CITY OF POST FALLS

CITY COUNCIL MEETING AGENDA

August 18, 2026 6:00 PM

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

*** No Workshop***

REGULAR MEETING – 6:00 pm City Council Chambers

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

CALL TO ORDER BY MAYOR WESTLUND

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

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

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION: ACTION ITEM

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

a. Minutes - August 3rd, 2026, City Council Special Workshop

b. Minutes – August 4th, 2026, City Council Meeting

c. Payables 08.05.26-08.19.26

d. May Cash and Investments

e. Kootenai Electric Service Proposal and Easement for the Quarry Sports Complex

f. G2 Development Subdivision Master Development Agreement (SUBA-26-1)

g. Klondike Place Subdivision Master Development Agreement (SUBD-26-2)

2. PUBLIC HEARINGS

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

ACTION ITEMS:

a. Beck and Baugh Right of Way Vacation (VAC-26-2)

b. Signal Point Vista Annexation (ANNX-26-3)

c. Annual Budget for Fiscal Year 2027

d. Fees for Fiscal Year FY 2027

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

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

ACTION ITEMS:

4. NEW BUSINESS

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

ACTION ITEMS:

5. CITIZEN ISSUES

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

6. ADMINISTRATIVE / STAFF REPORTS

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

7. MAYOR AND COUNCIL COMMENTS

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

8. EXECUTIVE SESSION

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

ACTION ITEMS:

RETURN TO REGULAR SESSION

ADJOURNMENT

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

Mission
Building Community.

CITY OF POST FALLS

CITY COUNCIL MEETING MINUTES

August 3, 2026 5:00 PM

Location: 2nd Floor Conference Room, 408 N. Spokane Street, Post Falls, ID 83854

CALL TO ORDER BY MAYOR WESTLUND

ROLL CALL OF CITY COUNCIL MEMBERS

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

Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby **– Present**
Samantha Steigleder, Marc Lucca - **Present after the Chapin Building Tour**

WORKSHOP

a. Chapin Building Tour

Council and Staff went to the Chapin Building to view the interior and basement spaces. The Historical Society, as the current tenant, was available for questions about the space.

Council returned to City Hall at 5:30pm

b. Phase II Development Impact Fee Study Update

Community Development Director Bob Seale and Melissa Cleveland from Welch Comer presented on Impact Fees. The population and job growth forecast through 2035 was discussed. A summary of the new proposed fees in relation to the current fees was discussed.

Councilor Steigleder had concerns with measuring single-family impact fees by square feet because it's not necessarily reflective of how many occupants. Mr. Seale explained that commercial uses within their category are already calculated by square footage.

Councilor Malloy asked if the multi-family calculation could also be by square footage as it is currently calculated by units only. Mr. Seale is concerned about the amount of staff time that may take. Deputy City Administrator Warren Wilson explained that we want to use the best defensible fee structure, which should also be administratively efficient to use — as calculating multi-family by unit would be. Ms. Cleveland stated she would not recommend calculating based on bedrooms because it is so difficult to accurately count. Mayor Westlund would prefer to have square footage calculations across the board. Councilor Zeigler would prefer to calculate single-family based on unit, not square footage.

Councilor Lucca asked why commercial and industrial businesses are charged less than residential properties. Mr. Seale responded that the impact is less based on the use.

The proposed new park impact fees were discussed. The new lodging calculation was concerning to Councilor Steigleder. Mr. Seale explained that some of the increase in the parks fees include the multimodal calculation as well. The Parks Facilities Plan in relation to park impact fees was presented.

Public Safety proposed fees and their facilities plan were discussed.

Transportation proposed fees and the roads capital plan were presented.

The two options for parks fees (option A with no parks fees for non-residential versus option B with parks fees for non-residential) were debated by the council. The consensus was to try to find a middle ground with fees for non-residential properties. If there had to be a decision between the two, council preferred option A.

The next step in the process is the public hearing where CIP's, the study, and the fee schedule will be reviewed and approved.

ADJOURNMENT

Meeting adjourned at 8:00pm

_____
Randy Westlund, Mayor

_____
Rhiannon O'Neill, Deputy City Clerk

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

Mission
Building Community.

CITY OF POST FALLS

CITY COUNCIL MEETING MINUTES

August 4, 2026 6:00 PM

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

WORKSHOP – 5:00 pm 2nd Floor Conference Room

a. Enterprise Funds Budget Workshop

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Marc Lucca – **Present**

Public Works Director John Beacham and Finance Director Jason Faulkner presented on the enterprise funds budget. What enterprise funds are and how they are tracked was reviewed. Sanitation funds were discussed. Mr. Faulkner explained that the auditor scrutinizes these funds quite closely. Some of the funds collected for sanitation by the city go towards finance staff time used in billing for sanitation. This year there is a proposed 5.5% increase in the user fee for sanitation. There have been issues with the extra pick-ups for Christmas, spring, and fall. Mr. Faulkner is proposing eliminating these events. Mr. Beacham showed some example funding flows on the utility enterprise funds. Mr. Beacham reviewed the proposed annual fee increases for water fees (3%) and the outlook for that enterprise fund. The water reclamation enterprise fund was presented. The proposed user fee increase for water reclamation is 2.5%.

Workshop adjourned at 5:45pm

REGULAR MEETING – 6:00 pm City Council Chambers

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CALL TO ORDER BY MAYOR WESTLUND

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

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

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

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION: ACTION ITEM

Mayor Westlund announced that the Falls Park Parking Lot will be closed August 6–8. Coffee with a Cop will be Wednesday August 12 at the Range Market.

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

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Councilor Mosby has a conflict with the McKinley Meadows SUP Appeal and will be recusing himself from the hearing.

1. CONSENT CALENDAR

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ACTION ITEMS:

a. Minutes – July 21st, 2026, City Council Meeting

b. Payables 7.22.26-8.5.26

c. Stateline Tower Site 1st Addition Minor Subdivision Final Plat

d. Designation of Acting City Clerk

Motion by City Councilor Malloy to accept the Consent Calendar as presented.
Second by City Councilor Ziegler.
Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca
Motion Carried

2. PUBLIC HEARINGS

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

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

ACTION ITEMS:

a. McKinley Meadows Special Use Permit Appeal (SUP-26-3 & APL-26-2)

Public Hearing Opened at 6:04pm

Planning Manager Jon Manley presented. The council is asked to review the requested Special Use Permit. There are some items that are contingent on the SUP passing. The location of the proposal is at the dead end of Montgomery Place. The surrounding zoning is R-1, R-3, and medium density residential, with some limited commercial and industrial uses. Review criteria alignment was presented. SUP Review Criteria were reviewed. Possible conditions council could impose with the permit were given.
Councilor Malloy asked if the SUP allows the developer to essentially get one or two more lots and if a previous subdivision was approved. Mr. Manley stated that, yes, with the PUD, but it allows Cottage Homes.
Councilor Steigleder asked about cottage homes with an SUP versus a zone change. Mr. Manley also stated that there was a previous subdivision that was approved and it included nine lots. That subdivision approval has since expired.
City Engineer Rob Palus talked about the existing traffic patterns on Montgomery Road. He estimates about 200 vehicles per day. Based on aggregated data from 2025, there are about 280 vehicles per day on that roadway, and an average of 10–15 vehicles per hour. With the proposed subdivision, it would be about an additional 180 trips per day, well underneath the 500 vehicles per day for a low-volume roadway. On a standard single-family roadway they look for under 800 vehicles per day.

Scott McArthur with Wilde LLC testified on behalf of the applicant. This density falls within the land use for the future land use map. Mr. McArthur spoke about obtainable housing and the opportunity for homeownership. The minimum lot size is 3,452 square feet. They requested the PUD to allow 18 total homes, 17 of those to be cottage homes. Off-site improvements were presented, including completing parking improvements, emergency access, water, sewer and dry utilities. Montgomery Lane will be a private road owned and maintained by the residents of the development.
Councilor Lucca asked what is the proposed square footage of each home? Mr. McArthur responded that they will be from about 984 to just over 1000 square feet. Conceptual home renderings were presented. The common space and amenities proposed for the project were reviewed.
Councilor Steigleder asked why they didn't pursue a zone change. Mr. McArthur responded that the SUP was a cleaner approach.

Testimony

In Favor:
Kyndal Bridge (Dalton Gardens) — not wishing to speak
Ben Blakely (Coeur d'Alene) — not wishing to speak
Alex McCall — not wishing to speak
Kyle Bridge (Dalton Gardens) — not wishing to speak
Todd Stan — not wishing to speak

Ryan Walde (Coeur d'Alene) — not wishing to speak
Hayley Naccarato (Coeur d'Alene) — not wishing to speak
Joey Naccarato (Coeur d'Alene) — not wishing to speak
Jackson Summer — not wishing to speak
Shane Anderson — He talked about how difficult it is for young people to find housing.
Emily Beutler (Coeur d' Alene) — She is a realtor and stated that there is no other developer that cares more about his projects than Noah. They have CCRs that state that you can't rent these houses out, so they will be owner-occupied.

Neutral:
None

Opposed:
Glen Douglas (Post Falls) — (Speaking on behalf of a list of neighbors) He does not want the higher density of 17 homes on the 2.6 acres. This would break the promise of single-family zoning in the area. He's concerned about the sole access point on Montgomery Place and the safety of the neighborhood. He doesn't see how the green space could have a sport-court.
Amelia Sizemore (Post Falls) — This would be a 130% increase in homes to the neighborhood. She is concerned about the amount of traffic.
Candyce Frank (Post Falls) — She's concerned about parking space in the neighborhood. She is concerned about the history of the neighborhood being destroyed. She is upset by the conduct of the Planning and Zoning Commission.

Applicant Rebuttal: Mr. McArthur stated this request is consistent with the goals, policies, and codes of the city. There would still be under 500 trips per day on the roadways. The street from curb to curb is 50 feet wide, which is bigger than typical roads. The open space is designed to be functional. The access to the site is operated by a concrete approach and a concrete curb.

Public Hearing Closed at 7:16 pm

The review criteria questions were discussed by council.

Motion by City Councilor Malloy to Approve the McKinley Meadows Special Use Permit (SUP-26-3) with the previously specified conditions.
Second by City Councilor Ziegler.
Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler
Nays: City Councilor Lucca
Motion Carried

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

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ACTION ITEMS:

a. Westwood Water Distribution Replacement Project - Phase 2 Design Services Agreement

Public Works Projects Manager Jaxon Fleshman presented. Phase one is currently under construction. For phase 2, they are replacing 4,500 feet of water line and water meters for all the customers affected. The total request for the contract tonight is $70,180, funded through the water distribution design budget. Construction pictures of the project were presented. The timeline and next steps for phase two were reviewed.
Councilor Steigleder asked how phase one is going. Mr. Fleshman replied that it is going well, on-time, and on-budget.

Motion by City Councilor Malloy to Approve the Westwood Water Distribution Replacement Project - Phase 2 Design Services Agreement.
Second by City Councilor Ziegler.
Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca
Motion Carried

4. NEW BUSINESS

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ACTION ITEMS:

a. Personnel Policy: Compassionate Separation

City Attorney Field Herrington discussed some questions that were submitted by council before the meeting. The CAT account was included in this document because the original 2022 resolution contained those changes; It was for reference only. The $10,000 number was based on a reasonable number for this type of situation. The requirement is 5 years to vest in retirement for PERSI for city employees.

Human Resources Director Janet Best presented. They are seeking approval to add this back into the personnel policy. It was approved in 2022, but was inadvertently left out in the revamp of the policy. Eligibility requirements were reviewed. There is a change to the amount from $10,000 in 2022 to $11,000 this year, to include inflation. If received through this policy, those funds go to the VEBA account of the employee to be used for medical expenses. There would be an annual budget review of the amount in this policy. It is expected that this policy would be used very infrequently.
Councilor Mosby asked have we used this policy since 2022. Ms. Best responded that the city has used it twice.
Councilor Lucca asked about other benefits offered to employees such as life insurance and long-term disability. Ms. Best responded that those are voluntary to the employee.
Councilor Steigleder asked if the amount of years the employee has worked at the city could be increased to five years, as one year seems overwhelmingly generous. She does not want the payout number to be adjusted annually.

Motion by City Councilor Malloy to Approve the Personnel Policy: Compassionate

Separation without any minimum employment time.
Second by City Councilor Ziegler.
Ayes: City Councilor Malloy, City Councilor Steigleder, City Councilor Lucca
Nays: City Councilor Mosby, City Councilor Plew, City Councilor Ziegler
As it was a tie vote, Mayor Westlund voted: Nay
Motion Failed

Motion by City Councilor Malloy to Approve the Personnel Policy: Compassionate Separation with a one-year minimum employment time.
Second by City Councilor Ziegler.
Ayes: City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca, City Councilor Plew, City Councilor Malloy
Nays: City Councilor Steigleder
Motion Passed

5. CITIZEN ISSUES

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None

6. ADMINISTRATIVE / STAFF REPORTS

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

a. Special Council Workshop Scheduling

A discussion was held to find a time for a special workshop to discuss the Starter Home Subdivision Code update. October 1st at 5pm was selected.

7. MAYOR AND COUNCIL COMMENTS

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

Councilor Steigleder thanked the Parks Department for the Post Falls Triathalon.
Councilor Mosby expressed sympathy to the people affected by the Spokane fires. He recommended that Post Falls residents be prepared for possible fires in their community. Mr. Mosby also expressed sympathy for the victims of the shooting in Twin Falls.

8. EXECUTIVE SESSION

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

ACTION ITEMS:

a. Idaho Code 74-206(1)(b): To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent.

Motion by City Councilor Malloy to enter into Executive Session pursuant to Idaho Code 74-206(1)(b): To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, further that no action will be taken during the session and that the session will last approximately thirty minutes.
Second by City Councilor Ziegler.
Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca
Motion Carried

Executive Session Entered at 8:48 pm

RETURN TO REGULAR SESSION

Returned to regular session at 9:11pm

ADJOURNMENT

Meeting adjourned at 9:12pm

_____
Randy Westlund, Mayor

_____
Rhiannon O'Neill, Deputy City Clerk

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

Mission
Building Community.

CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 8/18/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Gracie Ficca, CSR/AP

SUBJECT: Payables 08.05.26-08.19.26

ITEM AND RECOMMENDED ACTION:
The Finance Department recommends that the City Council review, and approve, the Post Falls Check Approval and Check Run Accountability reports dated 8.18.26 Approval of the reports acknowledges receipt of the required reports and approves making the payments. No presentation is planned on this item.

DISCUSSION:
As required by Idaho Code 50-1017 *Presentation of Claims* and 50-1018 *Payment of Claims*, the Finance Department provides a report at each council meeting detailing payments to be made on all accounts payable received during the prior two weeks. Generally, claims are presented prior to payment being issued, however, at times it is necessary for payment to be issued prior to approval (i.e. to avoid late fees), these checks are presented on the Check Run Accountability Report for ratification at the next council meeting. The attached Post Falls Check Approval reports checks totaling $3,001,885.74 to be dated 8.18.26. The Hand Check Accountability is for Hand Checks issued 7.31.26-8.7.26 and total $67,504.22.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

APPROVED OR DIRECTION GIVEN:

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:
$3,069,389.96

BUDGET CODE:
Various

ATTACHMENTS:
1. Post Falls Check Approval Check Run for Council 8.18.26
2. Hand Checks - Check Run for Council 8.18.26

City of Post Falls

Packet: APPKT27217 - Check Run for Council 8.18.26 **Check Date: 8/12/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 001 - GENERAL FUND					
Balance Sheet Accounts					
VEN15272	Kylie Creech				
APMWB	Check	07.29.26-T-708	Refundable Damage Deposit Trailhead Even	001-22080	250.00
VEN11835	SORBONNE HOMES LLC				
APMWB	Check	BOND RELEASE - 2	BOND RELEASE - 2097 W. PLATTE	001-22115	2,000.00
				Balance Sheet Accounts Total:	**2,250.00**
Dept: 411 Mayor & Council					
VEN02035	Staples, Inc				
APMWB	Check	6070070882	Office Supplies-Admin	001-411.0000.63060	7.69
				Dept 411 Total:	**7.69**
Dept: 412 Information Systems					
VEN15225	Agileblue Security				
APMWB	Electronic Funds Transfe	206574	Agile Blue Monitoring FY26	001-412.0000.66043	1,014.72
				Dept 412 Total:	**1,014.72**
Dept: 413 General Services					
VEN02035	Staples, Inc				
APMWB	Check	6070070882	Office Supplies-Admin	001-413.0000.63060	23.06
				Dept 413 Total:	**23.06**
Dept: 414 Finance					
B091	BDS				
APMWB	Electronic Funds Transfe	107025	Utility Billing	001-414.1445.62170	7,281.94
				001-414.1445.62190	4,140.45
D09750	DeVries Info Management				
APMWB	Check	0210460	Shredding Services- Finance & Legal	001-414.0000.62040	70.00
VEN02035	Staples, Inc				
APMWB	Check	6070070882	Office Supplies-Admin	001-414.0000.63060	122.97
				Dept 414 Total:	**11,615.36**
Dept: 415 City Clerk					
C291	Coeur d' Alene Press				
APMWB	Check	0000052222-07112(	Summary of Ordinance 1555 Printing	001-415.0000.62000	269.03
		0000052497-07162(	Summary Ordinance 1554 Printing	001-415.0000.62000	47.27
		0000052496-07162(	Summary Ordinances 1553 Printing	001-415.0000.62000	41.11
		0000052498-07162(	Summary Ordinance 1556 Printing	001-415.0000.62000	36.49
		0000052943-72820:	Summary Ordinance 1557 Printing	001-415.0000.62000	29.56
VEN02035	Staples, Inc				
APMWB	Check	6070070882	Office Supplies-Admin	001-415.0000.66050	7.69
				Dept 415 Total:	**431.15**
Dept: 418 Human Resources					
VEN15091	Simpliverified, LLC				
APMWB	Electronic Funds Transfe	91740	July 2026 Background and DOT Testing	001-418.4000.72070	320.00
				Dept 418 Total:	**320.00**
Dept: 421 Police					
R04500	1-800-Radiator				
APMWB	Check	19038875	PFPD141 Radiator	001-421.0000.67100	143.00
VEN15225	Agileblue Security				
APMWB	Electronic Funds Transfe	206574	Agile Blue Monitoring FY26	001-421.0000.66041	329.10

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0429175	PD Gasoline	001-421.0000.64030	10,481.92
VEN14608	Commercial Tire				
APMWB	Check	55-62884	PFPD178 Tire	001-421.0000.67190	254.84
C440	Culligan LLC				
APMWB	Check	0025312	Substation Water Unit - August	001-421.0000.68010	10.95
VEN14737	DetectaChem, Inc				
APMWB	Check	INV24515	MobileDetect Drug Test Kits	001-421.0000.63920	647.68
D09750	DeVries Info Management				
APMWB	Check	0211253	PD Shredder Services	001-421.0000.62040	130.00
VEN06546	Findlay Chrysler Dodge Jeep Ram				
APMWB	Check	262415	PFPD140 Nozzle & Hose	001-421.0000.67100	70.48
G020	Galls, LLC				
APMWB	Electronic Funds Transfe	035780821	New Hire Gas Mask Carrier	001-421.0000.67020	37.76
		035843987	Patrol Equipment - Gas Mask Pouch	001-421.0000.67020	54.90
		035843985	Patrol Gas Mask Pouches	001-421.0000.67020	219.60
		035822823		001-421.0000.67020	275.10
		035871627	New Hire Equipment - Kline	001-421.0000.67020	284.71
I153	Idaho State Police				
APMWB	Check	IN4162	Quarterly ILETS Fees - July-Sept	001-421.0000.67310	18,762.50
VEN09941	Jacque Panza				
APMWB	Check	080526	Chaplain Stipend - July	001-421.0000.62370	50.00
VEN07726	Jon Dekeles				
APMWB	Check	080626	Chaplain Stipend - July	001-421.0000.62370	75.00
L0195	Language Line Services				
APMWB	Electronic Funds Transfe	12003456	911 Interpretation Services	001-421.0000.62040	90.00
N001	Napa Auto Parts				
APMWB	Check	403062	PD Stock - Shop Towels	001-421.0000.67090	77.94
		402122	PD Stock - Holesaw Set & Hole Saws	001-421.0000.67090	115.63
		402063	PD Shop - Spline Key Adaptors	001-421.0000.67090	28.60
		402415	PD Core Deposit	001-421.0000.67100	-10.00
		402349	PFPD137 Air Filter	001-421.0000.67100	9.46
		403027	PFPD141 Thermostat	001-421.0000.67100	19.32
		402348	PD Stock - Windshield Wiper Fluid	001-421.0000.67100	158.42
		402395	PD Stock Engine Oil Filters	001-421.0000.67100	27.30
		402375	PD Stock - Oil Filters	001-421.0000.67100	61.66
		403022	PFPD141 Radiator Hoses	001-421.0000.67100	72.85
		403061	PD Stock - Flap Wheels, Carbide Burr Set	001-421.0000.67100	98.95
		402411	PFPD147 Oil Filter Adapter - Warranty	001-421.0000.67100	-287.07
P220	Post Falls Area Chamber of Commerce				
APMWB	Check	73699	RCLA Class of 2027 - Koontz	001-421.0000.64020	850.00
R251	Serights Ace Hardware				
APMWB	Check	377853/1	PD Shop Hardware	001-421.0000.67030	19.04
VEN14946	Smarsh Inc				
APMWB	Check	INV-370055	PD Phones Archiving - June	001-421.0000.62040	25.00
S275	Solar Eclipse				
APMWB	Check	58850	PFPD192 Window Tinting	001-421.0000.67170	370.00
VEN02035	Staples, Inc				
APMWB	Check	6070070883	Office supplies-PD	001-421.0000.63060	19.83
		6070070889	Office Supplies - Police	001-421.0000.63060	24.96
		6070070883	Office supplies-PD	001-421.0000.63060	30.12
VEN14902	The Bunker Tri-Cities LLC				
APMWB	Electronic Funds Transfe	INV/2026/02327	Uniform Collar Extension - Robinett	001-421.4000.72000	8.32
		INV/2026/02094	New Hire Uniform - Robinett	001-421.4000.72000	637.59
U0010	ULINE				
APMWB	Check	211032811	Evidence First Aid Kits & Bubble Wrap	001-421.0000.63920	417.19
				Dept 421 Total:	**34,692.65**
Dept: 424 Legal					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	001-424.0000.64030	57.67

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
D09750	DeVries Info Management				
APMWB	Check	0210460	Shredding Services- Finance & Legal	001-424.0000.63060	70.00
L070	LexisNexis Matthew Bender				
APMWB	Check	50037714	ID CRIMINAL RULES 2026 POCKET EDITI	001-424.0000.63010	385.26
VEN02035	Staples, Inc				
APMWB	Check	6070070882	Office Supplies-Admin	001-424.0000.63060	61.47
VEN15249	Trevor Price				
APMWB	Check	08.03.26	Internship Program	001-424.0000.62040	1,580.00
				Dept 424 Total:	**2,154.40**
Dept: 427 Animal Control					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0429175	PD Gasoline	001-427.0000.64030	250.74
VEN04236	Ramey's Yard Care				
APMWB	Check	922422	AC Seasonal Pest Control	001-427.0000.68010	85.00
				Dept 427 Total:	**335.74**
Dept: 431 Streets					
A365	American On-Site Services				
APMWB	Check	I125340	Streets Porta Potty Clean out	001-431.0000.68130	250.00
VEN05261	CDA PAVING				
APMWB	Check	117779	DUMPING CLEAN CONCRETE	001-431.0000.68130	452.20
		117704	DUMPING CONC WITH REBAR	001-431.0000.68130	917.50
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	001-431.0000.64030	11,385.70
M0612	MDM Construction				
APMWB	Check	Seltice Pay App #2	Seltice Way Pay App #2 July	001-431.1812.95040	76,138.03
P325	Poe Asphalt Paving, Inc.				
APMWB	Check	11441	ASphalt to pave Bradley Dr & Crestview Ct	001-431.0000.68130	37,278.98
		11540	Asphalt to pave Rose Estates 7/27-7/30	001-431.0000.68130	53,267.42
		11441	ASphalt to pave Bradley Dr & Crestview Ct	001-431.0000.68130	14,153.24
P217	Porter W Yett Company, Inc.				
APMWB	Check	26566-1	Grinding of Rose Estates	001-431.0000.68130	14,124.82
P410	Post Falls Highway District				
APMWB	Check	2218	February 2026 Mag use	001-431.0000.68080	69.56
R1913	Rockhound Landscape Supply				
APMWB	Check	3138	Sod for sidewalk repair	001-431.0000.68150	47.20
		3168	SOD FOR LAWN/SIDEWALK REPAIR	001-431.0000.68150	20.00
R251	Serights Ace Hardware				
APMWB	Check	377559/1	Sprinkler parts	001-431.0000.68150	63.51
VEN14310	US Fleet Tracking LLC				
APMWB	Check	525121	Monthly VEHICLE TRACKING SERVICE	001-431.0000.66016	592.68
W090	Welch Comer & Associates, Inc.				
APMWB	Electronic Funds Transfe	41354230-001	W. Alley ROW Determinination	001-431.0000.62040	2,854.10
		41354230-002		001-431.0000.62040	1,803.75
		41354230-003		001-431.0000.62040	825.00
W180	Western States Equipment				
APMWB	Check	IN003569408	Hi-Gate Cutting Edges	001-431.0000.63525	2,279.91
				Dept 431 Total:	**216,523.60**
Dept: 432 Public Works Administration					
VEN02035	Staples, Inc				
APMWB	Check	6070070882	Office Supplies-Admin	001-432.0000.63060	23.06
				Dept 432 Total:	**23.06**
Dept: 433 Facility Maintenance					
VEN04619	Advanced Hot Wash				
APMWB	Check	2327	exterior window washing C.H.	001-433.0000.68015	2,136.00
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	001-433.0000.64030	131.53
VEN15247	Matrix Design Group, Inc				

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check	0000050903	Post Falls ADA Transition Plan	001-433.0000.95110	7,335.00
		0000050655		001-433.0000.95110	1,541.25
VEN02035	Staples, Inc				
APMWB	Check	6070070880	Office Supplies-Maintenance	001-433.0000.63150	32.18
				Dept 433 Total:	**11,175.96**
Dept: 434 Fleet Maintenance					
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4277786747	Fleet laundry & rug service	001-434.0000.63160	143.87
		4276966581	Fleet Laundry & Rug Service	001-434.0000.63160	133.29
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	001-434.0000.64030	199.60
VEN01683	Goodyear Tire & Rubber Company				
APMWB	Check	197-1165616	Service call - flat repair - S227	001-434.0000.67210	268.50
G1381	Grizzly Glass Centers				
APMWB	Check	H0184070	16 X 34 TINTED LAMINATED SAFETY GLA	001-434.0000.67170	281.61
VEN03517	Kenworth Sales Company				
APMWB	Check	024P62131	Cable clamps - S222	001-434.0000.63011	39.20
		024P62562	COOLANT - UF200	001-434.0000.63012	77.88
N001	Napa Auto Parts				
APMWB	Check	401905	Light bulbs - S354	001-434.0000.63011	57.70
		401404	Lightbulbs - S354	001-434.0000.63011	17.80
		401140	Rubber Drain Plug Gasket - stock	001-434.0000.63012	9.80
		401326	Gaskets, Filters - Stock	001-434.0000.63013	160.34
		401896	Oil Filter -A121	001-434.0000.63013	4.55
R060	Ragan Equipment Co.				
APMWB	Check	01-189874	Filler Cap - P486	001-434.0000.63012	23.14
R251	Serights Ace Hardware				
APMWB	Check	377574/1	Angle Steel	001-434.0000.63011	48.57
VEN13040	Turf Star Western				
APMWB	Check	INV147061	Belts - S347	001-434.0000.63011	177.16
		INV169463	CORDSET - P465	001-434.0000.63012	66.23
		INV164687	Brake Calipers - P465	001-434.0000.63012	442.57
		INV169031	POWERCORD-AC - P465	001-434.0000.63012	437.79
		INV141353	Windshield - P451	001-434.0000.63012	208.38
		INV133686	SCREW-GREASE - P451	001-434.0000.63012	73.96
		INV168948	CORDSET - P465	001-434.0000.63012	66.23
		INV150889	Plug, 2-1/2 - P310	001-434.0000.63012	62.77
		CM016608	Credit for return of motor	001-434.0000.63012	-891.58
		CM016647	Credit for returned Brake Caliper	001-434.0000.63012	-215.25
VEN13987	Western Peterbilt, LLC				
APMWB	Check	027P145383	DRAIN VALVE - R209	001-434.0000.63012	31.69
				Dept 434 Total:	**1,925.80**
Dept: 435 GIS					
E0495	ESRI Inc.				
APMWB	Check	900299591	Esri Training Classes for Bob and Nicole	001-435.0000.64020	3,035.25
				Dept 435 Total:	**3,035.25**
Dept: 441 Urban Forestry					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	001-441.0000.64030	590.55
				Dept 441 Total:	**590.55**
Dept: 442 Cemetery					
C2961	Cold Spring Granite Company				
APMWB	Check	RI 2571282	Robertson VA Plaque	001-442.0000.63760	366.10
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	001-442.0000.64030	302.52
P27001	Pineview Horticultural Service				
APMWB	Check	33321	70/30 Grass seed	001-442.0000.68180	61.25

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
R060	Ragan Equipment Co.				
APMWB	Check	01-189396	JD 54 belt	001-442.0000.67050	127.57
R251	Serights Ace Hardware				
APMWB	Check	B01461/1	CONCRETE FOR STONES	001-442.0000.68170	352.24
VEN13040	Turf Star Western				
APMWB	Check	INV140626	Belt 4800 Sweeper	001-442.0000.67050	130.76
W230	Wilbert Precast Inc.				
APMWB	Check	413253-1	George and Marilyn Adams memorial	001-442.0000.63760	2,434.58
				Dept 442 Total:	**3,775.02**
Dept: 443 Parks					
VEN15174	Airgas USA, LLC				
APMWB	Electronic Funds Transfe	5526631929	Acetylene for Welder	001-443.0000.64030	9.67
A365	American On-Site Services				
APMWB	Check	I125277	Black Bay Portable Restroom	001-443.0000.65050	115.00
		I125355	Hilde Kellogg Portable Restroom	001-443.0000.65050	183.00
		I125342	Q'emiln Portable Restrooms	001-443.0000.65050	400.00
		I125399	Landings Portable for Market & Music	001-443.0000.65050	302.15
		I125394	Community Garden Portable Restroom	001-443.0000.65050	183.00
		I125354	Warren Portable Restroom	001-443.0000.65050	183.00
		I125391	Corbin Park Portable Restroom	001-443.0000.65050	115.00
		I125276	4th St. Trailhead Portable Restroom	001-443.0000.65050	200.00
		I125356	Upper Corbin Portable Restroom	001-443.0000.65050	183.00
		I125314	Skate Park Portable restroom	001-443.0000.65050	200.00
		I125352	Tennis Courts Portable Restroom	001-443.0000.65050	183.00
VEN03792	Arrow Concrete & Asphalt				
APMWB	Check	ACAS-00871	Seal Coating of Prairie Trail	001-443.0000.68111	16,710.50
		ACAS-00893	Crack Sealing & Mastic at Syringa Park	001-443.0000.68111	6,217.72
A017	A-Tec, Inc.				
APMWB	Check	6791	Install card/key pad at Parks shop man gate	001-443.0000.91000	7,453.39
VEN10155	Bill's Heating Air Appliance Repair, LLC				
APMWB	Check	142325375	Repair A/C at Black Bay Depot	001-443.0000.67050	475.00
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	001-443.0000.64030	5,203.43
VEN14867	CW Signs				
APMWB	Check	4481	No Dogs in Park Signs	001-443.0000.63260	540.00
F020	Fastenal Company				
APMWB	Electronic Funds Transfe	IDCOE238367	Hardware for Parks Stock	001-443.0000.67030	230.98
G098	Grainger				
APMWB	Check	9029575777	Caution Signs for Parks	001-443.0000.63260	19.56
		9031360481	Plumbing Parts for Sportsman's Park	001-443.0000.68250	127.24
L109	Lowe's Credit Services				
APMWB	Check	73420	Lava rock for Black Bay Park	001-443.0000.68170	11.94
VEN14579	Planet Turf				
APMWB	Check	3015427	Soil test for Parks	001-443.0000.62180	146.00
R060	Ragan Equipment Co.				
APMWB	Check	01-189225	Repair Line Trimmer	001-443.0000.66190	99.22
R1691	River City Paint & Decorating				
APMWB	Check	JG2TD	Paint for firepit at Black Bay	001-443.0000.67050	48.57
		K9W6C	Paint for Q'emiln Curb	001-443.1658.62330	152.06
R251	Serights Ace Hardware				
APMWB	Check	377744/1	Cooler for Triathlon	001-443.0000.63080	74.67
		377774/1	Hardware and Safety Glasses for Parks	001-443.0000.63110	19.79
		377636/1	Knee Pads for Parks	001-443.0000.63110	28.78
		377623/1	Garbage can for Parks	001-443.0000.63150	41.39
		377659/1	Lighter fluid for Black Bay	001-443.0000.67030	6.83
		377758/1	Hardware for Sportsman's Park	001-443.0000.67030	10.49
		377694/1	Return of Hardware for Black Bay	001-443.0000.67030	-51.26
		377641/1	Hardware for Black Bay	001-443.0000.67030	51.26
		377650/1	Box cover for Black Bay	001-443.0000.67030	2.51
		377774/1	Hardware and Safety Glasses for Parks	001-443.0000.67030	17.09

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check	377576/1	Irrigation parts for Parks	001-443.0000.68230	54.31
A565	SiteOne Landscape Supply, LLC				
APMWB	Check	169195901-001	Irrigation for South Side Parks	001-443.0000.68230	56.76
		169440231-001	Irrigation Parts for North Parks	001-443.0000.68230	505.97
VEN02035	Staples, Inc				
APMWB	Check	6070070885	Office Supplies-Parks	001-443.0000.63060	40.99
U0010	ULINE				
APMWB	Check	210239519	Rug return	001-443.0000.63150	-96.00
		210114116	Rug Return	001-443.0000.63150	-48.00
W0226	Walter E Nelson Co				
APMWB	Electronic Funds Transfe	577363	Cleaning Supplies for Parks	001-443.0000.63150	1,332.98
				Dept 443 Total:	**41,740.99**
Dept: 444 Parks - Construction					
A365	American On-Site Services				
APMWB	Check	I125353	Chase Portable Restrooms	001-444.1665.93180	422.11
B030	Badger Building Center				
APMWB	Check	8002-3942056	Seam Tape for Chase Restroom	001-444.1665.93180	41.16
		8002-3942032	Hardware for Chase Restroom	001-444.1665.93180	64.31
C180	Central Pre Mix Concrete				
APMWB	Check	4172753	Caulk for Chase Restroom	001-444.1665.93180	107.40
F084	Five Star Concrete, Inc.				
APMWB	Check	06-002-6388	Pour Concrete for Chase Restroom Rebuild	001-444.1665.93180	42,127.00
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transfe	195117	Chase Restroom Grading and Surveying	001-444.1665.93180	5,850.00
L109	Lowe's Credit Services				
APMWB	Check	99382	Hardware for Chase Site-Work	001-444.1665.93180	207.75
VEN14069	Michael Terrell- Landscape Architecture, PLLC				
APMWB	Check	6862	Montrose Sports Complex	001-444.0000.62040	886.25
R251	Serights Ace Hardware				
APMWB	Check	377645/1	Hardware for Chase	001-444.1665.93180	63.19
U040	United Electrical				
APMWB	Check	23855	Electrical to Chase Restrooms	001-444.1665.93180	27,002.00
Z026	Ziegler Lumber Co #017				
APMWB	Check	1167062	Primed trim for Chase Restroom	001-444.1665.93180	221.50
				Dept 444 Total:	**76,992.67**
Dept: 445 Recreation					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	001-445.0000.64030	655.73
VEN15085	International Minute Press				
APMWB	Check	7567	Business Cards - Hayle McCray	001-445.0000.62080	31.00
M139	Mobius Kids				
APMWB	Check	12784086	Summer Camp Field Trip	001-445.0000.63080	912.00
V040	ODP Business Solutions				
APMWB	Check	474376955001	Office Supplies - Recreation	001-445.0000.63060	50.40
S050	Saturday Night Inc.				
APMWB	Electronic Funds Transfe	109423	Extra Summer Camp T-Shirts	001-445.0000.63080	757.01
VEN15091	Simpliverified, LLC				
APMWB	Electronic Funds Transfe	91740	July 2026 Background and DOT Testing	001-445.0000.62080	601.20
VEN02035	Staples, Inc				
APMWB	Check	6070070886	Office supplies-Recreation	001-445.0000.63060	30.98
		6070070879		001-445.0000.63060	34.99
				Dept 445 Total:	**3,073.31**
Dept: 451 Planning & Zoning					
K098	Kootenai County				
APMWB	Check	ORA25-0009	processing, advertising and facilitating your (	001-451.0000.62000	1,944.21
				Dept 451 Total:	**1,944.21**
Dept: 452 Building Inspector					

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
B091	BDS				
APMWB	Electronic Funds Transfe	107025	Utility Billing	001-452.0000.62040	50.00
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	001-452.0000.64030	828.04
VEN02035	Staples, Inc				
APMWB	Check	6070070887	Office Supplies - Community Development	001-452.0000.63060	34.42
				Dept 452 Total:	**912.46**
Dept: 453 Engineering					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	001-453.0000.64030	294.45
VEN14909	Medalist Development, Inc				
APMWB	Check	5	Bodine Ave Reimb Request (Crown Reserve	001-453.0000.62040	246,002.50
VEN02035	Staples, Inc				
APMWB	Check	6070070887	Office Supplies - Community Development	001-453.0000.63060	3.66
		6070070890	Office Supplies-Engineering	001-453.0000.63060	44.99
		6070070889	Office Supplies - Police	001-453.0000.63060	3.79
				Dept 453 Total:	**246,349.39**
Dept: 454 Community Development Admin					
VEN15085	International Minute Press				
APMWB	Check	7984	Business Cards - Bob Seale	001-454.0000.63060	31.00
				Dept 454 Total:	**31.00**
				Fund 001 Total:	**660,938.04**
Fund: 003 - PERSONNEL BENEFIT POOL					
Dept: 482 Personnel Pool					
VEN15087	Alliant Insurance Services, Inc				
APMWB	Electronic Funds Transfe	3654776	August 2026 Benefits Consulting and Emplo	003-482.0000.62040	3,232.00
VEN15121	BPA Health, Inc				
APMWB	Electronic Funds Transfe	614677	EAP Services July 2026	003-482.4000.73000	852.00
A6000	Rehn & Associates, Inc.				
APMWB	Check	INV-00213571	Cobra Notices July 2026	003-482.0000.62160	84.00
				Dept 482 Total:	**4,168.00**
				Fund 003 Total:	**4,168.00**
Fund: 007 - DRUG SEIZURE PROGRAM					
Dept: 425 Drug Seizure Program					
VEN15275	Safe Restraints, Inc				
APMWB	Check	PP06292026PFPD	Wrap Restraint System	007-425.0000.67020	3,314.24
				Dept 425 Total:	**3,314.24**
				Fund 007 Total:	**3,314.24**
Fund: 008 - 911 SUPPORT					
Dept: 426 911 Support					
VEN15225	Agileblue Security				
APMWB	Electronic Funds Transfe	206574	Agile Blue Monitoring FY26	008-426.0000.66043	1,398.68
M2005	Motorola Solutions				
APMWB	Electronic Funds Transfe	8230581717	FLEX RAS Services	008-426.0000.67290	36,000.00
				Dept 426 Total:	**37,398.68**
				Fund 008 Total:	**37,398.68**
Fund: 011 - FACILITY BUILDING RESERVE					
Dept: 491 Facility Building Reserve					
VEN14808	Ardurra Group, Inc				
APMWB	Electronic Funds Transfe	22092	Parks Dept/Black Bay Parking Lot Coordinati	011-491.0000.95015	4,670.60
C291	Coeur d' Alene Press				

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check	0000051580	PWOC CDA Press Pre-qual Invoice	011-491.1801.93160	83.36
				Dept 491 Total:	**4,753.96**
				Fund 011 Total:	**4,753.96**
Fund: 017 - ANNEXATION FEES					
Dept: 410 General Government Services					
VEN13951	SCJ Alliance				
APMWB	Check	85667	2025 Comp Plan Consulting Fee	017-410.0000.62040	7,402.23
				Dept 410 Total:	**7,402.23**
				Fund 017 Total:	**7,402.23**
Fund: 023 - SPECIAL EVENTS					
Dept: 446 Special Events					
A365	American On-Site Services				
APMWB	Check	I118444	Porta Potties for triathlon	023-446.1601.65050	495.00
				Dept 446 Total:	**495.00**
				Fund 023 Total:	**495.00**
Fund: 034 - KOOTENAI FIRE/EMS IMPACT FEES					
Dept: 428 Kootenai Fire/EMS Impact Fees					
VEN14739	Kootenai County Emergency Medical Services System				
APMWB	Electronic Funds Transfe	July 2026 Impact Fe	July 2026 Impact Fees	034-428.0000.33117	-560.00
				034-428.0000.62040	30,786.00
VEN06795	Kootenai County Fire & Rescue				
APMWB	Electronic Funds Transfe	July 2026 Impact Fe	July 2026 Impact Fees	034-428.0000.33117	-1,120.00
				034-428.0000.62040	278,859.00
				Dept 428 Total:	**307,965.00**
				Fund 034 Total:	**307,965.00**
Fund: 035 - PUBLIC SAFETY IMPACT FEES					
Dept: 420 Public Safety Impact Fees					
W090	Welch Comer & Associates, Inc.				
APMWB	Electronic Funds Transfe	41354180-018	Impact Fee Update	035-420.0000.80300	5,542.00
				Dept 420 Total:	**5,542.00**
				Fund 035 Total:	**5,542.00**
Fund: 037 - STREETS IMPACT FEES					
Dept: 431 Streets					
W090	Welch Comer & Associates, Inc.				
APMWB	Electronic Funds Transfe	41354180-018	Impact Fee Update	037-431.0000.80300	5,542.00
				Dept 431 Total:	**5,542.00**
				Fund 037 Total:	**5,542.00**
Fund: 038 - PARKS IMPACT FEES					
Dept: 443 Parks					
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transfe	198121	Corbin Dog Park Project Management	038-443.0000.94170	9,605.00
VEN07815	LaRiviere, Inc				
APMWB	Electronic Funds Transfe	Sports Complex-The	The Quarry/Sports Complex Schedule B	038-443.0000.94165	118,725.14
		Sports-Complex-The	The Quarry/Sports Complex Schedule	038-443.0000.94165	139,232.03
VEN14069	Michael Terrell- Landscape Architecture, PLLC				
APMWB	Check	6843	Sports Complex/The Quarry Phase 1	038-443.0000.94165	21,570.76
W090	Welch Comer & Associates, Inc.				
APMWB	Electronic Funds Transfe	41354180-018	Impact Fee Update	038-443.0000.80300	5,542.00

Dept 443 Total:	**294,674.93**
Fund 038 Total:	**294,674.93**

Packet: APPKT27217 - Check Run for Council 8.18.26 **Check Date: 8/12/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 650 - RECLAIMED WATER OPERATING					
Dept: 463 Wastewater Operating					
A090	Accurate Testing Labs LLC				
APMWB	Check	156284	Composites testing 7/15/2026	650-463.0000.68360	1,110.00
		155998	Composites July 2026	650-463.0000.68360	1,390.00
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	104306	Ratchet Straps for T119	650-463.0000.68025	54.95
VEN15174	Airgas USA, LLC				
APMWB	Electronic Funds Transfe	5525957835	Rent Cyl Large Argon Tank	650-463.0000.68025	9.36
		5526631941	Cylender Rental Large Argon	650-463.0000.68025	9.67
A424	Anatek Labs, Inc.				
APMWB	Electronic Funds Transfe	2618717	Burly Products samling	650-463.0000.63871	2,030.00
		2619511	Surface Water testing	650-463.0000.68025	587.00
		2619510	Surface Water Testing	650-463.0000.68360	914.00
VEN15002	Apollo, Inc				
APMWB	Electronic Funds Transfe	Apollo Solids Pay Ap	Apollo Solids Pay App #4	650-463.3125.95520	2,490.00
VEN15177	Chromalox Inc				
APMWB	Check	2116064	CIP tank heater	650-463.3122.68400	21,807.53
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4276966818	WWTP Uniforms	650-463.4000.72000	158.85
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	650-463.0000.65005	654.55
VEN03032	DIVCO				
APMWB	Check	SVC108470	MISC SUPPLIES	650-463.0000.68010	263.00
F030	FedEx				
APMWB	Check	9-383-01047	Shipped to Analytical Labs	650-463.0000.68360	348.83
G098	Grainger				
APMWB	Check	9008655004	Ball Valve & Coupling	650-463.0000.68025	185.58
		9018767427	WWTP DRIVE BLOWER MOTOR, 1/3 HP	650-463.0000.68025	189.98
		9024982309	WWTP Filters	650-463.0000.68025	455.64
H030	Hach Company				
APMWB	Check	15104300	LAB SUPPLY -AMMONIA	650-463.0000.63400	190.78
		15081672	Lab Supply PHOSPHATE	650-463.0000.63400	653.24
		15076368	AMMONIA TNT Lab Supplies	650-463.0000.63400	190.78
		15089819	Lab Supplies Desiccant cartridge	650-463.0000.68025	258.48
		15096975	Lab Supplies	650-463.0000.68025	700.95
H1957	Horizon Distributors Inc				
APMWB	Electronic Funds Transfe	2S264459	WWTP Supplies	650-463.0000.68010	17.84
		2S263740	Treatment Supplies	650-463.0000.68010	721.05
		2S264459	WWTP Supplies	650-463.0000.68010	738.55
I2731	Inland Environmental Resources				
APMWB	Electronic Funds Transfe	2026-7551	Mag Deliveries to WRF	650-463.0000.63008	8,272.80
L01935	Landia, Inc.				
APMWB	Check	SE10708	Mixer model POP-I 3.6 HP-180 rpm	650-463.0000.68025	12,363.92
N001	Napa Auto Parts				
APMWB	Check	402929	Hydraulic Filters WWTP	650-463.0000.68025	104.90
N040	NCL of Wisconsin, Inc.				
APMWB	Check	538691	Testing Supplies for Lab	650-463.0000.63400	530.12
		534963	Refrigerator Thermometer	650-463.0000.63400	392.33
		538898	Lab Supplies	650-463.0000.63400	153.63
N210	Northland Nursery				
APMWB	Check	220000083977	Arborvitae Trees for WRF	650-463.0000.68010	650.00
VEN04172	Northwest Scientific, Inc.				
APMWB	Electronic Funds Transfe	5204337	WWTP Lab Supplies	650-463.0000.63400	260.39
O050	Oxarc Inc.				
APMWB	Electronic Funds Transfe	0032626004	Sodium Hypochlorite (Chlorine Bleach)	650-463.0000.68820	6,164.17
		0032620420		650-463.0000.68820	4,422.70

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
P125	Paramount Supply Company				
APMWB	Check	233968	WWTP Maintenance Supplies	650-463.0000.68025	1,150.46
VEN15059	Polydyne Inc				
APMWB	Electronic Funds Transfe	2051027	Polymer Delivery	650-463.0000.63480	4,950.00
R251	Serights Ace Hardware				
APMWB	Check	377682/1	HEX NUTS WWTP	650-463.0000.63000	4.94
		377311/1	BLOW OFF DUSTER10OZ 2PK	650-463.0000.63000	15.74
		377679/1	WWTP Tools	650-463.0000.63000	1.80
				650-463.0000.67090	74.67
		377648/1	WWTP Supplies	650-463.0000.68025	2.49
		377391/1	WWTP Treatment Supplies	650-463.0000.68025	10.59
		377842/1	CONTACT CEMENT for WWTP	650-463.0000.68025	11.69
		377686/1	WWTP Supplies	650-463.0000.68025	15.78
		377775/1	DUCT TAPE GORILLA	650-463.0000.68025	78.32
VEN02035	Staples, Inc				
APMWB	Check	6070070891	Office Supplies - Wastewater	650-463.0000.63060	280.11
		6070070884	Office Supplies-Wastewater	650-463.0000.63060	195.78
		6070070891	Office Supplies - Wastewater	650-463.0000.63060	93.37
VEN05954	Toby's Battery & Auto Electric, LLC				
APMWB	Check	26070120	31DC Deep Cycle Battery & 12V	650-463.0000.68025	289.92
U1006	Univar Solutions USA, LLC				
APMWB	Electronic Funds Transfe	53992987	Aluminum Sulfate for Tertiary Operations	650-463.0000.63008	8,277.76
		54074825	Caustic Soda Deliveries Tertiary Operations	650-463.0000.63008	5,794.81
		53994384		650-463.0000.63008	5,810.44
		54042233		650-463.0000.63008	5,682.29
		54040953	Aluminum Sulfate for Tertiary Operations	650-463.0000.63008	8,071.92
VEN13163	Wapiti Consulting, LLC				
APMWB	Electronic Funds Transfe	666	Troubleshooting Anoxic mixer 501	650-463.0000.68025	720.00
		667	Tertiary plate settler programming	650-463.0000.68025	1,280.00
VEN09501	Yoke's Foods Inc				
APMWB	Check	96-39882	Ice for Headworks	650-463.0000.68025	34.93
				Dept 463 Total:	**112,293.38**

Dept: 466 Wastewater - Collections

A1395	Advanced Compressor & Hose Inc				
APMWB	Check	104409	Collection Supplies	650-466.0000.63330	51.80
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4276966818	WWTP Uniforms	650-466.4000.72000	158.84
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	650-466.0000.65005	2,404.10
F020	Fastenal Company				
APMWB	Electronic Funds Transfe	IDCOE238053	Collection Supplies (signed by Tom)	650-466.0000.63000	155.78
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transfe	198882	Montrose Highland Generator JUB Invoice Ju	650-466.3104.68400	1,808.60
N001	Napa Auto Parts				
APMWB	Check	399334	Collection L/S Supplies	650-466.0000.63006	149.08
		401321	LIT Triangles / Flares / Reflectors ( )	650-466.0000.63110	43.95
		403497	WWTP - Utility Cloth Roll	650-466.0000.63330	162.90
		396295	Collection Supplies	650-466.0000.67090	54.09
		400569	STRIKG RAZOR SCRAPE	650-466.0000.67090	48.68
B100	Owen Equipment Company				
APMWB	Check	00132050	10 IN RUBBER HOSE for VACTOR	650-466.0000.63330	1,393.36
		00132094	PUMP SHAFT SEAL	650-466.0000.67170	90.83
R251	Serights Ace Hardware				
APMWB	Check	377647/1	Collection Supplies	650-466.0000.63000	2.42
		377226/1	Collection Supplies	650-466.0000.63000	5.02
				650-466.0000.63330	22.46
VEN05954	Toby's Battery & Auto Electric, LLC				
APMWB	Check	26070705	6V Batteries	650-466.0000.63000	151.60
		26070120	31DC Deep Cycle Battery & 12V	650-466.0000.63006	419.00
U145	USABlue Book				

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check	INV01118297	Lab Testing -Debris Basket	650-466.0000.63330	419.00
		INV01118253	Lab Testing Supplies	650-466.0000.63330	490.30
				Dept 466 Total:	**8,031.81**
Dept: 468 Wastewater - Surface Water					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	650-468.0000.65005	1,075.79
P180	Perfection Tire				
APMWB	Check	1108538	Firestone Tube & Turf Rib	650-468.0000.67170	60.50
R1913	Rockhound Landscape Supply				
APMWB	Check	1080	1 yd Top Soil	650-468.0000.68380	29.00
		1420	2 yards screened sand	650-468.0000.68380	84.00
		3142	3 Yards Top Soil	650-468.0000.68380	87.00
		3140	2 yards Screened Sand	650-468.0000.68380	84.00
		1430	3 Yards Top Soil	650-468.0000.68380	87.00
		1427	3 yards Top Soil	650-468.0000.68380	87.00
		3118		650-468.0000.68380	87.00
		1433	3 yards top soil	650-468.0000.68380	87.00
		1389	4 yards Fresh Fines	650-468.0000.68380	160.00
		3144	300 sf Sod	650-468.0000.68380	177.00
		1631	800 st SOD Picked up	650-468.0000.68380	472.00
		1624	2 Yards Basalt	650-468.0000.68380	104.00
R251	Serights Ace Hardware				
APMWB	Check	377435/1	RAPID GRASS	650-468.0000.68380	212.26
		376997/1	Surface Water Supplies	650-468.0000.68380	21.57
				Dept 468 Total:	**2,915.12**
				Fund 650 Total:	**123,240.31**
Fund: 651 - RECLAIMED WATER CAPITAL - WWTP					
Dept: 463 Wastewater Operating					
C291	Coeur d' Alene Press				
APMWB	Check	0000051580	PWOC CDA Press Pre-qual Invoice	651-463.3100.95520	26.52
VEN14909	Medalist Development, Inc				
APMWB	Check	6	Sewer Forcemain Reimb (Crown Reserve)	651-463.3100.95520	362,436.69
W090	Welch Comer & Associates, Inc.				
APMWB	Electronic Funds Transfe	41354130-025	Lundy Waterline Ext Welch Invoice Shape Fi	651-463.6505.95520	637.50
				Dept 463 Total:	**363,100.71**
				Fund 651 Total:	**363,100.71**
Fund: 652 - RECLAIMED WATER CAPITAL - COLLECTOR					
Dept: 463 Wastewater Operating					
M0612	MDM Construction				
APMWB	Check	Seltice Pay App #2	Seltice Way Pay App #2 July	652-463.3229.95520	487,900.11
				Dept 463 Total:	**487,900.11**
				Fund 652 Total:	**487,900.11**
Fund: 700 - SANITATION					
Dept: 461 Sanitation					
VEN07913	CANNON HILL				
APMWB	Check	46181	Wood Waste Dumpster at Parks	700-461.0000.65050	625.00
K100	Kootenai County Solid Waste				
APMWB	Check	10-30289/14-98876	Construction Debris	700-461.0000.65050	40.65
		10-30289/15-01409	Yard Waste from Beck	700-461.0000.65050	27.61
		10-30289/15-01089	Parks Refuse	700-461.0000.65050	25.31
		10-30289/14-95650	Wood waste in Parks	700-461.0000.65050	11.15
		10-30289/14-95289	Sod disposal for Parks	700-461.0000.65050	59.83
		10-30289/14-96608	General Parks Refuse	700-461.0000.65050	7.67
C115	Northwest Waste and Recycling				

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Electronic Funds Transfe	3393762	Spring Clean Up	700-461.0000.62041	3,315.89
		7.28.26	Sanitation Monthly Contract	700-461.0000.62042	427,327.80
				Dept 461 Total:	**431,440.91**
				Fund 700 Total:	**431,440.91**

Fund: 750 - WATER OPERATING
Dept: 462 Water Operating

A090	Accurate Testing Labs LLC				
APMWB	Check	154027	BACT T PA Coliform Presence/Absence	750-462.0000.68360	200.00
		156191		750-462.0000.68360	200.00
		156380		750-462.0000.68360	200.00
		155963		750-462.0000.68360	200.00
		156103		750-462.0000.68360	200.00
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	104305	Water Shop Supplies	750-462.0000.63280	601.07
		104509		750-462.0000.63280	125.67
C220	Coleman Oil Co				
APMWB	Electronic Funds Transfe	CP-0422707	Fuel Use - July 2026	750-462.0000.64030	2,359.99
C360	Consolidated Supply Co.				
APMWB	Electronic Funds Transfe	S013021294.001	POLYMER METER BOX & COVERS	750-462.0000.63280	217.15
		S012941317.001	Meter Idlers	750-462.0000.63280	1,572.38
		S013021294.001	POLYMER METER BOX & COVERS	750-462.0000.63280	771.74
VEN14305	General Pacific, Inc				
APMWB	Electronic Funds Transfe	1549713	3/4" E-Series Meters	750-462.0000.68235	2,274.00
G098	Grainger				
APMWB	Check	9016007875	Water Hydrant Pad Locks	750-462.0000.80090	114.24
H003	H.D. Fowler Company				
APMWB	Electronic Funds Transfe	I7376682	Water Dept 16" VALVE BOX TOP	750-462.0000.63280	723.18
		I7370490	Meter Adapters, Flang Kit & Gaskets	750-462.0000.63280	2,079.52
I129	Idaho Rural Water Assoc.				
APMWB	Check	E8858	2026 IRWA Fall Conference Chad & Justin	750-462.0000.64020	570.00
K080	Knudtsen Chevrolet and GMAC				
APMWB	Check	6306020-1	Oil Change & Tire Rotation W123	750-462.0000.67170	161.46
N001	Napa Auto Parts				
APMWB	Check	086551	GOJO ORANGE GAL PUMP (220)	750-462.0000.63280	21.46
		402774	Water Dept WRENCH ADJUSTABLE	750-462.0000.67090	119.28
		401267	Battery WELL 9 GEN MAINT.	750-462.0000.68025	540.02
N0991	Norco Inc				
APMWB	Check	0047413218	Sniffer for Water Dept	750-462.0000.63110	512.00
		0047382327	Safety Glasses	750-462.0000.63110	112.96
		0047413266	METHANE	750-462.0000.63280	185.00
		0047373461	CREDIT Water Steel Demon Return	750-462.0000.63280	-100.50
		0047413266	METHANE	750-462.0000.63280	18.50
R251	Serights Ace Hardware				
APMWB	Check	377709/1	Water Line Break Supplies-Ponderosa	750-462.0000.63280	69.79
				Dept 462 Total:	**14,048.91**
				Fund 750 Total:	**14,048.91**

Fund: 753 - WATER CAPITAL
Dept: 462 Water Operating

C291	Coeur d' Alene Press				
APMWB	Check	0000051580	PWOC CDA Press Pre-qual Invoice	753-462.3325.95520	79.56
VEN07815	LaRiviere, Inc				
APMWB	Electronic Funds Transfe	Westwood Phase 1	Westwood Pay App #3 La-Riviere	753-462.3225.95500	249,881.15
				Dept 462 Total:	**249,960.71**
				Fund 753 Total:	**249,960.71**
				Report Total:	**3,001,885.74**

Fund	Account	Amount
001 - GENERAL FUND		
	001-22080	250.00
	001-22115	2,000.00
	001-411.0000.63060	7.69
	001-412.0000.66043	1,014.72
	001-413.0000.63060	23.06
	001-414.0000.62040	70.00
	001-414.0000.63060	122.97
	001-414.1445.62170	7,281.94
	001-414.1445.62190	4,140.45
	001-415.0000.62000	423.46
	001-415.0000.66050	7.69
	001-418.4000.72070	320.00
	001-421.0000.62040	245.00
	001-421.0000.62370	125.00
	001-421.0000.63060	74.91
	001-421.0000.63920	1,064.87
	001-421.0000.64020	850.00
	001-421.0000.64030	10,481.92
	001-421.0000.66041	329.10
	001-421.0000.67020	872.07
	001-421.0000.67030	19.04
	001-421.0000.67090	222.17
	001-421.0000.67100	364.37
	001-421.0000.67170	370.00
	001-421.0000.67190	254.84
	001-421.0000.67310	18,762.50
	001-421.0000.68010	10.95
	001-421.4000.72000	645.91
	001-424.0000.62040	1,580.00
	001-424.0000.63010	385.26
	001-424.0000.63060	131.47
	001-424.0000.64030	57.67
	001-427.0000.64030	250.74
	001-427.0000.68010	85.00
	001-431.0000.62040	5,482.85
	001-431.0000.63525	2,279.91
	001-431.0000.64030	11,385.70
	001-431.0000.66016	592.68
	001-431.0000.68080	69.56
	001-431.0000.68130	120,444.16
	001-431.0000.68150	130.71
	001-431.1812.95040	76,138.03
	001-432.0000.63060	23.06
	001-433.0000.63150	32.18
	001-433.0000.64030	131.53
	001-433.0000.68015	2,136.00
	001-433.0000.95110	8,876.25
	001-434.0000.63011	340.43
	001-434.0000.63012	393.61
	001-434.0000.63013	164.89
	001-434.0000.63160	277.16
	001-434.0000.64030	199.60
	001-434.0000.67170	281.61
	001-434.0000.67210	268.50
	001-435.0000.64020	3,035.25
	001-441.0000.64030	590.55

001-442.0000.63760	2,800.68
001-442.0000.64030	302.52
001-442.0000.67050	258.33
001-442.0000.68170	352.24
001-442.0000.68180	61.25
001-443.0000.62180	146.00
001-443.0000.63060	40.99
001-443.0000.63080	74.67
001-443.0000.63110	48.57
001-443.0000.63150	1,230.37
001-443.0000.63260	559.56
001-443.0000.64030	5,213.10
001-443.0000.65050	2,247.15
001-443.0000.66190	99.22
001-443.0000.67030	267.90
001-443.0000.67050	523.57
001-443.0000.68111	22,928.22
001-443.0000.68170	11.94
001-443.0000.68230	617.04
001-443.0000.68250	127.24
001-443.0000.91000	7,453.39
001-443.1658.62330	152.06
001-444.0000.62040	886.25
001-444.1665.93180	76,106.42
001-445.0000.62080	632.20
001-445.0000.63060	116.37
001-445.0000.63080	1,669.01
001-445.0000.64030	655.73
001-451.0000.62000	1,944.21
001-452.0000.62040	50.00
001-452.0000.63060	34.42
001-452.0000.64030	828.04
001-453.0000.62040	246,002.50
001-453.0000.63060	52.44
001-453.0000.64030	294.45
001-454.0000.63060	31.00
Fund 001 Total:	**660,938.04**
003 - PERSONNEL BENEFIT POOL	
003-482.0000.62040	3,232.00
003-482.0000.62160	84.00
003-482.4000.73000	852.00
Fund 003 Total:	**4,168.00**
007 - DRUG SEIZURE PROGRAM	
007-425.0000.67020	3,314.24
Fund 007 Total:	**3,314.24**
008 - 911 SUPPORT	
008-426.0000.66043	1,398.68
008-426.0000.67290	36,000.00
Fund 008 Total:	**37,398.68**
011 - FACILITY BUILDING RESERVE	
011-491.0000.95015	4,670.60
011-491.1801.93160	83.36
Fund 011 Total:	**4,753.96**
017 - ANNEXATION FEES	
017-410.0000.62040	7,402.23
Fund 017 Total:	**7,402.23**
023 - SPECIAL EVENTS	
023-446.1601.65050	495.00
Fund 023 Total:	**495.00**
034 - KOOTENAI FIRE/EMS IMPACT FEES	
034-428.0000.33117	-1,680.00
034-428.0000.62040	309,645.00
Fund 034 Total:	**307,965.00**
035 - PUBLIC SAFETY IMPACT FEES	
035-420.0000.80300	5,542.00
Fund 035 Total:	**5,542.00**

037 - STREETS IMPACT FEES		
037-431.0000.80300		5,542.00
	Fund 037 Total:	**5,542.00**
038 - PARKS IMPACT FEES		
038-443.0000.80300		5,542.00
038-443.0000.94165		279,527.93
038-443.0000.94170		9,605.00
	Fund 038 Total:	**294,674.93**
650 - RECLAIMED WATER OPERATING		
650-463.0000.63000		22.48
650-463.0000.63008		41,910.02
650-463.0000.63060		569.26
650-463.0000.63400		2,371.27
650-463.0000.63480		4,950.00
650-463.0000.63871		2,030.00
650-463.0000.65005		654.55
650-463.0000.67090		74.67
650-463.0000.68010		2,390.44
650-463.0000.68025		18,514.61
650-463.0000.68360		3,762.83
650-463.0000.68820		10,586.87
650-463.3122.68400		21,807.53
650-463.3125.95520		2,490.00
650-463.4000.72000		158.85
650-466.0000.63000		314.82
650-466.0000.63006		568.08
650-466.0000.63110		43.95
650-466.0000.63330		2,539.82
650-466.0000.65005		2,404.10
650-466.0000.67090		102.77
650-466.0000.67170		90.83
650-466.3104.68400		1,808.60
650-466.4000.72000		158.84
650-468.0000.65005		1,075.79
650-468.0000.67170		60.50
650-468.0000.68380		1,778.83
	Fund 650 Total:	**123,240.31**
651 - RECLAIMED WATER CAPITAL - WWTP		
651-463.3100.95520		362,463.21
651-463.6505.95520		637.50
	Fund 651 Total:	**363,100.71**
652 - RECLAIMED WATER CAPITAL - COLLECTOR		
652-463.3229.95520		487,900.11
	Fund 652 Total:	**487,900.11**
700 - SANITATION		
700-461.0000.62041		3,315.89
700-461.0000.62042		427,327.80
700-461.0000.65050		797.22
	Fund 700 Total:	**431,440.91**
750 - WATER OPERATING		
750-462.0000.63110		624.96
750-462.0000.63280		6,284.96
750-462.0000.64020		570.00
750-462.0000.64030		2,359.99
750-462.0000.67090		119.28
750-462.0000.67170		161.46
750-462.0000.68025		540.02
750-462.0000.68235		2,274.00
750-462.0000.68360		1,000.00
750-462.0000.80090		114.24
	Fund 750 Total:	**14,048.91**
753 - WATER CAPITAL		
753-462.3225.95500		249,881.15
753-462.3325.95520		79.56
	Fund 753 Total:	**249,960.71**
	Report Total:	**3,001,885.74**

ACCOUNTS PAYABLE HANDCHECK ACCOUNTABILITY FOI			
7/31/2026	$1,924.35	APA003933	AT&T Mobility
7/31/2026	$327.96	APA003934	Charter Communications
7/31/2026	$907.69	APA003935	Level 3 Communications
7/31/2026	$631.41	APA003936	Level 3 Communications
7/31/2026	$37.00	APA003937	McGuire Estate Water Users Association
7/31/2026	$269.64	APA003938	TDS
8/7/2026	$821.22	APA004062	AT&T Mobility
8/7/2026	$1,515.21	APA004063	Avista Utilities
8/7/2026	$335.13	APA004064	Charter Communications
8/7/2026	$57,370.48	APA004065	Kootenai Electric
8/7/2026	$514.31	APA004066	Post Falls Food Bank
8/7/2026	$2,230.75	APA004067	Ross Point Water
8/7/2026	$160.16	APA004068	Verizon WIreless
8/7/2026	$40.01	APA004069	Verizon WIreless
8/7/2026	$20.02	APA004070	Verizon WIreless
8/7/2026	$260.20	APA004071	Verizon WIreless
8/7/2026	$138.68	APA004072	Verizon WIreless
	$67,504.22		

R CHECK RUN 08/19/26

Pay Before Due Date	001-421.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	650-463.0000.65081
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	001-22110
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-424.0000.65030
Pay Before Due Date	001.452.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030

CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 8/18/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Victoria Howell, Purchasing/CSR

SUBJECT: May Cash and Investments

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

DISCUSSION:
Each month the Finance Department provides a report detailing the expenditures, to date, under the adopted budget (per Idaho Code 50-208) and a report on the cash and investments for that month (per Idaho Code 50-135) to ensure that the council, and the public is aware of the city's financial position. Idaho Code 50-708 requires at least quarterly during the year council review a treasurer's report that includes the accounts and doings of the chief finance officer of the city. The attached reports are for May 2026. The budget summary report details the budgeted amount by expenditure type and the amount expended through the end of May in both dollars and by percentage. The Cash and Investments Report shows the amounts the city has on deposit with the noted institutions as well as cash on hand. At the end of May, the total of investments and cash on hand was $255,067,415.44. Finally, the Treasurer's Report of Cash and Investment Transactions details the receipts and disbursements to each fund during the month of May.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:
None

APPROVED OR DIRECTION GIVEN:
None

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:
$255,067,415.44

BUDGET CODE:
Various

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

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

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
411 - MAYOR COUNCIL	Operating	$ 132,684.60	$ 103,636.49	78.1%
	Personnel	127,020.93	81,006.43	63.8%
		259,705.53	184,642.92	71.1%
412 - INFORMATION SYSTEMS	Operating	148,410.00	156,879.36	105.7%
	Capital	2,000.00	-	0.0%
	Personnel	658,143.66	429,341.12	65.2%
		808,553.66	586,220.48	72.5%
413 - GENERAL SERVICES	Operating	27,000.00	10,118.88	37.5%
	Personnel	575,111.36	387,658.44	67.4%
		602,111.36	397,777.32	66.1%
414 - FINANCE	Operating	649,868.75	575,910.42	88.6%
	Personnel	705,291.14	480,138.91	68.1%
		1,355,159.89	1,056,049.33	77.9%
415 - CITY CLERK	Operating	37,150.00	29,507.91	79.4%
	Capital	-	-	0.0%
	Personnel	93,419.25	62,114.88	66.5%
		130,569.25	91,622.79	70.2%
417 - MEDIA/CABLE FRANCHISE	Operating	46,100.00	28,060.94	60.9%
	Capital	-	-	0.0%
	Personnel	161,845.81	106,520.74	65.8%
		207,945.81	134,581.68	64.7%
418 - HUMAN RESOURCES	Operating	6,700.00	12,987.66	193.8%
	Personnel	249,991.12	167,166.03	66.9%
		256,691.12	180,153.69	70.2%
421 - POLICE	Operating	1,004,243.54	707,063.56	70.4%
	Capital	208,770.00	7,470.63	3.6%
	Personnel	8,833,495.21	5,657,084.93	64.0%
		10,046,508.75	6,371,619.12	63.4%
423 - OASIS	Operating	500.00	31,081.44	6216.3%
	Capital	-	-	0.0%
	Personnel	133,544.76	108,201.75	81.0%
		134,044.76	139,283.19	103.9%
424 - LEGAL (PROSECUTING)	Operating	88,496.00	37,512.33	42.4%
	Capital	-	-	0.0%
	Personnel	1,019,314.70	648,719.24	63.6%
		1,107,810.70	686,231.57	61.9%
427 - ANIMAL CONTROL	Operating	13,325.00	5,931.79	44.5%
	Personnel	208,715.89	135,868.24	65.1%
		222,040.89	141,800.03	63.9%
431 - STREETS	Operating	2,115,650.00	381,724.34	18.0%
	Capital	5,709,000.00	155,695.44	0.0%
	Personnel	1,632,132.62	1,042,906.92	63.9%
		9,456,782.62	1,580,326.70	16.7%

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

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
432 - PUBLIC WORKS ADMIN.	Operating	14,330.00	3,773.33	26.3%
	Personnel	87,639.61	-	0.0%
		101,969.61	3,773.33	3.7%
433 - FACILITY MAINTENANCE	Operating	82,380.00	25,791.06	31.3%
	Capital	40,000.00	-	0.0%
	Personnel	348,882.63	215,529.82	61.8%
		471,262.63	241,320.88	51.2%
434 - FLEET MAINTENANCE	Operating	240,752.00	154,290.25	64.1%
	Capital	2,353,243.00	468,208.47	19.9%
	Personnel	508,012.22	301,622.90	59.4%
		3,102,007.22	924,121.62	29.8%
435 - -GIS	Operating	63,550.00	49,880.18	78.5%
	Personnel	205,163.73	135,652.46	66.1%
		268,713.73	185,532.64	69.0%
441 - URBAN FORESTRY	Operating	46,100.00	59,588.88	129.3%
	Capital	-	-	0.0%
	Personnel	297,460.01	202,582.32	68.1%
		343,560.01	262,171.20	76.3%
442 - CEMETERY	Operating	107,050.00	67,942.15	63.5%
	Capital	-	-	0.0%
	Personnel	256,391.79	167,808.34	65.4%
		363,441.79	235,750.49	64.9%
443 - PARKS	Operating	970,778.46	414,375.67	42.7%
	Capital	199,300.00	36,366.64	18.2%
	Personnel	1,550,224.34	930,493.66	60.0%
		2,720,302.80	1,381,235.97	50.8%
444 - PARKS CONSTRUCTION	Operating	63,825.00	10,261.16	0.0%
	Capital	200,000.00	74,619.64	37.3%
		263,825.00	84,880.80	32.2%
445 - RECREATION	Operating	251,749.00	145,388.48	57.8%
	Capital	8,800.00	6,550.04	0.0%
	Personnel	988,317.89	510,486.21	51.7%
		1,248,866.89	662,424.73	53.0%
451 - PLANNING & ZONING	Operating	30,799.95	14,234.61	46.2%
	Capital	-	-	100.0%
	Personnel	388,766.10	259,670.23	66.8%
		419,566.05	273,904.84	65.3%
452 - BUILDING INSPECTOR	Operating	24,200.00	17,317.72	71.6%
	Personnel	802,807.89	520,069.03	64.8%
	Capital	-	-	
		827,007.89	537,386.75	65.0%
453 - ENGINEERING	Operating	40,450.00	11,762.17	29.1%
	Capital	-	-	#DIV/0!
	Personnel	790,763.69	507,933.73	64.2%
		831,213.69	519,695.90	62.5%

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

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
454 - Community Development Admin	Operating	101,152.00	132,138.25	130.6%
	Capital	-	-	0.0%
	Personnel	243,835.96	170,756.77	70.0%
		344,987.96	302,895.02	87.8%
465 - STREET LIGHTS	Operating	805,000.00	559,016.67	69.4%
		805,000.00	559,016.67	69.4%
481 - CAPITAL IMPROVMENTS/CONTRACTS	Operating	5,576,000.00	2,797,753.92	50.2%
	Capital	-	-	0.0%
		5,576,000.00	2,797,753.92	50.2%
482 - PERSONNEL POOL	Operating	5,265,200.00	3,510,133.36	66.7%
	Personnel	1,027,550.00	25,268.76	2.5%
		6,292,750.00	3,535,402.12	56.2%
497 - TRANSFERS OUT	Operating	-	-	0.0%
		-	-	0.0%
TOTAL GENERAL FUND		**48,568,399.61**	**24,057,575.70**	49.5%
002 - INSURANCE FUND	Operating	470,343.00	459,343.00	97.7%
		470,343.00	459,343.00	97.7%
003 - PERSONNEL FUND	Operating	57,200.00	47,980.47	83.9%
	Capital	-	-	0.0%
	Personnel	5,363,000.00	3,207,773.35	59.8%
		5,420,200.00	3,255,753.82	60.1%
004-Street Lights	Operating	-	-	0.0%
		-	-	
007 - DRUG SEIZURE FUND	Operating	130,000.00	11,393.90	8.8%
	Capital	-	-	
		130,000.00	11,393.90	8.8%
008 - 911 FUND	Operating	569,997.00	534,305.31	93.7%
	Capital	-	181,898.12	0.0%
	Personnel	416,821.42	153,719.62	36.9%
		986,818.42	869,923.05	88.2%
011 - FACILITY BUILDING RESERVE FUND	Operating	10,320,000.00	-	0.0%
	Capital	6,700,000.00	686,858.49	0.0%
		17,020,000.00	686,858.49	0.0%
017 - ANNEXATION FUND	Operating	1,720,000.00	103,407.74	6.0%
	Capital	-	-	
		1,720,000.00	103,407.74	6.0%
023 - SPECIAL EVENTS FUND	Operating	175,856.00	9,999.26	5.7%
	Capital	-	37,866.20	
		175,856.00	47,865.46	27.2%
029 - CEMETERY IMPROVEMENTS FUND	Operating	451,000.00	-	0.0%
	Capital	99,000.00	-	
		550,000.00	-	0.0%
034- KOOTENAI FIRE/EMS IMPACT FEES				
	Operating	1,000,000.00	867,161.65	86.7%
		1,000,000.00	867,161.65	86.7%
035 - PUBLIC SAFETY IMPACT FEES FUND	Operating	1,426,000.00	32,710.85	2.3%
	Capital	1,800,000.00	76,749.34	0.0%
		3,226,000.00	109,460.19	3.4%

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

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
037 - STREET IMPACT FEE FUND	Operating	2,750,019.00	191,517.47	0.0%
	Capital	2,720,306.00	1,058,906.65	
		5,470,325.00	1,250,424.12	0.0%
038 - PARK IMPACT FEE FUND	Operating	1,785,000.00	9,736.99	0.0%
	Capital	3,355,000.00	617,662.63	18.4%
		5,140,000.00	627,399.62	12.2%
039 - STREET CAPITAL PROJECTS	Operating	-	-	0.0%
		-	-	0.0%
402 - LID 99-1 FUND	Operating	-	-	0.0%
		-	-	0.0%
410 - LID 2004	Operating	-	-	0.0%
		-	-	0.0%
450 - LID GUARANTEE FUND	Operating	-	-	0.0%
		-	-	0.0%
650 - RECLAIMED WATER OPERATING FUND	Operating	7,658,577.25	3,075,750.53	40.2%
incld: wwo, collections, recycled, surface	Capital	15,248,000.00	1,172,646.54	7.7%
	Personnel	3,065,059.75	1,627,954.05	53.1%
		25,971,637.00	5,876,351.12	22.6%
651 - RECLAIMED WATER - CAPITAL WWTP FUND	Operating	855,324.00	302,582.50	35.4%
	Capital	4,940,000.00	1,619,777.49	32.8%
		5,795,324.00	1,922,359.99	33.2%
652 - RECLAIMED WATER CAPITAL - COLLECTOR FUND	Capital	19,970,000.00	286,506.25	1.4%
	Operating	6,455,000.00	-	
		26,425,000.00	286,506.25	1.1%
700 - SANITATION FUND	Operating	4,711,427.00	3,243,546.20	68.8%
		4,711,427.00	3,243,546.20	68.8%
750 - WATER OPERATING FUND	Operating	2,304,902.70	830,220.22	36.0%
	Capital	2,774,000.00	925,058.93	
	Personnel	1,026,454.96	672,371.96	65.5%
		6,105,357.66	2,427,651.11	39.8%
753 - WATER CAPITAL FUND	Operating	-	-	0.0%
	Capital	9,885,000.00	250,210.39	2.5%
		9,885,000.00	250,210.39	2.5%
GRAND TOTAL		$ 168,771,687.69	$ 46,353,191.80	27.5%

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

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

City of Post Falls
Cash and Investments
5/31/2026

Description	City's Balance
Idaho State Investment Pool	
LGIP Acct 1399	119,762,432.22
LGIP Acct 1441	0.13
First Financial Equity Corporation	
General Accts Investments	21,158,036.70
Contingency Accts	9,293,705.95
Replacement & Reserve Accts	66,948,261.58
Moreton Capital Investments	
Moreton Securities	22,077,925.41
Mountain West bank	
Repurchase Sweep Account	15,721,772.38
Checking Account	103,631.07
Cash on Hand	
Finance	300.00
Animal Control	150.00
Police	525.00
Recreation	125.00
Park	400.00
Planning and Zoning	150.00
Total	$ 255,067,415.44

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

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

City of Post Falls

Treasurer's Report of Cash and Investment Transactions

5/31/2026

FUND	BALANCE 04/30/2026	RECEIPTS	DISBURSEMENTS	BALANCE 05/31/2026
001 - GENERAL FUND	$32,986,088.90	$1,751,783.05	$3,553,891.07	$ 31,183,980.88
002 - COMPREHENSIVE LIABILITY	293,450.45	$17,174.60	$ -	310,625.05
003 - PERSONNEL BENEFIT POOL	46,896.93	$442,799.28	$470,800.41	18,895.80
004 - STREET LIGHTS	-	$ -	$ -	-
007 - DRUG SEIZURE PROGRAM	215,437.68	$650.14	$ 8,101.00	207,986.82
008 - 911 SUPPORT	2,515,621.03	$76,728.93	$28,167.29	2,564,182.67
011 - FACILITY BUILDING RESERVE	13,782,532.98	$378,345.93	$34,468.11	14,126,410.80
017 - ANNEXATION FEES	1,980,881.18	$39,274.91	$23,228.88	1,996,927.21
023 - SPECIAL EVENTS	481,024.31	$9,203.10	$997.25	489,230.16
029 - CEMETERY CAPITAL IMPROVEMENT	661,387.28	$16,114.63	$ -	677,501.91
034 - KOOTENAI FIRE/EMS IMPACT FEES	217,523.68	$66,191.36	$170,386.92	113,328.12
035 - PUBLIC SAFETY IMPACT FEES	4,113,366.79	$69,737.66	$6,927.07	4,176,177.38
037 - STREETS IMPACT FEES	10,679,573.41	$239,462.97	$7,511.33	10,911,525.05
038 - PARKS IMPACT FEES	9,347,797.26	$325,644.13	$71,178.51	9,602,262.88
039 - STREETS CAPITAL PROJECTS	-	$ -	$ -	-
402 - LID 99-1	(30,979.88)	$ -	$ 82.05	(31,061.93)
410 - LID 2004	18,932.94	$50.27	$ -	18,983.21
450 - LID GUARANTEE	19,465.92	$51.56	$ -	19,517.48
650 - RECLAIMED WATER OPERATING	86,666,063.75	$2,094,000.54	$973,519.61	87,786,544.68
651 - RECLAIMED WATER CAPITAL - WWTP	31,649,500.67	$583,275.88	$370,629.57	31,862,146.98
652 - RECLAIMED WATER CAPITAL - COLLECTOR	23,281,266.22	$396,722.28	$101,175.68	23,576,812.82
653-WASTEWATER STORM WATER	-	$ -	$ -	-
700 - SANITATION	1,671,634.77	$477,128.08	$457,742.04	1,691,020.81
750 - WATER OPERATING	28,030,135.81	$388,304.54	$330,754.90	28,087,685.45
753 - WATER CAPITAL	5,659,127.20	$65,205.48	$ 47,601.47	5,676,731.21
GRAND TOTAL:	**$ 254,286,729.28**	**$ 7,437,849.32**	**$ 6,657,163.16**	**$ 255,067,415.44**

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

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

CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 8/18/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robbie Quinn, Parks Planner

SUBJECT: Kootenai Electric Service Proposal and Easement for the Quarry Sports Complex

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ITEM AND RECOMMENDED ACTION:
Staff requests Council authorization for the Mayor to execute a power service agreement and grant of easement with Kootenai Electric Cooperative (KEC) for electrical service to The Quarry Sports Complex.

DISCUSSION:
Kootenai Electric Cooperative (KEC) will provide electrical service to The Quarry Sports Complex. Site power demands have been finalized, and the required transformer has been sized at 3-phase, 277/480V.

KEC's cost estimate for the transformer installation, 540 linear feet of primary cable, and a CT meter is $52,330. This exceeds the 2024 engineer's estimate of $50,000 by $2,330 (4.7%). Funding is available in the approved Quarry Sports Complex impact fee budget.

The transformer will be located within the site's maintenance yard, requiring an easement granting KEC access for installation and any future maintenance. This arrangement is consistent with internal transformer placements at other City parks.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:
08/06/24 - Quarry Sports Complex LWCF Grant Application
11/03/25 - Quarry Sports Complex LWCF Grant Acceptance
11/03/25 - Quarry Sports Complex Phase 1 Design Agreement
04/21/26 - The Quarry Sports Complex Phase 1 Construction Agreement

APPROVED OR DIRECTION GIVEN:
Council approved or provided direction to proceed on the previously reviewed item(s).

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:
$52,330.00 Paid out of Park Impact Fees

BUDGET CODE:
038-443.0000.94165

ATTACHMENTS:
1. Quarry KEC Construction Proposal
2. Quarry Draft Easement KEC

Construction Proposal

Kootenai Electric COOPERATIVE

Applicant Name: CITY OF PF (THE QUARRY)
Service Address: 4367 N CHARLEVILLE RD
Service Order: 428406

Valid from: 07/27/2026 **to** 11/30/2026
Primary Contact: Jordan Smith
Prepared By: Dillon Imbrie-Cox

Description of Service:

MEMBER TO TRENCH, INSTALL CONDUIT, AND BACKFILL. KEC TO INSTALL A 3PHASE 277/480V TRANSFORMER, APPROXIMATELY (3) 180 LINEAR FT RUNS OF PRIMARY CABLE, AND A CT METERED SERVICE. ALL SECONDARY CONDUIT AND WIRE TO BE SUPPLIED, OWNED, INSTALLED, AND MAINTAINED BY MEMBER.

Total estimated cost of construction:	$ 58,389
Engineering fee applied towards project:	($ 750)
Commercial line extension credit:	($ 5,309)

31,228 estimated annual kWh at ($ 0.17) per kWh.
Total credit amount not to exceed estimated cost of construction.

Amount Due	$ 52,330

Please Note: Construction proposal is dependent upon availability of materials. If materials are not available KEC reserves the right to re-design the project and present a new construction proposal.

Unforeseen Conditions: The occurrence of conditions unforeseen at the time this document is initially prepared will usually result in an incremental cost to the applicant that will be due prior to further construction or the connection of service. The applicant or member shall solely assume the risk of any and all increased costs resulting from any unforeseen conditions. Should such circumstances arise during construction, the applicant will be notified of their options and cost to complete construction.

Payment Options

- Check - Make checks payable to Kootenai Electric Cooperative.
- Credit/Debit Card - We accept Visa and MasterCard. Please call 208-765-1200 and reference service order 428406 to pay by phone.

Upon expiration, the service order may be closed and the applicant must re-apply. If construction is not completed within 120 days of payment, KEC reserves the right to update the costs to those in effect at that time.

9014 W. Lancaster Road | Rathdrum, ID 83858

TEL 208-765-1200 | **TOLL FREE** 800-240-0459 | **FAX** 208-772-5858

EMAIL kec@kec.com | **WEB** kec.com

Kootenai Electric COOPERATIVE

SO #: 428406

ELECTRIC LINE RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, City of Post Falls, a(n) Municipal corporation (hereinafter referred to as the "**Grantor**"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto Kootenai Electric Cooperative, Inc., an Idaho nonprofit corporation (hereinafter referred to as the "**Cooperative**") whose mailing address is 9014 W. Lancaster Road Rathdrum, Idaho, 83858, and to its successors or assigns, an easement and right-of-way upon the undersigned's real property situated in the County of Kootenai ,State of Idaho ,Township 54 North, Range 5 West ,Section 25 , according to the terms as set forth below, which easement and right of way encumbers the real property described as follows:

See Attached Exhibit "A"

This easement shall in all events provide the Cooperative the right to construct, operate and maintain an electric transmission and/or distribution line and/or system on or under the above-described real property and/or in, upon or under all streets, roads or highways abutting said real property; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as Cooperative may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number or size of conduits, wires, cables, vaults, splice boxes, connection boxes, poles, transformers and transformer enclosures. The scope and purpose of this easement and right-of-way shall not be limited to the provision of service to the subject property. The Cooperative shall have the continuing and unconditional right to utilize the easement and right-of-way to reasonably operate and maintain its electric transmission and/or distribution lines and/or system to provide service to all other portions of its service territory. The Cooperative and its authorized contractors shall also have the right to cut, trim and control the growth – by machinery, chemical means or otherwise – of trees and shrubbery located within fifteen (15) feet of the center of said line or system, or that may interfere with or threaten to endanger the operation, safety, efficiency, and maintenance of said line or system (including any control of the growth or other vegetation in the right-of-way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures, or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, systems or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation. The Cooperative shall have a general right of ingress and egress over all portions of Grantor's real property to and from the above-described easement for the purpose of constructing, maintaining, operating, inspecting, patrolling, surveying, repairing, replacing, adding, removing or modifying the electric line and associated devices.

Grantor agrees that all of the Cooperative's poles, wires and all other equipment and facilities of any nature whatsoever, including but not limited to any main service entrance equipment, installed in, upon or under the above-described real property shall remain as the Cooperative's sole property. All of such property shall be removable at the sole option of the Cooperative without the giving of any advance notice.

Grantor and the undersigned warrant and covenant that they are the owner of the above-described real property, that they have the authority to grant the easement and right of way described herein, and that said real property is free and clear of encumbrances and liens of any nature whatsoever which would in any way frustrate or interfere with the easement rights granted to the Cooperative herein.

Dated this _____ day of _____, 20_____.

_____
Signature

_____, _____
print name title

City of Post Falls
_____, a(n) Municipal _____ corporation
entity name insert state

STATE OF _____)
: ss.
County of _____)

On this ____ day of _____, 20_____, before me personally appeared _____ _____, known or identified to me to be President / Vice President / Secretary / _____ [circle one] of City of Post Falls _____, a(n) Municipal _____ corporation, the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first written above.

(SEAL)

_____
Notary Public

Residing At: _____

My Commission Expires: _____

Exhibit A – Legal Description

Parcel 2

A parcel of land located in the NW1/4 of the NE1/4 of Section 25, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, City of Post Falls, Idaho; More particularly described as follows:

Tract 13, Section 25 of Post Falls Irrigated Tracts as shown on the plat filed in Plat Book C, at Page 78 together with Lot 1, Block 7 of Tullamore Fifth Addition as shown on the plat filed in Plat Book L at Page 128-128C all within the records of Kootenai County.

EXCEPTING THEREFROM: Road right-of-way of Killdeer Avenue and Cecil Road as shown on the Record of Survey recorded as instrument number 2732864000 filed in Book 31 at Page 246 and 246A of Surveys, records of Kootenai County

CONTAINING: 17.348 acres of land more or less.

SUBJECT TO: any existing easements, covenants, conditions, rights, reservations, restrictions, or encumbrances.

CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 8/18/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Nancy Thurwachter, Planning Admin

SUBJECT: G2 Development Subdivision Master Development Agreement (SUBA-26-1)

ITEM AND RECOMMENDED ACTION:
Staff is seeking approval of the Master Development Agreement for the G2 Development Subdivision. Approval will authorize the mayor to execute the agreement. A presentation is not planned on this item.

DISCUSSION:
Following a public hearing on March 31, 2026, the Planning and Zoning Commission approved a request to amend the previously approved G2 subdivision. The Commission issued its reasoned decision on April 14, 2026. City Code currently requires a subdivision developer to enter into a development agreement with the city that requires the developer to comply with city subdivision requirements and the conditions of approval. The agreement is attached for the council's review.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:
N/A

APPROVED OR DIRECTION GIVEN:
N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:
N/A

BUDGET CODE:
N/A

ATTACHMENTS:
1. G2 Applicant Signed MDA

MASTER DEVELOPMENT AGREEMENT
FOR
G2 DEVELOPMENT SUBDIVISION
(File No. SUBA-26-1)

THE CITY OF POST FALLS ("City") a municipal corporation of the state of Idaho, 408 North Spokane Street, Post Falls, Idaho 83854, and **G2 REAL PROPERTY HOLDINGS, LLC,** a Washington limited liability company organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 23208 SE 16th Pl, Sammamish, WA, 98075-8110 ("G2") and **GIVENS LIVING TRUST** Dated May 4, 2016 ("Givens") (collectively "Developer") enter into this Master Development Agreement ("Agreement") executed with reference to the following conditions and circumstances. It is agreed among the parties as follows:

The following provisions establish the context of this Agreement and constitute binding provisions hereof:

A. Developer owns approximately **18.02** acres of real property in fee simple title located within the City of Post Falls. Said acreage is planned for a **Residential Subdivision**, which requires major investment in public facilities and front-end on-site and off-site improvements. The proposed development of said acreage has been commonly identified as the **G2 Development Subdivision** (hereinafter the "Project"). The Project is more specifically identified and described within the **G2 Development Subdivision Narrative (Exhibit A-2, File # SUBA-26-1, Post Falls Community Development Department)** which is attached hereto and incorporated, as if fully set forth herein, and identified as **Exhibit 1**.

B. In order to strengthen the public planning process and to encourage private planning of substantial tracts of land within the Post Falls community rather than engage in planning of numerous small tracts independent of their surroundings, the City is authorized to enter into agreements by Idaho Code § 50-301.

C. Development of the Project in accordance with the terms and conditions of this Agreement and ordinances of the City of Post Falls will assure orderly growth and development of the Project area in accordance with the policies and goals set forth in the City's Comprehensive Land Use Plan, Post Falls Municipal Code (PFMC) Title 17, Subdivision Ordinance, and PFMC Title 18, Zoning Ordinance. City has determined the Project is appropriate for a development agreement in order to achieve the goals and objectives of the City's land use planning policies and relevant ordinances and to provide appropriate assurance to Developer regarding development of the Project as it progresses in accordance with this Agreement. This Agreement will eliminate uncertainty in planning during the orderly development of the Project, assure progressive and sequential installation of necessary improvements and provide for public services appropriate for the Project while assuring the maximum effective utilization of the City's resources with the least economic cost to its residents.

D. The Project's overall density and general design are conditionally approved for a Three-year period and City and Developer agree to be bound by this Agreement for the duration of the Project subject to the terms and conditions contained herein. Nothing in this Agreement shall be deemed to compromise the governmental authority of the Mayor and City Council of the City of Post Falls, present or future.

E. City acknowledges that the Developer, shall be allowed to develop **G2 Development Subdivision** subject to the satisfaction of all terms and conditions contained herein, availability of utility capacity and compliance with legal requirements occasioned hereby.

F. The Planning and Zoning Commission held a public hearing on **March 31, 2026** and approved the subdivision of the property contingent upon compliance with the conditions of approval contained in the Reasoned Decision (**Reasoned Decision of the G2 Development Subdivision**), (hereinafter "Reasoned Decision") and the requirements of City Code. The Reasoned Decision is attached hereto and by this reference incorporated herein as **Exhibit 2**. Said conditions are hereby made an obligation of performance of the terms of this Agreement.

G. During the course of development of the Project, Developer will make application to City for approval of final plat maps for the Project in accordance with Post Falls Municipal Code Section 17.16 Plat Review & Approval. During City's review process of final plat maps, the approvals memorialized hereby shall control conditions imposed by City for the Project and future final plat maps as noted herein, consistent with the terms and conditions of this Agreement.

H. The Reasoned Decision was prepared as part of the City's review and approval of the Subdivision. Minor changes in the manner of implementation of the approval memorialized hereby can be made by mutual agreement of the Developer and the City's administrative staff.

I. For the Project, City and Developer have agreed to enter into a Construction Improvement Agreement, which more particularly describes the duties and obligations of all parties for the development of the Project pursuant to a submittal by Developer to City for a final plat map. The Construction Improvement Agreement establishes specific construction details and guarantees necessary for the timely construction of public infrastructure improvements and such other essential improvements as may be necessary to complete the project as proposed and approved. Nothing in the Construction Improvement Agreement shall be inconsistent with the approvals accorded hereby unless otherwise required by law.

J. City and Developer have taken all actions mandated by and fulfilled all requirements of the Post Falls Municipal Code and the relevant provisions of Idaho law. The City Council has reviewed and approved the terms of this Agreement. It further finds that this Agreement is consistent with the City's Comprehensive Plan, and its implementation is in the best interests of the City and the health, safety and welfare of its residents. The factual and logical basis for the decision to approve the Project is contained within the Reasoned Decision adopted by the Planning and Zoning Commission.

NOW, THEREFORE, It is agreed by the City and the Developer as follows:

1. Property and Term.

1.1 Property Subject to this Agreement

The land is generally described as:

A PARCEL OF LAND BEING A PORTION OF TRACT 20, BLOCK 35 OF POST FALLS IRRIGATED TRACTS. LYING WITHIN THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 20;
THENCE, ALONG THE SOUTH LINE OF TRACT 20, NORTH 88°53'58" WEST A DISTANCE OF 622.37 FEET;
THENCE, NORTH 0°35'45" EAST A DISTANCE OF 420.16 FEET;
THENCE, SOUTH 89°40'33" EAST A DISTANCE OF 130.83 FEET;
THENCE, NORTH 0°35'45" EAST A DISTANCE OF 198.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HORSEHAVEN AVENUE;
THENCE, ALONG SAID SOUTH RIGHT-OF-WAY SOUTH 88°55'46" EAST A DISTANCE OF 492.31 FEET;
THENCE, LEAVING SAID RIGHT-OF-WAY SOUTH 0°39'56" WEST A DISTANCE OF 680.70 FEET TO THE **TRUE POINT OF BEGINNING**.
TOGETHER WITH;
A PARCEL OF LAND BEING TRACT 19, BLOCK 35 OF POST FALLS IRRIGATED TRACTS TOGETHER WITH PORTIONS OF THE RIGHT-OF-WAY OF HORSEHAVEN AVENUE. LYING WITHIN THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 19, SAID POINT ALSO BEING ON THE EXISTING BOUNDARY OF THE CITY OF POST FALLS;
THENCE NORTH 0°39'56" EAST A DISTANCE OF 680.70 FEET ALONG SAID EXISTING CITY BOUNDARY TO A POINT ON THE NORTH RIGHT-OF-WAY OF HORSEHAVEN AVENUE;
THENCE, LEAVING THE EXISTING BOUNDARY OF THE CITY OF POST FALLS ALONG SAID NORTH RIGHT-OF-WAY SOUTH 88°55'46" EASTS A DISTANCE OF 198.50 TO A POINT ON THE EXISTING BOUNDARY OF THE CITY OF POST FALLS;
THENCE, ALONG SAID EXISTING CITY BOUNDARY THE FOLLOWING THREE (3) CALLS:

1. SOUTH 1°04'14" WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HORSEHAVEN AVENUE.
2. SOUTH 88°55'46" EAST A DISTANCE OF 332.03 FEET ALONG SAID SOUTH RIGHT-OF-WAY.
3. NORTH 1°04'14" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF HORSEHAVEN AVENUE.

THENCE, ALONG SAID NORTH RIGHT-OF-WAY SOUTH 88°55'46" EAST A DISTANCE OF 132.68 FEET TO THE SOUTHEAST CORNER OF TRACT 14, BLOCK 35 OF POST FALLS IRRIGATED TRACTS;
THENCE, SOUTH 0°43'56" WEST A DISTANCE OF 681.04 FEET TO THE SOUTHEAST CORNER OF TRACT 19, BLOCK 35 OF POST FALLS IRRIGATED TRACTS;
THENCE, ALONG THE SOUTH LINE OF SAID TRACT 19 NORTH 88°53'58" WEST A DISTANCE OF 662.38 FEET TO THE **TRUE POINT OF BEGINNING**.

LESS ALL EXISTING RIGHTS-OF-WAY.

1.2 Term

The term of this Agreement shall commence upon the execution of this Agreement by all parties to this Agreement and shall continue for three years thereafter or until all lands described in Section 1.1 are subdivided or otherwise developed in accordance with the terms of this Agreement, unless earlier terminated as provided herein. If construction of the approved development is not commenced with sustained effort within one (1) year after approval, the city may give notice to the developer of the intent to terminate the agreement for non-performance. Upon such notice, the Developer shall be allowed a public hearing concerning the City's intent to terminate, if requested. After hearing from the Developer, in addition to any comments from the public, the City's governing board may finally decide the status of the Agreement. Section 9.2 shall continue in effect after the term of this Agreement and shall be an ongoing obligation of the property owners.

2. Project Regulations and Policies

2.1. Project Development

Developer shall have the right to develop the Project in accordance with the terms and conditions of this Agreement and City shall have the right to control development of the Project as set forth in this Agreement and consistent with applicable local and state laws. Except as otherwise specified in this Agreement, the approvals memorialized hereby shall control the overall design, development and construction of the Project, and all on-and off-site improvements and appurtenant improvements in connection therewith, in the manner specified in this Agreement. Nothing in this Agreement shall contravene any applicable provision of law, which is not subject to modification by the City.

2.1.1. Existing Approvals

Development of the Property shall be subject to all of the conditions and standards as set forth in the Reasoned Decision. The development of the Property shall be consistent with adopted rules, regulations and ordinances of the City except where such rules, regulations and ordinances are expressly modified by the approvals accorded the project.

2.1.2. Future Application

Sections 2.1 and 2.1.1 herein shall not preclude changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations which may be otherwise applicable to the Project. In the event State or Federal laws or regulations enacted after the effective date of this Agreement or

action by any governmental jurisdiction other than the City prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the City, this Agreement shall be modified, extended or suspended as may be necessary to comply with such State or Federal laws or regulations or the regulations of such other governmental jurisdictions. Any such future changes shall be applied in a manner, which most closely approximates the intent of the parties as envisioned by this Agreement and the terms of the approvals memorialized hereby.

2.1.3 Fees

All applications for City approvals, permits and entitlements shall be subject to City's development and processing fees and charges at the time of consideration of the final plat map, development approval request, or building permit except as expressly superseded by Section 2.1.1 herein.

2.2. Project is a Private Undertaking

It is specifically understood and agreed by the parties that the Project contemplated by this Agreement is a private development; that the City has no interest in or responsibility for or duty to any third persons concerning any of said improvements; that Developer shall have full power over and exclusive control of the Project herein described subject only to the limitations and obligations of the Developer under this Agreement and applicable provisions of law. The only relationship between City and Developer is that of a governmental entity regulating the development of private property pursuant to its authority under the laws of the City and the State of Idaho.

2.3 Hold Harmless

Developer hereby agrees to and shall hold City harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from the Developer's development of the Project, excepting claims and causes of actions brought by the Developer for default of this Agreement or those arising from the negligence or willful misconduct of the City.

3. City's Good Faith in Processing

3.1 Processing

City agrees that it will accept, process and review, in good faith, in accordance with the terms of this Agreement all applications for final plat map processing and approval, building permits or other authorizations needed for development of the Project.

3.2 Permits

City agrees that this Agreement shall permit Developer to develop the Project according to the terms and conditions agreed to herein and the official actions approving the Project, and that City agrees to issue such permits and approvals in a reasonable and timely manner to allow the Developer to develop the Project, subject to compliance with all provisions of applicable law.

4. Notices, Demands and Communications Among the Parties

4.1 Notice

Formal written notices, demands, correspondence and communications between the City and Developer shall be sufficiently given if dispatched by certified mail, postage prepaid, return receipt requested, to the offices of the City and the Developer indicated below. Such written notices, demands, correspondence and communications may be sent in the same manner to such other persons and addresses as either party may from time-to-time designate by mail as provided in this section. Notices may also be delivered by personal delivery to an officer of the Developer or to the Community Development Department of the City.

OWNER
G2 REAL PROPERTY HOLDINGS LLC
23208 SE 16th Pl.
Sammamish, WA, 98075-8110

CITY
Mayor
408 Spokane Street
Post Falls, Idaho 83854

OWNER
GIVENS LIVING TRUST
1754 N Syringa St.
Post Falls, ID, 83854

5. Default, Remedies, Termination, and Review

5.1 General Provisions

Subject to extensions of time by mutual consent in writing, or as otherwise provided herein, failure by either party to perform any term or provision of this Agreement constitutes a default under this Agreement. In the event of default under this Agreement or any of its terms or conditions, the party alleging such default or breach shall give the alleged breaching party not less than thirty (30) days' notice in writing, measured from the date of certified mailing, specifying the nature of the alleged default and, when appropriate, the manner by which said default may be satisfactorily cured. During any such thirty (30) day period of curing, the party charged shall not be considered in default for purposes of termination or institution of legal proceeding. The parties agree to meet face-to-face in the event of any such notice of default. After proper notice, meeting and expiration of said thirty (30) day cure period without cure, or if such cure cannot be accomplished within such thirty (30) day period, or without commencement of cure within such period and diligent effort to effect cure thereafter, the other party to this Agreement, at its option, may institute legal proceedings to enforce this Agreement by specific performance or give notice of termination of this Agreement. Failure or delay in giving notice of default pursuant to this Section 5.1 shall not constitute a waiver of any default, nor shall it change the time of default. Except as otherwise expressly provided in this Agreement, any failure or delay by either party in asserting any of it rights or remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies or deprive either such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies. City is expressly

allowed to withhold approval of issuance of building or construction permits when a material condition of default exists or a claim for default is pending.

5.2 Applicable Law/Attorneys' Fees

This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be found by the Court.

5.3 Termination for Unforeseen Circumstances

These provisions provide a mechanism for the identification of those circumstances which justify the modification, termination, or suspension of this Agreement. If, as a result of facts, events or circumstances presently unknown, unforeseeable and which could not have been known to the parties to this Agreement, the City determines that the health, safety and general welfare of the City or its residents requires the modification, suspension or termination of this Agreement, the City shall (1) notify Developer in writing of the City's determination that such circumstances exist, the reasons for the City's determination and all facts upon which such reasons are based, and forward to Developer (a minimum of ten (10) days prior to the hearing) all documents relating to such determination and reasons therefore; (2) notify Developer, in writing, at least fourteen (14) days prior to the date, the time and place of the hearing; and (3) hold a hearing on the determination at which Developer shall have the right to offer evidence to the contrary. City shall have the obligation, based upon clear and convincing evidence, of establishing that (1) the circumstances were unknown, unforeseeable and could not have been known: (2) the health, safety and general welfare of the community require the suspension, modification or termination of the Agreement as opposed to any other alternative; and (3) the City, to the extent feasible, has provided Developer with an equitable program to reimburse to Developer unused fees, and provided equitable reimbursement for dedications or improvements not required by the extent of the existing development as of the date of such suspension, modification or termination. In the event the City Council should fail to make such findings, then this Agreement shall not be so terminated, modified or suspended. The unforeseen circumstances, which shall cause the operation of this provision, shall not be the result of changes in state or federal law. The procedures described herein shall apply to circumstances, which threaten the health, safety and welfare of the public. If such threat is immediate and substantial, the City may suspend project development immediately in order to protect the public interest.

6. Subsequent Laws as Superseding Terms

6.1. Supersedure by Subsequent Laws

If any agency other than City imposes any law or regulation ("Law") after the date of this Agreement, which prevents or precludes compliance with one or more provisions of this Agreement, then the provisions of this Agreement shall, to the extent feasible, be modified or suspended as may be necessary to comply with such new Law. Immediately after enactment of any such new Law, the parties shall meet and confer in good faith to

determine the feasibility of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Agreement. In addition, Developer shall have the right to challenge the new Law preventing compliance with the terms of this Agreement, and, in the event such challenge is successful, this Agreement shall remain unmodified and in full force and effect.

7. Mortgagee Protection; Certain Rights of Cure

7.1 Mortgagee Protection

This Agreement shall be superior and senior to any lien placed upon the Property or any portion thereof after the date of recording this Agreement, including the lien of any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement shall be binding upon and effective against any person or entity including any deed of trust beneficiary or mortgagee ("Mortgagee") who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

7.2 Mortgagee Not Obligated

Notwithstanding the provisions of Section 7.1 above, no Mortgagee shall have any obligation or duty under this Agreement to construct or complete the construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by this Agreement.

7.3 Notice of Default to Mortgagee

If City receives notice from a Mortgagee requesting a copy of any notice of default given to Developer hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Developer, any notice given to Developer with respect to any claim by City that Developer has committed an event of default, and if City makes a determination of noncompliance hereunder, City shall likewise serve notice of such noncompliance on such Mortgagee concurrently with service thereof on Developer. Each Mortgagee shall have the right during the same period available to Developer to cure or remedy, or to commence to cure or remedy, the event of default claimed or the areas of noncompliance set forth in the City's notice. Developer is obliged hereby to notify the City of any Mortgagee with an interest in the Project.

8. Transfers and Assignments

8.1 Right to Assign

Developer shall have the right to sell, assign or transfer this Agreement, and all of its rights, duties and obligations hereunder, to any entity during the Term of this Agreement; provided, however, in no event shall such rights, duties and obligations be transferred or assigned except through a transfer of Developer's interest in the Property, or portion

thereof. This right to assign or transfer shall not compromise the rights of the City to require any surety to assure completion of Developer's obligations established hereby or by law.

8.2 Release Upon Transfer

Upon the sale, transfer or assignment of Developer's rights and interests under this Agreement under Section 8.1 above, Developer shall be released from its obligations under this Agreement with respect to the Property, or portion thereof, arising subsequent to the effective date of such transfer if; (1) Developer is not then in default under this Agreement; (2) Developer has provided to City written notice of such transfer, and (3) the transferee executes and delivers to City a written agreement which (a) provides the name and address of the transferee, (b) the transferee expressly and unconditionally, upon provision of sufficient surety or other assurance of performance, assumes all obligations of Developer under this Agreement with respect to the Property, or portion thereof, transferred, and, (c) the City approves the transferee, which approval City will not unreasonably withhold if such transferee is financially capable of performing the obligations of Developer pursuant to Section 5. Failure to deliver a written assumption agreement hereunder shall not affect the running of any covenants herein with the land, as provided in Section 9 below, nor shall such failure negate, modify or otherwise affect the liability of any transferee pursuant to the provisions of this Agreement.

9. Covenants Run with The Land

9.1 Binding upon Land

All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees and all other persons or entity acquiring the Project real Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever, and shall inure to the benefit of the parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns. All of the provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to applicable laws.

9.2 Maintenance of Common Area Landscaping and Private Infrastructure

The Developer shall establish a Homeowner's Association to provide for the maintenance of the common area landscaping, including any common areas fronting the roads (as identified within the Reasoned Decision and or upon the face of the recorded plat) and annual and long-term maintenance of all private streets, alleys and sidewalks. The Homeowner's Association shall be solely responsible for all landscaping maintenance including routine weeding, mowing, watering, trimming, planting and all normal activities required to sustain attractive healthy plants and plantings in a landscaped environment. This responsibility includes the costs for snow removal along sidewalks and asphalt trails; along with maintenance of the irrigation system, providing water, replacing shrubs, sod, trees and other plants as required to keep the landscaped areas attractive and healthy. Developer agrees that in the event that the Homeowner's Association fails to meet its obligation under this provision that the City is authorized to contract to provide the

maintenance services and to assess the cost of such infrastructure maintenance and water fees to the property owners within the subdivision. This obligation shall be ongoing and constitute a consensual perpetual lien upon the property within the subdivision.

10. General Provisions

10.1 No Joint Venture or Partnership

City and Developer agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making City and Developer a joint venture or partners.

10.2 Severability

City and Developer agree that if any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected and shall remain in full force and effect unless amended or modified by mutual consent of the parties.

10.3. Entire Agreement

This Agreement is executed in one original and consists of twenty-five **(25)** pages, including the Recitals and 2 Exhibits, which constitute the entire understanding and agreement of the parties. A list of exhibits to this Agreement, all of which are found in the Reference Document are as follows:

Exhibit 1: **General Description and Plan of Record (G2 Development Subdivision Narrative, Exhibit A-2, File # SUBD-26-1, Post Falls Community Development Department)**

Exhibit 2: **Reasoned Decision, G2 Development Subdivision**

10.4 Completion of Performance

Upon completion of performance by the parties or revocation of this Agreement, a written statement acknowledging such completion or revocation, signed by the appropriate agents of the City and Developer shall be recorded in the Official Records of Kootenai County, Idaho. Any such release shall not signal completion or release of any provision which confers a public benefit, and which is intended to run with the land unless expressly approved by the governing board of the City.

10.5 Force Majeure

Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond such party's control, government regulations, court actions (such as restraining orders or injunctions) or other causes beyond such party's control. If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder shall be extended by the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than three (3) years.

10.6 Estoppel Certificate

Either party may, at any time, and from time to time, deliver written notice to the other party requesting such party to certify in writing that, to the knowledge of the certifying party (1) this Agreement is in full force and effect and a binding obligation of the parties; (2) this Agreement has not been amended or modified either orally or in writing, and if so amended, identifying the amendments; and (3) the requesting party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of such defaults. A party receiving a request hereunder shall execute and return such certificate or give a written detailed response explaining why it will not do so within thirty (30) days following the receipt thereof. City's Mayor or City Administrator shall have the right to execute any certificate requested by Developer hereunder. City acknowledges that a certificate hereunder may be relied upon by transferees and Mortgagees.

10.7 Duty to Record

This Agreement or a Memorandum referencing the existence of this Agreement shall be recorded by City.

Executed this ____ day of _____, 20__.

By: CITY OF POST FALLS, a Municipal Corporation

_____

Randy Westlund, Mayor

_____

Shannon Howard, City Clerk

By: G2 Real Property Holdings, LLC

_____

John D. Givens, Authorized Representative

By: Givens Living Trust

_____

John D. Givens, Trustee

ACKNOWLEDGMENT

STATE OF IDAHO)
:ss
County of Kootenai)

On this ___ day of ____, 20__, before me, a Notary for the state of Idaho, personally appeared **Randy Westlund and Shannon Howard** known, or identified to me to be the Mayor and City Clerk, of the City of Post Falls, Kootenai County, Idaho, executing the herein instrument, and acknowledged to me that such City of Post Falls executed the same.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.

_____
Notary Public for the state of Idaho
Residing at: _____
Commission Expires: _____

(Stamp Above)

OWNER/DEVELOPER

STATE OF Idaho)
:ss
County of Kootenai)

This record was acknowledged before me on 08/03/2026 by **John D. Givens** as the **Authorized Representative** of **G2 Real Property Holdings, LLC.**

Jannell Harwood-Farrell
Notary Public for the state of Idaho
Residing at: Kootenai County
Commission Expires: 04/16/2030

JANNELL HARWOOD-FARRELL
COMMISSION # 20241444
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 04/16/2030

(Stamp Above)

OWNER/DEVELOPER

STATE OF Idaho)
:ss
County of Kootenai)

This record was acknowledged before me on 08/03/2026 by **John D. Givens** as the **Trustee** of **Givens Living Trust**.

Jannell Harwood-Farrell
Notary Public for the state of Idaho
Residing at: Kootenai County
Commission Expires: 04/16/2030

JANNELL HARWOOD-FARRELL
COMMISSION # 20241444
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 04/16/2030

(Stamp Above)

Exhibit 1

G2 DEVELOPMENT

MAJOR SUBDIVISION AMENDMENT

NARRATIVE

City of Post Falls, Idaho

Prepared by McARTHUR ENGINEERING COMPANY LLC,
at the request of GIVENS LIVING TRUST & G2 REAL PROPERTY HOLDINGS LLC

G2 DEVELOPMENT

MAJOR SUBDIVISION AMENDMENT

City of Post Falls, Idaho

Project Summary

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

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

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

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

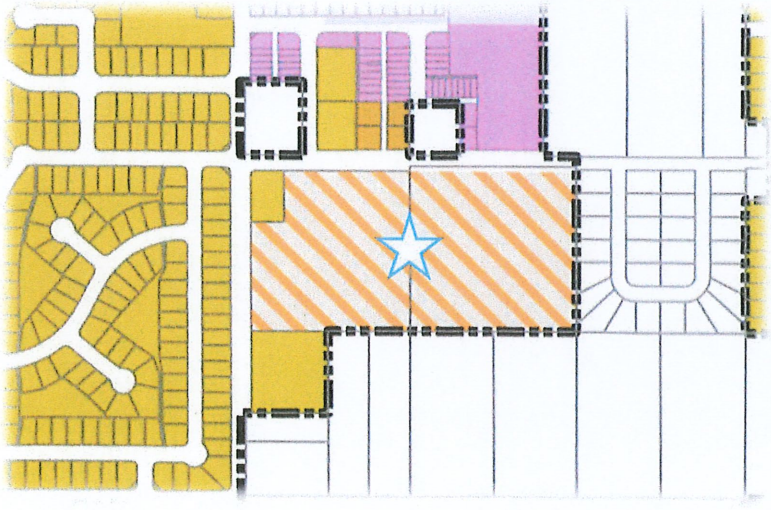
The sanitary sewer for this development shall still be conveyed to the existing City of Post Falls sanitary sewer infrastructure, as originally approved.

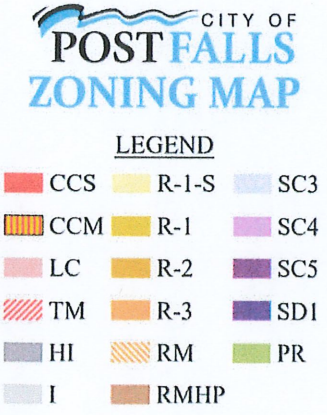
The domestic, irrigation, and fire flow water requirements for this development shall still be provided by the Ross Point Water District. Please see their updated Will Serve Letter attached to this submittal.

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

McArthur Engineering Company • 14841 North Highway 41, Rathdrum, Idaho 83858
Tel: 208.446.3307 • www.mcarthur-eng.com

- **Parcels:** P-7050-35-020-AA (Givens)
  0-6360-35-019-ZZ (G2)
- **AIN:** 127901 (Givens)
  126776 (G2)
- **Parcel Size(s):** 4.55 Acres (Givens)
  13.47 Acres (G2)
  18.02 Acres (Combined)
- **Applicant:** McArthur Engineering Company LLC
  Scott McArthur, PE
  14841 North Highway 41
  Rathdrum, Idaho 83858
  Tel: 208.446.3307
  Em: scott@mcarthur-eng.com
- **Proponent #1:** Givens Living Trust
  1754 North Syringa Street
  Post Falls, Idaho 83854
- **Proponent #2:** G2 Real Property Holdings LLC
  Governor: Michel Gahard & Member: John Givens
  1754 North Syringa Street
  Post Falls, Idaho 83854
- **Approved # Lots:** 105
- **Proposed # Lots:** 110
- **Proposed Density:** 6.1 Units per Acre (RM Zoning allows up to 8.0 Units per Acre)
- **Zoning:** Residential Mixed "RM"





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

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

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

  There are no existing stormwater management improvements on the property.

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

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

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

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

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

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- **Open Space:** The City of Post Falls requires dedicated open space for both Residential Mixed (RM) Zoning Designation and Cottage Home developments. The open space shall be owned/managed by a Home Owners Association (HOA) collectively in charge of the development. An HOA managed irrigation service or services shall be included in the development to serve the common areas. The following breakdown is illustrated on the attached Preliminary Plat, which is dedicated to Tract A:
  - Residential Mixed Zoning: Section 18.16.010, City of Post Falls Municipal Code
    - Required: 54,953 SF (7% of the Development Area)
    - Provided: 68,143 SF (Tract A = 124% of the required open space)
  - Cottage Homes: Section 18.24.032, City of Post Falls Municipal Code
    - Required: 20,150 SF (325 SF per Lot x 62 Cottage Home Lots)
    - Provided: 68,143 SF (Tract A = 338% of the required open space)

  Also, see the Preliminary Plat and Conceptual Subdivision Plans for additional information.
- **Setbacks:** All proposed residential structures shall meet the requirements outlined in the City of Post Falls Municipal Code (Sections 18.24.032, Cottage Homes, and Section 18.20.040 – Official Bulk and Placement Regulation Table for RM).
- **Parking:** Parking for each residential home shall be provided in accordance with City of Post Falls Standards and requirements (Section 18.24.070 – Parking) and (Section 18.24.032 – Cottage Homes).
  - Standard Single Family Homes (18.24.070):
    - Required: Two (2) for each unit (spaces within garages/carports can be included)
    - Provided: A minimum of two (2) off-street parking spaces will be provided in each driveway/garage.
  - Cottage Homes (18.24.032):
    - Required: Each Cottage Home Dwelling Unit must provided at least two (2) off-street parking spaces for each cottage home, and the development shall provide an additional 0.25 parking spaces/Cottage Home, in a cluster. There are a total of sixty-two (62) Cottage Homes proposed, and sixteen (16) required cluster parking spaces.
    - Provided: Each Cottage Home Lot will have two (2) off-street parking spaces, and there are twenty (20) clustered parking spaces provided in the proposed development.
- **Sanitary Sewer:** Sanitary sewer is provided by the City of Post Falls who shall review and approve the proposed infrastructure improvements at time of Plan submittal. A Construction Improvement Agreement (CIA) shall also be approved by the City of Post Falls prior to construction. See the Conceptual Sewer Plan attached to this submittal.

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- **Domestic Water:** Water is provided by Ross Point Water District, who shall have their engineer review and approve the proposed infrastructure improvements at time of Plan submittal as the QLPE. See the Conceptual Water Plan attached to this submittal.
- **Dry Utilities:** Existing dry utilities (power, gas, phone, cable, etc.) are available in the public rights of way of Syringa Street and Horsehaven Avenue.

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

CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 8/18/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Nancy Thurwachter, Planning Admin

SUBJECT: Klondike Place Subdivision Master Development Agreement (SUBD-26-2)

ITEM AND RECOMMENDED ACTION:
Approve the attached Master Development Agreement for the Klondike Place Subdivision (File No. SUBD-26-2). A presentation is not planned on this item.

DISCUSSION:
Following a public hearing on April 14, 2026, the Planning and Zoning Commission approved the Klondike Place Subdivision. The Commission issued its reasoned decision on June 9, 2026. Currently, the City Code requires a subdivision developer to enter into a master development agreement with the city that requires the developer to comply with city subdivision requirements and the conditions of approval. The agreement is attached for the council's review.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:
This item has not been previously reviewed by the council. However, on April 14, 2026, the Planning and Zoning Commission held a hearing on this item and issued a Reasoned Decision on June 9th, 2026, approving the subdivision.

APPROVED OR DIRECTION GIVEN:
N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:
N/A

BUDGET CODE:
N/A

ATTACHMENTS:
1. Klondike Place SUBD-26-2 MDA Applicant Signed

MASTER DEVELOPMENT AGREEMENT
FOR
KLONDIKE PLACE SUBDIVISION
(File No. SUBD-26-2)

THE CITY OF POST FALLS, hereinafter the "City", a municipal corporation of the state of Idaho, 408 North Spokane Street, Post Falls, Idaho 83854, and **PRESTIGE EMC LLC,** 2468 Poleline Avenue, Post Falls, ID 83854 hereinafter the "Developer" enter into this Master Development Agreement, hereinafter the "Agreement", executed with reference to the following conditions and circumstances. It is agreed among the parties as follows:

The following provisions establish the context of this Agreement and constitute binding provisions hereof:

A. Developer owns approximately **4.63** acres of real property in fee simple title located within the City of Post Falls. Said acreage is planned for a **Residential Subdivision**, which requires major investment in public facilities and front-end on-site and off-site improvements. The proposed development of said acreage has been commonly identified as the **Klondike Place Subdivision** (hereinafter the "Project"). The Project is more specifically identified and described within the **Klondike Place Subdivision Narrative (Exhibit A-2, File # SUBD-26-2, Post Falls Community Development Department)** which is attached hereto and incorporated, as if fully set forth herein, and identified as **Exhibit 1**.

B. In order to strengthen the public planning process and to encourage private planning of substantial tracts of land within the Post Falls community rather than engage in planning of numerous small tracts independent of their surroundings, the City is authorized to enter into agreements by Idaho Code § 50-301.

C. Development of the Project in accordance with the terms and conditions of this Agreement and ordinances of the City of Post Falls will assure orderly growth and development of the Project area in accordance with the policies and goals set forth in the City's Comprehensive Land Use Plan, Post Falls Municipal Code (PFMC) Title 17, Subdivision Ordinance, and PFMC Title 18, Zoning Ordinance. City has determined the Project is appropriate for a development agreement in order to achieve the goals and objectives of the City's land use planning policies and relevant ordinances and to provide appropriate assurance to Developer regarding development of the Project as it progresses in accordance with this Agreement. This Agreement will eliminate uncertainty in planning during the orderly development of the Project, assure progressive and sequential installation of necessary improvements and provide for public services appropriate for the Project while assuring the maximum effective utilization of the City's resources with the least economic cost to its residents.

D. The Project's overall density and general design are conditionally approved for a Three-year period and City and Developer agree to be bound by this Agreement for the duration of the Project subject to the terms and conditions contained herein. Nothing in this Agreement shall be deemed to compromise the governmental authority of the Mayor and City Council of the City of Post Falls, present or future.

E. City acknowledges that the Developer, shall be allowed to develop **Klondike Place Subdivision** subject to the satisfaction of all terms and conditions contained herein, availability of utility capacity and compliance with legal requirements occasioned hereby.

F. The Planning and Zoning Commission held a public hearing on **April 14, 2026** and approved the subdivision of the property contingent upon compliance with the conditions of approval contained in the Reasoned Decision (**Reasoned Decision of the Klondike Place Subdivision**), (hereinafter "Reasoned Decision") and the requirements of City Code. The Reasoned Decision is attached hereto and by this reference incorporated herein as **Exhibit 2**. Said conditions are hereby made an obligation of performance of the terms of this Agreement.

G. During the course of development of the Project, Developer will make application to City for approval of final plat maps for the Project in accordance with Post Falls Municipal Code Section 17.16 Plat Review & Approval. During City's review process of final plat maps, the approvals memorialized hereby shall control conditions imposed by City for the Project and future final plat maps as noted herein, consistent with the terms and conditions of this Agreement.

H. The Reasoned Decision was prepared as part of the City's review and approval of the Subdivision. Minor changes in the manner of implementation of the approval memorialized hereby can be made by mutual agreement of the Developer and the City's administrative staff.

I. For the Project, City and Developer have agreed to enter into a Construction Improvement Agreement, which more particularly describes the duties and obligations of all parties for the development of the Project pursuant to a submittal by Developer to City for a final plat map. The Construction Improvement Agreement establishes specific construction details and guarantees necessary for the timely construction of public infrastructure improvements and such other essential improvements as may be necessary to complete the project as proposed and approved. Nothing in the Construction Improvement Agreement shall be inconsistent with the approvals accorded hereby unless otherwise required by law.

J. City and Developer have taken all actions mandated by and fulfilled all requirements of the Post Falls Municipal Code and the relevant provisions of Idaho law. The City Council has reviewed and approved the terms of this Agreement. It further finds that this Agreement is consistent with the City's Comprehensive Plan, and its implementation is in the best interests of the City and the health, safety and welfare of its residents. The factual and logical basis for the decision to approve the Project is contained within the Reasoned Decision adopted by the Planning and Zoning Commission.

NOW, THEREFORE, it is agreed by the City and the Developer as follows:

1. Property and Term.

1.1 Property Subject to this Agreement

The land is generally described as:

THAT PORTION OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The North half of Tracts 1 and 2, of Plat 5, Greenacres Irrigation Districts, according to the plat thereof, recorded in Book B of Plats at Page 70, records of Kootenai County, Idaho;

Less existing rights of way.

1.2 Term

The term of this Agreement shall commence upon the execution of this Agreement by all parties to this Agreement and shall continue for three years thereafter or until all lands described in Section 1.1 are subdivided or otherwise developed in accordance with the terms of this Agreement, unless earlier terminated as provided herein. If construction of the approved development is not commenced with sustained effort within one (1) year after approval, the city may give notice to the developer of the intent to terminate the agreement for non-performance. Upon such notice, the Developer shall be allowed a public hearing concerning the City's intent to terminate, if requested. After hearing from the Developer, in addition to any comments from the public, the City's governing board may finally decide the status of the Agreement. Section 9.2 shall continue in effect after the term of this Agreement and shall be an ongoing obligation of the property owners.

2. Project Regulations and Policies

2.1. Project Development

Developer shall have the right to develop the Project in accordance with the terms and conditions of this Agreement and City shall have the right to control development of the Project as set forth in this Agreement and consistent with applicable local and state laws. Except as otherwise specified in this Agreement, the approvals memorialized hereby shall control the overall design, development and construction of the Project, and all on-and off-site improvements and appurtenant improvements in connection therewith, in the manner specified in this Agreement. Nothing in this Agreement shall contravene any applicable provision of law, which is not subject to modification by the City.

2.1.1. Existing Approvals

Development of the Property shall be subject to all of the conditions and standards as set forth in the Reasoned Decision. The development of the Property shall be consistent with adopted rules, regulations and ordinances of the City except where such rules, regulations and ordinances are expressly modified by the approvals accorded the project.

2.1.2. Future Application

Sections 2.1 and 2.1.1 herein shall not preclude changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations which may be otherwise applicable to the Project. In the event State or Federal laws or regulations enacted after the effective date of this Agreement or action by any governmental jurisdiction other than the City prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the City, this Agreement shall be modified, extended or suspended as may be necessary to comply with such State or Federal laws or regulations or the regulations of such other governmental jurisdictions. Any such future changes shall be applied in a manner, which most closely approximates the intent of the parties as envisioned by this Agreement and the terms of the approvals memorialized hereby.

2.1.3 Fees

All applications for City approvals, permits and entitlements shall be subject to City's development and processing fees and charges at the time of consideration of the final plat map, development approval request, or building permit except as expressly superseded by Section 2.1.1 herein.

2.2. Project is a Private Undertaking

It is specifically understood and agreed by the parties that the Project contemplated by this Agreement is a private development; that the City has no interest in or responsibility for or duty to any third persons concerning any of said improvements; that Developer shall have full power over and exclusive control of the Project herein described subject only to the limitations and obligations of the Developer under this Agreement and applicable provisions of law. The only relationship between City and Developer is that of a governmental entity regulating the development of private property pursuant to its authority under the laws of the City and the State of Idaho.

2.3 Hold Harmless

Developer hereby agrees to and shall hold City harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from the Developer's development of the Project, excepting claims and causes of actions brought by the Developer for default of this Agreement or those arising from the negligence or willful misconduct of the City.

3. City's Good Faith in Processing

3.1 Processing

City agrees that it will accept, process and review, in good faith, in accordance with the terms of this Agreement all applications for final plat map processing and approval, building permits or other authorizations needed for development of the Project.

3.2 Permits

City agrees that this Agreement shall permit Developer to develop the Project according to the terms and conditions agreed to herein and the official actions approving the Project, and that City agrees to issue such permits and approvals in a reasonable and timely manner to allow the Developer to develop the Project, subject to compliance with all provisions of applicable law.

4. Notices, Demands and Communications Among the Parties

4.1 Notice

Formal written notices, demands, correspondence and communications between the City and Developer shall be sufficiently given if dispatched by certified mail, postage prepaid, return receipt requested, to the offices of the City and the Developer indicated below. Such written notices, demands, correspondence and communications may be sent in the same manner to such other persons and addresses as either party may from time-to-time designate by mail as provided in this section. Notices may also be delivered by personal delivery to an officer of the Developer or to the Community Development Department of the City.

OWNER
Prestige EMC LLC
2468 Poleline Ave.
Post Falls, ID 83854

CITY
Mayor
408 Spokane Street
Post Falls, Idaho 83854

5. Default, Remedies, Termination, and Review

5.1 General Provisions

Subject to extensions of time by mutual consent in writing, or as otherwise provided herein, failure by either party to perform any term or provision of this Agreement constitutes a default under this Agreement. In the event of default under this Agreement or any of its terms or conditions, the party alleging such default or breach shall give the alleged breaching party not less than thirty (30) days' notice in writing, measured from the date of certified mailing, specifying the nature of the alleged default and, when appropriate, the manner by which said default may be satisfactorily cured. During any such thirty (30) day period of curing, the party charged shall not be considered in default for purposes of termination or institution of legal proceeding. The parties agree to meet face-to-face in the event of any such notice of default. After proper notice, meeting and expiration of said thirty (30) day cure period without cure, or if such cure cannot be accomplished within such thirty (30) day period, or without commencement of cure within such period and diligent effort to effect cure thereafter, the other party to this Agreement, at its option, may institute legal proceedings to enforce this Agreement by specific performance or give notice of termination of this Agreement. Failure or delay in giving notice of default

pursuant to this Section 5.1 shall not constitute a waiver of any default, nor shall it change the time of default. Except as otherwise expressly provided in this Agreement, any failure or delay by either party in asserting any of it rights or remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies or deprive either such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies. City is expressly allowed to withhold approval of issuance of building or construction permits when a material condition of default exists or a claim for default is pending.

5.2 Applicable Law/Attorneys' Fees

This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be found by the Court.

5.3 Termination for Unforeseen Circumstances

These provisions provide a mechanism for the identification of those circumstances which justify the modification, termination, or suspension of this Agreement. If, as a result of facts, events or circumstances presently unknown, unforeseeable and which could not have been known to the parties to this Agreement, the City determines that the health, safety and general welfare of the City or its residents requires the modification, suspension or termination of this Agreement, the City shall (1) notify Developer in writing of the City's determination that such circumstances exist, the reasons for the City's determination and all facts upon which such reasons are based, and forward to Developer (a minimum of ten (10) days prior to the hearing) all documents relating to such determination and reasons therefore; (2) notify Developer, in writing, at least fourteen (14) days prior to the date, the time and place of the hearing; and (3) hold a hearing on the determination at which Developer shall have the right to offer evidence to the contrary. City shall have the obligation, based upon clear and convincing evidence, of establishing that (1) the circumstances were unknown, unforeseeable and could not have been known: (2) the health, safety and general welfare of the community require the suspension, modification or termination of the Agreement as opposed to any other alternative; and (3) the City, to the extent feasible, has provided Developer with an equitable program to reimburse to Developer unused fees, and provided equitable reimbursement for dedications or improvements not required by the extent of the existing development as of the date of such suspension, modification or termination. In the event the City Council should fail to make such findings, then this Agreement shall not be so terminated, modified or suspended. The unforeseen circumstances, which shall cause the operation of this provision, shall not be the result of changes in state or federal law. The procedures described herein shall apply to circumstances, which threaten the health, safety and welfare of the public. If such threat is immediate and substantial, the City may suspend project development immediately in order to protect the public interest.

6. Subsequent Laws as Superseding Terms

6.1. Supersedure by Subsequent Laws

If any agency other than City imposes any law or regulation ("Law") after the date of this Agreement, which prevents or precludes compliance with one or more provisions of this Agreement, then the provisions of this Agreement shall, to the extent feasible, be modified or suspended as may be necessary to comply with such new Law. Immediately after enactment of any such new Law, the parties shall meet and confer in good faith to determine the feasibility of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Agreement. In addition, Developer shall have the right to challenge the new Law preventing compliance with the terms of this Agreement, and, in the event such challenge is successful, this Agreement shall remain unmodified and in full force and effect.

7. Mortgagee Protection; Certain Rights of Cure

7.1 Mortgagee Protection

This Agreement shall be superior and senior to any lien placed upon the Property or any portion thereof after the date of recording this Agreement, including the lien of any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement shall be binding upon and effective against any person or entity including any deed of trust beneficiary or mortgagee ("Mortgagee") who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

7.2 Mortgagee Not Obligated

Notwithstanding the provisions of Section 7.1 above, no Mortgagee shall have any obligation or duty under this Agreement to construct or complete the construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by this Agreement.

7.3 Notice of Default to Mortgagee

If City receives notice from a Mortgagee requesting a copy of any notice of default given to Developer hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Developer, any notice given to Developer with respect to any claim by City that Developer has committed an event of default, and if City makes a determination of noncompliance hereunder, City shall likewise serve notice of such noncompliance on such Mortgagee concurrently with service thereof on Developer. Each Mortgagee shall have the right during the same period available to Developer to cure or remedy, or to commence to cure or remedy, the event of default claimed or the areas of noncompliance set forth in the City's notice. Developer is obliged hereby to notify the City of any Mortgagee with an interest in the Project.

8. Transfers and Assignments

8.1 Right to Assign

Developer shall have the right to sell, assign or transfer this Agreement, and all of its rights, duties and obligations hereunder, to any entity during the Term of this Agreement; provided, however, in no event shall such rights, duties and obligations be transferred or assigned except through a transfer of Developer's interest in the Property, or portion thereof. This right to assign or transfer shall not compromise the rights of the City to require any surety to assure completion of Developer's obligations established hereby or by law.

8.2 Release Upon Transfer

Upon the sale, transfer or assignment of Developer's rights and interests under this Agreement under Section 8.1 above, Developer shall be released from its obligations under this Agreement with respect to the Property, or portion thereof, arising subsequent to the effective date of such transfer if; (1) Developer is not then in default under this Agreement; (2) Developer has provided to City written notice of such transfer, and (3) the transferee executes and delivers to City a written agreement which (a) provides the name and address of the transferee, (b) the transferee expressly and unconditionally, upon provision of sufficient surety or other assurance of performance, assumes all obligations of Developer under this Agreement with respect to the Property, or portion thereof, transferred, and, (c) the City approves the transferee, which approval City will not unreasonably withhold if such transferee is financially capable of performing the obligations of Developer pursuant to Section 5. Failure to deliver a written assumption agreement hereunder shall not affect the running of any covenants herein with the land, as provided in Section 9 below, nor shall such failure negate, modify or otherwise affect the liability of any transferee pursuant to the provisions of this Agreement.

9. Covenants Run with The Land

9.1 Binding upon Land

All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees and all other persons or entity acquiring the Project real Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever, and shall inure to the benefit of the parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns. All of the provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to applicable laws.

9.2 Maintenance of Common Area Landscaping and Private Infrastructure

The Developer shall establish a Homeowner's Association to provide for the maintenance of the common area landscaping, including any common areas fronting the roads (as identified within the Reasoned Decision and or upon the face of the recorded plat) and annual and long-term maintenance of all private streets, alleys and sidewalks. The Homeowner's Association shall be solely responsible for all landscaping maintenance including routine weeding, mowing, watering, trimming, planting and all normal activities required to sustain attractive healthy plants and plantings in a landscaped environment.

This responsibility includes the costs for snow removal along sidewalks and asphalt trails; along with maintenance of the irrigation system, providing water, replacing shrubs, sod, trees and other plants as required to keep the landscaped areas attractive and healthy. Developer agrees that in the event that the Homeowner's Association fails to meet its obligation under this provision that the City is authorized to contract to provide the maintenance services and to assess the cost of such infrastructure maintenance and water fees to the property owners within the subdivision. This obligation shall be ongoing and constitute a consensual perpetual lien upon the property within the subdivision.

10. General Provisions

10.1 No Joint Venture or Partnership

City and Developer agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making City and Developer a joint venture or partners.

10.2 Severability

City and Developer agree that if any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected and shall remain in full force and effect unless amended or modified by mutual consent of the parties.

10.3. Entire Agreement

This Agreement is executed in one original and consists of twenty-one **(21)** pages, including the Recitals and 2 Exhibits, which constitute the entire understanding and agreement of the parties. A list of exhibits to this Agreement, all of which are found in the Reference Document are as follows:

Exhibit 1: General Description and Plan of Record (Klondike Place Subdivision Narrative, Exhibit A-2, File # SUBD-26-2, Post Falls Community Development Department)

Exhibit 2: Reasoned Decision, Klondike Place Subdivision

10.4 Completion of Performance

Upon completion of performance by the parties or revocation of this Agreement, a written statement acknowledging such completion or revocation, signed by the appropriate agents of the City and Developer shall be recorded in the Official Records of Kootenai County, Idaho. Any such release shall not signal completion or release of any provision which confers a public benefit, and which is intended to run with the land unless expressly approved by the governing board of the City.

10.5 Force Majeure

Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond such party's control, government regulations, court actions (such as restraining orders or injunctions) or other causes beyond such party's control. If any such events shall occur, the

term of this Agreement and the time for performance by either party of any of its obligations hereunder shall be extended by the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than three (3) years.

10.6 Estoppel Certificate

Either party may, at any time, and from time to time, deliver written notice to the other party requesting such party to certify in writing that, to the knowledge of the certifying party (1) this Agreement is in full force and effect and a binding obligation of the parties; (2) this Agreement has not been amended or modified either orally or in writing, and if so amended, identifying the amendments; and (3) the requesting party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of such defaults. A party receiving a request hereunder shall execute and return such certificate or give a written detailed response explaining why it will not do so within thirty (30) days following the receipt thereof. City's Mayor or City Administrator shall have the right to execute any certificate requested by Developer hereunder. City acknowledges that a certificate hereunder may be relied upon by transferees and Mortgagees.

10.7 Duty to Record

This Agreement or a Memorandum referencing the existence of this Agreement shall be recorded by City.

Executed this ____ day of _____, 20__.

By: CITY OF POST FALLS, a Municipal Corporation

_____

Randy Westlund, Mayor

_____

Shannon Howard, City Clerk

By: Prestige EMC, LLC

_____

Paul A. Elfers, Managing Member

ACKNOWLEDGMENT

STATE OF IDAHO)
:ss
County of Kootenai)

On this ___ day of ____, 20__, before me, a Notary for the state of Idaho, personally appeared **Randy Westlund and Shannon Howard** known, or identified to me to be the Mayor and City Clerk, of the City of Post Falls, Kootenai County, Idaho, executing the herein instrument, and acknowledged to me that such City of Post Falls executed the same.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.

_____
Notary Public for the state of Idaho
Residing at: _____
Commission Expires: _____

(Stamp Above)

OWNER/DEVELOPER

STATE OF Washington)
:ss
County of Pierce)

This record was acknowledged before me on 8/5/2026 by **Paul A. Elfers** as **Managing Member** of **Prestige EMC, LLC**.

SHAN NG
21037857
NOTARY
PUBLIC
COMMISSION EXPIRES 11-20-2029
STATE OF WASHINGTON

(Stamp Above)

Shan Ng
Notary Public for the state of WA
Residing at: Pierce County
Commission Expires: 11-20-2029

Exhibit 1

WCE

Whipple Consulting Engineers, Inc.

Klondike Place Subdivision

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

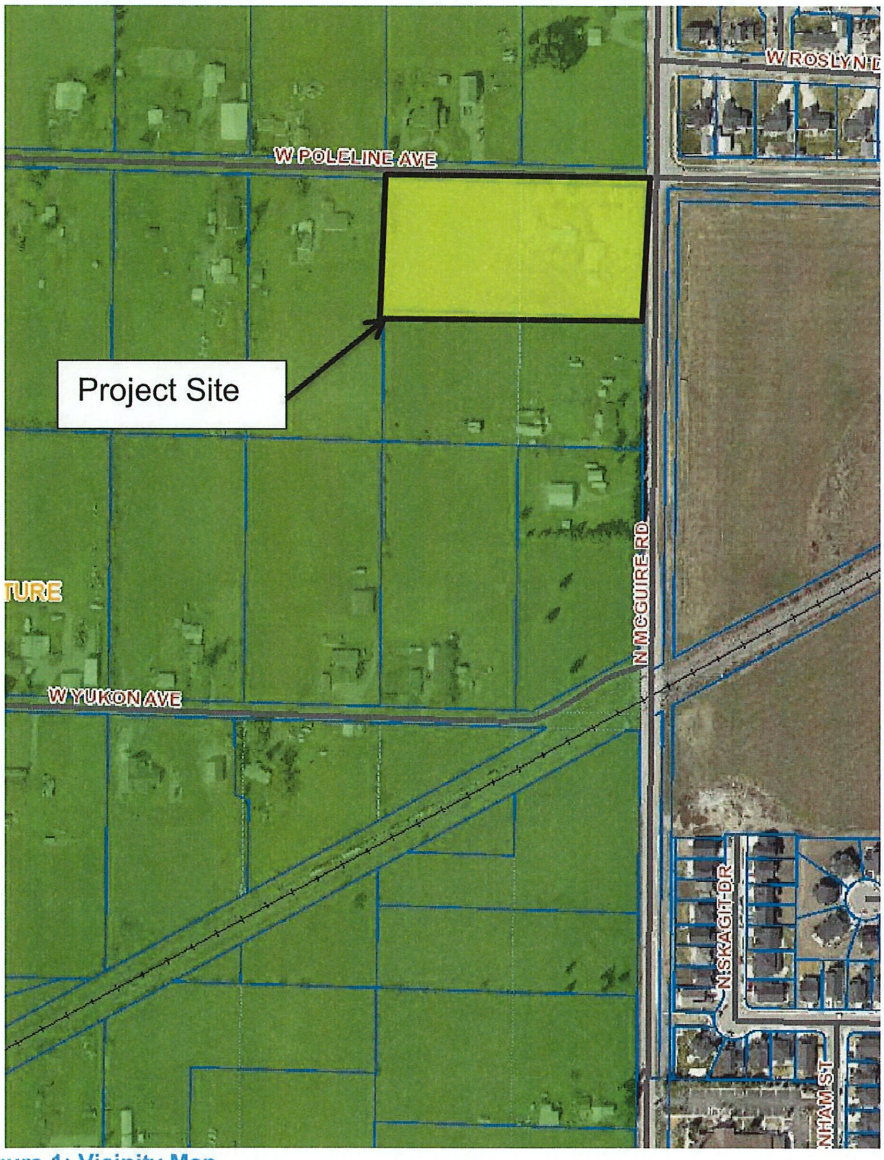


Figure 1: Vicinity Map

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

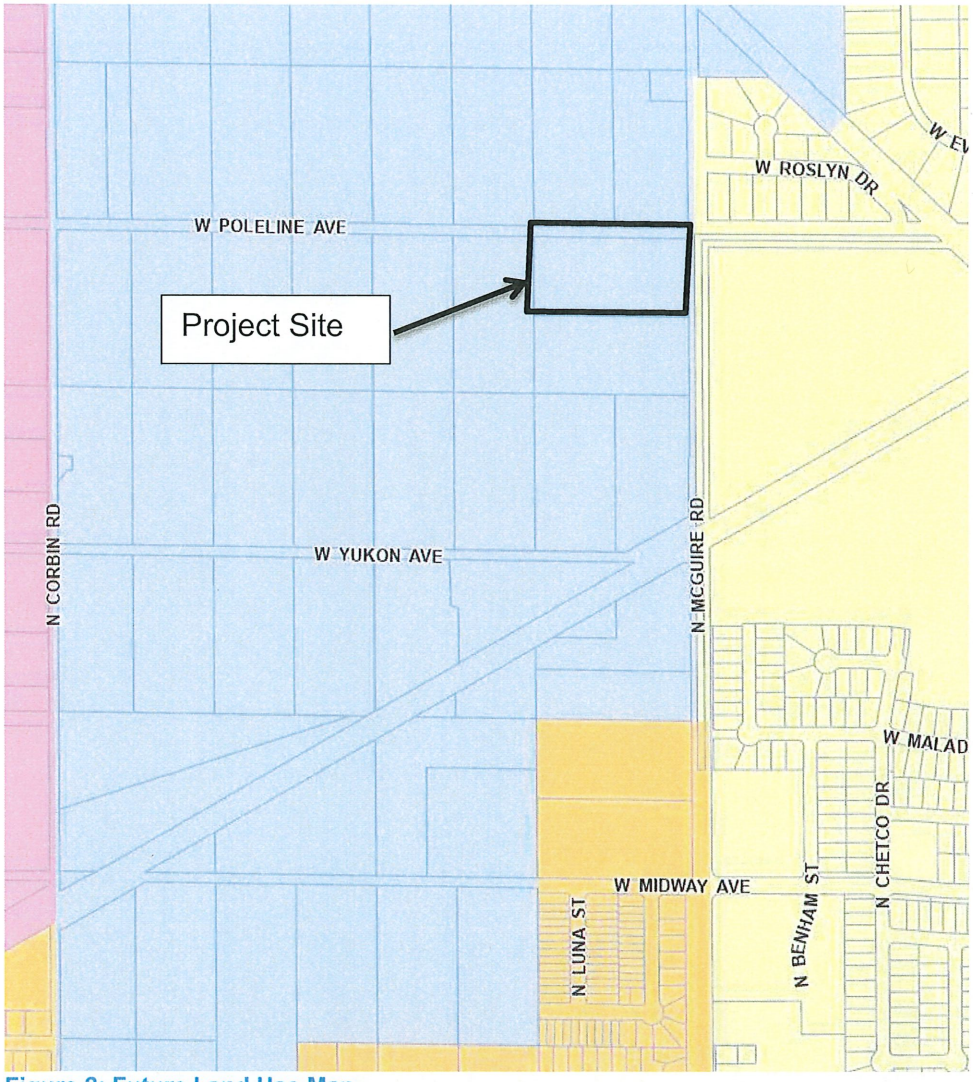


Figure 2: Future Land Use Map

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

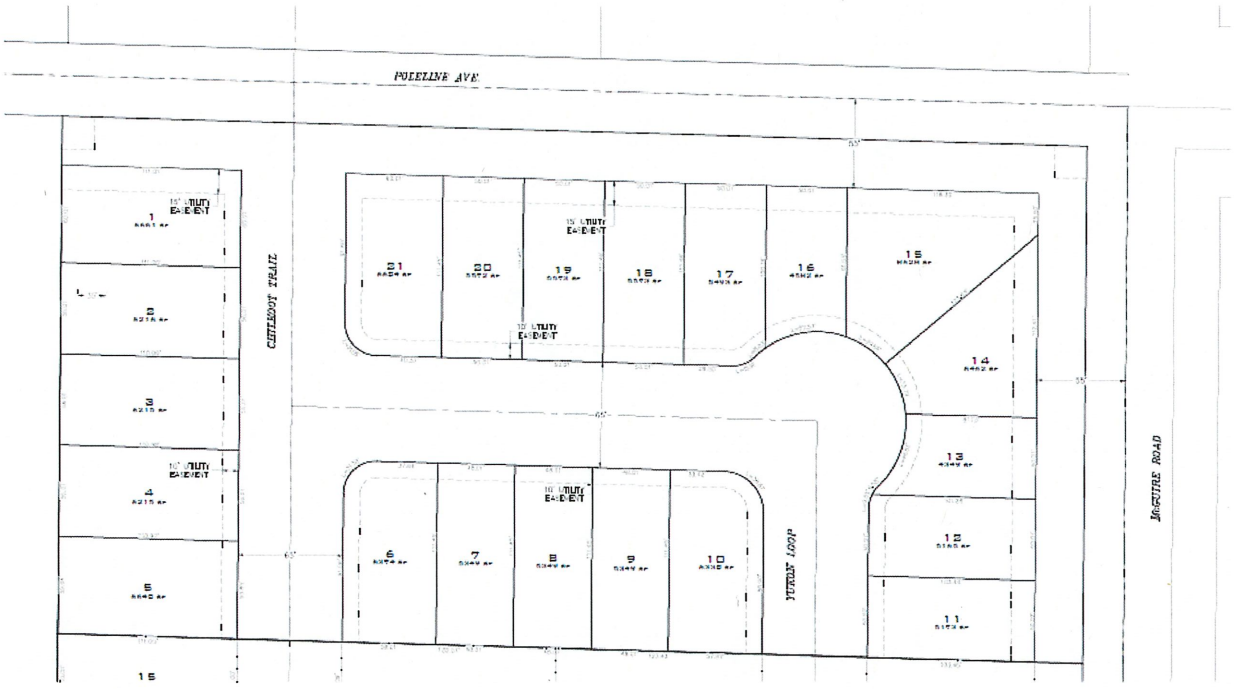


Figure 3: Subdivision Map

Utilities and Access:

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

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

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

Subdivision:

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

SITE DATA		
PARCEL NUMBERS	0296032001AA	
ZONING	R-2 PROPOSED	
PROJECT AREA	4.629	
NUMBER OF LOTS	21	
NUMBER OF TRACTS	0	
	SF	AC
AREA OF LOTS	123,911	2.84
AREA OF TRACTS	0	0.00
AREA OF RIGHT OF WAY	77,749	1.78
MIN LOT AREA	4,349	0.10
MAX LOT AREA	8,628	0.20
AVERAGE LOT AREA	5,899	
DENSITY	8.630	DU/AC
SERVICE PROVIDERS		
FIRE DISTRICT	KOOTENAI COUNTY FIRE AND RESCUE	
WATER SERVICE	EAST GREENACRES IRRIGATION DISTRICT	
SANITARY SEWER SERVICE	CITY OF POST FALLS	

Figure 4: Land Use Table

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

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

Comprehensive Plan Analysis:

This property is located within the West Prairie focus area and the City of Post Falls. The future land use map designates this area to be transitional which is designated for lands suitable for growth, the focus of which is described in the focus area.

Land Use:

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

The proposed R-2 single family subdivision is intended to provide a safe and vibrant neighborhood ideal for the residents of Post Falls. Sidewalks will provide a safe pedestrian environment, and the connection of the streets to adjoining properties will allow for this neighborhood to grow in an orderly manner. Impact fees collected at building permit will provide for acquisition and construction of parks, off site transportation infrastructure, and public safety needs.

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

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

Zoning:

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

Impacts:

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

Conclusion:

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

Exhibit 2

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 funds 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-stie 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 _____

6/9/26
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
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 8/18/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Nancy Thurwachter, Planning Admin

SUBJECT: Beck and Baugh Right of Way Vacation (VAC-26-2)

ITEM AND RECOMMENDED ACTION:
This is a public hearing to consider testimony on a request to vacate the existing road extending west at the intersection of South Beck Road and North Baugh Way.

DISCUSSION:
The Pointe Partners, LLC, requests the vacation of a portion of the existing western road extension known as South Beck Road. Staff reviewed the proposed vacation and has no objection vacating this right of way. City sanitary sewer mains and water mains do exist within the vacation area. Easements should be retained by the City for the identified utilities.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:
N/A

APPROVED OR DIRECTION GIVEN:
N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:
N/A

BUDGET CODE:
N/A

ATTACHMENTS:
1. Beck and Baugh Vacation Staff Report (VAC-26-2)
2. Beck and Baugh Vacation Staff PowerPoint (VAC-26-2)
3. Exhibit PA-1 Phillips 66 Comments_Beck&Baugh VAC-26-2
4. Exhibit PA-2 BPA Comments_Beck&Baugh VAC-26-2
5. EWxhibit PA-3 PFHD Comments_Beck & Baugh VAC-26-2
6. Exhibit PA-4 DEQ Comments_Beck & Baugh VAC-26-2

CITY OF POST FALLS
STAFF REPORT

DATE: JULY 29, 2026

TO: POST FALLS MAYOR AND CITY COUNCIL

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

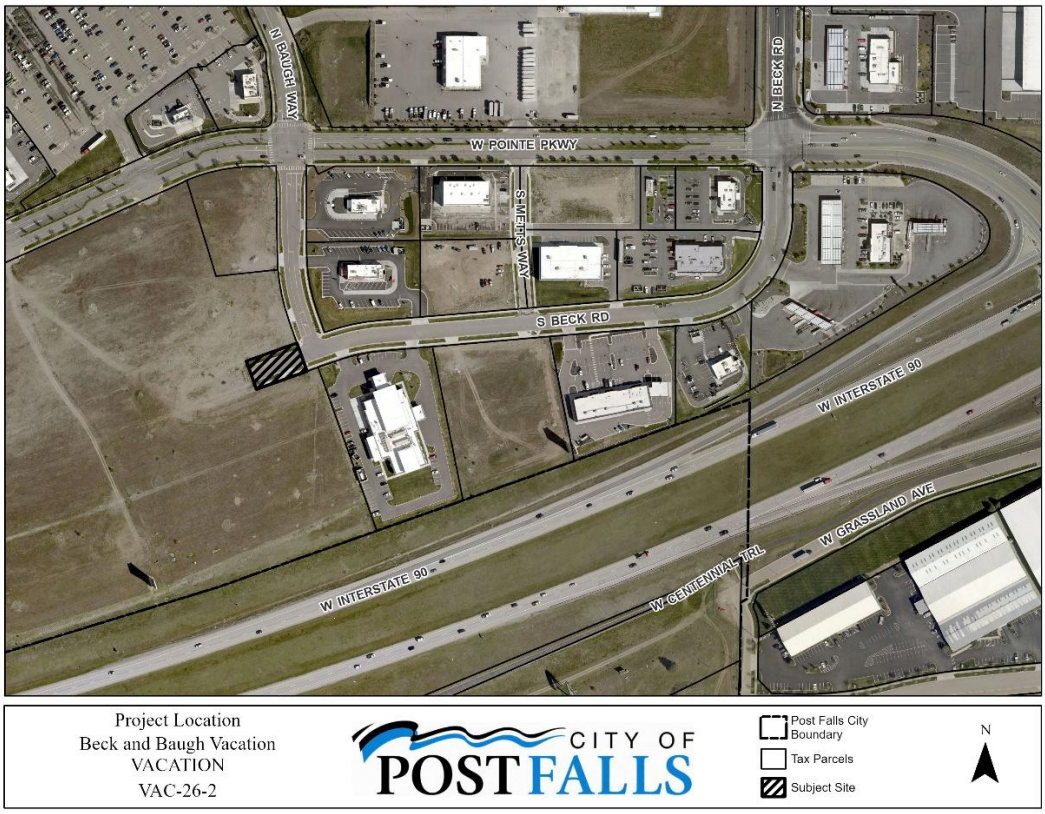
SUBJECT: STAFF REPORT FOR THE AUGUST 18, 2026, CITY COUNCIL MEETING
BECK AND BAUGHT ROW VACATION VAC-26-2

Project Name / File Number: Beck and Baugh ROW Vacation File No. VAC-26-2

Project Description: Wadsworth Development Group requests, on behalf of The Pointe Partners LLC to vacate a portion of the exiting road extension known as South Beck Road (See following Maps).

Project Location: Generally, the right-of-way requested to be vacated is west of the intersection at South Beck Road and North Baugh Way.

AREA CONTEXT (proposed site hatched below):



Staff Comments: The hatched area above depicts the rights-of-way area requested for vacation to assist the owners' changes in the development plan for the property directly west of the subject area. The

right-of-way area being proposed for vacation was part of The Pointe at Post Falls Fourth Addition. Vacating this extension west does not create any adverse impacts and would assist the development adjacent to the west.

INFRASTRUCTURE CONTEXT:

Staff reviewed the proposed vacation and has no objections to the areas cited within this staff report for vacation. City sanitary sewer mains and water mains do exist within the vacation area. With vacation, an easement should be retained by the City for the identified utilities.

OTHER AGENCY NOTIFIED:

Agencies Notified:

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

PUBLIC PROCESS: Notice of the proposed annexation mailed to property owners within 300 feet of the proposed project on July 29, 2026, and was also sent to appropriate jurisdictions on July 31, 2026. Notice has been published in the Coeur d'Alene Press on July 31, 2026 and will be again on August 7th, 2026. The property will be posted by August 7, 2026.

MOTION OPTIONS: The City Council may approve, approve with modifications, or deny the proposed vacation. Should the Council move to approve the request, staff would prepare an ordinance vacating the aforementioned rights-of-way.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1 Application
Exhibit A-2 Narrative

Staff Exhibits:

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

Exhibit A-1

Vacation

VAC-26-2

Submitted On: Jun 19, 2026

Applicant

Giovanni Amaller
801-748-4088 ext. 271
@ giovanni@wadsdev.com

Primary Location

6470 W POINTE PKWY
POST FALLS, ID 83854

Option For Redaction

Would You Like to Submit Redacted Documents

Yes I will submit redacted documents

Applicant Information

Applicant Type

Agent

Applicant Name

Giovanni Amaller

Phone

801 748 4088

Email

giovanni@wadsdev.com

Address

166 14000 S

City, State & Zip Code

Draper, UT, 84020

Owner Information

Name

Nate Ballard

Company

The Pointe Partners, LCC

Phone

801 748 4088

Email

nate@wadsdev.com

Address

166 14000 S

City, State & Zip Code

Draper, UT, 84020

Vacation Information

New Field

On behalf of The Pointe Partners, LLC, owner and developer of the property located at 6470 W Point PKWY, Parcel # PL74000000A0. We request that the City vacate a portion of the existing road extension known as South Beck Road west of North Baugh Way (See Legal Description). Accordingly, we request that the City process the road vacation in accordance with applicable requirements and, upon completion, convey or deed the vacated road area to The Pointe Partners, LLC.

Application Certification

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

true

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

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

Exhibit A-2

Wadsworth Development Group
166 14000 S Ste 210
Draper, Utah, 84020

06/19/2026

Re: Request to Vacate Road Stub / Extension and Deed Property Back to Developer/Owner

Dear Jon Manley,

On behalf of The Pointe Partners, LLC, owner and developer of the property located at 6470 W Point PKWY, Parcel # PL74000000A0. We request that the City vacate a portion of the existing road extension known as South Beck Road west of North Baugh Way (See Legal Description).

The road area was originally contemplated as part of a planned second phase extending west; however, due to changes in the development plan, the extension is no longer necessary.

The requested vacation will not adversely affect adjoining landowners or the public because surrounding area is primarily vacant or undeveloped land owned by The Pointe Partners, LLC.

Accordingly, we request that the City process the road vacation in accordance with applicable requirements and, upon completion, convey or deed the vacated road area to The Pointe Partners, LLC, subject to any necessary utility easements or reservations.

Thank you for your time and consideration. We appreciate the City’s assistance and look forward to working cooperatively with staff to complete the road vacation and related conveyance process.

Sincerely,

Nate Ballard

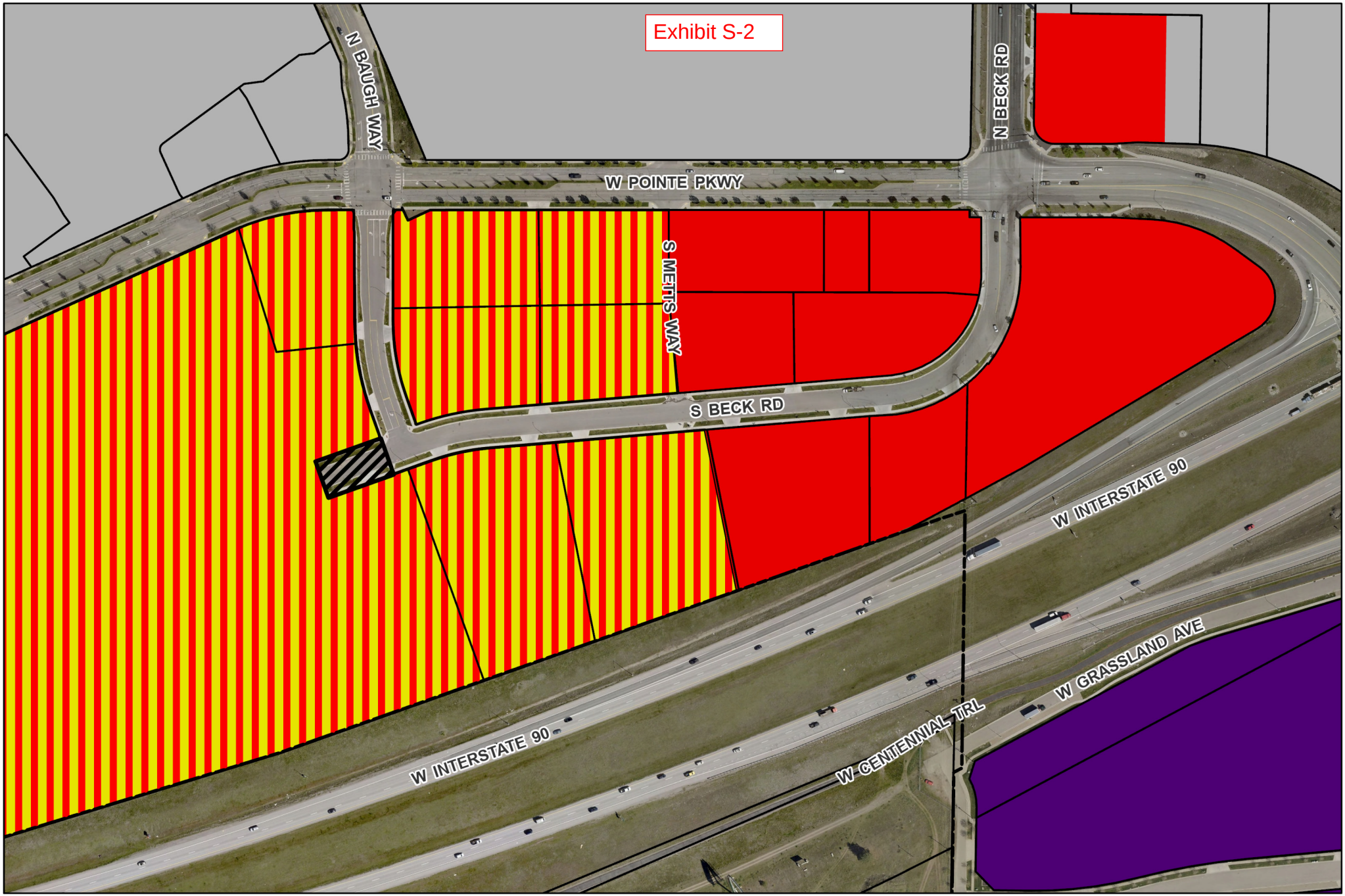
COO
Wadsworth Development Group

Project Location
Beck and Baugh Vacation
VACATION
VAC-26-2

CITY OF POST FALLS

Post Falls City Boundary
Tax Parcels
Subject Site

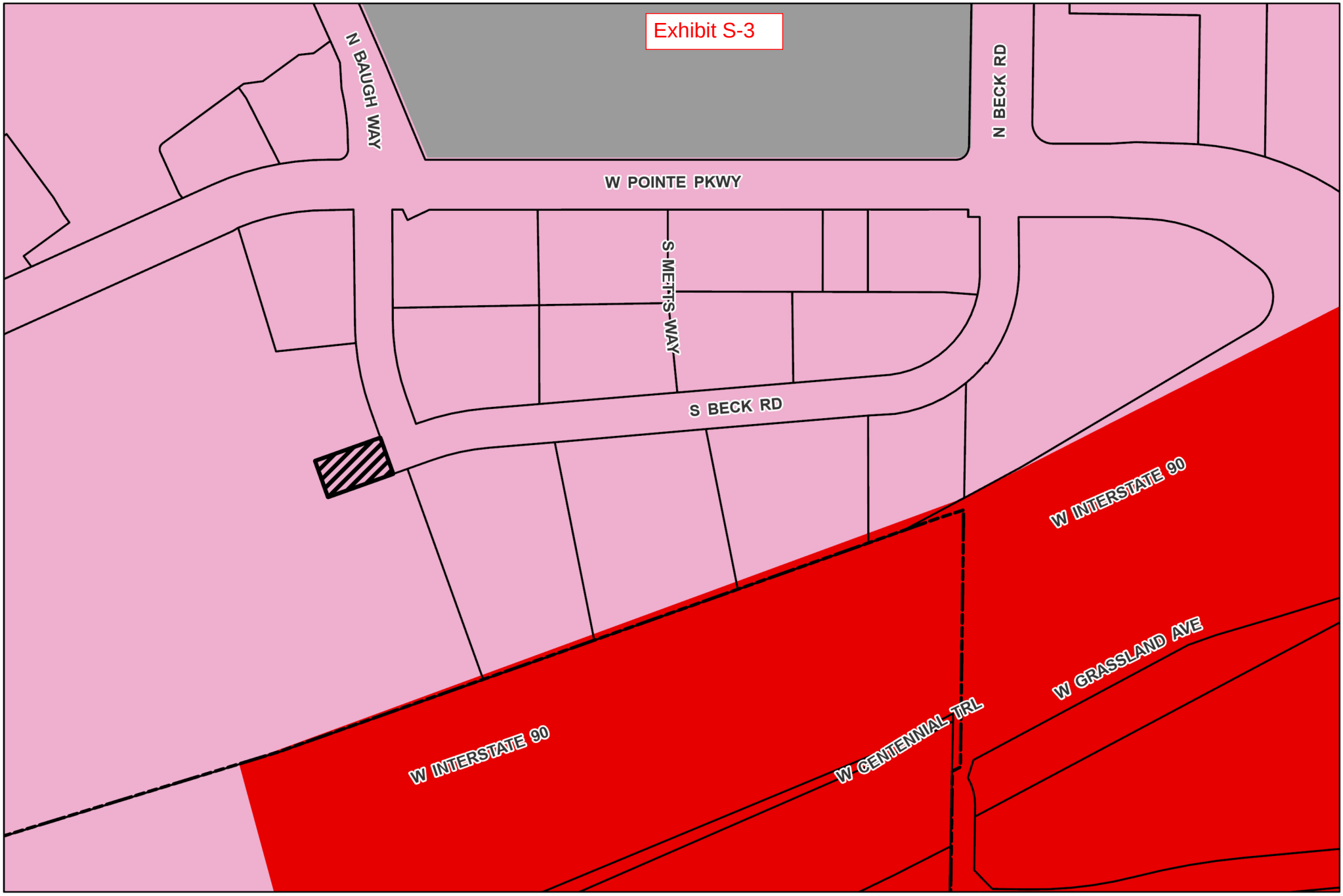
N



Zoning Map
Beck and Baugh Vacation
VACATION
VAC-26-2

CITY OF POST FALLS

Subject Site
Post Falls City Boundary
Tax Parcels
CCM
CCS
I
SD1
N



Future Land Use Designation
Beck and Baugh Vacation
VACATION
VAC-26-2

CITY OF POST FALLS

Subject Site
Post Falls City Boundary
Tax Parcels
Business/Industrial
Business/Commercial
Commercial

N

Beck and Baugh Vacation VAC-26-2

August 18, 2026

CITY OF POST FALLS

Ethan Porter – Associate Planner

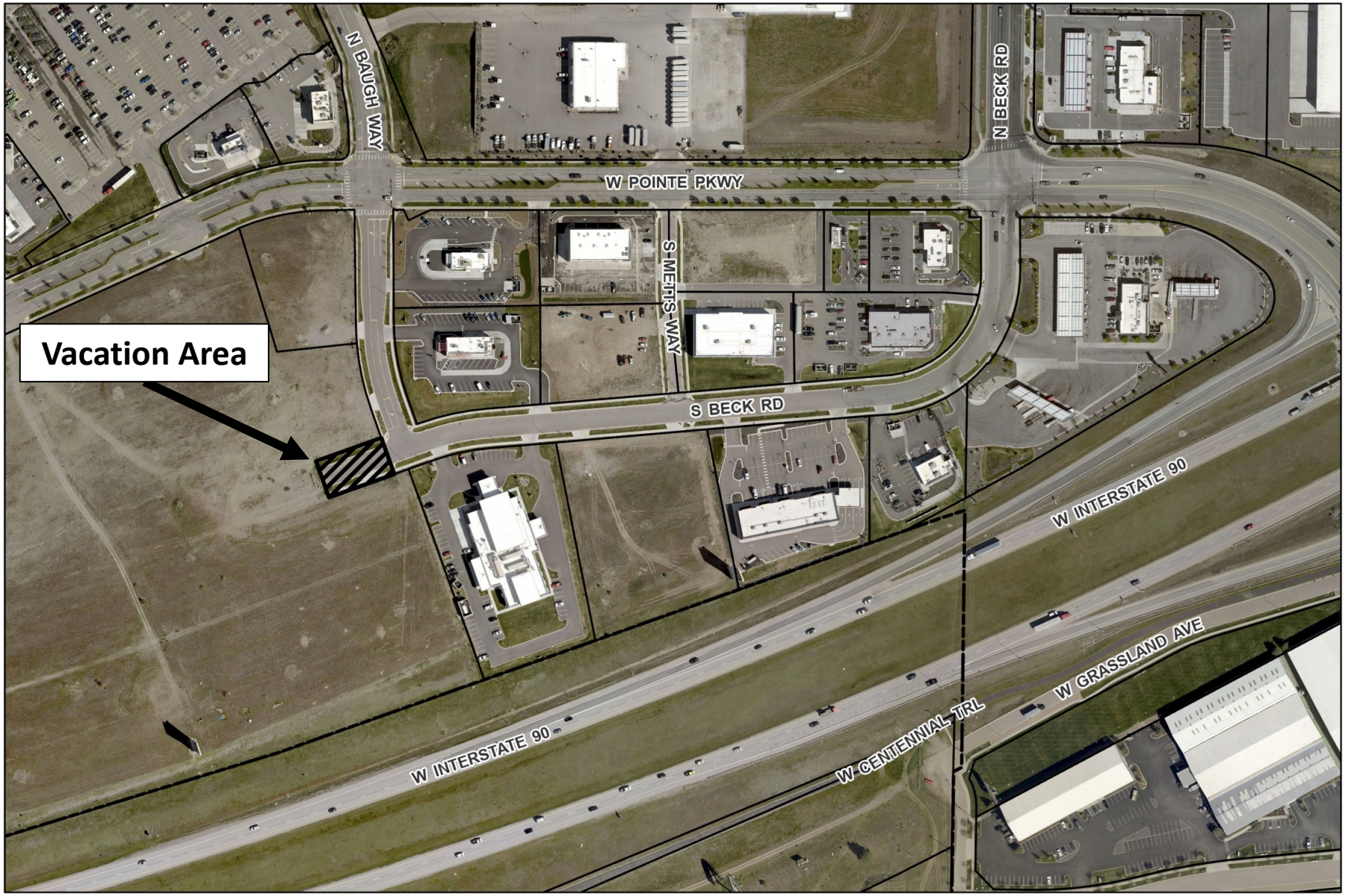
OWNER: City of Post Falls

APPLICANT: Giovanni Amaller

REQUESTED ACTIONS:

Wadsworth Development Group requests, on behalf of The Pointe Partners LLC to vacate a portion of the exiting road extension known as South Beck Road.

Millworx Vacation



Project Location
Beck and Baugh Vacation
VACATION
VAC-26-2

CITY OF POST FALLS

Post Falls City Boundary
Tax Parcels
Subject Site

N

Project Location

Water Context

Sewer Context

Staff has no concerns with vacating the proposed right-of-way area from South Beck Road

- City sanitary sewer mains and water mains do exist within the vacation area
- An easement should be retained for the identified utilities

Staff Comment

CITY OF POST FALLS

- Bonneville Power Administration
- Kootenai County Fire
- PF Highway District
- PF School District
- Avista (WWP-3)
- Dept. of Environmental Quality
- Phillips 66 (Pipeline company)
- Yellowstone (Pipeline company)
- TransCanada GTN
- PF Parks & Rec
- Kootenai Electric
- Ross Point Water
- TDS
- Idaho Dept. of Lands
- Panhandle Health
- NW Pipeline Corp.
- PF Post Office
- East Greenacres Irrigation District
- Spectrum
- Utilities (W/WW)
- Urban Renewal Agency
- Kootenai County Planning
- City Link
- Idaho Transportation Dept.
- KMPO
- UPRR

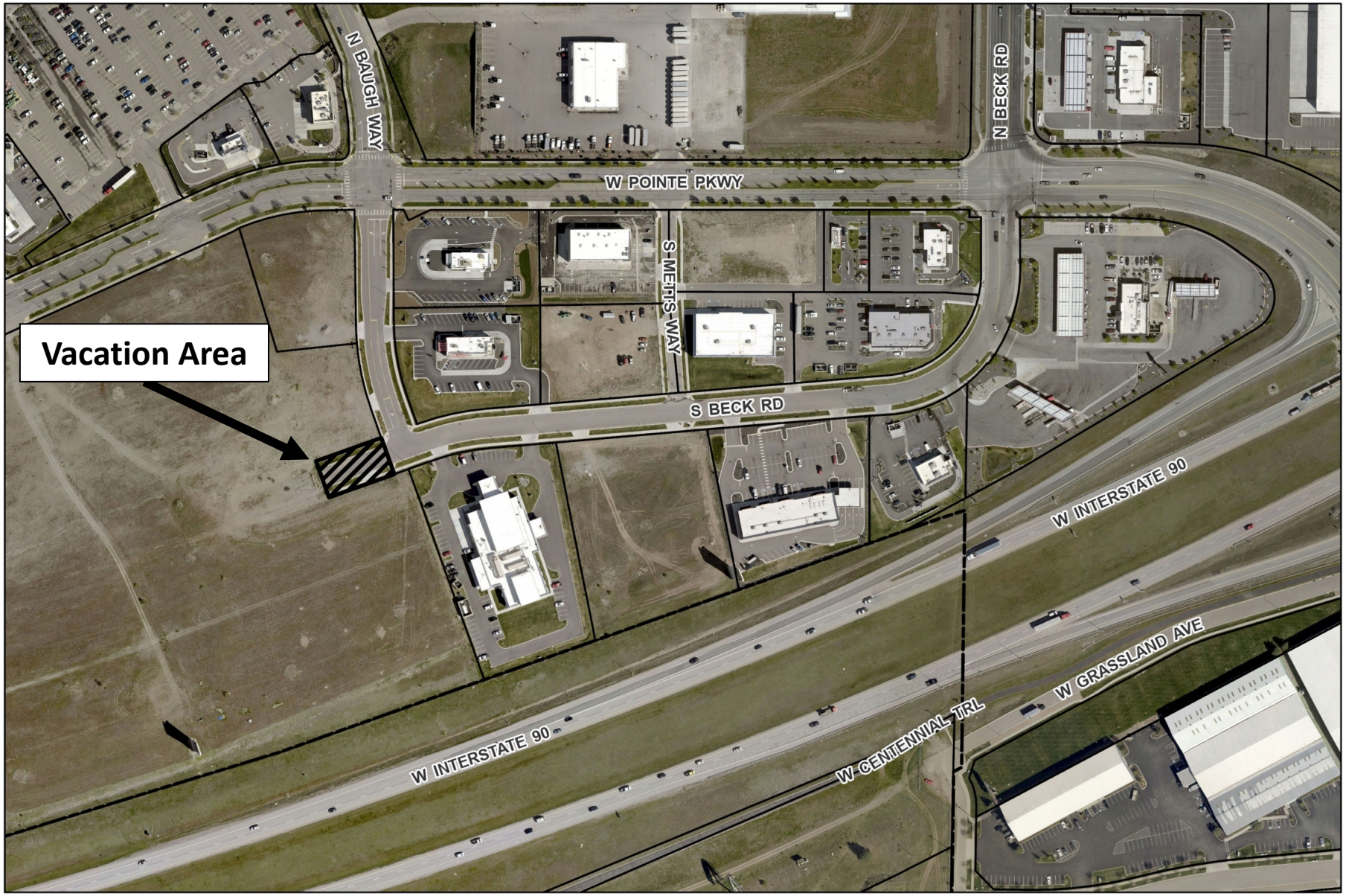
Agencies Notified

CITY OF POSTFALLS

[PA-1] Phillips 66 – No utilities in the project vicinity

[PA-2] BPA – No comments

Agency Comments



Project Location
Beck and Baugh Vacation
VACATION
VAC-26-2

CITY OF POST FALLS

Post Falls City Boundary
Tax Parcels
Subject Site

N

Project Location

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Friday, July 31, 2026 12:24 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Beck & Baugh Vacation File No. VAC-26-2
Attachments: Exhibit PH-2 NTJ_Beck & Baugh VAC-26-2.pdf

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

Nancy,

Phillips 66 does not have any utilities within the attached project vicinity.
(Response 13459)

Leo Martinez
Associate, Operations Support • Real Estate Services

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, July 31, 2026 11:56 AM
To: Ali Marenau <AMarienau@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 Philips <Karen.Phillips@avistacorp.com>; Katherine Weller <Katherine.Weller@spectrum.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kris Faver (kris.faver@tdstelecom.com) <kris.faver@tdstelecom.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kurt Larson <klarson@kec.com>; Kyle Leatham <kyle.leatham@bnsf.com>; Lance Kippen <lkippen@olsson.com>; Lee Barns <lee.barnes@tdstelecom.com>;

Nancy Thurwachter

From: Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@BPA.Gov>
Sent: Friday, July 31, 2026 3:12 PM
To: Nancy Thurwachter
Cc: Farley,Alynette B (CONTR) - TERR-BELL-1
Subject: VAC26-2 RE: Notice to Jurisdictions Beck & Baugh Vacation File No. VAC-26-2

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No comment, no BPA ROW @ location.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, July 31, 2026 11:56 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 Philips <Karen.Phillips@avistacorp.com>; Katherine Weller <Katherine.Weller@spectrum.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>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>; Ziply <ID-EWA.SFU.MDU.Engineering@ziply.com>
Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen-Chair <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter

From: Jonie Anderson
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Beck & Baugh Vacation File No. VAC-26-2
Date: Thursday, August 6, 2026 2:07:36 PM
Attachments: image003.png

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Good afternoon,
Post Falls Highway District has no comments.

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 31, 2026 11:56 AM
To: Ali Marenau <AMarienau@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 Philips <Karen.Phillips@avistacorp.com>; Katherine Weller <Katherine.Weller@spectrum.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>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>; Ziply <ID-EWA.SFU.MDU.Engineering@ziply.com>
Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen-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 <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: Notice to Jurisdictions Beck & Baugh Vacation File No. VAC-26-2

Good afternoon,

Please find attached the Notice to Jurisdictions for Beck & Baugh Vacation File No. VAC-26-2 that is scheduled for the City Council meeting August 18, 2026. The draft staff report will be on the city's website shortly.

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

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

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

Nancy Thurwachter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Wednesday, August 12, 2026 11:06 AM
To: Nancy Thurwachter
Subject: Re: Notice to Jurisdictions Beck & Baugh Vacation File No. VAC-26-2

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

Good Morning,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, July 31, 2026 11:56 AM
To: Ali Marenau <AMarienau@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 <cdaconst@avistacorp.com>; cingle@kcgov.us <cingle@kcgov.us>; Chris Way <cway@kootenaifire.com>; Christina Petit <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 Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jess Eliason <jeliason@kmpo.net>; Jessie Holderman <JHolderman@kec.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Katherine Weller <Katherine.Weller@spectrum.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>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan

CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 8/18/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Justin Sauder, Associate Planner

SUBJECT: Signal Point Vista Annexation (ANNX-26-3)

ITEM AND RECOMMENDED ACTION:
This agenda item is a public hearing on a request to annex an approximately 14.62-acre parcel located east of the intersection of Syringa Street and 16th Avenue and the conditions contained in the related annexation agreement. The hearing also addresses a request to zone the parcel as Medium Density Residential (R2). Staff requests that the City Council evaluate the testimony and evidence submitted during the public hearing process and determine if the Council desires to annex the property and if the adopted zone change criteria have been met for the requested zoning designation.

DISCUSSION:

The applicant is requesting the City Council annex an approximately 14.62 acre parcel, located east of the intersection of Syringa Street and 16th Avenue and zone the property as Medium Density Residential (R2). Annexation is a legislative process where the City Council determines whether annexing the property is in the best interest of the city. Determining the appropriate zone is a quasi-judicial decision, meaning that the City Council can only consider whether the adopted zone change criteria have been met based only on the evidence received during the hearing process. The adopted criteria are:

Annexation (Legislative):
1. Is annexation of the property in the best interest of the city?

Zone Change (Quasi-Judicial):
1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?

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

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

Next Steps:

After the hearing, staff will draft a final written decision based on the council's motion to approve or deny. The final decision will be returned to council in approximately 1.5 months for review and approval. If the annexation is approved, staff will direct the applicant to finalize the grants of easements and rights of way along with any changes to the annexation agreement. Those items will be returned to the council, along with the annexation ordinance, in approximately 3–6 months. However, under Municipal Code Section 18.20.090, the applicant has up to 1 year to return the signed documents to the city.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:
N/A

APPROVED OR DIRECTION GIVEN:

On August 11, 2026, the Planning and Zoning Commission recommended assigning the Medium Density (R2) zoning designation if City Council decides to approve the proposed annexation.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:
N/A

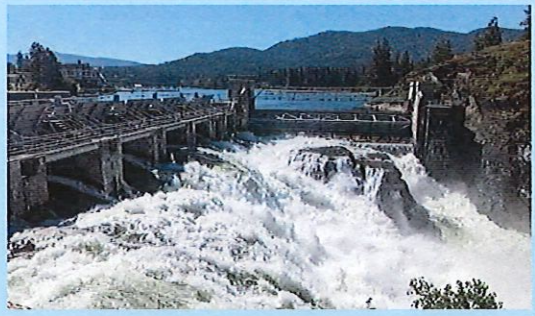
BUDGET CODE:
N/A

ATTACHMENTS:
1. Signal Point Vista Annexation CC Presentation (ANNX-26-3)
2. Signal Point Vista Annexation Staff Report (ANNX-26-3)
3. Exhibit PA-5 PFHD Comments_Signal Point ANNX-26-3
4. Exhibhit PA-6 DEQ Comments_Signal Point Vista ANNX-26-3

Signal Point Vista Annexation

ANNX-26-3

August 18, 2026



CITY OF POST FALLS

Justin Sauder – Associate Planner

1

OWNERS: Viking Construction

APPLICANT: Whipple Consulting Engineering

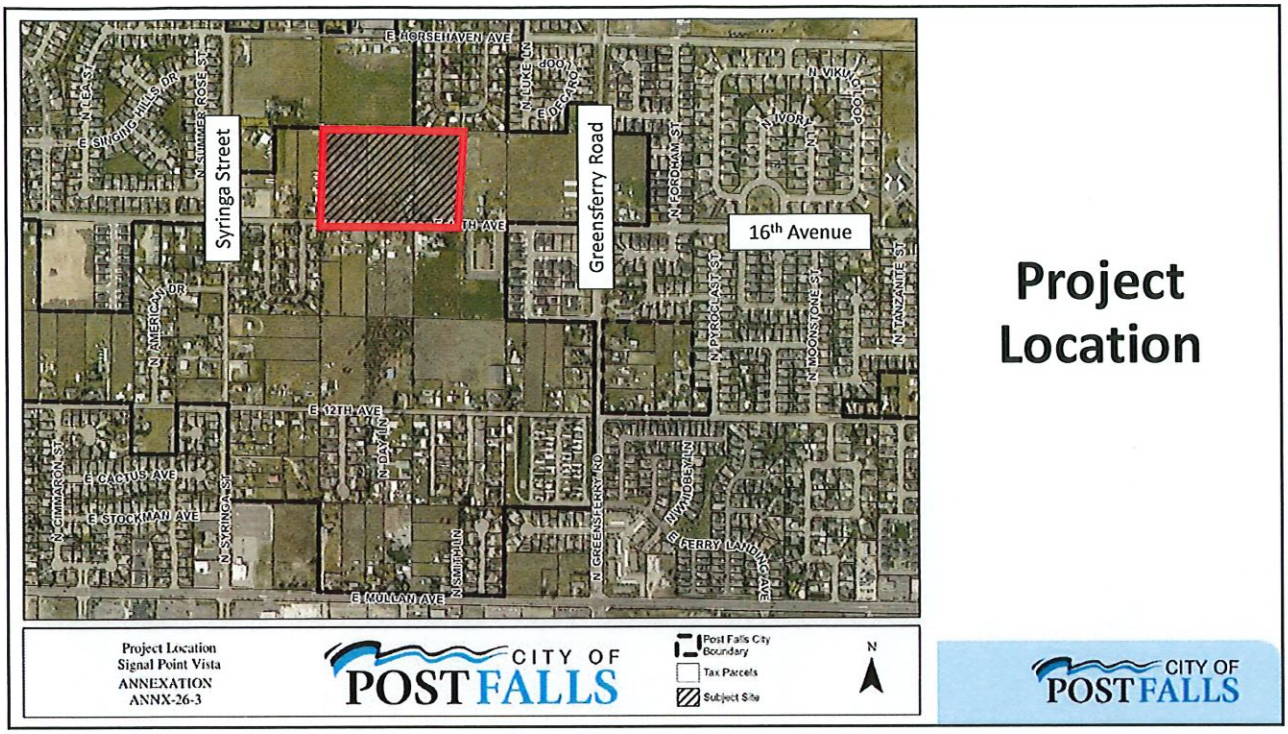
REQUESTED ACTIONS:

- **Annexation and Subdivision:** Applicant is requesting the City Council to approve the request to annex approximately 14.62-acres with a Medium Density (R2) zoning into the City of Post Falls

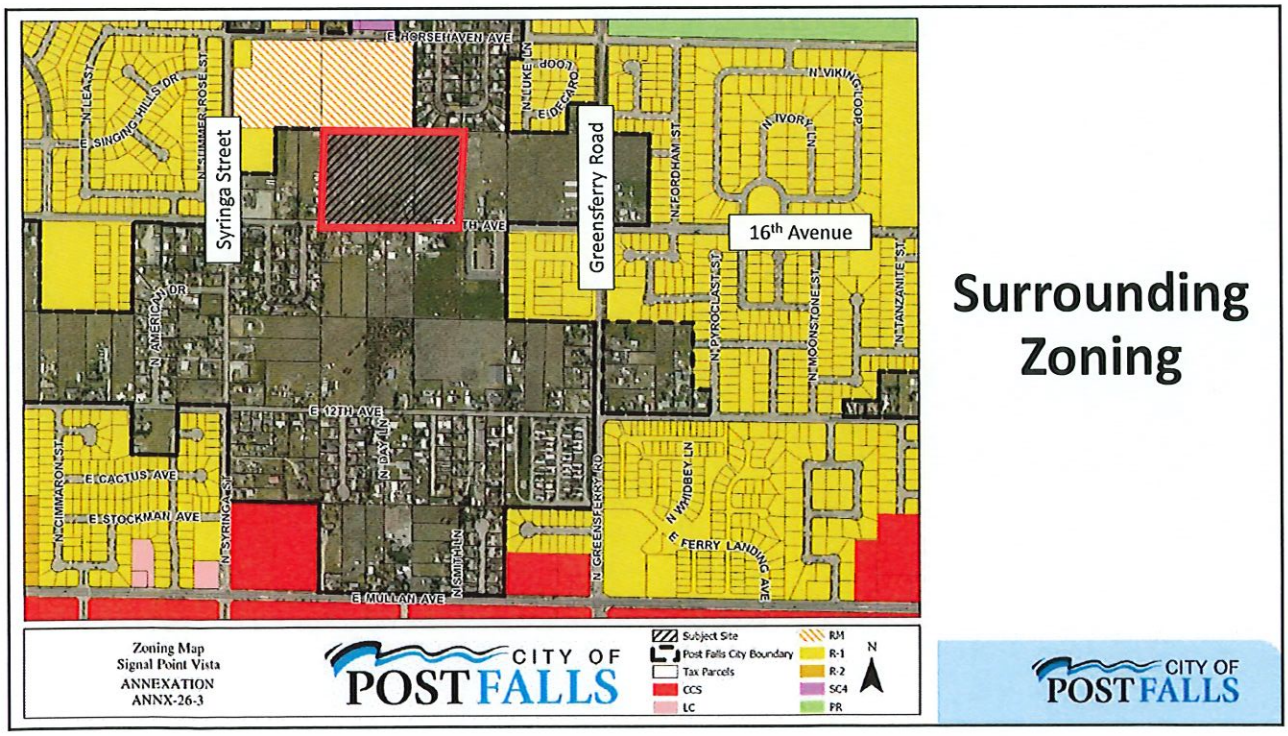
Signal Point Vista

CITY OF POST FALLS

2


Syringa Street
Greensferry Road
16th Avenue
E HORSEHAVEN AVE
E 12TH AVE
E CACTUS AVE
E STOCKMAN AVE
E MULLAN AVE
E FERRY LANDING AVE
N SYRINGA ST
N GREENSFERRY RD
N FORDHAM ST
N MOONSTONE ST
N PYROCLAST ST
N TANZANITE ST
N VIKING LOOP
N IVORY LN
N WHITBEY LN
N SMITH LN
N DAY LN
Project Location
Signal Point Vista
ANNEXATION
ANNX-26-3
CITY OF POST FALLS
Post Falls City Boundary
Tax Parcels
Subject Site
N
Project Location
CITY OF POST FALLS

3


Syringa Street
Greensferry Road
16th Avenue
E HORSEHAVEN AVE
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N PYROCLAST ST
N TANZANITE ST
N VIKING LOOP
N IVORY LN
N WHITBEY LN
N SMITH LN
N DAY LN
Zoning Map
Signal Point Vista
ANNEXATION
ANNX-26-3
CITY OF POST FALLS
Subject Site
Post Falls City Boundary
Tax Parcels
CCS
LC
RM
R-1
R-2
SC4
PR
N
Surrounding Zoning
CITY OF POST FALLS

4

Land Use & Site

- A single-family home
- Over the Rathdrum Prairie Aquifer

Water

- Ross Point Water District

Wastewater

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

Traffic

- East 16th Avenue classified as a Major Collector
- Additional rights-of-way and easement would need to be provided as part of annexation

Additional Information

CITY OF POST FALLS

5

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

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

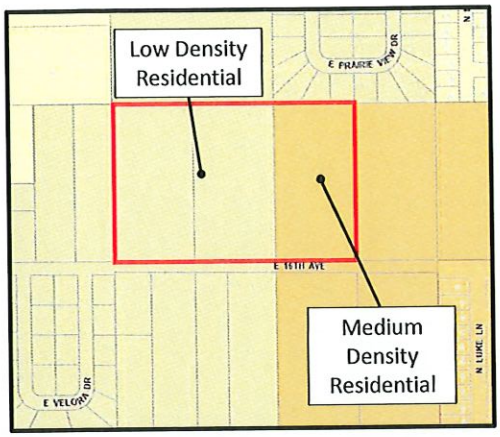
3. **Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?**

Zone Change Review Criteria

CITY OF POST FALLS

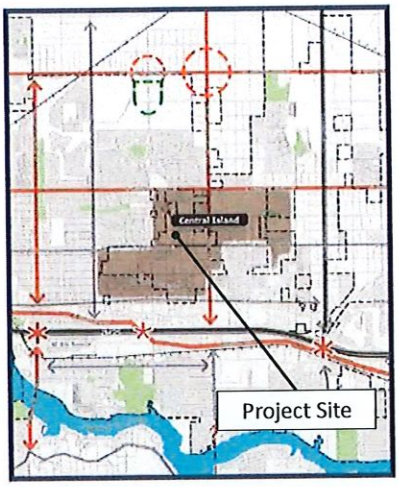
6

Future Land Use Designation



Implementing Zoning District - Per Focus Area

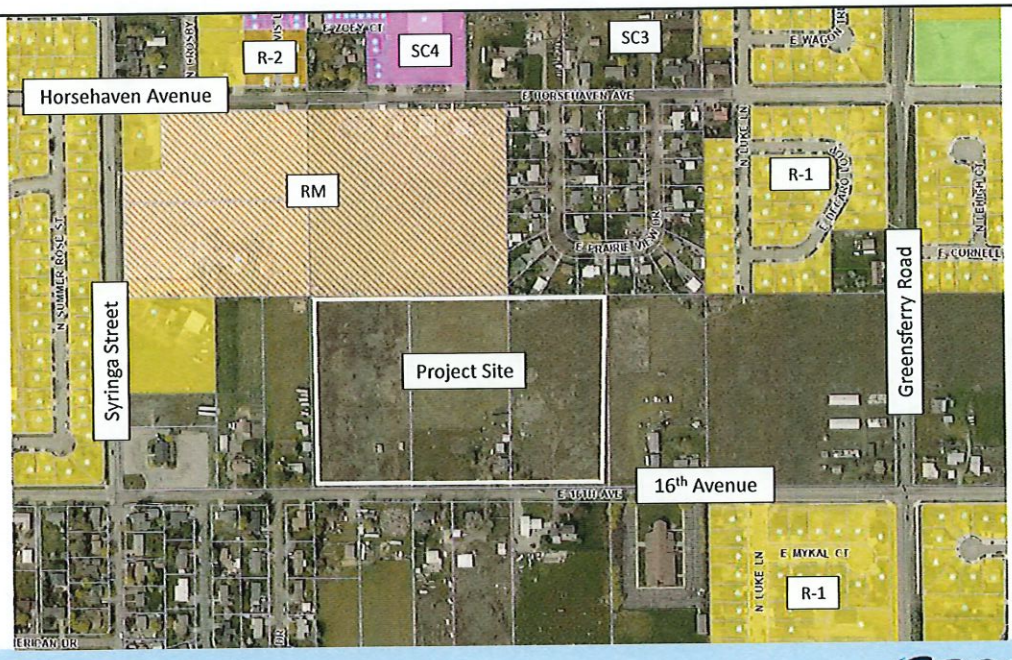
Central Island Focus Area



Future Land Use Designation/Focus Area

CITY OF POSTFALLS

7

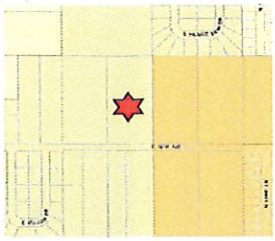


Zoning/Surrounding Area

CITY OF POSTFALLS

8

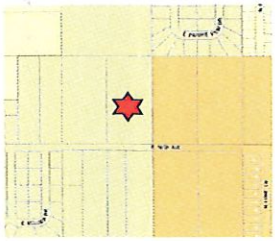
Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
 Low Density Residential *This category encompasses all types of singe-family residential uses up to 8 units per acre.*	Central Prairie Development trends in the Central Prairie have been focused on addressing single-family housing needs. Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide greater emphasis on pedestrian friendly neighborhoods that connect to community trails and nearby amenities.	[G.01]: Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health	[P.02]: Apply or revise zoning designations with careful consideration of factors including: **Future land use mapping;** **Compatibility with surrounding land uses;** **Infrastructure and service plans;** **Existing and future traffic patterns;** **Goals and policies of the comprehensive plan, related master plan and/or facility plans.**

CITY OF POST FALLS

9

Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
 Low Density Residential *This category encompasses all types of singe-family residential uses up to 8 units per acre.*	Central Prairie Development trends in the Central Prairie have been focused on addressing single-family housing needs. Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide greater emphasis on pedestrian friendly neighborhoods that connect to community trails and nearby amenities.	[G.12]: Maintain the City of Post Fall's long-term fiscal health.	[P.8]: Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits. [P.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.

CITY OF POST FALLS

10

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

Zone Change Review Criteria

CITY OF POST FALLS

11

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

Agencies Notified

CITY OF POST FALLS

12

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

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

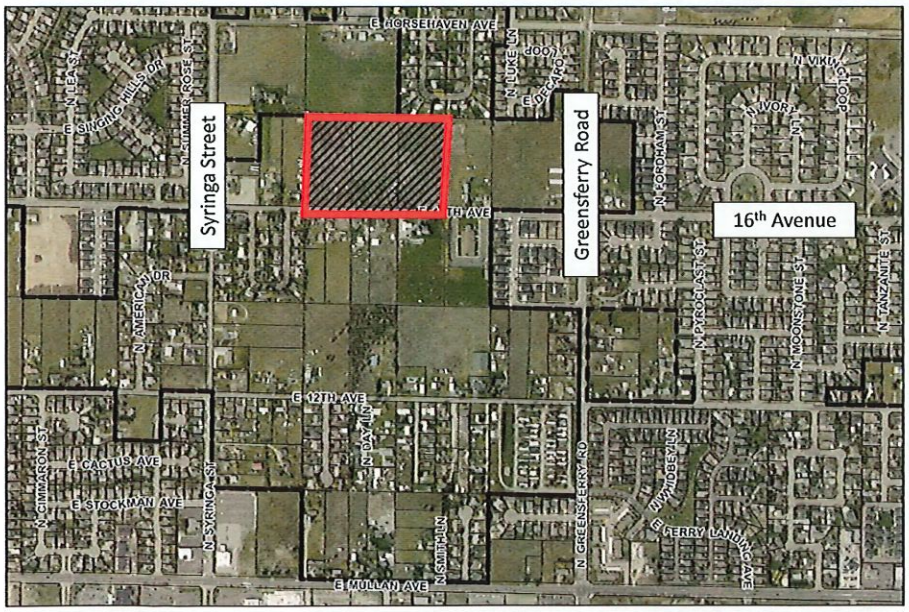
[PA-3] Phillips 66 – No facilities within project site

[PA-4] Post Falls Highway District – In favor of annexation

Agency Comments

CITY OF POST FALLS

13



Project Location

CITY OF POST FALLS

14

CITY OF POST FALLS
STAFF REPORT

DATE: JULY 31, 2026

TO: CITY COUNCIL

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

SUBJECT: STAFF REPORT FOR THE AUGUST 18, 2026, CITY COUNCIL MEETING
SIGNAL POINT VISTA ANNEXATION ANNX-26-3

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 annexation criteria. Their responses have been embedded within the staff report.

Whipple Consulting Engineering, on behalf of Viking Construction, is requesting approval to annex approximately 14.62-acres into the City of Post Falls with a zoning request of Medium Density Residential (R2) per Exhibit A-2. The City Council must conduct a public hearing to review the proposed zoning as part of the annexation proposal per the Legislative review criteria for annexations and the Quasi-Judicial Zone Change review criteria contained in Post Falls Municipal Code Section 18.20.100.

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

Annexation (Legislative)

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

Zone Change (Quasi-Judicial)

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

The Planning and Zoning Commission forwarded a recommendation of R2 on August 11, 2026.

PROJECT INFORMATION:

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

Owner: Viking Construction INC

Applicant: Whipple Consulting Engineers

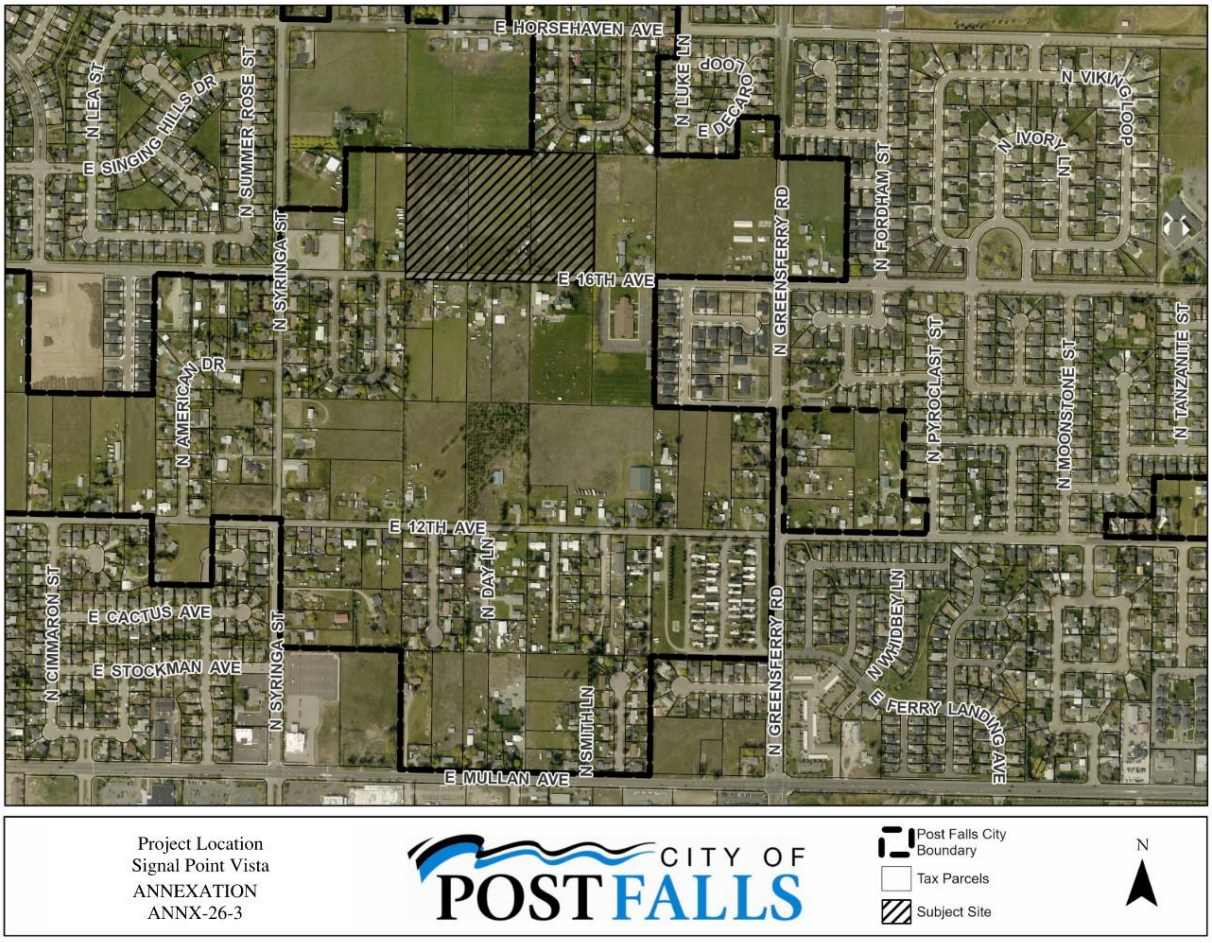
Project Description: Annex approximately 14.62-acres within the City of Post Falls with a zoning request of Medium Density Residential (R2).

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

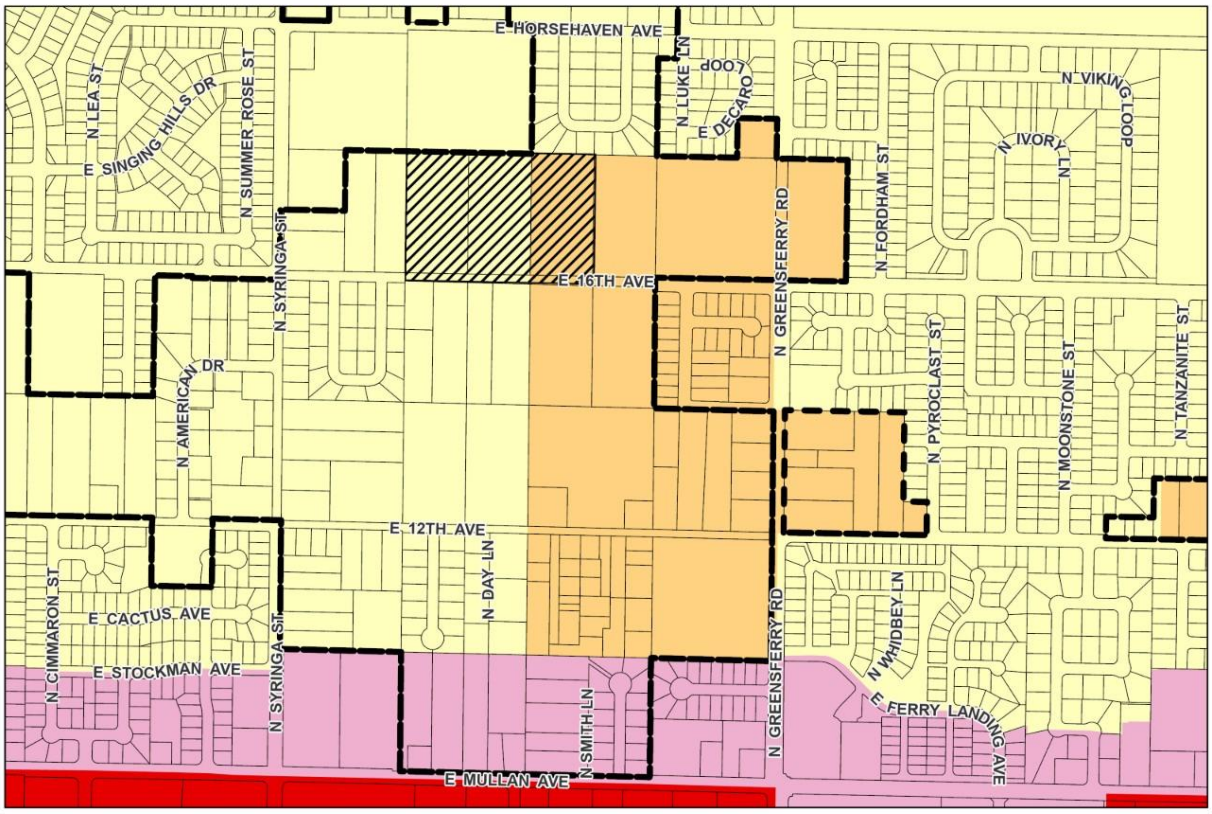
section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria provides the framework for decision making for the Planning Commission and City Council.

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.



Future Land Use Designation
Signal Point Vista
ANNEXATION
ANNX-26-3

CITY OF POST FALLS

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

N

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 though 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.

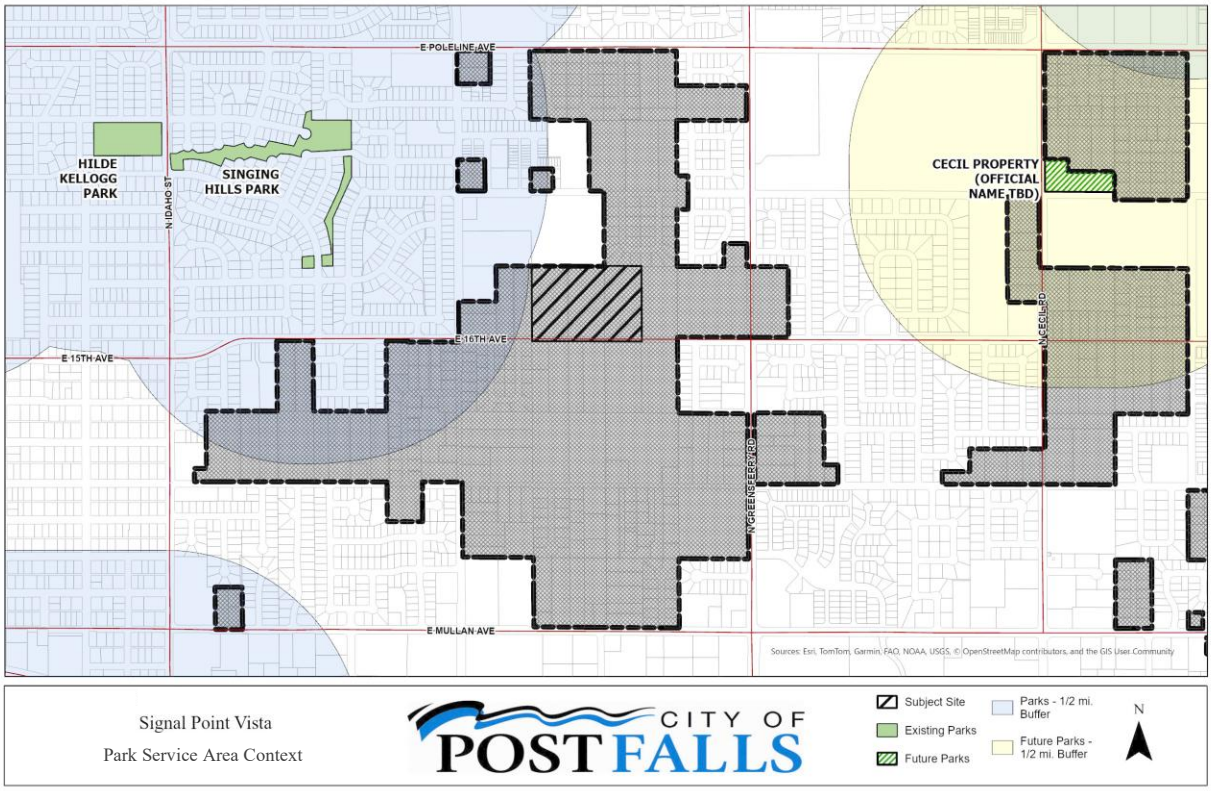
Policy 45: Guide annexation decisions guided by and considering:

- 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.

Agencies Notified:

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

PLANNING AND ZONING PUBLIC AGENCY COMMENTS:

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

PUBLIC PROCESS: On August 11, 2026, the Post Falls Planning and Zoning Commission forwarded the recommendation for a zoning designation of Medium Density Residential (R2) to be considered with the annexation application by the City Council. The Planning and Zoning Commissions Zoning Recommendation includes an evaluation of how the proposed development meets the required evaluation criteria for the requested zone change. Notice was mailed to property owners within 300 feet of the proposed project on July 29, 2026, and notice was sent to appropriate jurisdictions and published in the Coeur d'Alene Press on August 3, 2026. The property was posted on August 7, 2026.

MOTION OPTIONS: The City Council must evaluate the testimony and evidence submitted during the public hearing process and determine if the Council desires to annex the proposed 14.62-acres and if the adopted zone change criteria have been met for the zoning designation of Medium Density Residential (R2). If the City Council has heard sufficient testimony but needs additional time to deliberate before the final action, it may close the public hearing and move the deliberations to a date certain.

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Dedication of rights-of-way 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.

ATTACHMENTS:

Applicant Exhibits:

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

Staff Exhibits:

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

Planning and Zoning Commission Agency Testimony

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

City of Post Falls

June 4, 2026

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 residentail restriction.

Existing Zoning*

County Ag-Suburban

Adjacent Zoning*

Ag-Suburban-City RM

Current Land Use*

Vacant/Residentail

Adjacent Land Use*

Residentail

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

WCE No. 25-4123
March 25, 2026

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

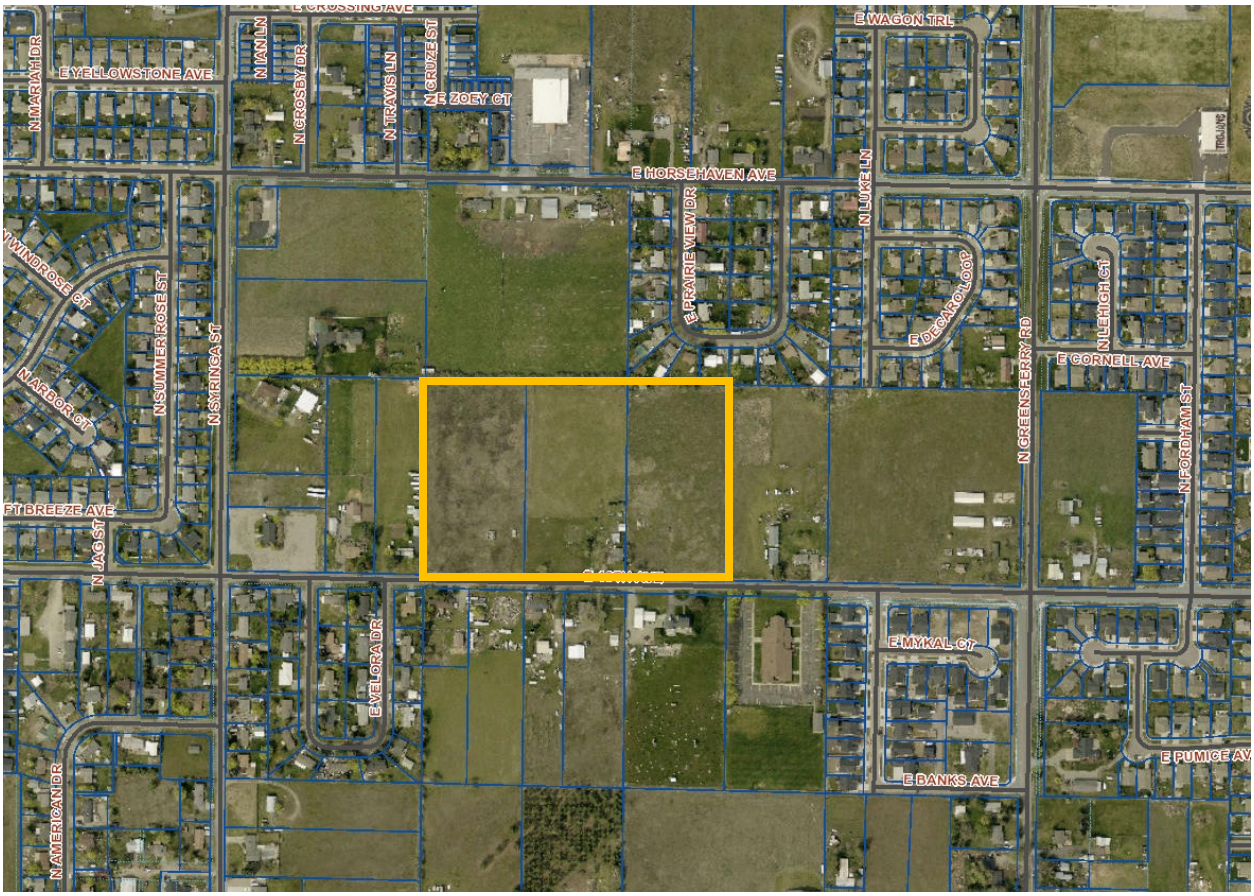
Re: City of Post Falls
Signal Point Vista Annexation – Annexation Narrative

To whom it may concern:

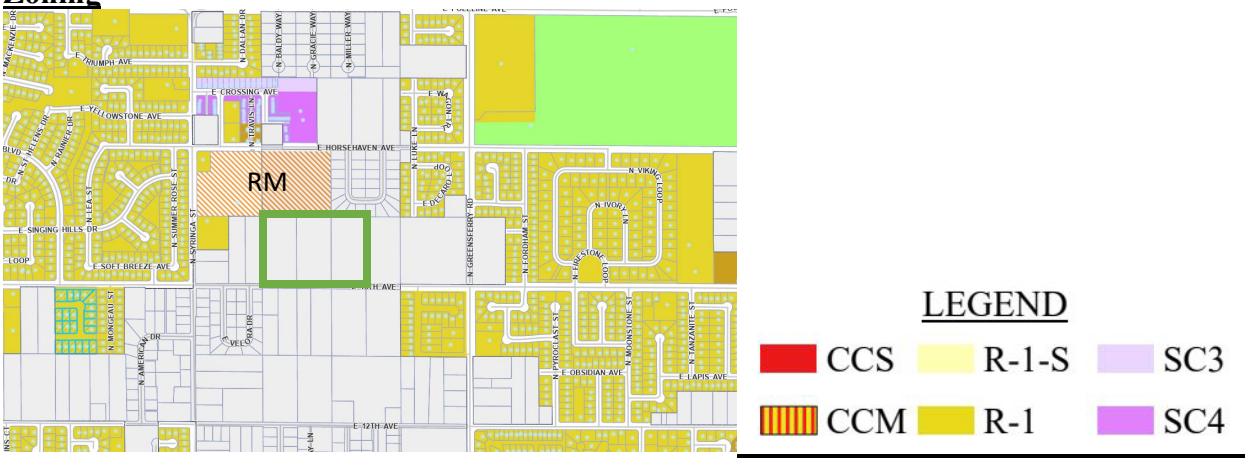
This letter is intended to serve as a written narrative for a proposed annexation of three properties on the following: parcel 0636035030AB, AIN 135857, 1685 E 16th Avenue; parcel 0636035030AA, AIN 151079, 1739 E. 16th Avenue; and parcel 0636035031AB, AIN 164629, 1755 E 16th Avenue into the City of Post 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



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

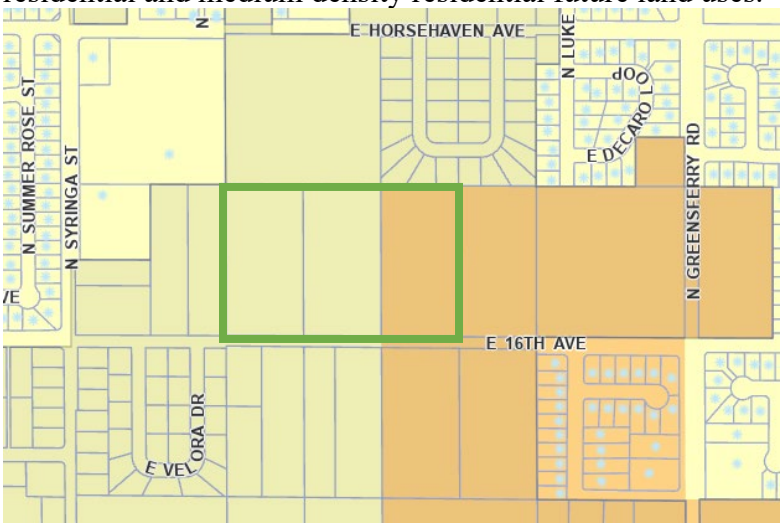
believe that the proposed R-2 zoning designation is compatible with the existing and proposed nearby uses. The attached lot layout shows our proposed single-family development.

City Annexation Code Review

Per PFMC 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.



Yellow: Low Density Residential
Orange: Medium Density Residential

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.

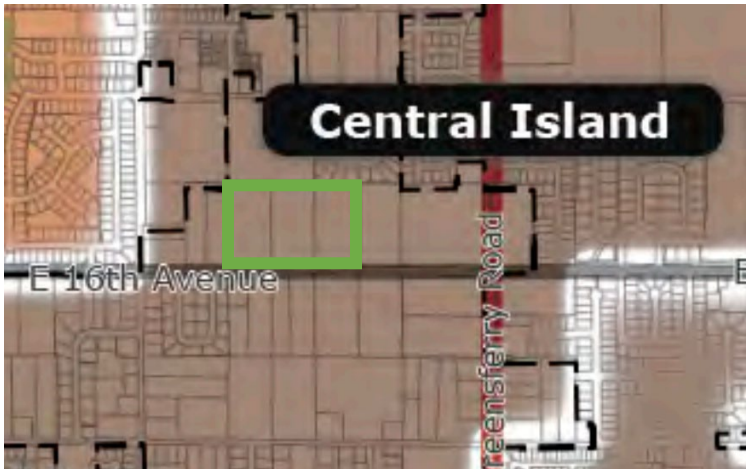
- *Promote infill development in this context area;*
  WCE Response: This proposal provides access to the south and connectivity opportunities through street stubs to the north, east and west. Adjacent property owners may connect to the street stubs to allow for further connectivity, which incentivizes 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

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.

• *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 statues 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.

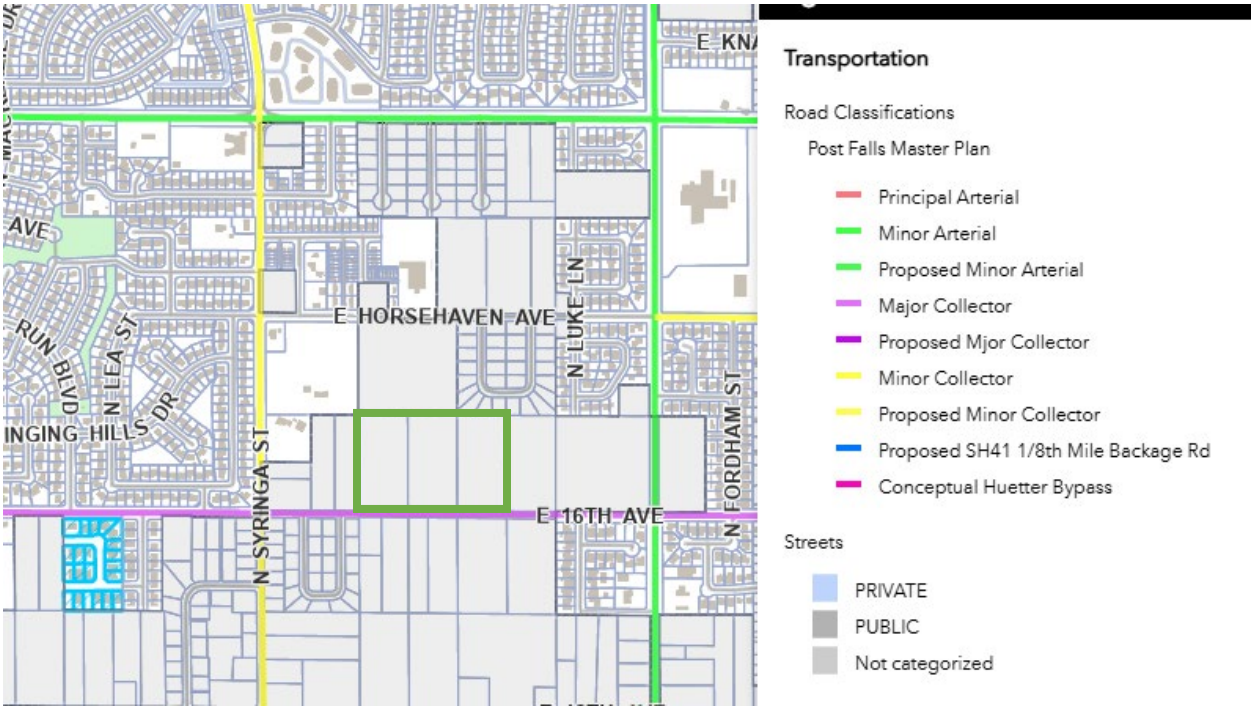
P.46 – Mitigate impacts of annexation through the use of service agreements and/or development intensities that minimize City fiscal impacts.

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.

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.

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

Viking Construction, Inc.

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.

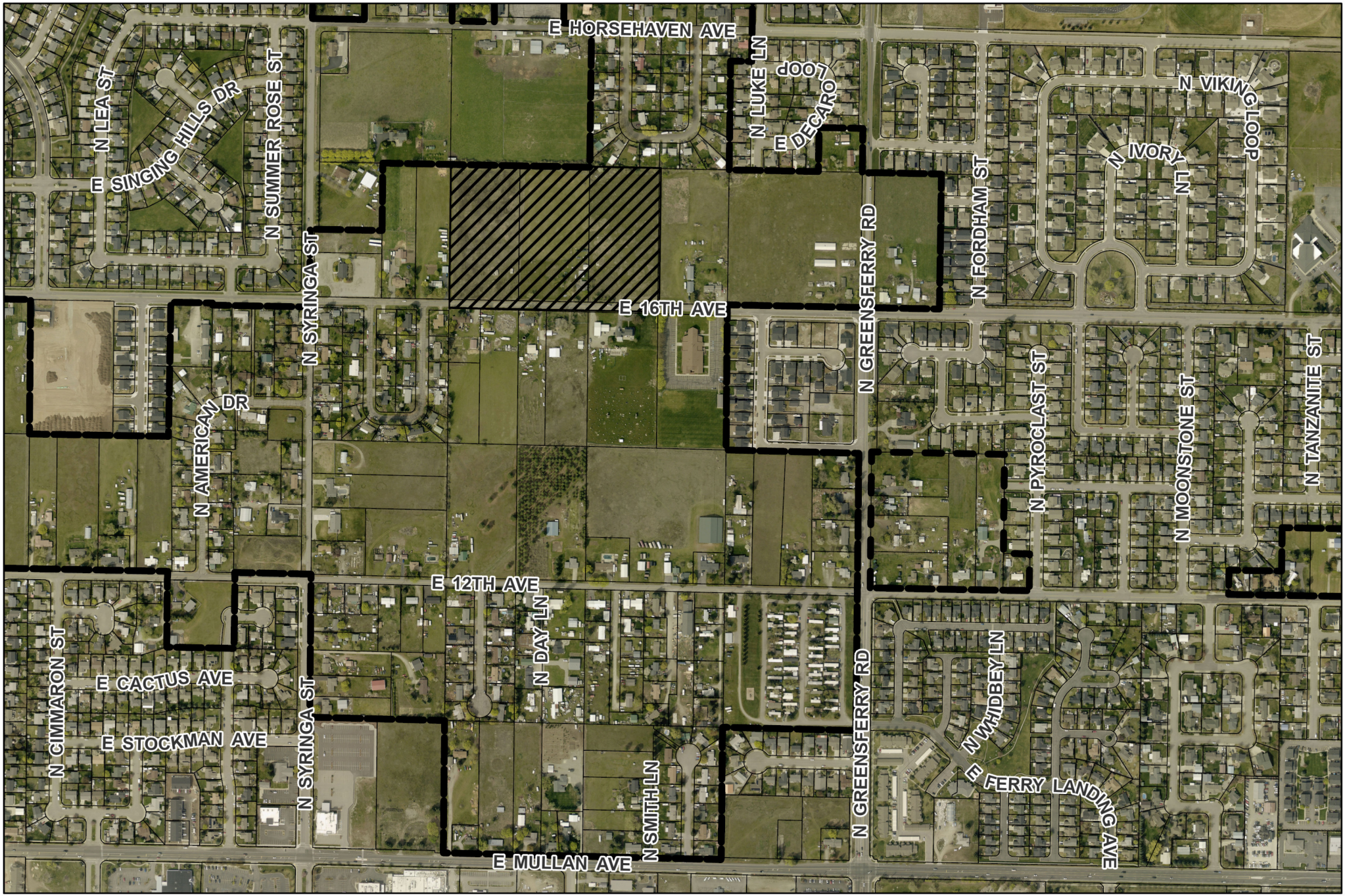
Sincerely

Wendell Olson
Owner.
Viking Construction Inc.

vikinghomes.com

You're Home

208.619.1900 | INFO@VIKINGHOMES.COM | 2605 W. HAYDEN AVE., HAYDEN, ID 83835

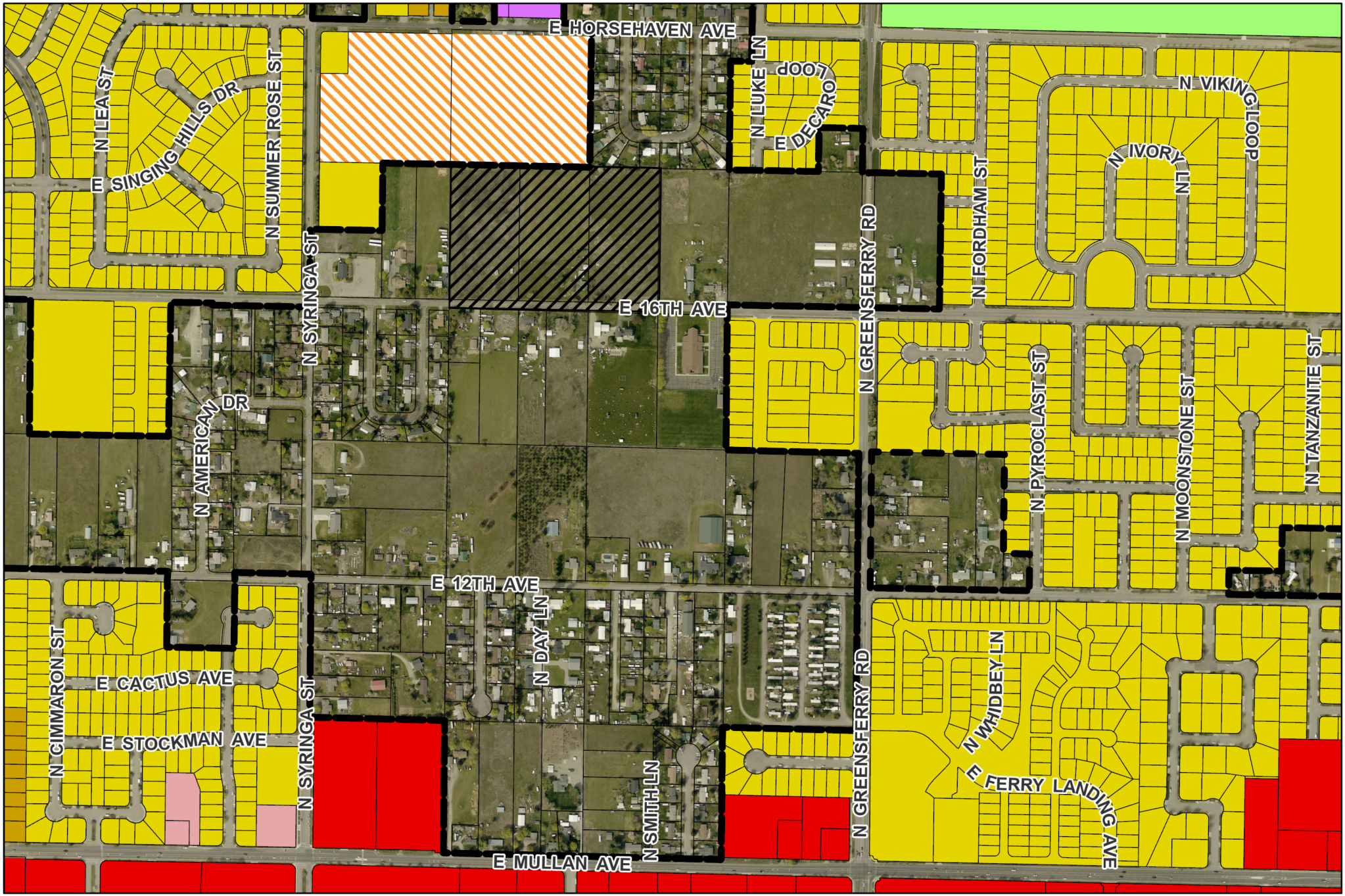


Project Location
Signal Point Vista
ANNEXATION
ANNX-26-3

CITY OF POST FALLS

Post Falls City Boundary
Tax Parcels
Subject Site

N

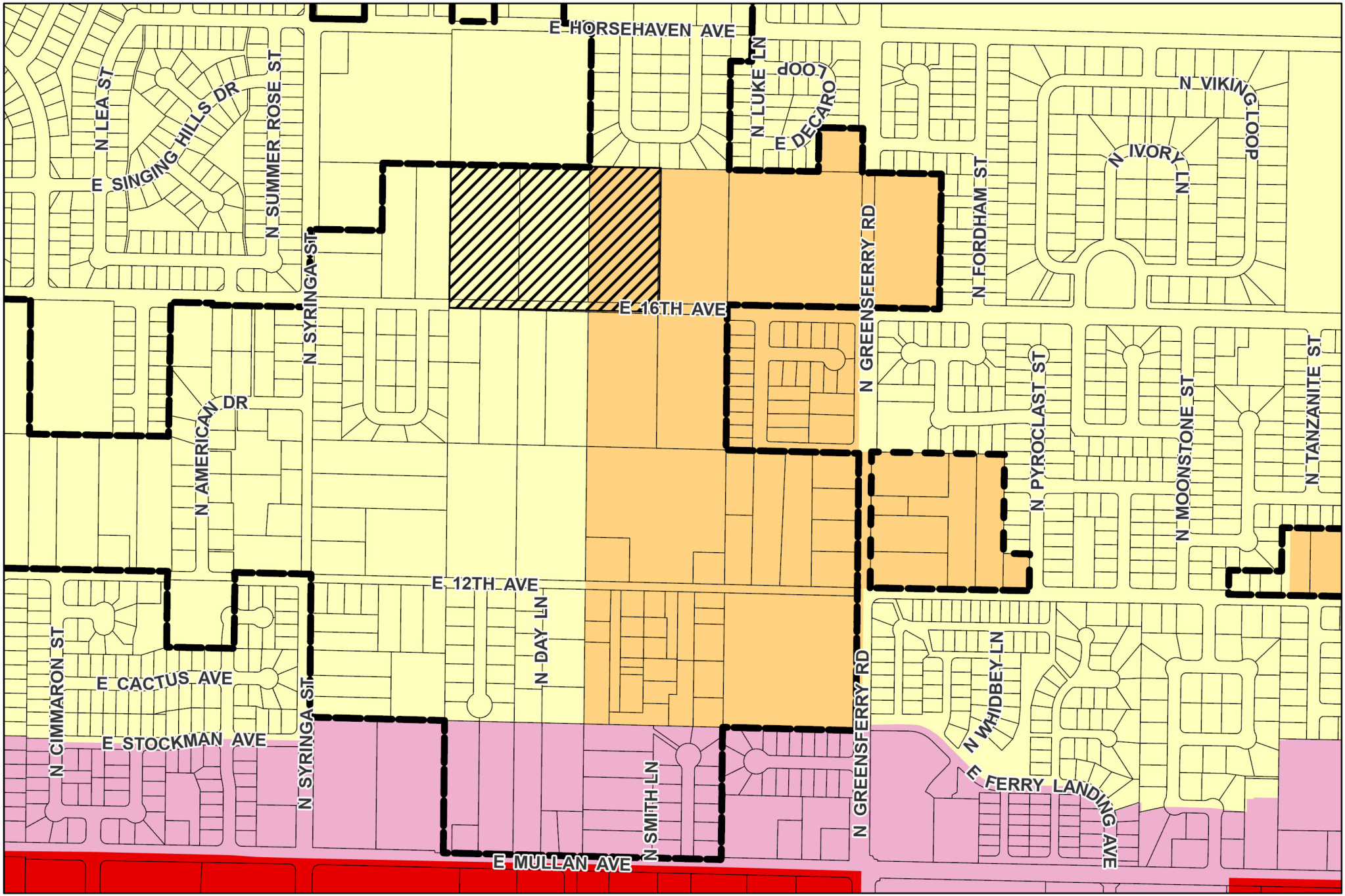


Zoning Map
Signal Point Vista
ANNEXATION
ANNX-26-3

CITY OF POST FALLS

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

N



Future Land Use Designation
Signal Point Vista

ANNEXATION
ANNX-26-3

CITY OF POST FALLS

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

N

Exhibit S-3

CITY OF POST FALLS

PLANNING AND ZONING COMMISSION MEETING MINUTES

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

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: Steffensen, Schreiber, Wilhelm, Floch
Excused: Kimball, Carey
Absent: Schlotthauer

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION: ACTION ITEM

Jon Manley, Planning Manager, reminded attendees of the June 17 advisory committee meeting, the June 18 impact fee meeting, and the June 30 special-call Planning and Zoning meeting.

a. National Donald Duck Day!

Staff provided reminders of upcoming meetings:

- The Advisory Committee Meeting will be held on June 17 for invited participants.
- The Impact Fee Meeting is scheduled for June 18 to review and discuss impact fees.
- A Special Call Meeting is scheduled for June 30.

The committee acknowledged the upcoming meeting dates.

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

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

Motion by Commissioner Wilhelm to approve the action item as presented. Second by Commissioner Schreiber
Vote: Stephensen - Yes, Schreiber - Yes, Wilhelm - Yes, Floch - Yes Motion Carried

2. CITIZEN ISSUES

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

None

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

None

4. PUBLIC HEARINGS

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

provide enough information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for submission of information from City staff, then presentation by the applicant (15 min.), followed by public testimony (4 min. each) and finally the applicant's rebuttal testimony (8 min.). Testimony should be addressed to the City Council, only address the relevant approval criteria (in quasi-judicial matters) and not be unduly repetitious.

ACTION ITEMS:

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

Opened: 5:33 PM

Staff report
Justin Sauder, Associate Planner, presented the staff report. The applicant requested annexation and Medium Density Residential (R2) zoning for approximately 14.62 acres and approval of a 67-lot single-family subdivision. Sauder explained the property is located between Syringa Street and Greensferry Road north of East 16th Avenue. The proposal would create approximately five dwelling units per acre, with lots generally ranging from 6,000 to nearly 8,000 square feet. Water service would be provided by Ross Point Water District and sewer service by the City of Post Falls. Staff concluded the request was consistent with the Comprehensive Plan, supported infill development within a county island, would not create a demonstrable adverse impact on public services, and met subdivision review criteria.

Applicant
Ray Kimball of Whipple Consulting Engineers presented on behalf of Viking Construction. He stated the project was intended to be a single-family detached residential development only and that the applicant supported a single-family restriction within the annexation agreement. Kimball explained that R2 zoning was requested primarily to accommodate 50-foot-wide lots for the builder's town series homes and not to facilitate duplexes, townhomes, or multifamily development. He stated the project would extend sewer infrastructure from Syringa Street, widen approximately 1,000 feet of East 16th Avenue frontage, provide a pathway along the frontage, and create future connectivity opportunities to adjacent undeveloped properties.

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.
In Opposition:
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
Ray Kimball reiterated that no duplexes, townhomes, or attached housing were proposed. He explained that the project density was approximately 4.5 units per acre, comparable to many R1 neighborhoods, and that the primary distinction from R1 zoning was reduced lot width. He also emphasized the roadway, sidewalk, utility, and connectivity improvements that would accompany the project.

Public Hearing Closed: 6:21 PM

Deliberation
The Commission discussed the annexation and subdivision review criteria. Commissioners noted the proposal was consistent with the Central Island Focus Area, promoted infill development, supported annexation of county islands, and would contribute public infrastructure including roadway frontage, sidewalks, water improvements, sewer extensions, and future street connectivity. Commissioners acknowledged public concerns regarding traffic but noted that many transportation issues stemmed from remaining county jurisdiction in the surrounding area.

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

Commissioners found the proposal consistent with the Central Island Focus Area. They noted the property is split between low-density and medium-density residential designations and that R2 is an implementing zone permitted within both designations. The proposal supports infill development and annexation of county islands.

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

Commissioners cited policies supporting infill development, annexation of county islands, sidewalk continuity, infrastructure improvements, and future connectivity. They noted the project contributes roadway frontage, sidewalks, utility extensions, and supports long-term transportation planning.

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

Commissioners stated no demonstrable adverse impacts were identified in the staff report or during deliberations.

Motion by Commissioner Schreiber to recommend approval of the Signal Point Vista Annexation File No. ANNX-26-3 and recommend approval of the R2 zone with the caveat that it be limited to 67 single family detached homes as presented by the applicant.
Second by Commissioner Wilhelm
Vote: Floch - Yes, Wilhelm - Yes, Schreiber - Yes, Steffensen - Yes Motion Carried

Subdivision Review Criteria

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

Commissioners found adequate water service is available based on the Ross Point Water District will-serve letter. They also noted the developer is making improvements to the water system that will enhance maintenance and service capacity.

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

Commissioners found the City of Post Falls has adequate sewer capacity. They noted the developer will extend sewer service from Syringa Road to the project site in accordance with City policy.

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

Commissioners found the subdivision street layout was intentionally designed to provide future connectivity with surrounding development. Although concerns were raised regarding traffic conditions on 16th Avenue, commissioners acknowledged those limitations are largely associated with adjacent county-owned properties and future annexation opportunities.

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

No findings were presented or discussed regarding this criterion. Commissioners stated no hazardous soil or topographical conditions were identified.

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

Commissioners found the proposed subdivision is consistent with the R2 zoning designation. They noted the project density is comparable to surrounding development while providing smaller lots and more attainable housing opportunities.

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.

Commissioners found that the developer will bear its fair share of infrastructure costs through impact fees and construction of public improvements, including streets and sidewalks.

Motion by Commissioner Wilhelm to approve the project Signal Point Vista subdivision File No. SUBD-26-5 finding that it meets the approval criteria on Post Falls Municipal Code 17.12.060 as outlined in our deliberations subject to conditions one through eight in the staff report and direct staff to prepare a written reason decision.
Second by Commissioner Floch
Vote: Steffensen - Yes, Schreiber - Yes, Wilhelm - Yes, Floch - Yes Motion Carried

5. ADMINISTRATIVE / STAFF REPORTS

a. Land Use Application Data 2018-2025

Presenter: Bob Seale, Community Development Director City of Post Falls

Mr. Seale provided an informational presentation summarizing development activity within the City of Post Falls over the previous eight years and discussed anticipated impacts of recent state legislation. He advised the Commission that the City Council would be conducting a workshop regarding Senate Bill 1352 (Starter Home Subdivision legislation), which will require cities to allow residential lots as small as 1,500 square feet and no wider than 30 feet in qualifying residential subdivisions. He noted that future amendments to the Comprehensive Plan and land use regulations would likely be necessary and would eventually be reviewed by the Planning and Zoning Commission.

Mr. Seale then presented data collected over an eight-year period regarding annexations, plats, site plans, preliminary plats (subdivisions), special use permits, planned unit developments (PUDs), and zone changes. Highlights included:

- **65 approved annexations** totaling approximately **2,600 acres**.
- More than **1,500 acres rezoned**.
- Approximately **3,500 buildable lots created**.
- Approximately **3,600 multifamily dwelling units approved**.
- **203 site plans approved** during the study period.

Mr. Seale explained that the City had developed a GIS dashboard to track and display development trends and that the data would be updated annually. He compared development activity between two four-year periods and noted that overall growth patterns remained relatively consistent despite changes in City Council membership and market conditions.

The presentation included detailed information regarding:

- Annexation activity and approval trends.
- Platting activity and the creation of buildable residential lots.
- Site plan approvals, including distinctions between multifamily and non-residential development.
- Multifamily housing development by zoning district.
- Preliminary plat activity and long-term subdivision buildout timelines.

- Zone changes and Planned Unit Development amendments.
- Vacant residential land inventory and lot-size trends related to attainable housing objectives.

Commission Discussion

Commission members discussed the implications of Senate Bill 1352 and the potential increase in residential density resulting from smaller lot sizes. Commissioners expressed concern regarding the number of homes that could be accommodated under the new state requirements. Staff acknowledged that implementation of the legislation would require further policy discussion and future code amendments.

Additional discussion occurred regarding multifamily development trends, zoning districts that accommodate multifamily housing, and the role of special use permits in the CCS zoning district. Staff noted that multifamily development activity had declined in recent years due in part to increased vacancy rates but indicated that vested projects may proceed in the future as market conditions change.

6. COMMISSION COMMENT

None

7. ADJOURNMENT
6:50 PM

Date: 7/14/26 Chair: _____

Attest: _____

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

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

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

8/11/26
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.

ANNEXATION AND ZONING DEVELOPMENT AGREEMENT
Signal Point Vista Annexation
(File No. ANNX-26-3)

THIS AGREEMENT is made this Click or tap to enter a date., by and between the **City of Post Falls**, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 408 N. Spokane Street, Post Falls, ID, and Viking Construction, Inc., a company organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 2605 W. Hayden Avenue, Hayden, ID 83835.

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

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

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

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

ARTICLE I: PURPOSE AND DESCRIPTION OF PROPERTY

1.1. Purpose: Owner enters into this Agreement to obtain annexation of the Property while the City seeks to obtain partial mitigation of the impacts of annexation of the Property on the City. Owner acknowledges that City has no duty to annex the Property and that the promises of Owner contained in this Agreement are an inducement for City to do so. The term "Owner" includes any successor in interest in the Property.

1.2. Description of the Property: The Property is generally located approximately 675 feet east of the intersection of North Syringa Street and East 16th Avenue and is more particularly described in Exhibit "A".

ARTICLE II: STANDARDS

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

trees, streetlights, pedestrian/bicycle facilities and roads. Such policies include extending utility lines in a manner acceptable to the City to make service available to adjoining lands and limitations on gaining site access from arterial and collector roadways (including the KMPO Critical Access Corridor Policy).

2.2. Applicable Standards: Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet pursuant to this Agreement or City codes are those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the Property, the Owner consents to the City withholding further development approvals for the Property including, but not limited to, building permits, certificates of occupancy, site plan approval, and subdivision approval until such compliance is attained. Owner waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approval as authorized by this Section.

2.3. Inspection and Testing: Owner agrees that it will retain the services of a civil engineer, licensed by the State of Idaho, to perform construction inspection and testing during the construction of all public improvements on the Property. Owner agrees to provide copies of all field inspection reports and test results to the City Engineer accompanied by a certification that the improvements have been installed in compliance with applicable City requirements prior to requesting that the City accept the public improvements for ownership and maintenance. The inspection, testing and certification reports must be provided at no cost to the City. Owner agrees that a representative of the City must be present at the pressure testing of water mains and sanitary sewer mains. Owner agrees to provide the City with at least twenty-four (24) hours-notice before such testing.

2.4. As-Built Drawings: Owner agrees to provide accurate "as-built" drawings of public improvements to the City within thirty (30) days of the date of substantial completion of construction of any public improvement on the Property. If as-builts are not provided as required by this Agreement, the Owner agrees that the City may withhold further development approvals for the Property as provided in Section 2.2 and waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approvals. The Owner understands and agrees that the City will not accept public improvements for maintenance or allow occupancy of constructed improvements on the Property until accurate "as-builts" are provided and until planned improvements have complied with the inspection requirements contained in Section 2.3 and have been accepted for public maintenance or approved for private use.

2.5 Compliance with Conditions of Approval: The conditions of approval for the subdivision of the Property attached as Exhibit "B" are expressly incorporated into this Agreement as binding provisions. As such, Owner specifically agrees to fulfill each condition of approval as if each condition were specifically enumerated in this Agreement.

ARTICLE III. UTILITIES AND PUBLIC SERVICES

3.1. Water: Owner agrees to use a public water supply system for any development of the Property and to pay all required fees and charges including all connection and/or

capitalization charges generally applicable at the time service is requested. If water service cannot be obtained from a public water supply system that has the legal authority to provide service to the Property, the Owner may seek to obtain water service from any lawful source whether public or private beginning 90 days after the date that the Owner requested water service from each public water supply system that has legal authority to serve the Property. Upon public water service becoming available to the Property, Owner will disconnect from the temporary service and connect to the public water service.

3.1.1. Water Rights: Prior to commencement of development of the Property, Owner agrees to grant, in a form acceptable to the grantee, to the public water supply system agreeing to provide water service to the Property all water rights associated with the Property in order to assure that the public water supply system has adequate water rights to supply domestic water to the Property.

3.2. Wastewater Reclamation: The Owner agrees to use the Post Falls Sanitary Sewer system for all development of the Property and to be responsible for all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. Sanitary sewer service will be provided in accordance with rules and regulations of the City. The City does not warrant that sanitary sewer capacity will be available at the time Owner requests connection to the sanitary sewer system. If sanitary sewer capacity cannot be assured within 180 days of the date that service is requested by the Owner, the Owner is temporarily authorized to provide service by resorting to any lawful public or private alternative so long as legal requirements can be met. Upon the availability of treatment capacity, the owner shall disconnect from the temporary service and connect to and divert flows to the public system. Any proposed alternative must not frustrate the progression and continuity of the City's wastewater collection system.

3.3. Maintenance of Private Sanitary Sewer and Water Lines: The Owner acknowledges that the City is not responsible for maintenance of any private sanitary sewer lines or water lines, including appurtenances, within the Property.

3.4. Size of Water and Sewer Mains: The Owner agrees on-site water and sewer mains will be adequately sized to provide service to the Property as determined by the entity providing water or sewer service to the Property. For water and sewer lines to be dedicated to the City, Owner agrees that the City will determine the appropriate main size based on adopted City master plans and may require the Owner to oversize the mains or to construct the mains with increased depth beyond the size/depth needed to serve the Property. If required to oversize water or sewer mains (including additional depth), the Owner may request reimbursement for oversizing costs during the subdivision or other development approval process.

3.5. Garbage Collection: The Owner agrees that upon the expiration of the term of any contract to provide garbage collection services to the Property, that the Owner will begin using the garbage collection service in effect with the City of Post Falls.

ARTICLE IV. PUBLIC PROPERTY DEDICATIONS

4.1. Rights of Way and Easements: As partial consideration for this Agreement, Owner agrees to dedicate the following grants of rights of way and easements to the City at the time of execution of this Agreement:

4.1.1. By grant of easement in a form acceptable to the City, Owner will grant a 15-foot wide easement along East 16th Avenue to include utilities, sidewalks, and storm drainage.

4.1.2. By grant of right-of-way in a form acceptable to the City, Owner will dedicate additional rights-of-way along East 16th Avenue for a total right of way width of 42.5 feet measured from the existing Section Line.

4.2. No Impact Fee for Dedication: Owner agrees that it is not entitled to any credit towards the payment of the City's then currently adopted Impact Fees as a result of its dedication of street right way and easements. As such, Owner waives, on behalf of itself and its successors in interest, any and all claims it may have against the City for not granting an Impact Fee credit relating to the dedication of rights of way and easements as provided in this article. The parties agree that this agreement is entered into in good faith by both parties and is intended to comply with Idaho Code 67-8209(4).

ARTICLE V. DEVELOPMENT OF THE PROPERTY

5.1 Other Limitations on Development: In addition to the other requirements contained in the ordinances and policies adopted by the City to regulate development, Owners agree to develop the Property in compliance with the terms of this Agreement to help ensure that the development of the Property results in an attractive, safe, and healthy, environment for community and for future users of the Property. Specifically, Owners agree to comply with the following standards:

5.1.1. Residential Unit Type: All development within the Property shall be limited to single-family detached homes and their incidental uses only.

ARTICLE VI. CONSIDERATION/FEES

6.1. Owner's Consideration: In addition to other consideration contained in this Agreement, Owner agrees to provide specific consideration to the City in the amounts and at the times specified in this Article. The sums specified are deemed by the parties to be reasonable in exchange for benefits provided by the City to the Owners' use and development of the Property, including, but not limited to, public safety, street services, police equipment, community, and traffic planning. The following consideration may be used in any manner that the City, in its sole discretion decides.

6.2. Annexation Fee: Prior to issuance of a permit for any development on the Property, the Owner, or their successors in interest, must pay the appropriate annexation fee in effect at the time of the issuance of the permit as adopted by the City Council by resolution.

6.3. No Extension of Credit: The parties, after careful consideration of the actual

burdens on the City, have agreed to a specific timeline in which those burdens will occur. This Agreement anticipates specific payment at a specific date and is in no manner a loan of services or an extension of credit by the City.

6.4. Other Fees: Additionally, the Owner agrees to pay all required fees and charges including but not necessarily limited to water hook-up fee(s), water connection (capitalization) fee(s), sanitary sewer connection (capitalization) fee(s) and building permit fees and any applicable impact fees that may be imposed. Fees referred to in this Section are established by City ordinance and/or resolution and arise independent of this Agreement.

6.5. City's Consideration: Upon the proper execution and recordation of this Agreement, the City will prepare for passage an annexation ordinance annexing the Property. The parties agree that until the date of publication of the annexation ordinance, no final annexation of Owners' property will occur.

ARTICLE VII. MISCELLANEOUS

7.1. Subdivision: The parties acknowledge that in the event the Owner desires to sell a portion of the Property rather than the Property as a whole, that a plat may be necessary. Owner agrees that in the event a plat is necessary, Owner will submit a proper subdivision plat and comply with the subdivision ordinance in effect at the time of the desired division.

7.2. De-annexation: Owner agrees that in the event the Owner fails to comply with the terms of this Agreement, defaults, or is otherwise in breach of this Agreement, the City may de-annex the Property and terminate utility services without objection from owners, assigns or successors in interest of such portions of the Property as the City in its sole discretion decides. Owner waives, on behalf of itself and any successors in interest, any claims it may have against the City for de-annexing the Property as allowed by this Section.

7.3. Owner to Hold City Harmless: The Owner further agrees it will indemnify, defend (in the City's sole option, and hold the City harmless from all causes of action, claims and damages that arise, may arise, or are alleged, because of the Owner's development, operation, maintenance, and use of the Property. Owner further agrees to pay City's legal costs, including reasonable attorney fees in the event this annexation is challenged in a court of law. Payment for City's legal costs will be remitted within thirty (30) days after receipt of invoice from the City for legal expenses.

7.4. Time is of the Essence: Time is of the essence in this Agreement.

7.5. Merger and Amendment: All promises and prior negotiations of the parties' merge into this Agreement and the representations, warranties, covenants, conditions, and agreements of the parties contained in the Agreement shall survive the acceptance of any deeds and/or easements. The parties agree that this Agreement may only be amended by a written instrument that is signed by both parties. The parties agree that this Agreement will not be amended by a change in law.

7.6. Effect on City Code: The parties agree that Agreement is not intended to replace any other requirement of City Code and that its execution does not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.

7.7. Recordation: The Owner agrees this Agreement will be recorded by the City at the Owner's expense.

7.8. Section Headings: The section headings of this Agreement are for clarity in reading and not intended to limit or expand the contents of the sections to which they apply.

7.9. Incorporation of Recitals and Exhibits: The recitals to this Agreement and all exhibits referred to in this Agreement are incorporated herein by this reference and made a part of this Agreement.

7.10. Compliance with Applicable Laws: Owner agrees to comply with all applicable laws.

7.11. Withholding of Development Approvals for Violation of Agreement: Owner agrees, on behalf of itself and its successors in interest, that the City may withhold approval of subdivision, building permit, or any other development permit applications for any portion of the Property that does not comply with the requirements of this Agreement until such time as the development permit is amended to fully comply with the terms of this Agreement. Owner waives, on behalf of itself and its successors in interest, any and all claims Owner may have against the City relating to the City withholding development approvals and agrees to indemnify, defend at the City's sole option, and hold the City harmless from any and all claims from third parties relating to the City withholding development approvals as contemplated by this Section.

7.12. Covenants Run with the Land: The covenants contained herein to be performed by the Owner are binding upon the Owner and Owner's heirs, assigns and successors in interest, and shall be deemed to be covenants running with the land.

7.13. Promise of Cooperation: Should circumstances change, operational difficulties arise or misunderstandings develop, the parties agree to meet and confer at the request of either party to discuss the issue and proposed solutions. Further, each party agrees not to bring a claim, initiate other legal action, or suspend performance without meeting directly with the other party regarding the subject matter of the disagreement and if the parties cannot amicably resolve the disagreement, retain a mediator, acceptable to both parties, to mediate a solution to the disagreement.

7.14. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction the remaining provisions continue in full force and effect and must be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.

7.15. Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party will be entitled to its reasonable attorney's fees and related costs of enforcement.

7.16. Choice of Law and Venue: The parties agree that this Agreement will be interpreted in accordance with laws of the State of Idaho. The parties further agree that any lawsuit brought to enforce the terms of this Agreement must be filed in the First Judicial District of the State of Idaho in Kootenai County, Idaho and may not thereafter be removed to any other state or federal court.

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

[Signature Page Follows]

CITY OF POST FALLS

By: _____
Randy Westlund, Mayor

Attest:

_____
Shannon Howard, City Clerk

Viking Construction, Inc.

By: _____
Wendell Olson, President

ACKNOWLEDGEMENTS

State of Idaho)
: ss
County of Kootenai)

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

_____
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

(Stamp above)

State of Idaho)
: ss
County of Kootenai)

This instrument was acknowledged before me on 8/11/2026 by **Wendell Olson** as the **President** of **Viking Construction, Inc.**, on behalf of whom the instrument was executed.

RENEE A HALBIG
COMM. #20250132
NOTARY PUBLIC
STATE OF IDAHO

(Stamp above)

Renee A Halbig
Notary Public for the State of ID
Residing at: Hayden, ID
Commission Expires: 1/16/2031

EXHIBIT A
ANNEXATION LAND DESCRIPTION

THE PORTION OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER SECTION CORNER OF SAID SECTION 35 BEING A FOUND REBAR WITH A 2 INCH ALUMINUM CAP MARKED "PLS 9367" FROM WHICH THE NORTH QUARTER OF SAID SECTION BEING A FOUND REBAR WITH A 1 1/2 INCH ALUMINUM CAP MARKED "PLS 6602" BEARS, NORTH 00°36'02" EAST 2641.34 FEET; THENCE NORTH 45°56'04" EAST 931.31 FEET TO THE NORTHWEST CORNER OF TRACT 30, BLOCK 35 OF THE PLAT OF POST FALLS IRRIGATED TRACTS FILED IN BOOK C OF PLATS, PAGES 78 THROUGH 80, RECORDS OF KOOTENAI COUNTY, IDAHO AND THE SOUTH LINE OF THE CITY LIMITS OF THE CITY OF POST FALLS, BEING A 5/8 INCH REBAR WITH AN ILLEGIBLE YELLOW PLASTIC CAP AND THE **TRUE POINT OF BEGINNING**;

THENCE ALONG THE NORTH LINE OF SAID TRACT 30 AND TRACT 31, BLOCK 35 OF SAID PLAT OF POST FALLS IRRIGATED TRACTS, SOUTH 88°53'12" EAST 993.59 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID TRACT 31 BEING A 1/2 INCH REBAR WITH NO CAP;

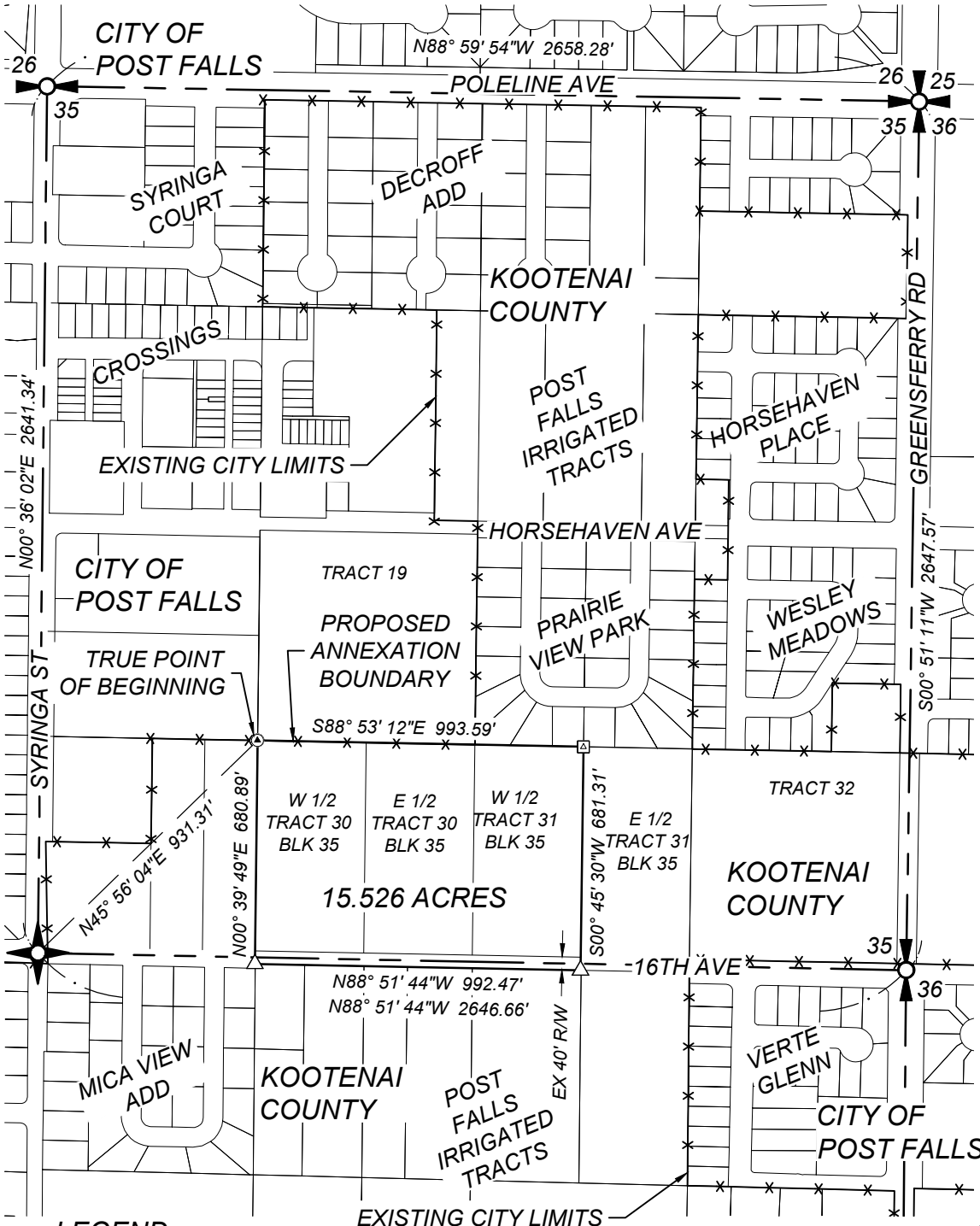
THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID WEST HALF OF TRACT 31 AND THE EXTENSION THEREOF, SOUTH 00°45'30" WEST 681.31 FEET TO THE SOUTH RIGHT-OF-WAY OF 16TH AVENUE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY, NORTH 88°51'44" WEST 992.47 FEET;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY AND ALONG THE EXTENSION OF THE WEST LINE OF SAID TRACT 30 AND ALONG SAID WEST LINE OF TRACT 30, NORTH 00°39'49" EAST 680.89 FEET TO THE **TRUE POINT OF BEGINNING**;

SAID PORTION CONTAINING 15.526 ACRES OF LAND, MORE OR LESS.

AS DEPICTED ON EXHIBIT A-1



LEGEND

- FOUND 5/8" REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP
- FOUND 1/2" REBAR WITH NO CAP
- CALCULATED POINT, NOTHING FOUND OR SET
- ANNEXATION AREA LINE
- ADJACENT LOT LINE
- CITY LIMIT LINE
- SECTION LINE

PROFESSIONAL LAND SURVEYOR
LICENSED
23242
STATE OF IDAHO
MARK ALAN SANNER

PROJECT NO.:	24-4123
DATE:	03/05/26
DRAFTED BY:	MAS
REVIEWED BY:	WAL
SCALE:	1"=500'

S.35 - T.51N. - R.5W. B.M.

EXHIBIT A-1
ANNEXATION EXHIBIT
PROPOSED CONDITIONS
KOOTENAI COUNTY, ID

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

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.

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

Exhibit PA-2

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, 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 <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>; 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: Jon Manley
Sent: Thursday, August 6, 2026 9:11 AM
To: Nancy Thurwachter
Subject: FW: Notice to Jurisdictions Signal Point Vista Annexation File No. ANNX-26-3

FYI

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Thursday, August 6, 2026 8:28 AM
To: Jon Manley <jmanley@postfalls.gov>
Subject: RE: Notice to Jurisdictions Signal Point Vista Annexation File No. ANNX-26-3

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.

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

Regards,
Jonie

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

p 208.765.3717
contactus@postfallshd.com

From: 'Jon Manley' via Contact Us <contactus@postfallshd.com>
Sent: Monday, August 3, 2026 10:08 AM
To: Ali Marenau <AMarienau@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 Philips <Karen.Phillips@avistacorp.com>; Katherine Weller <Katherine.Weller@spectrum.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>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mike Behary <Mbehary@kcgov.us>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Scott Morton <smorton@republicservices.com>; Serena <serena@carlsonstratcomm.com>; Shawn Magat <Shawn.Magat@tdstelecom.com>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>; Ziply <ID-EWA.SFU.MDU.Engineering@ziply.com>
Cc: Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen-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 <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: Notice to Jurisdictions Signal Point Vista Annexation File No. ANNX-26-3

Good afternoon,

Please find attached the Notice to Jurisdictions for the Signal Point Vista Annexation File No. ANNX-26-3 that is scheduled for the City Council meeting August 18, 2026. The draft staff report will be on the city's website shortly.

Thanks,

Jon Manley
Planning Manager
208.457.3344
jmanley@postfalls.gov

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Nancy Thurwachter

From: Jon Manley
Sent: Wednesday, August 12, 2026 11:26 AM
To: Nancy Thurwachter
Subject: FW: Notice to Jurisdictions Signal Point Vista Annexation File No. ANNX-26-3

FYI

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Wednesday, August 12, 2026 11:07 AM
To: Jon Manley <jmanley@postfalls.gov>
Subject: Re: Notice to Jurisdictions Signal Point Vista Annexation File No. ANNX-26-3

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,

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

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

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

Please find attached the Notice to Jurisdictions for the Signal Point Vista Annexation File No. ANNX-26-3 that is scheduled for the City Council meeting August 18, 2026. The draft staff report will be on the city's website shortly.

Thanks,

Jon Manley

Planning Manager

208.457.3344

jmanley@postfalls.gov

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CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 8/18/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jason Faulkner, Finance Director

SUBJECT: Annual Budget for Fiscal Year 2027

ITEM AND RECOMMENDED ACTION:
This agenda item is a public hearing on the proposed Fiscal Year 2027 budget. Following any public testimony, the city council may approve the budget as presented or request changes to the proposed budget. The motion should direct staff to present a budget ordinance at the next meeting consistent with the council's direction. Additionally, council needs to direct staff to present a resolution on use of the foregone balance consistent with council's direction.

DISCUSSION:
Staff will present the fiscal year 2027 budget. The estimated revenues have been vetted by the department heads along with the estimated state-provided revenues. The budget is balanced and presented to council in accordance with state law. Staff is recommending a 4% property tax-based budget increase along with a one-time 3% increase ($549,821) from the city's $2.9 million foregone balance that will be used solely for an expansion project for the police department. This one-time use of foregone taxes removes this amount from the city's foregone balance after this year, meaning that the lax levy will be reduced by this amount next year. It also ensures that those taxes can't be levied again in the future. Finally, it also helps ensure that the project can be completed at this time, avoiding approximately $450,000 per year in delay costs due to inflation.

While the proposed budget does request an increase in the property tax-based budget, it is a conservative budget consistent with the city's budgeting history. Since 2009, the city has only levied a 7% increase in ongoing new property tax revenues. Since 2017, cumulative inflation has risen by approx. 47%, well beyond the limited new revenue increases taken by the city over that time. In addition to inflation, the city continues to see increasing demand for services as a result of growth in the region. Unfortunately, changes to the budget rules for local taxing districts passed by the Idaho Legislature no longer allow the city to collect the full amount of revenue generated by new construction and annexation. This shifts some of the cost burden to existing taxpayers. Additionally, this year there is a significant reduction in state revenue sharing dollars that local jurisdictions typically receive. Post Falls anticipates receiving approximately $714,000 less in revenue sharing compared to last year. This is a result of a significant reduction in designated transportation dollars as well as a reduction in liquor sales taxes due to HB 967, where the legislature raided $2 million annually for the portion of the liquor sales taxes intended for cities.

To offset these reduced revenues and the impacts of growth and inflation, this year's operating budget is held flat for the second year in a row. Because costs continue to increase, this is effectively a reduction in the city's ability to provide services. Additionally, very few capital purchases are approved in the budget. Leaving _____ in needed capital unfunded. This year the only new personnel included in the budget are for the police department, including a new patrol officer, a sergeant, and one support staff position. No other general fund employees are being added, leaving ____ needed positions unfilled after not adding any new positions last year. Additionally, this budget removes one previously funded position. The budget proposes a 3.1% scale adjustment based on the March CPI as well as a

3.5% percent possible merit increase. Last year, salary increases were lower than the city's target and an employee incentive program was defunded. This year's increase is consistent with local changes in pay rates and provides a chance to catch-up from last year in order to remain competitive in the job market.

Finally, the city is in the middle of a multi-year process to review its services to identify cost savings and service reductions to further address the structural changes created by the Idaho Legislature. This year, the city created a long-range financial plan that will allow the city to model proposed budget changes. Additionally, the city has begun a process of reviewing all real property owned by the city to determine if any properties can be sold and is also reviewing all vacant positions prior to filling them to determine if it is possible to combine positions or use technology to avoid filling the position. The city has also begun the process of transitioning to priority-based budgeting where programs are funded based on their importance to the community, along with a review of all fee-funded services to ensure that the costs of providing the services are not passed along to taxpayers. Finally, in this regard, the city is in the process of developing an employee-led efficiency program based on lean manufacturing principles to identify cost savings through increased efficiency.

A draft powerpoint is attached. Staff is working to finalize the last details, which will be presented on Tuesday.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

- April 14, 2026
- July 7, 2026
- August 11, 2026

APPROVED OR DIRECTION GIVEN:
Staff has incorporated suggested changes as a result of the budget workshops listed above.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:
TBD

BUDGET CODE:
TBD

ATTACHMENTS:
1. 2026.08.12 Draft Budget Hearing Presentation

Fiscal Year 2027 Budget Hearing

August 18, 2026

CITY OF POSTFALLS

Introduction

- Property Tax Review
- Economic Update
- Ongoing Projects to Reduce Costs/Expenses
- General Fund Budget
- Enterprise Fund Budgets

Big Picture Budget Issues & Priorities

- Difficult budget year:
  - Capped new construction/annexation revenue
  - Reduced state revenue sharing & continued high inflation

- This year's budget to-do list:
  - ☑ Ongoing expenses
  - ☑ Fund salaries (incl. salary survey)
  - ☑ PD expansion project
  - ☑ Add police resources

Big Picture Approach

Expense:

- Very limited capital expenses without dedicated funding
- Operating expenses held flat for second year
- 3 new police department positions
- 3.1% scale adjustment & 3.5% merit increases

Revenue:

- 4% property tax budget increase (includes 1% foregone)
- 3% **one-year only** capital foregone (PD expansion project)
- Increase fees by CPI (~ $140,000) – avoids shifting costs to taxpayers

Property Tax Review

City Only Receives Budgeted Amount

- Council sets a budget amount in dollars
  - Example: $10 million
- Council **does not** set a percentage-based levy rate
  - Example: $2 levy for each $1,000 of property valuation
- **The city only receives the budgeted amount regardless of growth/valuation changes**
- New growth*/valuation increases does not automatically create more city revenue

*Separate levy for new construction/annexation

Individual Taxes Based on Valuation Changes/Levies

- City's levy rate = budgeted amount divided by assessed taxable property value in city
- Individual taxes change based on:
  - Valuation changes vs. valuation changes for other properties
    - If home value increases faster than other homes or commercial properties, taxes shift to the homeowner – **even without budget increases**
  - Levies by all agencies

Statutory Budget Caps

Idaho Property Tax Budget Caps (up to 8% max):

- 90% of new construction/annexation value:
  - **Intended to pay for services/capital (along with impact fees) to offset growth costs**
    - New officers, mower for new park, etc.
  - Missing 10% (HB 389) shifts cost to existing payers

- 3% general increase from existing payers:
  - **Intended to pay for increased costs/new services for existing residents/businesses**
    - Offset inflationary costs, replacement copy machine, new arts program, etc.

Foregone Balance

- Created by “foregoing” budget increases and reserving that amount for future use - **if needed**

- City foregone balance: **$ 2.94 million**
  - Budget could be $2.94 million higher annually
  - **City is very conservative with budget increases**

- Post HB 389, use of foregone authority limited to:
  - **Ongoing Operational Needs**: Limited to 1% of budget
  - **One-Year Only Capital Needs**: Limited to 3% of budget

Cost Saving Strategies

Big Picture Savings Approach

- **Long range financial planning**
  - Goal: Create financial planning model for general fund
  - **Status: Largely complete.** Model complete. Need to update forecasts.
- **Position reviews**
  - Goal: Evaluate need to fill open positions before posting job opening
  - **Status: Ongoing**. Process begun. One position eliminated.
- **Priority based budget**
  - Goal: Categorize/rank services based on community priorities. Lower priority services reorganized/funded based on priority.
  - **Status: Begun**. Existing service categories to be updated and ranked based on public priorities to identify potential savings through reorganization/**reduction in service levels**.

Big Picture Savings Approach

- **Review of city owned property**
  - Goal: Sell unnecessary property or reduce maintenance obligations
  - **Status: Underway**. GIS map completed. Legal evaluating 1st batch for potential disposal
- **Efficiency program**
  - Goal: Create employee led program to streamline processes for cost savings
  - **Status: Training in Sept./Oct. for first participants**
- **Fee review**
  - Goal: Ensure fee supported programs include full cost of program/establish level of tax support
  - **Status: Underway**. Finance building fully loaded model for recreation fees
    Next steps: Set level of tax support – move on to community dev. fees

Economic Headwinds & City Budget History

Economic Challenges

Increasing Inflation:

- CPI Western Region (March): **up 3.1%** YoY
  - Over last 3 years: 9.0%
- ENR Construction Index (March): **up 3.22%** YoY
  - Over last 3 years: 7.77%

Increasing Insurance Costs:

- ICRMP Insurance Premium: **Up 6.0%** YoY ($26,826)
  - **Over last 3 years: 43.7% ($132,919)**

Economic Challenges

Escalating Labor Costs:

- Kootenai County average “all occupations” wages **up 3.78%**
  - **Over last 3 years: up 18.38%**
- Health Insurance Premium: Budgeting for **15% increase**

Escalating Housing Costs:

- CDA area median home price (July) **up 3.8%**
  - Over last 3 years: up 8.2%
- CDA MSA (March) fair market rent **up 5.96%**
  - **Over last 3 years: up 24.36%**

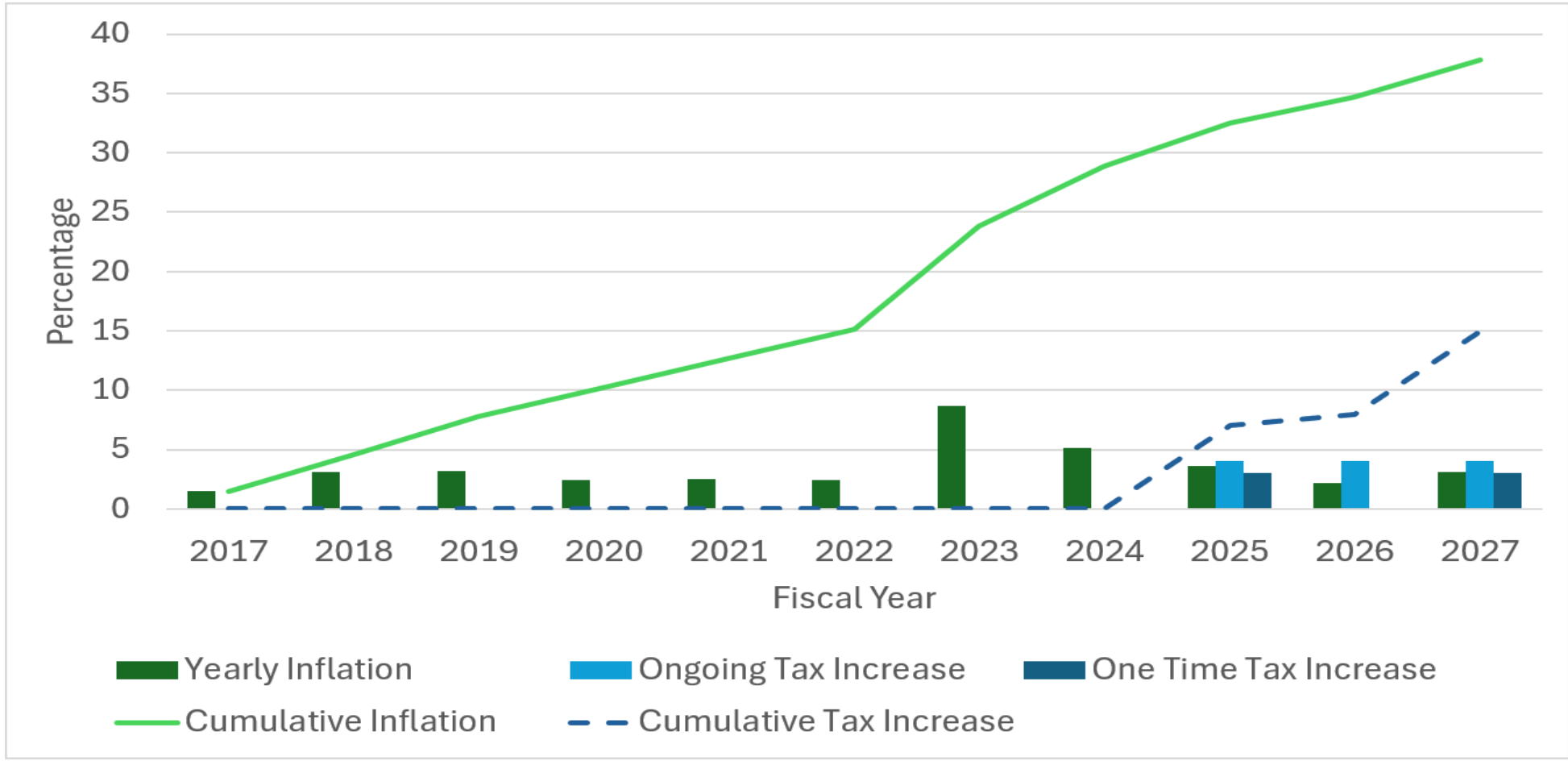
City Budget History

- Since 2009: **only 7% new ongoing property tax revenue*:**
  - 2025: 4% increase
  - 2026: 3% increase

- City has largely relied on growth revenue to pay for services to existing residents – not feasible post HB 389

* 6% increase in 2017 offsetting fee reduction – **no new revenue**
  3% **one-year** capital increase in 2025

Inflation vs. New Ongoing Tax Revenue



Growth Requires Additional Services

	2017:	2025:	Difference:
Population:	33,709	49,243	15,534
Center-line miles:	168 miles	217 miles	49 miles
PD Calls for Service:	36,235	44,066	7,831
WW Accounts:	11,017	14,519	3,502
Parks:	29 parks	37 parks	8 parks
	635 acres	933 acres	298 acres
Rec.:	8,100 usrs	12,128 usrs	4,000
	78,100 hrs	179,00 hrs	100,100
F.T. Employees:	176	235	59 FTE

Anticipated Revenues

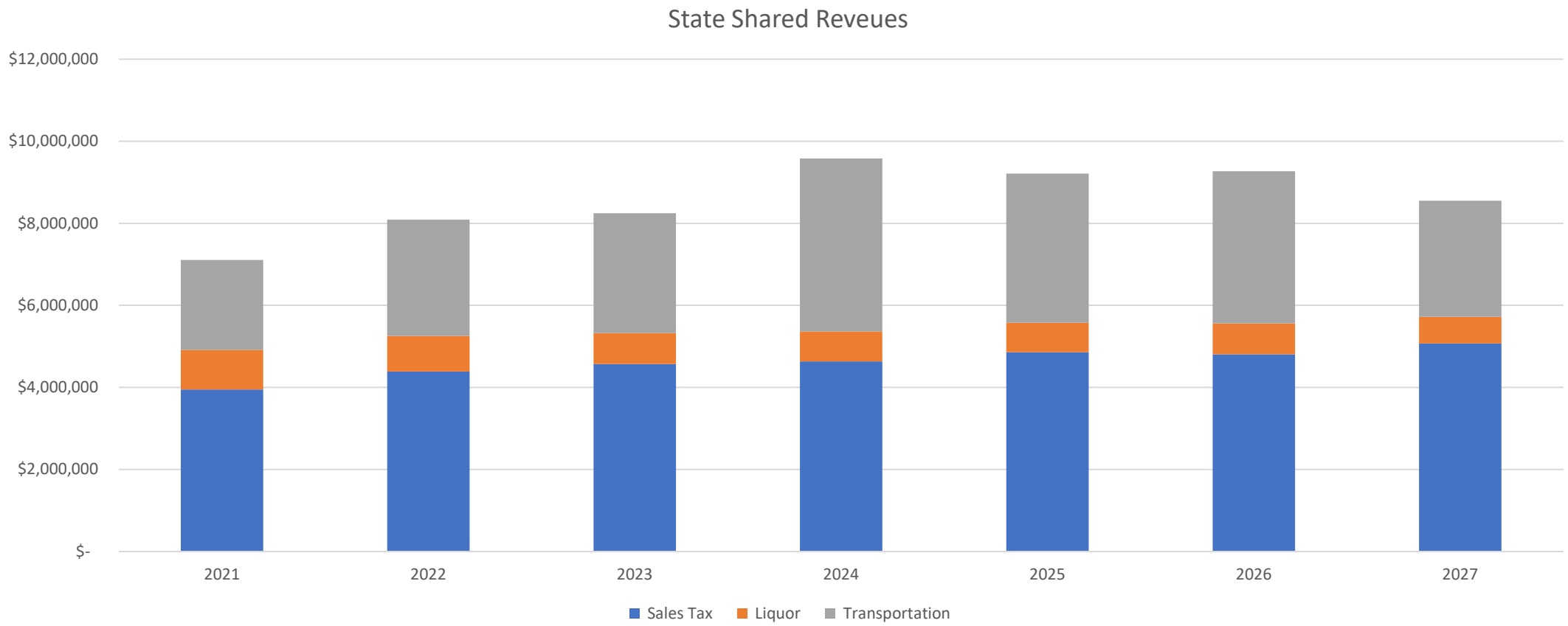
2027 Anticipated State Revenues

Total State Projected Revenue (AIC Budget Manual):

Category	**FY 27 (proj.)**	**FY 26 (budget)**	**FY 25 (actual)**
Sales	$5,070,063	$4,805,155	$4,860,484
Highway	$2,829,888	$3,708,175	$3,634,516
Liquor*	$ 652,105	$ 753,185	$ 715,704
Total	**$8,552,056**	**$9,266,515**	**$9,210,704**

*HB 967 State raided **$2 million annually** from cities share of Liquor Account

Historical State Revenues



2027 Anticipated Tax Revenues

Current property tax revenues:		
• FY 26 highest carry forward levy:	$	17,413,321
Anticipated new const./annex tax revenues:		
• Est. FY 27 new const/annex:	$	391,649
• 3% increase	$	522,400
• 1% Operating Foregone	$	183,274
• 3% One-year Capital Foregone	$	549,821
Subtotal:	$	1,647,144
Total	**$**	**19,060,465**

2027 Budget Increase Revenues

- **FY 27 Potential Budget Increase Revenues:**
  - 1% Budget Increase $174,133
  - 2% Budget Increase $348,266
  - 3% Budget Increase $522,400

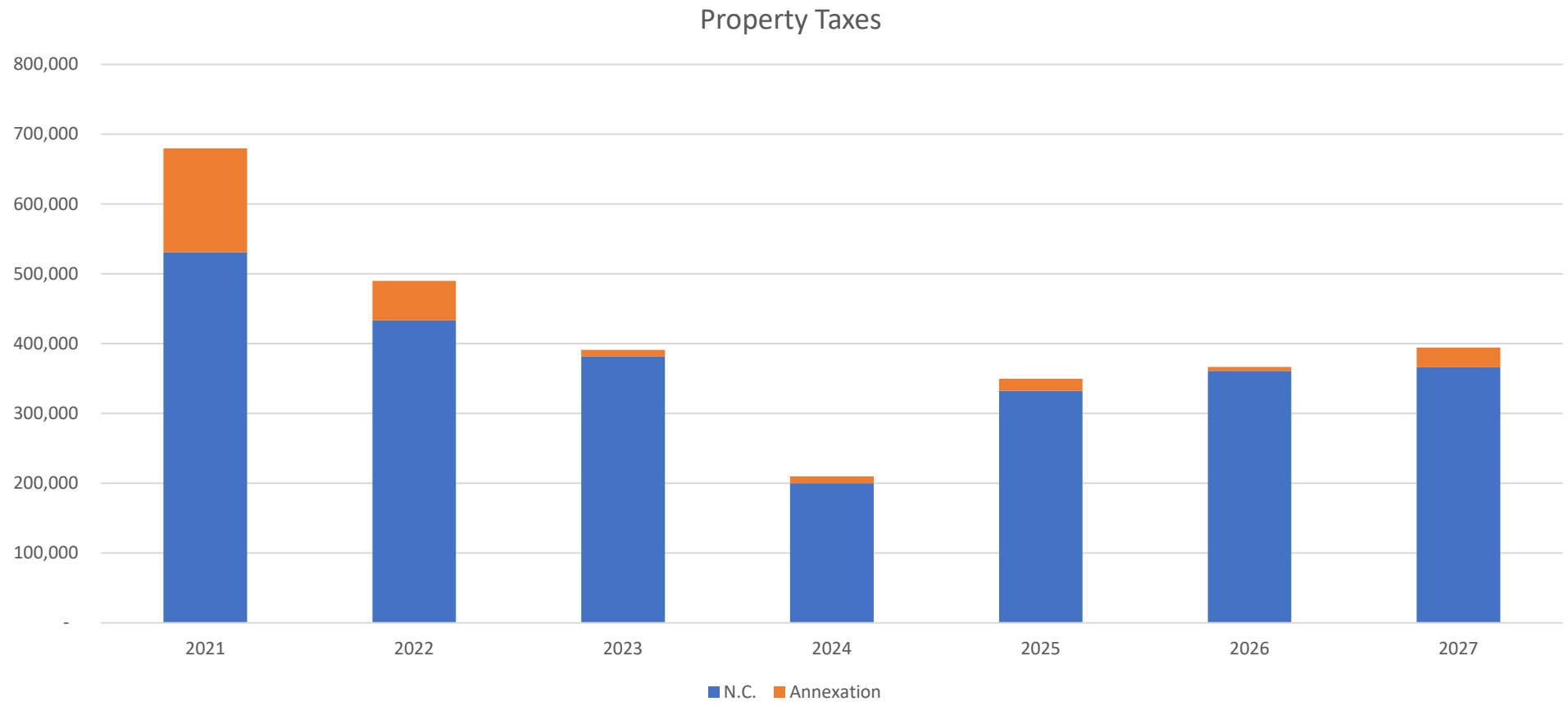
- **FY 27 Potential Foregone Revenues:**
  - 3% Capital $549,821
  - 1% Operating $183,274
    Total: $733,095

- **Budget Assumption: $19,060,465 (new construction/annex + 3% + foregone)**

  $18,327,370 + $733,095 = $19,060,465

- Current Foregone Balance: $2.94 million - **Reduced to: ~$2.2 million**

Historic New Const./Annexation Values



2027 Total Anticipated Revenues

• Charges For Services:	$ 2,474,593
• Sales Tax	$ 5,070,063
• Liquor	$ 652,105
• Franchise Fees:	$ 760,000
• Sponsorships/Grants/Donations:	$ 111,648
• Building permits/Inspection/P&Z:	$ 2,805,257
• Fund Transfers (water, ww, & sant.):	$ 2,455,127
• Investment Income	$ 851,000
• Miscellaneous	$ 57,000
• Carryover – Fund Balance*:	$ 9,326,278
• Property Taxes:	$19,531,334
Total:	$44,094,405

* Vehicle replacement and transfer to Fund 005 (street replacement).

CITY OF POST FALLS

Estimated Difference FY 26-FY 27

	Fiscal Year 2026	Fiscal Year 2027	Variance
Property Tax	$17,884,190	$19,711,334	$1,827,144
City Fees	2,295,694	2,474,594	178,900
Franchise Fees	620,000	760,000	140,000
Liquor	753,185	652,105	(101,080)
Sales Tax	4,805,155	5,070,063	264,898
Highway	3,708,175	2,829,888	(3,708,175)
ARPA/Grants	106,648	111,648	5,000
Permit Fee	2,590,005	2,815,506	215,252
Carry-Over*	12,953,878	9,326,278	(3,626,600)
Transfer/Other	2,852,470	8,174,614	517,480
Total	$48,568,400	$51,926,029	

CITY OF POST FALLS

Estimated Expenses

FY ‘27 Operating Overview

Maintenance Budget:

- Capped at 2026 (Really 2025) levels with limited exceptions
  - Example: contracted software increases & utilities

Other Increases:

- ICRMP: $26,826 (6.0%) increase
- IT: City Hall Subscriptions $208,799 total

Other changes:

- Transfer From GF to Streets Fund $4,831,488 (Street Replacement)
  - Revenue/expense neutral – accounting change providing better tracking

FY ‘27 Capital Recommendations

Funding:

Survey Equipment: $9,000

New Patrol Vehicle: $200,000

Park Benches: $45,000

Telephone Upgrade: $37,000

PD Body/Dash Cams: $208,700

Side-by-Side UTV: $30,000

Small Sander: $8,000

IT Switches: $42,000

ADA Compliance: $120,000

Refinish Gym Floors: $8,000

Enclosed Cargo Trailer: $25,000

Replacement Vehicles: $1,677,500*

* From Dedicated Vehicle Replacement Account

FY ‘27 Capital Recommendations

Examples Not Funding:

Rec. Program Bus: $75,000

Energy Eff. Improv.: $20,000

Dump Truck Sander: $55,000

Park Security Improv.: $65,000

AC Service Equip.: $10,000

City Hall Boilers: $100,000

Fleet Man. Software: $10,000

Replacement Copier: $8,500

Mobile Vehicle Lifts: $32,000

Work Truck: $65,000

FY ‘27 PD Expansion Begins

- Scheduled to begin design for PD remodel/expansion
  - Project planned since original construction, in 2021 Facilities Plan
- Facilities Plan: ~ $14 million cost – high level planning estimate
  - Expect to spend all available public safety impact fees for project, projected at ~$2.7 million
  - Expect to spend balance from Facilities Fund ($11.3M)
- Funded if impact fees & planned facilities funds continue as planned
  - Currently, have ___ in Impact Fees and ___ in Facilities Fund
  - Facilities funds also needed for Public Works and Parks projects

FY ‘27 PD Expansion, Continued

- Delay Cost at current ENR index of 3.22% is $450K per year.
- PD Impact fees:
  - Average ~550K in FY24 and FY25, slightly under projections of $600K
  - Over $1M to date in FY26, well over projections.
- One-year capital forgone would generate $549,821 towards this project.
  - Falls off levy after one year & can’t ever be levied again

FY ‘27 Personnel Overview

- **Eliminated One Full-Time Position**
  - Reviewing All Open Positions Before Filling
- **New General Fund Employees:**
  - Last Year: No New Positions
  - This Year: 3 PD Employees (Department Specialist, Patrol Officer, and Sergeant)
- **Promotions:**
  - Senior Patrol Officers (x8)
  - Emergency Communication Shift Supervisor
  - GIS Technician
  - Sergeant
  - City Arborist
  - Senior Park Workers (x2)
  - Senior Planner

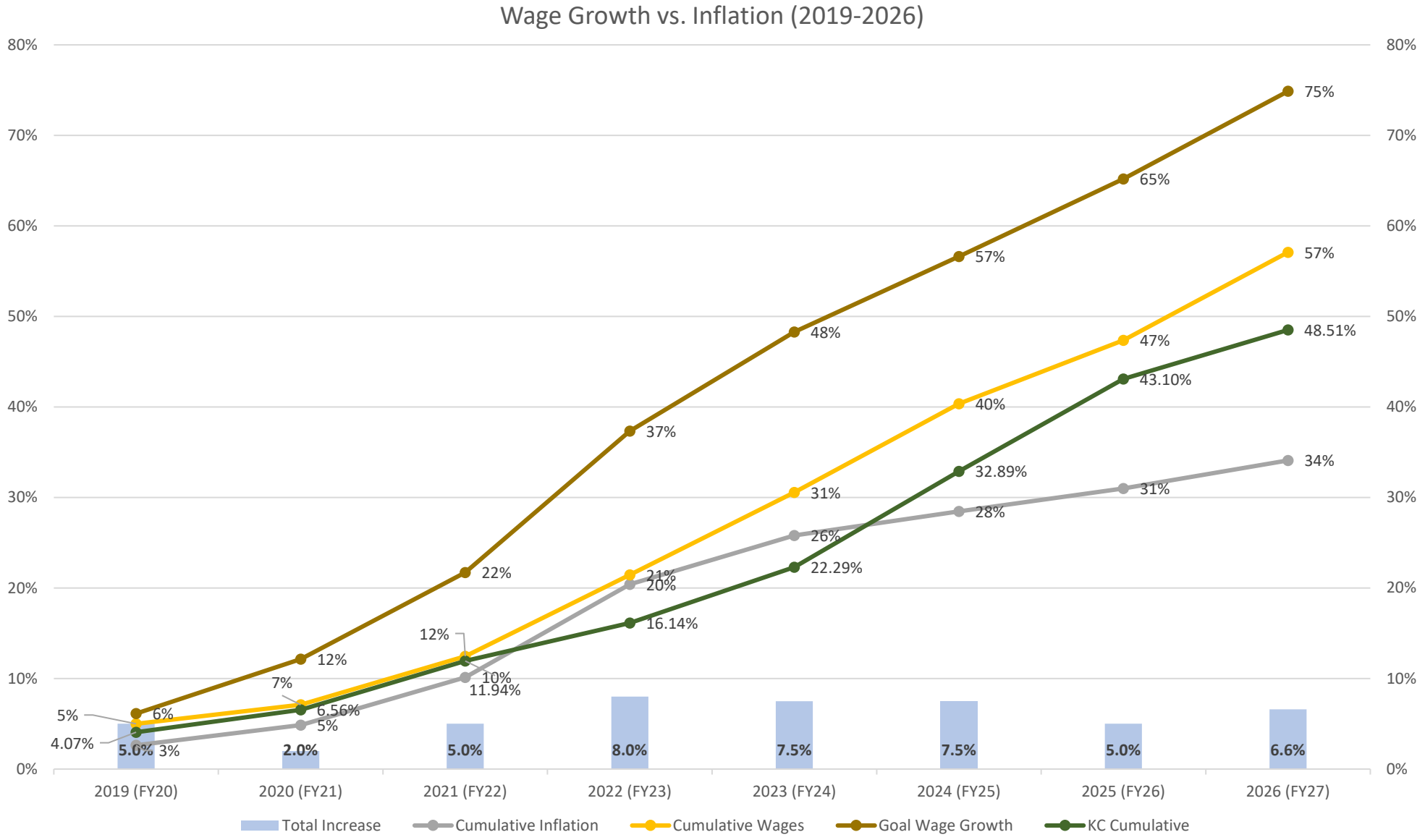
FY ‘27 Wages Overview

Last Year:

- Defunded incentive pay program ($150,000)
- 2.2% scale adjustment (all) & 2.8% merit (If earned & below cap)
  - Didn’t meet 12-Year progression goal
  - Less than CDA MSA “All Occupations” wages (Up 7.6% YoY)

This Year:

- Proposing catch up: 3.1% scale adjustment & 3.5% merit
  - Based on March CPI –increased .4% since
  - Two-year total: 11.6% vs. MSA “All Occupations” 11.4%


Wage Growth vs. Inflation (2019-2026)
80%
70%
60%
50%
40%
30%
20%
10%
0%
2019 (FY20)
2020 (FY21)
2021 (FY22)
2022 (FY23)
2023 (FY24)
2024 (FY25)
2025 (FY26)
2026 (FY27)
5.0%
2.0%
5.0%
8.0%
7.5%
7.5%
5.0%
6.6%
6%
12%
22%
37%
48%
57%
65%
75%
5%
7%
12%
21%
31%
40%
47%
57%
4.07%
6.56%
11.94%
16.14%
22.29%
32.89%
43.10%
48.51%
3%
5%
10%
20%
26%
28%
31%
34%
Total Increase
Cumulative Inflation
Cumulative Wages
Goal Wage Growth
KC Cumulative

FY ‘27 Salary/Benefits Funding

- Anticipated wage increase cost: $ 1,415,156*
- Anticipating 15% benefits increase: $ 603,750

- For reference:
  - New Const./Annex: $ 391,649
  - 3% Budget Increase: $ 522,400
  - 1% Foregone $ 183,274

$ 1,097,323

* Includes placeholder amount to implement salary survey

General Fund Recap – 5 year

	2023	2024	2025	2026	2027 *
Operating	$6,570,542.28	$6,511,333.09	$7,180,196.75	$7,132,014.30	$5,367,829.22
Capital	3,643,431.36	7,386,258.22	6,826,590.11	10,298,793.00	3,593,878.00
Personnel	16,193,821.67	18,618,885.07	20,13,465.59	21,792,472.31	22,374,430.94
Transfer	16,188,762.00	4,660,884.00	4,996,576.00	9,345,120.00	12,758,266.14
Total	$42,596,557.31	$37,177,60.38	$39,136,828.45	$48,568,399.61	$44,094,404.30

Impact of Increase FY 2027

- Home assessed at $650,000
  - current city taxes: $ 1,190
  - proposed increase: $ +106.53 - $8.88/mo.
    - 3% one-time capital: $
  - potential prop. tax relief: $ -150.00
- Home assessed at $800,000
  - current city taxes: $ 1,530
  - proposed increase: $ +136.97 - $11.41/mo.
    - 3% one-time capital: $
  - potential prop. tax relief: $ -180.00

Does not reflect changes due to shifting market valuation/levy

Enterprise Funds

Post Falls Enterprise Funds

- Public Works:
  - Drinking Water
  - Water Reclamation
    - Wastewater Collection
    - Treatment
    - Surface (storm) water
- Finance:
  - Sanitation

Sanitation – Republic Services

Provides garbage services within the city

- Funded through user fees: $5.086 million (FY 2025)
- Contract Payment: $4.689 million (FY 2025)
- User fee increasing by 5.5% including fuel surcharge

Water Division

Provides drinking water to half of Post Falls

- Funded through:
  - User fees: $4.5M annually - FY 27: 3% increase
  - Cap fees: ~ $400-500K – adjusted annually (formula)
- Cash and Investments Balances:
  - Operating: $27M
  - Capital: $5.1M
- Debt: $0

Water Division

Significant expenditures:

- Software ($29K)
- Meters ($135K)
- Electricity ($487K)
- General Fund Expenses ($700K)
- Personnel ($1.3M)

Water Division

FY 27 Operating & Personnel Requests

- Updates to Operations and Maintenance lines:
  - Increases in utility fees, vehicle repair costs
  - Increase to purchase additional meters
- Utility Billing Technician
- Provisional licensure incentives and promotions

Water Division

FY 27 Capital Projects

- Waterline replacement projects:
  - Westwood phase 2
  - Replacement project TBD
- Master plan update
- Public works operations center

Water Reclamation Division

Collect wastewater in Post Falls/treats wastewater for Post Falls & Rathdrum

- Funded through:
  - User fees: $20.7M annually – FY 27: 2.5% increase
    - Post Falls $18.4M
    - Rathdrum $2.3M
  - Cap fees: - adjusted annually (formula)
    - Post Falls ~ $3.8M
    - Rathdrum ~$1.8M

Water Reclamation Division

Cash and Investment Balances:

- Operating: $76.8M
- Treatment Capital: $30M
- Collections Capital: $21.5M

Debt:

$28.9M (2.25% and 2.75% interest)

Water Reclamation Division

Personnel Expenditures

- Treatment: $2.52M
- Collections: $960K
- Recycled Water: $23K
- Surface (storm) Water: $216K

- Total: $3.7M

Water Reclamation Division

Significant Treatment Expenditures:

Lab Testing ($115K)

Chemicals ($540K)

Biosolids ($1M)

Repairs ($210K)

Electricity ($740K)

General Fund Expenses ($1.3M)

Other Significant Expenditures:

Vactor Trucks ($100K)

Lift Station Maint. ($542K)

Swale Maintenance ($25K)

Collections Electricity ($110K)

Stormwater Irrigation ($58K)

Water Reclamation Division

FY 27 Operating & Personnel Requests

- Adjustments made to utilities, fuel, sanitation due to inflation
- Personnel
  - Utilities Engineer
  - Provisional licensure incentives and promotions

Water Reclamation Division

FY 27 Capital Projects – Collection System

- Pipeline projects ($24.5M)
  - 12th Ave. Forcemain, Guy Road Gravity Main, Chase/Prairie, Seltice Way
- Lift Station Projects ($8.3M)
  - Fisher, 4th Ave.
- Equipment ($50K)
  - Camera Truck Equipment

Water Reclamation Division

FY 27 Capital Projects – Treatment Facility

- Solids Handling Expansion ($25M)
- Secondary Treatment Systems ($2M)
- Community Forest Monitoring Wells ($500K)
- Operations Center ($1.9M)

Motion Options

- Council may request staff to present an ordinance to:
  - Adopt budget as presented **or**
  - Modify proposed budget (identify increase % or amount of reduction) **and**
  - Direct staff to present resolution on foregone balance:
    - Take up to 1% operating foregone;
    - Take up to 3% towards one-time only capital projects; **or**
    - Reserving foregone balance (if less than 3% taken)

Questions?

CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 8/18/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jason Faulkner, Finance Director

SUBJECT: Fees for Fiscal Year FY 2027

ITEM AND RECOMMENDED ACTION:
This agenda item is a public hearing for city council to receive public comment on the updated fee resolution for fiscal year 2027. Following the hearing, the council should direct staff to return a resolution for adoption establishing fees for fiscal year 2027.

DISCUSSION:
Under Idaho Code 63-1311A, the city must hold a hearing on any new fee or whenever a fee is increased by more than 5%. The city's practice is to hold a hearing at least once a year when all the city's fees are considered. Of note, the following are the proposed new fees and increases:

Water Rate - 3.0%
Wastewater - 2.5%
Water Cap Fees — To be discussed
Wastewater Cap Fees — To be discussed
Impact Fees — 2.61% based on the ENR index April to April
Sanitation Fees — 5.5%
Community Development and Building Fees — 3.1% adjustment based on CPI

The recreation division made the usual adjustment to their program fees. The cemetery division made a couple of adjustments to burial and those will be pointed out during the public hearing. The parks department is making a few recommendations for new fees for large events and ball/sports field usage.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:
N/A

APPROVED OR DIRECTION GIVEN:
N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:
TBD

BUDGET CODE:
N/A

ATTACHMENTS:
1. FY 27 Fee Public Hearing

Fee Public Hearing FY 2027

Jason Faulkner, Finance Director

August 18th, 2026

CITY OF POST FALLS

Fee Public Hearing: FY 2027

Water rates – 3.0% increase.

Wastewater rates – 2.5% increase.

Water Cap Fees - Discussion

Wastewater Cap Fees - Discussion

Rathdrum Cap Fees – Discussion

Impact Fees – 2.61% increase (ENR index April to April).

Sanitation Fees – 5.5% increase.

Community Development and Building Fees – 3.1% CPI

Fee Public Hearing: FY 2027 (comparison to prior year rates)

	FY 2026	FY 2027	Variance
Sanitation	$14.69	$15.50	$0.81
Water Connection	13.41	13.82	0.41
Water Use (5,000 gal.)	7.50	7.75	0.25
Wastewater	71.94	73.74	1.80
Total	$107.54	$110.81	$3.27

FY 2027 Wastewater CAP Fees:

City of Post Falls	
Proposed for fiscal year 2027	$7,725
Current for fiscal year 2026	$7,621
Increase	$ 104

City of Rathdrum	
Proposed for Fiscal Year 2027	$4,666
Current for Fiscal Year 2026	$4,603
Increase	$ 63

FY 2027 Water CAP Fees:

City of Post Falls	
Total Cap Fee Per 3/4 - 1" ME	$ 3,260
Current Capitalization Fee Per 3/4 - 1" ME	3,277
Decrease	$ (17)

FY 2027 Water CAP Fees:

Service size	Current Capitalization Fee	Proposed	Variance
3/4 - 1"	$ 3,277.24	$ 3,259.87	$ (17.37)
1" (Com)	$ 5,462.06	$ 5,433.12	$ (28.94)
1 1/2"	$ 10,924.12	$ 10,866.25	$ (57.87)
2"	$ 17,478.59	$ 17,386.00	$ (92.59)
3"	$ 34,957.18	$ 34,771.99	$ (185.19)
4"	$ 54,620.60	$ 54,331.24	$ (289.36)
6"	$ 109,241.20	$ 108,662.48	$ (578.72)
8"	$ 158,290.49	$ 157,451.93	$ (838.56)

Cemetery:

- Single depth/top double: $850 to $1,000
- Double depth: $1,050 to 1,300
- Opening and Closing – Niche (Saturday): $650 to $700

Recreation:

Tournaments:
Fees will be set to cover the use of the City facilities. The minimum charge is $100.00 per day and up to $500.00 per day based on the scope.

Tournaments:
Fees will be set to cover the use of the City facilities. The minimum charge is $100.00 per day and up to $800.00 per day based on the scope.

- The recreation division has updated the program and class fees, accordingly.

Recreation:

Large Event Fees

Application Fee		$75.00	
Activity that restricts normal park use beyond the shelter		$1,000.00	
With attendance of 200 - 500	add'l	$400.00	
With attendance of 501 - 1500	add'l	$800.00	
With attendance of 1501 - 2500	add'l	$1,200.00	
Event Booth		$20.00	per booth per day
Event Food Trailer/Booth		$50.00	per day/per vendor
Portable Toilet		$250.00	per unit $75.00 additional
50 Amp spider box rental		$75.00	per day
30 Amp spider box rental		$60.00	per day
Event staff monitoring		$75.00	per hour

Parks:

Ball/Sports Field Usage Fees:

	Resident	Non- Resident
Adult Baseball/Softball	$35.00/hr.	$55.00/hr.
Youth Recreation Baseball/Softball	$20.00/hr.	$35.00/ hr.
Competitive/Select Youth Recreation Baseball/Softball	$25.00/hr.	$40.00/hr.
Soccer/football use/reservation of field (2 hr minimum)	$45.00/hr.	$75.00/hr.
Pickleball/Tennis court rental	$5.00/hr.	$15.00/hr.
Additional material (ex: drying agent)	Charged at cost	
Pre-game prep of baseball fields	$50.00 per occurrence	
Pre-game prep of soccer & football	$125.00 per occurrence	
Temporary fence rental per field	$95.00	
Field reservation change fee	$10.00	

*Organized league users may be eligible for adjusted fees if supply equipment for City use.

Fee Public Hearing: FY 2027

Next Step: If approved, Mayor and Council authorize staff to present a Resolution to adopt the fees for FY 2027 at the September 1st, 2026, council meeting. All proposed fees will go into effect on October 1, 2026.

Questions or comments?