CITY OF POST FALLS

PLANNING AND ZONING COMMISSION MEETING AGENDA

September 8, 2026 5:30 PM

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION: ACTION ITEM

a. National Star Trek Day

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

a. Meeting Minutes August 11, 2026

b. Peck & Peck Annexation Zoning Recommendation (ANNX-26-4)

2. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Commission on an issue that is not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for that public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be

allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, by subsequent appointment. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring action must be placed on the agenda of an upcoming meeting. As such, the Commission cannot take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

4. PUBLIC HEARINGS

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

ACTION ITEMS:

a. Liesenfeld Annexation File No. ANNX-26-6

b. Montrose Zone Change and Subdivision File Nos. ZC-26-1 & SUBD-26-4

c. Lindsey Annexation File No. ANNX-26-8

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

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

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

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

CITY OF POST FALLS

PLANNING AND ZONING COMMISSION MEETING MINUTES

August 11, 2026 5:30 PM

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

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, Schlotthauer, Schreiber, Wilhelm, Floch, Carey (arrived at 5:35 PM)
Excused: Kimball

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION: ACTION ITEM

None

AMENDMENTS TO THE AGENDA

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None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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None

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ACTION ITEMS:

a. Meeting Minutes 07-14-2026

b. Signal Point Vista Annexation Zoning Recommendation File No. ANNX-26-3

Motion by Commissioner Schreiber to approve the consent calendar as presented.
Second: Wilhelm
Vote:
Schlotthauer - Yes, Schreiber - Yes, Floch - Yes, Steffensne - Yes, Wilhelm - Yes
Motion Carried

2. CITIZEN ISSUES

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None

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None

4. PUBLIC HEARINGS

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ACTION ITEMS:

a. Peck and Peck Annexation (ANNX-26-4)

Opened: 5:30 PM

Staff report

Ethan Porter, Associate Planner, presented the Peek & Peek Annexation. The applicant, Whipple Consulting Engineering representing the owner, RP Development LLC, is requesting Community Commercial Services (CCS) zoning on approximately 10.7 acres as part of the annexation. He stated the property is located along Zorros Road and Hope Avenue and is currently residential with associated outbuildings. The City of Post Falls would provide wastewater service, and Ross Point Water District would provide water service. Zorros Road is classified as a minor collector and Hope Avenue as a major collector. Additional right-of-way, easements, and roadway improvements would be required with future development. He reviewed the zone change criteria and stated the property has a Business Commercial future land use designation, with CCS as an implementing zoning district, and is located within the Highway 41 North Focus Area. He identified the Comprehensive Plan goals and policies supporting the requested zoning, including compatible infill development and improved street connectivity. Mr. Porter reviewed agency comments and stated no significant issues or demonstrable adverse impacts were identified regarding the annexation or requested CCS zoning. There were no questions for staff.

Applicant:
Ray Kimble of Whipple Consulting Engineers, representing RP Development LLC, addressed the Commission. Mr. Kimble stated the property consists of three parcels currently zoned Agricultural in Kootenai County. The owners are requesting annexation into the City with CCS zoning. He stated the requested zoning is consistent with the surrounding zoning, the Business Commercial future land use designation, and the Highway 41 North Focus Area. He noted that annexation would reduce an existing county island and facilitate future roadway and frontage improvements along Zorros Road and Hope Avenue. Mr. Kimble stated no demonstrable adverse impacts had been identified and requested a recommendation of approval. There were no questions for the applicant.

Testimony None

Public Hearing Closed: 5:49 PM

Deliberation:

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?

Commissioner Schreiber stated that the area is designated Business Commercial, CCS is an implementing zone, and the property is generally surrounded by CCS zoning. The Commissioners agreed that the request is consistent with the Future Land Use Map and 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?

Commissioner Carey stated that the Comprehensive Plan identifies the Highway 41 area for commercial uses and that the request follows that direction. Chair Steffensen noted policies addressing county islands and infill and stated that the property is an island and an infill site.

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 that no evidence of a demonstrable adverse impact was presented.

Motion by Commissioner Schreiber to approve
Second by Commissioner Schlotthauer
Vote:
Carey - Yes, Wilhelm, Floch- Yes, Steffensen- Yes, Schlotthauer - Yes, Schreiber - Yes
Motion Carried

5. ADMINISTRATIVE / STAFF REPORTS

Manley reminded the Commission that there may be a second public hearing on September 29, 2026. The next regularly scheduled meeting was identified as September 8, 2026.

6. COMMISSION COMMENT

None

7. ADJOURNMENT

5:53 PM

Date: _____ Chair:_____

Attest: _____

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

Peck & Peck Annexation
File No. ANNX-26-4

Planning and Zoning Commission

Zoning Recommendation

A. INTRODUCTION:

APPLICANT: Ray Kimball, Whipple Consulting Engineers

OWNER: RP Development, LLC

LOCATION: The property is located at 4211 E Hope Avenue and 4319 E Hope Avenue.

REQUEST: Annexation of three parcels totaling 10.7-acres into the City of Post Falls with a zoning request of Community Commercial Services (CCS).

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Authorization Letter
5. S-1 Vicinity Map
6. S-2 Zoning Map
7. S-3 Future Land Use Map
8. PA-1 PFSD Comments
9. PA-2 KCFR Comments
10. PA-3 BPA Comments
11. PA-4 ITD Comments
12. PA-5 PFHD Comments
13. PA-6 Phillip 66 Comments
14. PZ Staff Report
15. Testimony at the August 11, 2026, Planning and Zoning Commission ("Commission") hearing including:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the August 11, 2026, public hearing, and the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to supply testimony and documentation to be taken by the Commission in their application of City Code 18.20.100 when making the Commission's recommendation on zoning to the City Council.

Ethan Porter, Associate Planner

Mr. Porter presented the staff report and the applicant's request for annexation and a recommendation of Community Commercial Services (CCS) zoning on approximately 10.7 acres. He identified the subject property as being located along Zorros Road and Hope Avenue and described the surrounding zoning and land uses as including substantial CCS zoning near Highway 41, R-1 zoning to the east, Community Commercial Mixed zoning in the vicinity, the Peck & Peck Excavation operation, a church site to the north, vacant and large-lot residential property to the south, and the

Foxtail residential development to the east.

Mr. Porter testified that the property is designated Business Commercial on the Future Land Use Map and that CCS is an implementing zoning district for that designation. He further identified the property as being within the 41 North Focus Area which included focusing on locating commercial and tech uses nearer higher classified roadways and promoted the creation of backage roads consistent with the Highway 41 Corridor Master Plan. This location if zoned CCS could be compatible with adjacent properties in the same zone and could facilitate the development of supporting frontage roads.

In addressing Goal 1 and Policy 2 of the Comprehensive Plan, Mr. Porter explained that the requested zoning may be evaluated based on the Future Land Use Map, compatibility with surrounding land uses, infrastructure and service plans, existing and future traffic patterns. Mr. Porter further testified that the property is substantially surrounded by incorporated City of Post Falls and that annexation would constitute infill development consistent with Policy 8. He also testified that future development would require frontage and pedestrian improvements along Hope Avenue that would help close existing gaps between Zorros Road and Highway 41 and improve street and pedestrian connectivity, walkability, safety, and transportation efficiency consistent with Policy 27.

Mr. Porter also addressed public services and transportation infrastructure. He testified that the City of Post Falls has capacity and is willing to provide wastewater service at the requested zoning, that Ross Point Water District would provide water service, and that additional rights-of-way and easements would be required as part of annexation. He identified Zorros Road as a minor collector and Hope Avenue as a major collector and stated that roadway widening and related frontage improvements would occur with future development. Mr. Porter concluded that the responding public agencies did not identify a demonstrable adverse impact associated with the annexation or requested CCS zoning.

Ray Kimball, Applicant

Mr. Kimball, of Whipple Consulting Engineers, represented RP Development, LLC. Mr. Kimball explained that the property consists of three parcels currently zoned agricultural in Kootenai County and that the ownership sought annexation and CCS zoning after commercial activity associated with Peck & Peck Excavation extended onto the property and the County advised that the commercial activity was not permitted under the existing zoning.

Mr. Kimball testified that the site has substantial frontage on Zorros Road and Hope Avenue and that annexation would provide for dedication of the necessary rights-of-way and adjoining easements, with roadway widening. He stated that CCS is an implementing zone for the Business Commercial Future Land Use designation, that the property is within the 41 North Focus Area, and that annexation would reduce an existing county island. He also referenced Policy 33 and the transportation objectives of the 41 North Focus Area, including completion of the planned roadway system and locating commercial uses along higher-classified roadways. Finally, he stated that the owners intended to coordinate widening along Zorros Road with ongoing roadway construction where feasible.

Public Testimony:

The hearing was opened for public testimony, none was received.

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 contained in Post Falls Municipal Code (“PFMC”) § 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 requested initial zoning of Community Commercial Services (CCS) on approximately 10.61 acres. The Future Land Use Map designates this area as Business Commercial and CCS is an implementing zone for that designation. The property is located within the 41 North Focus Area, which supports locating commercial uses near higher-classified roadways, and the Commission noted that the property is generally surrounded by CCS zoning. As such, the Commission finds that the proposed CCS zoning designation is consistent with the Future Land Use Map and Focus Area.

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 presentation, the Commission finds the requested CCS zoning to be consistent with the following goals and policies contained in the Comprehensive Plan.

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

The Commission finds that the requested zoning provides for commercial land uses within an area designated for Business Commercial development and supports development consistent with the surrounding land use pattern and the 41 North Focus Area. The requested zoning designation for commercial uses at this location preserves commercial areas, adding to the diverse mix of property uses which support the development of economic opportunities throughout the City.

Policy 9: Encourage annexation of County "islands" within the City, with priority given to areas which are surrounded by incorporated areas, have readily available service infrastructure and capacity or support increased development neat the urban core.

While not located near the urban core, the Commission noted that the subject property was an underutilized County island, surrounded by incorporated development and will extend utility infrastructure to and through the site and therefore found the zoning request supported by this policy.

Policy 27: Plan for and protect transportation corridors from encroachment and preserve adequate rights-of-way for future corridors including utility facilities.

The Commission finds that the zoning request and associated annexation would secure rights-of-way for necessary street improvements along Zorros and Hope and protect and improve those transportation corridors.

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. Because no evidence of a demonstrable adverse impact upon the delivery of services were identified the Commission finds this criterion satisfied.

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-26-4, 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 Community Commercial Services (CCS) zoning on approximately 10.61-acres upon successful annexation of the property.

_____ _____

Date Chairman

_____

Attest

NOTICE OF RIGHTS:

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

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

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

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

CITY OF POST FALLS
STAFF REPORT

DATE: AUGUST 21, 2026

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: STAFF REPORT FOR THE SEPTEMBER 8, 2026, P&Z COMMISSION MEETING
LIESENFELD ANNEXATION ANNX-26-6

INTRODUCTION:

Connie Krueger, on behalf of Janet Liesenfeld, is requesting approval to annex approximately 3.04-acres into the City of Post Falls with a zoning request of Community Commercial Services (CCS) per Exhibit A-2. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Number: Liesenfeld Annexation File No. ANNX-26-6

Owners: Janet Liesenfeld

Applicant: Connie Krueger

Project Description: Annex approximately 3.04-acres in the City of Post Falls with a zoning request of Community Commercial Services (CCS).

Project Location: The property is generally located on the northeast corner of N Chase Road and W Prairie Avenue at the address 12719 W Prairie Avenue.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: To the north and west, the adjacent property is made up of a narrow long undeveloped lot that abuts W Bodine Avenue and runs along the backside of the Crown Pointe subdivision homes. South of the property is W Prairie right-of-way and directly east includes single family home lots within the Crown Pointe Subdivision.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

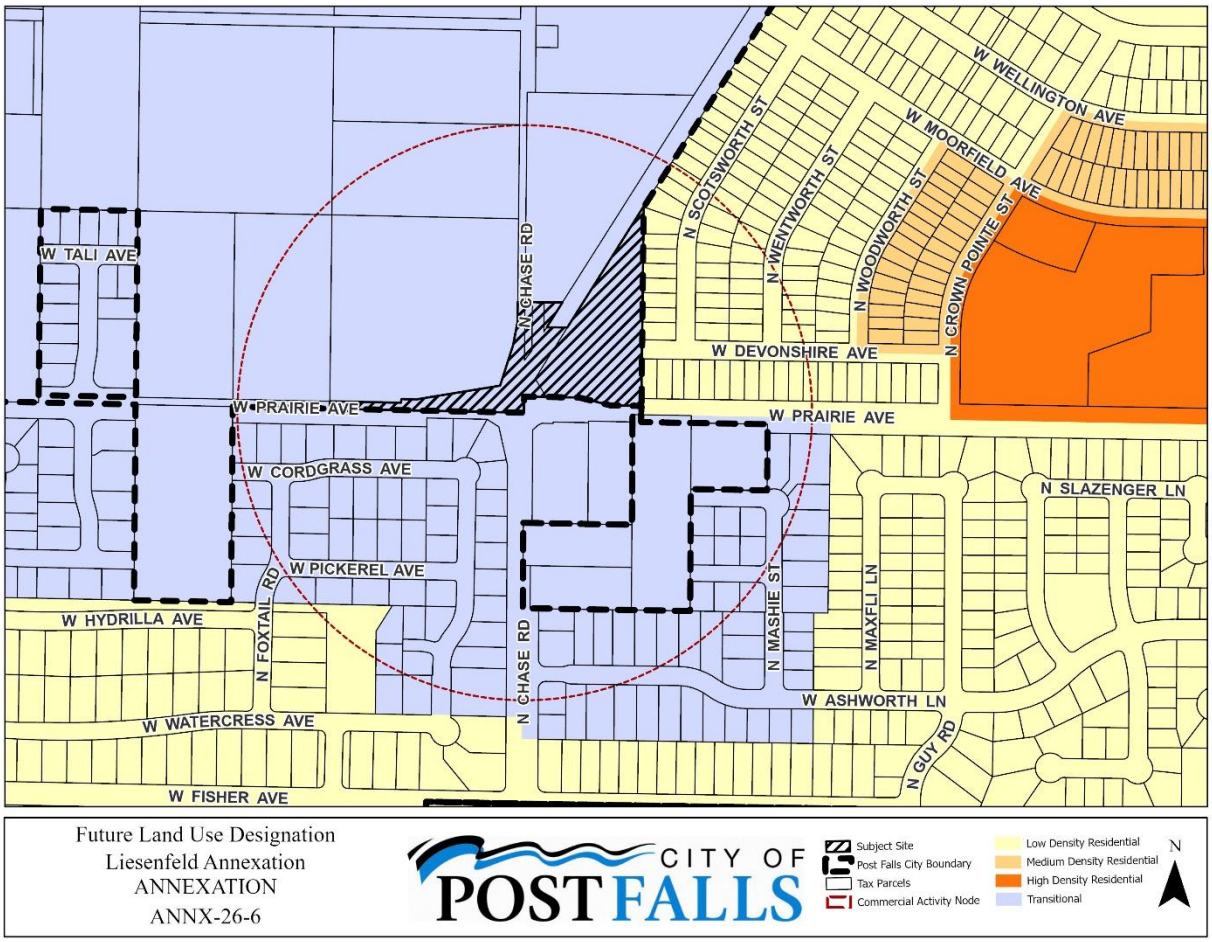
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria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

ZONE CHANGE REVIEW CRITERIA

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

   The Future Land Use Map classifies this property with the land use designation of **Transitional** (See Following Image). This designation is assigned to lands suitable for growth. The timing for

growth is undetermined, but guidance can be located within the associated Focused Area. Assigned zones should be compatible with adjacent zones/uses within the City and consistent with the guiding principles within the associated focus area.



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

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

The Central Prairie Focus Area includes key policies to help guide development in this area such as focus multi-family along Prairie Avenue; focus commercial development along Prairie Avenue and near identified commercial nodes; support provisions for a variety of housing types and densities; focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.

Staff Comment: The subject site is located within a commercial node per the Future Land Use Map and would be compatible with the request of a Community Commercial Services (CCS) zoning district. Additionally, this would help focus provisions for commercial uses along arterial/collector streets as outlined in the Central Prairie Focus Area key policies.

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

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

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

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base within City limits. The annexation may contribute to a resilient economy in Post Falls by providing the opportunity for a new employment center to be developed at this location which may contribute to the economic diversity and long-term prosperity of the City. Annexation into the CCS zone would expand the inventory of commercially zoned land within the City that is able to support business activity and job creation.

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

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

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

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy.

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

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

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

Staff Comment: The annexation may contribute to the long-term fiscal health of the community by providing an opportunity for new businesses and employment opportunities to Post Falls. Designating the subject site as commercial property allows for commercial investment long-term for the subject site.

- Maintain and enhance resident quality of life.

  Staff Comment: The annexation may enhance the quality of life for residents by providing an area that can be developed with businesses that are needed within this area of the community. Providing services and amenities near residences may reduce vehicular trips, traffic in other areas of the city, and allows services within walking distance to nearby neighborhoods.

- Promote compatible, well-designed development.

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

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

  Staff Comment: Transportation impacts, sewer and water capacity are reviewed by City staff. Any anticipated inadequacies identified are addressed and/or have a plan on how to comply with0 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: The request for CCS zoning would be compatible with the surrounding church use along Prairie Avenue and the undeveloped land nearby situated in the commercial node. Uses between commercial and residential may support compatibility with future buffer requirements and complimenting services to existing residential neighborhoods in the area.

- Infrastructure and service plans.

  Staff Comment: Sanitary Sewer for the site is located on the property's boundary with Devonsire Ave. and within the service area basins of the Guy Road and Fisher Avenue Lift Stations. The Guy Road Lift Station is identified for decommissioning in 2027 and the Fisher Lift Station is scheduled for reconstruction in 2027, with improvement being completed in early 2028. The City is anticipating a mainline sewer extension in Chase Road from Fisher Avenue and extending along the properties' southern and western boundary in 2027. Construction of any site improvements requiring connection to the City's Sanitary Sewer system should not be started until the reconstruction of the Fisher Avenue Lift Station has commenced.

  The site is not subject to any Local Improvement Districts, Subsequent User Agreements, or Sewer Surcharges.

  The proposed land use is in conformance with land use projections in the City's Water Reclamation Master Plan. With the reconstruction of the Fisher Avenue Lift Station, the

City's sewer infrastructure will have the capacity to service the site with the requested zoning. Existing sewer capacity is not a guarantee of future service or capacity.

Water service for the property would be provided by East Greenacres Irrigation District, which has existing water mains in Chase Rd. and Prairie Avenue.

- Existing and future traffic patterns.

  Staff Comment: The prosed land use is consistent with the land use considerations of the underlying Transportation Analysis Zone (TAZ) within the City's 2025 Transportation Master Plan. Adjoining roadways are shown to be operating at acceptable levels of service in the existing 2045 Build and No Build models. The roundabout in the intersection of Prairie Avenue and Chase Road is identified for expansion to a multi-lane roundabout prior to 2035, to address intersection capacity needs. Annexation of this property would provide necessary rights-of–way to aid in the completion of the roundabout expansion and provide urban improvements along the property's frontage with site development.

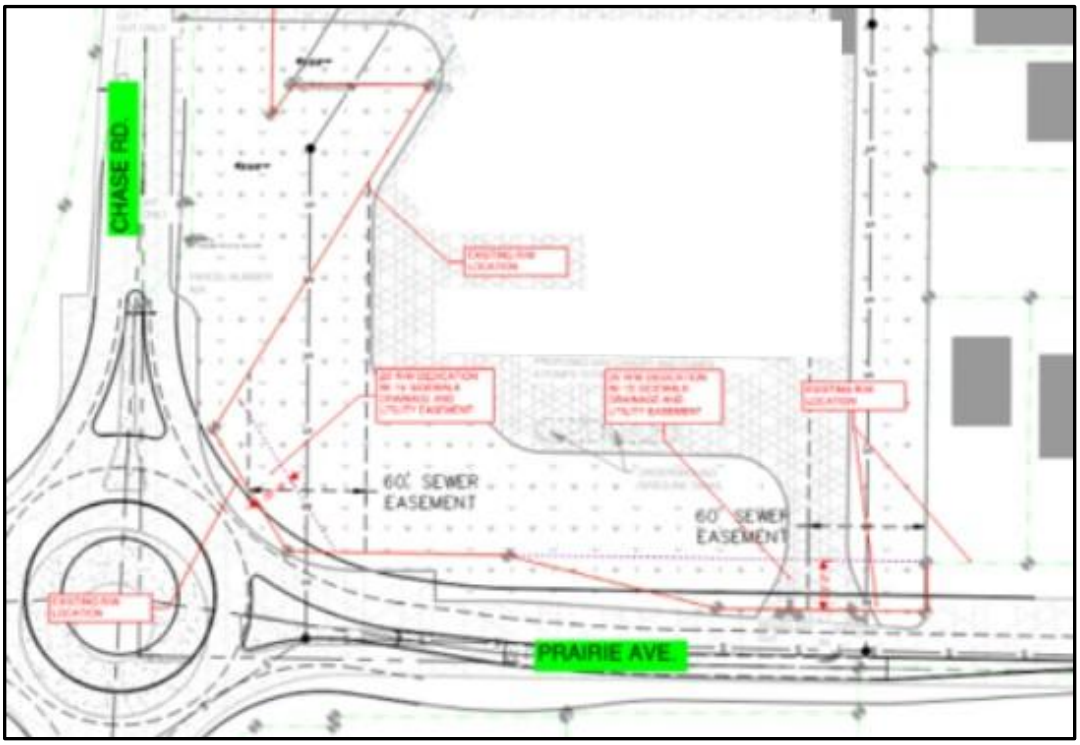
  The Site is adjacent to Prairie Avenue, a classified Principal Arterial Roadway (to the south), with existing traffic volumes estimated at 6,000 vehicles per day. Prairie Avenues projected 2045 volume (2025 TMP) is 12,700 vehicles per day and operations at LOS A with identified impact fee projects in place. The Site is also adjacent to Chase Road, a classified Major collector (to the west), with existing traffic volumes estimated at 1,900 vehicles per day. Projected 2045 volumes on Chase Road (2025 TMP) is 10,000 vehicles per day and operations at LOS A with identified impact fee projects in place. Site development, along with surrounding growth is anticipated to trigger installation of traffic control systems (roundabout expansion to a multi-lane configuration) at the intersection of Prairie Avenue / Chase Road prior to 2035. Funding for construction of roundabout expansion would be completed with Transportation Impact Fee accounts and timing to occur when the intersection meets established warrants.

  With Annexation, the site should dedicate needed rights-of-way and easements for Prairie Avenue and Chase Road, including necessary additional rights-of-way and easements to accommodate the multilane roundabout, in conformance with the 2025 Transportation Master Plan.

  Prairie Avenue: Principal Arterial, northern rights-of-way line at 55-feet from the existing section line in Prairie Avenue. Line would be an extension of the southern boundary line to the Crown Pointe Subdivision that is located immediately to the east of the site. Along with the rights-of-way dedication, a 15-foot sidewalk, drainage and utility easement to the City is required.

  Chase Road: Major Collector, sufficient rights-of-way were previously acquired by Post Falls Highway District to accommodate the needed rights-of-way and easement area for the development of Chase Rd.

  Prairie Ave. / Chase Rd. Roundabout: Dedicate 20-feet of additional rights-of-way and a 15-foot sidewalk, drainage and utility easement to accommodate roundabout expansion. See image below regarding roundabout rights-of-way dedication.



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

Staff Comment: The annexation would require dedication of rights-of-way along the parcels W Prairie Avenue frontage. In addition, the annexation includes incorporation of existing rights-of-way along Chase Rd. and Prairie Ave. To the north and west; supporting reduced fragmented right-of-way sections alongside other incorporated city properties. City staff coordinated with the Post Falls Highway District (PFHD) in addressing fragmented roadway section incorporation. Allowing the site to be zoned as CCS may facilitate completion of transportation system improvements more expeditiously.

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

Staff Comment: The annexation would allow site development, which would include the extensions of multiuse pathways along Chase Rd. and Prairie Avenue and connect to the existing facilities on Prairie Avenue, improving pedestrian connectivity in the area.

Policy 27: Work to improve street connectivity in all areas of Post Falls, improving

walkability, public health and safety, and transportation efficiency.

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

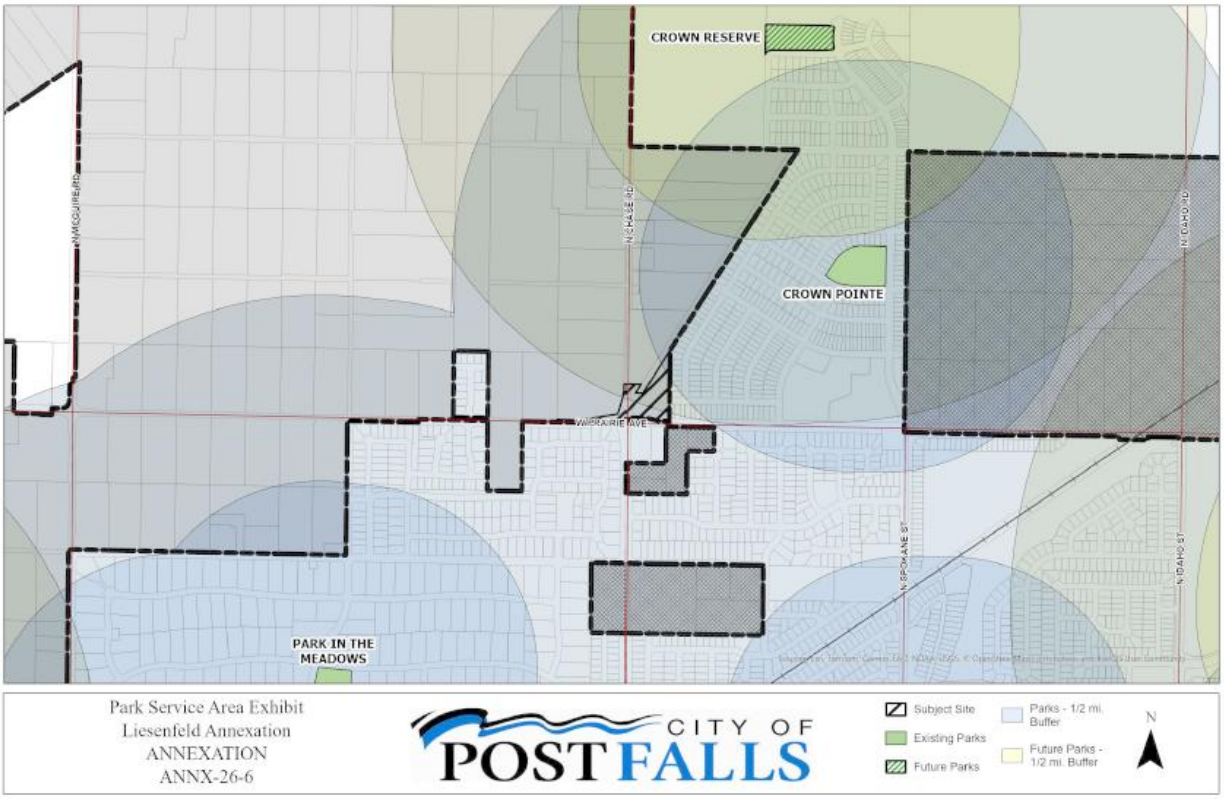
Policy 45: Guide annexation decisions guided by and considering:

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

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

Within the 2020 Parks and Recreation Master Plan, the Department is directed to expand open space and park facilities 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 less than half a mile from Crown Pointe Park. As development continues, the City will need to create additional parks and amenities to maintain the established Parks Level of Service. To ensure recreation service levels are maintained, careful evaluation and implementation of park impact fees—collected by the City—will need to be exercised to ensure development impacts on services are offset.

The exhibit below shows the current service areas, as described in the 2020 Master Plan, for 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 east and southern sides. Sanitary sewer is available to the properties eastern boundary and additional sewer extensions adjacent to the property are anticipated within the next year. The City is capable of providing service to the property.

Annexation of the property would create no significant increases 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 84: Expand the number of local living-wage jobs, enabling more residents to live and work in Post Falls.

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

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

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

AGENCIES NOTIFIED:

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

PUBLIC PROCESS: Notice of the proposed zone change was mailed to property owners within 300 feet of the proposed project on August 21, 2026, and notice was sent to appropriate jurisdictions and published in the Coeur d'Alene Press on August 21, 2026. The property will be posted on site by August 28, 2026.

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

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1) Dedication of Rights-of-way and easements along Prairie Avenue
    a. 55-foot ½ road rights-of-way (measured from the existing section line in Prairie Avenue)
    b. 15-foot sidewalk, drainage, and utility easement
2) Dedication of Rights-of-way and easements in the northeast corner of the Prairie Avenue / Chase Road Roundabout, as indicated in the staff report
    a. 20-foot rights-of-way
    b. 15-foot sidewalk, drainage and utility easement

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

ATTACHMENTS:

Applicant Exhibits:

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

Staff Exhibits:

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

Exhibit A-1

Annexation

ANNX-26-6

Submitted On: May 22, 2026

Applicant

Connie Krueger
208-500-9268
@ ckrueger@stonehenge-us.com

Primary Location

Point Location: 47.7459, -116.9580

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

Other

Description of Project/Reason for Request

Annexation Application

Existing Zoning

Agricultural

Adjacent Zoning

SC3, NC, AG

Current Land Use

SFR

Adjacent Land Use

Residential, Church, Undeveloped

Proposed Zone

CCS

Owner Information

Name

Janet Liesenfeld rep by Balkaran Singh

Company

--

Phone

208-457-2695

Email

balkaransingh24@gmail.com

Address

12719 W Prairie Avenue

City, State, Zip Code

Post Falls, ID 83854

Application Certification

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

true

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

true

Exhibit A-2

PROJECT NARRATIVE

Annexation, Rezone to CCS, and Development Agreement

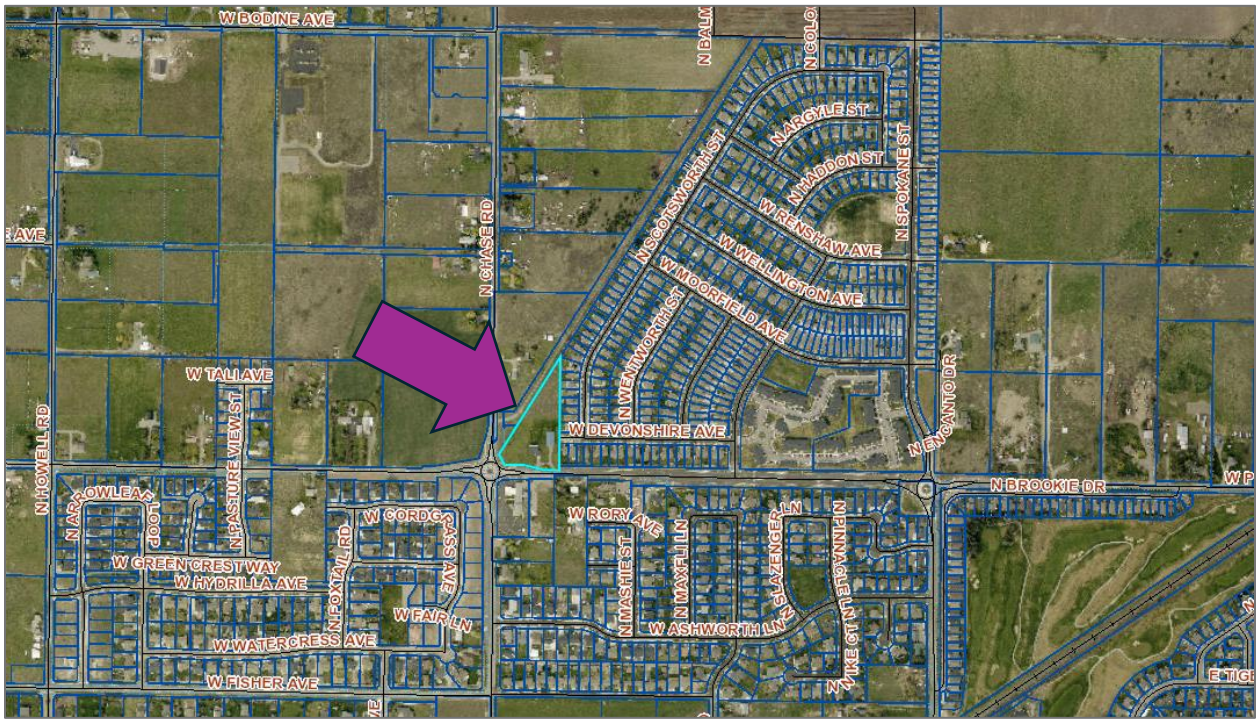
Convenience Store with Fuel
12719 W Prairie Avenue | Post Falls, Idaho

PROJECT NARRATIVE 1
Introduction and Project Overview 2
Proposed Use, Development Agreement, and Project Commitments 3
Why This Location is Appropriate 4
Parcel Configuration and Suitability for Development 5
Consistency with the Future Land Use Map and Focus Area of the Comprehensive Plan 6
Impact on Delivery of Public Services 8
Transportation 8
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Water and Other Utilities 9
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EXHIBIT A: PROPOSED ANNEXATION RECORD OF SURVEY 11
EXHIBIT B: SITE PLAN 13

Introduction and Project Overview

The applicant proposes annexation of an approximately 3.03-acre lot and adjacent right-of-way (see Exhibit A) into the City of Post Falls, along with a rezone to Community Commercial Services (CCS), to allow development of a neighborhood-serving convenience store with fuel service.

The subject property is currently zoned Agriculture in Kootenai County and lies within the City's Area of Impact. As such, it represents land that is anticipated to transition from rural to urban use. The subject property is depicted below.



KC Earth Aerial View of Property and Surrounding Uses

Proposed Use, Development Agreement, and Project Commitments

The project will include construction of a 5,000 square foot building, a passenger vehicle-oriented fueling area, and associated site improvements including parking, circulation, and landscaping. (Exhibit B) This project is designed to serve nearby residents and area commuters by providing fuel, food, and daily convenience as a local service provider, not a regional destination.

Unlike interstate-oriented fuel centers such as those located along I-90—which serve truck traffic, operate at higher intensities, and include extended services—this project is limited to passenger vehicles, short-duration visits, and reduced hours of operation. The project fills a local service gap, providing convenient access to everyday needs while avoiding the intensity associated with regional travel centers.

The applicant is proposing a Development Agreement to establish binding, enforceable conditions that further address compatibility, scale, and operational characteristics of the project.

These provisions are integral to the request and are intended to ensure that the development functions as a subregion/neighborhood serving use with reduced intensity, rather than a standard commercial open-ended use.

Through the Development Agreement, the applicant has committed to the following:

- Limiting hours of operation to close no later than 12:00 A.M and opening no earlier than 5:00 AM., eliminating late-night activity typical of higher-intensity fuel uses
- Restricting building height to 35 feet, which is below the maximum otherwise permitted in the CCS zoning district
- Providing enhanced buffering along the eastern property boundary, including a minimum 25-foot-wide industrial standard landscaped buffer designed to achieve immediate visual screening
- Incorporating a combination of berms, fencing, and dense plantings to provide at least six feet of visual separation at installation
- Prohibiting loading, refuse, and service functions from the residential-facing side of the site
- Installing physical and visual safety measures at the terminus of W Devonshire Avenue, including fencing, markings, and potential barriers to prevent vehicle intrusion
- Designing the site to orient activity, access, and operational functions away from adjacent residential uses

Why This Location is Appropriate

The site's location along Prairie Avenue, a principal arterial, and Chase Rd, a major collector, provides the visibility, access, and capacity necessary to support a convenience and fuel use without impacting local residential streets. At the same time, its proximity to residential neighborhoods ensures that the use serves a defined local population, reducing the need for longer trips and supporting more efficient travel patterns within the Post Falls area.

The proposed convenience store is comparable in scale and function to neighborhood-serving markets such as Ross Point Market in Post Falls and Lancaster Market 2 in Rathdrum, rather than larger highway-oriented fuel centers.

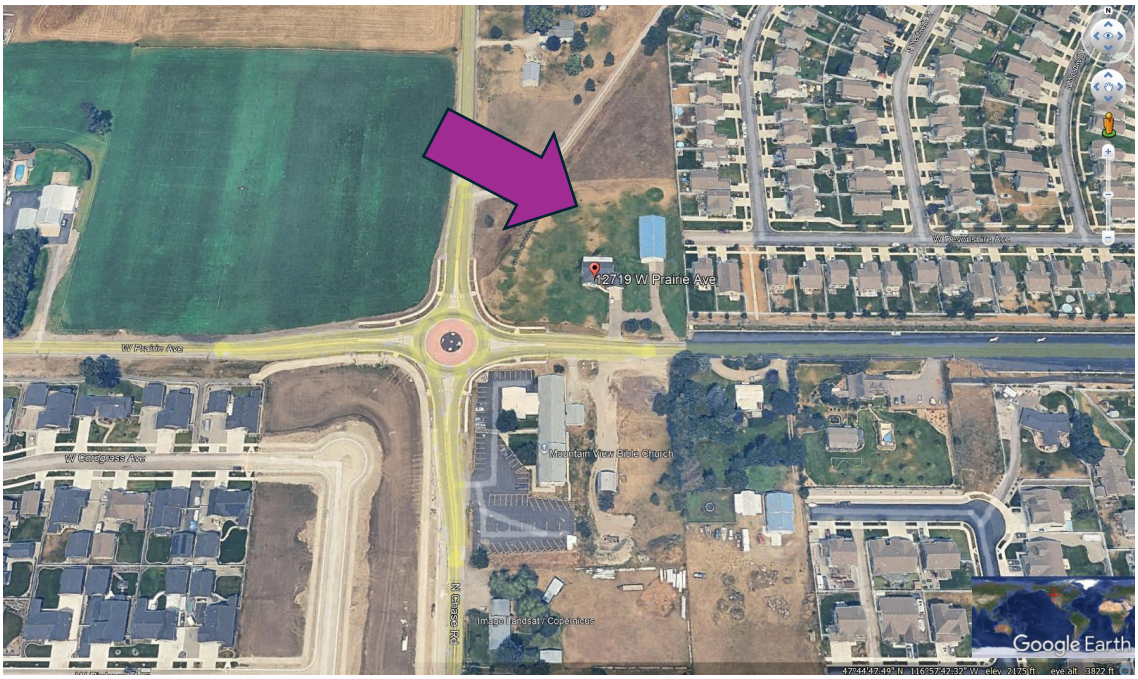
By comparison, highway-oriented stores generate substantially higher customer volumes because they draw from much larger regional traffic pools. The proposed site would need to capture an unrealistically high percentage of passing traffic to function at that scale. Instead, the proposal is designed as a passenger-vehicle-oriented neighborhood convenience store with fuel, supported by reduced operating hours and Development Agreement protections tailored to nearby residential uses.

The project has been designed with careful attention to compatibility with adjacent residential uses. Enhanced buffering, increased setbacks, and a combination of berms, fencing, and landscaping create a strong physical and visual transition. Operational impacts are further mitigated through Development Agreement provisions that limit hours, reduce building scale, increase buffering, and direct activity away from residential areas.

From a planning perspective, the project reflects a core principle of planning and of the City's adopted Comprehensive Plan: that commercial uses should be concentrated at nodes along arterial corridors, rather than dispersed within residential areas. This location achieves that objective by placing the use at a natural transition point between neighborhoods and the transportation network.

Parcel Configuration and Suitability for Development

In addition to its location along a principal arterial corridor, the physical configuration of the subject property further supports its suitability for neighborhood-serving commercial use rather than residential subdivision.



Google Earth View of Property

As can be seen here, the parcel is characterized by an irregular geometry, with non-uniform boundaries and varying depth across the site. Unlike rectangular parcels that lend themselves to efficient subdivision into standard residential lots, the subject property presents challenges in achieving a consistent and functional lot layout. Development of the site for residential purposes would likely result in irregular lot shapes, reduced lot yield, and inefficient use of land area.

The property's frontage along Prairie Avenue, a principal arterial, also introduces constraints for residential development. Residential lots adjacent to arterial roadways typically require design measures such as limited frontage for access, and screening to address traffic noise, lighting, and safety concerns. These requirements reduce the effective developable area and further limit the efficiency and desirability of residential use.

Additionally, the site's location near an arterial/collector intersection places it within an area influenced by higher traffic volumes, turning movements, and future intersection improvements. These conditions are generally less compatible with residential uses but are well-suited for commercial development that benefits from visibility and accessibility.

When considered together, the parcel's shape, frontage, and location create a condition where residential subdivision would be less efficient, less functional, and less consistent with surrounding infrastructure, while a single, coordinated commercial use can utilize the site more effectively.

The proposed development responds to these conditions by:

- Utilizing the full site in a unified layout
- Aligning access with the arterial network
- Avoiding inefficient subdivision patterns
- Providing a use that is compatible with both the site geometry and surrounding context

As a result, the property is appropriately developed as a neighborhood/subarea-serving commercial site, consistent with both its physical characteristics and its location within the City's planned growth framework.

Consistency with the Future Land Use Map and Focus Area of the Comprehensive Plan

The proposed annexation and rezone are strongly consistent with the City of Post Falls 2020 Comprehensive Plan, including the Future Land Use Map and associated policy framework.

The Comprehensive Plan establishes the City's intent to guide growth through:

- Orderly annexation within the Area of Impact
- Development of commercial activity nodes along arterial corridors
- Coordination of land use and infrastructure
- Provision of services in a timely and efficient manner

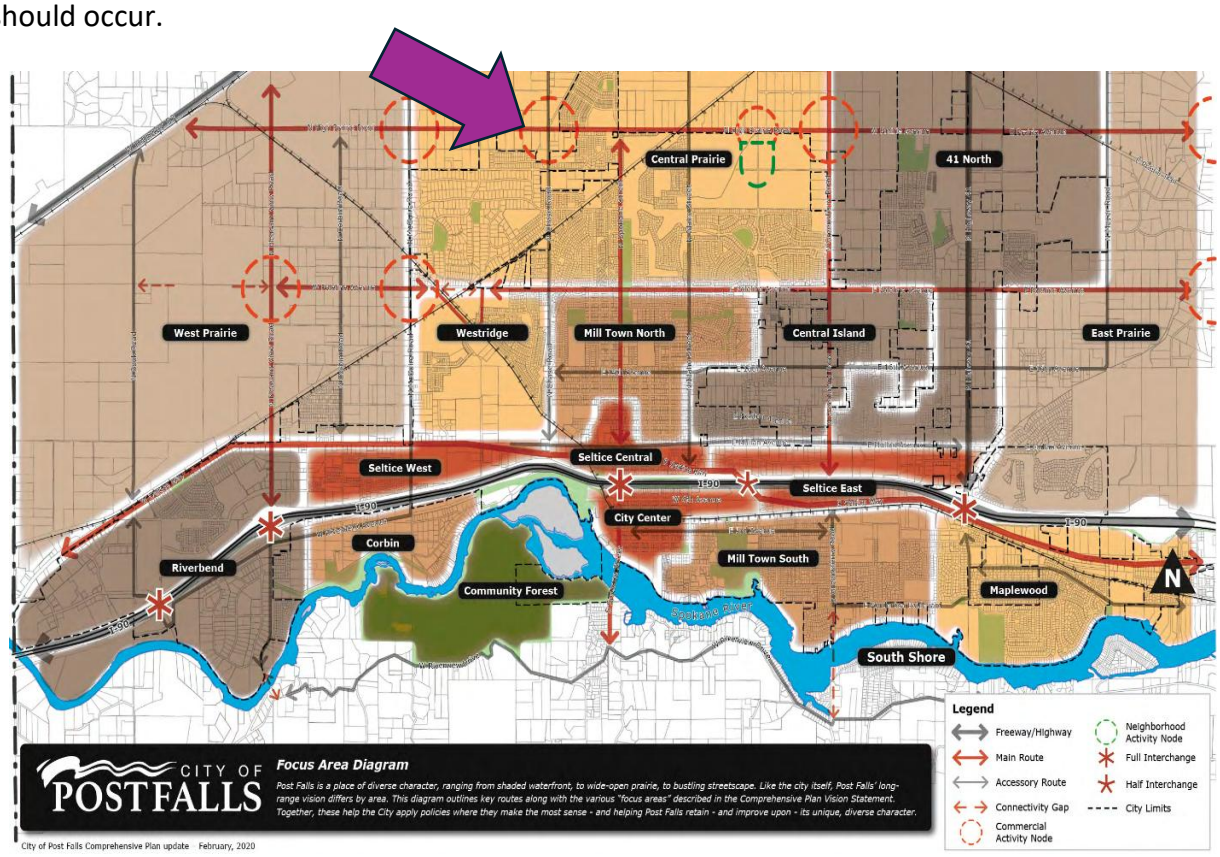
The subject property is located within an area designated for future urban development and is situated along Prairie Avenue, a principal arterial corridor identified as appropriate for higher-intensity uses and commercial activity. Importantly, the subject intersection is specifically identified within the Comprehensive Plan framework as a Commercial Activity Node rather than merely a Neighborhood Activity Node. The Comprehensive Plan describes Commercial Activity Nodes as areas intended to accommodate retail, office, and commercial services at major transportation nodes, directly supporting the proposed commercial use and CCS zoning request.

The Central Prairie Focus Area further supports commercial development along Prairie Avenue and near identified commercial nodes, including along arterial and collector streets where traffic volumes exceed 4,000 vehicles per day.

More specifically, the proposal aligns with the Comprehensive Plan by:

- Locating a commercial use at an emerging activity node consistent with the Future Land Use Map;
- Providing an appropriate transition between residential neighborhoods and major arterial infrastructure;
- Supporting nearby residential growth with neighborhood-serving commercial services;
- Enhancing pedestrian connectivity and neighborhood integration along the Prairie/Chase corridor; and
- Ensuring predictability and compatibility through enforceable Development Agreement provisions.

The proposal does not introduce commercial use into an inappropriate location; rather, it implements the Comprehensive Plan's vision for how and where commercial development should occur.



City of Post Falls 2020 Comprehensive Plan Future Land Use Map

Impact on Delivery of Public Services

Transportation

Prairie Avenue is identified in the Transportation Master Plan as a principal arterial corridor designed to support mobility, accommodate growth, and facilitate economic activity. The surrounding roadway network follows a hierarchical structure, with collectors and local streets feeding into the arterial system.

Recent infrastructure investments, including the construction of a roundabout along Prairie Avenue, demonstrate the City's commitment to improving safety and traffic flow while preparing for future growth.



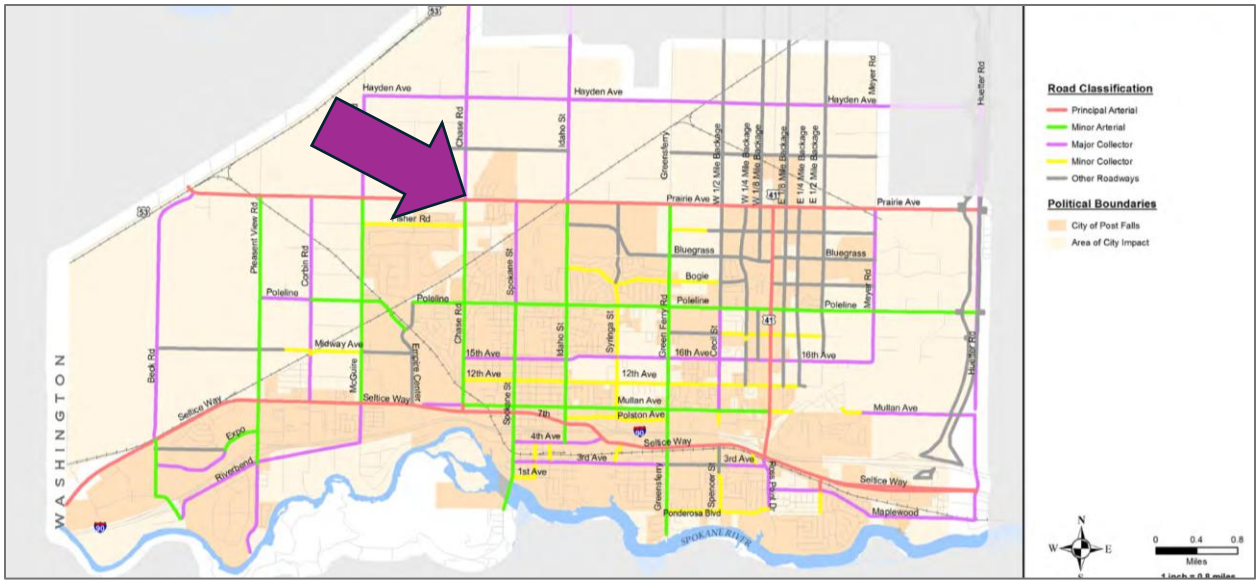
Google Street Map View of Property (NE View)

The applicant has coordinated with the City Engineer regarding the potential for a future roundabout expansion of the Prairie Avenue and Chase Road roundabout. Through this coordination, it has been determined that:

- Sufficient right-of-way exists, or can be acquired, to accommodate a future roundabout
- The proposed site design does not preclude or constrain future intersection improvements.

This ensures that the development is compatible with both current conditions and long-term transportation planning.

Site access and internal circulation have been designed to support safe and efficient movement, consistent with the City's access management principles.



City of Post Falls Transportation Plan, Functional Classification Map

Wastewater

The property is not currently served by municipal sewer. Annexation will allow connection to the City's wastewater system; thereby alleviating the need for utilization of septic drainfields over the Rathdrum Prairie Aquifer. The owner will construct all required sewer infrastructure to serve the project and will pay all city fees, including any connection and capitalization fees.

The applicant has coordinated with the City Engineer regarding the potential for a future sewer main extension that will be needed to service properties located to the north of this property. Through this coordination, it has been determined that:

- Sufficient easement area exists, or can be acquired, to accommodate a future sewer main extension
- The proposed site design does not preclude or constrain the future main extension.

Water and Other Utilities

The site is capable of being served by water, power, and telecommunications infrastructure consistent with surrounding urban development patterns. Extension of services is typical for annexation areas and can be accommodated within existing utility frameworks.

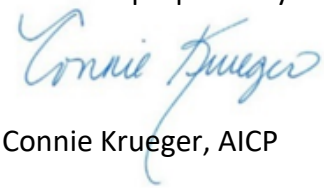
Conclusion

The proposed annexation, rezone to CCS, and Development Agreement represent a coordinated and well-considered proposal to address needs along the Prairie Avenue corridor.

The project is strongly consistent with the Comprehensive Plan and Future Land Use Map, appropriately located along a principal arterial, and supported by infrastructure coordination. Through the applicant's proposed Development Agreement, the project has been tailored to reduce intensity and ensure compatibility with surrounding uses.

Taken together, the proposal provides needed neighborhood services while maintaining the character and livability of nearby residential areas, and supports the City's long-term planning objectives for orderly growth and efficient infrastructure use.

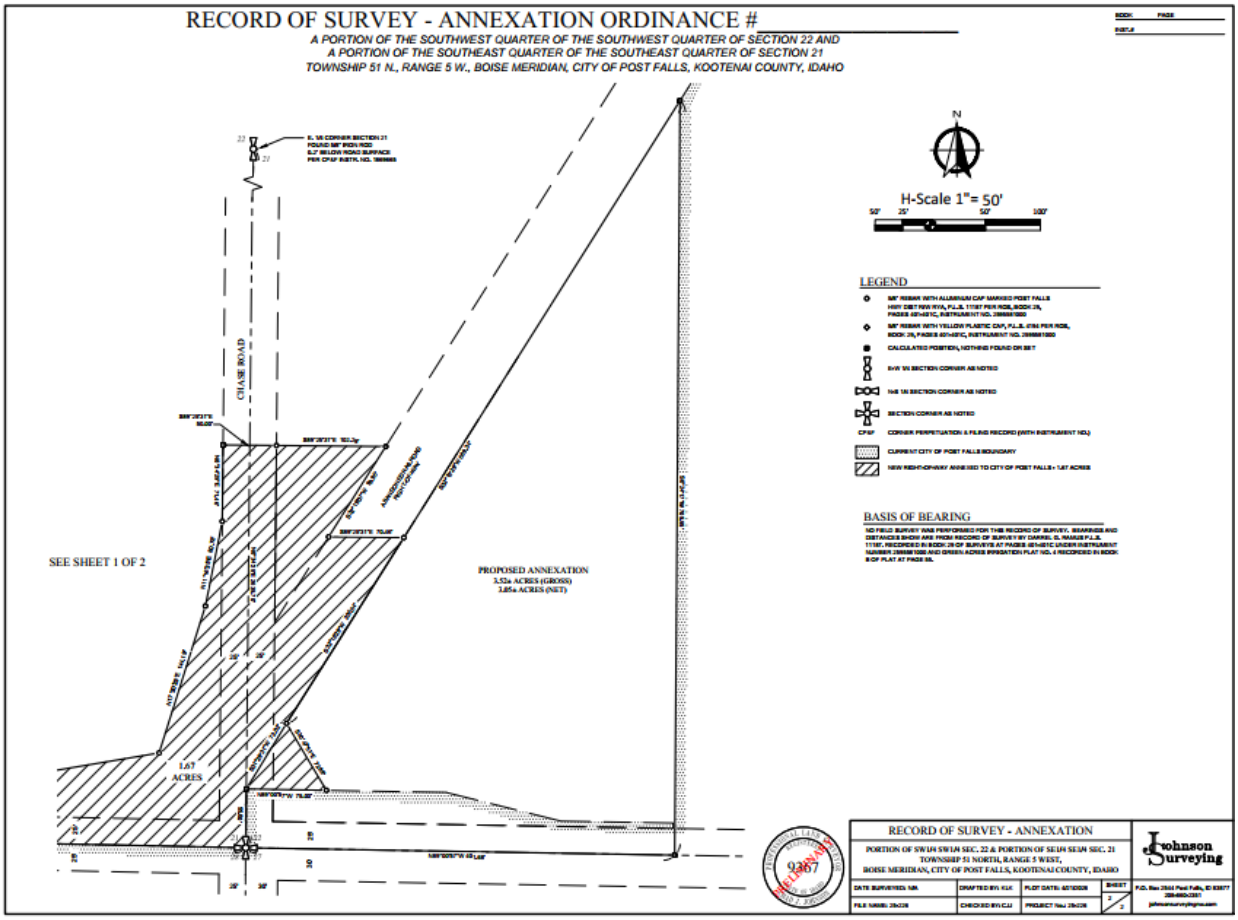
Narrative prepared by:



Connie Krueger, AICP

EXHIBIT A: PROPOSED ANNEXATION RECORD OF SURVEY

12719 W Prairie Avenue | Post Falls, Idaho



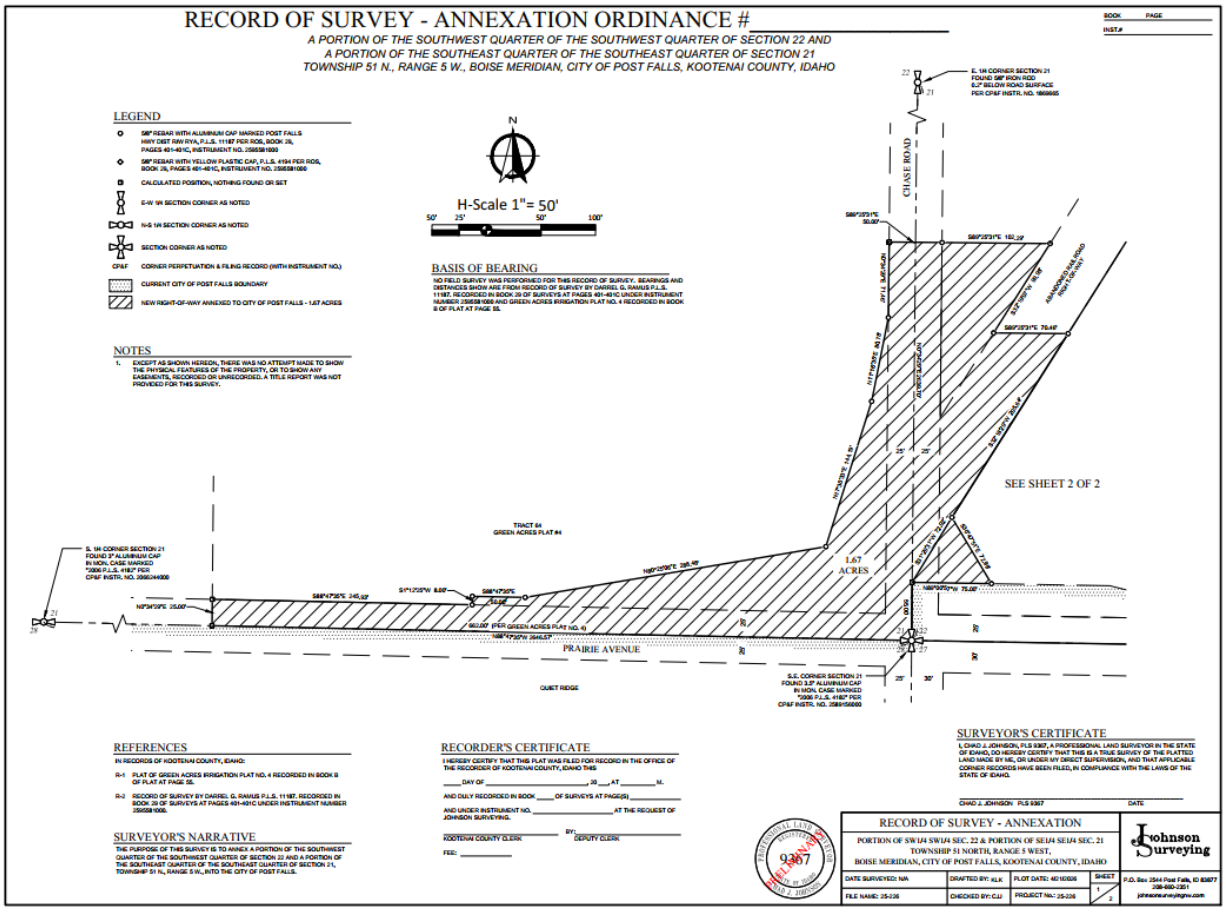

RECORD OF SURVEY - ANNEXATION ORDINANCE #
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 AND
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21
TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO
BOOK PAGE
INST.#
LEGEND
5/8" REBAR WITH ALUMINUM CAP MARKED POST FALLS HWY DIST RW RYA, P.L.S. 11187 PER ROS, BOOK 39, PAGES 401-401C, INSTRUMENT NO. 2585581000
5/8" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 4194 PER ROS, BOOK 39, PAGES 401-401C, INSTRUMENT NO. 2585581000
CALCULATED POSITION, NOTHING FOUND OR SET
E-W 1/4 SECTION CORNER AS NOTED
N-S 1/4 SECTION CORNER AS NOTED
SECTION CORNER AS NOTED
CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
CURRENT CITY OF POST FALLS BOUNDARY
NEW RIGHT-OF-WAY ANNEXED TO CITY OF POST FALLS - 1.67 ACRES
N
H-Scale 1"= 50'
50' 25' 0 50' 100'
BASIS OF BEARING
NO FIELD SURVEY WAS PERFORMED FOR THIS RECORD OF SURVEY. BEARINGS AND DISTANCES SHOW ARE FROM RECORD OF SURVEY BY DARREL G. RANUS P.L.S. 11187, RECORDED IN BOOK 39 OF SURVEYS AT PAGES 401-401C UNDER INSTRUMENT NUMBER 2585581000 AND GREEN ACRES IRRIGATION PLAT NO. 4 RECORDED IN BOOK 8 OF PLAT AT PAGE 5S.
NOTES
1. EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY EASEMENTS, RECORDED OR UNRECORDED. A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY.
E. 1/4 CORNER SECTION 21 FOUND 5/8" IRON ROD 0.2' BELOW ROAD SURFACE PER CP&F INSTR. NO. 1866695
CHASE ROAD
S89°25'31"E 182.39'
S89°25'31"E 78.48'
1.67 ACRES
SEE SHEET 2 OF 2
TRACT 64
GREEN ACRES PLAT #4
S. 1/4 CORNER SECTION 21 FOUND 3" ALUMINUM CAP IN MON. CASE MARKED "2006 P.L.S. 41847 PER CP&F INSTR. NO. 2066244000
S88°47'35"E 245.02'
S1°12'25"W 8.00'
S88°47'35"E 24.00'
N1°12'25"E 25.00'
660.00' (PER GREEN ACRES PLAT NO. 4)
S88°47'35"E 2644.57'
PRAIRIE AVENUE
QUIET RIDGE
S.E. CORNER SECTION 21 FOUND 3.5" ALUMINUM CAP IN MON. CASE MARKED "1998 P.L.S. 41847 PER CP&F INSTR. NO. 2589156000
REFERENCES
IN RECORDS OF KOOTENAI COUNTY, IDAHO:
R-1 PLAT OF GREEN ACRES IRRIGATION PLAT NO. 4 RECORDED IN BOOK 8 OF PLAT AT PAGE 5S.
R-2 RECORD OF SURVEY BY DARREL G. RANUS P.L.S. 11187, RECORDED IN BOOK 39 OF SURVEYS AT PAGES 401-401C UNDER INSTRUMENT NUMBER 2585581000.
SURVEYOR'S NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO ANNEX A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 51 N., RANGE 5 W., INTO THE CITY OF POST FALLS.
RECORDER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS
_____ DAY OF _____, 20___ AT _____ M.
AND DULY RECORDED IN BOOK _____ OF SURVEYS AT PAGE(S) _____
AND UNDER INSTRUMENT NO. _____ AT THE REQUEST OF JOHNSON SURVEYING.
_____ BY: _____
KOOTENAI COUNTY CLERK DEPUTY CLERK
FEE: _____
SURVEYOR'S CERTIFICATE
I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.
CHAD J. JOHNSON PLS 9367 DATE
PROFESSIONAL LAND SURVEYOR CHAD J. JOHNSON 9367 IDAHO
RELINQUISHED
RECORD OF SURVEY - ANNEXATION
PORTION OF SW1/4 SW1/4 SEC. 22 & PORTION OF SE1/4 SE1/4 SEC. 21
TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO
Johnson Surveying
DATE SURVEYED: N/A
DRAFTED BY: KLK
PLOT DATE: 4/10/2026
SHEET 1 2
FILE NAME: 25-226
CHECKED BY: CJJ
PROJECT No.: 25-226
P.O. Box 3544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

EXHIBIT B: SITE PLAN

12719 W Prairie Avenue | Post Falls, Idaho

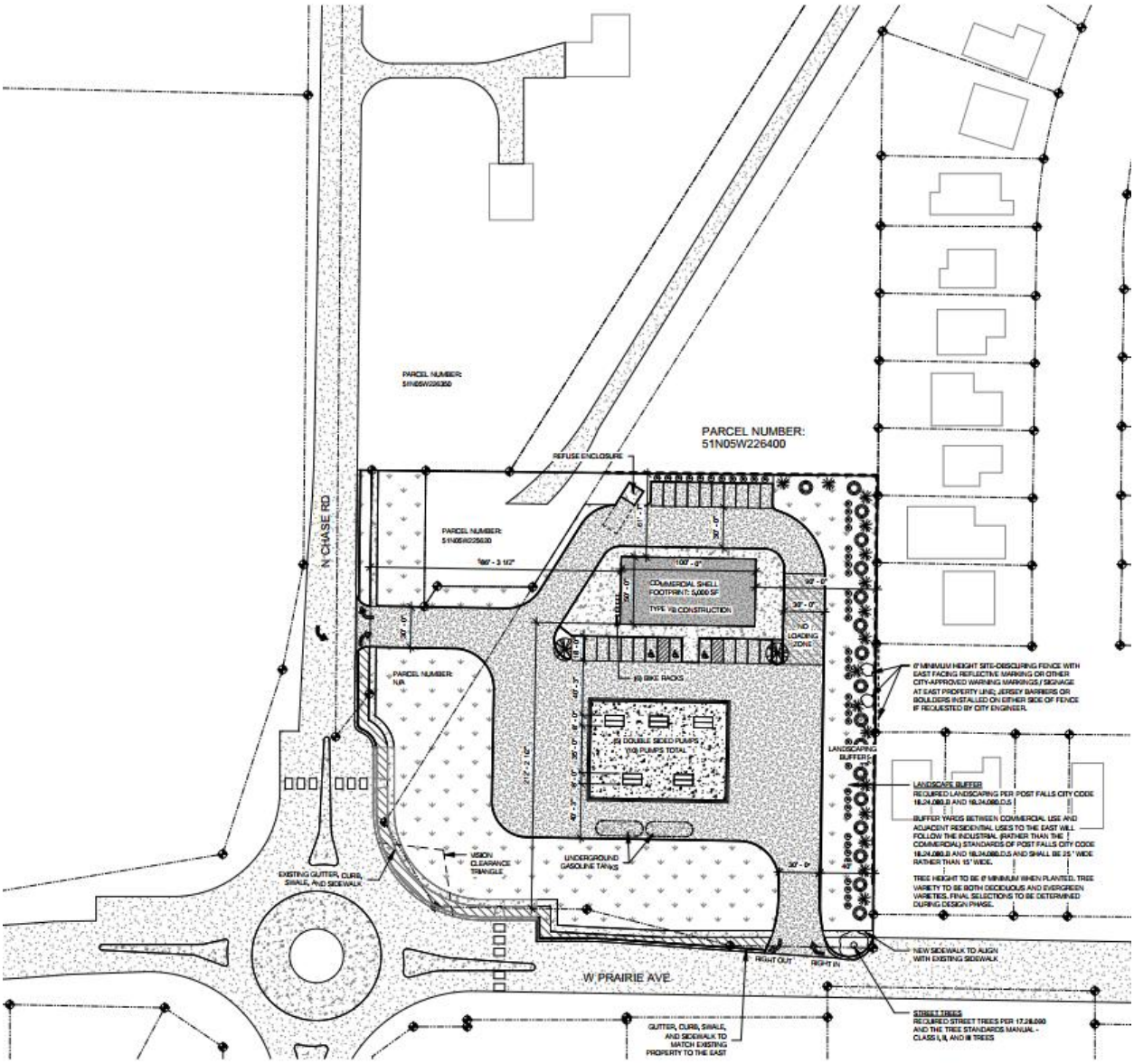


Exhibit A-3

Vicinity Map

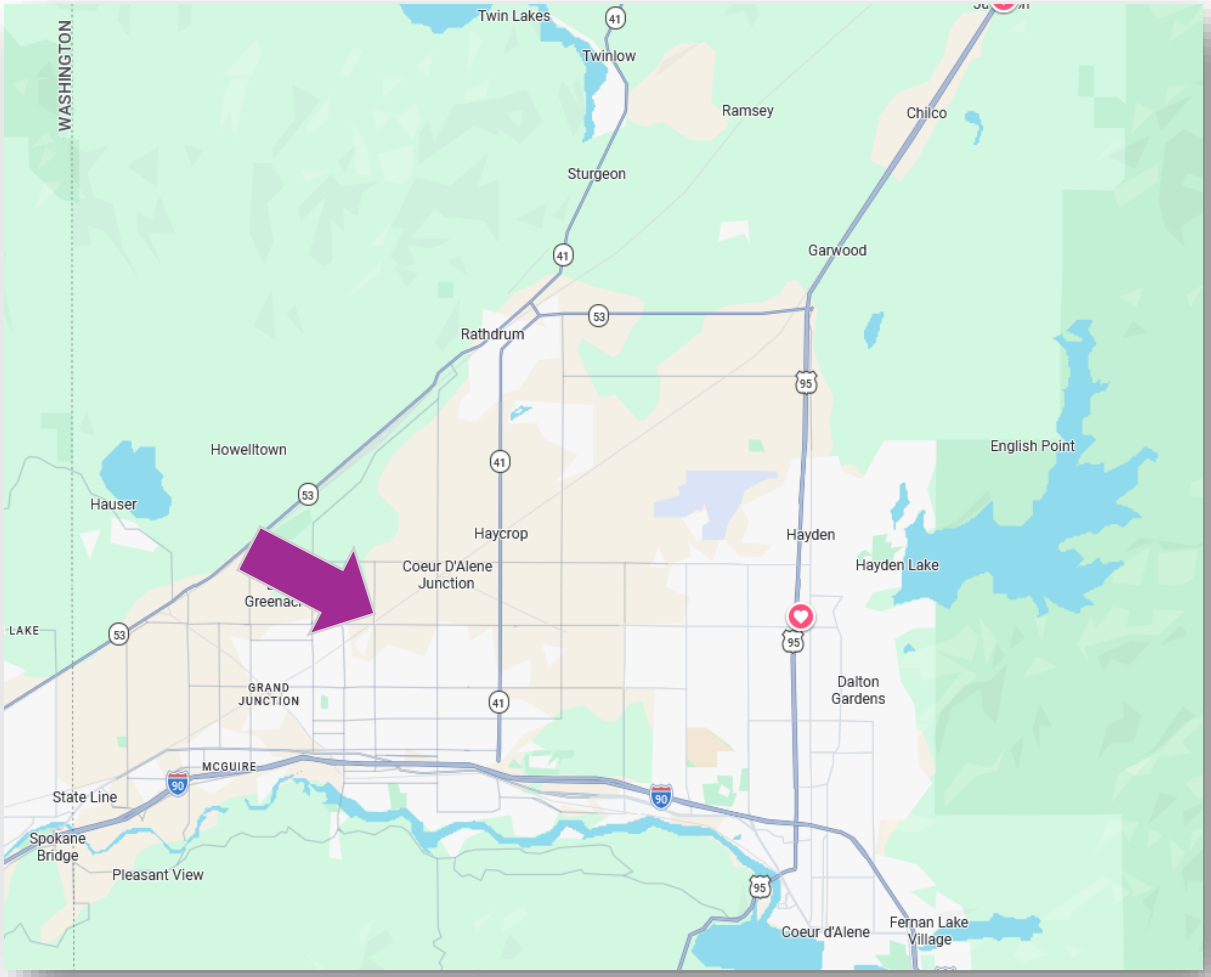


Exhibit A-4

Statement of Ownership, Ability to Make Applications, and Authorization of Representative

Date: 04/06/2026
To: CITY OF POST FALLS
From: Janet Liesenfeld

I am the owner of the property located at: 12719 W Prairie Avenue, Post Falls, Idaho which is assigned the following tax numbers: AIN 112168/ Parcel 51N05W226400. This property is located in Section 22, Township 51N, Range 05W in Kootenai County, Idaho.

I am authorized to consent to annexation and land use applications and to grant authorization to representatives to act regarding matters concerning the administration and processing of application(s) for this property. I understand that there are no guarantees of approval of the application(s). My assigned representatives are:

Johnson Surveying NW, Inc./Stonehenge Development and Planning
1859 N. Lakewood Drive #102 in Coeur d'Alene, ID 83814.

Janet Liesenfeld 4-8-26
JANET LIESENFELD, OWNER

ACKNOWLEDGEMENT

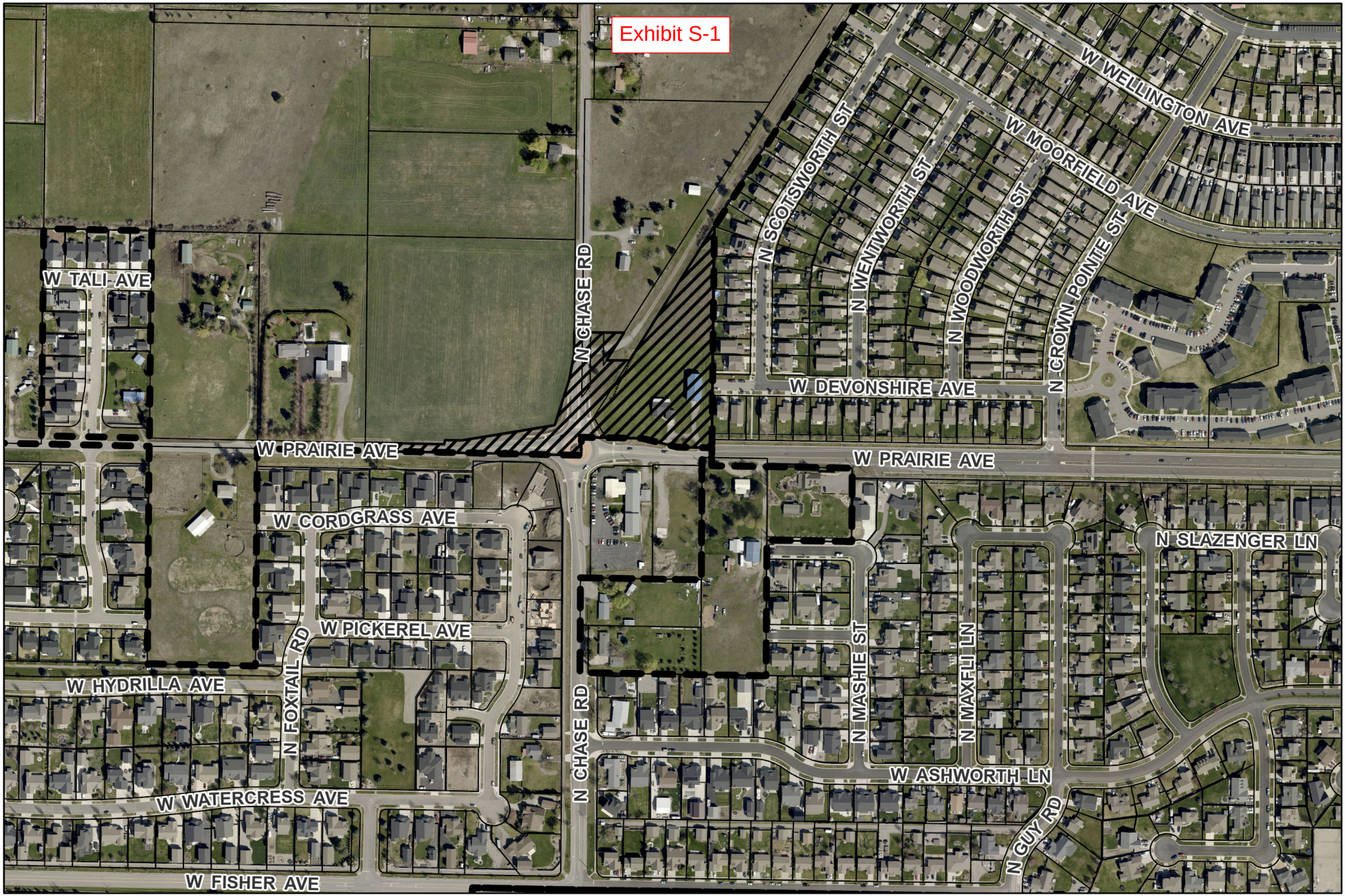
STATE OF IDAHO)
COUNTY OF KOOTENAI)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 8th DAY OF April, IN THE YEAR OF 2026, BY JANET LIESENFELD.

NOTARY Alyssa M Borke
RESIDING AT Post Falls, ID
MY COMMISSION EXPIRES ON 10/27/2031

ALYSSA M BORKE
COMMISSION #20254348
NOTARY PUBLIC
STATE OF IDAHO

Residing in Post Falls, Idaho
Commission expires: 10/27/2031

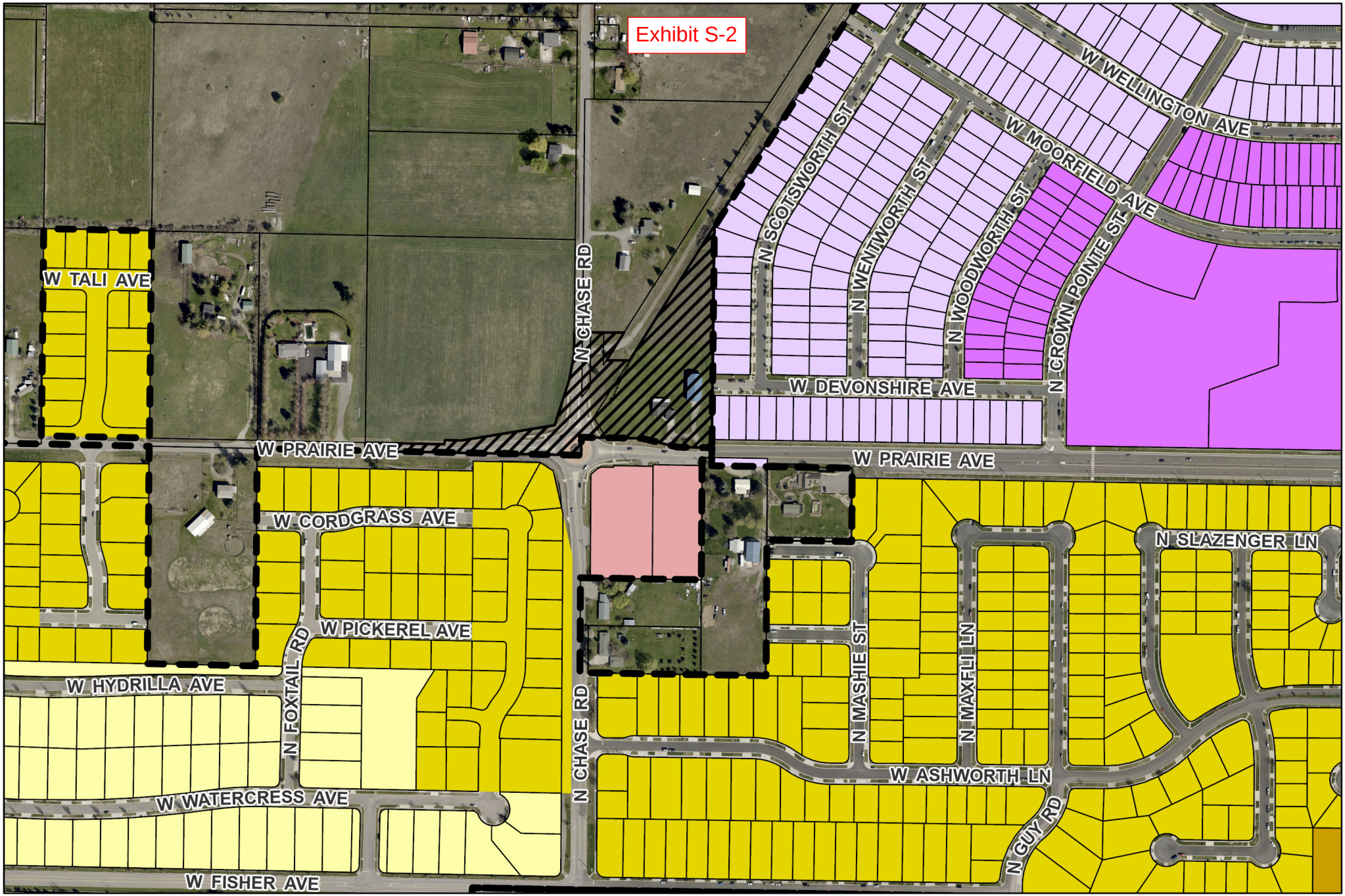


Project Location
Liesenfeld Annexation
ANNEXATION
ANNX-26-6

CITY OF POST FALLS

Post Falls City Boundary
Tax Parcels
Subject Site

N

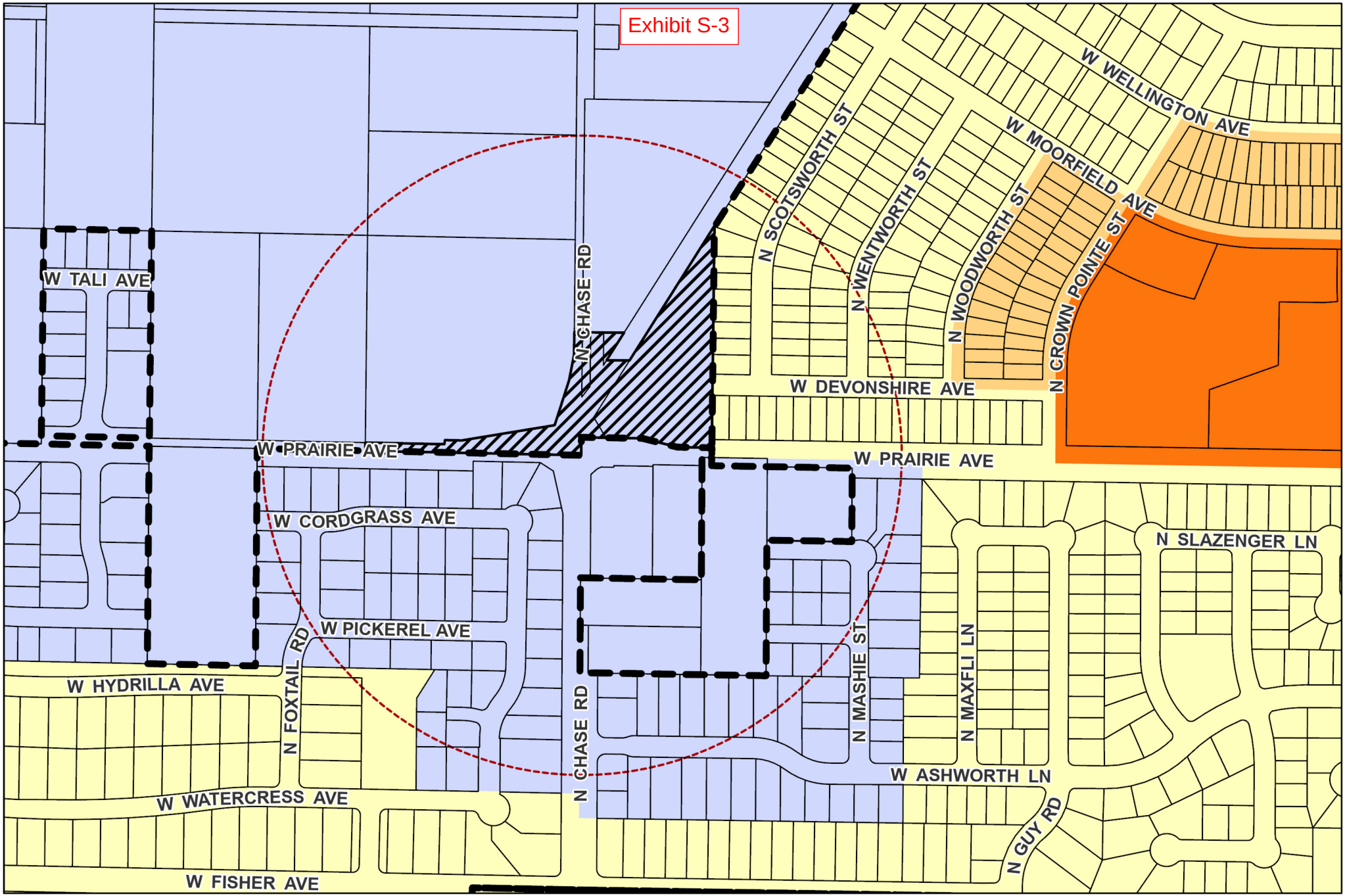


Zoning Map
Liesenfeld Annexation
ANNEXATION
ANNX-26-6

CITY OF POST FALLS

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

N



Future Land Use Designation
Liesenfeld Annexation
ANNEXATION
ANNX-26-6

CITY OF POST FALLS

Subject Site
Post Falls City Boundary
Tax Parcels
Commercial Activity Node

Low Density Residential
Medium Density Residential
High Density Residential
Transitional

N

POST FALLS
SCHOOL DISTRICT #273

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

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

Sincerely,

Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

February 24, 2026

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

RE: Notice to Jurisdiction Response

Dear Nancy,

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

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

Respectfully,

Seth Hohenstreet
Kootenai County Fire & Rescue
Deputy Fire Marshal

Nancy Thurwachter

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Monday, August 24, 2026 10:46 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Liesenfeld Annexation File No. ANNX-26-6

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

No Comment from the Idaho Transportation Department.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, August 21, 2026 12:37 PM
To: Ali Marienau <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>; gmiles <gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; jeliason <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>; lkippen <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>

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Tuesday, August 25, 2026 12:58 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Liesenfeld Annexation File No. ANNX-26-6
Attachments: Exhibit PH-2 NTJ_Liesenfeld ANNX-26-6.pdf

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

Nancy,

Phillips 66 does not have any utilities within the attached project vicinity. (Response 13469)

Leo Martinez
Associate, Operations Support
Real Estate Service
Leo.Martinez@p66.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, August 21, 2026 12:37 PM
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: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, August 26, 2026 6:22 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Liesenfeld Annexation File No. ANNX-26-6

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

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

Kind regards,
Jonie

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

p 208.765.3717
contactus@postfallshd.com

From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Friday, August 21, 2026 12:37 PM
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

Ethan Porter

From: Jon Manley
Sent: Thursday, September 3, 2026 4:25 PM
To: Ethan Porter
Subject: FW: I am against the zone change - Liesenfield annexation

From: billemannc@aol.com <billemannc@aol.com>
Sent: Wednesday, September 2, 2026 9:24 PM
To: Public Hearing Notice <phnotice@postfalls.gov>
Subject: I am against the zone change - Liesenfield annexation

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my property abuts the Liesenfield property - my bedroom look right out onto it - putting a commercial property like a gas station etc would be totally out of line with the area as it is ALL subdivisions with NO commercial property anywhere close - it would stand out like a sore thumb and bring in more traffic that is out of control on Prairie - not only that the property sits right on a roundabout where egress or access to the commercial property would be a total traffic disaster - other than for some councilman to get a kickback there is absolutely no reason for this property to be commercial

Kurt Niedenzu

CITY OF POST FALLS
STAFF REPORT

DATE: AUGUST 17th, 2026

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: STAFF REPORT FOR THE SEPTEMBER 8, 2026, P&Z COMMISSION MEETING
MONTROSE ZONE CHANGE FILE NO. ZC-26-1
MONTROSE SUBDIVISION SUBD-26-4

INTRODUCTION:

Schneidmiller Brothers Inc. is requesting approval to change the zoning and subdivide approximately 76 acres, into a total of 346 lots within the City of Post Falls with a zoning request of Residential Mixed (RM) (Exhibit A-2). The Zone Change request proposes a change from the existing Single Family Residential (R-1) and Industrial (I) zoning districts to the Residential Mixed (RM) zoning district. By referencing the preliminary plat (Exhibit A-4), the applicant is intending to create a mixed residential community. The Planning & Zoning Commission must conduct a public hearing and review the subdivision per the approval criteria contained in Post Falls Municipal Code (PFMC) Section 17.12.060. Additionally, the Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the zone change proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council for the Zone Change request** for review and final action. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Number: Montrose Zone Change and Subdivision File Nos.: ZC-26-1 & SUBD-26-4

Owner(s): Schneidmiller Brothers Inc., 1421 N Meadowwood Lane Ste. 200, Liberty Lake, WA 99019

Applicant: Schneidmiller Brothers Inc., 1421 N Meadowwood Lane Ste. 200, Liberty Lake, WA 99019

Project Description: Approximately 76.46 acres to be rezoned to Residential Mixed (RM) from Single Family Residential (R1) and Industrial (I) zoning while subdividing the property into 346 lots concurrently.

Project Location: The property is generally located along the west side of N Chase Road and north side of W Mullan Avenue from the northwest intersection of W Mullan Avenue and N Chase Road.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: North of the project area includes single family residential homes within the Montrose development. Adjacent to the project limits, on the southeast corner, there is a single commercial lot as a commercial use of garage door services and sales business. Directly east they abut railway right-of-way and west of the proposal is a city sports complex.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

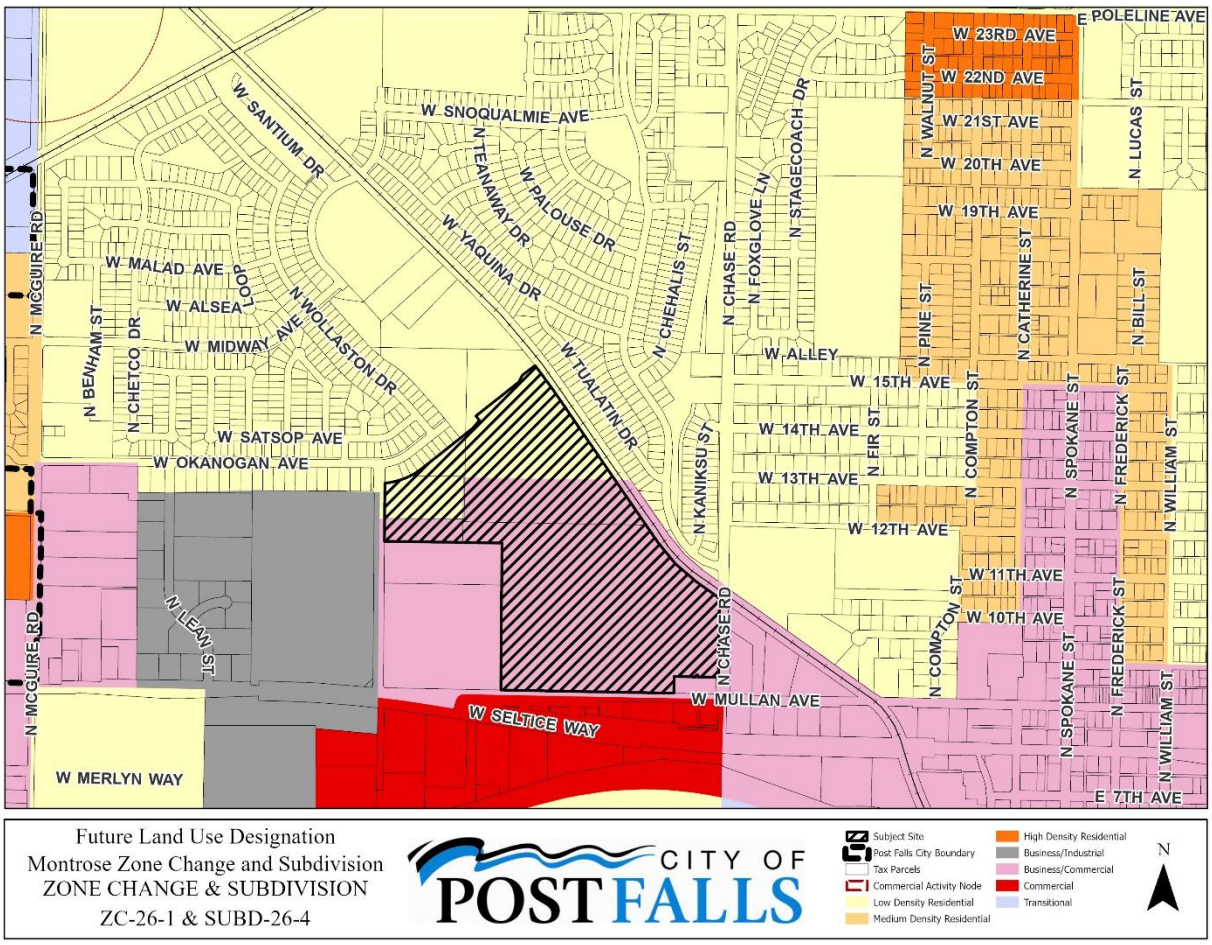
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria 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 the proposal area as both **Low Density Residential** on the northern portion and **Business/Commercial** on the remainder portion (See Following Image). Low Density Residential category encompasses all types of single-family residential uses up to eight dwelling units per acre and supports land uses such as parks, schools, and public facilities. Densities may vary as appropriate to location, street, and infrastructure capacities, planned development patterns and compatibility with existing development. The following are the Implementing Zoning Districts for Low Density Residential: R-1-S, R-1, R-2, **RM**, SC3, Per Focus Area.

   The Business/Commercial category provides for a wide variety of general service, retail, professional office, light industrial, artisan manufacturing and mixed-uses that serve local and regional residents as well as the traveling public. This category promotes a mixture of moderate/high density housing types within walking distance of the city center, neighborhood center and corridor commercial uses, as well as civic uses and other amenities within Post Falls. The implementing zoning district details the breadth and types of uses that would be permitted within the Business/Commercial area. This category supports a mixture of housing types built at a moderate density (at least eight units per net acre). Multifamily uses may also be integrated into Business/ Commercial areas. Implementing zoning districts within the Business/Commercial designation include LC, CCS, CCM, TM, R-2, R-3, SC4, SC5, Per Focus Area.



The proposed annexation and zone change request is located within the Westridge Focus Area, which states the following:

> Development of the Westridge planned community began in the early 2000s on land originally owned and farmed by the Schneidmiller family. Today, Westridge contains a diverse mix of uses including schools, churches, multifamily and single family residential, commercial, and industrial uses – all complimented by neighborhood parks and trails.
>
> Continued investment and diversification of this area may assist transforming the Seltice corridor. Due to the close proximity to the Seltice Central planning area, new development in this area should contribute to additional activity within Seltice Central.
>
> The following items affirm or guide development of key policies for this area, or suggest future action items for the Westridge focus area: Continue to encourage diverse land uses in this area; Support ways to improve access to Mullan Avenue, Seltice Way and McGuire Road; Support improved connectivity from homes to nearby schools, churches, the Seltice Central corridor, and City parks.
>
> Staff Comment: Proposing Residential Mixed (RM) would support diverse land uses per the focus area. Additionally, there are two nearby schools that development would improve connectivity to in this area. The proposed project may also provide opportunities to address a couple of the following home ownership strategies cited within the recent Post Falls Housing Analysis Report:

Homeownership Strategy #2: Diverse Housing Types to Meet Needs

THE RATIONALE By focusing on mixed housing types like single-family houses, townhomes, condos, and rentals in residential neighborhoods, Post Falls can meet the maximum number of needs and price points for a growing population and diverse workforce. Developers like mixed-type developments because they reduce risk and attract a greater buyer base. There is no evidence that mixed-type neighborhoods reduce home values. From a public standpoint, mixed-type developments diffuse issues from concentrations of resident types (e.g., added kids in schools, commuter traffic, crime, etc.).

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. As cited previously, a diversified residential development may assist this goal.

Goal 2: Maintain and improve the provision of high-quality, affordable and efficient community

services in Post Falls

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

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

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

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 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: Allowing a mixed development of uses may help further long-term fiscal health of the City by supporting a variety of housing, employment and commerce objectives that work in conjunction with one another.

- Maintain and enhance resident quality of life

  Staff Comment: Rezoning the project area as requested may assist in improving the residents' quality of life through a mixed-use environment, which provides services within walking distance. This may encourage more walkability in the neighborhood to amenities when residents are within walking distance. This may lead to improved health resulting in a better quality of life.

- Promote compatible, well-designed development

  Staff Comment: Development will be required to meet City code and design standards. Moreover, development will be required to follow proper processes.

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

  Staff Comment: Transportation impacts and sewer capacity are reviewed by City staff. The water purveyor at this location is the East Greenacres Irrigation District. Any anticipated inadequacies identified are addressed and/or have a plan on how to be brought into compliance with the relevant agreements and city processes through the public hearing process 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: The proposed traditional single-family lots along the northern portion of the project continues a similar pattern from the previous Montrose Additions. Development progressing further southeast toward commercial activity along W Mullan Avenue and N Chase Road would benefit and be compatible with the Residential Mixed (RM) zone by supporting a transition to existing commercial businesses.

- Infrastructure and service plans

  Staff Comment: Sanitary Sewer for the site is proposed to connect to the existing

system, approximately 450 feet east of Clark Fork Parkway, in the rights-of Way alignments of Mullan Ave. / Seltice Way. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service, and the City is willing to serve the property at the requested density. Existing capacity is not a guarantee of future service.

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

The subject site is serviced by water through the East Greenacres Irrigation District. East Greenacres has issued a will serve letter (Exhibit A-5) regarding the proposed development.

- Existing and future traffic patterns

  Staff Comment: The properties would be serviced mainly by local residential roadways and the extension of Clark Fork Parkway, a Minor Collector. The roadway alignments generally conform with the PUD's master plan layout. The City's 2025 Transportation Master Plan identifies a future impact fee project (P-76) for installation of a traffic control device at the intersection of Seltice Way and Clark Fork Parkway. Construction of the traffic control device is anticipated as a mid-term (2030-2035) project. The subdivision would be required to extend Clark Fork Parkway to Seltice Way, for creation of a stop-controlled intersection, as an interim measure at the time of development for phases 3 or 4. Mullan Avenue is shown along the projects southern boundary, the City is currently reviewing if Mullan Ave. should remain in place and reconstructed to meet City requirements as a minor collector or if removal of Mullan Ave., west of Chase Rd., would adversely impact operations of the existing Seltice Way / Chase Road or modify the type of traffic control to be installed at the Seltice Way / Clark Fork Parkway intersection. Determination of the traffic control or disposition of Mullan Avenue is not impacted by the proposed zone change or layout of the subdivision.

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

  Staff Comment: The response to this is embedded within the analysis of this 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 a continuation of the Montrose undeveloped land. Rezoning may help provide an opportunity to meet this policy.

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

Staff Comment: The RM zoning may provide for future development of diverse housing for all ages, incomes, and abilities with diversified housing opportunities.

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

Falls.

Staff Comment: A rezone may assist future development opportunities to support this policy through City code and standards. Upon development, frontage improvements throughout the proposed area will need to be completed, allowing better connectivity for pedestrians to the surrounding developed areas.

Policy 69: Encourage new development to provide pedestrian access to nearby parks, trails and green spaces.

Staff Comment: This proposed development will be adjacent to the newly developed Montrose Softball fields to the west. Alternative green spaces may include the nearby elementary schools to the north and east.

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 will 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. With site redevelopment, existing septic systems will be removed from service. Stormwater management will be reviewed through the subdivision review process.

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 point in time.

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

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

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

Staff Comment: Water service to the project will be provided by the East Greenacres Irrigation District and Will-Serve letter is provided per Exhibit A-5.

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

Staff Comment: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed with development of the site in conformance with City Standards and guiding Master Plans.

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

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

- Public Internal streets
    - local residential, are in compliance minimum standards and reflect the roadway design utilized in the existing developed portions of Montrose.
    - Minor Collector (Clark Fork Parkway), matches the existing sections of the roadway that have been constructed to the north and complies with the design standard that was adopted with the Montrose PUD.

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

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

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

Staff Comment: The applicant also requests a zone change to Residential Mixed (RM) zoning for this project and the requested zoning for this subdivision is appropriate based on the existing land use in the general area (refer to zone change review criteria above). The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning), subject rezoning the area outline in this request.

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

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

AGENCIES NOTIFIED:

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

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

PUBLIC PROCESS: Notice of the proposed zone change was mailed to property owners within 300 feet of the proposed project on August 21, 2026, and notice was sent to appropriate jurisdictions and published in the Coeur d'Alene Press on August 21, 2026. The property will be posted by August 28, 2026.

MOTION OPTIONS: The Planning and Zoning Commission must provide a recommendation of zoning to City Council along with an evaluation of how the proposed development does/does not meet the required evaluation criteria for the requested subdivision request. The recommendation to City Council for the zone change should be made separately. Accompanying the zone change request is the proposed Subdivision, which the Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

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

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

1. This subdivision may only be approved subject to rezone approval for a zone that can facilitate both proposed single-family residential lots and commercial lots.

2. Corrections and additions, if any, to the subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.

3. A Development and Zoning Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.

4. The proposed subdivision must be completed in no more than seven (7) phases.

5. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.

6. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflected only the Phase I construction. Final construction plans for 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.

7. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.

    a. Roadway improvements with the subdivision shall include the extension of Clark Fork Parkway to Seltice Way for the creation of a stop-controlled intersection with the development of either of the areas identified as Phase 3 or 4, whichever occurs first.

8. Direct vehicular access to or from Clark Fork Parkway to residential lots located south of Hopwood Avenue shall be prohibited on the face of the plat.

9. A Homeowners Association (HOA) shall be formed to provide for ownership and maintenance of Tracts and common areas.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1a	Zone Change Application
Exhibit A-1b	Subdivision Application
Exhibit A-2	Narratives
Exhibit A-3	Vicinity Map with Zoning
Exhibit A-4	Preliminary Plat
Exhibit A-5	Will Serve Letter
Exhibit A-6	Owner Authorization

Staff Exhibits:

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

Exhibit A-1a

Zone Change (Map Amendment)

ZC-26-1

Submitted On: Mar 24, 2026

Applicant

Kevin Schneidmiller
5095999255
@
kschneidmiller@greenstonehomes.com

Primary Location

Point Location: 47.7191, -116.9638

Option For Redaction

Would You Like to Submit Redacted Documents

No I will not be submitting redacted documents

Applicant Information

Applicant Type

Contract Buyer

Applicant Name

Greenstone-Kootenai II

Phone

509-458-5860

Email

kschneidmiller@greenstonehomes.com

Address

N. 1421 Meadowwood Lane Ste 200

City, State & Zip Code

Liberty Lake WA 99019

Owner Information

Name

Kevin Schneidmiller

Company

Schneidmiller Brothers

Phone

509-599-9255

Email

Kschneidmi@aol.com

Address

N. 1511 Chase Road

City, State & Zip Code

Post Falls, Id 83854

Amendment Information

New Field

--

Description of Project/Reason for Request

We are requesting to rezone approximately 76.46 acres of the Montrose PUD to the RM zone. The reason for our request is to allow for more diverse housing that will help facilitate better affordability. Many of the uses allowed in the RM zone are already allowed in the Montrose PUD. The RM zone allows better flexibility in how planning of the different types of residential housing will be integrated on the site

Tax Parcel Number

PP000000339300,338500,337950,331500,33,1600

Existing Zoning

PUD overlay

Adjacent Zoning

R-1 PUD overlay

Current Land Use

agriculture

Adjacent Land Use

R-1 and Industrial

Proposed Zone

RM

Application Certification

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

true

I (We) the undersigned do hereby make petition for a modification of the zoning classification 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-1b

Subdivision Application

SUBD-26-4

Submitted On: Mar 24, 2026

Applicant

Kevin Schneidmiller
5095999255
@
kschneidmiller@greenstonehomes.com

Primary Location

Point Location: 47.7181, -116.9644

Option For Redaction

Would You Like to Submit Redacted Documents

No I will not be submitting redacted documents

Application Information

Did a Subdivision Pre-app take place?

Yes

Applicant Type

Other

Proposed Subdivision Name

Montrose 2026

Number of Lots

346

Size of Site

76.46

Average Size of Lots

6000

Existing Zoning

R-1 and Industrial

Adjacent Zoning

R-1 and Industrial

Current Land Use

Vacant

Adjacent Land Use

Residential, Industrial and commercial

Density

4.65/ acre

Description of Project

Request a preliminary subdivision of 76.46 acres in the Montrose PUD. This request is located in the southeast portion of the Montrose PUD. It consists of Single Family detached, Single Family attached, Multi Family and commercial. We are requesting a zone change to Residential Mixed use concurrently with this application.

Site Information

Comprehensive Plan Designation

--

Location of Proposed Access to Site

Clarkfork Street, Mullan Avenue and Empire Center Blvd.

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

Clark Fork Pkwy, Okanogan Avenue, Picton Avenue, and new local access streets

Size & Point of Water Connection

14 inch in Clark Fork Pkwy and 14 inch in Okanogan Avenue

Size & Point of Sewer Connection

`12 inch in Clark Fork Pkwy 12 inch in Snoqualmie Aneue

Name & Location of Nearest School

West Ridge Elementary

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

8,420 feet

Physical Description of Site (topography, cover, features)

Relatively flat with one slope in the southeast part of the project exceeding 5 percent

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

Yes

Description of Physical Limitations

One slope will need to be modified to allow for construction

Water District

East Greenacres Water District

Owner Information

Name

Gary Schneidmiller

Company

Schneidmiller Brothers

Phone

509-599-9255

Email

kschneidmi@Aol.com

Address

N. 1511 Chase Road

City, State, Zip Code

Post Falls, ID 83854

Application Certification

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

true

Exhibit A-2

Montrose Zone Change Request
Narrative
2026

Overview

The Montrose Planned Unit Development (P.U.D) was originally proposed in 1997. The project was approved in 1998 and included approximately 467 acres. The original plan included different types of housing. With the adoption of Residential Mixed Use zone by the City the remaining area of Montrose seems to be a perfect location for this zone to be applied. . The adoption of a Residential Mixed Use zone provides the opportunity to create a plan that incorporates different housing types in a given area.

Overall Concept and Proposed Changes

The concept of the request for a zone change to Residential Mixed Use (RM) is to accommodate a plan that incorporates Single Family detached housing, Single Family attached housing, Multi-Family and neighborhood commercial into the 76 acres. In addition with the completion of the softball field complex, that will be dedicated to City ownership this plan will be a neighborhood that is pedestrian friendly and still have great connectivity to the transportation plan of the City.

Zoning

Current zoning is R-1 and Industrial

Montrose P.U.D Site Standards

We are requesting no modifications to the P.U.D site standards.

Streets

The streets associated with this proposal will be designed in conformance with the Montrose P.U.D approved street standards. The extension of Clark Fork Pkwy will provide for a connection to Seltice Way.

Montrose water system. EGAID has provided a “Will Serve Letter” for this application. **No amendments to the original conceptual water plan are proposed.**

Storm Water: Storm Water will be contained on-site using required best management practices. A centralized collection and treatment system will continue to be used rather than curb side collection. **No amendments to the original storm water plan are proposed**

Open Space

The P.U.D requirement of ten percent (10%) has been and will continue to be attained through development of different type of open spaces. These include community parks, both privately and publicly owned, pocket parks, linear open space with multi use trails. The original Master Development Agreement specified certain requirements of the developer regarding a publicly owned park and ball fields. Greenstone-Kootenai II the developer with approval and oversight from the City is working to complete to softball fields on land owned by the City of Post Falls adjacent to Empire Center Boulevard. When completed in 2026 the fields and associated improvements will be dedicated to the City of Post Falls.

Conclusion

Our design philosophy is to provide a place for people to live where a strong sense of community is important. A place where people can live a healthy life style and enjoy a social fabric that leads to a stronger community. This zone change request continues that philosophy. This proposal is consistent with the City of Post Falls Comprehensive plan in the fact it is primarily residential and is consistent with the surrounding development that has taken place to date.

Montrose Preliminary Subdivision
Narrative
2026

Overview

The Montrose Planned Unit Development (P.U.D) was originally proposed in 1997. The project was approved in 1998 and included approximately 467 acres. The original plan included areas of cluster residential housing. To date all of the areas proposed as cluster housing have been developed as traditional single-family housing. A major reason for eliminating the cluster housing was the difficulty in implementing it in the past. With the adoption of a Residential Mixed Use zone the ability to provide a variety of housing types has been made easier to accomplish. This proposal is part of a concurrent request to rezone the southeastern quadrant of Montrose to Residential Mixed Use. The preliminary subdivision request encompasses 76.46 acres and includes 346 lots. The request is consistent with surrounding uses and will have a positive impact on the surrounding areas.

Overall Concept and Proposed Changes

The preliminary subdivision proposal is consistent with how Montrose has been developed to date. Trails and open space being proposed are very consistent with the original design of the Montrose P.U.D. The proposal is bordered by Empire Center Boulevard to the west, Mullan Avenue to the south, Chase Road to the east and existing development to the north. This request is also bordered by the BNSF rail line to the northeast. The plan has always been if the existing rail line is no longer used it will become part of the greater trail system. The Montrose trail system has always been planned with this in mind with future connection to the trail being possible from various points in Montrose.

Zoning

As part of this proposal a zone change request is being made. The zone change is requesting a change to Residential Mixed Use.

Montrose P.U.D Site Standards

We are requesting no modifications to the P.U.D site standards.

Streets

The streets associated with this proposal will be designed in conformance with the Montrose P.U.D approved street standards. The most significant change associated with this preliminary subdivision and P.U.D amendment is the reduction of the number of

Cul-de-Sacs used. The original Montrose design utilized a Cul-de-sacs in the area of this proposal. In this proposal, we have eliminated all Cul-de-sacs.

Utilities

Sewer Plan: The sewer system consists of a twelve inch line located in Clark Pkwy that connects to existing an existing line to the North and to an existing line in Mullan Avenue. Eight inch lines located in the local access streets will also serve the project. **No amendments to the original conceptual sewer plan are proposed.**

Water Plan: Water is available to serve the project from East Greenacres Irrigation District (EGAID). This proposal is consistent with the original conceptual design of the Montrose water system. EGAID has provided a "Will Serve Letter" for this application. **No amendments to the original conceptual water plan are proposed.**

Storm Water: Storm Water will be contained on-site using required best management practices. A centralized collection and treatment system will continue to be used rather than curb side collection. **No amendments to the original storm water plan are proposed**

Dry Utilities: Avista is the electrical and natural gas provider. Communication providers include Spectrum, Ziply and TDS.

Open Space

The P.U.D requirement of ten percent (10%) has been and will continue to be attained through development of different type of open spaces. These include community parks, both privately and publicly owned, pocket parks, linear open space with multi use trails. The original Master Development Agreement specified certain requirements of the developer regarding a publicly owned park and ball fields. Greenstone-Kootenai II the developer with approval and oversight from the City is working to complete to softball fields on land owned by the City of Post Falls adjacent to Empire Center Boulevard. When completed in 2026 the fields and associated improvements will be dedicated to the City of Post Falls.

Conclusion

Our design philosophy is to provide a place for people to live where a strong sense of community is important. A place where people can live a healthy life style and enjoy a social fabric that leads to a stronger community. This proposal will continue that philosophy. This proposal is consistent with the City of Post Falls Comprehensive plan in the fact it is primarily residential and is consistent with the surrounding development that has taken place to date. This preliminary subdivision is in substantial conformance with the original Montrose P.U.D adopted in 1998.

Exhibit A-3



LEGAL DECRIPTION

A portion of the Southeast Quarter of Section 33, Township 51 North, Range 5 West, Boise Meridian, in the City of Post Falls, Kootenai County, Idaho, more particularly described as follows:

BEGINNING at the Southwest Corner of Tract A, Block 7 of Montrose Sixteenth Addition, Recorded in Book L of Plats Pages 833 and 833c; thence along the Southerly Boundary of said Block 7 the following (2) two courses

1) The beginning of a non-tangent curve concave to the Northwest and having a radius of 550.00 feet and a chord bearing and distance of N68°02'30"E, 311.48 feet; thence Northeasterly along said curve through a central angle of 32°53'55" an arc distance of 315.80 feet;
2) N51°35'33"E a distance of 364.61 feet to the Southeast corner of said Block 7; thence continuing N51°35'33"E a distance of 118.01 feet; thence N41°25'59"E a distance of 81.72 feet; thence N37°07'32"W a distance of 43.60 feet; thence N51°46'19"E a distance of 414.05 feet; thence N27°47'04"E a distance of 59.42 feet; thence N52°18'27"E a distance of 126.00 feet to the Westerly Right of Way Line of the Burlington Northern Santa Fe Railroad; thence along said Westerly Right of Way Line the following (4) courses;
1) the beginning of a non-tangent curve concave to the Southwest and having a radius of 5679.58 feet and a chord bearing and distance of S36°06'24"E, 314.37 feet; thence Southeasterly along said curve through a central angle of 03°10'18" an arc distance of 314.41 feet;
2) S34°31'15"E a distance of 1339.32 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 1195.92 feet and a chord bearing and distance of S44°29'04"E, 413.85 feet;
3) Thence southeasterly along said curve through a central angle of 19°55'39" an arc distance of 415.94 feet;
4) S54°26'53"E a distance of 215.78 feet to the Westerly Right of Way line of Chase Road; thence along said Westerly Right of way Line the following (2) two courses:
1) S00°38'04"W a distance of 593.26 feet;
2) N88°57'00"W a distance of 20.00 feet to the Northeast corner of a parcel of land described in Special Warranty Deed, Recorded under Kootenai County Auditor's File Number 2340342000, and re-recorded under Kootenai County Auditor's File Number 2356780000; thence continuing N88°57'00"W along the North Line of said Parcel a distance of 360.02 feet to the Northwest corner of said parcel of land; thence S00°38'04"W along the West Line a distance of 136.00 feet to the intersection with the Northerly Right of Way Line of Mullen Avenue; thence N88°57'00"W along said Northerly Right of Way Line a distance of 1280.29 feet; thence N00°23'39"E a distance of 1121.41 feet; thence N89°05'56"W a distance of 900.27 feet to the Easterly Right of Way Line of Empire Center Blvd.; thence N00°25'21"E along said Empire Center Blvd. a distance of 443.33 feet to the POINT OF BEGINNING

EXCEPT all Rights of Ways

Subject to all easements of record

Containing 76.46 Acres more or less

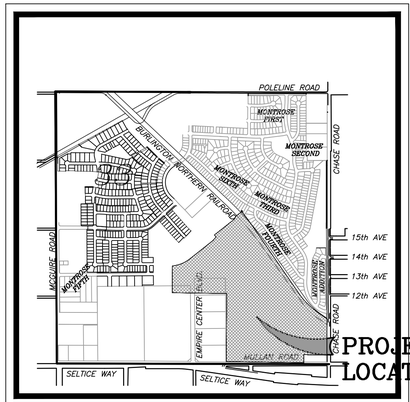
Greenstone
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN. SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

N
W E
S



PROJECT LOCATION

VICINITY MAP

SUBMITTAL DATE

JANUARY, 2026

ENGINEER

GREENSTONE COORPORATION – DOUG DESMOND, P.E.
1421 N. MEADOWWOD LN., SUITE 200
LIBERTY LAKE, WASHINGTON 99019
PHONE (509) 458–5860

CONTACT

GREENSTONE KOOTENAI II – KEVIN SCHNEIDMILLER
1421 N. MEADOWWOD LN., SUITE 200
LIBERTY LAKE, WASHINGTON 99019
PHONE (509) 458–5860

OWNER

SCHNEIDMILLER BROTHERS INC. / SLCO – GARY SCHNEIDMILLER
1924 NW BLVD.
COEUR D'ALENE, ID 83814
PHONE (208) 664–1461

ZONE CHANGE
FOR
MONTROSE 2026
POST FALLS, IDAHO
SHEET 1 OF 1

Exhibit A-4

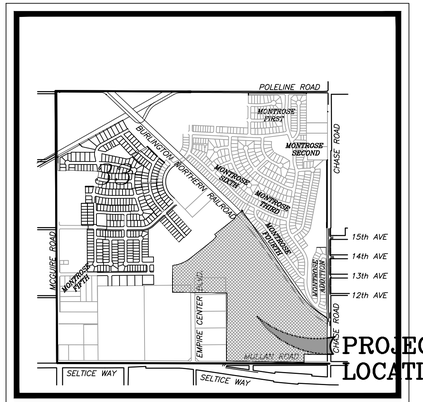
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SUBDIVISION SITE PLAN	SHEET 2
SUBDIVISION SITE PLAN	SHEET 3
SEWER PLAN	SHEET 4
WATER PLAN	SHEET 5
PHASING PLAN	SHEET 6

Greenstone
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN. SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862

GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
1 inch = 150 ft.

N
W E
S



PROJECT LOCATION

VICINITY MAP

TYPICAL LOT SIZE

FRONT ENTRY DETACHED: 50'–70' X 100'–160'
FRONT ENTRY ATTACHED: 50'–70' X 100'–160'
REAR ENTRY DETACHED: 35'–60' X 90'–120'
REAR ENTRY ATTACHED: 20'–50' X 80'–120'
MULTIFAMILY: 10,000 S.F.–70,000 S.F.

THERE MAY BE TIMES WHEN PROPOSED LOTS MAY DIFFER FROM THE PRESCRIBED TYPICAL LOT SIZE BUT WILL ADHERE TO THE RESIDENTIAL MIXED (RM) ZONE AND DEVELOPMENT AGREEMENT.

SUBMITTAL DATE

JANUARY, 2026

ENGINEER

GREENSTONE COORPORATION – DOUG DESMOND, P.E.
1421 N. MEADOWWOD LN., SUITE 200
LIBERTY LAKE, WASHINGTON 99019
PHONE (509) 458–5860

CONTACT

GREENSTONE KOOTENAI II – KEVIN SCHNEIDMILLER
1421 N. MEADOWWOD LN., SUITE 200
LIBERTY LAKE, WASHINGTON 99019
PHONE (509) 458–5860

OWNER

SCHNEIDMILLER BROTHERS INC. / SLCO – GARY SCHNEIDMILLER
1924 NW BLVD.
COEUR D'ALENE, ID 83814
PHONE (208) 664–1461

SUBDIVISION DATA

TOTAL # OF NEW LOTS	346
GROSS AREA	76.46 ACRES
OPEN SPACE	1.90 ACRES
% OPEN SPACE	0.025%
PROPOSED USE	RESIDENTIAL/COMMERIAL/ INDUSTRIAL/MULTI–FAMILY
EXISTING ZONING	R–1, R–2, LI, PR
PROPOSED ZONING	MU
LOTS / ACRE (NEW)	4.65 LOTS / ACRE

PRELIMINARY SUBDIVISION FOR MONTROSE 2026

POST FALLS, IDAHO
SHEET 1 OF 6

Greenstone
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN. SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862

N
W E
S

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGAL DESCRIPTION

A PORTION OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, AND A PORTION OF LOT 1, BLOCK 2 OF THE PLAT OF EMPIRE CENTER, RECORDED IN BOOK G OF PLATS, PAGES 35 AND 35A,AND A RE-PLAT OF LOTS 1 THRU 11, BLOCK 1 OF MONTROSE FIFTH ADDITION, RECORDED IN BOOK K OF PLATS, PAGES 34 THRU 34B IN THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID MONTROSE FIFTH ADDITION, THENCE N00°53'36"E (RECORD N00°21'21"W) ALONG THE WEST LINE OF BLOCK 1 OF SAID MONTROSE FIFTH ADDITION A DISTANCE OF 667.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°49'58" AN ARC DISTANCE OF 47.04 FEET; THENCE S89°36'26"E (RECORD N89°28'37"E) ALONG THE NORTH LINE OF BLOCK 1 OF SAID MONTROSE FIFTH ADDITION A DISTANCE OF 705.35 FEET; THENCE N00°23'34"E (RECORD N00°31'23"W) A DISTANCE OF 78.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF MONTROSE EIGHTH ADDITION RECORDED IN BOOK L OF PLATS, PAGES 52 THRU 52B THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID MONTROSE EIGHTH ADDITION THE FOLLOWING EIGHTEEN (18) COURSES:

1) S89°36'26"E A DISTANCE OF 122.67 FEET;
2) N00°23'34"E A DISTANCE OF 175.50 FEET;
3) N89°36'26"W A DISTANCE OF 10.88 FEET;
4) N00°53'36"E A DISTANCE OF 449.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1772.50 FEET AND A CHORD BEARING AND DISTANCE OF S83°51'12"E, 4.27 FEET;
5) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'17" AN ARC DISTANCE OF 4.27 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2227.50 FEET;
6) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH AS CENTRAL ANGLE OF 01°04'12" AN ARC DISTANCE OF 41.59 FEET;
7) N05°43'45"E A DISTANCE OF 54.00 FEET;
8) N00°53'36"E A DISTANCE OF 144.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2030.00 FEET AND A CHORD BEARING AND DISTANCE OF S84°15'08"E, 24.65 FEET;
9) THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°41'44" AN ARC DISTANCE OF 24.65 FEET;
10) N05°24'00"E A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1970.00 FEET AND A CHORD BEARING AND DISTANCE OF N83°54'02"W, 48.10 FEET;
11) THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°23'56" AN ARC DISTANCE OF 48.10 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2030.00 FEET;
12) THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°48'36" AN ARC DISTANCE OF 134.99 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 33.00 FEET;
13) THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°34'16" AN ARC DISTANCE OF 30.57 FEET;
14) N00°53'36"E A DISTANCE OF 5.09 FEET;
15) N89°01'59"W A DISTANCE OF 173.50 FEET;
16) N00°53'36"E A DISTANCE OF 349.00 FEET;
17) N01°39'59"E A DISTANCE OF 60.01 FEET;
18) N89°26'24"W A DISTANCE OF 119.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 233.50 FEET AND A CHORD BEARING AND DISTANCE OF N03°02'31"E, 7.87 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'56" AN ARC DISTANCE OF 7.87 FEET TO THE NORTHEAST CORNER OF BIENHAM DRIVE PER RIGHT OF WAY DEED RECORDED UNDER KOOTENAI COUNTY RECORDER NUMBER 2290612000X, THENCE N89°03'28"W (RECORD S89°39'25"W) ALONG THE NORTH LINE OF SAID BIENHAM DRIVE A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF PARCEL 'A' PER RECORD OF SURVEY- BOUNDARY LINE ADJUSTMENT, RECORDED IN BOOK 25 OF SURVEYS, PAGE 308; THENCE N89°58'53"W (RECORD N89°25'34"W) ALONG THE NORTH LINE OF SAID PARCEL 'A' A DISTANCE OF 452.57 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MCGUIRE ROAD; THENCE N00°35'47"E (RECORD N00°19'10"W) ALONG THE EASTERLY RIGHT OF WAY LINE OF MCGUIRE ROAD A DISTANCE OF 578.40 FEET; THENCE S89°24'13"E A DISTANCE OF 155.00 FEET; THENCE N76°17'46"E A DISTANCE OF 55.73 FEET; THENCE S89°24'13"E A DISTANCE OF 120.00 FEET; THENCE S00°35'47"W A DISTANCE OF 6.58 FEET; THENCE S89°58'57"E A DISTANCE OF 288.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1441.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°33'31" AN ARC DISTANCE OF 139.81 FEET; THENCE S81°36'27"E A DISTANCE OF 74.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 547.00 FEET AND A CHORD BEARING A DISTANCE OF S07°35'06"W, 120.05 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°35'06" AN ARC DISTANCE OF 120.20 FEET; THENCE S13°52'35"W A DISTANCE OF 54.03 FEET; THENCE S11°39'29"W A DISTANCE OF 120.04 FEET; THENCE S78°29'37"E A DISTANCE OF 104.58 FEET; THENCE S81°37'28"E A DISTANCE OF 95.48 FEET; THENCE S87°46'28"E A DISTANCE OF 56.78 FEET; THENCE S89°28'24"E A DISTANCE OF 305.72 FEET; THENCE S89°27'05"E A DISTANCE OF 70.54 FEET; THENCE S87°27'05"E A DISTANCE OF 122.50 FEET; THENCE N10°18'16"W A DISTANCE OF 15.25 FEET; THENCE N80°12'33"E A DISTANCE OF 120.00 FEET; THENCE N68°17'30"E A DISTANCE OF 55.77 FEET; THENCE N81°20'56"E A DISTANCE OF 111.00 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF PARCEL 'P' PER RECORD OF SURVEY- BOUNDARY LINE ADJUSTMENT AUDITOR'S FILE NUMBER 2362500000, RECORDED IN BOOK 27 OF SURVEYS, PAGES 308 THRU 308B; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 'P' THE FOLLOWING FOUR (4) COURSES:

1) SAID POINT IS THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 564.00 FEET AND A CHORD BEARING AND DISTANCE OF S20°09'28"E, 330.18 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°56'49" AN ARC DISTANCE OF 324.65 FEET;
2) THENCE S41°33'52"E (RECORD S42°32'49"E) ALONG THE SOUTHERLY LINE OF SAID PARCEL 'P' A DISTANCE OF 132.62 FEET;
3) THENCE S48°22'08"W (RECORD S47°27'11"W) A DISTANCE OF 4.50 FEET;
4) THENCE S41°37'52"E (RECORD S42°32'49"E) A DISTANCE OF 10.00 FEET; THENCE CONTINUING S41°37'52"E A DISTANCE OF 60.00 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDWAY AVENUE PER MONTROSE SEVENTH ADDITION, RECORDED IN BOOK K OF PLATS, PAGES 313 THRU 313G; THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDWAY AVENUE THE FOLLOWING FOUR (4) COURSES:

1) N48°22'08"E (RECORD N47°27'11"E) A DISTANCE OF 125.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 20.00 FEET;
2) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 31.42 FEET
3) S41°37'52"E (RECORD S42°32'49"E) A DISTANCE OF 10.86 FEET;
4) N48°22'08"E (RECORD N47°27'11"E) A DISTANCE OF 60.00 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED, RECORDED UNDER KOOTENAI COUNTY AUDITOR'S FILE NUMBER 2237179000; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:
1) S41°37'52"E (RECORD S42°32'49"E) A DISTANCE OF 8.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1000.00 FEET AND A CHORD BEARING AND DISTANCE OF S41°49'58"E, 6.92 FEET (RECORD S42°49'43"E);
2) THENCE SOUTHEASTERLY ALONG SAID THROUGH A CENTRAL ANGLE OF 00°23'47" AN ARC DISTANCE OF 6.92 FEET TO THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED, RECORDED UNDER KOOTENAI COUNTY AUDITOR'S FILE NUMBER 2237179000; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

1) BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1000.00 FEET AND A CHORD BEARING AND DISTANCE OF S44°08'23"E, 73.71 FEET (RECORD S45°03'20"E, 73.71 FEET); THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°13'27" AN ARC DISTANCE OF 73.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1000.00 AND A CHORD BEARING AND DISTANCE OF S45°04'04"E, 41.33 FEET (RECORD S45°59'01"E, 41.33);
2) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°22'06" AN ARC DISTANCE OF 41.33 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED, RECORDED UNDER KOOTENAI COUNTY AUDITOR'S FILE NUMBER 2237179000, SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1000.00 FEET AND A CHORD BEARING AND DISTANCE OF S42°50'13"E, 36.54 FEET (RECORD S43°45'10"E, 36.54 FEET); THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°05'37" AN ARC DISTANCE OF 36.54 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED, RECORDED UNDER KOOTENAI COUNTY AUDITOR'S FILE NUMBER 2237180000; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

1) SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1000.00 FEET AND A CHORD BEARING AND DISTANCE OF S41°42'18"E, 2.77 FEET (RECORD S42°37'50"E, 2.77 FEET); THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'31" AN ARC DISTANCE OF 2.77 FEET;
2) S41°37'52"E (RECORD S42°32'49"E) A DISTANCE OF 7.80 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED, RECORDED UNDER KOOTENAI COUNTY AUDITOR'S FILE NUMBER 2237181000; THENCE S41°37'52"E (RECORD S42°32'49"E) A DISTANCE OF 187.06 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED, RECORDED UNDER KOOTENAI COUNTY AUDITOR'S FILE NUMBER 2237182000; THENCE ALONG SAID SOUTHERLY AND EASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

1) S41°37'52"E (RECORD S42°32'49"E) A DISTANCE OF 9.57 FEET (RECORD 9.58 FEET);
2) N47°52'55"E (RECORD N46°57'58"E) A DISTANCE OF 97.86 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED, RECORDED UNDER KOOTENAI COUNTY AUDITOR'S FILE NUMBER 2237177000; THENCE N47°52'55"E (RECORD N46°57'58"E) A DISTANCE OF 537.61 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1) S45°47'35"E A DISTANCE OF 239.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF S41°42'44"E, 798.27 FEET;
2) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°03'22" AN ARC DISTANCE OF 798.93 FEET; THENCE S52°18'27"W A DISTANCE OF 128.00 FEET; THENCE S27°47'04"W A DISTANCE OF 59.42 FEET; THENCE S51°46'19"W A DISTANCE OF 414.05 FEET; THENCE S37°07'32"E A DISTANCE OF 43.60 FEET; THENCE S41°25'59"W A DISTANCE OF 81.72 FEET; THENCE S51°35'33"W A DISTANCE OF 542.21 FEET; THENCE S65°40'52"W A DISTANCE OF 208.01 FEET; THENCE S72°23'04"W A DISTANCE OF 55.40 FEET TO THE NORTHERLY LINE OF EMPIRE CENTER, RECORDED IN BOOK G OF PLATS, PAGES 35 AND 35A; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST, SOUTH AND SOUTHEAST HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S66°11'27"W, 97.57 FEET (RECORD S52°36'31"W, 100.00 FEET); THENCE NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 154°40'02" (RECORD 180°00'00") AN ARC DISTANCE OF 134.97 FEET (RECORD 157.08 FEET) TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED, RECORDED UNDER KOOTENAI COUNTY AUDITOR'S FILE NUMBER 1299150; THENCE N89°36'21"W (RECORD S89°28'42"W) A DISTANCE OF 924.25 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE S00°23'39"W (RECORD S00°31'18"E) ALONG THE WEST LINE OF SAID PARCEL OF LAND A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID EMPIRE CENTER; THENCE N89°36'21"W (RECORD S89°28'42"W) ALONG SAID NORTH LINE A DISTANCE OF 875.72 FEET TO THE INTERSECTION WITH THE EAST LINE OF BLOCK 1 OF SAID MONTROSE FIFTH ADDITION; THENCE S00°23'34"W (RECORD S00°31'23"E) A DISTANCE OF 505.39 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N88°57'04"W (RECORD N89°52'01"W) A DISTANCE OF 737.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 121.99 ACRES MORE OR LESS

SUBDIVISION SITE PLAN
FOR
MONTROSE 2026
KOOTENAI COUNTY, IDAHO
SHEET 2 OF 6

Greenstone
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN. SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

N
W E
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SUBDIVISION SITE PLAN
FOR
MONTROSE 2026
KOOTENAI COUNTY, IDAHO
SHEET 3 OF 6

Greenstone
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN. SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862

GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
1 inch = 150 ft.

N
W E
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PRELIMINARY SUBDIVISION SEWER PLAN FOR MONTROSE 2026

POST FALLS, IDAHO
SHEET 4 OF 8

Greenstone
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN. SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862

GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
1 inch = 150 ft.

N
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PRELIMINARY SUBDIVISION WATER PLAN FOR MONTROSE 2026

POST FALLS, IDAHO
SHEET 5 OF 8

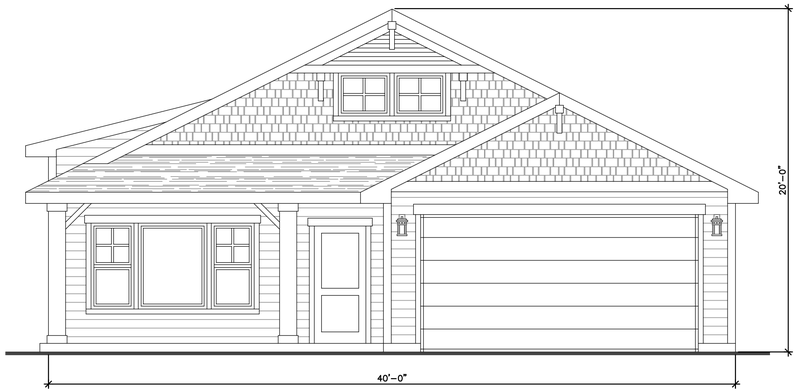
Greenstone
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN. SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862

GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
1 inch = 150 ft.

N
W E
S

PRELIMINARY SUBDIVISION PHASE PLAN FOR MONTROSE 2026

POST FALLS, IDAHO
SHEET 6 OF 8



TYPICAL
ENTRY LEVEL HOME



TYPICAL
MID RANGE HOME



TYPICAL
HIGH END HOME



TYPICAL
COTTAGE

PRELIMINARY SUBDIVISION
TYPICAL BUILDING ELEVATIONS
FOR
MONTROSE 2026
POST FALLS, IDAHO
SHEET 7 OF 8



TYPICAL
TOWNHOME



TYPICAL
TOWNHOME

PRELIMINARY SUBDIVISION
TYPICAL BUILDING ELEVATIONS
FOR
MONTROSE 2026
POST FALLS, IDAHO
SHEET 8 OF 8

Exhibit A-5

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

March 5, 2026

Mr. Kevin Schneidmiller
1421 N Meadowwood Lane, Ste 200
Liberty Lake, WA 99019
kschneidmiller@greenstonehomes.com

RE: Montrose Water Phasing Plan, Conditional Conceptual Approval
Parcel Numbers: P00000339300, P2175002002A, P21750020010,
P00000338500, P00000337950

Dear Mr. Schneidmiller:

The Subject received conditional conceptual approval by the Board of Directors during our regular scheduled meeting held March 3, 2026. The project is located in Section 33, Township 51 N., Range 05 W., B.M. of Kootenai County, Idaho. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

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

As of this conditional approval, we have the capacity, willingness and intent to serve the future development and mainline extensions conditional upon each future phase is presented to and approved by the Board of Directors.

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

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

Sincerely,

Ron Wilson
District Manager
ron@eastgreenacres.org

cc: Jim Mulcahy – jmulcahy@postfalls.gov
Doug Desmond – ddesmond@greenstonehomes.com

Exhibit A-6

Schneidmiller Entities

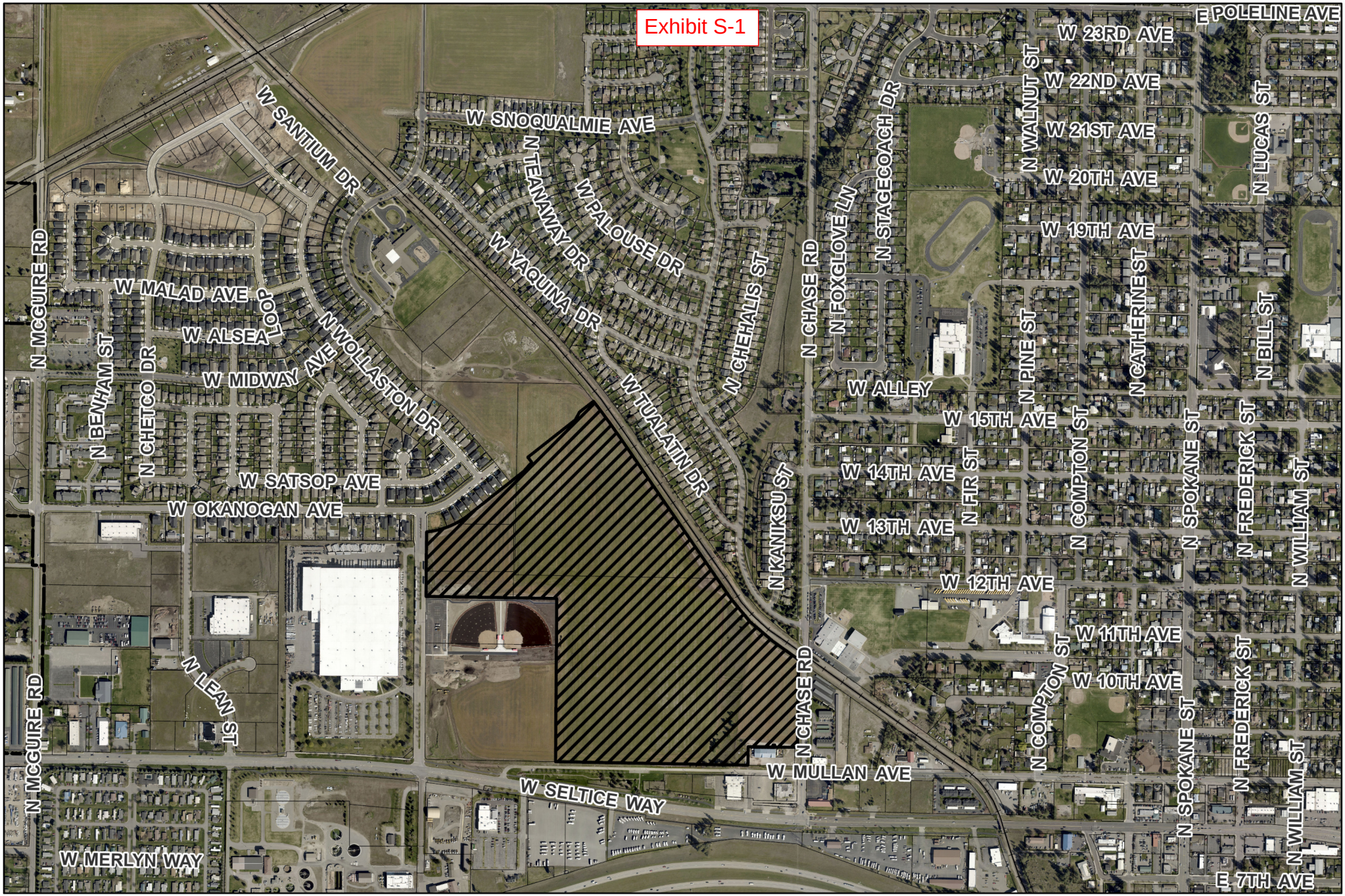
2/2/2026

Jon Manley
Planning Director
City Of Post Falls

Mr. Manley,
This letter is authorization that Greenstone-Kootenai II is authorized to represent Schneidmiller Brothers in the matter of the 2026 Preliminary Subdivision application, as it relates to the Montrose PUD.

Sincerely,

Kevin Schneidmiller

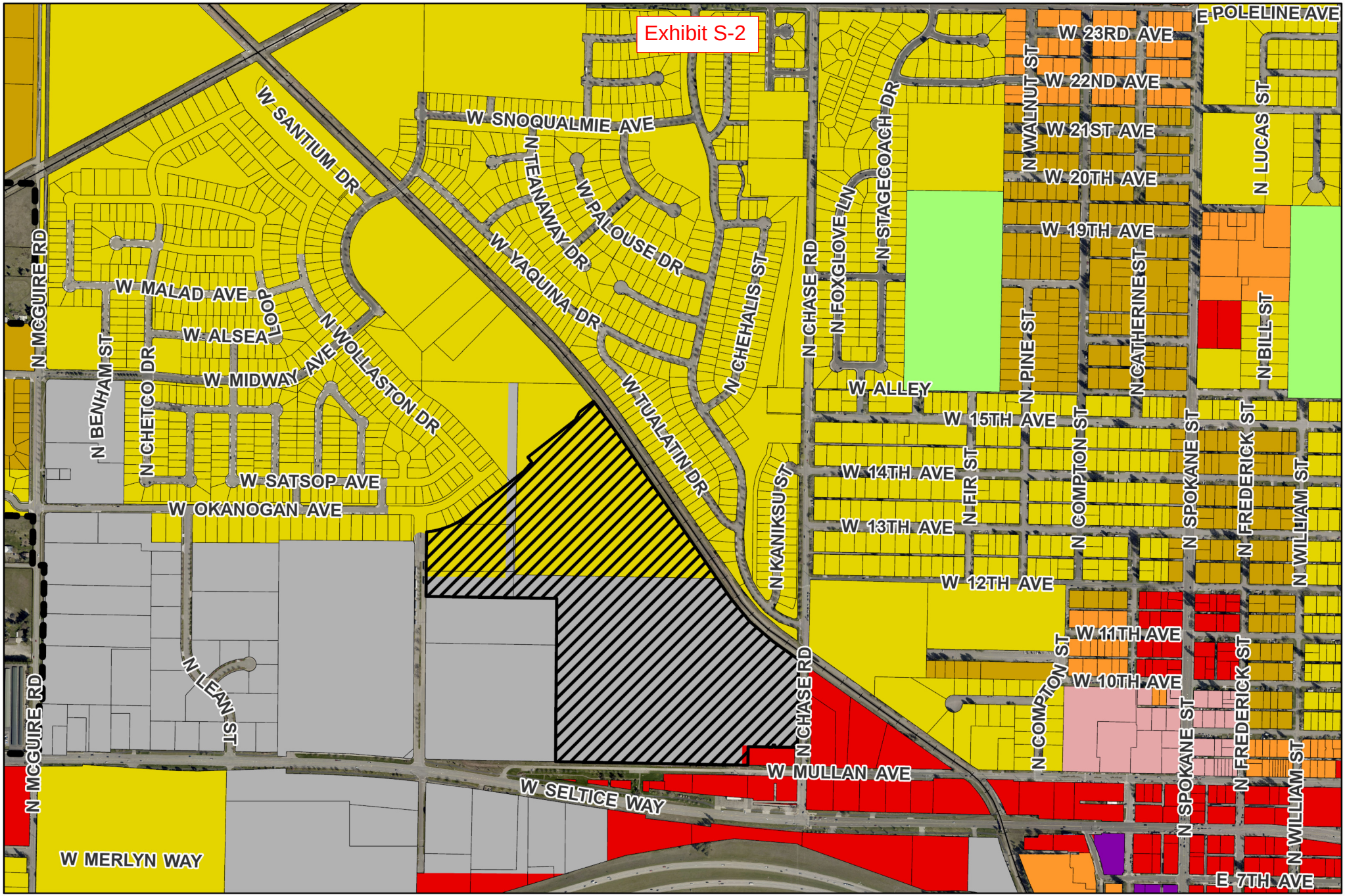


Project Location
Montrose Zone Change and Subdivision
ZONE CHANGE & SUBDIVISION
ZC-26-1 & SUBD-26-4

CITY OF POST FALLS

Post Falls City Boundary
Tax Parcels
Subject Site

N

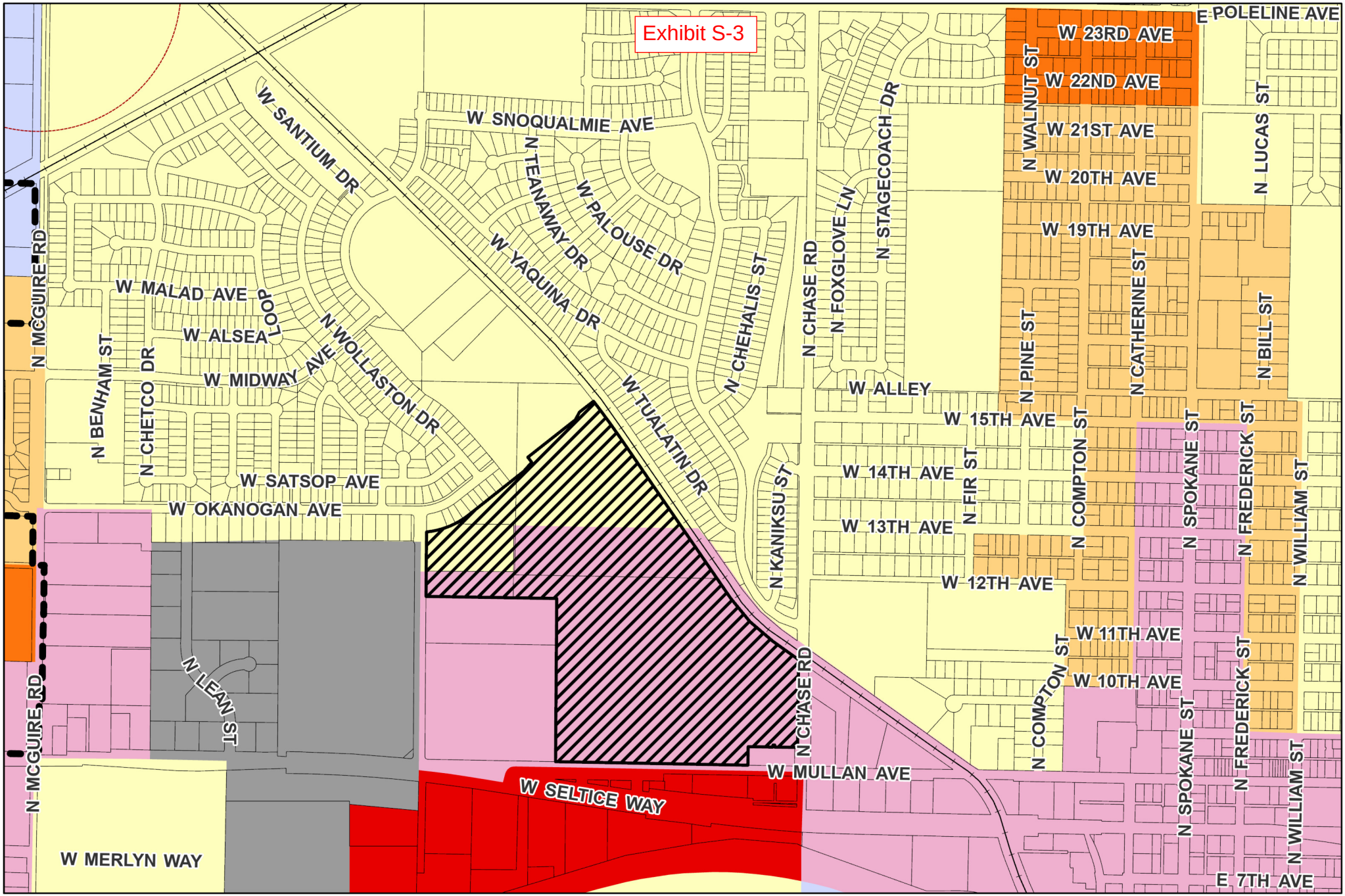


Zoning Map
Montrose Zone Change and Subdivision
ZONE CHANGE & SUBDIVISION
ZC-26-1 & SUBD-26-4

CITY OF POST FALLS

Subject Site
Post Falls City Boundary
Tax Parcels
CCS
LC
I
R-1
R-2
R-3
RMHP
SC5
PR

N



Future Land Use Designation
Montrose Zone Change and Subdivision
ZONE CHANGE & SUBDIVISION
ZC-26-1 & SUBD-26-4

CITY OF POST FALLS

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

N

POST FALLS
SCHOOL DISTRICT #273

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

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

Sincerely,

Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

February 24, 2026

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

RE: Notice to Jurisdiction Response

Dear Nancy,

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

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

Respectfully,

Seth Hohenstreet
Kootenai County Fire & Rescue
Deputy Fire Marshal

Nancy Thurwachter

From: Martinez, Leo <Leo.Martinez@p66.com>
Sent: Tuesday, August 25, 2026 1:31 PM
To: Nancy Thurwachter
Subject: Notice to Jurisdictions Montrose Zone Change and Subdivision File Nos. ZC-26-1 and SUBD-26-4
Attachments: Exhibit PH-2 NTJ_Montrose ZC-26-1&SUBD-26-4.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 13470)

Leo Martinez
Associate, Operations Support
Real Estate Service
Leo.Martinez@p66.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, August 21, 2026 12:19 PM
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

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, August 26, 2026 6:15 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Montrose Zone Change and Subdivision File Nos. ZC-26-1 and SUBD-26-4

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

The Post Falls Highway District has no comment.

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, August 21, 2026 12:19 PM
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

CITY OF POST FALLS
STAFF REPORT

DATE: AUGUST 17th, 2026

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: STAFF REPORT FOR THE SEPTEMBER 8th, 2026, P&Z COMMISSION MEETING
LINDSEY ANNEXATION ANNX-26-8

INTRODUCTION:

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

William and Carrie Lindsey, as the property owners, consented to annexing into the City of Post Falls on June 16, 2026. The city has determined that the annexation of the property is appropriate and utilities are available to the site. This annexation is for approximately 0.66-acres with a zoning request of single-family Residential (R1) (Exhibit A-2). The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code (PFMC) Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Numbers: Lindsey Annexation File No. ANNX-26-8

Owner: William and Carrie Lindsey

Applicant: William and Carrie Lindsey

Project Description: Annex approximately 0.66-acres within the City of Post Falls with a zoning request of Single-Family Residential (R1).

Project Location: The property is located at 200 S Sequoia Court, Post Falls, ID 83854

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: Directly west, south and east are single-family home uses within Kootenai County's Pinevilla Estates 1st Addition Subdivision. Right-of-way from E Maplewood Avenue runs east and west along the north side of the subject property.

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.

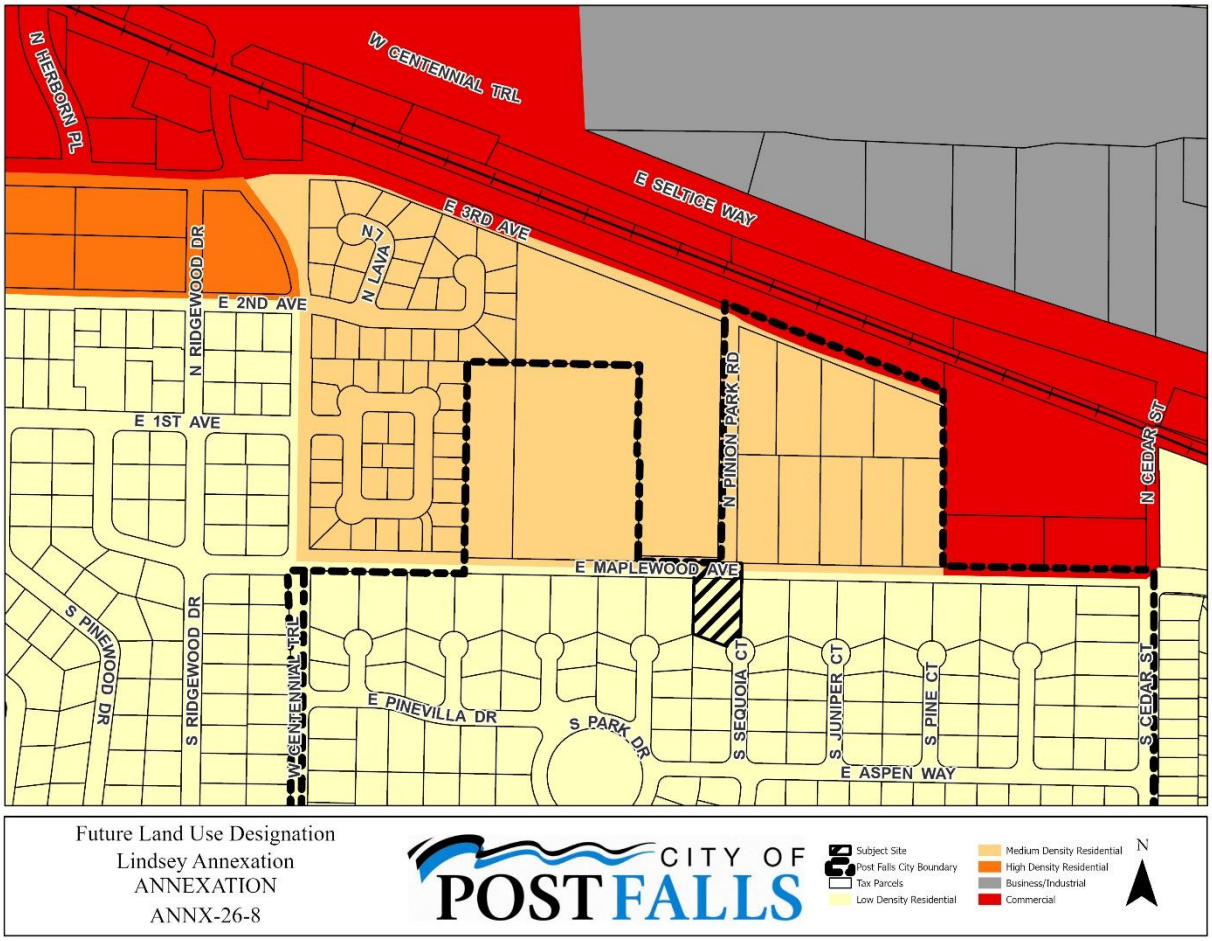
ZONE CHANGE REVIEW CRITERIA

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** (See Following Image). This category encompasses all types of single-family residential

uses and supports 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 for this future land use designation encompass up to eight dwelling units per acre.

The subject site is adjacent to properties with a land use designation of low density residential to the west, south and east. and medium density residential to the west and south as depicted in the Future Land Use Map below. The R1 zone is an implementing zone for the low density residential land use category.



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

Post Falls reaches east of Highway 41, extending to the small town of Huetter and Coeur d'Alene. This eastern lobe consists of a variety of different uses, with the freeway, railroad tracks, the Centennial Trail and the Spokane River separating it into distinct east-west character areas. The residential areas will likely not change much, but the commercial district along this portion of Seltice and the Centennial Trail will soon be ripe for reinvestment. Coeur d'Alene's westward expansion has brought new attention to this arterial street, and the older industrial, warehousing, and manufacturing uses may evolve into new commercial and residential development, both of which could take advantage of the trail connections, relative proximity to the river and convenient access to both Coeur d'Alene's Riverstone district and central Post Falls.

The following items affirm or guide development of key policies for this area, or suggest future action items for the Maplewood context area:

- Promote infill development;
- Prioritize infill annexations;
- Encourage development that is interconnected, including pedestrian access to multi-use paths, parks, schools, and trails;
- Focus provisions for Multi-Family, Commercial and Industrial uses along Seltice Way;
- Look for opportunities to beautify and add gateway signage along the Seltice Corridor, corresponding with Coeur d'Alene's westward expansion.

Staff Comment: The annexation request is for an R1 zoning designation, which is compatible with the existing Pinevilla Estates 1st Addition Subdivision for low density residential. A request for Single-Family Residential (R1) zoning would align with promoting infill development within Pinevilla Estates 1st Addition's county island. Surrounding uses are also single-family homes making this zoning request and use compatible to the adjacent properties.

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

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 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 with an R1 zone would provide a land use type to support housing needs.

Goal 8: Protect and maintain Post Falls' natural resources including clean air, soils, river and aquifer, and minimizing light and noise pollution citywide.

City livability, health and value are fully dependent on clean, safe and sustainable natural resources. This goal underscores Post Falls' commitment to maintaining its natural resources as a top priority, recognizing them as essential to the community's survival. With the failure of septic

the subject property may hook up to sanitary sewer removing the opportunity for aquifer contamination.

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: Subject property is already built as a single-family home and would not prevent further maintenance or degradation of toward the community levels of service. Additionally, impact fees are paid at the time of any future permits issued to assist in mitigating impacts and maintain/enhance community levels of service.

- Foster the long-term fiscal health of the community

  Staff Comment: One additional single-family lot may support the fiscal health of the community, being an infill annexation from a county island. Additional housing may help further long-term fiscal health of the City.

- Maintain and enhance resident quality of life

  Staff Comment: By Annexing and rezoning as requested, the City may assist improving the resident's quality of life through the single-family home being allowed to connect to city sewer infrastructure.

- Promote compatible, well-designed development

  Staff Comment: Currently, the house on site has already been designed and built. Future development will require permits 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 planned to be the City of Post Falls. 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 adjacent properties remain residential. The request for single-family residential (R1) use would be compatible with the current development patterns within Pinevilla Estates 1st Addition Subdivision.

- Infrastructure and service plans

  Staff Comment: Water service for the property is currently provided by the Pinevilla Park and Water Association. The location is identified as a future service area of the City of Post Falls. Connection to City of Post Falls water would not be required at the time of annexation. Sanitary Sewer service would be provided by the City of Post Falls. The Owners previously consented to annexation in exchange for being allowed to remediate a failing septic system by connecting to the City's water reclamation system. A permit has not been acquired to construct the sewer service as of early August 2026. Existing sewer is adjacent to the site in Maplewood Avenue. The City of Post Falls Sewer System has capacity and is willing to provide service to the subject location.

- Existing and future traffic patterns

  Staff Comment: The property is an existing single-family home; annexation would not cause any modifications to existing traffic patterns or volumes. The property accesses the public roadway system on Sequoia Court, a Post Falls Highway District maintained roadway. Maplewood Avenue Is located adjacent to the property's northern boundary. Maplewood Avenue is classified as a Major Collector and is currently configured as a 26-foot wide two-lane road. 2025 traffic data indicated traffic volumes around 2,000 trips per day, well within the design parameters of 4,000-12,000 vehicles per day for a Collector Roadway. Maplewood Avenue was identified as operating at an acceptable level of service (LOS) in the 2025 Transportation Master Plan, and no deficiencies were anticipated through the current 2045 forecasted operations. With annexation, the property would be required to dedicate rights-of-way and easements in conformance with adopted roadway classification. This would require 17.5 feet of additional rights-of-way and a 10-foot sidewalk, drainage and utility easement.

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

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

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

Staff Comment: This site would be considered an infill annexation to the county island it is within. 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 a county island that is surrounded by incorporated City. The subject property would be adjacent to city limits along the north side allowing it to be contiguous and eligible for annexation.

- 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 adjacent to the property in Maplewood Avenue. The City has capacity and is willing to provide service to the site. The property has a previous approval for connection to the City's water reclamation system.

  Pinevilla Park and Water Association is the current water purveyor and the City of Post Falls is identified as the future water purveyor for the site. Connection of the property to City of Post Falls water would not be required at this time.

- That support increased development intensity near the urban core

  Staff Comment: The site is located outside the urban core and is currently already developed with a single-family home in an already low density residential area.

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

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

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

Staff Comment: Additional rights-of-way and any necessary easements would need to be provided as part of annexation along E Maplewood Avenue. With annexation, the property would be required to dedicate rights-of-way and easements along Maplewood Avenue in conformance with adopted roadway

classification. This would require 17.5 feet of additional rights-of-way and a 10-foot sidewalk, drainage and utility easement.

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

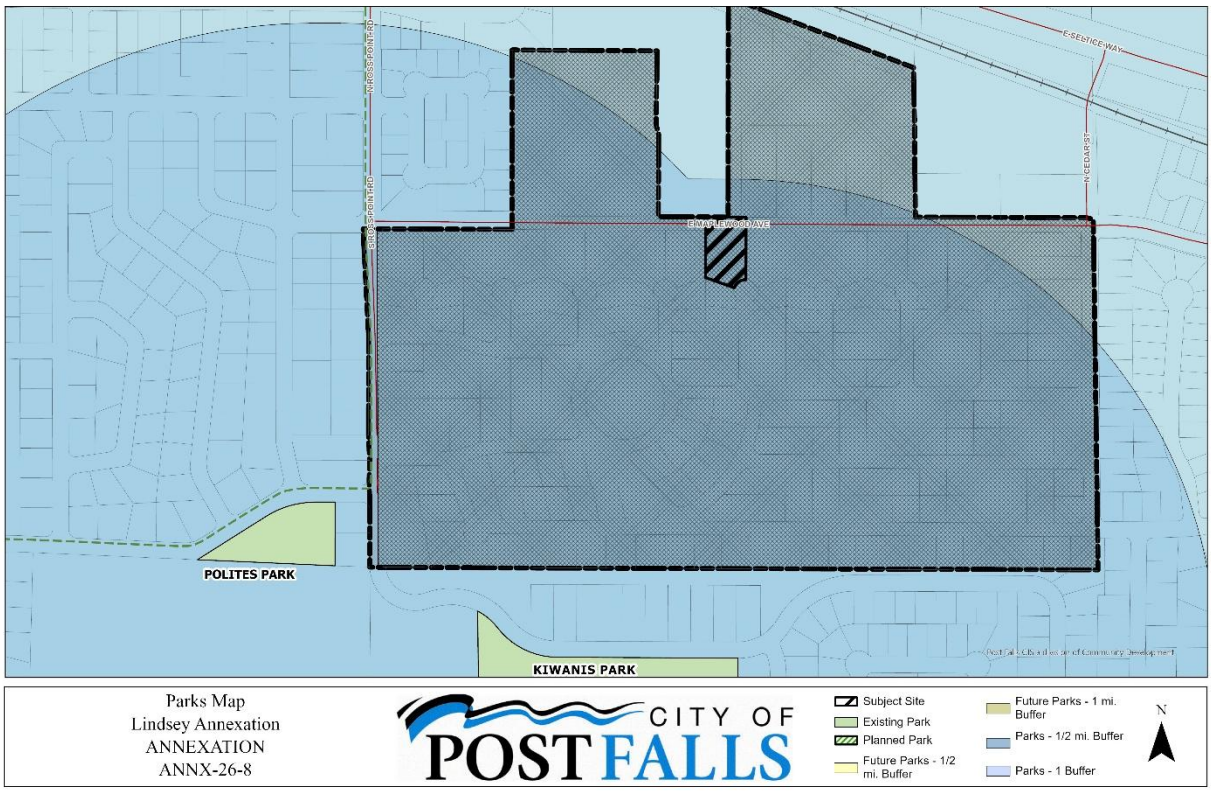
Staff Comment: Annexation would ensure rights-of-way and necessary easements are provide to facilitate future roadway construction improvements as needed.

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. 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. City Water Reclamation and Water facilities are located adjacent to the property's northern boundary in Maplewood Ave.

  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 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: 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.

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

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

AGENCIES NOTIFIED:

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

PUBLIC PROCESS: Notice was mailed to property owners within 300 feet of the proposed project on January August 21, 2026, and notice was sent to appropriate jurisdictions and published in the Coeur d'Alene Press on August 21, 2026. The property will be posted by August 28, 2026.

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Dedication of rights-of-way along Maplewood Avenue, measured 17.5 feet from the existing southern rights-of-way line for Maplewood Avenue.
2. Dedication of a Sidewalk, Drainage and Utility Easement along Maplewood Avenue, measured 10 feet in width.

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

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1 Annexation Application
Exhibit A-2 Consent to Annexation

Staff Exhibits:

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

Exhibit A-1

Annexation

ANNX-26-8

Submitted On: Jul 7, 2026

Applicant

Ethan Porter
208-457-3353 ext. 353
@ eporter@postfalls.gov

Primary Location

200 S SEQUOIA CT
POST FALLS, ID 83854

Option for Redaction

Would You Like to Submit Redacted Documents

No I will not be submitting redacted documents

Application Information

Did an Annexation Pre-app take place?

No

Applicant Type

Other

Description of Project/Reason for Request

Lindsey's home septic system has failed and after consenting to annexation staff is moving forward with this annexation proposal to assist the homeowners in the process. Their request

Existing Zoning

AG-Surburban

Adjacent Zoning

AG-Surburban

Current Land Use

Residential Single-Family

Adjacent Land Use

Single-Family Homes

Proposed Zone

Residential Single-Family (R1)

Owner Information

Name

Lindsey William James, Lindsey Carrie Lynn

Company

--

Phone

208-773-8708

Email

eporter@postfalls.gov

Address

200 S Sequoia Ct

City, State, Zip Code

Post Falls, ID 83854

Application Certification

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

true

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

true

JENNIFER LOCKE 4 P 3047513000
KOOTENAI COUNTY RECORDER
SAF Date 06/26/2026 11:01 AM
REQ OF CITY OF POST FALLS
RECORDING FEE: $0.00 AG

Exhibit A-2

CONSENT TO ANNEXATION AGREEMENT
Lindsey Property – 200 S. SEQUOIA CT

THIS AGREEMENT is made this May 8, 2026, 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 **William James Lindsey and Carrie Lynn Lindsey**, husband and wife, whose address is 200 S. Sequoia Court, Post Falls, Idaho 83854.

WHEREAS, ***William James Lindsey and Carrie Lynn Lindsey,*** (hereinafter collectively the "Owner") owns a tract of land (hereinafter the "Property") in the vicinity of the city limits of the City of Post Falls (hereinafter the "City"); and

WHEREAS, the Owner desires to annex the Property and obtain utility services; and

WHEREAS, the City desires to annex the Property when appropriate;

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 in order to obtain annexation of the Property and utility services from the City while the City seeks to obtain certainty regarding its future boundaries. The term "Owner" includes any successor in interest in the Property.

1.2. Description of the Property: The Property is located at 200 S. Sequia Court, Post Falls Idaho and is more particularly described as Lot 42, Block 4, Pinevilla Estates First Addition according to the plat thereof, recorded in Book E of Plats at Page(s) 108, records of Kootenai County, Idaho.

ARTICLE II: CONSENT TO ANNEXATION

2.1. Consent to Annexation: Owner hereby requests annexation and consents, on behalf of the Owner and the Owner's subsequent purchasers, heirs, and/or assigns, to the City annexing the Property at the time when the City determines that annexation of the Property is appropriate. The parties intend that this Agreement will serve as written consent to annexation as contemplated by Idaho Code 50-222(4) as it now exists or as it may be subsequently amended. Owner further agrees to submit an application formally requesting annexation and to connect to public utilities upon annexation.

2.2. Waiver: The City agrees to waive any annexation fees that the Owner might otherwise be required to pay to obtain annexation of the Property.

2.3. Other Fees: Owner agrees to pay all other fees related to the annexation or provision of utility services for the Property, including, but not limited to, cap fees, connection fees, building permit fees, subdivision fees, impact fees and annexation fees (unless waived as provided above) as specified in the City municipal code.

ARTICLE III. MISCELLANEOUS

3.1. 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.

3.2. Recordation: The Owner agrees this Agreement will be recorded by the City.

3.3. 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.

3.4. 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.

3.5. 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.

3.6. 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.

3.7. 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.

CITY OF POST FALLS

By: _____
Randy Westlund, Mayor

Attest: _____
Shannon Howard, City Clerk

PROPERTY OWNERS

_____
William James Lindsey

_____
Carrie Lynn Lindsey

ACKNOWLEDGEMENTS

STATE OF IDAHO)
: ss
County of Kootenai)

On this 16 day of ~~May~~ June, 2026, 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,** respectively 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
Commission Expires: 10·12·30

RHIANNON O'NEILL NOTARY PUBLIC Comm No. 20182029 STATE OF IDAHO

STATE OF IDAHO)
: ss
County of Kootenai)

This record was acknowledged before me on June 2, 2026 by **William James Lindsey**.

MISTY DAWN BAKER
COMMISSION #20221801
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for the State of Idaho
Commission Expires: 04/01/2028 MB

STATE OF IDAHO)
: ss
County of Kootenai)

This record was acknowledged before me on June 2, 2026 by **Carrie Lynn Lindsey**.

MISTY DAWN BAKER
COMMISSION #20221801
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for the State of Idaho
Commission Expires: 04/01/2028

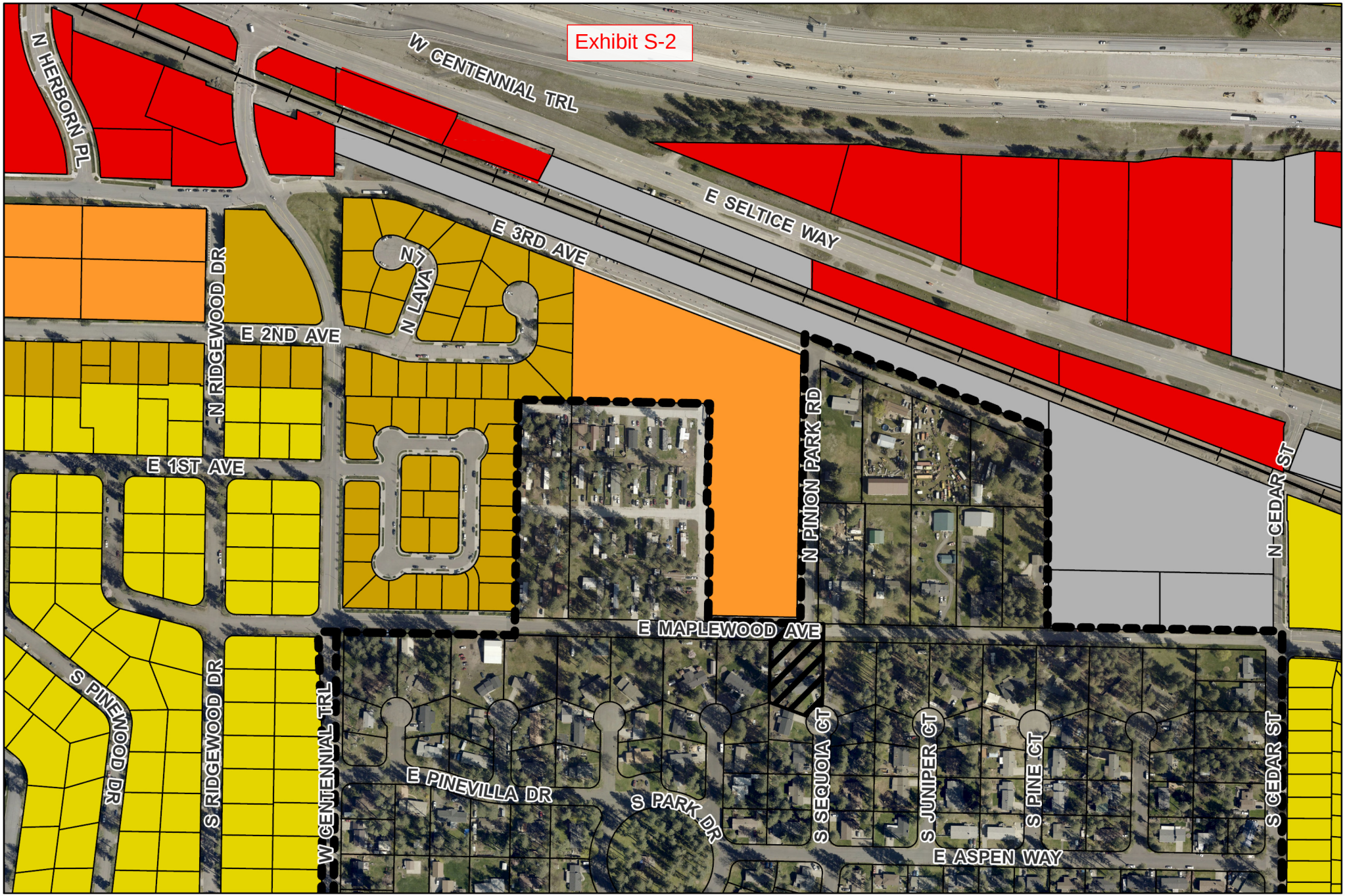


Project Location
Lindsey Annexation
ANNEXATION
ANNX-26-8

CITY OF POST FALLS

Post Falls City Boundary
Tax Parcels
Subject Site

N



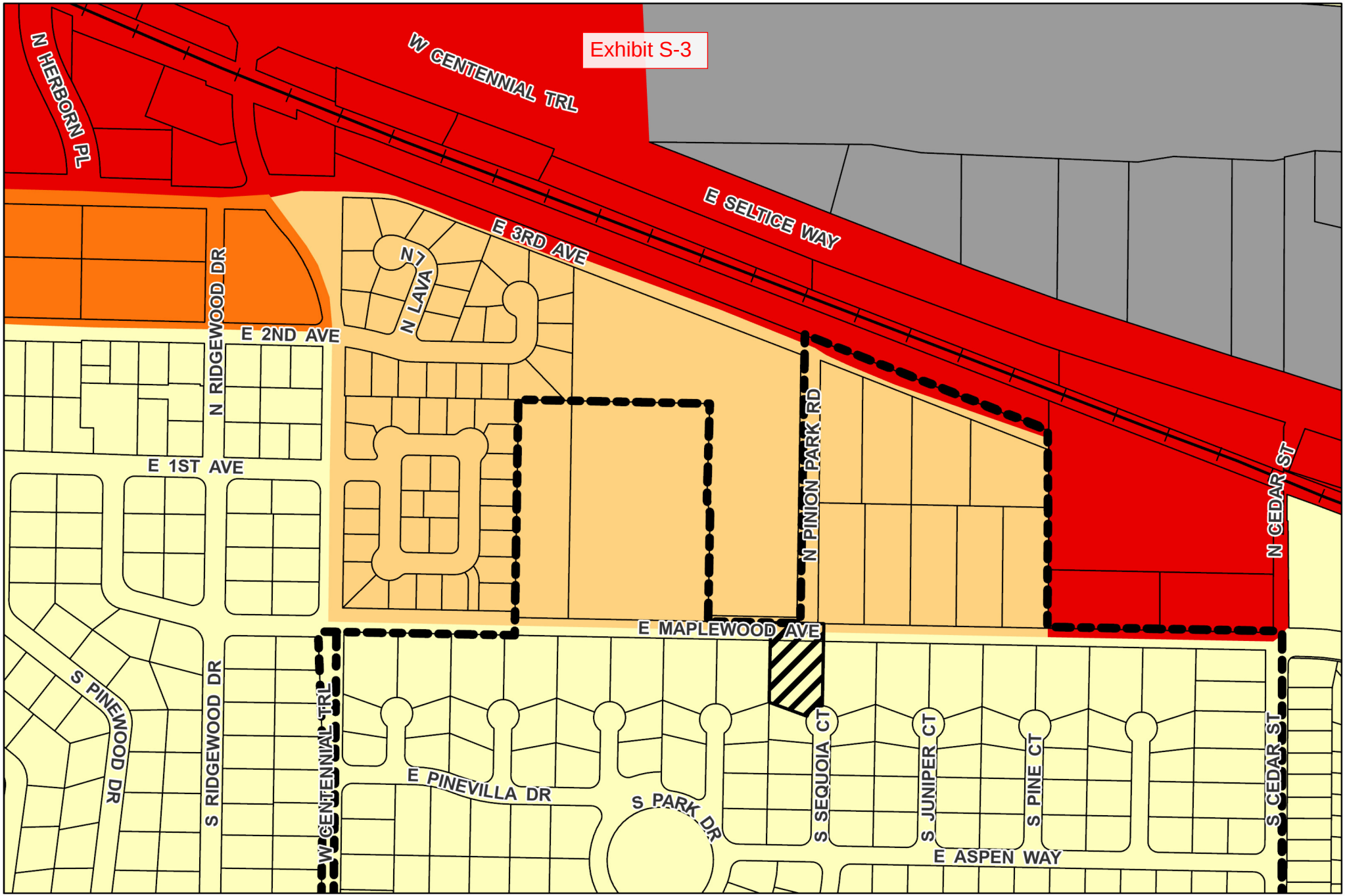
Zoning Map
Lindsey Annexation
ANNEXATION
ANNX-26-8

CITY OF POST FALLS

Subject Site
Post Falls City Boundary
Tax Parcels
CCS

I
R-1
R-2
R-3

N



Future Land Use Designation
Lindsey Annexation
ANNEXATION
ANNX-26-8

CITY OF POST FALLS

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

N

POST FALLS
SCHOOL DISTRICT #273

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

September 15, 2025

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

Dear Bob,

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

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

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

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

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

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

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

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

Sincerely,

Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

February 24, 2026

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

RE: Notice to Jurisdiction Response

Dear Nancy,

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

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

Respectfully,

Seth Hohenstreet
Kootenai County Fire & Rescue
Deputy Fire Marshal

Nancy Thurwachter

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Monday, August 24, 2026 10:38 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Lindsey Annexation File No. ANNX-26-8

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

No Comment from the Idaho Transportation Department.

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Friday, August 21, 2026 12:12 PM
To: Ali Marienau <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>; gmiles <gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Jame Davis <jame.davis@intermaxteam.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; jeliason <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>; lkippen <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>

Nancy Thurwachter

From: Kory Wilcox <korayw68@msn.com>
Sent: Thursday, August 27, 2026 3:51 PM
To: Public Hearing Notice
Subject: Annex request of neighbor

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.

Date: August 27, 2026

To: City Planning and Zoning Commission / City Council
From: Kory and Brittany Wilcox
Property Address: 201 S Sequoia st
Regarding: Public Notice of Proposed Annexation for Neighboring Property 200 S. sequoia st. #ANNX-26-8

To the Members of the Commission and City Council,

I am writing as an adjacent property owner located within the county island bordering the proposed annexation area. My family specifically chose to live in this county island because we value the rural character, the independence from municipal oversight, and the self-sustaining infrastructure of our neighborhood. We have no desire to be annexed into the city, and we wish to maintain our current county status.

While I understand the applicant is seeking annexation to address a private septic issue by connecting to city sewer utilities, this development introduces critical challenges to our surrounding properties. Because we operate on a legally recorded shared well and private sewage systems, I request that the following questions and concerns be officially entered into the public record for this case:

1. **Protection of Shared Well Infrastructure:** Our neighborhood relies entirely on a shared well system. Where exactly will the new municipal sewer main and service lines be excavated? What legally binding guarantees will the city or developer provide to ensure that excavation does not disrupt, damage, or encroach upon our existing shared water lines, easements, or the local water table?
2. **Exemption from Forced Hookups:** If the city extends a public sewer main down our street to service the annexed property, will the city explicitly guarantee that adjacent county island residents will be entirely exempt from mandatory connection ordinances, now and in the future, as long as our private septic systems remain functional?
3. **Future Autonomy of the County Island:** Will the city confirm that this specific parcel annexation will not be used as legal leverage or a precedent to trigger "encirclement" clauses or forced mandatory annexations of the remaining county island properties?

We ask that the City require a clear infrastructure protection plan from the applicant before approving this request, ensuring that one property owner's utility emergency does not compromise the private utilities, property rights, and peace of mind of the surrounding county residents.

Thank you for your time, consideration, and formal documentation of these concerns.

Sincerely,

Brittany Wilcox

Kory Wilcox
480-980-8021
korayw68@msn.com

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