Policies 8 and 9 given that this would be an infill project of a current County Island property. There were no adverse impacts identified by the public service entities after notice of the request was provided.

Finally, Mr. Sauder also reviewed the subdivision proposal and stated that the project consists of 67 single-family detached lots ranging from approximately 6,000 square feet to just over 7,900 square feet. Staff explained that the subdivision design incorporates future connectivity to adjacent undeveloped properties and provides street connections to East 16th Avenue and the approved G2 subdivision to the north. Staff testified that all subdivision review criteria were satisfied, including adequate provision of water, sewer, transportation infrastructure, and impact fee mitigation measures. He further reported that agency comments were received from the Post Falls School District, Kootenai County Fire and Rescue, Phillips 66 Pipeline, and the Post Falls Highway District, with no objections identified.

Ray Kimball, Applicant

Mr. Kimball testified on behalf of Viking Construction. He stated that the requested R-2 zoning designation was sought solely to allow 50-foot-wide lots necessary for the applicant's proposed single-family detached housing product and not to facilitate duplexes, townhomes, or other attached housing types. Mr. Kimball testified that the applicant fully supported a restriction limiting the development to only single-family detached residences and that such a restriction would be incorporated into the annexation agreement.

Mr. Kimball testified that the proposed development represents infill growth within an existing county island surrounded by the City and is consistent with Comprehensive Plan policies encouraging annexation and development of county islands. He explained that the proposal would provide entry-level housing opportunities through smaller lot sizes while maintaining a housing density comparable to traditional R-1 subdivisions. He further testified that the development would improve transportation connectivity through roadway extensions, utility extensions, pedestrian pathways, and frontage improvements along East 16th Avenue.

Mr. Kimball also testified that the applicant would extend public sewer infrastructure from the intersection of Syringa Street and East 16th Avenue across the project frontage and construct roadway improvements, including widening East 16th Avenue and installing a multi-use pathway. He stated that the development was intentionally designed to accommodate future connectivity to adjoining properties and future annexations while minimizing impacts to existing neighboring residences. Mr. Kimball concluded that the proposal satisfies all annexation and subdivision approval criteria and requested approval.

Public Testimony:

In Favor: None

Neutral:

Donald Beatty, Post Falls, ID (not wishing to speak): Asked whether installation of the sewer line would require his property to connect to city sewer. Staff and the applicant later clarified that neighboring properties would not be required to connect as part of this project.

Opposed:

Makala Patton, Post Falls, ID (not wishing to speak): Submitted opposition to the annexation, stating that the area is agricultural in character and that medium-density zoning is incompatible with surrounding farm properties.

Jeremy Patton, Post Falls, ID: Stated that the surrounding area consists primarily of large-lot agricultural and rural residential properties and questioned why R2 zoning was being requested when the applicant indicated the development would be single-family. He expressed concerns regarding traffic, safety along East 16th Avenue, notification timing, compatibility with existing farm uses, increased density, and the potential for future duplexes or higher-density development. He also voiced concerns regarding construction quality and neighborhood impacts.

Brooklyn Patton, Post Falls, ID: Testified in opposition on behalf of herself and her family. She stated that her family lives directly across from the project and believes the road is already unsafe. She referenced a prior incident involving her sister being struck while walking and argued that additional development would increase traffic and safety concerns. She also expressed concern that existing agricultural and dog-breeding activities on neighboring properties would conflict with increased residential density.

Gary Dagastina, Post Falls, ID: Testified in opposition, expressing concern that one of the proposed streets would align toward his residence and that increased development would worsen traffic conditions at 16th Avenue, Syringa Street, Idaho Street, and Greensferry Road. He stated he could support lower-density development but opposed R2 zoning.

Rebuttal:

Mr. Kimball responded that the proposal consists entirely of detached single-family residences and that no duplexes, townhomes, or multifamily housing are proposed. He explained that the principal distinction between R-1 and the requested R-2 zoning is lot width and that the project density is comparable to traditional single-family subdivisions. Mr. Kimball further testified that roadway widening, pedestrian facilities, sewer extensions, and other infrastructure improvements would be completed as part of the project and that the proposal satisfies the applicable annexation and subdivision criteria.

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

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

The applicant has requested initial zoning of R-2. The Future Land Use Map designates this area

as Low and Medium Density Residential which encompass all types of single-family residential uses and the request zoning is an implementing zoning district for both categories. The Central Island Focus Area promotes and emphasizes annexation and infill development of county islands, which this proposal represents. The R-2 zone is consistent with the existing and proposed uses in the vicinity and the surrounding zoning pattern.

The Commission finds that the proposal is consistent with the Future Land Use Map and Focus Area and this criterion is satisfied.

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

Based on the testimony provided and the staff report, the Commission finds the requested R-2 zoning to be consistent with the following goals and policies contained in the Comprehensive Plan:

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

The Commission finds that the proposed zoning and resulting development would provide additional single-family residential housing opportunities within the City and assist in meeting the community's housing needs. The development supports the City's long-term fiscal health by facilitating residential growth within an existing county island that can be efficiently served by public infrastructure and services.

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

The Commission finds that the proposed annexation and zoning request will contribute to the City's fiscal sustainability through increasing residential development within an area anticipated for future incorporation into the City. Testimony shows that the development represents compatible residential infill growth that can effectively utilize existing municipal infrastructure and services.

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

The Commission finds that testimony demonstrates that the subject property is located within a county island surrounded by existing and planned urban development. Annexation and development of the property with detached single-family residences represents compatible infill development consistent with surrounding residential uses and the objectives of the Central Island Focus Area.

Policy 9: Encourage annexation of County "islands" within the City, with priority given to areas surrounded by incorporated areas and that have readily available service infrastructure and capacity.

The proposed annexation incorporates property located within a county island and provides for the orderly extension of municipal services. Wastewater service is available from the City, water service is available through Ross Point Water District, and the development will facilitate future connectivity and expansion of urban infrastructure improvements within the area.

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

The Commission finds that development of the property will require frontage improvements along East 16th Avenue, including construction of a pedestrian pathway. These improvements will enhance the potential for future pedestrian connectivity and continuity for future sidewalk and pathway extensions as adjacent properties develop.

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

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

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-26-3, INITIAL ZONING: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended zoning upon annexation was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Medium Density Residential (R2) zoning on approximately 14.62-acres upon successful annexation of the property. The Commission also recommends including a development limitation for the requested zoning to the applicant's stated 67 single-family lots.

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: JULY 22, 2026

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: ETHAN PORTER, ASSOCIATE PLANNER • eporter@postfalls.gov / 208-457-3353

SUBJECT: STAFF REPORT FOR THE AUGUST 11, 2026, P&Z COMMISSION MEETING
PECK & PECK ANNEXATION ANN-26-4

INTRODUCTION:

Whipple Consulting Engineers, on behalf of RP Development LLC, is requesting approval to annex three parcels totaling approximately 10.73-acres into the City of Post Falls with a zoning request of Community Commercial Services (CCS) per Exhibit A-2. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Number: Peck and Peck Annexation File No. ANN-26-4

Owners: RP Development LLC

Applicant: Whipple Consulting Engineers

Project Description: Annex approximately 10.73-acres within the City of Post Falls with a zoning request of Community Commercial Services (CCS)

Project Location: The property is generally located on the northwest corner of Zorros Road and Hope Avenue at the addresses 4211 E Hope Avenue and 4319 E Hope Avenue

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: To the north there is a commercial site for Peck and Peck Excavating. Directly west is a church site and south is made up of a vacant lot and a large lot single-family home. East land uses include single-family residential lots within the Foxtail 10th Addition subdivision.

Area Context Vicinity Map:**EVALUATION OF ZONING APPROVAL CRITERIA:**

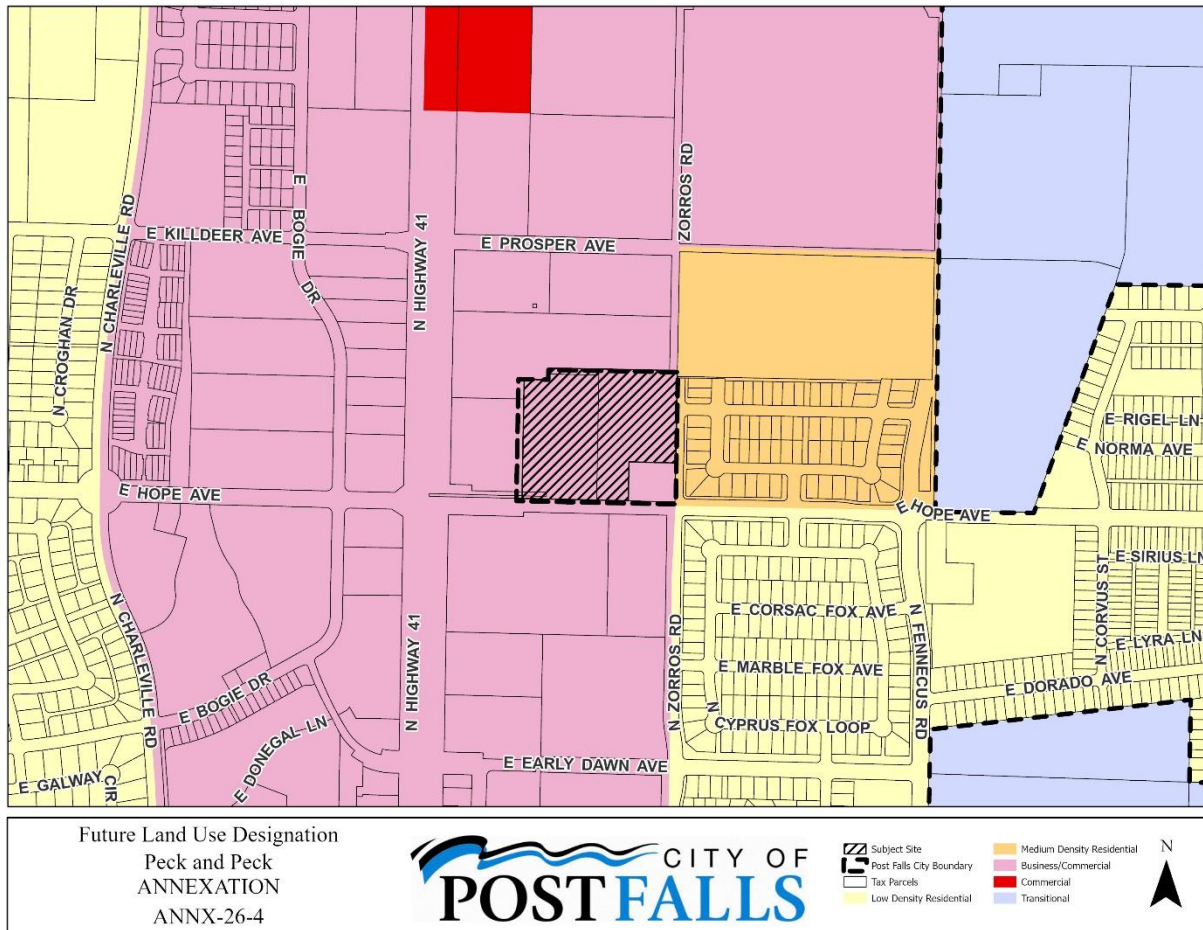
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria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

ZONE CHANGE REVIEW CRITERIA

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

The Future Land Use Map classifies this property with the land use designation of **Business/Commercial** (See Following Image). This designation provides a wide variety of general service, retail, professional office, light industrial, artisan manufacturing and mixed-uses that

serve local and regional residents as well as the traveling public. This category promotes a mixture of moderate/high density housing types within walking distance of the city center, neighborhood center and corridor commercial uses, as well as civic uses and other amenities within Post Falls. The implementing zoning district details the breadth and types of uses that would be permitted within the Business/Commercial area. The subject site is adjacent to properties with a land use designation of business/commercial to the east and west with low density residential to the north, and commercial to the south across East Mullan Avenue as depicted in the Future Land Use Map below. The **CCS** zone is an implementing zoning district within the Business/Commercial land use designation.



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

The Highway 41 corridor promises to rival Seltice in terms of importance as a retail, mixed-use residential, and services district. The 2016 Highway 41 Corridor Master Plan calls for the creation of "collector" and "backage roads" parallel to 41 to aid the corridor's suitability for mixed-use development. These, the plan envisions, will allow regional retail, residential and service uses to coexist, reducing reliance on large parking lots with direct access to highway lanes and easing the transition between the highway and lower-intensity residential development expected to occur to the east and west. Residential development has been predominant in recent years, and with some forecasts estimating as many as 30,000 new residents in this area by 2040, it's a trend that's likely to continue. Such growth is expected to spur commercial uses adjacent to the highway,

especially at stop-controlled intersections. As with North Prairie, land values will pressure development to attract a range of residents, offering shared amenities, housing variety and neighborhood-scale services. To help enrich the future identity of 41 North, growth should include strategically located, carefully-designated land uses incorporating trails and an interconnected, walkable street network.

The 41 North Focus Area includes key policies to help guide development in this area such as focusing provisions for multi-family, commercial, and tech uses near higher classified roadways; development should provide pedestrian connectivity to all multi-use paths and trails, including the Prairie Trail; manage development patterns in the airport fly zone east of 41 and north of Prairie Avenue, coordinating with the 2018 Coeur d'Alene Airport Master Plan; facilitate the creation of the "backage roads" system envisioned in the Highway 41 Corridor Master Plan, supporting appropriately-scaled commercial and mixed-use development along 41 and improving access for nearby residential uses; focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.

Staff Comment: The proposed Community Commercial Services (CCS) zone may be compatible with properties in the immediate vicinity to the north and west which are already within the CCS zone and contain uses more compatible with commercial such as an excavating company and a church. The request may also be consistent with the focus area as it discusses backpage road systems, which become part of the development process if they are needed in this location.

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 within City limits. The annexation may contribute to a resilient economy in Post Falls by providing the opportunity for a new employment center to be developed at this location which may contribute to the economic diversity and long-term prosperity of the City. Annexation into the CCS zone would expand the inventory of commercially zoned land within the City that is able to support business activity and job creation.

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

Municipalities exist to provide infrastructure and services that would be impossible for individuals to provide. While pooled resources make essential services achievable, they also require strong levels of coordination and management to assure accountability and efficiency. Some actions have clear and immediate effects on resources. Other actions may be more difficult to associate with fiscal impact, but over time, may profoundly affect the costs of services – and livability of the community. This goal anchors the need for the City of Post Falls to consider the long-term cost implications and benefits of choices including land use, transportation investments, parks and

recreational services, as well as other types of infrastructure – maintaining efficiency and accountability for the community it serves.

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.

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 maintaining/enhancing community levels of service.

- Foster the long-term fiscal health of the community

Staff Comment: Annexation of the proposed area may contribute to the long-term fiscal health of the community by providing an opportunity for higher uses and may expand employment opportunities. In addition, Post Falls may also attract additional growth as businesses are attracted to areas with an educated, skilled, and available workforce.

- Maintain and enhance resident quality of life

Staff Comment: The annexation may enhance the quality of life for residents by providing an area that may be developed with businesses that are needed within the community.

- Promote compatible, well-designed development

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

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

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

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

- Future land use mapping.

Staff Comment: This has been addressed in zone change review criteria 1.

- Compatibility with surrounding land uses

Staff Comment: The site is adjacent to properties within the Community Commercial Services (CCS) zone and the Business/Commercial and Commercial land use designations which is consistent with the requested CCS zone. The request of CCS zoning would also be compatible with the surrounding properties because the site is adjacent to property that is zoned CCS to the north and west. Zorros Road and Hope

Avenue separate the uses to the south and east with their rights-of-way.

- Infrastructure and service plans

Staff Comment: Sanitary sewer is available in N Zorros Rd at the intersection with E Culpeo Ave or alternatively at the intersection of SH41 and E Hope Ave. The proposed land use is in conformance with land use projections in the City's Water Reclamation Master Plan. The existing sewer infrastructure has the capacity to service the site with the requested zoning. Existing sewer capacity is not a guarantee of future service or capacity. The parcel is subject to the 12th Ave surcharge and the Meyer Alternative surcharge.

Water service for the property would be provided by Ross Point Water District, which has existing water mains along N Zorros Rd and E Hope Ave.

- Existing and future traffic patterns

Staff Comment: The Site is adjacent to E Hope Avenue, a classified Major Collector Roadway, which is not currently paved in this section. The Site is also adjacent to N Zorros Road, a classified Minor Collector Roadway, which is designed to handle approximately 4,500 vehicles per day. No projects have been identified near this development by the Transportation Master Plan, and no capacity issues have been observed. When the site develops, the continuation of E Hope Ave would provide a large benefit to the transportation network by providing a connection from SH41 to Zorros Road.

With Annexation, the site should dedicate needed rights-of-way and easements for N Zorros Road and E Hope Avenue to conform to the Transportation Master Plan.

N Zorros Road: Minor Collector, western rights-of-way line at 80 feet from the existing eastern rights-of-way line; together with a 10-foot sidewalk, drainage and utility easement.

E Hope Avenue: Major Collector, northern rights-of-way line at 85 feet from the existing southern rights-of-way line; together with a 10-foot sidewalk, drainage and utility easement.

- 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 under-utilized properties within City limits.

Staff Comment: The annexation would encourage development of under-utilized properties within City limits. The zoning designation of Community Commercial Services (CCS) may help promote infill development consistent with allowed uses on these lots.

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

- Surrounded by incorporated areas

Staff Comment: The proposed properties are surrounded by incorporated areas of the city.

- That have readily-available service infrastructure and capacity

Staff Comment: Utility and infrastructure services are nearby and have capacity to

support development.

- That support increased development intensity near the urban core

Staff Comment: The proposed properties are not located near the urban core, therefore this is not applicable based on the projects location.

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

Staff Comment: The annexation process would assist in securing rights-of-way for adjacent street improvements to be developed along Zorros Road and Hope Avenue through the annexation ordinance. Further development of the site would extend services to the site.

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

Staff Comment: If annexation is approved, future site development would extend sidewalks to improve pedestrian connectivity in the area. This would benefit the Foxtail residents to ensure a stretch of sidewalk to be used for the connection to the west toward the multi-use trail along Highway 41. Reducing areas of no sidewalk helps improve the continuity for future developments adjacent to the proposed annexation.

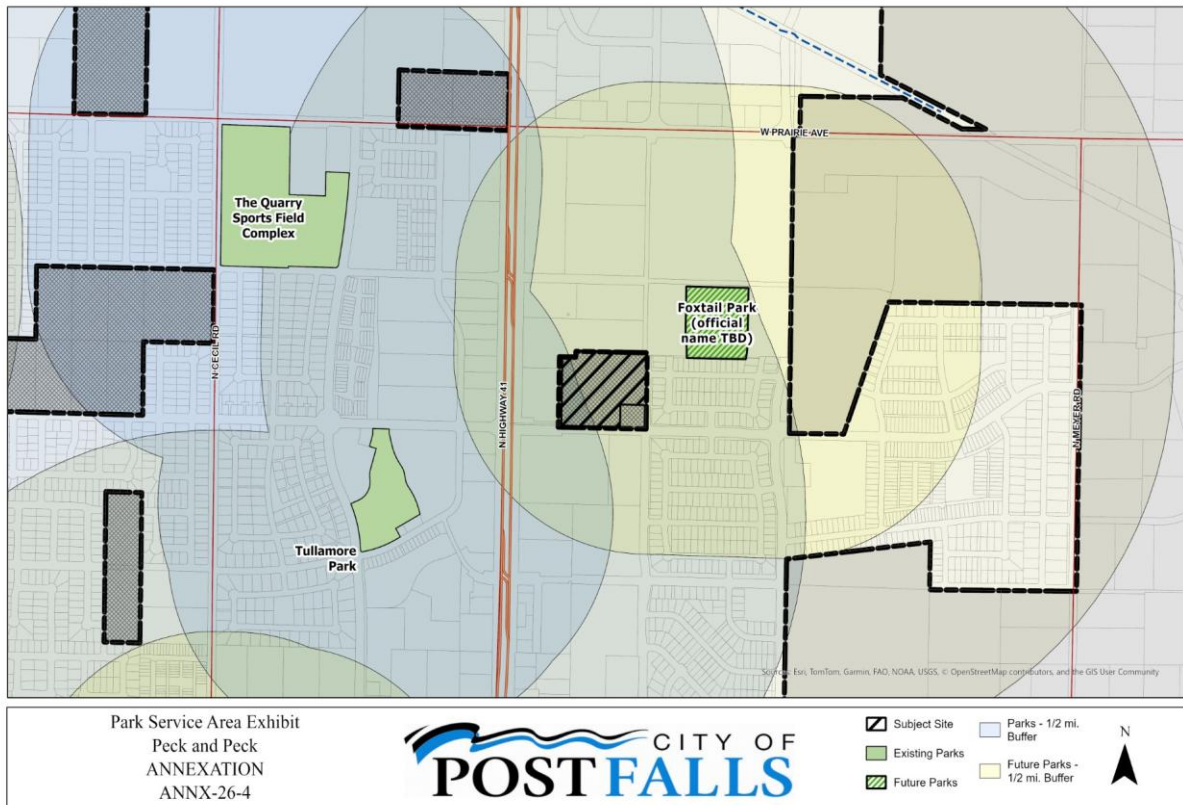
Policy 27: Work to improve street connectivity in all areas of Post Falls, improving walkability, public health and safety, and transportation efficiency.

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

Policy 45: Guide annexation decisions guided by and considering:

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

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



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

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

- Studies that evaluate environmental and public service factors.

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

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

Staff Comment: The property is 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 upon future development of the site 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 84: Expand the number of local living-wage jobs, enabling more residents to live and work in Post Falls.

Staff Comment: The proposed annexation may expand the number of local living-wage jobs by providing an opportunity for new businesses.

Policy 86: With the local businesses community, work to enhance, sustain and diversify the local economic base by:

- Supporting opportunities related to business “campus” and mixed-use models
- Attracting new businesses and clean industry

Staff Comment: The annexation would allow for the opportunity for the property to be developed with new businesses within the Land Use Table.

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

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

Agencies Notified:

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

PUBLIC PROCESS: Notice of the proposed zone change was mailed to property owners within 300 feet of the proposed project on July 24, 2026, and notice was sent to appropriate jurisdictions and published in the Coeur d'Alene Press on July 24, 2026. The property will be posted by July 31, 2026.

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

- 1) Dedication of Rights-of-way and easements along N Zorros Rd
 - a. 40-foot $\frac{1}{2}$ road rights-of-way from the existing section line (80 feet measured from the existing eastern rights-of-way line)
 - b. 10-foot sidewalk, drainage, and utility easement
- 2) Dedication of Rights-of-way and easements along E Hope Ave
 - a. 42.5-foot $\frac{1}{2}$ road rights-of-way from the existing section line (85 feet measured from the existing southern rights-of-way line)
 - b. 10-foot sidewalk, drainage, and utility easement

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

ATTACHMENTS:

Applicant Exhibits:

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

Staff Exhibits:

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

Annexation

ANNX-26-4

Submitted On: Apr 29, 2026

Applicant

 Raymond Kimball
 5098932617
 @ rkimball@whipplece.com

Primary Location

Point Location: 47.7386, -116.8906

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?

No

Applicant Type

Engineer

Description of Project/Reason for Request

Annexation into the City requesting a CCS zoning

Existing Zoning

County Agriculture

Adjacent Zoning

City CCS/City R1

Current Land Use

Commercial

Adjacent Land Use

Commercial/Residential

Proposed Zone

CCS

Owner Information

Name

RP Development, LLC

Company

--

Phone

208.773.6559

Email

redacted

Address

3386 ID-41, Post Falls, ID

City, State, Zip Code

--

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.

true

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.

true

WCE No. 25-4212
April 28, 2026

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

Re: City of Post Falls
Hope & Zorros – Annexation Narrative

To whom it may concern:

This letter is intended to serve as a written narrative for a proposed annexation of parcel 0-6360-300-26-AA, AIN 192898; parcel 0-6360-300-026-AB, AIN 147347; and parcel 0-6360-300-23-AC, AIN 204049 on 4319 E. Hope Avenue and 4211 E. Hope 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 the subject property located in the Agriculture Zone in Kootenai County, Idaho in Section 30, Township 51 North, Range 4 West, B.M. The City of Post Falls Future Land Use Map designates the property for annexation as Business/Commercial. The subject property is located on three parcels of approximately 10.731-acres. The property has frontage on Zorros Road to the east and Hope Avenue to the south.



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

Page 25 of 44

Surrounding properties already annexed into the City of Post Falls include CCS zones to the north, south, and west, which are used for retail sales or performance of consumer services. The CCS zone is typically located in areas adjacent to major transportation corridors such as the I-90 corridor, Seltice Way and Highway 41. To the east of the site is zoned R-1 for single-family residences.

City Annexation Code Review

Per PPMC 18.16.010 and 18.20.100(C) and (D), the zone change approval criteria in the City of Post Falls has six requirements, listed below as A through D. The annexation of this 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 parcel be annexed into the CCS zone in keeping with adjacent land uses to the north, south and west. CCS zoning is supported by the Comprehensive Plan in the Future Land Use Map which designates the site as business/commercial.

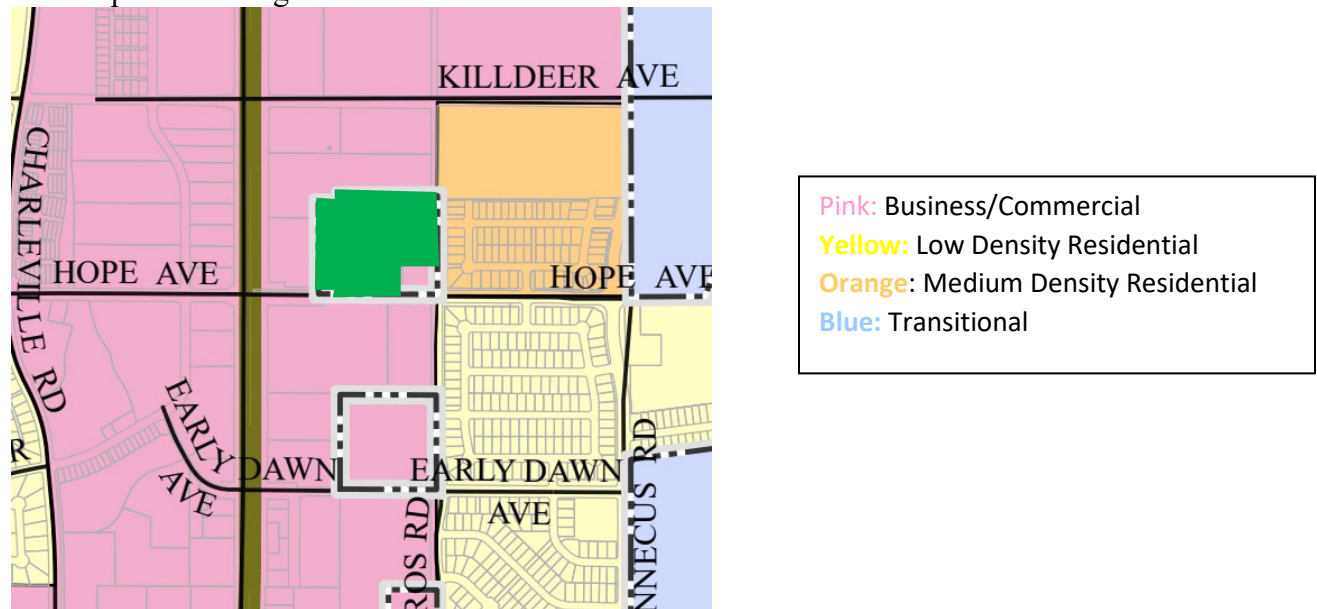


Figure 2: figure 2.03, page 37 of the Comprehensive Plan

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

This goal is met through the following policies:

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.

The property is currently an island of County Agricultural Zoning surrounded on three sides by the City CCS and one side by the City R-1 zones. Incorporation of this parcel into the CCS zone would remove the majority of the County island.

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

This proposal will follow all annexation procedures established by Idaho State statutes or applicable City ordinances. Idaho State Statutes are listed below, and applicable city ordinances under PPMC 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.

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;

The property owner has consented to annexation of this property, the 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

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.

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

April 28, 2026

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.

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.

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.

Significant transportation infrastructure already exists adjacent to the subject property. A future development of either site may require improvements to existing roads or construction of new roads, as well as dedication of frontage to Hope Road and Zorros Avenue to complete these streets at this area.

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

As the parcel has developed or developing land surrounding it, no significant extensions would be required.

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

The developer of this property would be responsible for installation of utilities and public road improvements along the perimeter of the 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?

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.

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 CCS 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 property is adjacent to E. Hope Avenue to the south and N. Zorros Road to the east. Hope Avenue is proposed to be a major collector and Zorros Road is an existing minor collector. Additionally, to the west is the proposed SH41 1/8th Mile Backage Road, which is not adjacent and for which no Right of Way, to our knowledge has been acquired. Further west is the N. Highway 41 principal arterial.

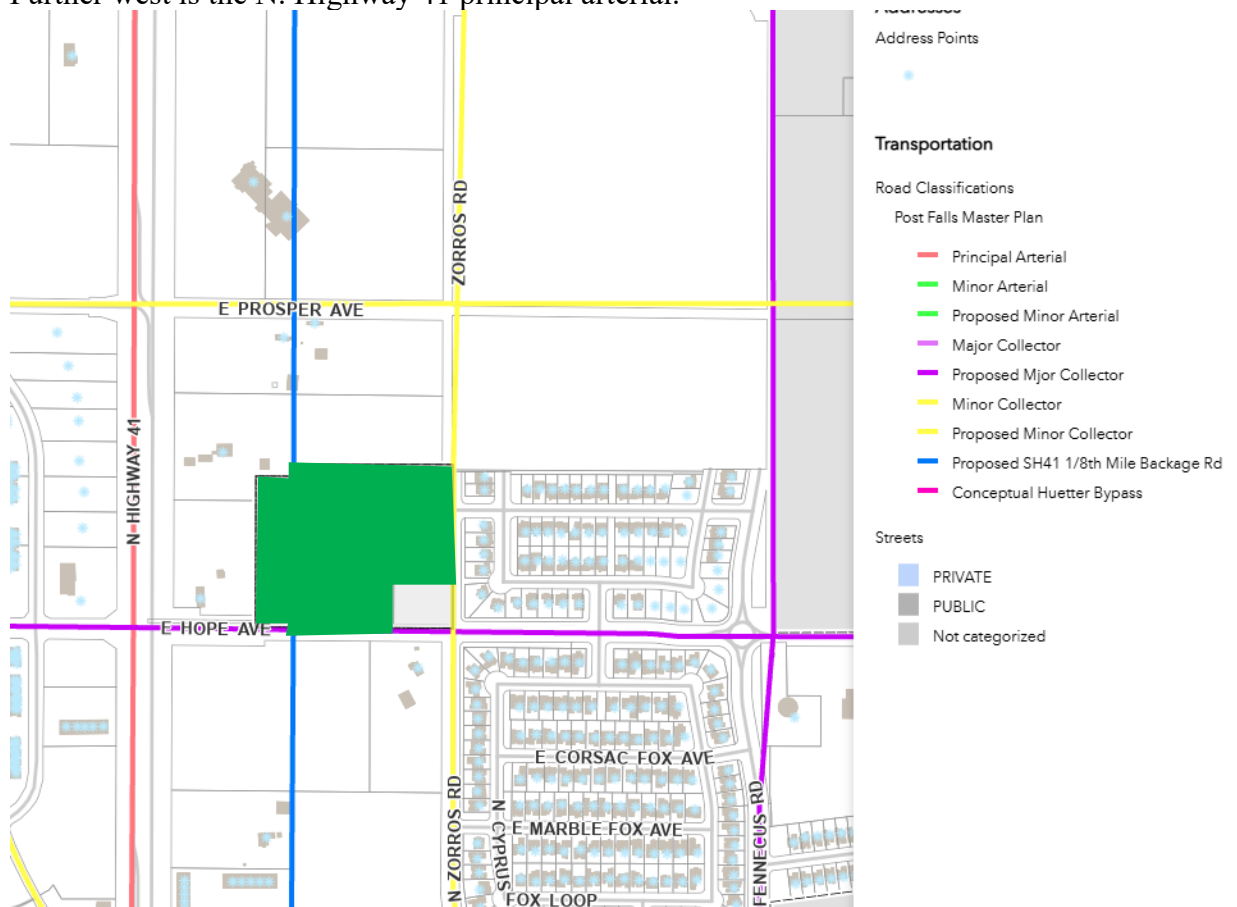


Figure 3: Post Falls GIS transportation layer, subject property in green.

2. Traffic patterns: The parcel is anticipated to utilize Highway 41 at the existing I-90 interchange that is currently being improved by ITD. Access to the parcel from Highway 41 can be through Hope Avenue which has an existing signalized intersection.
3. Existing development:
 - a. To the south of the property lies vacant land and a single-family residence which has an approved Special Use Permit for construction of an apartment complex.
 - b. To the east of the property is an existing subdivision, Foxtail 1st Addition.

April 28, 2026

- c. To the west, across HWY 41, is existing commercial and apartment developments: Park Villas, Expressions School of Performing Arts and Tullamore Commons.
4. Future land uses: The future land use of the parcel is Business/Commercial, which is in line with the proposed CCS zone.
5. Community plans: This parcel lies within Focus Area 41 North, which places importance on retail, mixed-use residential and services as well as multi-family and tech uses. It calls for the creation of collector roads parallel to Highway 41 with the purpose of aiding mixed-use development. A primary goal of the community plan for Focus Area 41 North is to place commercial uses along arterial and collector streets.
6. Geographic or natural features: The property is flat, which is appropriate for commercial zoning due to larger building footprints which would require substantial grading to accommodate otherwise.

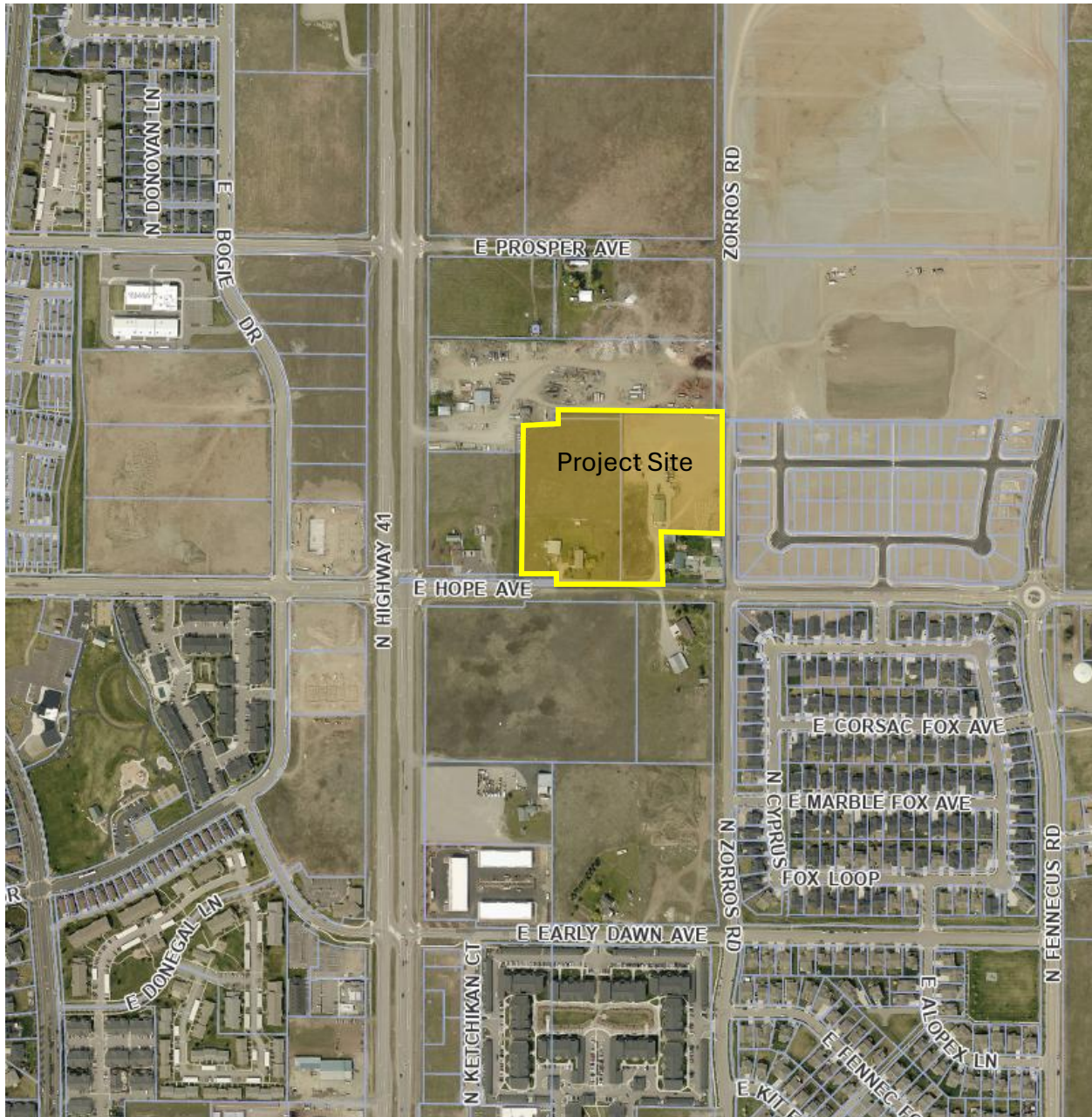
If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617

Thank you,

Ray Kimball, P.E.

Whipple Consulting Engineers, Inc.

Vicinity Map



April 29, 2026

City of Post Falls

Re: Authorization for Land Use Applications

To Whom It May Concern:

This letter serves as formal authorization for Ray Kimble of Whipple Consulting Engineers to act on behalf of RP Development in submitting all land use applications to the City of Post Falls for the property located at 4211 & 4319 E Hope Ave, Post Falls, Idaho.

This authorization is ongoing and shall remain in effect until revoked in writing by RP Development.

If you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Rudebaugh", written over a horizontal line.

John Rudebaugh

Member, RP Development

3386 N Hwy 41

Post Falls, Idaho

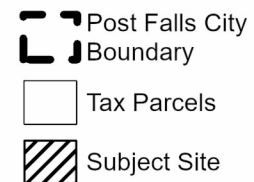
Phone: 208-755-1638

Email: John@peckexcavating.com

Exhibit S-1



Project Location
Peck and Peck
ANNEXATION
ANNX-26-4



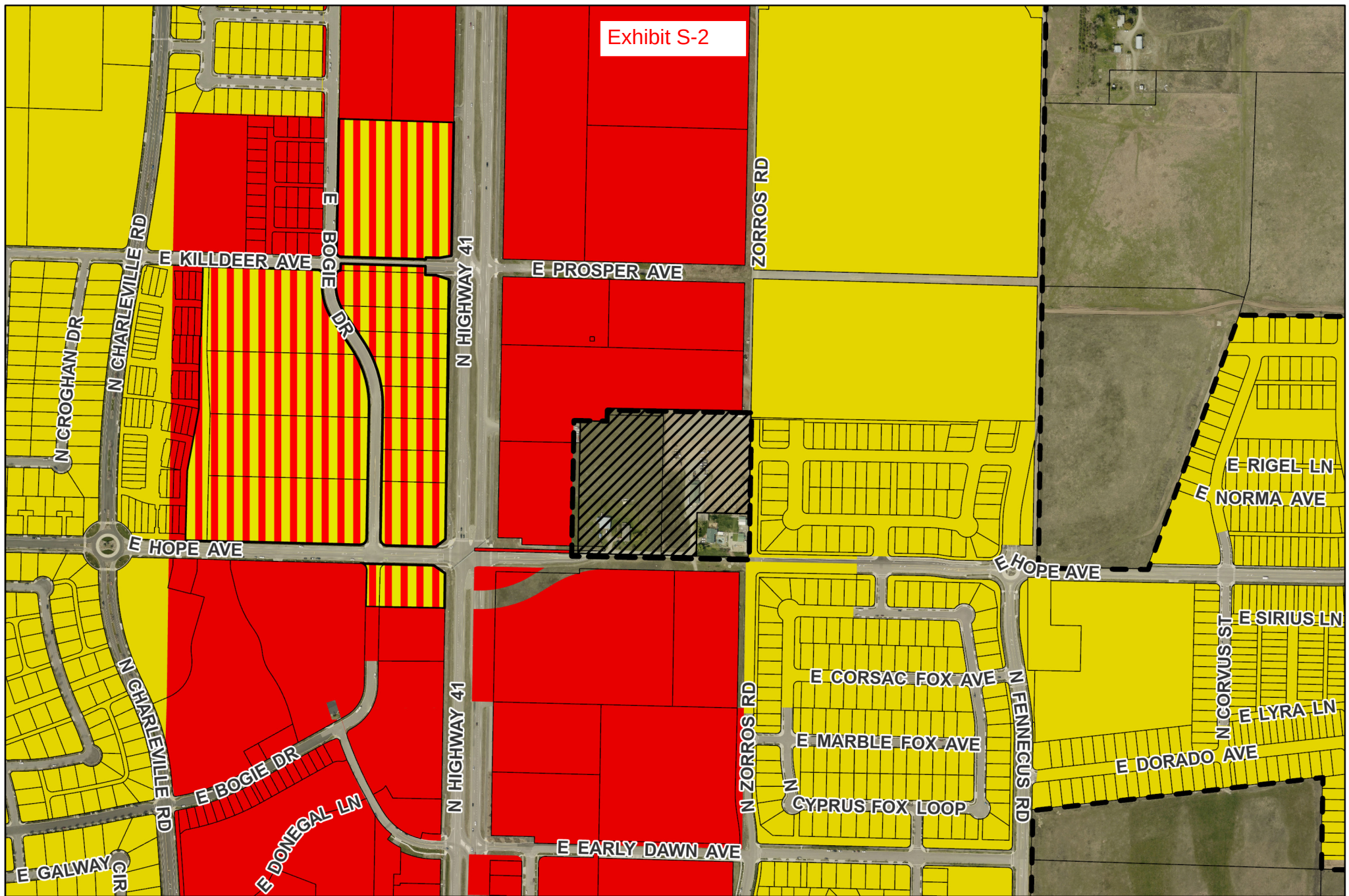


Exhibit S-2

Zoning Map
Peck and Peck
ANNEXATION
ANNX-26-4



- Subject Site
- Post Falls City Boundary
- Tax Parcels

- CCM
- CCS
- R-1



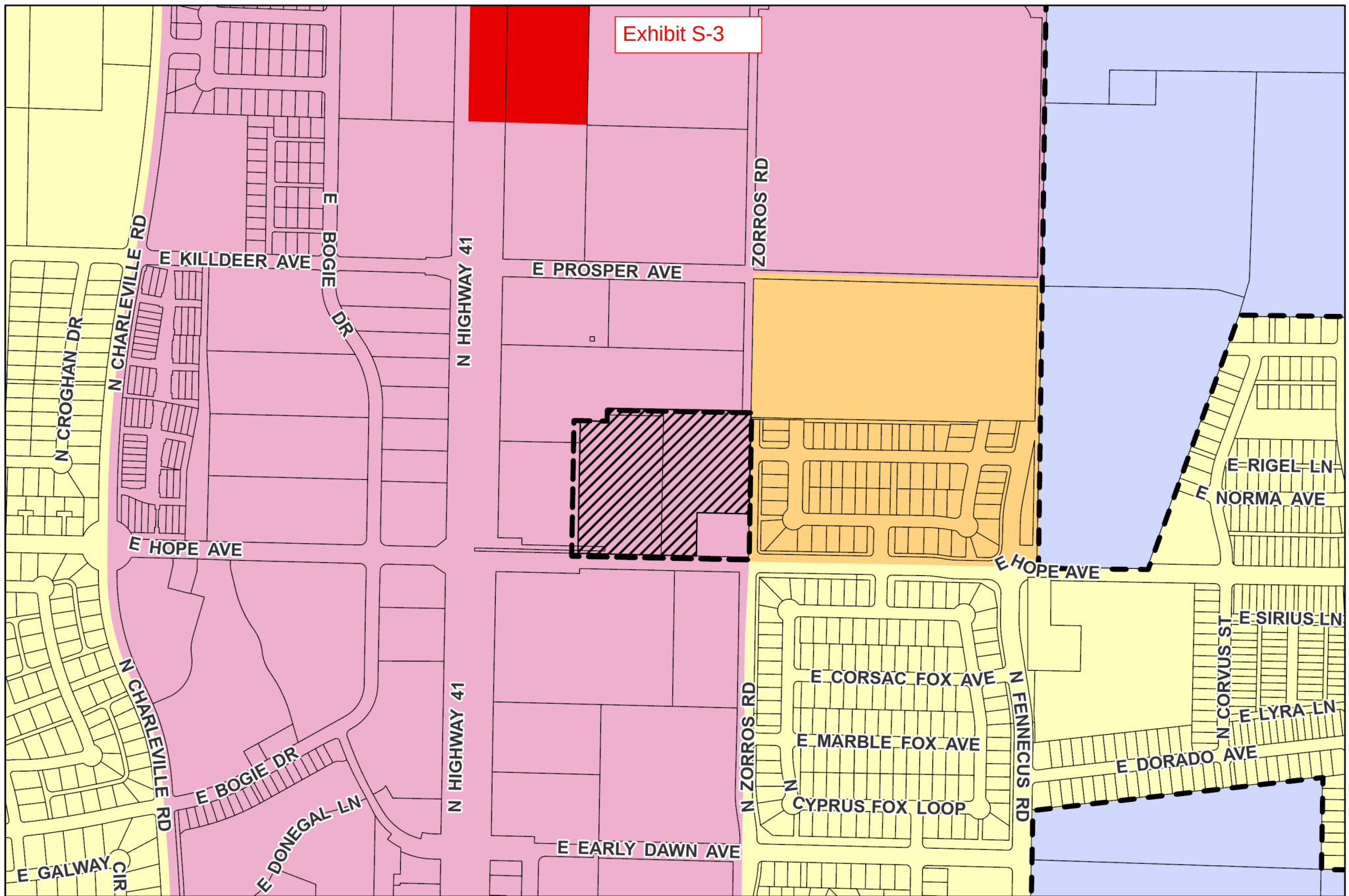


Exhibit S-3

Future Land Use Designation
Peck and Peck
ANNEXATION
ANNX-26-4



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

- Medium Density Residential
- Business/Commercial
- Commercial
- Transitional





POST FALLS

SCHOOL DISTRICT #273

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

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

February 24, 2026

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

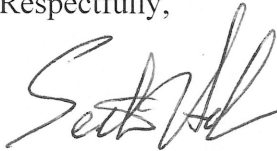
RE: Notice to Jurisdiction Response

Dear Nancy,

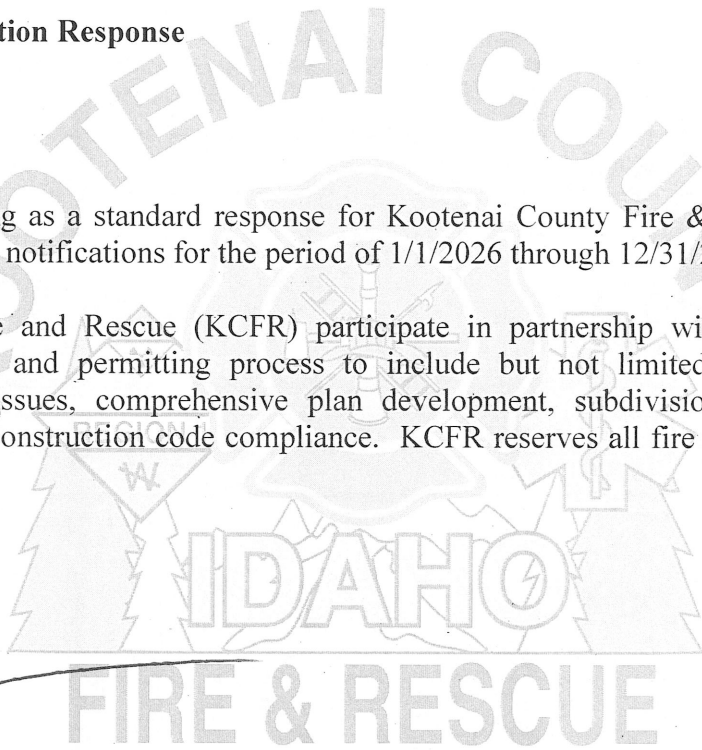
Please use the following as a standard response for Kootenai County Fire & Rescue for all applicable "Notice of Jurisdiction" notifications for the period of 1/1/2026 through 12/31/2026.

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

Respectfully,



Seth Hohenstreet
Kootenai County Fire & Rescue
Deputy Fire Marshal



From: [Farley,Alynette B \(CONTR\) - TERR-BELL-1](#)
To: [Nancy Thurwachter](#)
Cc: [Farley,Alynette B \(CONTR\) - TERR-BELL-1](#)
Subject: RE: Notice to Jurisdictions Peck & Peck Annexation File No. ANNX-26-4
Date: Friday, July 24, 2026 11:30:28 AM
Attachments: [image001.png](#)

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

No comment, No BPA ROW @ location.

Alynette Farley
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
CONTR (Actalent)
Right-of-Way Agent | Real Property Services | TERR
abfarley@bpa.Gov | O: 509-468-3083 | C: 971-710-6926

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, July 24, 2026 11:06 AM
To: Ali Marenau <AMarienau@kmpo.net>; Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@BPA.Gov>; Raymond,Amanda R (BPA) - TERR-BELL-1 <arraymond@bpa.gov>; Anna Wilson <annam.wilson@sd273.com>; 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; 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>; 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>; Jess Eliason <jeliason@kmpo.net>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Kyle Leatham <kyle.leatham@bnsf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barnes <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>;

Patricia M. Corrigan <pcorrigan@hbkengeering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>; Ziply <ID-EWA.SFU.MDU.Engineering@ziply.com>

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

Subject: Notice to Jurisdictions Peck & Peck Annexation File No. ANNX-26-4

Good morning,

Please find attached the Notice to Jurisdictions for Peck & Peck Annexation File No. ANNX-26-4 that is scheduled for the Planning & Zoning meeting August 11, 2026. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

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Nancy Thurwachter

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Monday, July 27, 2026 7:12 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Peck & Peck Annexation File No. ANNX-26-4

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No Comment from the Idaho Transportation Department.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, July 24, 2026 11:06 AM
To: amarienau <amarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Anna Wilson <annam.wilson@sd273.com>; 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; 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>; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; gmiles <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>; Jess Eliason <jeliason@kmpo.net>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Kyle Leatham <kyle.leatham@bnsf.com>; Ikippen <lkippen@olsson.com>; Lee Barnes <lee.barnes@tdstelecom.com>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>; Ziply <ID-EWA.SFU.MDU.Engineering@ziply.com>

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Monday, July 27, 2026 12:43 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Peck & Peck Annexation File No. ANNX-26-4

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Good afternoon,
Post Falls Highway District is in favor of this proposed annexation.

Kind regards,
Jonie

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

p 208.765.3717
contactus@postfallshd.com



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Friday, July 24, 2026 11:06 AM
To: Ali Marenau <AMarienu@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Anna Wilson <annam.wilson@sd273.com>; 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; 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>; 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>; Jess Eliason <jeliason@kmpo.net>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver <kris.faver@tdstelecom.com>; 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>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aeom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Tuesday, July 28, 2026 8:35 AM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Peck & Peck Annexation File No. ANNX-26-4
Attachments: Exhibit PH-2 NTJ_Peck & Peck ANNX-26-4_PZ.pdf

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

Nancy,

Phillips 66 does not have any utilities within the attached project vicinity.
(Response 13444)

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, July 24, 2026 11:06 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Anna Wilson <annam.wilson@sd273.com>; 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; 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>; 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>; Jess Eliason <jeliason@kmpo.net>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Kyle Leatham <kyle.leatham@bnsf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barns <lee.barnes@tdstelecom.com>; Martinez, Leo <Leo.Martinez@p66.com>; Lori Cogley