



**CITY COUNCIL
MEETING AGENDA**

**July 5, 2023
6:00 PM**

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

WORKSHOP – 5:00 pm Basement Conference Room

Topic: FY24 Budget Workshop

REGULAR MEETING – 6:00 pm City Council Chambers

CALL TO ORDER BY MAYOR JACOBSON

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Kerri Thoreson, Josh Walker, Joe Malloy, Nathan Ziegler, Lynn Borders, Kenny Shove

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

- a. Avista Gas Facility Replacement Project

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Minutes – June 15, 2023, City Council Meeting
- b. Payables – June 12, 2023 –June 26th , 2023
- c. May Cash and Investments

2. PUBLIC HEARINGS

There are generally two types of public hearings. In a legislative hearing, such as adopting an ordinance amending the zoning code or Comprehensive Plan amendments, the Mayor and City Council may consider any input provided by the

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

ACTION ITEMS:

- a. Comprehensive Plan Amendment – Additional Clarifying Language Relating to the Focus Area Description
- b. Housing Company Zone Change File No. ZC-23-1
- c. Nagra Annexation File No. ANNX-22-11

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

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

ACTION ITEMS:

- a. Corbin Lift Station Replacement – Recommendation of Award

4. NEW BUSINESS

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

ACTION ITEMS:

- a. Ordinance – KCFR & KCEMSS Impact Fee Update

5. CITIZEN ISSUES

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

6. ADMINISTRATIVE / STAFF REPORTS

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

7. MAYOR AND COUNCIL COMMENTS

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

8. EXECUTIVE SESSION

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

ACTION ITEM (To enter into executive session only):

- a. Idaho Code 74-206(1)(c) To acquire an interest in real property which is not owned by a public agency.

RETURN TO REGULAR SESSION

ADJOURNMENT

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 N. Spokane Street or call 208- 773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Ronald G. Jacobson

Councilors: Kerri Thoreson, Josh Walker, Joe Malloy, Nathan Ziegler, Lynn Borders, Kenny Shove

Mission

The City of Post Falls mission is to provide leadership, support common community values, promote citizen involvement and provide services which ensure a superior quality of life.

Vision

Post Falls, Idaho is a vibrant city with a balance of community and economic vitality that is distinguished by its engaged citizens, diverse businesses, progressive leaders, responsible management of fiscal and environmental resources, superior service, and a full range of opportunities for education and healthy lifestyles.

“Where opportunities flow and community is a way of life”

Calendar of Meetings & Events

Jul 4		City Business offices are close in Observance of the 4th of July
Jul 5	5:00 pm	<u>City Council Workshop</u> – FY24 Budget
Jul 5	6:00 pm	<u>City Council</u>
Jul 7		Post Falls Festival
Jul 7	Sunset	Movie in the Park – Q’emiln Park - Aladdin
Jul 8		Post Falls Festival
Jul 8	10:00 am	Post Falls Festival Parade
Jul 9		Post Falls Festival
Jul 11	5:30 pm	Planning and Zoning Commission
Jul 12	5:30 pm	River City Market & Music at the Post Falls – Landings Park
Jul 13	8:00 am	Urban Renewal Agency
Jul 18	5:00 pm	<u>City Council</u> – Final Water Reclamation Facility Plan
Jul 18	6:00 pm	<u>City Council</u>
Jul 19	5:30 pm	River City Market & Music at the Post Falls – Landings Park
Jul 25	6:00 pm	Parks and Recreation Commission
Jul 26	5:30 pm	River City Market & Music at the Post Falls – Landings Park
Aug 1	5:00 pm	<u>City Council Workshop</u> – Budget Workshop #2
Aug 1	6:00 pm	<u>City Council</u>
Aug 2	5:30 pm	River City Market & Music at the Post Falls – Landings Park
Aug 8	5:30 pm	Planning and Zoning Commission
Aug 9	5:30 pm	River City Market & Music at the Post Falls – Landings Park
Aug 11	Sunset	Movie in the Park – The Rookie
Aug 15	5:00 pm	<u>City Council Workshop</u> – Sidewalk Snow Removal
Aug 15	6:00 pm	<u>City Council</u>
Aug 16	5:30 pm	River City Market & Music at the Post Falls – Landings Park
Aug 17	8:00 am	Urban Renewal Agency
Aug 22	6:00 pm	Parks and Recreation Commission

Post Falls City Council Meeting

July 5th, 2023

Council Agenda Memorandum

TO: Mayor Ron Jacobson
Council President Kerri Thoreson
Councilors Josh Walker, Joe Malloy,
Nathan Ziegler, Lynn Borders, Kenny Shove
Legal Counsel Warren Wilson

FROM: Shelly Enderud, City Administrator

CC: Department Heads

5:00pm Workshop – FY24 Budget

Ceremonies, Announcements, Appointments, Presentation

- a. Avista Gas Facility Replacement Project -

1. Consent Calendar

- c. May Cash and Investments – The Finance Department presents the cash and investment balances to Council for approval for May 2023 in compliance with State Code.

2. Public Hearings

- a. Comprehensive Plan Amendment: Additional Clarifying Language Relating to the Focus Area Description – The Planning Division requests to add clarifying language relating to the Focus Area description in the Comprehensive Plan. On April 11, 2023, the Planning and Zoning Commission forwarded a recommendation of approval for the requested amendment. After comment and discussion, Council may approve or deny the amendment.
- b. Housing Company Zone Change File No. ZC-23-1 – Opportunity for public comment is given on the request of The Housing Company, on behalf of the Society of St. Vincent De Paul in the City of Coeur d’Alene, Inc, to rezone approximately 1.16 acres from a mix of Medium Density Residential (R-2) and Community Commercial Service (CCS) zoning to the SmartCode 5 (SC5) zoning. The property is generally located at the southwest corner of Catherine Street and Seltice Way. The surrounding areas to the north and west are Post Falls School District Properties, to the east is a car sales lot, and to the south and

west are multi-family home buildings, a car repair shop, and a single family home on a High-Density Multi-Family (R-3) zoned property. At their April 11, 2023, meeting, the Planning and Zoning Commission made a recommendation of approval for the requested zone change. Twenty Five people wrote in or testified in support of this zone change. After comment and discussion Council may approve or deny the zone change as presented.

- c. Nagra Annexation File No. ANNX-22-11 – Opportunity for public comment is given on the request of Johnson Surveying, on behalf of Ranvir S, for approval to annex 2.64 acres into the City of Post Falls with a zoning request of Community Commercial Services (CCS). The property is located on the northwest corner of the McGuire Road and Prairie Avenue intersection. The surrounding areas to the west are a 5-acre undeveloped lot in the city, to the north a vacant 65-acre parcel for a future school, and to the south and east are predominantly 5-acre residential county properties. At their December 13, 2022, meeting, the Planning and Zoning Commission recommended approval of the zoning as requested. At the hearing there was one person who testified in opposition to the request. After comment and discussion, Council should either approve or deny the annexation as presented.

3. Unfinished Business

- a. Corbin Lift Station Replacement: Recommendation of Award – Jaxon Fleshman, Project Manager for Public Works, requests approval of the Notice of Award for the Corbin Lift Station Replacement project to LaRiviere Inc. Bids were opened for the project on June 8th with LaRiviere having the apparent low bid of \$1,615,451.50. The engineer's estimate was \$1,760,100. Following review, Welch Comer and City Staff recommend the award to LaRiviere. This project will be a complete replacement of Corbin Lift Station with upgrades like an emergency storage structure and increased capacity to handle future build out. Completion of the lift station is anticipated by the end of 2024. Total fiscal impact is \$1,776,997 which includes a 10% contingency and will be funded through the Corbin Lift Station Budget. If approved, the Mayor will sign the Notice of Award.

4. New Business

- a. Ordinance: KCFR & KCEMSS Impact Fee Update – This ordinance formalizes the update to the KCFR and KCEMSS Impact Fees. The update will allow the City to collect the impact fees for KCFR and KCEMSS consistent with the manner we collect impact fees for the City. Council may adopt the ordinance or take no action.

6. Administrative / Staff Reports

None

8. Executive Session

- a. Idaho Code 74-206(1)(c) To acquire an interest in real property which is not owned by a public agency.

City of Post Falls
Budget Workshop Agenda
July 5th, 2023
5:00 PM

City Hall Council Chambers

Approximate Time:

5:00 PM

Description:

Introductions/Welcome to FY 2024 Budget Workshop.

Discussion of the FY 2024 Budget Hearing dates.

- July 5th
 - Tentative Budget.
- August 1st
 - Unfinished Business – Budget Summary w/ Legal Notice.
- August 15th
 - Fee Public Hearing.
 - Adopt Fee Resolution
- August 15th
 - FY 2024 Budget Hearing.

Discussion of Department Requests. (hand-out)

Discussion of Mayor and Council Salaries. (hand-out)

Discussion of property taxes.

- 1% property tax: \$138,292
- Discuss foregone taxes: \$3,454,523

(Source: Kootenai County)

Mayor and Council Questions.

Adjourn.



**CITY COUNCIL
MEETING MINUTES**

**June 15, 2023
5:30 PM**

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

REGULAR MEETING – 5:30 pm City Council Chambers

CALL TO ORDER BY MAYOR JACOBSON

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Kerri Thoreson, Joe Malloy, Nathan Ziegler, Lynn Borders, Kenny Shove - **Present**
Josh Walker – **Excused**

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

- a. City Hall and city business offices will be closed Monday, June 19th in observance of Juneteenth and Tuesday, July 4th in observance of Independence Day. Police, fire and rescue services for life-threatening or in-progress emergencies may be reached by calling 911. The Police Department will be open for walk-in emergencies. For Water Department emergencies call 208-773-3517.
- b. The first City Council meeting in July will be Wednesday, July 5th, due to the 4th being a holiday.
- c. The Parks & Recreation Department is hosting the first movie in the park of the season on Friday, June 23rd. The movie Luca will be playing at Tullamore Park starting at sunset.

AMENDMENTS TO THE AGENDA

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None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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None

1. CONSENT CALENDAR

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

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

ACTION ITEMS:

- a. Minutes – June 6, 2023, City Council Meeting
- b. Payables – May 29, 2023 –June 7th, 2023
- c. April Cash and Investments
- d. Avista Agreement with the Police Department to Pay Overtime for Officers Help Reducing Trespassing on Avista Property
- e. Public Shuttle Services Agreement Between Kootenai County Public Transportation Citylink and Post Falls Park & Recreation for Shuttle Service during the Post Falls Festival.

Motion by Borders to accept the Consent Calendar as presented.

Second by Malloy.

Vote: Shove-Aye, Malloy-Aye, Borders-Aye, Ziegler-Aye, Thoreson-Aye

Motion Carried

2. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Millsap Landing Annexation File No. ANNEX-22-16

Public Hearing opened at 5:34 pm.

Staff Report

Jon Manley, Planning Manager presenting: City Council is being requested to approve the annexation request with the zoning designation of Single Family Residential (R-1) on approximately five acres. The Planning and Zoning Commission forwarded a recommendation of the requested R-1 zoning. The conditionally approved subdivision plan is for 18 lots in the range of 7,221 to 12,995 sf. There will be a north/south connection of Neptune Dr. The subject property is located south of E. Bogie Dr. and between N. Greensferry and N. Cecil Rd. This request is in compliance with the Future Land Use Map.

Ziegler: On the south end of the project will we be obtaining the eastern ROW.

Rob Palus, Deputy City Engineer: We will have them put in the road, but we will block it off until the parcel to the east comes into the City.

Applicant

Ray Kimball, Whipple Consulting Engineers: The zoning is the same as the adjacent properties to the south and west, it fits the future land use map, and complies with the City's transportation and sewer master plans. The R-1 zoning is supported by the comprehensive plan as described in the narrative and in the staff report. The proposed R-1 zoning is surrounded by residential uses and is

approximately ½ mile from the higher intensity highway 41 corridor. The property is shown as residential on the Future Land Use Map, which is consistent with the R-1 zoning request. The proposed R-1 zoning designation meets many of the goals and policies found within the comprehensive plan as described in both the project narrative and the staff report.

Testimony

In Favor – None

Neutral – None

In Opposition

Kathy Mills (Post Falls) – Those of us who live in homes in the surrounding neighborhoods between Poleline Ave., Bogie Dr., Greensferry Rd., and Cecil Rd. do not have access to a park for our children. We currently have 25 to 30 children, and the closest park is Tullamore (.6 mile) and Syringa Park (1.3 mile), and to get to these parks our young children would have to cross Cecil Rd. or Greensferry (both busy roads). This is just considering Wrenley Estates, there are many others that would benefit from this Millsap Landing project to instead become a park and common area for us to enjoy. As building developments proceed, traffic is increasing, yet safe places to ride bikes, play games, skateboard, roller blade, take walks, throw frisbee, play softball, or volleyball have decreased. As more families move in, the need only grows. The lots of the homes are too small for most of these activities forcing children our into the street or even into a neighbor's property. We would like to suggest that this piece of property be considered by the city, or as it stands the county, as a perfect centrally located space to use for the betterment of the Post Falls Community. We sincerely thank Amber Blanchette, and all persons involved in City Planning.

Rebuttal

Kimball: There is Tullamore Park just down the street from this on Bogie. The City has their own park acquisition plan.

Public Hearing closed at 5:55 pm.

Discussion

Does annexation of this property make sense?

Malloy: I believe so. It is a county pocket.

Thoreson: It is surrounded by R-1 already

Review Criteria

1. Amendments to the zoning map should be in accordance with Comprehensive Plans Future Land Use Map.
Borders: it is R-1, and the map shows R-1.
2. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.
Thoreson: They are connecting neighborhoods, absolutely.
Malloy: It fills in county pockets.
3. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.
Malloy: Bogie is a minor collector and more than capable to handle the traffic. Everything around there is R-1.

4. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.
N/A
5. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity. Ensure that adequate land is available for future housing needs.
Malloy: It is a fair distance from 41 and Seltice.
6. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.
N/A

**Motion by Malloy to approve the Millsap Landing Annexation File No. ANNX-22-16.
Second by Ziegler.**

Malloy: I understand kids crossing busy street. We do not own the property and cannot tell them to turn it into a park. If the street crossing becomes a problem in the future, we will deal with that then.

Vote: Malloy-Aye, Borders-Aye, Ziegler-Aye, Thoreson-Aye, Shove-Aye

Motion Carried

- b. Thompson/Satchwell N. Crown – Annexation and Zone Change with Potential Land Exchange File No. ANNX-22-14/ZC-22-7

Public Hearing opened at 6:00 pm.

Staff Report

Jon Manley, Planning Manager: The requested action is the approval of the proposed Land Exchange, North Crown Zone Change, and Thompson Satchwell Annexation. The Owner and Applicant is both the City of Post Falls and the Jacklin Land Company.

Land Exchange, John Beacham, Public Works Director: The City would convey to the Jacklin Land Company approx. 80 acres and \$2,179,187.50 and the Jacklin Land Company would convey to the City approx. 178.22 acres. This would be a net increase of approx., 98.22 acres of preserved open space for land application. The exchange is contingent upon completing the annexation with the requested zoning. The Water Reclamation Facility's long-term plan requires land application of recycled water to agricultural property and identifies the need for 582 "new" acres. The purchase would be funded from dedicated wastewater funds at a net cost of \$22,187 per acre. The WRF Master Plan calls for 582 acres. This acquisition would bring acreage to 314 of the 582.

Zone Change, Jon Manley, Planning Manager: The future land use map shows this area as Transitional. Within the residential mixed zone comes a development agreement that is recorded against the title. The majority is proposed as being a single-family residential area and are proposing about 5.8 acres of park/open space. At the northern end they are proposing 8.3 acres of multi-family with 1 acre of neighborhood commercial. The 41 north area focuses on provisions for multi-family, commercial, and tech uses near higher-classified roadways. The development should provide pedestrian connectivity to all multi-use paths and trails. Bodine will be developed to the south end of the school site connecting to Crown Pointe and Hayden.

Applicant

Tag Jacklin, Jacklin Land Company: I represent the 4th generation of the Jacklin Family and we have been involved in the Spokane Valley, Rathdrum Prairie, and surrounding areas for over 80 years. When Jacklin willing phased out field burning due to public pressure it was only a matter of time the Rathdrum Prairie would start to transform. Even though our business model changed over

time, our commitment to being good land stewards has not changed. I truly believe it is a win, win for our family, the city, and for the community.

Ray Kimball, Whipple Consulting Engineers: This is a unique opportunity for Public Works to obtain more property for the land app. There will be residential mix next to the School Site and along Highway 41 we will have some R-1, R-2, and CCM as well as adding 98 acres of preserved prairie open space. In concept only, we have 2 parks that total to about 5.8 acres. We intend to have local streets along the west boundary between the school site and this one. With Hayden being a major collector, we were very intentional on where we put the multi-family and commercial.

Council took a 5-minute break starting at 7:22 pm and ending at 7:27 pm.

Testimony

In Favor

Tom Stoeser (Post Falls): The City benefits from this land swap by gaining 98 acres of additional public reserve. The Post Falls School District benefits from this land swap by getting sewer to their future school site.

Dena Naccarato, Post Falls School District Superintendent: The school district owns 70 acres next to this land. The Jacklins have given the school district a good faith letter saying it will provide connection to water, sewer, gas, power and telecom and will stub out these utilities for the school. The school district does not collect impact fees. We are in support of this project.

Jenn McGuire (Post Falls): Gives City 98 acres of preserved prairie land, additional commercial/retail, which the city needs for economy growth.

Wade Jacklin (Coeur d' Alene): I am part of the 4th generation Jacklin. We as a family worked hard to bring the vet home here. We are very eager to see this happen. The price for the land is a bargain for the City.

Eric Gonzalez (Post Falls): Gives city 98 acres of preserved prairie land.

Sam Johnson (Post Falls): I think the City of Post Falls is getting the better end of the deal, coming out with an extra 100 acres and consolidating development into the Crown Point area. Absolutely support and recommend approval.

Will Clark (Coeur d' Alene) In support not speaking.

Amic Pace (Coeur d' Alene): Support Annexation and land exchange. City will gain 98 acres in this exchange, that land preserves prairie land.

Duane Oldurs (Post Falls): The future growth of Post Falls will benefit from the actions this addressed.

Maggie Lyons (Hayden): I am here representing the Panhandle Affordable Housing Alliance. It is a great land swap and will also provide solutions for worker housing. Lost cost housing will be preserved through deed restrictions.

Neutral

Alan Wolfe (Post Falls): Part of this I really support and part I don't. I support on the land swap. What I don't support is the Thompson piece that would create an island of residential at the corner of Hwy41 and Hayden. I am asking the Jacklins if they would take that out of this decision. It does not fit. It is far away from fire, police, and no parks. We have a lot of land already annexed and waiting for development. Let's wait and see what happens out there and then zone it accordingly.

In Opposition

Kerry Couch (Post Falls): We are asking for a postponement, so we have more time to work with the groups involved to have some input on this. your rules say it has to be like for like. I say this is a

negative. You do not want houses upon houses, it is a mess. When I bought my house, I was told the property behind me was owned by the City and zoned for public reserve. I did not think you would change it so fast. The infrastructure is not good. It has taken me a long time to find a doctor but have to go to Spokane and my appointment is not till May 2024. There is not enough infrastructure in place.

Valoree Hamilton (Post Falls): What is the price point for the new homes in this development? Where is the affordable housing. I now could not afford the house I have if I bought it today. The traffic on Spokane St at the apartments, with the apartment parking on the street makes the street too crowded.

Katrina Schultz (Post Falls): I feel that this would be opening up to heavy chaos and crime. We already have extremely heavy traffic and cars speeding. This would not be good for Crown Point.

Teresa Goodall (Post Falls): not wanting to speak.

Samantha Steigleder (Post Falls): I request that the public get access to the plan before the meeting. do we really need to annex more land at this time? If we are short on our water reclamation needs, why would we be annexing more land for housing in? We should slow this. How does this benefit the public. I would really love a public pool in the area. Leaving the land open is more benefited to the school.

Travis Bab (Post Falls): I am opposed to the extension of Spokane St to Hayden Ave. I have 2 young children. I moved into a quiet neighborhood where there was a park across the street. Now it is dead ended. There are already motorcycles and cars speeding on the dead-end street. I have reported this several time . If the Police even show up, they are too late. They can't even police what is out there now.

Jean Walker (Post Falls): I am part of the Crown Pointe HOA board. As democratically elected persons to represent this community as you all are to this city, we adamantly oppose any approval for, or development to, the Thompson/Satchwell annex. The HOA's position remains in opposition to this development, and we intend to use whatever process we can to communicate and advance this dissenting stance to this development. We also oppose any further residential expansion at this time not yet approved in the city of Post Falls. Our basis for this opposition is logical, based on fact and evidence, and is prudent. Approving such a development is in defiance of responsible government, reasonable growth, and is in direct conflict with public safety. Currently, our police, medical, and fire services for the city are not able to provide services at a reasonable level. Using the police as an example, you currently have 2-3 cars working for a whole shift for the police department to cover the whole city. The department is not able to address issues of public safety, more or less matters of city code infractions to matters involving traffic safety and impedance. The City cannot retain officers, more or less adequately train new hires and this has been a continual issue for years. Current city residents and taxpayers have approved new fire service infrastructure and you are years behind to get your fire service needs up to a level that can handle the current residential population. Adding to this population by approving this development causes more risk to current residents and more strain on your abilities to provide services. Members of this board as well as our management companies have been in communication with city counselors, members of city departments, and others in order to try and interface and partner to fix issues that we have come to our attention that we have no jurisdiction over. Many of these are about city specific factors and code related matters that directly impact the health, welfare, and safety of residents. What we have received is incomplete fixes, promises for follow-up, and absences in response. The inability for the city to provide reasonable services to our community is unacceptable. We can only expect a further erosion of our service level and our community, as this continues, and then worsens, as further developments to include the Thompson/Satchwell annex are approved. You as city councilors also are not properly acting to adequately address and adjust the size and function of your city

departments more or less public safety departments to a reasonable level. All the while, you refuse to pass laws, make rules, or seek the proper education and options to do so; in order to slow down and control developments and growth in this city and address gaps in city resources and services. Approving any further developments including this one we are opposing today, depletes and strains city resources further, and places the residents currently paying taxes in this city in more harm, and a tax burden for services they do not receive. Furthermore, approval of the Thompson/Satchwell development and future developments places even further demand, backlog, and delays in many city departments which currently are at an inadequate level of operation. Our community is already seeing its wear and tear by the shoddy work done and permitted because city officials failure to properly police developer's actions, works, and documents. The city has allowed developers to hold HOAs hostage in their established governing documents of the development, long after the developers have their money and are gone, the development's residents and members are unable to make changes in order to address the issues within their communities. This city has permitted the use of inferior materials and how they are used for such things as sidewalks, curbs, etc. that corrode and decay within 1-2 years and long before what is expected. Developers also are permitted to make deals with multi-family home investors, so they are not any way tied to, or part of the HOA subdivision that they are built in, and therefore void of any sort of regulatory control of the HOA. All of these issues lie with you and the departments you govern to assure residents live in quality communities and can work democratically to address what they would like in their communities. While we hope you are a body scrutinize and investigate so all such things are avoided in the future, we are unaware of any action taken to mitigate these issues and therefore oppose these developments approval on these bases as well. We want to make it clear that we support public safety personnel and departments without hesitation. The issues we address in this letter are not their issue, and we know this. we cherish and respect them and many live in our community. We also want to make it clear that the trust in any developer by what is evident in our community and others in the city and the county is eroded. Furthermore, the lack of action in order to govern and control or halt growth appropriately by our city and county's leaders is long in need of change. We demand that starting now, demonstrated by you not approving any development of the Thompson/Satchwell area, or any others.

Lacey Green (Post Falls): When did the last hydrologist test the aquifers water table? What will be the process of introducing new addresses? We have already had to change addresses multiple times. What a mess. Highway district has had nothing to do with N. Spokane St. in the past 20 years.

Mitch Eagar (Post Falls): N. Crown Annexation will make Spokane St. a major arterial through an existing subdivision and right by the heavily used park at the center of Crown Pointe, putting residents at risk.

Rebuttal

Kimball: One of the biggest problems in a community is affordable housing. The best way to combat that is to offer a variety of housing options. We are not committing to the type of build yet, but with the verity of zoning we can. Is this the right time? It may not make sense now but will in the future. The land exchange is good proper planning for the future of the wastewater plant. Neighborhoods by schools is good planning. Kids can walk or bike to school. This is a great opportunity for the City.

Public Hearing closed at 8:31 pm.

Discussion

Warren Wilson, City Attorney: We are going to do this in three parts. First do we go forward with the land exchange? Then do you want to do the annexation, and then the zoning. Is the proposed land exchange in the City's best interest?

Thoreson: Yes, it is, and I would define it is more in the City's and the citizens best interest and not the developer.

Malloy: Treating our wastewater is one of the biggest things we do.

Mayor: The comment was why do we need it? it is proper planning.

Ziegler: Serving the City's wastewaters need is planning for the future. To wait for the need to be now is just foolish. We may never see an opportunity like this again.

Borders: There is no question it is in the best interest. The prairie is evaporating.

Shove: It is critical. The timing and price are right.

Motion by Thoreson to proceed with the land exchange.

Second by Malloy.

Shove-Aye, Borders-Aye, Ziegler-Aye, Malloy-Aye, Thoreson-Aye

Motion Carried

Wilson: Is it in the City's best interest to move forward with the two annexations?

Thoreson: I would be inclined

Ziegler: I am not in favor in annexing land just to annex it. We have shown it makes sense.

Borders: I agree. The only part questionable it parcel 5 by the tech park only because nothing is happening in the tech park.

Shove: Parcel one there is some concerns but am ok with it. Parcel 5 I am not in support.

Malloy: Parcel one is already in the city.

Shove: My concern is parcel 5.

North Crown Point Zone Change

Review Criteria

- c. Amendments to the zoning map should be in accordance with Comprehensive Plans Future Land Use Map.

Malloy: It fits the focus area providing different housing types.

- d. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.

Ziegler: Yes, it is consistent with the Comprehensive Plan.

- e. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.

Malloy: Hayden Ave can handle the traffic.

Ziegler: My hesitation is Spokane St. going through the neighborhood.

- f. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.

Borders: It is and arterial so yes.

- g. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.

Malloy: I can go with it.

- h. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.
N/A

**Motion by Malloy to approve the North Crown zone Change.
Second by Ziegler.**

Malloy: The benefit of the overall changes we are talking about tonight is great. Everyone will benefit from this. It will affect the people in Crown Pointe. 10 to 11 years ago when Crown Pointe came before us, we saw people along Prairie come in with the same issues and they were talking about your homes. There were some lessons learned. We learned that SmartCode is no good for our town. I do feel for the people whose houses border the City land. Nothing is permanent. But I feel for you.

Mayor: I do take some acceptations to parts of the HOA letter. It said Post Falls is not policing its neighborhoods. My wife and brother-in-law are building some duplexes. We have had to redo things because the stair was 1/8" too high, or a window was 1" too high. We have had to do compaction testing time and time again. The City polices the developments. I look at the crime reports every week. We have been successful in retaining our officers and support the police in the budget process.

Thoreson: We do listen, and we live here too. The point being things are going to change. It is not just the houses and roads I look at but the people we get to meet.

Ziegler: One of the big parts of this is the support of the school district.

Thoreson: I have never seen a School Superintendent come to a meeting in favor of a development or not in favor.

**Vote: Borders-Aye, Malloy-Aye, Shove-Aye, Thoreson-Aye, Ziegler-Aye
Motion Carried**

Public Reserve Annexation
Review Criteria

- i. Amendments to the zoning map should be in accordance with Comprehensive Plans Future Land Use Map.
All said yes.
- j. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.
Thoreson and Borders said yes.
- k. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.
Thoreson said yes.
- l. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.
N/A

- m. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.
N/A
- n. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.
N/A

Motion by Malloy to approve the public reserve annexations.

Second by Thoreson.

Vote: Malloy-Aye, Shove-Aye, Ziegler-Aye, Thoreson-Aye, Borders-Aye

Motion Carried

Mixed use parcel along HWY41 area 5.

Review Criteria

- o. Amendments to the zoning map should be in accordance with Comprehensive Plans Future Land Use Map.
Malloy: Yes, commercial high density along HWY41 and Hayden
- p. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.
Malloy: Yes, this allows for a variety of housing types and commercial development has an economic benefit.
- q. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.
Malloy: The street classifications are more than adequate.
- r. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.
Borders: It is along HWY41.
- s. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.
Malloy: Looking at the proposal it follows this.
- t. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.
N/A

Motion by Malloy to approve the annexation of the south piece and to direct staff to prepare a reasoned decision consistent with this motion.

Second by Borders.

Malloy: There is the tech park to the south. I know not much is going on now but with the proposed development it makes sense. I do not think it is incompatible with the master plan.

Shove: I echo the same things. As I thought about it more, I am ok with it more.

Malloy: The fact the development says they will not build there for 5 years or when the 41 interchange is done answers my issues.

Vote: Shove-Aye, Ziegler-Aye, Thoreson-Aye, Borders-Aye, Malloy-Aye
Motion Carried

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

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

ACTION ITEMS:

- a. Ordinance – D-Bat Facility Zone Change File No. ZC-22-6

Motion by Thoreson to place the Ordinance D-Bat Facility Zone Change File No. ZC-22-6 on its first and only reading by title only while under suspension of the rules.

Second by Borders.

Vote: Borders-Aye, Malloy-Aye, Ziegler-Aye, Thoreson-Aye, Shove-Aye

Motion Carried

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR A CHANGE IN ZONING CLASSIFICATION FOR THE LAND DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM HEAVY INDUSTRIAL (HI) TO INDUSTRIAL (I); PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT THE CHANGE; PROVIDING THAT ALL PRIOR ZONES APPLICABLE TO LANDS DESCRIBED IN SECTION 1 ARE HEREBY SUPERSEDED; AND PROVIDING AN EFFECTIVE DATE.

Motion by Thoreson to approve the Ordinance D-Bat Facility Zone Change File No. ZC-22-6 and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by Borders.

Vote: Borders-Aye, Malloy-Aye, Ziegler-Aye, Thoreson-Aye, Shove-Aye

Motion Carried

4. NEW BUSINESS

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

ACTION ITEMS:

- a. I90 SH-41 Interchange (project A02(442)), City – ITD Cooperative Construction Agreement Rob Palus, Deputy City Engineer: The Idaho Transportation Department (ITD) is in the process of constructing a new I90-SH41 (Exit 7) Interchange. Construction started in the fall of 2022 and is estimated to be completed in 2025. The project impacts City streets, modification of traffic signals and City Utilities. To address the impacts to the City's system, a Cooperative Construction Agreement has been negotiated between ITD and the City over the past 8 months. Major items of

work that involve City Financial participation have a total estimated cost of \$1,192,151.65 and include:

- Mullan Ave./SH41 traffic signal - \$493,839.00
- Water line relocations and modifications - \$637,153.75
- Sanitary sewer modifications - \$31,350.00
- Centennial Trail revisions - \$29,808.90

The Cooperative Construction Agreement outlines the expectations and financial responsibilities of both parties related to construction of the project. The Cooperative Construction Agreement identifies that the City will commence payment of the \$1,192,151.65 to the State within 90 days of execution of the agreement via a mutually agreeable payment schedule. Staff is proposing the payment to occur within FY2023 budget. Budget amounts shown below allow for contingency. Development of this agreement has involved staff input and representation from Community Development, Public Works, Parks & Recreation, Finance and Legal Services.

Motion by Thoreson to approve the I90 SH-41 Interchange (project A02(442)), City – ITD Cooperative Construction Agreement.

Second by Ziegler.

Vote: Malloy-Aye, Ziegler-Aye, Thoreson-Aye, Shove-Aye, Borders-Aye

Motion Carried

b. SH-41 Seltice Way to Hayden Ave City – ITD Memorandum of Understanding
Rob Palus, Deputy City Engineer presenting: In 2022, the City entered into a Memorandum of Understanding (MOU) with the Idaho Transportation Department (ITD) for the SH-41 widening from 12th Ave. to Hayden Ave. The MOU identified particular maintenance functions to be performed by the City and the State. With the reconstruction of the I90/SH-41 interchange, a MOU is needed to cover the sections of SH-41 from Seltice Way to 12th Ave. and the portion of the I90 Business Loop that exists at the intersection of SH-41/Seltice Way. To reduce the number of agreements, ITD and the City worked to combine the 2020 MOU with the work that is currently under construction. This MOU has been negotiated between ITD and the City over the past 8 months. In general, the City is responsible for:

- Maintenance of the SH-41 trail from Seltice Way to Hayden Ave.
- Electrical costs for four of the eight traffic signals within the corridor. The City was previously responsible for nine traffic signals.
- Electrical costs of roadway illumination outside the States right-of-way. The City was previously responsible for electrical costs or roadway illumination within the States rights-of-way along SH-41.
- Roadway markings of City streets within the ITD right-of-way.
- City can delegate maintenance of improved roadsides to adjoining property owners with separate agreement with the State.

Development of this MOU has involved staff input and representation from Community Development, Public Works, Parks & Recreation, and Legal Services.

Motion by Thoreson to approve the SH-41 Seltice Way to Hayden Ave City – ITD Memorandum of Understanding.

Second by Malloy.

Vote: Ziegler-Aye, Thoreson-Aye, Shove-aye, Borders-Aye, Malloy-Aye

Motion Carried

c. Resolution for Sole Source Determination and Purchase of Water Reclamation Service Truck John Beacham, Public Works Director presenting: The Water Reclamation Division uses a service truck to provide required maintenance at various locations in the collections system and at the treatment facility. Replacement of the current 2013 F550 was approved for the FY23 budget. The existing vehicle is currently in operation but has reached a point of decreased reliability. A search has been conducted for a medium duty truck with a service box and a crane of sufficient capacity to meet the needs of the water reclamation system. Lead times for new vehicles and a subsequent crane build and installation are approximately 12 months. More timely replacement of the vehicle will ensure availability to address issues within the water reclamation system. A suitable new model year 2022 truck is available from Knudtsen Chevrolet. Staff inquired with other local dealers, including vendors who provide complete service truck packages, and found no other vehicles available with a shorter timeframe. Due to the model year of the identified vehicle, it is not expected that any future purchase through traditional bidding processes would result in a lower cost. Staff requests authorization to purchase this vehicle directly, after the appropriate sole-source public notice process has run. Funds for this purchase would be from the budgeted Water Reclamation vehicle purchase allocation for FY2023. The cost of the vehicle is \$175,836.00.

WHEREAS, the city operates a water reclamation facility and wastewater collection system, which occasionally needs critical maintenance; and

WHEREAS, the maintenance of that system is best performed using a reliable service truck; and

WHEREAS, the existing service truck has reached the end of its useful life; and

WHEREAS, Knudtsen can provide a service truck that meets the city's needs within an acceptable timeframe; and

WHEREAS, Idaho Code 67-2808 authorizes a sole source procurement when the City Council determines that competitive solicitation is impractical, disadvantageous, or unreasonable under the circumstances.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of the City of Post Falls: that based on the information compiled by the city Public Works Department, there is only one vendor from which to procure the necessary equipment and capabilities. It is in the best interest of the city of Post Falls to purchase the service truck as a sole source procurement, as competitive solicitation would be impractical, disadvantageous, or unreasonable under the circumstances. The City Clerk is authorized to have notice of the intent to purchase the equipment as a sole source procurement published in the official newspaper at least fourteen (14) calendar days prior to the city entering into a contract with Knudtsen.

Motion by Thoreson to approve Resolution for Sole Source Determination and Purchase of Water Reclamation Service Truck.

Second by Malloy.

Vote: Thoreson-Aye, Shove-Aye, Borders-Aye, Malloy-Aye, Ziegler-Aye

Motion Carried

5. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for the public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice,

Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

None

6. ADMINISTRATIVE / STAFF REPORTS

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

None

7. MAYOR AND COUNCIL COMMENTS

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

8. EXECUTIVE SESSION

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

ACTION ITEM (To enter into executive session only):

None

ADJOURNMENT 9:22 PM

Ronald G. Jacobson, Mayor

Shannon Howard, City Clerk

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Ronald G. Jacobson

Councilors: Kerri Thoreson, Josh Walker, Joe Malloy, Nathan Ziegler, Lynn Borders, Kenny Shove

Mission

The City of Post Falls mission is to provide leadership, support common community values, promote citizen involvement and provide services which ensure a superior quality of life.

Vision

Post Falls, Idaho is a vibrant city with a balance of community and economic vitality that is distinguished by its engaged citizens, diverse businesses, progressive leaders, responsible management of fiscal and

environmental resources, superior service, and a full range of opportunities for education and healthy lifestyles.

“Where opportunities flow and community is a way of life”

Post Falls Check Approval



City of Post Falls

Packet: APPKT10923 - Check Run 7.6.23
 Vendor Set: 01 - Vendor Set 01

Check Date: 6/27/2023

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 001 - GENERAL FUND					
Dept: 412 Information Systems					
D070	Dell Marketing LP				
APMWB	Check	10677155592	Annual renewal of Office 365 licenses	001-412.0000.66014	35,665.08
		10676904762	Upgrade to 10 additional licenses	001-412.0000.66014	1,148.40
Dept 412 Total:					36,813.48
Dept: 418 Human Resources					
C140	CDW Government Inc.				
APMWB	Electronic Funds Transf	KB86487	Office Supplies-HR	001-418.0000.63060	1,622.69
VEN13187	Checkr Inc				
APMWB	Check	816168	Coaches Background Checks	001-418.0000.64020	2,338.62
Dept 418 Total:					3,961.31
Dept: 421 Police					
N276	Access Information Protected				
APMWB	Check	10284472	Shredding services	001-421.0000.68010	58.00
A0901	AT&T Mobility				
APMWB	Check	287291408138X052	PD Mobile devices	001-421.0000.65030	1,574.72
B160	Body By Scotty Towing				
APMWB	Check	2559	Vehicle impound - 23PF13701	001-421.0000.67170	155.00
C05100	Car Wash Plazas, Inc				
APMWB	Check	5023	PD car washes	001-421.0000.67170	100.00
VEN04300	CW Wraps & Marketing, Inc				
APMWB	Check	16093	Wrap repairs - PFPD106	001-421.0000.67170	950.00
K080	Knudtsen Chevrolet and GMAC				
APMWB	Check	5514723	Connectors and filter - PFPD110	001-421.0000.67100	120.90
		5514392	Misc caps - stock	001-421.0000.67100	67.34
		5514268	Misc cap - stock	001-421.0000.67100	67.34
N001	Napa Auto Parts				
APMWB	Check	3688-237028	Socket - shop	001-421.0000.67090	19.16
		3688-236939	Wheel bearing (returned) - PFPD150	001-421.0000.67100	176.95
		3688-237669	Wheel bearing - PFPD150	001-421.0000.67100	81.84
		3688-236710	Steering pump - PFPD99	001-421.0000.67100	119.49
		3688-236767	Brake pads and rotors - PFPD142	001-421.0000.67100	217.83
		3688-236237	Warranty credit	001-421.0000.67100	-162.95
		3688-236479	Battery - PFPD99	001-421.0000.67100	136.14
		3688-238034	Rotors and brake pads - PFPD123	001-421.0000.67100	157.72
V040	ODP Business Solutions				
APMWB	Check	317599160001	Office Supplies- PD	001-421.0000.63060	356.04
		317683868001		001-421.0000.66042	92.99
VEN04390	Personnel Evaluation, Inc.				
APMWB	Check	47926	New employee testing	001-421.0000.64020	50.00
VEN12205	SpectraSite Communications, LLC				
APMWB	Check	4254601	PF Tower lease	001-421.0000.62040	639.23
VEN14584	Syliint, LLC				
APMWB	Electronic Funds Transf	18191	PD Cyber security	001-421.0000.62040	9,332.00
VEN07714	Uniforms2gear, Inc				
APMWB	Electronic Funds Transf	INV/2023/06/0230	Uniform pants - Porria	001-421.4000.72000	66.90
W181	Western States Fire Protection				
APMWB	Check	WSF517097	Annual Fire Alarm inspection	001-421.0000.68010	550.00
VEN03255	Zipty Fiber				
APMWB	Check	208-197-1699-0602	PD Internet - Substation	001-421.0000.65030	300.00
		208-197-1263-0426	PD Phones	001-421.0000.65030	616.00

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check	208-197-0075-0408	PD phones	001-421.0000.65030	1,141.72
Dept 421 Total:					16,984.36
Dept: 423 Oasis					
VEN12997	Jillian L Roderick, Attorney at Law, LLC				
APMWB	Check	00839	VSU client legal services	001-423.1153.68400	1,495.00
		00832		001-423.1153.68400	1,121.50
VEN14554	Kacey Wall, PLLC				
APMWB	Check	7134	VSU client legal services	001-423.1153.68400	1,495.00
VEN02102	Stevens, Randi M.				
APMWB	Check	804	VSU client group counseling	001-423.1153.68400	552.00
		805	VSU client support group	001-423.1153.68400	652.00
VEN14365	Valiant Law				
APMWB	Check	23-12476	VSU client legal services	001-423.1153.68400	1,495.00
Dept 423 Total:					6,810.50
Dept: 424 Legal					
VEN14744	Veritas Advisors, LLP				
APMWB	Check	5509	Management Fee-May 2023	001-424.0000.62040	2,916.66
VEN14758	Witherspoon Brajcich McPhee, PLLC				
APMWB	Check	11706-000	General Employment Strategies	001-424.0000.62040	370.50
Dept 424 Total:					3,287.16
Dept: 427 Animal Control					
A254	Allegra Print & Imaging				
APMWB	Check	203124	Animal impound notices	001-427.0000.63210	128.09
W0226	Walter E Nelson Co				
APMWB	Electronic Funds Transf	500401	Animal shelter janitorial supplies	001-427.0000.63151	166.66
Dept 427 Total:					294.75
Dept: 431 Streets					
A497	Arrow Construction Supply, Inc				
APMWB	Check	371158	Cutter Set	001-431.0000.67090	467.10
VEN05261	CDA PAVING				
APMWB	Check	84526	Dumping dirty Asphalt	001-431.0000.68130	10.70
		84458	Dumping Dirty Asphalt	001-431.0000.68130	13.90
		84286	Streets yard cleanup	001-431.0000.68130	79.94
VEN09289	Emerald Services, Inc				
APMWB	Check	92034597	Oil Recycling	001-431.0000.68130	1,284.05
I340	Interstate Concrete & Asphalt				
APMWB	Check	866550	Greensferry Reconstruction - 2023	001-431.0000.68130	2,468.40
		865544	Repairs to 19th Ave	001-431.0000.68130	1,697.28
		866076	Paving/patching - Greensferry	001-431.0000.68130	1,906.72
		864327	Asphalt for street maintenance	001-431.0000.68130	1,092.76
		867033	Greensferry Reconstruction - 2023	001-431.0000.68130	1,292.68
		865544	Repairs to 19th Ave	001-431.0000.68130	144.16
VEN07815	LaRiviere, Inc				
APMWB	Check	Pay App #11 Spoka	Pay App #11 Spokane & Prairie	001-431.0000.68130	265,356.88
L071	Local Highway Technical Assistance Council- LHTAC				
APMWB	Check	T206062023RM-3	Road Scholar Training	001-431.0000.64020	120.00
VEN01774	M.S. Industries Inc				
APMWB	Check	309823	18"Pro Laser Weld 12MM TSEG	001-431.0000.67090	745.00
P325	Poe Asphalt Paving, Inc.				
APMWB	Check	8446	Asphalt for Road Restoration	001-431.0000.68130	569.10
R1913	Rockhound Landscape Supply				
APMWB	Check	5.8.23	! yd Blended Soil - Shore Cove	001-431.0000.68150	34.00
R251	Serights Ace Hardware				
APMWB	Check	344001/1	Twine	001-431.0000.68010	8.63
		344053/1	Propane - Tackwagon	001-431.0000.68090	29.90
		344017/1	Propane - Striping	001-431.0000.68100	28.60
W090	Welch Comer & Associates, Inc.				

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check	41354110-013	Spokane Street Rehab Welch Invoice May 20	001-431.1811.95040	1,537.50
Dept 431 Total:					278,887.30
Dept: 433 Facility Maintenance					
R251	Serights Ace Hardware				
APMWB	Check	343953/1	partition supplies	001-433.0000.63730	15.82
W0226	Walter E Nelson Co				
APMWB	Electronic Funds Transf	500337	Vacuum parts	001-433.0000.63730	10.89
		500572	vacuum repair	001-433.0000.66190	81.18
Dept 433 Total:					107.89
Dept: 434 Fleet Maintenance					
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4159036092	Laundry & Rug Service	001-434.0000.63160	80.43
		4158341189	Fleet - Laundry & Rugs	001-434.0000.63160	80.43
C3818	Cooper Fabrication, Inc.				
APMWB	Check	25757	Repair of small dumptruck tailgate	001-434.0000.67170	892.01
VEN09289	Emerald Services, Inc				
APMWB	Check	92034597	Oil Recycling	001-434.0000.65113	600.05
F145	Freightliner Northwest- Spokane				
APMWB	Check	SR001118027 01	S211 starter and heater core repair	001-434.0000.67170	3,115.72
VEN01683	Goodyear Tire & Rubber Company				
APMWB	Check	197-1149051	Tire service - P122	001-434.0000.67190	953.29
VEN14810	Jett Concrete Inc				
APMWB	Check	142	Fleet High Bay Floor	001-434.1312.95520	79,310.00
N001	Napa Auto Parts				
APMWB	Check	3688-239485	Brake pad - P122	001-434.0000.63012	828.74
		3688-236734	Cabin Air Filter - B102	001-434.0000.63013	8.89
		3688-238230	Battery - B107	001-434.0000.63013	136.14
		3688-238234	Air Filter - B107	001-434.0000.63013	8.89
		3688-238272	5 Rigid TB Caster Brk	001-434.0000.67090	111.28
		3688-238519	Credit Memo - 5 Rgid TB Caster Brk	001-434.0000.67090	-111.28
N107	Norlift Inc				
APMWB	Check	50088286	Filter & Tran Fluid - P305	001-434.0000.63012	137.39
		50088579	Service Manuals	001-434.0000.67090	1,568.26
		50088293	Service Manuals & Catalogs	001-434.0000.67090	1,568.26
VEN02451	Parker Toyota				
APMWB	Check	310191	WeatherTech Floor Inners - E119	001-434.0000.63013	205.00
VEN07942	RWC International LTD				
APMWB	Check	RA106006860 01	S233 clutch replacment	001-434.0000.67170	2,591.77
R251	Serights Ace Hardware				
APMWB	Check	344064/1	5 gal bucket	001-434.0000.67020	5.03
		343952/1	Caulking	001-434.0000.67090	51.78
		343892/1	Caulking & Brass Nozzles	001-434.0000.67090	119.74
		344173/1	Tool Hooks	001-434.0000.68010	25.39
T106	Titan Truck Equipment				
APMWB	Check	1348743	Decelerating Harness - Bucket Truck	001-434.0000.63011	215.58
Z026	Ziegler Lumber Co #017				
APMWB	Check	478642	Big Stretch Caulk	001-434.0000.67090	79.90
Dept 434 Total:					92,582.69
Dept: 441 Urban Forestry					
A5189	Aspen Nursery				
APMWB	Check	INV0146060	Trees for Quiet Ridge	001-441.1683.68190	1,656.00
R251	Serights Ace Hardware				
APMWB	Check	344033/1	Gloves for Safety	001-441.0000.63110	17.05
Dept 441 Total:					1,673.05
Dept: 442 Cemetery					
C2961	Cold Spring Granite Company				
APMWB	Check	491109	Betty Peteson plaque	001-442.0000.63760	292.00

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
H1957	Horizon				
APMWB	Electronic Funds Transfr	2S189797	4" couplings	001-442.0000.68230	71.98
M0942	Metalcraft, Inc.				
APMWB	Check	254548	vases	001-442.0000.63760	845.61
R251	Serights Ace Hardware				
APMWB	Check	343979/1	GFI	001-442.0000.67050	26.69
A565	SiteOne Landscape Supply, LLC				
APMWB	Check	131734298-001	Irrigation valve	001-442.0000.68230	305.86
Dept 442 Total:					1,542.14
Dept: 443 Parks					
A228	A-L Compressed Gases, Inc.				
APMWB	Check	0003017845	acetylene rent rate	001-443.0000.67030	9.08
VEN14808	Ardurra Group, Inc				
APMWB	Check	INV0146062	Parking Lot Design	001-443.0000.62040	3,719.00
		INV0146063	Q'emiln Parking Lot	001-443.1658.62330	5,339.00
A5189	Aspen Nursery				
APMWB	Check	74705	Plants for South Island	001-443.0000.68210	93.89
A017	A-Tec, Inc.				
APMWB	Check	5999	Tullamore Lock Service	001-443.0000.62180	215.08
VEN07913	CANNON HILL				
APMWB	Check	36245	Tip Site Rev	001-443.0000.63150	278.00
C1161	CDA Garbage				
APMWB	Electronic Funds Transfr	1990208	Q'emiln Garbage	001-443.0000.65050	415.01
C130	Coeur d'Alene Tractor				
APMWB	Check	1071949	Small Equipment Parts	001-443.0000.66190	1.52
C410	Country Lock & Key, Inc.				
APMWB	Electronic Funds Transfr	11656	Commercial Locks	001-443.0000.67030	39.90
		11621	Falls Park	001-443.0000.67030	155.00
F020	Fastenal Company				
APMWB	Check	IDCOE181461	Hardware for Stock	001-443.0000.67030	17.29
		IDCOE181578	Hardware for Parks	001-443.0000.67030	38.04
H1957	Horizon				
APMWB	Electronic Funds Transfr	2S193822	Trimmer string	001-443.0000.66190	145.16
VEN05363	North 40 Outfitters				
APMWB	Check	043286/E	Buoy Hardware	001-443.0000.67030	123.72
VEN14065	North Idaho Pest				
APMWB	Check	INV0146059	Pest Control	001-443.0000.68215	2,031.25
VEN14579	Planet Turf				
APMWB	Check	3004197	Grass seed	001-443.0000.68180	515.00
VEN02385	Prairie Transfer Station				
APMWB	Check	07-18233	general refuse	001-443.0000.65050	7.15
		07-49967	General refuse	001-443.0000.65050	195.00
		07-58268	General Refuse	001-443.0000.65050	161.20
		07-50653	Yard Waste	001-443.0000.65050	36.40
		07-49382	General refuse	001-443.0000.65050	9.75
		07-49381	General Refuse	001-443.0000.65050	9.75
		07-59039	Wood Waste	001-443.0000.65050	9.00
		07-29749		001-443.0000.65050	1.35
		07-44345	General Refuse	001-443.0000.65050	230.10
R060	Ragan Equipment Co.				
APMWB	Check	01-126576	Blades for Mower	001-443.0000.66190	65.60
		01-129540	Trimmer	001-443.0000.66190	359.99
R1691	River City Paint & Decorating				
APMWB	Check	53582	CXT Graffiti Paint	001-443.0000.67050	46.79
R1913	Rockhound Landscape Supply				
APMWB	Check	8800	Soil & Rock	001-443.0000.68170	306.10
S050	Saturday Night Inc.				
APMWB	Check	104331	Parks Hats	001-443.4000.72000	353.10
R251	Serights Ace Hardware				
APMWB	Check	343908/1	Buoy Hardware	001-443.0000.67030	18.20

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check	344122/1	Wire Clip for Buoys	001-443.0000.67030	13.00
		343882/1	Tools	001-443.0000.67090	32.53
		344320/1	Tape Measure	001-443.0000.67090	32.38
		34943/1	Socket Adapter	001-443.0000.67090	8.98
		343978/1	Fertilizer for Hanging Baskets	001-443.0000.68200	37.42
		344112/1	Irrigation Parts	001-443.0000.68230	56.77
		344040/1		001-443.0000.68230	25.66
S135	Shenango Signs and Designs				
APMWB	Check	23477	Signs for Parks	001-443.0000.63260	910.40
A565	SiteOne Landscape Supply, LLC				
APMWB	Check	130668361	Irrigation supplies	001-443.0000.68230	1,223.56
		131321864-001	Irrigation Parts	001-443.0000.68230	158.93
		CM0004684	Irrigation Credit	001-443.0000.68230	-6.99
U040	United Electrical				
APMWB	Check	22111	Electrical work on Grand Pavilion	001-443.1658.62330	1,072.87
W0226	Walter E Nelson Co				
APMWB	Electronic Funds Transf	499953	Custodial items	001-443.0000.63150	1,106.12
Dept 443 Total:					19,617.05
Dept: 445 Recreation					
VEN01020	Cindy Jacobs				
APMWB	Check	061623	Contractual payment	001-445.0000.62040	27.30
N2332	Collins, Tom				
APMWB	Check	061623	Contractual payment	001-445.0000.62040	229.60
V040	ODP Business Solutions				
APMWB	Check	317211286001	Office Supplies-Recreation	001-445.0000.63060	146.95
R1691	River City Paint & Decorating				
APMWB	Check	53444	Block Party Trailer	001-445.0000.63000	78.65
		53428		001-445.0000.63000	151.90
		53499		001-445.0000.63000	18.90
S050	Saturday Night Inc.				
APMWB	Check	INV0146061	Camp Shirts	001-445.0000.63080	1,604.76
		104188	Camp shirts	001-445.0000.63080	383.76
		104364	Trojan Basketball Camp T-shirts	001-445.0000.63430	651.17
S054	Schmidt, Sheila				
APMWB	Check	062323	Contractual Payment	001-445.1617.33339	526.40
R251	Serights Ace Hardware				
APMWB	Check	343954/1	Block Party Trailer	001-445.0000.63000	56.53
		343975/1		001-445.0000.63000	21.73
		343938/1		001-445.0000.63000	12.59
Z026	Ziegler Lumber Co #017				
APMWB	Check	474230	Block Party Trailer	001-445.0000.63000	402.34
		474320	Recreation Trailer	001-445.0000.90010	402.34
Dept 445 Total:					4,714.92
Dept: 454 Community Development Admin					
VEN07624	BCR Land Service				
APMWB	Check	14344	Greensferry & 16th Rehab	001-454.0000.62040	14,794.60
Dept 454 Total:					14,794.60
Dept: 481 Capital Improvements/Contracts					
A549	A to Z Rentals				
APMWB	Check	533465-6	PD Sub-Station	001-481.0000.68395	112.00
C410	Country Lock & Key, Inc.				
APMWB	Electronic Funds Transf	11654	PD Sub Station	001-481.0000.68395	39.90
R1691	River City Paint & Decorating				
APMWB	Check	53364	PD Sub-Station	001-481.0000.68395	339.43
		53412	PD Sub-station	001-481.0000.68395	545.65
		53387	PD Sub-Station	001-481.0000.68395	576.04
S140	Sherwin Williams				
APMWB	Check	1812	PD Substation	001-481.0000.68395	81.79

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check	0639	PD Substation	001-481.0000.68395	11.28
Dept 481 Total:					1,706.09
Fund 001 Total:					483,777.29
Fund: 003 - PERSONNEL BENEFIT POOL					
Dept: 482 Personnel Pool					
VEN04994	Gallagher Benefit Services Inc.				
APMWB	Electronic Funds Transf	286238	June 2023 Consulting Services	003-482.0000.62040	2,500.00
Dept 482 Total:					2,500.00
Fund 003 Total:					2,500.00
Fund: 023 - SPECIAL EVENTS					
Dept: 446 Special Events					
VEN14812	Esequiel Vasquez				
APMWB	Check	060823	Contractual Music Artist Market & Music	023-446.1605.34107	250.00
		06/08/23	Contractual Music for Martket & Music	023-446.1605.34107	250.00
C3080	Kathy Colton				
APMWB	Check	06/08/23	Contractual music for Market & Music	023-446.1605.34107	250.00
		060823	Contractual payment for music at Market & M	023-446.1605.34107	250.00
VEN14813	Kevin Dreyer				
APMWB	Check	06/08/23	Contractual payment for music at Market anc	023-446.1605.34107	250.00
		060823	Contractual Music for Market & Music	023-446.1605.34107	250.00
Dept 446 Total:					1,500.00
Fund 023 Total:					1,500.00
Fund: 037 - STREETS IMPACT FEES					
Dept: 431 Streets					
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	Inv #0163346	Inv #0163346 (TMP Update)	037-431.0000.80290	52,518.00
VEN07815	LaRiviere, Inc				
APMWB	Check	Pay App #11 Spoka	Pay App #11 Spokane & Prairie	037-431.0000.95200	60,473.88
W090	Welch Comer & Associates, Inc.				
APMWB	Check	INV #41354090-14	INV #41354090-14 (CHASE BNSF RR-XING	037-431.0000.95134	2,102.71
		Invoice #41354090-	Invoice #41354090-16 (Chase BNSF RR-Xin	037-431.0000.95134	11,013.70
		INV #41354090-15	INV #41354090-15	037-431.0000.95134	819.67
Dept 431 Total:					126,927.96
Fund 037 Total:					126,927.96
Fund: 650 - RECLAIMED WATER OPERATING					
Dept: 463 Wastewater Operating					
A090	Accurate Testing Labs LLC				
APMWB	Check	131163	Lab Testing	650-463.0000.63400	800.00
		131850	June Monthly Comp	650-463.0000.68360	650.00
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	92155	Shop Supplies	650-463.0000.68025	104.76
A228	A-L Compressed Gases, Inc.				
APMWB	Check	0003017920	High Pressure	650-463.0000.63000	9.08
A424	Anatek Labs, Inc.				
APMWB	Check	2310283	BLM @ Corbin Park	650-463.0000.68360	330.00
A435	Andritz Separation Inc				
APMWB	Check	8480119973	AIR BELLOW	650-463.0000.68025	1,153.76
VEN14808	Ardurra Group, Inc				
APMWB	Check	210756-18	Community Forest Services 5/1-5/31/2023	650-463.0000.62040	740.00
A017	A-Tec, Inc.				
APMWB	Check	6006	Waste Water Camera Add 4-2021:PoE Exter	650-463.0000.68010	290.00
VEN03129	Barr Tech LLC				
APMWB	Check	8854	Bio Solids May 2023	650-463.0000.62150	57,095.77

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
C064	Cascade Columbia Distribution				
APMWB	Check	868574	Lime Hydrated	650-463.0000.63008	990.50
C291	Coeur d' Alene Press				
APMWB	Check	0000008632	Corbin Lift Station Bid	650-463.0000.62000	228.32
C360	Consolidated Supply Co.				
APMWB	Check	S011398856.001	Black Poly Tubing,	650-463.0000.68025	373.25
F070	Fire Safety Specialists				
APMWB	Check	25981	Annunal Fire Extinguisher Maintenance	650-463.0000.63110	1,022.13
G098	Grainger				
APMWB	Check	9735263965	comp sampler fridge	650-463.0000.68025	1,917.71
H030	Hach Company				
APMWB	Check	13611300	Lab Supplies	650-463.0000.63400	1,236.85
I2731	Inland Environmental Resources				
APMWB	Check	2023-0831	Dry Polymer	650-463.0000.63480	9,460.00
VEN14809	Melex Detection				
APMWB	Check	6623	First Hour of Locate/Leak Detection	650-463.0000.68025	300.00
M106	Midway Appliance Parts				
APMWB	Check	315433	Dryer Rebuld Kit	650-463.0000.68025	20.50
N001	Napa Auto Parts				
APMWB	Check	3688-239263	3.5 Ton Service Jack	650-463.0000.67090	309.99
		3688-237357	Brake Cleaner, Right Stuff, Mat	650-463.0000.68025	153.68
		3688-238056	Air Filter	650-463.0000.68025	58.28
N170	North Idaho College				
APMWB	Check	WFT995546	Wastewater Exams L Determan	650-463.0000.64020	50.00
VEN04172	Northwest Scientific, Inc.				
APMWB	Check	5169107	Orion AquaPro Rugged Bulb	650-463.0000.63400	441.68
		5168868	Electrode Storage Solution	650-463.0000.63400	53.08
		5169096	Lab Supplies	650-463.0000.63400	545.50
		5168681	Glass Microfiber Filters	650-463.0000.63400	202.70
N500	NSI Solutions, Inc				
APMWB	Check	420550	Lab Sampling Supplies	650-463.0000.63400	1,215.00
V040	ODP Business Solutions				
APMWB	Check	319120997001	Office Supplies-Water/WW	650-463.0000.63060	55.47
VEN14559	One Call Concepts, Inc				
APMWB	Check	3055022	Locate Tickets	650-463.0000.62320	588.80
O050	Oxarc Inc.				
APMWB	Check	0031835584	Confined Space Training	650-463.0000.64025	1,626.20
P180	Perfection Tire				
APMWB	Check	1058633	Full service oil change - T116	650-463.0000.67170	55.15
R1913	Rockhound Landscape Supply				
APMWB	Check	6.2.2023	Gravel to Outfall	650-463.0000.68025	88.50
R251	Serights Ace Hardware				
APMWB	Check	343946/1	STARTER ROPE & 6.4OZ ENGINE OIL STII	650-463.0000.63000	34.39
		343601/1	Saw Blade, Tournch Blade	650-463.0000.63000	93.55
		343813/1	TRASH CAN & CUT N PUNCH TOOL	650-463.0000.68010	55.78
		344319/1	CAN 10GL, SCOOP FEED GALVANIZD 3Q	650-463.0000.68025	71.97
		343940/1	Shop Supplies	650-463.0000.68025	42.95
		344275/1		650-463.0000.68025	6.16
		343677/1	AIR CIRCULATOR 9 BLACK	650-463.0000.68025	43.18
		343792/1	PLUG THREADED 4" PVC & ADAPTR	650-463.0000.68025	19.41
		343738/1	Ziploc Bags & Broom Pan	650-463.0000.68025	62.72
VEN06538	SGS AXYS Analytical Services Ltd				
APMWB	Electronic Funds Transf	11589240	PCB Sample	650-463.0000.68360	955.50
		11578102	PCB sampling	650-463.0000.68360	1,510.00
Dept 463 Total:					85,062.27
Dept: 466 Wastewater - Collections					
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	92020	Fuel nozzle	650-466.0000.67170	84.31
A497	Arrow Construction Supply, Inc				
APMWB	Check	372153	Flourescent Green Marking	650-466.0000.63330	123.10

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
C360	Consolidated Supply Co.				
APMWB	Check	S011421008.001	PVC Adapter, Cleanout Plug	650-466.0000.63330	59.38
G098	Grainger				
APMWB	Check	9730779981	MINIATURE INC BULB	650-466.0000.68021	18.07
		9730779973	PLEATED AIR FILTER	650-466.0000.68021	69.36
		9732295754	FIRE EXTINGUISHER COVER	650-466.0000.68021	15.37
N001	Napa Auto Parts				
APMWB	Check	3688-238513	Oil Filter	650-466.0000.63006	23.26
		3688-239424	Purple Power	650-466.0000.63330	56.25
		3688-232855	Wiper Blades	650-466.0000.67170	31.88
N0991	Norco Inc				
APMWB	Check	37963923	Gloves, Smoke Mirror Lens, Gripster 15 Gua	650-466.0000.63330	244.94
O050	Oxarc Inc.				
APMWB	Check	0031827155	First Aid Kit & Eyewash	650-466.0000.63110	209.04
R251	Serights Ace Hardware				
APMWB	Check	343930/1	MARKING WAND PRO	650-466.0000.62320	34.19
		343786/1	TIE-DOWN 14 GRAY	650-466.0000.63330	35.98
		343708/1	Shop Supplies	650-466.0000.68021	29.83
VEN05954	Toby's Battery & Auto Electric, LLC				
APMWB	Check	23060669	12V 2.2 AH Battery	650-466.0000.68021	516.90
VEN13163	Wapiti Consulting, LLC				
APMWB	Check	400	VFD replacement	650-466.0000.68021	3,464.43
		395	4th Ave Lift Station-Trouble Shooting VFD #2	650-466.0000.68021	480.00
Dept 466 Total:					5,496.29
Dept: 468 Wastewater - Surface Water					
H1957	Horizon				
APMWB	Electronic Funds Transf	2S189615	4" Pop-up Rotor, Nipple, Blue Cement	650-468.0000.68380	484.50
		CM0004682	Valves and Clamps	650-468.0000.68380	-20.52
VEN10274	Jordan Sales & Service Inc				
APMWB	Check	01-25068	48" Gator Blade	650-468.0000.68380	66.51
N210	Northland Nursery				
APMWB	Check	22000032933	ARBS Emerald Green	650-468.0000.68380	104.00
R1913	Rockhound Landscape Supply				
APMWB	Check	5.10.2023	2 yrds Blended Soil	650-468.0000.68380	68.00
R251	Serights Ace Hardware				
APMWB	Check	344271/1	GAS CAN NOSPILL 2.5 GAL	650-468.0000.68380	28.79
Dept 468 Total:					731.28
Fund 650 Total:					91,289.84
Fund: 651 - RECLAIMED WATER CAPITAL - WWTP					
Dept: 463 Wastewater Operating					
I0550	Idaho Dept of Environ Quality				
APMWB	Check	WW1401 6.13.23	WW Loan WW1401	651-463.1902.69760	244,587.23
				651-463.1902.69770	93,367.27
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	0163229	WRF FPS May 2023 Consulting Services	651-463.3209.95500	30,052.38
		0163240	Tertiary Project JUB Invoice May 2023	651-463.3213.90015	141,840.46
VEN14291	Sletten Construction Company				
APMWB	Check	AFP-31	AFP-31	651-463.3213.90015	224,089.78
W090	Welch Comer & Associates, Inc.				
APMWB	Check	41354130-004	Lundy Blvd Waterline Ext. Welch Invoice Ma	651-463.6505.95520	375.00
Dept 463 Total:					734,312.12
Fund 651 Total:					734,312.12
Fund: 652 - RECLAIMED WATER CAPITAL - COLLECTOR					
Dept: 463 Wastewater Operating					
A435	Andritz Separation Inc				
APMWB	Check	6/22/2023	Supplies- Wastewater	652-463.3231.95520	8,940.38

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	0163222	May 2023 Hopper Design Services	652-463.3231.95520	3,933.50
W090	Welch Comer & Associates, Inc.				
APMWB	Check	41354140-002	May 2023 Fisher Lift Station Relocation Con	652-463.3232.95520	7,465.00
		41354120-013	Corbin Lift Station Welch Invoice May Invoice	652-463.3234.95520	7,120.00
Dept 463 Total:					27,458.88
Fund 652 Total:					27,458.88

Fund: 750 - WATER OPERATING

Dept: 462 Water Operating

A090	Accurate Testing Labs LLC				
APMWB	Check	129494	Well 10 Testing	750-462.0000.68360	480.00
		131364	Well #6 Testing Requirements	750-462.0000.68360	1,525.00
		131957	Coliform Presence/Absence	750-462.0000.68360	150.00
		131833	Coliform Presence/Absence	750-462.0000.68360	150.00
		131760		750-462.0000.68360	150.00
		131998		750-462.0000.68360	150.00
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	91972	COILHOSE CLOSED DUAL EXT. CHUCK	750-462.0000.63280	39.12
C1161	CDA Garbage				
APMWB	Electronic Funds Transf	1989405	Recycle Bin	750-462.0000.65050	30.50
C130	Coeur d'Alene Tractor				
APMWB	Check	CDA-40065	String Mower	750-462.0000.67070	519.97
H215	Core & Main LP				
APMWB	Check	S995402	Hydrand Upper Stem	750-462.0000.63280	729.28
		S969476	6 X 2 IP Body & Fab Straps	750-462.0000.63280	147.60
		S842919	Galvanized Pipe	750-462.0000.63280	868.56
		S966839	2" IPS Fittings	750-462.0000.63280	1,225.76
C410	Country Lock & Key, Inc.				
APMWB	Electronic Funds Transf	11690	Water Shop Keys	750-462.0000.68010	15.00
F070	Fire Safety Specialists				
APMWB	Check	25981	Annunal Fire Extinguisher Maintenance	750-462.0000.63110	1,022.12
VEN14305	General Pacific, Inc				
APMWB	Check	1467603	M35 Housing Bottom Cast Iron	750-462.0000.63280	120.00
		1466700	1" M55 Meter Cast Iron Meter	750-462.0000.68235	6,700.00
		1467880	3/4" M35 Meter, 7-1/2" Lay Length	750-462.0000.68235	4,788.00
VEN14482	Gunnerson Consulting and Communication Site Services, LLC				
APMWB	Check	5197	Cell Tower lease support for May 2023	750-462.0000.62040	735.25
H003	H.D. Fowler Company				
APMWB	Check	16420058	Fire Hydrant 250	750-462.0000.63280	3,765.46
H1957	Horizon				
APMWB	Electronic Funds Transf	2S188294	5" Trench Shovel, 3.5" Sprinkler Head	750-462.0000.68010	94.68
		2S190363	Well 9 & Highland Parts	750-462.0000.68025	2,101.92
K080	Knudtsen Chevrolet and GMAC				
APMWB	Check	6251189	2015 Ford Super Duty Oil Change - TJ Wate	750-462.0000.67170	103.42
N001	Napa Auto Parts				
APMWB	Check	3688-236477	8pc Screw driver Set	750-462.0000.63280	60.29
		3688-237349	Service Truck Stock Tools	750-462.0000.67090	231.88
		3688-236476	Drill Set for Shop	750-462.0000.67090	95.16
N0991	Norco Inc				
APMWB	Check	37921304	Carbon Dioxide	750-462.0000.63280	55.48
		37963223	Oly Waterproof Shell	750-462.0000.63280	93.72
		37963147	Shop Supplies	750-462.0000.63280	722.41
V040	ODP Business Solutions				
APMWB	Check	319120997001	Office Supplies-Water/WW	750-462.0000.63060	59.34
VEN14559	One Call Concepts, Inc				
APMWB	Check	3055022	Locate Tickets	750-462.0000.62320	588.80
O050	Oxarc Inc.				
APMWB	Check	0031835584	Confined Space Training	750-462.0000.64025	1,626.20
R251	Serights Ace Hardware				

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check	343931/1	BATTERY LITHM 3V	750-462.0000.63280	21.21
		343851/1	Razor Blades	750-462.0000.63280	35.22
		343682/1	Shop Supplies	750-462.0000.63280	267.37
VEN05934	Sunbelt Rentals				
APMWB	Check	140499040-0001	Core Drill & 12" Diamond Core Bit	750-462.0000.67070	252.57
Dept 462 Total:					29,721.29
Fund 750 Total:					29,721.29
Fund:	753 - WATER CAPITAL				
	Dept: 462 Water Operating				
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transfr	0163293	Well House 11 JUB Invoice 2023	753-462.3224.95550	4,496.50
Dept 462 Total:					4,496.50
Fund 753 Total:					4,496.50
Report Total:					1,501,983.88



Fund	Account	Amount
001 - GENERAL FUND		
	001-412.0000.66014	36,813.48
	001-418.0000.63060	1,622.69
	001-418.0000.64020	2,338.62
	001-421.0000.62040	9,971.23
	001-421.0000.63060	356.04
	001-421.0000.64020	50.00
	001-421.0000.65030	3,632.44
	001-421.0000.66042	92.99
	001-421.0000.67090	19.16
	001-421.0000.67100	982.60
	001-421.0000.67170	1,205.00
	001-421.0000.68010	608.00
	001-421.4000.72000	66.90
	001-423.1153.68400	6,810.50
	001-424.0000.62040	3,287.16
	001-427.0000.63151	166.66
	001-427.0000.63210	128.09
	001-431.0000.64020	120.00
	001-431.0000.67090	1,212.10
	001-431.0000.68010	8.63
	001-431.0000.68090	29.90
	001-431.0000.68100	28.60
	001-431.0000.68130	275,916.57
	001-431.0000.68150	34.00
	001-431.1811.95040	1,537.50
	001-433.0000.63730	26.71
	001-433.0000.66190	81.18
	001-434.0000.63011	215.58
	001-434.0000.63012	966.13
	001-434.0000.63013	358.92
	001-434.0000.63160	160.86
	001-434.0000.65113	600.05
	001-434.0000.67020	5.03
	001-434.0000.67090	3,387.94
	001-434.0000.67170	6,599.50
	001-434.0000.67190	953.29
	001-434.0000.68010	25.39
	001-434.1312.95520	79,310.00
	001-441.0000.63110	17.05
	001-441.1683.68190	1,656.00
	001-442.0000.63760	1,137.61
	001-442.0000.67050	26.69
	001-442.0000.68230	377.84
	001-443.0000.62040	3,719.00
	001-443.0000.62180	215.08
	001-443.0000.63150	1,384.12
	001-443.0000.63260	910.40
	001-443.0000.65050	1,074.71
	001-443.0000.66190	572.27
	001-443.0000.67030	414.23
	001-443.0000.67050	46.79
	001-443.0000.67090	73.89
	001-443.0000.68170	306.10
	001-443.0000.68180	515.00
	001-443.0000.68200	37.42
	001-443.0000.68210	93.89

001-443.0000.68215	2,031.25
001-443.0000.68230	1,457.93
001-443.1658.62330	6,411.87
001-443.4000.72000	353.10
001-445.0000.62040	256.90
001-445.0000.63000	742.64
001-445.0000.63060	146.95
001-445.0000.63080	1,988.52
001-445.0000.63430	651.17
001-445.0000.90010	402.34
001-445.1617.33339	526.40
001-454.0000.62040	14,794.60
001-481.0000.68395	1,706.09
Fund 001 Total:	483,777.29
003 - PERSONNEL BENEFIT POOL	
003-482.0000.62040	2,500.00
Fund 003 Total:	2,500.00
023 - SPECIAL EVENTS	
023-446.1605.34107	1,500.00
Fund 023 Total:	1,500.00
037 - STREETS IMPACT FEES	
037-431.0000.80290	52,518.00
037-431.0000.95134	13,936.08
037-431.0000.95200	60,473.88
Fund 037 Total:	126,927.96
650 - RECLAIMED WATER OPERATING	
650-463.0000.62000	228.32
650-463.0000.62040	740.00
650-463.0000.62150	57,095.77
650-463.0000.62320	588.80
650-463.0000.63000	137.02
650-463.0000.63008	990.50
650-463.0000.63060	55.47
650-463.0000.63110	1,022.13
650-463.0000.63400	4,494.81
650-463.0000.63480	9,460.00
650-463.0000.64020	50.00
650-463.0000.64025	1,626.20
650-463.0000.67090	309.99
650-463.0000.67170	55.15
650-463.0000.68010	345.78
650-463.0000.68025	4,416.83
650-463.0000.68360	3,445.50
650-466.0000.62320	34.19
650-466.0000.63006	23.26
650-466.0000.63110	209.04
650-466.0000.63330	519.65
650-466.0000.67170	116.19
650-466.0000.68021	4,593.96
650-468.0000.68380	731.28
Fund 650 Total:	91,289.84
651 - RECLAIMED WATER CAPITAL - WWTP	
651-463.1902.69760	244,587.23
651-463.1902.69770	93,367.27
651-463.3209.95500	30,052.38
651-463.3213.90015	365,930.24
651-463.6505.95520	375.00
Fund 651 Total:	734,312.12
652 - RECLAIMED WATER CAPITAL - COLLECTOR	
652-463.3231.95520	12,873.88
652-463.3232.95520	7,465.00
652-463.3234.95520	7,120.00
Fund 652 Total:	27,458.88
750 - WATER OPERATING	
750-462.0000.62040	735.25
750-462.0000.62320	588.80

750-462.0000.63060	59.34
750-462.0000.63110	1,022.12
750-462.0000.63280	8,151.48
750-462.0000.64025	1,626.20
750-462.0000.65050	30.50
750-462.0000.67070	772.54
750-462.0000.67090	327.04
750-462.0000.67170	103.42
750-462.0000.68010	109.68
750-462.0000.68025	2,101.92
750-462.0000.68235	11,488.00
750-462.0000.68360	2,605.00
Fund 750 Total:	29,721.29
753 - WATER CAPITAL	
753-462.3224.95550	4,496.50
Fund 753 Total:	4,496.50
Report Total:	1,501,983.88

ACCOUNTS PAYABLE HANDCHECK ACCOUNTABILITY FOR CHECK RUN 7.6.23

6/15/2023	\$43.73	92700 AT&T Long Distance	Pay Before Due Date	Various
6/15/2023	\$63,361.59	92701 AVISTA Utilities	Pay Before Due Date	Various
6/15/2023	\$34,009.68	92702 Kootenai Electric	Pay Before Due Date	Various
	\$97,415.00			

MEMORANDUM

To: Mayor and Council Members
From: Jason Faulkner, Finance Director
Date: 06/28/2023
Subject: May Cash and Investments

Agenda Item

Consent Calendar

Summary

The Finance Department is providing the cash and investment balances for each month to be in compliance with the following: Idaho Code 50-208, Idaho Code 50-708 and Idaho Code 57-135. Please let me know if you have any questions and the details are available upon request.

Recommended Action or Motion

Approve.

Fiscal Impact

None.

City of Post Falls
Cash and Investments
5/31/2023

Description	City's Balance
<u>Idaho State Investment Pool</u>	
LGIP Acct 1399	62,027,531.03
LGIP Acct 1441	269,027.32
<u>First Financial Equity Corporation</u>	
General Accts Investments	22,941,455.25
Contingency Accts	5,887,354.55
Replacement & Reserve Accts	51,244,495.48
<u>Moreton Capital Investments</u>	
Moreton Securities	19,567,102.44
<u>Mountain West bank</u>	
Repurchase Sweep Account	9,604,893.50
Checking Account	75,003.19
<u>Cash on Hand</u>	
Finance	400.00
Animal Control	150.00
Police	525.00
Recreation	190.00
Park	608.00
Planning and Zoning	150.00
Total	<u><u>\$ 171,618,885.76</u></u>

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



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

City of Post Falls
Treasurer's Report of Cash and Investment Transactions
5/31/2023

FUND	BALANCE 04/30/2023	RECEIPTS	DISBURSEMENTS	BALANCE 05/31/2023
001 - GENERAL FUND	\$ 43,236,535.73	\$ 1,480,784.00	\$ 5,195,650.33	\$ 39,521,669.40
002 - COMPREHENSIVE LIABILITY	373,289.63	\$ 12,950.57	\$ -	386,240.20
003 - PERSONNEL BENEFIT POOL	(857,901.32)	\$ 362,658.47	\$ 355,456.39	(850,699.24)
004 - STREET LIGHTS	130,638.52	\$ 409.85	\$ -	131,048.37
007 - DRUG SEIZURE PROGRAM	143,918.96	\$ 2,763.26	\$ 3,181.41	143,500.81
008 - 911 SUPPORT	2,499,552.91	\$ 42,236.41	\$ 36,711.83	2,505,077.49
011 - FACILITY BUILDING RESERVE	7,722,064.27	\$ 721,671.54	\$ -	8,443,735.81
017 - ANNEXATION FEES	2,934,114.61	\$ 47,324.41	\$ -	2,981,439.02
023 - SPECIAL EVENTS	329,483.02	\$ 13,069.83	\$ 1,342.04	341,210.81
029 - CEMETERY CAPITAL IMPROVEMENT	386,105.04	\$ 10,540.50	\$ -	396,645.54
034 - KOOTENAI FIRE/EMS IMPACT FEES	45,510.54	\$ 92,952.43	\$ 45,262.12	93,200.85
035 - PUBLIC SAFETY IMPACT FEES	1,344,880.07	\$ 795,963.56	\$ 3,136.00	2,137,707.63
037 - STREETS IMPACT FEES	5,596,334.94	\$ 251,737.76	\$ 589,126.50	5,258,946.20
038 - PARKS IMPACT FEES	4,437,719.12	\$ 2,422,428.57	\$ 3,031,971.10	3,828,176.59
039 - STREETS CAPITAL PROJECTS	21,142.89	\$ 66.33	\$ -	21,209.22
402 - LID 99-1	(30,979.88)	\$ -	\$ -	(30,979.88)
410 - LID 2004	(90,560.73)	\$ 1,001.19	\$ -	(89,559.54)
450 - LID GUARANTEE	17,647.52	\$ 55.37	\$ -	17,702.89
650 - RECLAIMED WATER OPERATING	53,100,612.83	\$ 1,603,808.83	\$ 1,514,294.14	53,190,127.52
651 - RECLAIMED WATER CAPITAL - WWTP	10,212,880.20	\$ 504,501.21	\$ 1,784,730.08	8,932,651.33
652 - RECLAIMED WATER CAPITAL - COLLECTOR	15,022,521.37	\$ 1,343,752.42	\$ 402,973.83	15,963,299.96
700 - SANITATION	1,477,027.12	\$ 375,029.27	\$ 687,398.07	1,164,658.32
750 - WATER OPERATING	21,487,811.21	\$ 300,796.35	\$ 265,848.10	21,522,759.46
753 - WATER CAPITAL	5,520,471.30	\$ 111,685.55	\$ 23,039.85	5,609,117.00
GRAND TOTAL:	\$ 175,060,819.87	\$ 10,498,187.68	\$ 13,940,121.79	\$ 171,618,885.76

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



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

CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED May 31, 2023

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
411 - MAYOR COUNCIL	Operating	\$ 97,542.00	\$ 97,812.96	100.3%
	Personnel	103,412.46	62,334.04	60.3%
		<u>200,954.46</u>	<u>160,147.00</u>	79.7%
412 - INFORMATION SYSTEMS	Operating	114,868.00	63,770.30	55.5%
	Capital	-	108,422.76	0.0%
	Personnel	302,007.25	221,434.05	73.3%
		<u>416,875.25</u>	<u>393,627.11</u>	94.4%
413 - GENERAL SERVICES	Operating	14,950.00	6,340.61	42.4%
	Personnel	262,043.22	174,937.93	66.8%
		<u>276,993.22</u>	<u>181,278.54</u>	65.4%
414 - FINANCE	Operating	238,893.00	428,641.59	179.4%
	Personnel	567,328.98	375,892.19	66.3%
		<u>806,221.98</u>	<u>804,533.78</u>	99.8%
415 - CITY CLERK	Operating	10,450.00	20,384.52	195.1%
	Capital	-	-	0.0%
	Personnel	72,137.91	50,658.73	70.2%
		<u>82,587.91</u>	<u>71,043.25</u>	86.0%
417 - MEDIA/CABLE FRANCHISE	Operating	7,200.00	2,923.93	40.6%
	Capital	-	-	0.0%
	Personnel	133,622.19	88,464.82	66.2%
		<u>140,822.19</u>	<u>91,388.75</u>	64.9%
418 - HUMAN RESOURCES	Operating	7,950.00	9,154.26	115.1%
	Personnel	239,077.70	181,582.16	76.0%
		<u>247,027.70</u>	<u>190,736.42</u>	77.2%
419 - LIBRARY	Operating	-	-	
421 - POLICE	Operating	646,105.48	627,224.98	97.1%
	Capital	186,000.00	356,985.11	191.9%
	Personnel	6,507,818.65	3,794,049.51	58.3%
		<u>7,339,924.13</u>	<u>4,778,259.60</u>	65.1%
423 - OASIS	Operating	4,000.00	17,835.35	445.9%
	Personnel	124,978.71	98,020.10	78.4%
		<u>128,978.71</u>	<u>115,855.45</u>	89.8%
424 - LEGAL (PROSECUTING)	Operating	56,750.00	61,517.76	108.4%
	Capital	25,000.00	-	0.0%
	Personnel	736,149.10	500,055.69	67.9%
		<u>817,899.10</u>	<u>561,573.45</u>	68.7%
427 - ANIMAL CONTROL	Operating	17,250.00	7,551.11	43.8%
	Personnel	162,597.58	109,403.79	67.3%
		<u>179,847.58</u>	<u>116,954.90</u>	65.0%
431 - STREETS	Operating	1,987,099.30	892,174.75	44.9%
	Capital	235,000.00	53,516.25	0.0%
	Personnel	1,074,995.66	736,591.09	68.5%
		<u>3,297,094.96</u>	<u>1,682,282.09</u>	51.0%

CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED May 31, 2023

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
432 - PUBLIC WORKS ADMIN.	Operating	8,850.00	4,074.79	46.0%
		<u>8,850.00</u>	<u>4,074.79</u>	46.0%
433 - FACILITY MAINTENANCE	Operating	33,650.00	25,310.81	75.2%
	Capital	2,000.00	591.57	0.0%
	Personnel	<u>269,505.65</u>	<u>170,727.91</u>	63.3%
		305,155.65	196,630.29	64.4%
434 - FLEET MAINTENANCE	Operating	165,812.00	153,138.47	92.4%
	Capital	690,000.00	387,635.01	56.2%
	Personnel	<u>363,300.47</u>	<u>208,753.98</u>	57.5%
		1,219,112.47	749,527.46	61.5%
435 - -GIS	Operating	44,734.00	52,203.27	116.7%
	Personnel	<u>167,995.10</u>	<u>110,443.53</u>	65.7%
		212,729.10	162,646.80	76.5%
441 - URBAN FORESTRY	Operating	45,530.00	35,500.95	78.0%
	Capital	151,300.00	53,046.29	0.0%
	Personnel	<u>184,150.59</u>	<u>124,216.73</u>	67.5%
		380,980.59	212,763.97	55.8%
442 - CEMETERY	Operating	109,395.00	67,086.77	61.3%
	Capital	16,650.00	-	0.0%
	Personnel	<u>164,263.17</u>	<u>127,186.69</u>	77.4%
		290,308.17	194,273.46	66.9%
443 - PARKS	Operating	690,894.74	346,634.32	50.2%
	Capital	545,700.00	117,343.71	0.0%
	Personnel	<u>1,116,114.64</u>	<u>675,304.20</u>	60.5%
		2,352,709.38	1,139,282.23	48.4%
444 - PARKS CONSTRUCTION	Operating	-	-	0.0%
	Capital	<u>893,000.00</u>	<u>35,835.84</u>	4.0%
		893,000.00	35,835.84	4.0%
445 - RECREATION	Operating	199,199.00	155,496.36	78.1%
	Capital	-	6,895.00	
	Personnel	<u>859,831.75</u>	<u>421,264.71</u>	49.0%
		1,059,030.75	583,656.07	55.1%
451 - PLANNING & ZONING	Operating	36,519.00	35,114.93	96.2%
	Personnel	<u>303,384.37</u>	<u>199,959.33</u>	65.9%
		339,903.37	235,074.26	69.2%
452 - BUILDING INSPECTOR	Operating	29,750.00	16,840.25	56.6%
	Personnel	618,701.99	437,990.44	70.8%
	Capital	-	3,750.00	
		<u>648,451.99</u>	<u>458,580.69</u>	70.7%
453 - ENGINEERING	Operating	40,800.00	13,329.42	32.7%
	Capital	-	-	0.0%
	Personnel	<u>651,766.84</u>	<u>428,557.16</u>	65.8%
		692,566.84	441,886.58	63.8%

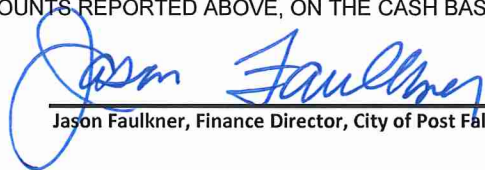
CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED May 31, 2023

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
454 - Community Development Admin	Operating	9,680.00	57,729.87	596.4%
	Capital	-	18,600.00	0.0%
	Personnel	195,131.63	127,275.15	65.2%
		<u>204,811.63</u>	<u>203,605.02</u>	99.4%
465 - STREET LIGHTS	Operating	620,000.00	382,001.98	61.6%
		<u>620,000.00</u>	<u>382,001.98</u>	61.6%
481 - CAPITAL IMPROVMENTS/CONTRACTS	Operating	1,826,447.92	7,092,882.99	388.3%
	Capital	580,000.00	6,657.42	0.0%
		<u>2,406,447.92</u>	<u>7,099,540.41</u>	295.0%
482 - PERSONNEL POOL	Operating	3,300,000.00	2,747,336.00	83.3%
	Personnel	263,212.33	29,115.10	11.1%
		<u>3,563,212.33</u>	<u>2,776,451.10</u>	77.9%
497 - TRANSFERS OUT	Operating	375,000.00	1,551,571.45	413.8%
		<u>375,000.00</u>	<u>1,551,571.45</u>	413.8%
TOTAL GENERAL FUND		<u>29,507,497.38</u>	<u>25,575,082.74</u>	86.7%
002 - INSURANCE FUND	Operating	338,249.38	298,260.59	88.2%
		<u>338,249.38</u>	<u>298,260.59</u>	88.2%
003 - PERSONNEL FUND	Operating	112,152.00	65,897.44	58.8%
	Capital	-	-	0.0%
	Personnel	4,448,700.00	2,763,211.70	62.1%
		<u>4,560,852.00</u>	<u>2,829,109.14</u>	62.0%
007 - DRUG SEIZURE FUND	Operating	135,000.00	37,388.81	27.7%
	Capital	-	30,211.62	
		<u>135,000.00</u>	<u>67,600.43</u>	50.1%
008 - 911 FUND	Operating	452,763.74	82,814.18	18.3%
	Capital	-	604.36	0.0%
	Personnel	74,742.80	50,597.60	67.7%
		<u>527,506.54</u>	<u>134,016.14</u>	25.4%
011 - FACILITY BUILDING RESERVE FUND	Operating	1,807,000.00	-	0.0%
	Capital	-	653,466.55	0.0%
		<u>1,807,000.00</u>	<u>653,466.55</u>	0.0%
017 - ANNEXATION FUND	Operating	1,900,000.00	14,832.49	0.8%
	Capital	1,000,000.00	615,651.03	
		<u>2,900,000.00</u>	<u>630,483.52</u>	21.7%
023 - SPECIAL EVENTS FUND	Operating	46,248.00	17,165.92	37.1%
		<u>46,248.00</u>	<u>17,165.92</u>	37.1%
029 - CEMETERY IMPROVEMENTS FUND	Operating	202,500.00	-	0.0%
	Capital	-	-	0.0%
		<u>202,500.00</u>	<u>-</u>	0.0%
034- KOOTENAI FIRE/EMS IMPACT FEES	Operating	-	251,963.85	
		<u>-</u>	<u>251,963.85</u>	
035 - PUBLIC SAFETY IMPACT FEES FUND	Operating	1,463,000.00	24,722.00	1.7%
	Capital	-	999,784.39	0.0%
		<u>1,463,000.00</u>	<u>1,024,506.39</u>	70.0%

CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED May 31, 2023

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
037 - STREET IMPACT FEE FUND	Operating	475,000.00	12,927.95	0.0%
	Capital	24,720,984.00	2,150,880.59	
		<u>25,195,984.00</u>	<u>2,163,808.54</u>	0.0%
038 - PARK IMPACT FEE FUND	Operating	1,885,000.00	1,746.00	0.0%
	Capital	2,375,000.00	2,421,542.93	102.0%
		<u>4,260,000.00</u>	<u>2,423,288.93</u>	56.9%
039 - STREET CAPITAL PROJECTS	Operating	-	-	0.0%
		-	-	0.0%
402 - LID 99-1 FUND	Operating	-	-	0.0%
		-	-	0.0%
410 - LID 2004	Operating	528,000.00	-	0.0%
		<u>528,000.00</u>	-	0.0%
450 - LID GUARANTEE FUND	Operating	150.00	-	0.0%
		<u>150.00</u>	-	0.0%
650 - RECLAIMED WATER OPERATING FUND incl: wwo, collections, recycled, surface	Operating	11,305,311.52	10,793,440.52	95.5%
	Capital	215,000.00	531,496.83	247.2%
	Personnel	1,853,787.83	1,191,894.42	64.3%
		<u>13,374,099.35</u>	<u>12,516,831.77</u>	93.6%
651 - RECLAIMED WATER - CAPITAL WWTP FUND	Operating	923,389.00	344,578.50	37.3%
	Capital	22,620,000.00	5,500,177.67	24.3%
		<u>23,543,389.00</u>	<u>5,844,756.17</u>	24.8%
652 - RECLAIMED WATER CAPITAL - COLLECTOR FUND	Capital	1,800,000.00	1,299,003.04	72.2%
		<u>1,800,000.00</u>	<u>1,299,003.04</u>	72.2%
700 - SANITATION FUND	Operating	3,553,481.24	2,365,194.66	66.6%
		<u>3,553,481.24</u>	<u>2,365,194.66</u>	66.6%
750 - WATER OPERATING FUND	Operating	1,943,076.31	1,167,217.01	60.1%
	Capital	424,316.00	229,344.15	
	Personnel	720,293.80	482,853.20	67.0%
		<u>3,087,686.11</u>	<u>1,879,414.36</u>	60.9%
753 - WATER CAPITAL FUND	Operating	-	-	0.0%
	Capital	1,100,000.00	719,896.43	65.4%
		<u>1,100,000.00</u>	<u>719,896.43</u>	65.4%
GRAND TOTAL		<u>\$ 117,930,643.00</u>	<u>\$ 60,693,849.17</u>	51.5%

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



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

**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARING
MEETING DATE: July 5, 2023**

DATE: May 31, 2023
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JON MANLEY, PLANNING MANAGER
jmanley@postfalls.gov / 208-457-3344
SUBJECT: COMP PLAN AMENDMENT – CPA-23-1

ITEM AND RECOMMENDED ACTION:

The Planning Division is seeking to add additional clarifying language relating to the Focus Area description within the Comprehensive Plan. The proposed additional language on page 1-14 of the Comprehensive Plan as shown below underlined:

Focus Area Descriptions

Post Falls is a highly diverse place, with many areas – in and out of City Limits – that have yet to be developed. For this reason, this plan provides both a Future Land Use Map (Figure 2.03) and a "Focus Area" map with descriptions that articulate, in ways the land use map cannot, the overall vision for what Post Falls expects from each area within its Area of City Impact (ACI). These two approaches are to be used in tandem, effectively expressing the City's policies for its rapidly transforming landscape. The table below is provided for quick reference in conjunction with Figure 1.04. A set of matching, landscape-format, 12-point font sheets are provided in Appendix A. The outer boundaries on Figure 1.04 are representative of the Focus Areas and are not intended to be definitive. Focus Area boundaries on the periphery of the map extend to the City's Area of City Impact boundary, including those areas contained within the Shared Tier Area of City Impact. These areas include the West Prairie, Central Prairie, 41 North, and East Prairie Focus Areas.

DISCUSSION: Stated Above

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

APPROVED OR DIRECTION GIVEN: On April 11, 2023, the Planning and Zoning Commission forwarded a recommendation of approval for the requested Comprehensive Plan Amendment.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING: N/A

BUDGET CODE: N/A

SUPPORTING DOCUMENTS:

STAFF EXHIBITS:

Exhibit S-2 P&Z Staff Report
Exhibit S-1 Figure 1.04 – Focus Area Diagram

Testimony:

Exhibit PA-1 DEQ Comments
Exhibit PA-2 PFHD Comments
Exhibit S-3 Minutes 4-11-2023
Exhibit PA-3 DEQ Comments
Exhibit PA-4 YPL Comments
Exhibit PA-5 PFHD Comments

2020 Comp Plan: <https://www.postfalls.gov/PZDept/pzforms/Planning/CompPlan.pdf>

CITY OF POST FALLS AGENDA REPORT

REPORT DATE: April 7, 2023
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: JON MANLEY, PLANNING MANAGER
(208) 457-3344, jmanley@postfallsidaho.org
SUBJECT: STAFF REPORT FOR THE APRIL 11, 2023, P&Z COMMISSION MEETING -
COMPREHENSIVE PLAN AMENDMENT

FILE NO(s): CPA-23-1: COMPREHENSIVE PLAN AMENDMENT

APPLICANT: CITY OF POST FALLS PLANNING DIVISION

COMPREHENSIVE PLAN AMENDMENT REQUEST:

The Planning Division is seeking to add additional clarifying language relating to the Focus Area description within the Comprehensive Plan. The proposed additional language on page 1-14 of the Comprehensive Plan as shown below underlined:

Focus Area Descriptions

Post Falls is a highly diverse place, with many areas – in and out of City Limits – that have yet to be developed. For this reason, this plan provides both a Future Land Use Map (Figure 2.03) and a "Focus Area" map with descriptions that articulate, in ways the land use map cannot, the overall vision for what Post Falls expects from each area within its Area of City Impact (ACI). These two approaches are to be used in tandem, effectively expressing the City's policies for its rapidly transforming landscape. The table below is provided for quick reference in conjunction with Figure 1.04. A set of matching, landscape-format, 12-point font sheets are provided in Appendix A. The outer boundaries on Figure 1.04 are representative of the Focus Areas and are not intended to be definitive. Focus Area boundaries on the periphery of the map extend to the City's Area of City Impact boundary, including those areas contained within the Shared Tier Area of City Impact. These areas include the West Prairie, Central Prairie, 41 North, and East Prairie Focus Areas.

ATTACHMENTS:

STAFF EXHIBITS:

Exhibit S-1: Figure 1.04 - Focus Area Diagram

Comp Plan 2020 located at following link:

<https://www.postfallsidaho.org/PZDept/pzforms/Planning/CompPlan.pdf>

Testimony:

Exhibit PA-1 DEQ Comments
Exhibit PA-2 PFHD Comments

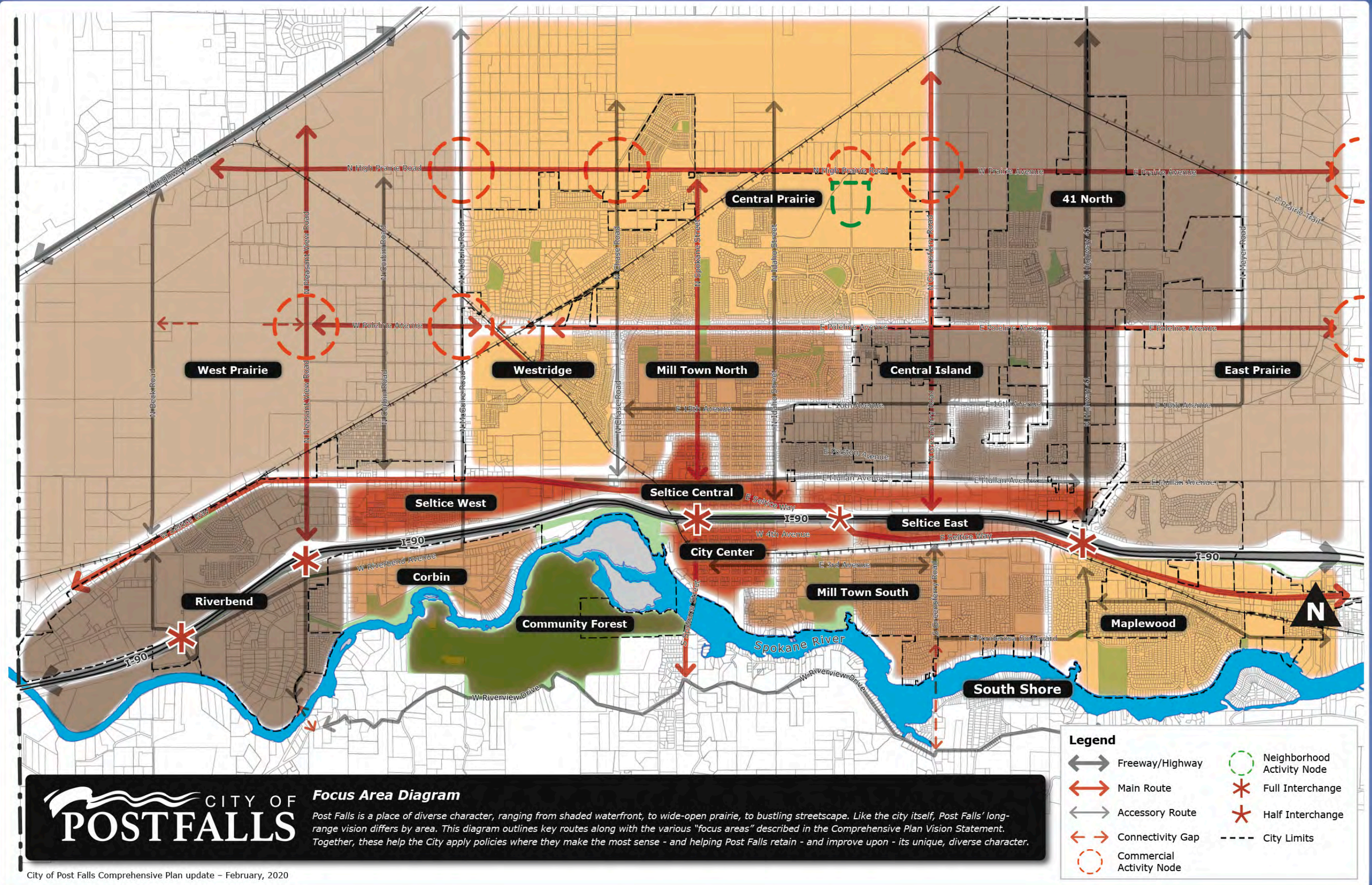


Figure 1.04 – Focus Area Diagram, for use with descriptive text on following pages and the Future Land Use map in Chapter 2.

Amber Blanchette

From: Kristie May <Kristie.May@deq.idaho.gov>
Sent: Thursday, March 30, 2023 3:52 PM
To: Amber Blanchette
Subject: RE: Comprehensive Plan Amendment File No. CPA-23-1

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

Good Afternoon,

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

Thank you,
Kristie

Kristie May | Admin Assistant II

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Direct: 208.666.4608
Office Line: 208.769.1422
www.deq.idaho.gov

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

From: Amber Blanchette <amberb@postfalls.gov>
Sent: Friday, March 24, 2023 9:45 AM
To: Ali Marienau <AMarienau@kmpo.net>; aobermueller@cdapress.com; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (Ziply) <david.sauer@ziply.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; eketner@phd1.idaho.gov; Erin Butler <ebutler@sd273.com>; Ethan Porter <eporter@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>;

Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sandsor, AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller <momiller@quantatelcom.com>; Naomi Tierney <ntierney@postfalls.gov>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Vicky Jo Carey <vjcarey@aol.com>
Subject: Comprehensive Plan Amendment File No. CPA-23-1

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning,

Attached is the notice to jurisdiction for the Comp Plan Amendment for the Planning and Zoning Hearing on April 11th. The draft staff report will be on the city's website shortly.

Please Note my new email address is amberb@postfalls.gov

Thank you,

Amber Blanchette
Planning Specialist
Phone: 208-457-3338
Email: amberb@postfalls.gov



Fear is an illusion, ready to be overcome...

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

Amber Blanchette

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Tuesday, April 4, 2023 7:22 AM
To: Amber Blanchette
Subject: RE: Comprehensive Plan Amendment File No. CPA-23-1

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

PFHD has no comment

From: contactus@postfallshd.com <contactus@postfallshd.com> **On Behalf Of** Amber Blanchette
Sent: Friday, March 24, 2023 9:45 AM
Subject: Comprehensive Plan Amendment File No. CPA-23-1

Good morning,

Attached is the notice to jurisdiction for the Comp Plan Amendment for the Planning and Zoning Hearing on April 11th. The draft staff report will be on the city's website shortly.

Please Note my new email address is amberb@postfalls.gov

Thank you,

Amber Blanchette
Planning Specialist
Phone: 208-457-3338
Email: amberb@postfalls.gov



Fear is an illusion, ready to be overcome...

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

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

Exhibit PA-2

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.
Ward – That is clear.
Steffensen – There is a will serve letter.
2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.
Commission agrees
3. Proposed streets are consistent with the transportation element of the comprehensive plan.
Commission agrees
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.
Commission- no known conditions
5. The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this code.
Commission agrees – it is R1
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.
***Commission – was outlined in the staff report for the developer to pay at building permit*.**

Motion to approve finding it meets the approval criteria found in the PFMC as outlined in our deliberations. Subject to conditions 1-10 with a change to condition #9 to read, A Homeowners Association (HOA) shall be formed to maintain the common right-of-way frontage along Bogie Dr., including all landscaping, irrigation, and removal of snow from sidewalks and trails. Directing staff to prepare a reasoned decision. Hampe

2nd by: Ward

Vote: Steffensen – Yes; Walton – Yes; Ward – Yes; Hampe - Yes

Moved

- D. **Recommendation** Comprehensive Plan Amendment File No. CPA-23-1 – Jon Manley, Planning Manager, to present a recommendation to City Council in adding additional clarifying language relating to the Focus Area description within the Comprehensive Plan. Requested action is to review and recommend approval of the requested amendments to the Comprehensive Plan. The Planning Division is seeking to add additional clarifying language relating to the Focus Area description within the Comprehensive Plan. Adding clarity to the Transitional areas, the purpose is - guidance can be located within the associated Focused Area. The additional language is – The outer boundaries on Figure 1.04 are representative of the Focus Areas and are not intended to be definitive. Focus Area boundaries on the periphery of the map extend to the City's Area of City Impact boundary, including those areas contained within the Shared Tier Area of City Impact. These areas include the West Prairie, Central Prairie, 41 North, and East Prairie Focus Areas. The ACI references a portion that's dedicated out on the Prairie and is to be served by the City of Post Falls. There is a part within that tier that is unknown jurisdictionally to the north, somewhere between Hayden and Wyoming there

is a line that could be served potentially by Rathdrum and or Post Falls and similarly on the east of 41 it could be potentially Hayden or another jurisdiction. Someone can ask for a land use application and we would go to the applicable Focus Area and apply guidance.

Steffensen – So if they are in the transitional and those questions come up before, we would look at the focus area to help define what is out there but transitional doesn't technically define what is out there but, in those areas, we will use the focus group to help define.

Manley – There is a little disconnect. Anything outside the city limits is transitional versus what the focus area maps it's a little confusing and where does that end point. Legal provided this saying that end point of using the focus area would occur at that shared tier of City impact.

Hampe – Is where it is underlined the part we are talking about.

Manley – Yes, that is the additional language.

Hampe – It currently doesn't exist.

Manley – We are adding it to the portion of the focus area descriptions in chapter 1-14 of the Comprehensive Plan.

Herrington – To help clarify, the focus area diagram that is in the Comp Plan is loosely drawn in and you can see the commercial nodes out on East Prairie, sort of by extension it's obvious that would probably be in the East Prairie Focus Area. The way this diagram was created it is zoomed in a little closer than we would want now. So, we are just amending the Comp Plan language to extend those boundaries out farther to the East and to the North for those areas to include the area out to our ACI boundary. Which is currently outside this diagram.

Manley – At the time this was created, our Land App sites were not annexed into the city yet.

Steffensen – If you could actually draw in the city boundary that would be helpful. I guess it is there.

Manley – There is a lot going on in these maps.

Ward – Where is the city boundary going north?

Herrington – That is why this is changing to include the boundary to the north.

Manley – It goes beyond the limits of this map.

Hampe – Why don't you make us a new map?

Herrington – We will do that in our full Comp Plan Update.

Ward – Is the purpose of this to allow more property into the city.

Herrington – No, we have annexed beyond where this area shows. So, any development that may come in north of Prairie connected to this line would be in our transitional area of the future land use map which says per focus area. So, if we don't have a focus area there, how would we analyze that property. What the clarifying language does is extends out the Focus Area to our ACI boundaries so we can possibly consider. We would have something to base an analysis on.

Hampe – That makes more sense to me. I'd rather see the map remade.

Manley – I don't have the data the consultant made the map with so currently it is easier to add language than fix the map.

Hampe – One thing at a time.

Steffensen – Do we just need a recommendation to move forward to Council.

Herrington – Yes, it is a public hearing so, open it up for comment and go from there; close the hearing, deliberate and it is a recommendation to City Council.

Testimony:

In Favor: None

Neutral: None

In Opposition: None

Comments

Steffensen – Seems more like a housekeeping item.

Motion to recommend approval to City Council to add language to the focus area description as presented in the staff report. Hampe

2nd by: Walton

Vote: Ward – yes; Hampe – Yes; Steffensen – Yes; Walton - Yes

Moved

5. ADMINISTRATIVE / STAFF REPORTS

Manley – This is Laura Jones last hearing with us, she is expanding her career path with a different company.

6. COMMISSION COMMENT

None

7. ADJOURNMENT 7:30PM

Questions concerning items appearing on this Agenda should be addressed to the Community Development Department – Planning Division at 408 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 Cary, Nancy Hampe, Ross Schlotthauer, Kevin Ward, Kibbee Walton

Date: 5/17/23

Chair: 

Attest: 

Amber Blanchette

From: Kristie May <Kristie.May@deq.idaho.gov>
Sent: Friday, May 12, 2023 11:49 AM
To: Amber Blanchette
Subject: RE: Comprehensive Plan Amendment File No. CPA-23-1

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

Good Morning,

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

Thank you,
Kristie

Kristie May | Admin Assistant II

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Direct: 208.666.4608
Office Line: 208.769.1422
www.deq.idaho.gov

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

From: Amber Blanchette <amberb@postfalls.gov>
Sent: Friday, May 12, 2023 11:44 AM
To: Ali Marienau <AMarienau@kmpo.net>; aobermueller@cdapress.com; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (Ziply) <david.sauer@ziply.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; eketner@phd1.idaho.gov; Erin Butler <ebutler@sd273.com>; Ethan Porter <eport@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>;

Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Laura Jones <ljones@postfallsidaho.org>; lauriep@kootenaifire.com; Lynn Sandsor, AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller <momiller@quantatelcom.com>; Naomi Tierney <ntierney@postfalls.gov>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Vicky Jo Carey <vjcarey@aol.com>

Subject: Comprehensive Plan Amendment File No. CPA-23-1

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Good morning,

Attached is the notice to jurisdiction for the Comprehensive Plan Amendment for the Council Meeting on June 6th. The draft staff report will be on the city's website shortly.

Please Note my new email address is amberb@postfalls.gov

Thank you,

Amber Blanchette
Planning Specialist
Phone: 208-457-3338
Email: amberb@postfalls.gov



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Amber Blanchette

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Monday, May 15, 2023 8:37 AM
To: Amber Blanchette
Subject: FW: Comprehensive Plan Amendment File No. CPA-23-1
Attachments: CC Comp Plan NTJ.pdf

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Good Morning Amber,

We do not have any comments on the attached.

Sincerely,

Chad M. Polak
Agent, Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022
Phillips 66

From: Amber Blanchette <amberb@postfalls.gov>
Sent: Friday, May 12, 2023 12:44 PM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Polak, Chad M <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eportner@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfallsidaho.org>; lauriep@kootenaifire.com; Lynn Sandsor, AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller

<momiller@quantatelcom.com>; Naomi Tierney <ntierney@postfalls.gov>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Vicky Jo Carey <vjcarey@aol.com>

Subject: [EXTERNAL]Comprehensive Plan Amendment File No. CPA-23-1

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Thank you,

Amber Blanchette
Planning Specialist
Phone: 208-457-3338
Email: amberb@postfalls.gov



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Amber Blanchette

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Tuesday, May 16, 2023 7:28 AM
To: Amber Blanchette
Subject: RE: Comprehensive Plan Amendment File No. CPA-23-1

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PFHD has no comment

From: contactus@postfallshd.com <contactus@postfallshd.com> **On Behalf Of** Amber Blanchette
Sent: Friday, May 12, 2023 11:44 AM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>;
audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill
Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA
GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>;
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<criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden
<danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David
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Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA
<dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>;
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<jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner
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Subject: Comprehensive Plan Amendment File No. CPA-23-1

Good morning,

Attached is the notice to jurisdiction for the Comprehensive Plan Amendment for the Council Meeting on June 6th. The draft staff report will be on the city's website shortly.

Please Note my new email address is amberb@postfalls.gov

Thank you,

Amber Blanchette
Planning Specialist
Phone: 208-457-3338
Email: amberb@postfalls.gov



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**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARING
MEETING DATE: 7-5-23**

DATE: May 31, 2023
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JON MANLEY, PLANNING MANAGER
jmanley@postfalls.gov / 208-457-3344
SUBJECT: Housing Company Zone Change – ZC-23-1

ITEM AND RECOMMENDED ACTION:

Nate Wheeler representing The Housing Company, has requested on the property owner's behalf, THE SOCIETY OF ST. VINCENT DEPAUL IN THE CITY OF CDA, INC, approval to rezone approximately 1.16-acres from a mix of Medium Density Residential (R-2) and Community Commercial Service (CCS) zoning to the SmartCode 5 (SC5) zoning district to construct a mixed-use multifamily community.

DISCUSSION:

The City Council will determine if the property should be rezoned and, if so, make a final determination on the appropriate zoning. The approval criteria are:

- A. Amendments to the zoning map should be in accordance with the zoning map.
- B. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.
- C. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.
- D. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.
- E. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.
- F. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

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

APPROVED OR DIRECTION GIVEN: The Planning and Zoning Commission at their April 11, 2023 commission meeting made a recommendation of approval for the requested rezone of approximately

1.16-acres from a mix of Medium Density Residential (R-2) and Community Commercial Service (CCS) zoning to the SmartCode 5 (SC5) zoning district to construct a mixed-use multi-family community.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING: N/A

BUDGET CODE: N/A

SUPPORTING DOCUMENTS:

STAFF EXHIBITS:

Exhibit S-4 P&Z Staff Report
Exhibit A-1 Application
Exhibit A-2 Narrative
Exhibit A-3 Legal
Exhibit A-4 Vicinity Map
Exhibit A-5 Auth Letter
Exhibit A-6 Title Report
Exhibit S-1 Vicinity Map
Exhibit S-2 Zoning Map
Exhibit S-3 Future Land Use Map
Exhibit PA-1 PFHD Comments
Exhibit PA-2 YPL Comments
Exhibit PA-3 KCFR Comments
Exhibit PA-4 PFSD Comments
Exhibit PA-5 DEQ Comments
Exhibit S-5 Minutes 4-11-2023
Exhibit S-6 Zoning Recommendation
Exhibit PA-6 YPL Comments
Exhibit PA-7 PFHD Comments
Exhibit PC-1 Avista Letter
Exhibit PC-2 Boys N Girls Club Letter
Exhibit PC-3 Cdaide Letter
Exhibit PC-4 Children's Village Letter
Exhibit PC-5 Connect Kootenai Letter
Exhibit PC-6 Disability Action Center Letter
Exhibit PC-7 Family Promise Letter
Exhibit PC-8 Homeshare KC Letter
Exhibit PC-9 Kootenai Health Letter
Exhibit PC-10 Mountain West Letter
Exhibit PC-11 Murray Group Letter
Exhibit PC-12 Newby-Ginnings Letter
Exhibit PC-13 Northwest Specialty Letter
Exhibit PC-14 Panhandle Health Letter
Exhibit PC-15 Post Falls Food Bank Letter
Exhibit PC-16 Safe Passages Letter
Exhibit PC-17 Safety Net Letter
Exhibit PC-18 Salvation Army Letter
Exhibit PC-19 United Way Letter
Exhibit PC-20 Windermere Realty Smock Letter
Exhibit PC-21 Windermere Realty Krug Letter
Exhibit PC-22 Innovia Letter

**CITY OF POST FALLS
STAFF REPORT**

DATE: JUNE 7, 2023

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: CORRECTED APRIL 11, 2023, P&Z STAFF REPORT TO SUPPORT THE RESCHEDULED JULY 5, 2023, CITY COUNCIL MEETING (Correction on pg. 5)
HOUSING COMPANY ZONE CHANGE: File No - ZC-23-1

INTRODUCTION:

Nate Wheeler, The Housing Company, has requested on the property owner's behalf, THE SOCIETY OF ST. VINCENT DEPAUL IN THE CITY OF CDA, INC, approval to rezone approximately 1.16-acres from a mix of Medium Density Residential (R-2) and Community Commercial Service (CCS) to the SmartCode 5 (SC5) zoning district to construct mixed-use multifamily community. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning change request per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.16.010 and 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action. The approval criteria for establishing zoning are:

- A. Amendments to the zoning map should be in accordance with the Future Land Use Map.
- B. Amendments to the zoning map should be consistent with the goals and policies found in the Comprehensive Plan.
- C. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.
- D. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.
- E. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.
- F. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

PROJECT INFORMATION:

Project Name / File Number: Housing Company Zone Change File No. ZC-23-1

Applicant: Nate Wheeler, The Housing Company, 565 Myrtle St., Boise ID 83702

Owner(s): The Society of St. Vincent De Paul In The City of Coeur d'Alene, Inc., 201 E. Harrison Ave, Coeur d' Alene, ID 83814

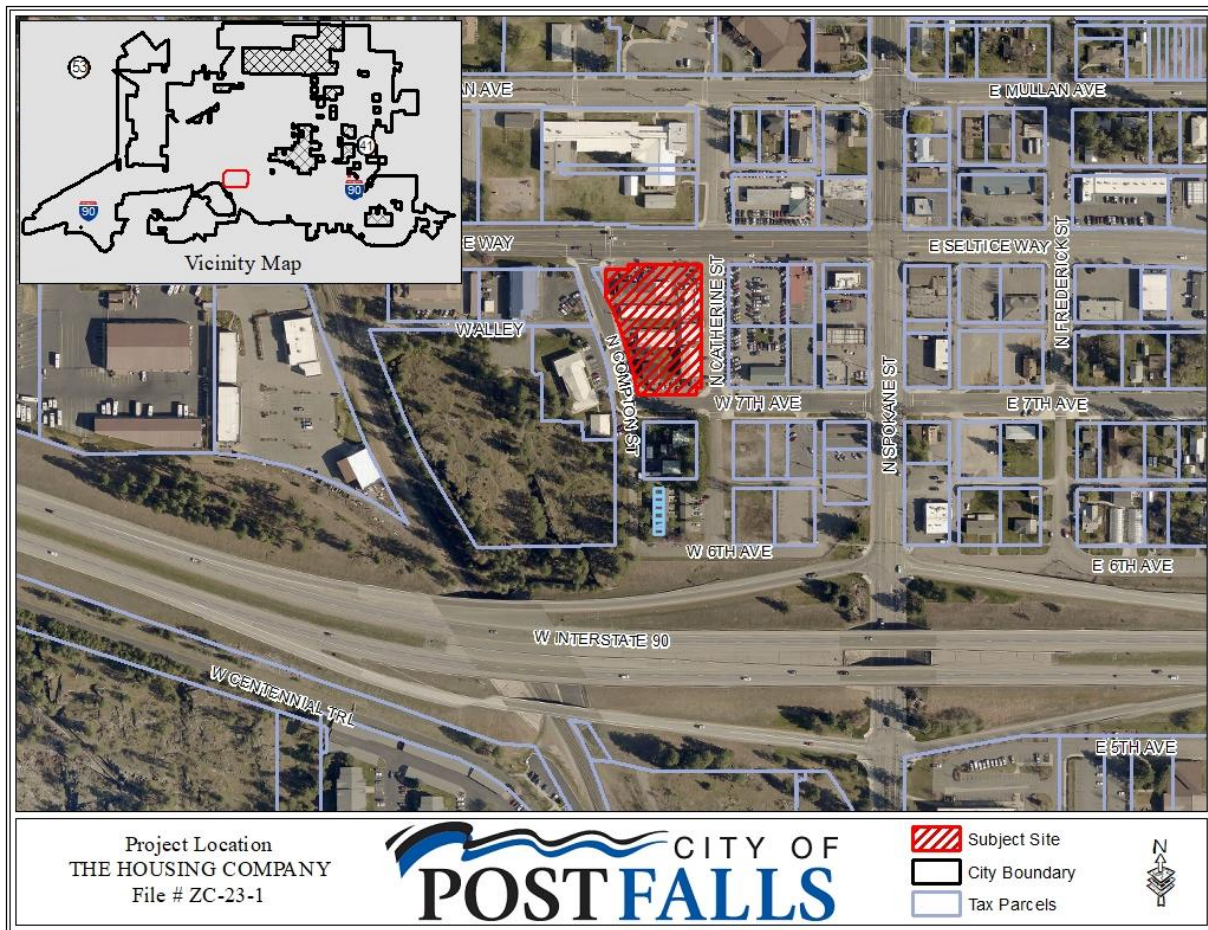
Project Description: Rezone approximately 1.16-acres from a mix of Medium Density Residential (R-2) and Community Commercial Service (CCS) to the SmartCode 5 (SC5) zoning district to construct mixed-use multifamily community.

Project Location: The property is generally located at the SW corner of Catherine St. and Seltice Way.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: Located to the north of the Seltice Way and west of Catherine St. are Post Falls School District Properties. East of Catherine St. is an automotive sales lot. South of 7th Ave. is a single-family home on a High-Density Multi-family (R-3) zoned property. To the west is a multi-family building and an automotive repair shop.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

The following section provides the staff analysis pertaining to the establishment of zoning. The zone change review criteria set forth within the Post Falls Municipal Code sections 18.16.010 and 18.20.100 are cited within the following staff analysis in **BOLD**. This review criteria provides the framework for decision making for the Planning Commission and City Council.

ZONE CHANGE REVIEW CRITERIA**A. Amendments to the zoning map should be in accordance with the Future Land Use Map.**

The Future Land Use Map classifies this property with the land use designation of Business Commercial. 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.

Implementing Zoning Districts: LC, CCS, CCM, TM, R-2, R-3, SC4, **SC5**, Per Focus Area

The proposed zone change is located within the Seltice Central Focus Area. This Focus Area states the following in the Comprehensive Plan:

The growing transition of East 7th into a pedestrian-friendly area for local restaurants is a notable feature of this district. To help sustain these energies, Seltice Central could benefit from a subarea plan similar to the City Center Plan, identifying means to improve pedestrian connectivity from residential areas; seeking placemaking opportunities; refining land use patterns and scale, and planning for safe, walkable corridors. With a mix of mid-century architecture, a traditional street block structure and numerous viable, small-scale businesses, Seltice Central seems ripe for reinvestment and continued growth.

The following items affirm or guide development of key policies for this area, or suggest future action items for the Seltice Central Focus Area:

- Commercial and multi-family development are compatible uses along Mullan Avenue;
- Encourage the retention and utilization of alleys, preserving functional qualities including service and parking access;
- Encourage higher-density residential uses in the area, boosting support for retail and commercial uses;
- Support development patterns that improve pedestrian connectivity to the commercial core of the Seltice Central context area;
- Seek opportunities to coordinate investment and planning energies between Seltice Central and City Center, improving access to downtown, utilization of on-street parking, and wayfinding;
- Seek opportunities to enhance the commercial core of the Seltice Central planning area, including increased food and beverage options

Staff Comment: Redevelopment of this site will continue and may increase workforce housing opportunities in a district that provides a pedestrian-friendly area for local restaurants and other

businesses where these tenants may be employed. Additionally, a Mixed-use development at this location may assist creating placemaking opportunities enhancing the commercial core for small scale businesses.

B. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan. 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.

Goal 4: Sustain the historic city center as the “heart” of Post Falls, bringing the community together and enhancing its commercial, service, and civic vitality.

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.

Staff Comment: Mixed Use development may be beneficial to assist with providing community prosperity and fiscal health as they generally provide the higher valued parcels and investments with diverse land uses.

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 14: Involve the community of Post Falls in all local government planning and decision-making.

Staff Comment: The development of the Comprehensive Plan is community-driven, involving numerous residents including some representing large groups of residents. For plans to succeed, community buy-in and support is critical. Future conditions will certainly require the creation of new objectives and strategies, and this goal supports keeping residents highly involved in such work.

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 rezone may provide the opportunity for additional new business(es) that may help further long-term fiscal health of the community.

- Maintain and enhance resident quality of life;

Staff Comment: The proposed SC5 zone and mixed-use residential project could potentially enhance the resident's quality of life in that area by providing

opportunities for a work/live area.

- Promote compatible, well-designed development;

Staff Comment: Development will be required to meet City design standards through the Site Plan Review process. Both Multi-family and Vertical Mixed-Use sites have design standards in PFMC.

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

Staff Comment: Transportation impacts, and sewer and water capacity are reviewed by City staff. Any anticipated inadequacies identified are addressed and/or have a plan on how to be brought into compliance with the relevant master plans. No inadequacies were identified by staff relative to the revised zoning request.

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

- Future land use mapping (FLUM);

Staff Comment: As stated previously in this report this area is designated Business/Commercial within the FLUM and this category provides for a wide variety of general service, retail, professional office, light industrial, artisan manufacturing and mixed-uses opportunities 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.

- Compatibility with surrounding land uses;

Staff Comment: Currently the surrounding land uses, from the Project Information section of this report, are compatible. ~~as the subject site is currently vacant. Surrounding the site is other vacant land or industrial developments.~~

(below is the additional clarifying language in ***bolded Italics***)

The proposed SC5 zone and potential of a mixed-use multi-family residential project would be adjoining an arterial street and are compatible with adjacent uses. The proposed SC5 zoning and mixed-use multi-family residential project could potentially enhance the resident's quality of life in that area by providing opportunities for a work/live area. Additionally with transit nearby, this site may provide housing for those needing public transportation to assist with their daily needs. Predominantly, the uses surrounding this property are commercial uses, which the proposed use would be compatible with.

- Infrastructure and service plans;

Staff Comment: Sanitary Sewer for the location is currently located adjacent to the subject property and existing buildings upon the property are serviced by the City's water reclamation system. The property requesting the zone change is identified in the City of Post Falls Water Reclamation Master Plan as being serviced by the referenced sewer main. 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 to 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.

Water would be serviced by the City of Post Falls. A water main is currently located adjacent to the property and service is provided to the existing buildings upon the subject property. The property requesting the zone change is identified in the City of Post Falls Water Master Plan as being serviced by the referenced water main. The requested zoning is in conformance with the land use assumptions within the City's Water Master Plan.

- Existing and future traffic patterns;

Staff Comment: The property is adjacent to 7th Ave., Compton St., Catherine St. And Seltice Way. The Signalized intersection of Seltice Way / Compton St. Is located at the northwest corner of the property. Frontage improvements are in place along Seltice Way, Compton St and 7th Ave. Missing improvements along Catherine St. Along with modifications to existing improvements would need to be completed with any site redevelopment. Future traffic patterns to/from this would be directed to Compton St., 7th Ave. And Catherine St. Access along Seltice Way would be restricted.

The site is benefitted from the proximity to Seltice Way, a Principle Arterial Roadway with signalized access from Compton St.

- 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 within this section.

Policy 6: Encourage residential development patterns typically featuring:

- Housing that faces the street edge;
- An interconnected grid or small-block streets network;
- Street sections designed for safety, traffic calming and aesthetic appeal, including narrower lanes, sidewalks, landscaping and lighting;
- Development and utilization of alleys for parking and service access;
- Vertical or horizontal mixed use where appropriate along the ID-41 corridor and in neighborhood and regional centers.

Staff Comment: The proposed SC5 zone and potential of a mixed-use multi-family residential project is within the City Center Planning Area.

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 redevelopment opportunity.

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

- Have access to arterial and collector streets;
- Help buffer higher and lower-intensity development patterns;
- Abut compatible existing uses;
- Are part of projects involving mixed use or master planned areas.

Staff Comment: The proposed SC5 zone and potential of a mixed-use multi-family residential project would have direct access to arterial and collector streets, be compatible with adjacent uses and should be within a mixed-use project per the SC5 zone.

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

- Helping retain, promote and expand existing businesses and industry;
- Supporting innovative, entrepreneurial enterprises;
- Supporting opportunities related to business “campus” and mixed-use models;
- Coordinating provision of workforce housing;
- Attracting new businesses and clean industry.

Staff Comment: Additional housing at this location may provide for additional workforce housing with redeveloping and upgrading this block.

C. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.

Streets/Traffic:

Staff Comment:

Seltice Way is a classified Principal Arterial Roadway. There is sufficient capacity on Seltice Way to meet anticipated growth requirements in the area beyond the year 2035 (City of Post Falls currently Transportation Master Plan Model), with planned improvements. Rezoning of the subject property to SC5 would not materially alter projected traffic patterns, volumes, or levels of service.

Compton St., Catharine St. And 7th Ave. are local roadways and can direct traffic to adjoining and nearby arterial roadways (Seltice Way and Spokane St.)

Future traffic patterns to/from this site are benefitted from the existing traffic signal at the intersection of Seltice Way / Compton St., along with a right turn allowance to Spokane St. From 7th Ave.

Water and Sanitary Sewer:

Staff Comment: Water service and sanitary sewer service are currently provided to the site by the City of Post Falls. The requested zoning is in conformance with the land use assumptions

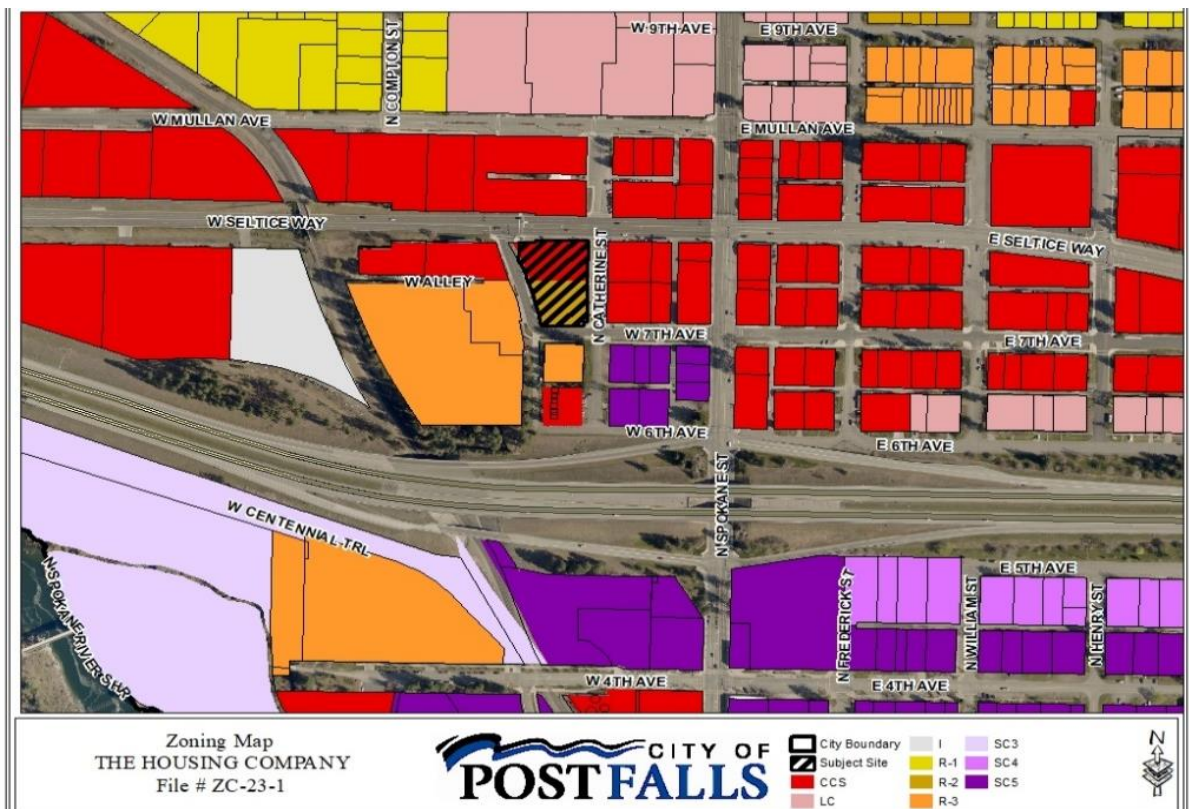
within the City’s Water and Water Reclamation Master Plans.

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

The City’s Water and Water Reclamation Systems have the capacity to provide service and the City is willing to serve to the property at the requested zoning designation. The proposed zoning is compatible with the land uses anticipated within the City’s Master Planning. Current capacity of the City’s Water Reclamation System is not a guarantee of future service.

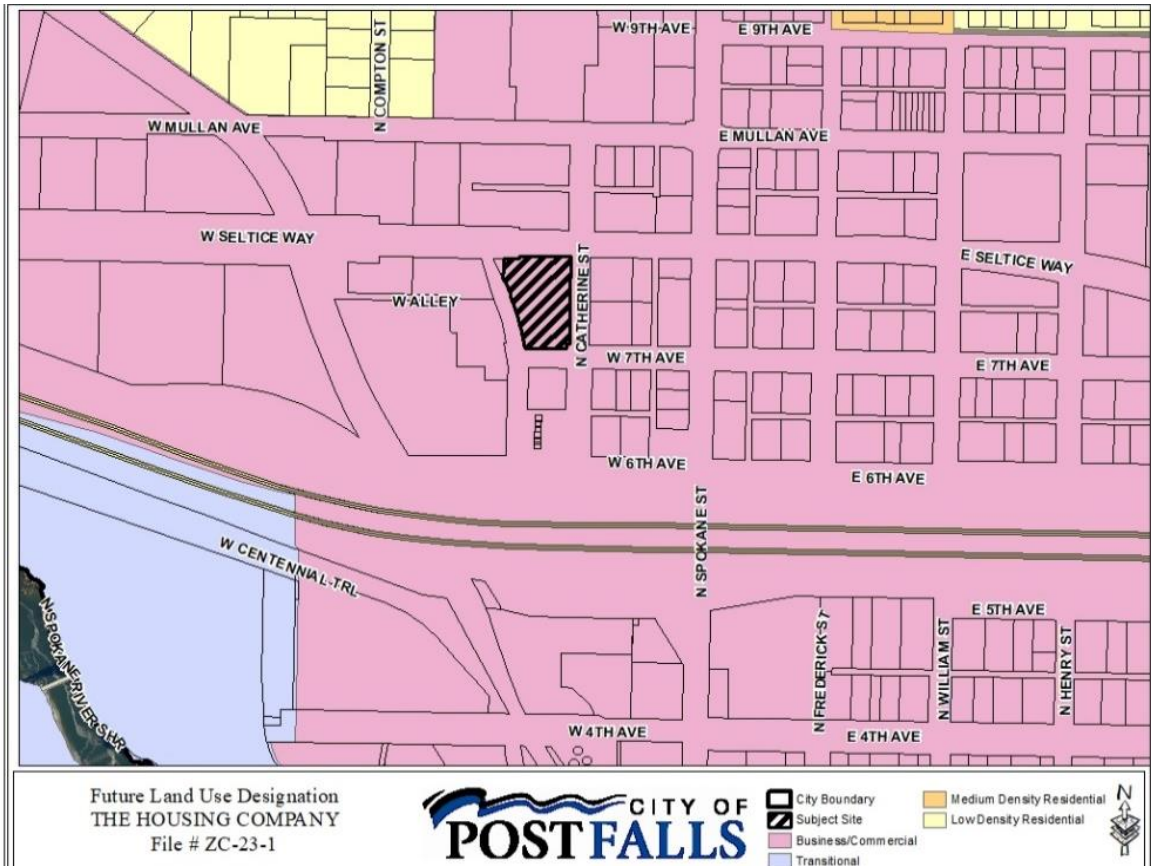
Compatibility with Existing Development and Future Uses:

Staff Comment: The proposed SmartCode SC5 (Exhibit S-2: Zoning Map depicted below) would be considered compatible with the adjacent zoning and uses.



Future Land Use Designation:

Staff Comment: Future Land Use Designation is Business/Commercial and further discussed in Policy 2 (refer to Exhibit S-3 for larger Map).



Community Plans: None

Geographic/Natural Features:

Staff Comment: The site is located over the Rathdrum Prairie Aquifer. No known geographic or natural features to impede development of the property have been identified. The site has existing development upon it.

D. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.

Staff Comment: The site is located adjacent to Seltice Way (Principal Arterial) and near the I-90 Interchange at Spokane Street (Exit 5).

E. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.

Staff Comment: Not applicable.

F. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

Staff Comment: Not applicable

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

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

Comments Received:

- **Exhibit PA-1: Post Falls Highway District – No Comment**
- **Exhibit PA-2: Yellowstone Pipeline (YPL) – No Impact to YPL ROW**
- **Exhibit PA-3: Kootenai County Fire and Rescue – Will coordinate at time of development.**
- **Exhibit PA-4: Post Falls School District – Remain Neutral**
- **Exhibit PA-5: DEQ – Has No Environmental Impact Comments**

MOTION OPTIONS: The Planning and Zoning Commission must provide a recommendation of zoning to City Council. 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	Application
Exhibit A-2	Narrative
Exhibit A-3	Legal
Exhibit A-4	Vicinity Map
Exhibit A-5	Auth Letter
Exhibit A-6	Title Report

Staff Exhibits:

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

Testimony:

Exhibit PA-1	PFHD Comments
Exhibit PA-2	YPL Comments
Exhibit PA-3	KCFR Comments
Exhibit PA-4	PFSD Comments
Exhibit PA-5	DEQ Comments

Zone Change (Map/Text Amendment) · 374 – THE HOUSING COMPANY



Expiration Date

Active



ZC-23-1



Details

Submitted on Feb 7, 2023 at 3:18 pm



Attachments

9 files



Activity Feed

Latest activity on Mar 6, 2023



Applicant

Nate Wheeler



0



Location

Point Location: 47.7149, -116.9502

Timeline

Add New ▾

Application & Mailing/Notice Fees

Paid Feb 13, 2023 at 3:01 pm

GIS Review

Completed Feb 16, 2023 at 2:26 pm

Feb 20

Completeness Review

Completed Mar 2, 2023 at 2:16 pm



Polygon Creation

Completed Mar 6, 2023 at 4:04 pm

Mar 03

Staff Report

In Progress



Maps Created

Review



Engineering Review

Review



Parks Review

Review



Waste Water Review

Review



Legal Review

Review



Schedule Planning and Zoning Hearing

Review



Notice

Review



Site Posting

Review



Zoning Recommendation

Review



Consent Agenda

Review



Council Memo

Review



Planning Review

Review



Schedule Council Hearing

Review



Notice

Review



Site Posting

Review



Reasoned Decision

Review



Ordinance

Review



Engineering Review

Review



Planning Review

Review



Ordinance/Consent Agenda

Review



Route Approved Documents

Review



Mailing Fees

Number of Mailings

25

Applicant Information

Applicant Type *

Other

Applicant Name *

Nate Wheeler

Phone *

2088886283

Email *

natew@ihfa.org

Address *

565 W Myrtle St.

City, State & Zip Code

Boise, ID 83702

Owner Information

Name *

Larry Riley

Company

The Society Of St. Vincent De Paul In The City of Coeur d'Alene, Inc.

Phone *

2084164719

Email *

larry@stvincentdepaulcda.org

Address *

201 E Harrison Ave.

City, State & Zip Code

Coeur d Alene, ID 83814

Amendment Information

New Field

Description of Project/Reason for Request *

Requesting a rezone for multi-family housing

Tax Parcel Number

P9000004001A

Existing Zoning

R-2 & C-C

Adjacent Zoning

SC5 and R-3

Current Land Use

Retail and Housing

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. *

✔ Nathan Wheeler
Feb 6, 2023

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. *

✔ Nathan Wheeler
Feb 6, 2023

The Housing Company is proposing a 32 unit apartment complex at 210 W Seltice Way, Post Falls, ID 83854. The current owner and applicant is The Society Of St. Vincent De Paul In The City of Coeur d'Alene, Inc. This property has 2 zones: R-2 and CCC. We are requesting a SC5 zoning.

Current zoning allows for the following uses.

- “The R2 Zone is intended for residential structures containing one or more dwelling units and for accessory uses that are associated and compatible with residential uses. This zone is primarily applied in areas suitable for residential development where such residentially designated areas are readily serviced by collector and arterial streets suitable for higher levels of traffic (18.16.010.A.3).
- “The CCS Zone supports uses that include retail sales or . . . Residential uses may be allowed within this zone at densities permitted by the High Density Multi-Family Residential (R3) Zone by special use permit when they will not compromise present uses.”

Our use would be compliant with both the R-2 and CCS zonings.

The FLUM has this property designated as Business Commercial. This zoning states “The commercial designation is located along the Interstate 90 / Seltice Way corridor, along Highway 41, Pleasant View Road, a portion of 3rd Ave, and a portion of Spokane Street. The designation supports zoning for commercial and office uses, public buildings, mixed uses in Planned Unit Developments, recreation and park uses, and school uses.”

Our hope is to use this property as a mixed-use, multi-family housing community. However, due to easements and setbacks, the parking requirement under this zoning would make this project undoable. That is why we are asking for the SC5 zoning much like the Smock Project cattycorner to southeast from our site. Our project would meet the Future Land Use Goal Statement for this site.

- Residential Policies
 - #4 Multi-family zones should be applied in areas that have access to arterial and collector streets, areas that may serve as buffers between commercial/industrial uses and lower density single-family zones, and as part of projects involving mixed uses or master planned neighborhoods.
 - #7 Encourage compatible infill development in all neighborhoods based on policies found in the Comprehensive Plan and proposed future land uses.
 - #10 Encourage the rehabilitation of older housing throughout the community.
- Commercial Policies
 - #1 Encourage commercial development within existing, under-utilized commercial areas.
 - #2 Encourage off-corridor circulation for commercial development with limited access.
 - #4 Commercial uses should be considered in areas indicated on the future land use map as suitable for residential/commercial or mixed use with a performance based land use review process.
 - #5 Commercial uses may be considered in other areas designated residential on the future land use map that are near the intersections of major collectors and/or principle and minor arterials and where traffic volumes are greater than 4,000 vehicles per day and reviewed.
- Downtown District Policies
 - #1 Encourage mixed residential/commercial development within the district.

Our project complies with the FLUM Goal Statements for the residential, commercial and downtown district polices. The most recent traffic counts in 2021 by ITD show:

- Eastbound traffic at Seltice Way and Compton Street to be 15,500 vehicles per day.
- Eastbound traffic between Chase Rd. and Compton on Seltice is at 22,500 vehicles per day.
- Westbound traffic at Seltice Way and Spokane Ave is at 22,500 vehicles per day.

Our project would eliminate the two curb cuts off Seltice. We would demolish the old buildings, build new one and modernize this parcel. This project would be funded with LIHTC funds. We would have 22-1 bedrooms, 2-2 bedrooms and 8-3 bedrooms.

Please let me know when I can schedule a pre application meet for this project.

Sincerely,

Nate Wheeler | Development Manager

The Housing Company



File No. 628713

Exhibit 'A'

All of Lots 1, 2, 3 11 and 12 in Block 4 and that part of Lots 4, 9 and 10 in Block 4 lying South of the highway right of way conveyed to the State of Idaho by deed recorded in Book 116 at Page 9; and lying East of the tract conveyed to the City of Post Falls, Idaho by deed recorded in Book 76 at page 392. All in West Fairview Addition to Post Falls, Idaho; according to the plat recorded in Book B of Plats at Page 72, records of Kootenai County, State of Idaho. Together with that part of the vacated West 10 feet of Catherine Street which was vacated by Ordinance #745 of the City of Post Falls, Idaho; a copy of which is recorded February 9, 1994 as Instrument #1340909, together with that part of the vacated alley running East and West through Block 4, West Fairview Addition and attaching to those portions of Lots 1, 2, 3, 4, 9, 10, 11 and 12 above described, which alley was vacated by Ordinance No. 293 of the City of Post Falls, Idaho, a copy of which is recorded as Instrument No. 1217867. Together with that part of vacated 7th Street which was vacated by Ordinance #766 recorded July 7, 1994 and Ordinance #771, recorded September 14, 1994 as Instrument No. 1369871 and described as follows:

A strip of land, 15 feet in width, lying parallel with and adjacent to the northerly right-of-way line of Seventh Street fronting Lots 10, 11 and 12 in Block 4 of West Fairview Addition to Post Falls, said strip of land to terminate easterly at the West right-of-way line of Catherine Street, and to terminate westerly at the easterly right-of-way line of Compton Street as shown on the Record of Survey by W. Brant Morris, P.L.S. 6602, filed in Book 12 at Page 41, Kootenai County Records (Old U.S. Highway 10 as shown on the unrecorded survey by Milton I. Booth, L.S. 748, for Don Kamps, dated June 2, 1972).

WAY

ST

SPokane





201 E. Harrison Avenue ▪ Coeur d'Alene, ID 83814
Ph. 208.664.3095 ▪ Fax 208.664.1772
www.stvincentdepaulcda.org

February 7, 2023

Shelly Enderud, City Administrator
The City of Post Falls
408 N Spokane Street
Post Falls, Idaho 83854

RE: 210 W Seltice Way

Dear Ms. Enderud:

St. Vincent de Paul Salvage Bureau (dba St. Vincent de Paul North Idaho) authorizes The Housing Company to apply for an application for rezoning for the following address: 210 W Seltice Way, Post Falls, ID 83854.

Regards,

Lawrence M. Riley
Executive Director

Committed to Helping Others Help Themselves!

St. Vincent de Paul H.E.L.P Center • ICARE • USDA Child & Adult Care Food Programs • Men's and Women & Children's Emergency Shelters • Referrals Counseling
Affordable Housing • Social Services • Coeur d'Alene, Post Falls & Silver Valley Thrift Stores • Veteran Services • Referrals Counseling • Payee Services • Job
Counseling • Parenting Classes • Responsible Renter Program • Housing First • Agency Networking • Emergency Assistance • Case Management
Trinity Group Homes • Home Visits • Warming Shelter • Life Skills Classes • Homeless Prevention • Father Bill's Kitchen



PRELIMINARY TITLE COMMITMENT ATTACHED

Date: January 10, 2023

File No.: 628713

Property: 210 W. Seltice Way, Post Falls, ID 83854

Buyer/Borrower: The Society Of St. Vincent De Paul In The City of Coeur d'Alene, Inc.

Seller:

In connection with the above referenced transaction, we are providing you with the following contact information. Enclosed please find your Title Commitment.

Listing Agent:

Phone:

Attn:

Selling Agent:

Phone:

Attn:

Lender:

Phone:

Attn:

Buyer/Borrower:

The Society Of St. Vincent De Paul In The
City of Coeur d'Alene, Inc.

Seller:

Yes, it matters where you close.



Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

Escrow Officer

Title Officer

Nick Schug
nick.schug@alliancetitle.com
(208) 895-7916
250 S 5th St., Ste. 100
Boise, ID 83702

Email escrow closing documents to:



In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your Escrow Officer or Title Officer if you answer “Yes” to any of the following:

- ❖ **Will you be using a Power of Attorney?**

- ❖ **Are any of the parties in title incapacitated or deceased?**

- ❖ **Has a change in marital status occurred for any of the principals?**

- ❖ **Will the property be transferred into or from a trust, partnership, corporation or Limited Liability Company?**

- ❖ **Has there been any construction on the property in the last six months?**

Remember, all parties signing documents must have a current driver’s license or other valid government issued photo I.D.



Title Fees & Breakdown

Coverage

Sales Price			
Owners Coverage		Standard Coverage	Extended Coverage
Loan Amount			
Loan Coverage		Standard Coverage	Extended Coverage
Underwriter		Chicago Title Insurance Company	

Title Policy Calculations For Disclosure

Product	CD Disclosed Premiums	Actual Premiums	Premium Adjustments
Loan Policy	\$0.00	\$0.00	(Re-Issue Credit) \$0.00
Owner's Policy	\$0.00	\$0.00	(Short Term Discount. – If Any) \$0.00

Other Borrower Fees

Endorsements:	
Inspection Fee	
Additional Chain	
Closing Protection Letter	

Recording Fees

Idaho	\$15 for a Deed less than 30 pages. \$45 for a Deed of Trust/Mortgage with less than 30 pages. Otherwise, \$10 for the first page, \$3 for each additional page
Montana	\$8.00 per page for a standard/conforming document. Add an additional \$10.00 per document if the document is non-conforming (outside the required margins etc.)
Washington	\$203.50 for the first page of a Deed and \$204.50 for the first page of a Deed of Trust with, \$1 for each additional page
Wyoming	\$12 for the first page, \$3 for each additional page
E-File Fees	
Idaho	An additional \$4.75 per document in Idaho
Washington	An additional \$5.00 (plus sales tax) per document in Washington
Wyoming, and Montana	An additional \$5.00 per document in Wyoming & Montana



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C165B

ALTA Commitment for Title Insurance 8-1-16

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.



- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <<http://www.alta.org/arbitration>>.



CHICAGO TITLE INSURANCE COMPANY

Issuing Agent: Alliance Title & Escrow, LLC
Issuing Office: 250 S 5th St., Ste. 100, Boise, ID 83702
Loan ID Number:
Customer Reference Number:
Issuing Office File Number: 628713
Property Address: 210 W. Seltice Way, Post Falls, ID 83854
Revision Number: _____

SCHEDULE A

1. Commitment date: **December 28, 2022 at 7:30 A.M**

2. Policy or Policies to be issued:

(a) **2006 ALTA® Owner's Policy**

Standard

Extended

Amount:

Premium: \$0.00

Proposed Insured:

(b) **2006 ALTA® Loan Policy**

Standard

Extended

Amount:

Premium: \$0.00

Endorsements:

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in the Land is at the Commitment Date vested in:
The Society Of St. Vincent De Paul In The City of Coeur d'Alene, Inc.

5. The Land is described as follows:

See Attached Exhibit 'A'

Chicago Title Insurance Company

Nick Schug

Authorized Signatory



File No. 628713

Exhibit 'A'

All of Lots 1, 2, 3 11 and 12 in Block 4 and that part of Lots 4, 9 and 10 in Block 4 lying South of the highway right of way conveyed to the State of Idaho by deed recorded in Book 116 at Page 9; and lying East of the tract conveyed to the City of Post Falls, Idaho by deed recorded in Book 76 at page 392. All in West Fairview Addition to Post Falls, Idaho; according to the plat recorded in Book B of Plats at Page 72, records of Kootenai County, State of Idaho. Together with that part of the vacated West 10 feet of Catherine Street which was vacated by Ordinance #745 of the City of Post Falls, Idaho; a copy of which is recorded February 9, 1994 as Instrument #1340909, together with that part of the vacated alley running East and West through Block 4, West Fairview Addition and attaching to those portions of Lots 1, 2, 3, 4, 9, 10, 11 and 12 above described, which alley was vacated by Ordinance No. 293 of the City of Post Falls, Idaho, a copy of which is recorded as Instrument No. 1217867. Together with that part of vacated 7th Street which was vacated by Ordinance #766 recorded July 7, 1994 and Ordinance #771, recorded September 14, 1994 as Instrument No. 1369871 and described as follows:

A strip of land, 15 feet in width, lying parallel with and adjacent to the northerly right-of-way line of Seventh Street fronting Lots 10, 11 and 12 in Block 4 of West Fairview Addition to Post Falls, said strip of land to terminate easterly at the West right-of-way line of Catherine Street, and to terminate westerly at the easterly right-of-way line of Compton Street as shown on the Record of Survey by W. Brant Morris, P.L.S. 6602, filed in Book 12 at Page 41, Kootenai County Records (Old U.S. Highway 10 as shown on the unrecorded survey by Milton I. Booth, L.S. 748, for Don Kamps, dated June 2, 1972).



SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid. An Owner's policy shall be issued for not less than (1) the amount of the current sales price of the land and any existing improvements appurtenant thereto, or (2) if no sale is to be made, the amount equal to the value of the land and any existing improvements at the time of issuance of the policy. A Loan policy shall be for not less than (a) the full principal amount of the indebtedness secured by the insured mortgage and may include up to 20% in excess thereof to cover foreclosure costs, etc., or (b) if the indebtedness is secured by other collateral, then for not less than the unencumbered value of the land or the amount of the loan, whichever is the lesser. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
6. Delivery to and approval by the Company of documentation authorizing transaction and setting forth parties authorized to execute documents on behalf of The Society Of St. Vincent De Paul In The City of Coeur d'Alene, Inc.

Note No. 1: We find no activity in the past 24 months regarding transfer of title to subject property. We note the following transfer of title to subject property:

Warranty Deed

Grantor: Joseph Donald Kamps, Sr. and Lorraine Kamps, Trustees of the Joseph Donald Kamps, Sr. and Lorraine Kamps Family Trust dated the 13th day of September, 1991

Grantee: The Society Of St. Vincent De Paul In The City of Coeur d'Alene, Inc.

Recorded: March 31, 1998

Instrument No.: [1531384](#)

Note No. 2: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$5.74

Year: 2022

Parcel No.: [P9000004001A](#)

Note No. 3: This Company reserves the right to add additional requirements upon receipt of the details of this transaction.

Note No. 4: In the event this transaction fails to close and this commitment is cancelled a fee



CHICAGO TITLE INSURANCE COMPANY

may be charged complying with the state insurance code.

Note No. 5: According to the available County Assessor's Office records, the purported address of said land is:

[210 W. Seltice Way, Post Falls, ID 83854](#)

Note No. 6: We would like to take this opportunity to thank you for your business, and inform you that your Title Officer is Nick Schug, whose direct line is (208) 895-7916.

A copy of our Privacy Policy is available on our website, via email, or paper format upon request. Please contact your Title Officer if you would like to request a copy of our Privacy Policy.



SCHEDULE B - SECTION II

EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
8. Taxes, including any assessments collected therewith, for the year 2023 which are a lien not yet due and payable.
9. Any failure of the Kootenai County Treasurer's Office to provide information on all assessments owed.
10. Special assessments, if any, for the City of Post Falls.
11. Ditch, road and public utility easements as the same may exist over said premises.
12. Easements, reservations, notes and/or dedications as shown on the official plat of West Fairview Addition.



CHICAGO TITLE INSURANCE COMPANY

13. An easement for the purpose shown below and rights incidental thereto as set forth in a document:
Granted To: State of Idaho
Purpose: Right of way for a public highway, hereby an easement for relocation of all irrigation and drainage ditches as may be necessary to proper construction of highway
Recorded: January 27, 1941
[Book 116 of Deeds at Page 9](#)
14. The provisions contained in Right of Way Deed.
Recorded: January 27, 1941.
[Book 116 of Deeds at Page 9](#)
As follows:
Construction or relocation of right of way fencing shall be by and at sole expense of County of Kootenai and grantors further agree no advertising or other signs will be erected on said fence without written consent of Commissioner of Public Works.
15. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a document
Purpose: Rights that may have been acquired by public utilities under franchises granted by the City and the City reserves unto itself the right to construct maintain water lines to enter upon and repair the same upon any part of the vacated alleys
Recorded: May 15, 1991
Instrument No.: [1217867](#)

Assignment of Lease
Assignor: Joseph D. Kamps, Jr. and Julie Kamps
Assignee: Society of St. Vincent DePaul
Recorded: March 31, 1998
Instrument No.: 1531383
16. A Deed of Trust, Security Agreement and Assignment of Rents and Leases to secure an indebtedness in the amount shown below.
Amount: \$594,000.00
Trustor/Grantor: The Society Of St. Vincent De Paul In The City of Coeur d'Alene, Inc., an Idaho nonprofit corporation
Trustee: Pioneer Title Company of Kootenai County
Beneficiary: Idaho Housing and Finance Association, a public body corporate and politic of the State of Idaho
Dated: March 19, 1998
Recorded: March 31, 1998
Instrument No.: [1531388](#)
17. Agreement and the terms and conditions contained therein
Between: United States Security Bank, a Washington Banking Corporation and the Idaho Housing and Finance Association, an independent body corporate and politic
And: St. Vincent De Paul In The City of Coeur d'Alene, Inc., an Idaho nonprofit corporation
Purpose: Intercreditor Agreement
Recorded: March 31, 1998
Instrument No.: [1531389](#)
18. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.

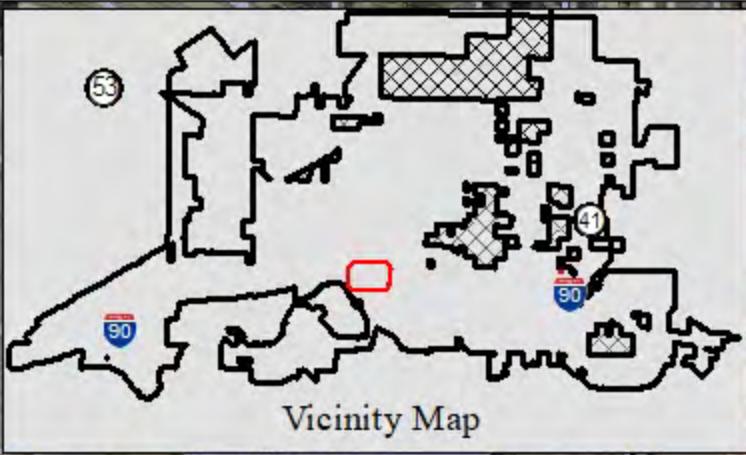
END OF SCHEDULE B



CHICAGO TITLE INSURANCE COMPANY




This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C165B

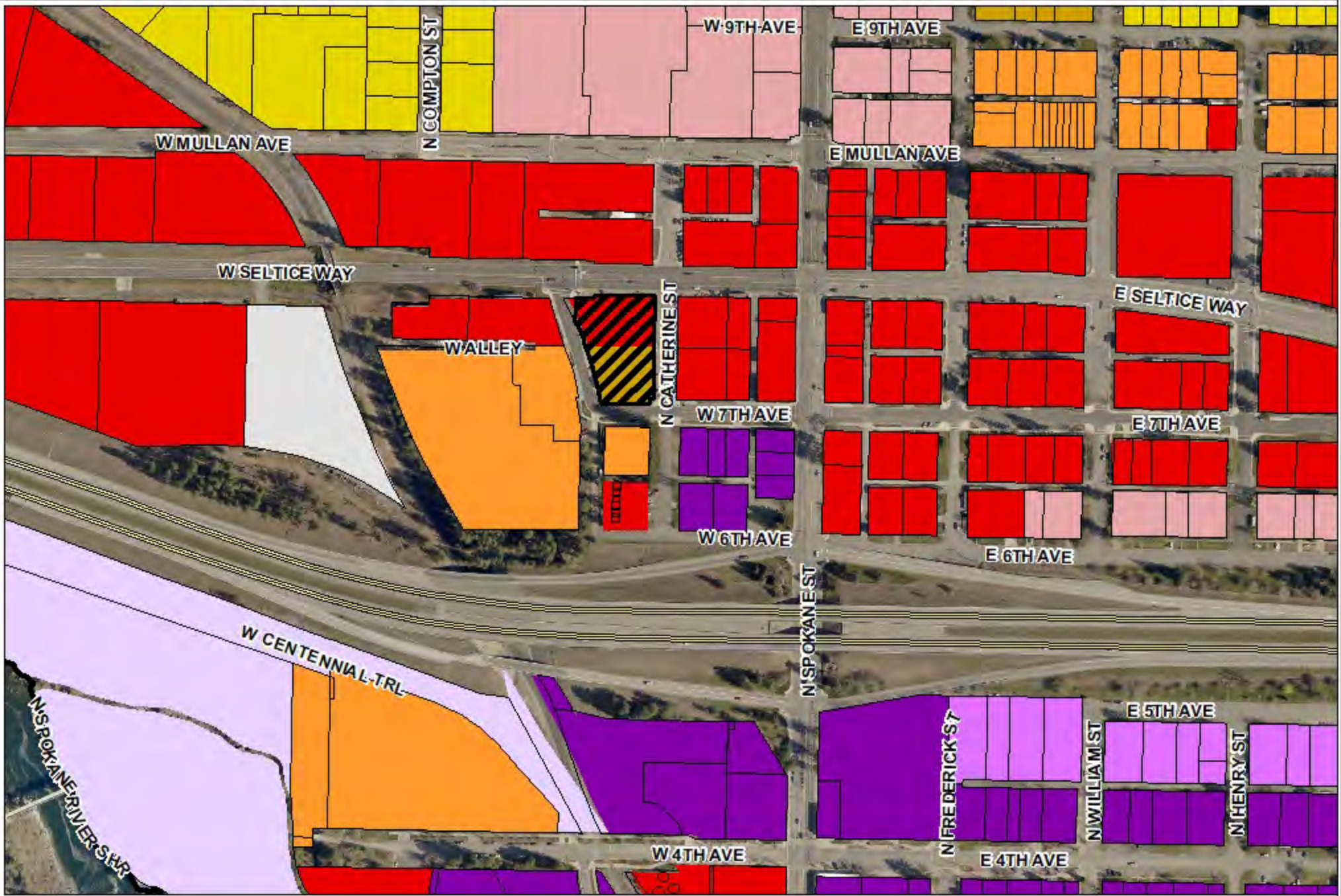


Project Location
 THE HOUSING COMPANY
 File # ZC-23-1



-  Subject Site
 -  City Boundary
 -  Tax Parcels
- Exhibit S-1





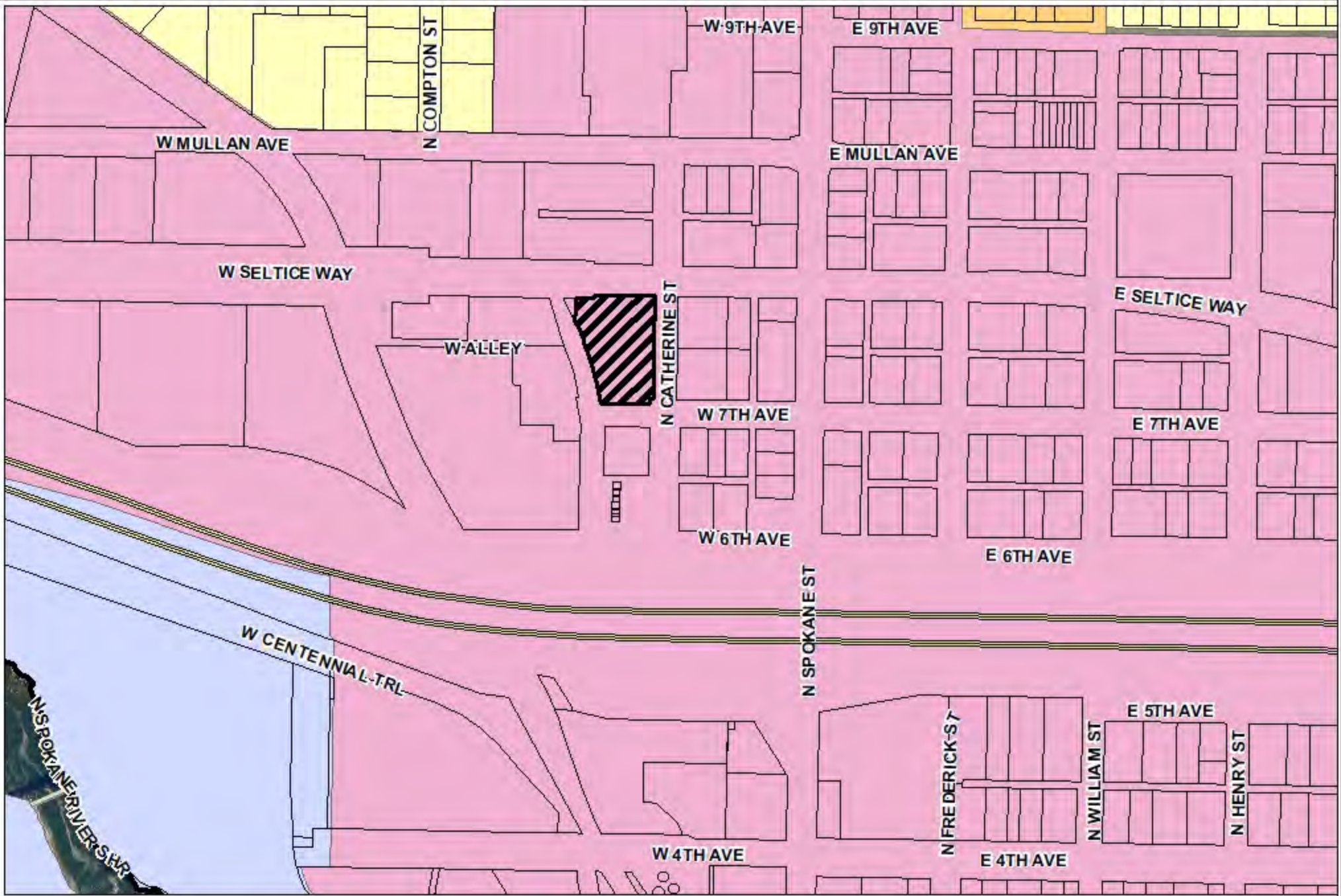
Zoning Map
 THE HOUSING COMPANY
 File # ZC-23-1



- | | | |
|---------------|-----|-----|
| City Boundary | I | SC3 |
| Subject Site | R-1 | SC4 |
| CCS | R-2 | SC5 |
| LC | R-3 | |

Exhibit S-2





Future Land Use Designation
 THE HOUSING COMPANY
 File # ZC-23-1



-  City Boundary
-  Subject Site
-  Business/Commercial
-  Transitional
-  Medium Density Residential
-  Low Density Residential



Amber Blanchette

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Monday, March 20, 2023 10:15 AM
To: Amber Blanchette
Subject: RE: The Housing Company Zone Change File No. ZC-23-1

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

The PFHD has no comment

From: contactus@postfallshd.com <contactus@postfallshd.com> On Behalf Of Amber Blanchette
Sent: Friday, March 17, 2023 12:19 PM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>;
audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill
Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA
GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>;
Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman
<criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden
<danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David
Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>;
Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA
<dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>;
Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eportner@postfalls.gov>; Field
Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>;
Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell
<jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner
<jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter
<jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi
Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley
<jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>;
Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>;
Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>;
Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe
<kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sandsor,
AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn
<marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>;
Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller
<momiller@quantatelcom.com>; Naomi Tierney <ntierney@postfalls.gov>; Pat Knight <pknight@postfallspolice.com>;
PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post
Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus
<rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point
Water <rosspointwater@frontier.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>;
Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman
<speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>;
Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop
<tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M
<warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>;
James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com)

<gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Vicky Jo Carey <vjcarey@aol.com>

Subject: The Housing Company Zone Change File No. ZC-23-1

Good afternoon,

Attached is the notice to jurisdiction for the named zone change for Planning and Zoning on April 11th. The draft staff report will be on the city's website shortly.

Please Note my new email address is amberb@postfalls.gov

Thank you,

Amber Blanchette
Planning Specialist
Phone: 208-457-3338
Email: amberb@postfalls.gov



Fear is an illusion, ready to be overcome...

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

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

Amber Blanchette

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Thursday, March 23, 2023 10:22 AM
To: Amber Blanchette
Subject: FW: The Housing Company Zone Change File No. ZC-23-1
Attachments: ZC Housing Co. NTJ FORM.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.

Hi Amber,

Based on the location of the project, there is no impact to the YPL ROW and we do not have any comments.

Sincerely,

Chad M. Polak
Agent, Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022
Phillips 66

From: Amber Blanchette <amberb@postfalls.gov>
Sent: Friday, March 17, 2023 1:19 PM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Polak, Chad M <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (Zipty) <david.sauer@zipty.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eporter@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sandsor, AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller

<momiller@quantatel.com>; Naomi Tierney <ntierney@postfalls.gov>; Pat Knight <pknight@postfallspolice.com>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Vicky Jo Carey <vjcarey@aol.com>

Subject: [EXTERNAL]The Housing Company Zone Change File No. ZC-23-1

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Good afternoon,

Attached is the notice to jurisdiction for the named zone change for Planning and Zoning on April 11th. The draft staff report will be on the city's website shortly.

Please Note my new email address is amberb@postfalls.gov

Thank you,

Amber Blanchette
Planning Specialist
Phone: 208-457-3338
Email: amberb@postfalls.gov



Fear is an illusion, ready to be overcome...

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Kootenai County Fire & Rescue

Fire Marshal's Office

1590 E. Seltice Way
Post Falls, ID 83854
Tel: 208-777-8500
Fax: 208-777-1569
www.kootenaifire.com

April 3, 2023

Amber Blanchette
Planning Administrative Specialist
amberb@postfallsidaho.org

RE: Notice to Jurisdiction Response

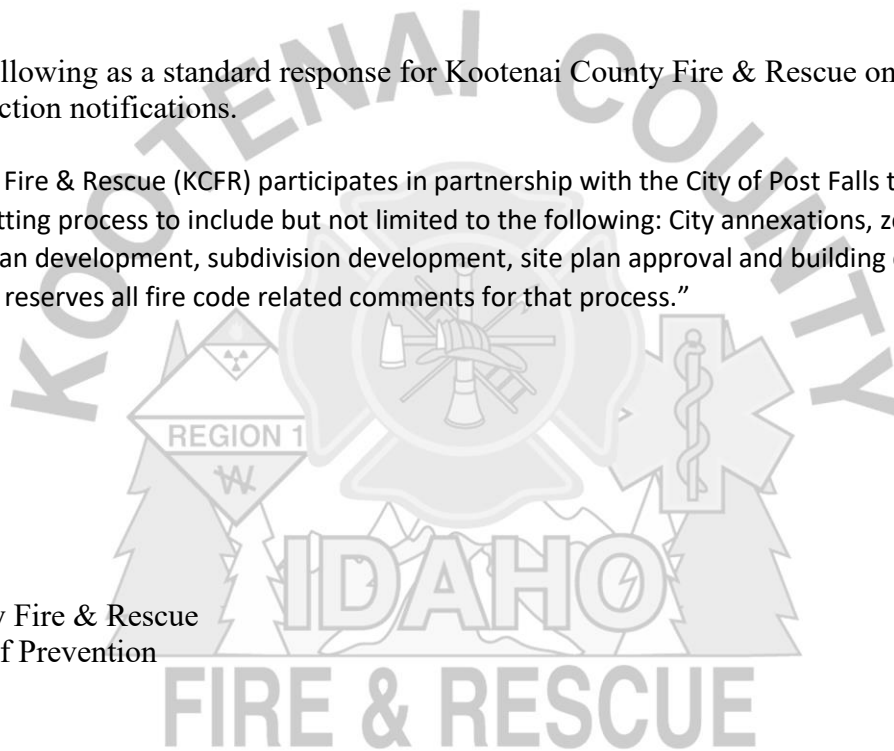
Amber,

Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"Kootenai County Fire & Rescue (KCFR) participates 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,

Jeryl Archer II
Kootenai County Fire & Rescue
Division Chief of Prevention
Fire Marshal





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

June 20, 2022

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 support financial mitigation for smaller developments.

The enrollment status and the capacity of each school for the 2021-2022 school year is listed below. (What these enrollment numbers do not include are the anticipated increase of 50 students per elementary school due to full day kindergarten beginning in the fall of 2022.)

The district will review the current long range facility plan this fall. A copy of the current plan is included with this letter.

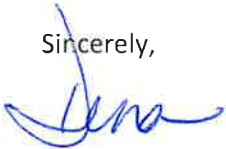
School	2021-2022 Enrollment	Building Capacity
Greensferry Elementary	374	525
Mullan Trail Elementary	340	500
Ponderosa Elementry	420	570
Prairie View Elementary	440	525
Seltice Elementary	440	560

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

Treaty Rock Elementary	415	525
West Ridge Elementary	430	525
Post Falls Middle School	870	920
River City Middle School	630	750
Post Falls High School	1560	1800
New Vision High School	160	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

Amber Blanchette

From: Kristie May <Kristie.May@deq.idaho.gov>
Sent: Tuesday, April 4, 2023 4:04 PM
To: Amber Blanchette
Subject: RE: The Housing Company Zone Change File No. ZC-23-1

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

Good Afternoon,

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

Thank you,
Kristie

Kristie May | Admin Assistant II

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Direct: 208.666.4608
Office Line: 208.769.1422
www.deq.idaho.gov

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

From: Amber Blanchette <amberb@postfalls.gov>
Sent: Friday, March 17, 2023 12:19 PM
To: Ali Marienau <AMarienau@kmpo.net>; aobermueller@cdapress.com; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; eketner@phd1.idaho.gov; Erin Butler <ebutler@sd273.com>; Ethan Porter <eportner@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>;

Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mbylton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krono@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sanders, AECOM <lynn.sanders@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller <momiller@quantatelcom.com>; Naomi Tierney <ntierney@postfalls.gov>; Pat Knight <pknight@postfallspolice.com>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Vicky Jo Carey <vjcarey@aol.com>
Subject: The Housing Company Zone Change File No. ZC-23-1

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good afternoon,

Attached is the notice to jurisdiction for the named zone change for Planning and Zoning on April 11th. The draft staff report will be on the city's website shortly.

Please Note my new email address is amberb@postfalls.gov

Thank you,

Amber Blanchette
Planning Specialist
Phone: 208-457-3338
Email: amberb@postfalls.gov



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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 3-14-2023

Motion to approve as presented by Hampe.

2nd by: Walton

Vote: Hampe – Yes; Ward – Yes; Steffensen – Yes; Walton - Yes

Motion Moved

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.

Greta Gissel – Discussed the need for workforce housing, for locals.

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

None

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- A. **Zoning Recommendation** for the Housing Company Zone Change File No. ZC-23-1 – Jon Manley, Planning Manager, to present a request for a recommendation to City Council to rezone approximately 1.16-acres from a mix of Medium-Density Residential (R2) and Community Commercial Services (CCS) to the SmartCode 5 (SC5) zoning district to construct a mixed-use multi-family community. Requested action is to seek a

recommendation to City Council from a mix of Medium-Density Residential (R2) and Community Commercial Service (CCS) to the SmartCode 5 (SC5) zoning district to construct mixed-use multifamily community on 1.16 acres. It is located just a bit west of the intersection of Spokane St. and Seltice Way on the southwest corner of Catherine St and Seltice. The current land use is an older vacant commercial building as well as older multi-family housing with some tenants currently in them. This site is over the Rathdrum Prairie Aquifer with water and sewer being provided by the City of Post Falls. The south half is the R2 Medium-Density, and the north half is the Commercial. It is surrounded by more SmartCode 5 to the southeast, commercial to the east, west, and north with medium density to the southwest and south.

Zone Change Review Criteria:

- The Future Land Use Map designates this site as Business/Commercial within the Seltice Central Focus area. 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. There are those types of amenities along Seltice, Spokane St and south along 7th that are within walking distance to this site. Encourages higher-density residential uses in the Seltice Central Focus Area. Supports development patterns that improve pedestrian connectivity to the commercial core and seeks opportunities to coordinate investment and planning energies between Seltice Central and City Center.
- Sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health. One may see the benefit of having a balance of work housing near commercial services. Support land use patterns that foster the long-term fiscal health of the community. Is a balance between providing housing with jobs as well as enhanced residential quality of life. There is a bus route north of this site off Spokane St. This would promote compatible, well-designed development; we have design standards that would help assist this policy point. Compatible with surrounding land uses, there are acknowledgements of the infrastructure and services as well as the future traffic patterns being able to facilitate their proposal. This request is considered a compatible infill development. Consider location of multi-family developments in areas that have access to arterial and collector streets; help buffer between higher and lower-intensity development patterns; are part of projects involving mixed use or master planned areas. With the local business community, work to enhance, sustain, and diversify the local economic base by; supporting opportunities related to business "campus" and mixed-use models; coordinate provisions of workforce housing.
- Seltice Way is classified as a Principal Arterial Roadway.
- Again, Seltice Way is a higher road classification to support commercial and high-density residential zones.
- 5th and 6th criteria speak to Limited or neighborhood commercial and industrial and those zones are not being requested.

All agencies have been notified and we received responses from the Highway District with no comments; Yellowstone Pipeline with no impacts; Kootenai County Fire and Rescue will coordinate at time of development, the Post Falls School District remains neutral, and the Department of Environmental Quality has no impact comments.

Hampe – If it were to stay Medium-Density; a mixed Medium-Density R2; what is the highest density that would be allowed there.

Manley – Technically the existing apartments are legal non-conforming because we removed multi-family out of our medium density. So, the most they could do would be townhomes, duplexes, maybe cottages.

Hampe – That's right, okay. I did a little calculation; at 1.16 acres and 32 units it would be somewhere between 27 to 28 units per acre correct?

Manley – Proportionally it sounds close.

Hampe – Does that fall within a SmartCode 5?

Manley – Yes, SmartCode goes by a minimum density and not a maximum density. We talk about traditional zoning with max densities and density bonuses by doing certain things. SmartCode is more performance based and minimum based density and then can go from there. With this code, developers provide on-street parking, swells and these things consume some of the land mass which constricts the number of net units you can yield.

Hampe – The idea behind SmartCode is to gain commercial with high-density residential however, there will be no commercial just high-density?

Manley – I believe they want to do a mixed-use commercial building. Currently, there is commercial and apartments so what they are trying to do is combine the uses into 1 building instead of them being fragmented. Same type of uses on the same block just a different form with a form-based code being smartcode.

Hampe – That makes sense.

Applicant – The Housing Company – Nate Wheeler, Representative – We are in partnership with St. Vincent De Paul. We are also a non-profit however, we focus on multi-family developments, we have one here in Post Falls and 2 in Coeur d'Alene. From Moscow up to Sandpoint we have 9 developments in total we have 40 different apartment complexes across the stat of Idaho with 1 in Montana and we manage another 10. We have kept all our assets, never sold one. Affordable housing is based on an income at the federal level will dictate with a census tract. They may say an affordable median for an area's income is on average \$100,000, we then take a percentage of that and then a percentage for rent based on their income. Individuals that we rent to are usually entry-level first responders, retail workers, weight staff, things of this nature. There is the National Low Income Housing Coalition, and the Idaho Asset Building Network completed an assessment of Idaho to see its income based on the amounts of rent and usually there's a threshold of about 30% of your income should not go anymore to your housing needs and we ae about 25,000 affordable housing units short in the state of Idaho. There are currently 7 buildings on the lot and 4 of them have basements, if we were to develop all buildings will be removed engineered fill would come back in and compaction levels and we would rebuild over the top cleaning up this site. The top right corner of this lot there are 3 fuel tanks that have been closed by DEQ back in 1993 and are still there. With environmental reviews we will determine whether to remove them or leave them. We will most likely remove them as well. Our rendering shows what we would like to develop with 2 stories being the housing units and the 1st floor being commercial, with St. Vincent De Paul's thrift store being there. Our projects are more pedestrian in nature and more carpooling, there is a bus stop within walking distance in front of Gathered restaurant. There are several other food eateries in the area that are within walking distance where they could find employment, this is family centered. There is a school, library, Boys and Girls Club there are some other commercial/industrial businesses within walking distance as well. We have looked at the demographic within the existing St. Vincent De Paul's apartment complexes and it shows that they are more pedestrian in nature, so the parking requirements are fine.

Between, 3 different complexes and a couple of different times per day on 2 different dates on average out of 73 spaces and 32 units only 23-31 spaces were being used so 42 spaces are free. So, with what we are proposing and the parking requirements we feel pretty confident that everything will work. We also concur with everything Mr. Manley had shared.

Steffensen – So, the 2 different lots would be remodeled, everything would go and be rebuilt.

Wheeler – That is correct.

Steffensen – The tanks as well.

Wheeler – Pending a phase 2 inspection, very likely and that would include the asphalt too.

Steffensen – Parking always seems to come up with apartments and how there is never enough. This project is a little deferent due to the development. You mentioned having 60 parking spots total for the apartments and the commercial space.

Wheeler – Correct, based on the SC5 zoning the ratio is 1.5 parking spaces per residential unit. So, with that, it allows us to have a little less if it was a multi-family development. And with the workforce housing there may not be as many vehicles that will be in this lot compared to a market rating development.

Ward – Can you remind me of the height limitations in an SC5.

Manley – The height is 4 stories with a minimum of 2. (Not height issue, more of a stories)

Steffensen – How does that compare to the apartments that are already there, with it being 3 stories?

Ward – The law office behind it is 36' I believe.

Testimony

In Favor: James Casper, with Habitat for Humanity, we are also in the business of developing housing for those that cannot afford market rate housing. It's tough, it is a market-based service and developed by developers and they do not build units in this category for people. So, you have companies such as Habitat for Humanity and St. Vincent De Paul, that create housing that isn't offered by the rest of the market. It is unique and not a typical neighborhood, however, they are the same people living in the same town, and they struggle and may not be living as well as they would like. These projects provide an option the rest of the market will not build. There are always questions about usability and functionality; self-selection happens as well. Those that want more space may choose to not live here however, those without other options will accept these types of units for what they are. We don't know if someone will choose to live in this option if they don't exist. What I do know, is every unit we build, it is in high demand, all other properties that are similar to these that St. Vincent owns are full and have waiting lists. We like to offer our support to this project.

Jon Ingalls – The housing shortage has already been established on March 29th, North Idaho Building Contractors Association mentioned that we have a shortage of 2350 housing units. The affordable housing has an even greater need in our area. In Idaho there are 39,722 very low-income households but only 15,012 affordable rental units available to them. 32 units won't put a big dent in this issue, but we need to make some progress along the way. This project is well conceived and a great fit for this location. The Lynn Peterson and Kathy Reed houses are similar size and scope and are beautifully designed and have enhanced their surroundings greatly. I encourage you to support this zone change with a unanimous recommendation to City Council.

Alan Wolfe – I am here to represent the business community of Post Falls through the Chamber of Commerce, several of us had the opportunity to attend the workshop and saw this project laid out. We felt it really fits what we're all know is needed for workforce housing and St. Vincent De Paul does a great job. On behalf of the Board of Directors with the Post Falls Chamber we encourage a positive recommendation to Council.

Greta Gissel – St. Vincent De Paul has been around for over 75 years, and they have been a staple in our community for people that are in need. What they are doing with the John Bruni's Commons is such a great boon for your community. Not only will it be beautiful, but it'll be something that services your community in ways that are unmeasurable at this point in time. I come from a family that has been active in community service my entire life, I am the Executive Director of Connect Kootenai which is an organization that was formerly known as CDA 2030. It is a nonprofit that exist to create a better tomorrow so that everyone can belong, thrive, and create a positive impact. The primary focus is to address significant housing challenges that residents in Kootenai County face. Here are some statistics, 94% of the 1500 people surveyed last year had their rent increased by an average of \$376. The average rent in Kootenai County is \$1,678 which is an average of 51% of a renter's income and the recommendations are about 30% of income being paid towards housing. This leaves families and individuals struggling each month especially when the average childcare cost for a toddler is on average \$538/month while infant care is about \$623/month. This is 3.1% more than in-state College tuition. Our housing prices are on average around \$500,000 or more and a median income of \$65,000 the cost of homeownership is out of reach for many families. A family of 4 who can earn 120% of our family median income which is about \$82,500 can afford to purchase a home for \$300,090 with a 20% down payment or a home for \$310,000 with an FHA loan. Kootenai County MLS found 38 homes not including a mobile home on lease land within this price range. Our interest is to help with this housing crisis and support our community with projects such as this one.

Katie Huff – I work with Murray Group, and work with our local employers on their employee benefits and their needs. The basic need is affordable housing, they have issues filling the positions due to people not being able to afford to live here. This project is going to help our employers in this area maintain workforce. Our housing in this area is unaffordable and unattainable. Even my family, if I newly relocated here, I am not sure I could. When I speak to others about affordable housing many think of things that are undesirable, right now many people think of the homeless camps and what will it do to our aesthetics, but the reality of a project like this; for example if you donate an hour of your time at the Post Falls Food Bank, you will see families with 2 incomes and children that cannot afford to live and have to choose between buying food or paying rent. I was told a story about a woman in her 60's-70's that raised her family here and has grandkids and the market skyrocketed and her rent went up and she now lives in a field somewhere locally, goes to the foodbank weekly to survive. She will not tell anyone where she is and she isn't one that will speak up about it, but her story is like many and could benefit from a project like this one.

Neutral: None

In Opposition: None

Rebuttal

Wheeler, no need for rebuttal but just a thank you for the comments and to add Mr. Riley received over 14 letters of support for this project, The Housing Company isn't trying to

come in on our own this is a partnership we need that with the city, this St. Vincent, and other community partners, stakeholders, and I just wanted to thank everyone.

Comments:

1. Consistent with Future Land Use Map.
Hampe – It meets it, is shown in business/commercial on the future land use map.
Commission agrees
2. Consistent with the Goals and Policies Found in the Comprehensive Plan.
Steffensen – Staff outlined a bunch of them that were in the packet. Anything specific you guys want to add?
Hampe – It is in walking distance to businesses so it's a good place for higher density project.
3. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.
Ward – It is on a major arterial collector.
Hampe – I think we all agreed it is in an appropriate place, on Seltice Way.
Steffensen – There are already apartment and a business they are basically just expanding a little bit and making it a better situation than what it currently is.
4. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.
We just spoke about this with Seltice
5. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.
Not applicable - there will be neighborhood commercial, but it isn't low density.
6. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.
Not applicable

Motion to recommend approval to City Council finding requested zoning meets approval criteria in the PFMC and as outlined in our deliberations and direct staff to prepare a Zoning Recommendation of SC5 (Hampe)

2nd by: Ward

Vote: Walton – Yes; Steffensen – Yes; Ward – Yes; Hampe- Yes

Moved

- ~~B. **Approve/Deny** Quailview Townhomes Subdivision File No. SUBD-22-15 – Ethan Porter, Associate Planner, to present a request to approve or deny a subdivision of 2.24-acres into 22 twin home lots within the Medium-Density Residential (R2) zoning designation. Requested action is an approval to subdivide 2.25 acres within the Medium-Density Residential (R2) zone into twenty-two (22) lots with one tract. This project is located south of Creative Way, west of Expo Parkway and north of Jacklin; it has three road frontages and is east of the Woodbridge Subdivision. You can see Flippen Storage just north across from Creative Way. The property is currently vacant land, and the water provider will be East Greenacres Irrigation District and wastewater will be provided by the City of Post Falls. To the north is the industrial zone, west is a little R2 and the R1, Woodbridge, and to the south along I-90 is the Commercial. The smallest lot will be about 2,662 square feet~~

**Housing Company, The, Zone Change
File No. ZC-23-1**

**Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: The Housing Company

LOCATION: Generally located at the southwest corner of Catherine St. and Seltice Way.

REQUEST: Rezone approximately 1.16 acres from a mix of Medium Density Residential (R2) and Community Commercial Services (CCS) to SmartCode 5 (SC5) zoning district.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Legal
4. A-4 Vicinity Map
5. A-5 Authorization Letter
6. A-6 Title Report
7. S-1 Vicinity Map
8. S-2 Zoning Map
9. S-3 Future Land Use Map
10. PA-1 PFHD Comments
11. PA-2 YPL Comments
12. PA-3 KCFR Comments
13. PA-4 PFSD Comments
14. PA-5 DEQ Comments
15. P&Z Staff Report
16. Testimony at the public hearing on April 11, 2023, including:

The public hearing was properly noticed and conducted in accordance with the requirements of Idaho Code §§ 67-6511 and 67-6509, and Post Falls Municipal Code (PFMC) § 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to provide testimony and documentation to be taken by the Planning and Zoning Commission (“Commission”) in their application of PFMC §§ 18.16.010 and 18.20.100 when making the Commission’s recommendation to the City Council.

Jon Manley, Planning Manager

Mr. Manley presented the staff report and testified that the requested action is for the Commission to review the request to rezone approximately 1.16 acres in the City of Post Falls from Medium Density Residential (R2) and Community Commercial Service (CCS) zoning to the SmartCode 5 (SC5) zoning district. He explained that the location is on the southwest corner of Catherine St. and Seltice Way. Currently site is developed with an older vacant commercial building as well as some older multi-family housing which is occupied.

Mr. Manley explained that the city of Post Falls will supply water and sewer to the site. He noted that the site is over the Rathdrum Prairie Aquifer. He explained that there is more Community Commercial Service (CCS) to the north, west, and east, with some High Density Residential (R3) zoning to the west and south, and some other SmartCode 5 (SC5) zoning to the Southeast.

Mr. Manley testified that in reviewing zone changes, staff looks at relevant review criteria. He testified that the area is designated Business/Commercial within the Seltice Central focus area on the future land use map. He testified that the Business/Commercial designation promotes a mixture of moderate to 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. He noted that there are those types of amenities along Seltice, Spokane St., and south along 7th that are all within walking distance to this site. He testified that the SC5 zone is an implementing zoning district for the Business/Commercial designation.

Mr. Manley accentuated that the proposal aligns with the applicable focus area. He explained that the Seltice Central focus area specifically calls out encouraging high density residential units in this area. He noted that the area also promotes development patterns that improve pedestrian connectivity to the commercial core and that the city should seek opportunities to coordinate investment in this area. He explained that the proposal satisfies those aspects of the focus area.

Mr. Manley testified as to whether the proposal is in accordance with the goals and policies of the comprehensive plan, illustrating goal one, seven, and fourteen to possibly be relevant and applicable goals. He testified that policies one, two, eight, twenty, and eighty-six, may appropriate for consideration by the Commission.

Mr. Manley testified that zoning should be assigned following consideration of such items such as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features. He explained that Seltice Way is classified as a Principal Arterial Roadway. He noted that future traffic patterns to and from the site are helped from the proximity to Seltice Way that would distribute traffic to and from the subject site.

Mr. Manley testified that commercial and high-density residential zoning is typically assigned along streets with a higher road classification. He explained that the site is located

along Seltice Way (Principal Arterial) and therefore commercial and high-density residential is appropriate in this location.

Mr. Manley testified that limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity. He said that this is not an applicable criterion as they are not asking for those proposed zoning designations.

Mr. Manley testified that the last criteria is Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning. He testified that they are not asking for industrial zoning and therefore the criterion is inapplicable.

Mr. Manley testified that all agencies have been notified; noting that Kootenai County Fire coordinates with the city upon development, and the Post Falls Highway District, Post Falls School District, DEQ, and Yellowstone Pipeline had no comment or remained neutral.

Mr. Manley, in response to a question from the Commission, testified that the existing apartments are pre-existing non-conforming as the city removed multi-family from the existing medium density zoning. He went on to say that SmartCode zoning is performance based with a minimum density, you have to provide on-site parking and improvements that restricts the number of net units you can yield on a parcel.

Applicant's Presentation

Nate Wheeler, The Housing Company

Mr. Wheeler testified that they are a non-profit that focuses on multi-family developments and they are in partnership with St. Vincent De Paul. He noted that they have one other development here in Post Falls and two in Coeur d'Alene. He explained that from Moscow up to Sandpoint we have nine developments in total and have forty different apartment complexes across the state of Idaho.

Mr. Wheeler testified that they have kept all our assets and have never sold one to encourage affordable housing. He explained that affordable housing is based on an income at the federal level dictated by a census track. He asserted that the individuals they rent to are usually entry-level first responders, retail workers, wait staff, things of that nature. He stated that they projects are in high demand.

Mr. Wheeler submitted that there is the National Low Income Housing Coalition, and the Idaho Asset Building Network who completed an assessment of Idaho to see its income based upon the amounts of rent. He explained that usually there is a threshold that about 30% of your income should go toward your housing needs and Idaho is about 25,000 affordable housing units short in the state. He asserted that they would like to make a dent in that number.

Mr. Wheeler testified that there are currently seven buildings on the lot and four of them have basements, if they develop, all buildings will be removed and engineered fill would come back in, and they would rebuild over the top after cleaning up this site. He noted that at on a corner of this lot there are three fuel tanks that were closed by DEQ back in 1993. He explained that with environmental reviews, they would determine whether to remove them or leave them. He presumed that they will likely remove them.

Mr. Wheeler testified that the rendering shows that they would like to develop with two stories being the housing units and the first floor being commercial, with a St. Vincent De Paul's thrift store being there. He expounded that their projects are more pedestrian in nature and there is a bus stop within walking distance in front of Gathered restaurant. He indicated that there are several other food eateries in the area that are within walking distance, the are employment opportunities and the area is family centered. He submitted that there is a school, library, Boys and Girls Club and some other commercial/industrial businesses within walking distance.

Mr. Wheeler testified that they have looked at the demographic within the existing St. Vincent De Paul's apartment complexes and it shows that they are more pedestrian in nature, so the parking requirements are fine and they feel pretty confident that everything will work. He noted that they concurred with everything Mr. Manley had shared.

Mr. Wheeler, in response to a question from the Commission, testified that based on the SC5 zoning the ratio is 1.5 parking spaces per residential unit. So, with that, it allows us to have a little less than if it was a multi-family development. He noted that, with the workforce housing there may not be as many vehicles that will be in this lot compared to a market-rate development.

Public Testimony:

The Commission opened the hearing for public testimony.

James Casper, with Habitat for Humanity

Mr. Casper testified that they are also in the business of developing housing for those that cannot afford market rate housing. He explained that it is tough, it is a market-based service and developed by developers and they do not build units in this category for people. He entreated that, you have companies such as Habitat for Humanity and St. Vincent De Paul, which create housing that is not offered by the rest of the market. He stated that this is unique and atypical neighborhood, however, they are the same people living in the same town, and they struggle and may not be living as well as they would like.

Mr. Casper testified that these projects provide an option that the rest of the market will not build. He asserted that there are always questions about usability and functionality; self-selection happens as well. He argued that those who want more space may choose to not live here however, those without other options will accept these types of units for what they are. He opined that we don't know if someone will choose to live in this option if they don't exist.

He declared that every unit we build, is in high demand, all other properties that are similar to these that St. Vincent owns are full and have waiting lists. He testified that they would like to offer their support to this project.

Jon Ingalls

Mr. Ingalls testified that the housing shortage has already been established and on March 29th, North Idaho Building Contractors Association mentioned that we have a shortage of 2350 housing units. He pleaded that affordable housing has an even greater need in our area. He explained that in Idaho there are 39,722 very low-income households but only 15,012 affordable rental units available to them. He said that 32 units won't put a big dent in this issue, but we need to make some progress along the way. He testified that this project is well conceived and a great fit for this location. He illustrated that the Lynn Peterson and Kathy Reed houses are comparable size and scope and are beautifully designed and have enhanced their surroundings. He encouraged the Commission to support this zone change with a unanimous recommendation to City Council.

Alan Wolfe

Mr. Wolfe testified that he was there to represent the business community of Post Falls through the Chamber of Commerce. He explained that several of them had the opportunity to attend the workshop and saw this project laid out. He advocated that this really fits what we all know is needed for workforce housing and St. Vincent De Paul does a great job. He championed, on behalf of the Board of Directors with the Post Falls Chamber, that they encourage a positive recommendation to Council.

Greta Gissel

Ms. Gissel testified that St. Vincent De Paul has been around for over 75 years, and they have been a staple in our community for people that are in need. She asserted that what they are doing with the John Bruni's Commons is such a great boon for your community. She stated that not only will it be beautiful, but it'll be something that services your community in ways that are unmeasurable at this point in time. She stated that she comes from a family that has been active in community service her entire life, she is the Executive Director of Connect Kootenai which is an organization that was formerly known as CDA 2030. She explained that it is a nonprofit that exists to create a better tomorrow so that everyone can belong, thrive, and create a positive impact. She declared that their primary focus is to address significant housing challenges that residents in Kootenai County face.

Ms. Gissel testified that 94% of the 1500 people surveyed last year had their rent increased by an average of \$376. He expounded that the average rent in Kootenai County is \$1,678 which is an average of 51% of a renter's income and the recommendations should be about 30% of one's income being paid towards housing. She maintained that this leaves families and individuals struggling each month especially when the average childcare cost for a toddler is on average \$538/month while infant care is about \$623/month. She noted that this is 3.1% more than in-state college tuition.

Ms. Gissle testified that our housing prices are on average around \$500,000 or more and a with area median income of \$65,000 the cost of homeownership is out of reach for many families. She explained that a family of four who can earn 120% of our area's median income which is about \$82,500 can afford to purchase a home for \$390,000 with a 20% down payment or a home for \$310,000 with an FHA loan. She asserted that Kootenai County MLS found thirty-eight homes, not including a mobile home on leased land, within that price range. She stated that their interest is to help with this housing crisis and support our community with projects such as this one.

Katie Huff

Ms. Huff testified that she works with Murray Group and works with our local employers on their employee benefits and their needs. She stated that the basic need is affordable housing, employers have issues filling their positions due to people not being able to afford to live here. She asserted that this project is going to help our employers in this area maintain workforce. She affirmed that our housing in this area is unaffordable and unattainable. She noted that even her own family, if she were to newly relocate here, could not afford it. She storied that many people associate affordable housing with things that are undesirable, right now many people think of the homeless camps and what will it do to our aesthetics, but the reality of a project like this is that it is families with two incomes and children that cannot afford to live and have to choose between buying food or paying rent. She professed that she was told a story about a woman in her 60's-70's that raised her family here and has grandkids and when the market skyrocketed and her rent went up, she was forced to go live in a field somewhere, having to go to the foodbank weekly to survive. Ms. Huff implored that this woman, like many others, could receive help from a project like this one.

Deliberations: After the public hearing was complete the hearing was closed, and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria in City Code sections 18.16.010 and 18.20.100.

C. EVALUATION OF ZONE CHANGE APPROVAL/REVIEW CRITERIA:

C1. Amendments to the zoning map should be in accordance with the Future Land Use Map.

Based on the testimony supplied and the staff report, The Future Land Use Map in the Comprehensive Plan designates this area as Business/Commercial and it is within the Seltice Central Focus Area.

The Commission finds the at the applicable focus area supports the promotion of higher-density residential uses in the area, boosting support for retail and commercial uses, which is what this proposal will provide.

The Commission finds that SC5 zoning is and implementing zoning district and follows the key policies of the Seltice Central Focus Area and therefore the proposed SC5 zoning is in accordance with the Future Land Use Map.

C2. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.

Based on the testimony provided and the staff report, the Commission finds the requested zone change being consistent with the goals and policies contained in the comprehensive plan and that the proposal is consistent with the following relevant goals and policies:

Goals:

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 this area supports higher density development and within walking distance to commercial and service needs. As such, this proposal supports an allocation of land use types that support the community needs and foster the City's long-term sustainability by growing the local economy.

Policies:

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service;
Impact Fees are paid at the time or permit issuance to aid in mitigating impacts and maintain/enhance community levels of service.
- Foster the long-term fiscal health of the community;
The rezone will supply the opportunity for more new business(es) that will help further long-term fiscal health of the community.
- Maintain and enhance resident quality of life;
The proposed SC5 zone and mixed-use residential project will enhance the resident's quality of life in that area by providing opportunities for a work/live area.
- Promote compatible, well-designed development;
Development will be required to meet City design standards through the Site Plan Review process.
- Implement goals and policies of the comprehensive plan, related master plan and/or facility plans.
Transportation impacts, and sewer and water capacity are reviewed by City staff. Any predicted inadequacies identified are addressed and/or have a plan on how to be brought into compliance with the relevant master plans. No inadequacies were found by staff about the revised zoning request.

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

- Future land use mapping;

See Exhibit S-3: Future Land Use Map. This factor is covered in the analysis contained in Criteria 1.

- Compatibility with surrounding land uses;
The proposed zoning designation and associated uses is compatible with the surrounding land uses.

- Infrastructure and service plans;
Sanitary Sewer for the location is currently located adjacent to the subject property and existing buildings upon the property are serviced by the City's water reclamation system. The property requesting the zone change is identified in the City of Post Falls Water Reclamation Master Plan as being serviced by the referenced sewer main. 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 supply service and the City is willing to serve to 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 City of Post Falls would service water. A water main is currently found within the subject property and covered with the necessary easement to the public. The property requesting the zone change is shown in the City of Post Falls Water Master Plan as being serviced by the referenced water main. The requested zoning is in conformance with the land use assumptions within the City's Water Master Plan.

- Existing and future traffic patterns;
The property is adjacent to 7th Ave., Compton St., Catherine St. And Seltice Way. The Signalized intersection of Seltice Way / Compton St. Is located at the northwest corner of the property. Frontage improvements are in place along Seltice Way, Compton St and 7th Ave. Missing improvements along Catherine St. Along with modifications to existing improvements would need to be completed with any site redevelopment. Future traffic patterns to/from this would be directed to Compton St., 7th Ave. And Catherine St. Access along Seltice Way would be restricted.

The site is benefitted from the proximity to Seltice Way, a Principle Arterial Roadway with signalized access from Compton St.

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

This proposal advances and promotes development and improvements consistent with the comprehensive plan as well as the transportation, sewer, and water master plans.

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

This site is compatible infill development of a vacant and under-utilized property.

C3. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.

Streets/Traffic:

Seltice Way is a classified Principal Arterial Roadway. There is sufficient capacity on Seltice Way to meet anticipated growth requirements in the area beyond the year 2035 (City of Post Falls currently Transportation Master Plan Model), with planned improvements. Rezoning of the subject property to SC5 would not materially alter projected traffic patterns, volumes, or levels of service.

Compton St., Catharine St. And 7th Ave. are local roadways and can direct traffic to adjoining and nearby arterial roadways (Seltice Way and Spokane St.)

Future traffic patterns to/from this site are benefitted from the existing traffic signal at the intersection of Seltice Way / Compton St., along with a right turn allowance to Spokane St. From 7th Ave.

Water and Sanitary Sewer:

The City of Post Falls will supply water service and sanitary sewer service which currently exist on the site. The requested zoning is in conformance with the land use assumptions within the City's Water and Water Reclamation Master Plans.

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

The City's Water and Water Reclamation Systems have the capacity to supply service and the City is willing to serve to the property at the requested zoning designation. The proposed zoning is compatible with the land uses predicted within the City's Master Planning. Current capacity of the City's Water Reclamation System is not a guarantee of future service.

Compatibility with Existing Development and Future Uses:

The proposed SmartCode SC5 is adjacent to existing similar uses, commercial and higher-density residential and is therefore compatible with existing development and future uses.

Future Land Use Designation:

This factor is covered in the analysis contained in Criteria 1.

Community Plans:

None.

Geographic/Natural Features:

The Commission finds the site has no geographic or other natural features that would affect development of the site.

C4. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.

The Commission finds the site is located adjacent to Seltice Way (Principal Arterial) and near the I-90 Interchange at Spokane Street (Exit 5) and therefore would place commercial and higher density residential along streets with a higher road classification, satisfying this criterion.

C5. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.

The Commission finds this criterion inapplicable to the request.

C6. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

The Commission finds this criterion inapplicable to the request.

D. RECOMMENDATION OF THE COMMISSION:

Housing Company Zone Change, File No. ZC-23-1: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence, testimony, and comments. A motion to recommend approval of the recommended zoning was made, the motion carried unanimously. The Planning and Zoning Commission hereby recommends that City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets all the applicable approval criteria for applicant's request for SmartCode SC5 zoning.

5/17/23 _____
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.

Amber Blanchette

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Monday, May 15, 2023 8:44 AM
To: Amber Blanchette
Subject: FW: The Housing Company Zone Change File No. ZC-23-1
Attachments: CC ZC Housing Co. NTJ FORM.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.

Good Morning Amber,

Based on the location of the project, there will be no impact to the YPL pipeline ROW and we do not have any comments on the attached.

Sincerely,

Chad M. Polak
Agent, Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022
Phillips 66

From: Amber Blanchette <amberb@postfalls.gov>
Sent: Friday, May 12, 2023 12:53 PM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Polak, Chad M <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eportner@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfallsidaho.org>; lauriep@kootenaifire.com; Lynn Sandsor, AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn

<marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller <momiller@quantatel.com.com>; Naomi Tierney <ntierney@postfalls.gov>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Vicky Jo Carey <vjcarey@aol.com>

Subject: [EXTERNAL]The Housing Company Zone Change File No. ZC-23-1

This Message Is From an External Sender
This message came from outside your organization.

[Report Suspicious](#)

Good morning,

Attached is the notice to jurisdiction for the named zone change; for the Council Meeting on June 6th. The draft staff report will be on the city's website shortly.

Please Note my new email address is amberb@postfalls.gov

Thank you,

Amber Blanchette
Planning Specialist
Phone: 208-457-3338
Email: amberb@postfalls.gov



Fear is an illusion, ready to be overcome...

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

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

Amber Blanchette

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Tuesday, May 16, 2023 7:26 AM
To: Amber Blanchette
Subject: RE: The Housing Company Zone Change File No. ZC-23-1

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

The PFHD has no comment.

From: contactus@postfallshd.com <contactus@postfallshd.com> **On Behalf Of** Amber Blanchette
Sent: Friday, May 12, 2023 11:53 AM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>;
audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill
Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA
GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>;
Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman
<criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden
<danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David
Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>;
Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA
<dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>;
Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eporter@postfalls.gov>; Field
Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>;
Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell
<jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner
<jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter
<jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi
Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley
<jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>;
Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>;
Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>;
Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe
<kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfallsidaho.org>; lauriep@kootenaifire.com; Lynn Sandsor,
AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn
<marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>;
Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller
<momiller@quantatelcom.com>; Naomi Tierney <ntierney@postfalls.gov>; PFHD <contactus@postfallshd.com>; PFPD
<admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber
<pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale
<rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>;
Ryan Goff <ryan.goff@tdstelecom.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>;
Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman
<speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>;
Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop
<tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M
<warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>;
James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com)

<gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Vicky Jo Carey <vjcarey@aol.com>

Subject: The Housing Company Zone Change File No. ZC-23-1

Good morning,

Attached is the notice to jurisdiction for the named zone change; for the Council Meeting on June 6th. The draft staff report will be on the city's website shortly.

Please Note my new email address is amberb@postfalls.gov

Thank you,

Amber Blanchette
Planning Specialist
Phone: 208-457-3338
Email: amberb@postfalls.gov



Fear is an illusion, ready to be overcome...

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

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Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing to express my enthusiastic support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. A project aimed at providing affordable housing to low-income families and individuals in North Idaho.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission. Since the 1950's, Avista/WWP has partnered and supported St. Vincent de Paul on many of the campaigns to improve basic human needs for citizens across North Idaho. Avista will continue this support knowing that Workforce Housing is the biggest challenge this community has experienced in decades.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.
Sincerely,





BOYS & GIRLS CLUBS
OF KOOTENAI COUNTY

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing to express my support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed at 210 West Seltice Avenue, Post Falls. This project will help provide affordable housing to low-income families and individuals in North Idaho.

St. Vincent de Paul North Idaho is committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

Please support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

Mark Kuhnhausen
Executive Director



CDAIDE.PO Box 1042.Coeur d'Alene, ID 83816

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

April 7, 2023

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing because I want to express my support for St. Vincent de Paul's North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. This will help provide much needed affordable housing to low-income families and individuals in our region.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission.

Workforce Housing is particularly important in our region due to the increased cost of living we have seen over the past few years but the lack of increased wages for many of our service industry workers. They fulfill an essential role in the commerce of our region as the businesses they work for bring tourism dollars into our community.

I think St. Vincent de Paul's project is critical to our community and I encourage you to support the rezoning to ensure its success. Let's work together to make our region a place where people can afford to live and work.

Sincerely,

Jason Nye
Executive Director
CDAIDE

Children's Village is a trauma responsive safe haven, restoring trust and hope for children and families who experience abuse, neglect, or are in crisis.



May 19, 2023

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

Re: St. Vincent de Paul North Idaho

Mr. Manley:

I am reaching out to you regarding the discussion of zone change requested by St. Vincent de Paul. In service to our community for over 34 years, Children's Village serves our community through respite housing and emergency shelter for children aged 0-12 male and 0-18 female.

Over the last three years, we have experienced a surge in need for our shelter and respite services; the rate of homelessness that has caused this surge has been a concern for Children's Village. While we *are* able to take the children and sibling groups within our age groups, we are not able to retain the family unit due to our inability to serve their parents and older siblings.

Though I do not know the solution to our problem, I do encourage the planning department to holistically consider the compounded issue at hand, and any solutions that can contribute to the solve.

North Idaho is beautiful because of our ability to take care of each other. Given the opportunity to make changes to appropriate rules that could change our community safety net, I encourage you to do so.

If ever we can assist you in this goal, please don't hesitate to ask.

With gratitude for your time,

Vanessa Moos, MPA
Chief Executive Officer
vmooos@thechildrensvillage.org
Children's Village

Exhibit PC-4



Connect Kootenai

April 6, 2023

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: St. Vincent de Paul

Dear Mr. Manley:

I am writing to express the need for projects that support our local workers. The St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls is a project aimed at providing affordable housing to low-income families and individuals in North Idaho.

Connect Kootenai is a nonprofit organization dedicated to protecting and preserving local worker housing. We have been entrusted with the Regional Housing Growth Issues Partnership, www.rhgiip.com. Housing is our primary focus and projects like this help keep our communities alive, our culture preserved, and help those who have been impacted by the housing crisis.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

A handwritten signature in red ink that reads "Greta Gissel".

Greta Gissel
www.connectkootenai.org
greta@connectkootenai.org
418 E. Lakeside Ave.
Coeur d'Alene, ID 83814
208-450-2620



May 19, 2023

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing to express Disability Action Center's enthusiastic support for the St. Vincent de Paul North Idaho Workforce Housing mixed use project proposed for 210 West Seltice Avenue in Post Falls. This project aimed at providing affordable housing to low-income families and individuals in North Idaho is desperately needed, and to have St. Vincent DePaul heading up the project is a major plus.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

We urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need with a positive result for those people and for the community as a whole.

We are as strong as all our pieces. Thank you for your consideration.

Sincerely,

Mark Leeper, Executive Director

Exhibit PC-6

505 N. MAIN ST.
MOSCOW . IDAHO 83843
infos@dacnw.org
208.883.0523 VOICE.TTY
1.800.475.0070
208.883.0524 FAX

330 5TH STREET
LEWISTON, IDAHO 83501
infolew@dacnw.org
208.746.9033 VOICE.TTY
1.888.746.9033
208.746.1004 FAX

3726 E. MULLAN AVE.
POST FALLS, IDAHO 83854
info@dacnw.org
208-457-3891 VOICE.TTY
208-457-3893 FAX

25 W MAIN, 3RD FLOOR N2
SPOKANE, WASHINGTON 99201
mels@dacnw.org
208.618.1191



Transforming lives for homeless children & their families

April 10, 2023

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing to express my enthusiastic support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. A project aimed at providing affordable housing to low-income families and individuals in North Idaho.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission. St. Vincent de Paul has a successful history of opening, accommodating, and maintaining a variety of housing for vulnerable and greatest need housing populations.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Cindy Wood".

Cindy Wood
Executive Director
Family Promise of North Idaho
501 E Wallace Ave.
Coeur d'Alene, ID 83814

PO Box 3682

Coeur d'Alene, ID 83816

208-777-4190

www.FamilyPromiseNI.org

HELP * HOPE * HOME



Exhibit PC-7



Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing to express my enthusiastic support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. A project aimed at providing affordable housing to low-income families and individuals in North Idaho.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Carrie Ward". The signature is fluid and cursive, with the first name being more prominent.

Carrie Ward
Executive Director
HomeShare Kootenai County, Inc.

Exhibit PC-8



KootenaiHealth

2003 Kootenai Health Way
Coeur d'Alene, ID 83814
208.625.4000 tel
kh.org

April 21, 2023

Mayor Ron Jacobson and Councilmembers
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: Letter of Support for St. Vincent de Paul North Idaho

Dear Mayor Jacobson and Councilmembers:

We are writing to express support for the St. Vincent de Paul North Idaho Workforce Housing mixed-use project, proposed for 210 West Seltice Avenue, Post Falls. This project is aimed at providing affordable housing to low-income families and individuals in North Idaho.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a strong example of that commitment and extension of that mission.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

We urge you to support this project to help provide affordable housing. Together, we can make a difference in the lives of those in our community.

Thank you for your consideration.
Sincerely,

Jon Ness
CEO, Kootenai Health

Chad Murray
Board Chair, Kootenai Health Foundation



**Mountain
West Bank**

101 Ironwood Dr., Suite 210 | Coeur d'Alene, ID 83814

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing to express my enthusiastic support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. A project aimed at providing affordable housing to low-income families and individuals in North Idaho.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

Mountain West Bank looks for opportunities to support community partners and has a history of collaboration with St. Vincent de Paul of North Idaho. This project would be a positive impact in the community and seek to support the growing need of housing for those most in need.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

Scott C. Anderson

President and Chief Executive Officer

p: (208) 415-5581

c: (509) 630-1647

scanderson@mountainwestbank.com

101 Ironwood Drive, Suite 210

Coeur d'Alene, ID 83814

Exhibit PC-10

Today. Tomorrow. Together.

MountainWestBank.com |  **FDIC**



MURRAY GROUP

EMPLOYEE BENEFITS CONSULTING

Mark Woodworth
Vice President of Sales
mark@murraygr.com | 208.765.2620

April 5, 2023

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Hello Jon:

I am writing to express my enthusiastic support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. This project is aimed at providing affordable housing to low-income families and individuals in North Idaho.

As a benefits consulting firm, we see firsthand the struggle many of our clients are having to fill all the jobs they are offering. In fact, there are many manufacturers in Post Falls that have increased wages drastically, but those increases can't keep up with the cost of living in our community. Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this Workforce Housing project is a perfect example of that commitment and extension of their mission.

I urge the City of Post Falls to support the rezoning of this project to ensure its success. Together, we can all make a difference in the lives of those in our community who are most in need, and those that want to employ them.

Thank you for your consideration.

Sincerely,

Mark Woodworth

Exhibit PC-11



NEWBY-GINNINGS of North Idaho, Inc.
570 S Clearwater Loop Unit A
Post Falls, ID 83854
208-610-6996

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing to express my enthusiastic support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. A project aimed at providing affordable housing to low-income families and individuals in North Idaho.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission. Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

Newby-ginnings also serves those in need with well over 5500 Veteran, active military and Gold Star Families enrolled in our program. Every day we encounter hard working families that are struggling to avoid homelessness or find housing that they can afford.

It is with great excitement that I have learned about this project. Please know that all of us at Newby-ginnings whole-heartedly support the proposal.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you so much for your consideration. Please feel free to contact me at any time if I can answer any questions.

Sincerely,

Theresa Hart
Founder/Executive Director
Newby-ginnings of North Idaho, Inc.
Mother of SPC Nicholas Newby
KIA Baghdad, Iraq 7-7-11

Exhibit PC-12

In Loving Memory of SPC Nicholas Newby, KIA 7-7-11, Baghdad, Iraq



NORTHWEST SPECIALTY HOSPITAL

QUALITY CARE SINCE 2003 | PROUDLY OWNED AND OPERATED BY PHYSICIANS

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing to express my enthusiastic support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. A project aimed at providing affordable housing to low-income families and individuals in North Idaho.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

Rick Rasmussen

Northwest Specialty Hospital, CEO



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District



April 6, 2023

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

On behalf of Panhandle Health District (PHD), I am writing to express my enthusiastic support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. A project aimed at providing affordable housing to low-income families and individuals in North Idaho.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission. Everyday PHD encounters patients and clients that are challenged by the housing crisis in North Idaho. PHD is frequently unable to hire due to the inability of applicants to find affordable housing.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

Don Duffy
District Director
208-415-5163

Exhibit PC-14

Hayden –
Kootenai County
8500 N. Atlas Rd.
Hayden, ID
83835
208.415.5100

Sandpoint –
Bonner County
2101 W. Pine St.
Sandpoint, ID
83864
208.263.5159

Kellogg –
Shoshone County
35 Wildcat Way
Kellogg, ID
83837
208.786.7474

Bonnors Ferry –
Boundary County
7402 Caribou St.
Bonnors Ferry, ID
83805
208.267.5558

St. Maries –
Benewah County
137 N. 8th St.
St. Maries, ID
83861
208.245.4556



April 17, 2023

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing to convey support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. A project aimed at providing affordable housing to low-income families and individuals in North Idaho.

The Post Falls Food Bank serves the population that will benefit greatly from more affordable housing. It is the single greatest need in Kootenai County. For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Leslie Orth", with a long horizontal line extending to the right.

Leslie Orth, Executive Director
Post Falls Food Bank

Exhibit PC-15



850 North 4th Street
Coeur d'Alene, ID 83814
(208) 664-9303
SafePassageID.org

Sally A. Winn, CEO

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

BOARD OF DIRECTORS

Nancy Almond
Heather Case
Megan Dardis-Kunz
Randee Goodwin
Megan Lorincz
Dana Morris Lee
Deborah Rose
Marvin Sears
Laura Tenneson

April 7, 2023

Dear Mr. Manley:

I am writing to express my enthusiastic support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. A project aimed at providing affordable housing to low-income families and individuals in North Idaho.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community and the vast majority of domestic violence survivors escaping violent homes.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sally A. Winn, J.D.', with a large, sweeping flourish extending to the right.

Sally A. Winn, J.D.
CEO

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing to express my enthusiastic support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. A project aimed at providing affordable housing to low-income families and individuals in North Idaho.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission.

St. Vincent de Paul has generously donated warehouse space to Safety Net for use by our nonprofit for over a year. This gift has allowed our nonprofit to serve young adults aging out of foster care with furnishings for their first apartments.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

Jenny Hurd | Program Director
Safety Net InlandNW
T: 509-868-6781 | E: admin@safetynetinlandnw.org
PO Box 13706 | Spokane Valley, WA 99213



Safety Net
— InlandNW —



The Salvation Army Ray & Joan
Kroc Corps Community Center

1765 W Golf Course Road
Coeur d'Alene, Idaho 83815
208.667.1865 Phone
206.298.4130 Fax

www.kroccda.org

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing to express my enthusiastic support for the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. A project aimed at providing affordable housing to low-income families and individuals in North Idaho.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

Don Gilger

Major Don Gilger | Executive Director

The Salvation Army Kroc Center

1765 W Golf Course Rd | Coeur d'Alene, ID 83815

208.217.3855 | www.kroccda.org



Exhibit PC-18

FRIENDS. LEARN. LIVE. HEALTH. ARTS. NEIGHBORHOOD. FITNESS. EN
ETHER. ACT. COMMUNITY. TEACH. BELIEVE. GIVE. FAMILY. DREAM
H. FRIENDS. LEARN. SPLASH. LAUGH. HEAL. INSPIRE. **PLAY.** BELIEVE

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

On behalf of United Way of North Idaho, I am writing in support of the St. Vincent de Paul North Idaho Workforce Housing, mixed use project proposed for 210 West Seltice Avenue, Post Falls. As I have learned, the project is aimed at providing affordable housing to low-income families and individuals in North Idaho.

Since our first report in 2016, the ALICE Project (www.UnitedForALICE.org/Idaho) shows us that more than 40% of households in Kootenai County are struggling to make ends meet. Most of those are working, but still struggling to meet the increasing costs of living.

For over 75-years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission. We are proud to have partnered with them for years, and will continue to do so.

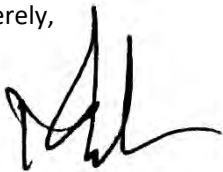
Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community.

Our role in the Regional Housing and Growth Issues Partnership has shown us there are options for keeping housing costs reasonable for future generations; and one of them is affordable worker housing.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,



Mark A. Tucker, MNM
Executive Director
United Way of North Idaho

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

April 18, 2023

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

Please consider my heartfelt support of the St Vincent de Paul Idaho Workforce Housing and Mixed-Use project at 210 W. Seltice Ave., Post Falls.

As a Realtor in this community for almost 40 years, I recognize that the need for workforce housing is more crucial than it has ever been. This project would provide much needed affordable housing to low-income families and individuals in North Idaho.

In addition, I believe the Mixed Use designation would provide a welcomed retail opportunity for the residents of Post Falls and provide a much needed revenue source for St. Vincents, which has served those in need in our community for over 75 years.

In conclusion, the project will greatly improve the beauty and function of this property on E. Seltice when it replaces the existing structures located there now.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Pat Krug". The signature is written in a cursive, flowing style.

Patricia Krug
Designated Broker and Co-Owner Windermere Coeur d'Alene Realty
Coeur d'Alene Post Falls Hayden

DONALD R. SMOCK

Jon Manley
Planning Manager
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

April 19, 2023

RE: SVDP North Idaho – Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

Please consider my support of the St Vincent de Paul Idaho Workforce Housing and Mixed Use proposal for 210 W. Seltice Ave., Post Falls.

As the next door land owner of a Post Falls city block, I recognize that this project will greatly improve an underdeveloped, and quite frankly, unattractive property. It will also bring significant value to the community by providing a crucial need for workforce housing. Many hard-working citizens in our community are struggling to afford market-rate rents and this project will help serve that need.

I urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Thank you for your consideration.

Sincerely,

Donald R. Smock President
Windermere Coeur d'Alene Realty
Coeur d'Alene Post Falls Hayden
1616 Seltice Way, Post Falls, Idaho, 1000 NW Blvd CDA, Idaho



May 25, 2023

Jon Manley
Planning Manager
City of Post Falls
408 N. Spokane St.
Post Falls, ID 83854

Re: SVDP North Idaho - Letter of Support for Zone Change #ZC-23-1

Dear Mr. Manley:

I am writing to express Innovia Foundation's support for the St. Vincent de Paul North Idaho Workforce Housing mixed-use project proposed for 210 West Seltice Avenue, Post Falls. This project is aimed at providing affordable housing to low-income families and individuals in North Idaho. For over 75 years, St. Vincent de Paul North Idaho has committed to serving those in need, and this project is a perfect example of that commitment and extension of that mission.

Workforce Housing is particularly important because it will provide housing for people who work in our community but cannot afford market-rate rents. This includes essential employees who play a critical role in our community. We urge you to support the rezoning of this project to ensure its success. Together, we can make a difference in the lives of those in our community who are most in need.

Innovia Foundation is committed to investing in programs and projects supporting low-income families and individuals in this region. Our recent grants include \$61,000.00 awarded to the Post Falls Food Bank, as well as \$6,250.00 awarded to the Post Falls Senior Center to support those who are directly in the community.

Innovia would like to express its support for these rezoning efforts to develop workforce housing, which will have a significant positive impact on the city of Post Falls.

Sincerely,

A handwritten signature in blue ink that reads "Shelly O' Quinn".

Shelly O' Quinn
CEO

Exhibit PC-22

**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARING
MEETING DATE: July 5, 2023**

DATE: June 9, 2023
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Jon Manley, Planning Manager
jmanley@postfalls.gov / 208-457-3344
SUBJECT: NAGRA NEXATION FILE NO. ANNEX-22-11

ITEM AND RECOMMENDED ACTION:

Skyler Krueger Fleck of Johnson Surveying has requested on behalf of the Ranvir S approval to annex approximately 2.64 acres into the City of Post Falls and assign the zoning designation of Community Commercial Services (CCS) into the City of Post Falls. (See P&Z staff report and zoning recommendation, Exhibit S-5, and S-8).

DISCUSSION:

The City Council must conduct a public hearing and review the proposed annexation proposal based on the recommendation for the Community Commercial Services (CCS) zoning district by the Planning and Zoning Commission at their December 13, 2022, meeting. Their recommendation of zoning was determined to meet the following zone change criteria contained in Post Falls Municipal Code Section 18.16.010 and 18.20.100. The approval criteria for establishing zoning are:

- A. Amendments to the zoning map should be in accordance with the zoning map.
- B. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.
- C. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.
- D. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.
- E. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.
- F. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

In review for establishing zoning, a Comprehensive Plan analysis was completed within the P&Z Staff Report (Exhibit S-5) and may be utilized in determining whether the property should be annexed. Generally, the City Council can determine whether an annexation request is appropriate based on their best judgement. Ideally, the Council would base that decision on planning principles such as whether

the annexation is a logical extension of the city, whether it reduces a county pocket, consistent with policies in the Comp Plan and whether extension of public infrastructure is feasible etc.

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

APPROVED OR DIRECTION GIVEN: The Planning and Zoning Commission made a recommendation for the proposed Community Commercial Services (CCS)) zoning district at their December 13, 2022, meeting as part of the annexation request.

MOTION OPTIONS FOR ESTABLISHING ZONING: City Council may approve the proposed annexation and items for inclusion in an annexation agreement, may approve with modifications, or deny the annexation request. Should the City Council 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 City Council has heard sufficient testimony but need additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING: N/A

BUDGET CODE: N/A

SUPPORTING DOCUMENTS:

STAFF EXHIBITS:

- Exhibit S-5 Planning and Zoning Commission Staff Report
- Exhibit A-1 Annexation Application
- Exhibit A-2 Narrative
- Exhibit A-3 Legal
- Exhibit A-4 Map
- Exhibit A-6 Title Report
- Exhibit S-1 Vicinity Map
- Exhibit S-2 Zoning Map
- Exhibit S-3 Future Land Use map
- Exhibit S-4 Draft Annexation Development Agreement
- Exhibit PA-1 KCFR Comments
- Exhibit PA-2 PFPD Comments
- Exhibit PA-3 YPL Comments
- Exhibit PA-4 PFHD Comments
- Exhibit PA-5 PFSD Comments
- Exhibit PA-6 PFSD Comments
- Exhibit PA-7 IDEQ Comments
- Exhibit S-6 Signed Annexation Development Agreement
- Exhibit S-7 Signed Minutes 12-13-2022
- Exhibit S-8 Zoning Recommendation

**CITY OF POST FALLS
STAFF REPORT**

DATE: December 9, 2022

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: STAFF REPORT FOR THE DECEMBER 13, 2022, P&Z COMMISSION MEETING
Nagra Annexation Request – ANNX-22-11

INTRODUCTION:

The Planning and Zoning Commission reviews the zoning requested at the time an annexation is sought to determine if it is consistent with the adopted review criteria. The Commission provides a recommendation on zoning for the City Council's consideration if the Council determines that the property should be annexed. **The Planning and Zoning Commission does not make a decision or a recommendation on annexation.**

Skyler Krueger Fleck of Johnson Surveying has requested on behalf of the Ranvir S approval to annex approximately 2.64 acres into the City of Post Falls and assign the zoning designation of Community Commercial Services (CCS) into the City of Post Falls. The Planning & Zoning Commission must conduct a public hearing and determine if the requested zone change meets the approval criteria contained in Municipal Code Section 18.16.010 and 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:

- A. Amendments to the zoning map should be in accordance with the Future Land Use Map.
- B. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.
- C. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.
- D. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.
- E. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.
- F. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

PROJECT INFORMATION:

Project Name / File Number: Nagra Annexation, File No. ANNX-22-11

Owner: Ranvir Nagra, P.O. Box 529, Veradale, WA, 99037

Applicant: Connie Krueger, 1859 N. Lakewood Drive suite 102, Coeur d'Alene, ID 83814

Project Description: Annex approximately 2.64 acres into the City of Post Falls and assign the zoning designation of Community Commercial Services (CCS).

AREA CONTEXT:

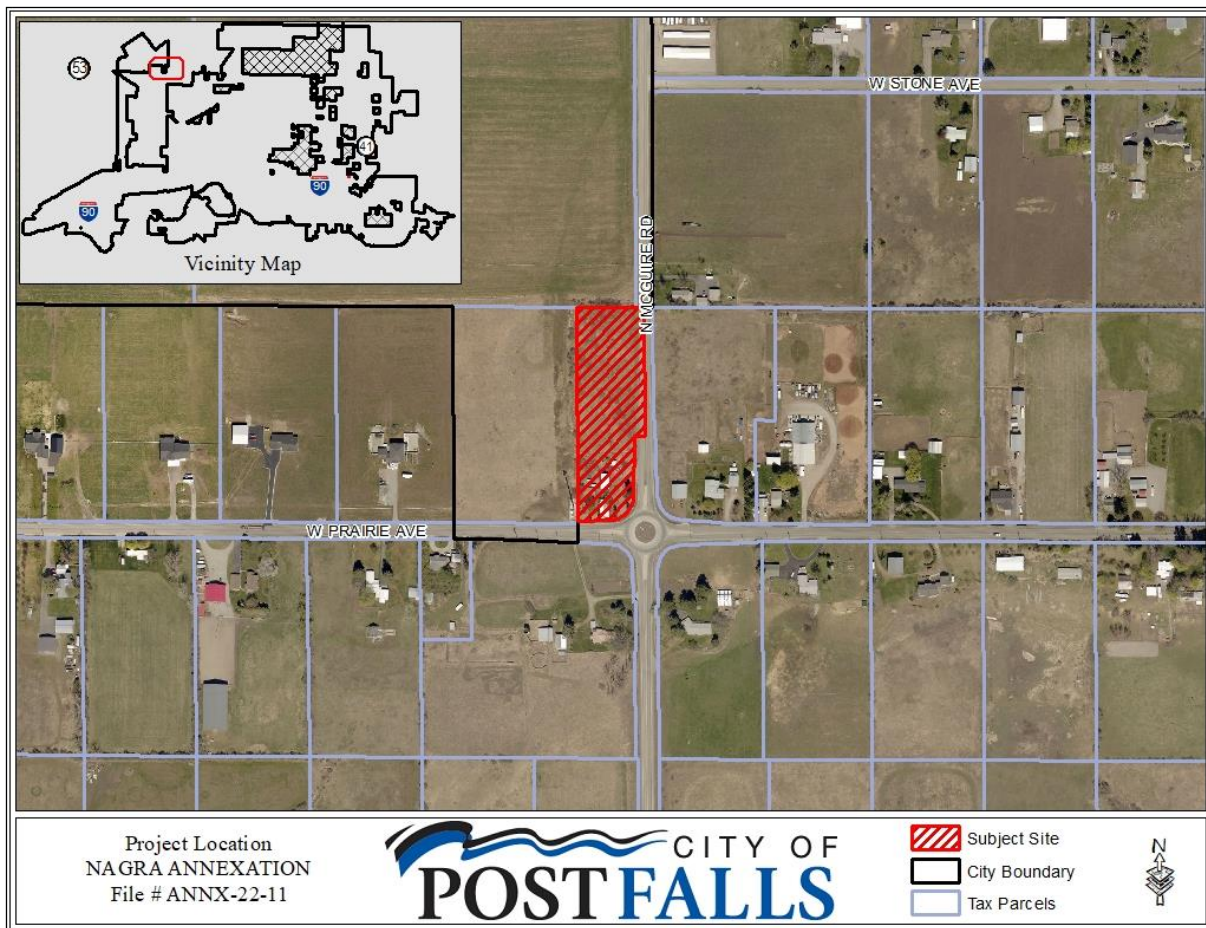
Project Location: Northwest corner of the McGuire Rd./Prairie Ave. intersection.

Water Provider: East Greenacres Irrigation District

Sewer Provider: The City of Post Falls

Surrounding Land Uses: To the west is a 5-acre undeveloped lot in the City of Post Falls. To the north is a vacant 65-acre piece of land for a future school site. To the south and east predominantly 5-acres residential county properties.

Area Context Map:



EVALUATION OF ZONE CHANGE APPROVAL/REVIEW CRITERIA:

A. Amendments to the zoning map should be in accordance with the Future Land Use Map. The Future Land Use Map designated this property with the land use designation of **Transitional w/Commercial Node**.

The Transitional Future Lands Use designation is assigned to lands suitable for growth. The timing for growth is undetermined, but guidance can be located within the associated Focused Area. Being on the west side of McGuire Rd., places this site within the West Prairie focus area. The following items affirm or guide development of key policies for this area, or suggest future action items for the West Prairie focus area:

- Industrial and commercial uses are envisioned west of Pleasant View Road;
- A mix of residential, commercial, and industrial uses are envisioned between Corbin Road and Pleasant View Road. Generally, residential would be appropriate closer to Corbin Road, with higher densities near commercial corridors and arterials;
- Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials. This area may benefit from a subarea plan that examines lot and block development patterns to aid transition of five-acre lots;
- Seek opportunities to develop off corridor commercial;
- Prairie Avenue's arterial classification suggest it be considered for commercial uses;
- Other West Prairie areas may warrant commercial use consideration if adjacent to arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.

B. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan. The following Goals and Policies that may be relevant to this request are provided below, followed by staff comments.

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

Staff Comment: Creating a diverse community with a variety of different types of commercial activities assists creating live, work, play neighborhoods. The CCS zoning district states the following:

The Community Commercial Services (CCS): The CCS Zone supports uses that include retail sales or performance of consumer services and permits a variety of retail, professional, or service businesses, including some manufacturing, technical, or other professional uses. This zone is applied in areas primarily located near arterials and collector streets. Residential uses may be allowed within this zone at densities permitted by the High-Density Multi-Family Residential (R3) Zone by special use permit when they will not compromise present uses. Lot area and building bulk and placement requirements shall agree with the values set forth in section [18.20.040](#), "Official Bulk and Placement Regulations Table", of this title.

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

Staff Comment: Creating the opportunity for commercial activity within the commercial nodes may provide opportunities to create high-quality, affordable, and efficient community services.

Goal 3: Maintain and improve Post Falls' small-town scale, charm, and aesthetic beauty.

Whether newly arrived or long-term, residents of Post Falls often cite the community's "small-town charm," its modest size, and its valley setting with open space prairie and the Spokane River as attractive features. Due to this, many of the goals, policies and programs contained in the Comprehensive Plan help retain the City's lower-scale, walkable, small-lot development patterns common in early Post Falls, while at the same time, providing for urban growth in other, appropriate areas; support the development of cultural features and activities; and direct land use decisions encouraging infill and thoughtful expansion.

Staff Comment:

Placing Community Commercial Services at this location may be an appropriate area for additional commercial growth along Prairie Avenue which is a Principal Arterial and near future additional rooftops and Highschool. A Commercial use at this location may benefit the area by providing walkable commercial services near future rooftops and Highschool within the City of Post Falls.

Placing Community Commercial Services at this location may not be appropriate as it may be contrary to retaining the counties lower-scale large-lot development patterns in the area.

If relevant, the Commission and Council must determine if the proposal maintains and improves the Cities small-town scale, charm, and aesthetic beauty.

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 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.

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.

Goal 14: Involve the community of Post Falls in all local government planning and decision-making.

The development of the Comprehensive Plan is community-driven, involving numerous residents including some representing large groups of residents. For plans to succeed, community buy-in and support is critical. Future conditions will certainly require the creation of new objectives and strategies, and this goal supports keeping residents highly involved in such work.

The following policies may or may not assist the review of 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 maintaining the community levels of service.

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

Staff Comment: Providing the opportunities for creating the variety of service, retail and office in the Community Commercial Services (CCS) such as this proposal may further the establishment of having residential housing near commercial uses to create sustainable and independent living communities. The interaction between these uses may increase their value and assist in contributing to the long-term fiscal health of the community.

- Maintain and enhance resident quality of life;

Staff Comment: The proposed annexation is in the area that may provide amenities currently unavailable to existing and future residents in the vicinity.

- Promote compatible, well-designed development;

Staff Comment: As stated previously, providing the opportunities for creating the variety of service, retail, and office in the Community Commercial Services (CCS) such as this proposal may further the establishment of having residential housing near commercial uses to create sustainable and independent living communities

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

Staff Comment:

The proposed Zoning request is in the West Prairie Focus Area. Commercial Development within the commercial nodes may provide the opportunity to reduce the future long-term reliance of the commercialism along Seltice Way and HWY 41.

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

- Future land use mapping;

Staff Comment: This is addressed by the first review criteria in Section A of this report.

- Compatibility with the surrounding land uses;

Staff Comment: To the west is a 5-acre undeveloped lot in the City of Post Falls. To the north is a vacant 65-acre piece of land for a future school site. To the south and east predominantly 5-acres residential county properties.

- Infrastructure and service plans;

Staff Comment: Water is provided by the East Greenacres Irrigation District. Sanitary Sewer would be provided by the City of Post Falls. Sanitary sewer is not currently available to the site. Extension of sewer service to the site will be dependent upon the construction of a future lift station near the Prairie Avenue / Pleasant View Road intersection, including downstream facilities to Seltice Way, and construction of sewer

infrastructure from the lift station to the property in question.

- Existing and future traffic patterns;

Staff Comment: The requested zoning is consistent with the anticipated land uses and trip generations within the City's Transportation Master Plan. Further analysis can be found in the third review criteria in Section C of this report.

- 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 within this section.

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

Staff Comment: The Community Commercial Services (CCS) zone is intended to accommodate commercial and possibly high-density residential development through a Special Use Permit being granted by the Planning and Zoning Commission.

The proposal is located at the northwest corner of McGuire Rd. (Major Collector) and Prairie Ave. (Principal Arterial). Development in the CCS zone provides an opportunity for commercial development along with providing residences in Post Falls to be situated within walking distance to commercial development and may provide suitably scaled daily needs services.

Policy 7: Encourage the development of off-corridor access and circulation for commercial and mixed-use areas abutting limited-access arterials.

Staff Comment: The proposed CCS zone in this area may provide this opportunity.

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

Staff Comment: Although not "Infill", annexation and development of this area will assist connecting the future Highschool with properties to the south that are in the City.

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

Staff Comment: Through development, road and pedestrian improvements would be provided along Prairie Ave. and McGuire Rd. these improvements will become more critical with the future development of the Post Falls School District property immediately to the north.

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

Staff Comment: Through development, road and pedestrian improvements would be provided along Prairie Ave. and McGuire Rd. these improvements will become more critical with the future development of the Post Falls School District property immediately to the north.

C. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.

Streets/Traffic: This proposal is located at the northwest corner of Prairie Ave. (Principal Arterial) and McGuire Rd. (Major Collector). The requested zoning is in conformance with the anticipated land uses and trip generations within the City's Transportation Master Plan. Annexation at the requested zoning is not anticipated to have any negative impacts to the City's transportation network that are not previously identified as being mitigated thru collection of Transportation Impact Fees. No roadway intersections will be allowed along the property's frontage with Prairie Avenue. Access approaches will be limited in accordance with the KMPO Critical Arterial Corridor Policy along Prairie Ave, and any access points will be restricted (no left turns to / from Prairie Avenue).

Development of the urban roadway frontage improvements along this property will be needed to help facilitate anticipated uses of the Post Falls School Districts property immediately to the north.

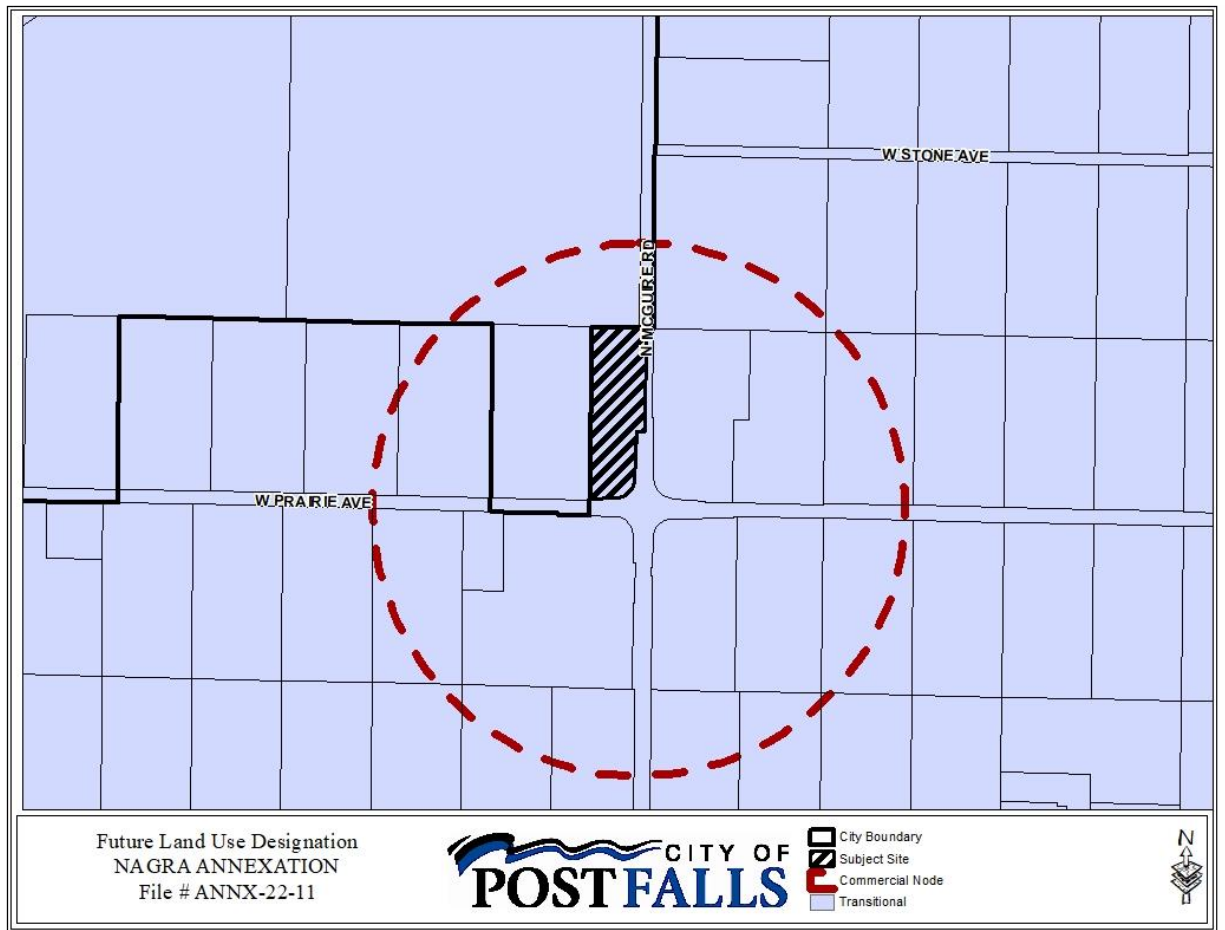
Water and Sanitary Sewer: Water is provided by the East Green Acres Irrigation District. Sanitary sewer was cited within Policy 9 of this report.

Compatibility with Existing Development and Future Uses:

To the west is a 5-acre undeveloped lot in the City of Post Falls. To the north is a vacant 65-acre piece of land for a future school site. To the south and east predominantly 5-acres residential county properties.

Future Land Use Designation:

Exhibit S-3: Future Land Use Map, The Future Land Use Map designated this property with the land use designation of **Transitional w/Commercial Node**. The Transitional Future Lands Use designation is assigned to lands suitable for growth. The timing for growth is undetermined, but guidance can be located within the associated Focused Area (Discussed earlier in report).



Community Plans: The property is identified as being subject to the Critical Arterial Corridor Policy of the Kootenai Metropolitan Planning Organization (KMPO). The referenced policy limits the development of new access points to Prairie Ave. to preserve roadway capacity and support identified regional mobility needs.

Geographic/Natural Features:

The site contains no geographic or other natural features that would affect development of the site. This site is over the Rathdrum Prairie Aquifer.

D. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.

Staff Comment: The proposed zone change is located along higher classified roadways This proposal is located at the northwest corner of McGuire Rd. (Major Collector) and Prairie Ave. (Principal Arterial). **Principal Arterials** are intended to serve as primary routes for travel between major urban centers and function in a similar manner to **Minor Arterials**, but generally carry higher traffic volumes from 12,000 to a maximum of 32,000 vehicles per day. Only three roadways are identified as Principal Arterials within Post Falls: Seltice Way, Prairie Avenue and ID-41.

E. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.

Staff Comment: The proposed zone change is located along higher classified roadways.

F. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

Staff Comment: Not Applicable as Industrial zoning isn't being requested.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

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

- **Kootenai County Fire & Rescue (Exhibit PA-1)** - Reserves comments for the permitting process.
- **Post Falls Police Department (Exhibit PA-2)** - Remains Neutral
- **YPL Comments (Exhibit PA-3)** - Stated there is no impact to the YPL pipeline.
- **Post Falls Highway District (Exhibit PA-4)** - Is neutral, requesting a minimum of 55' from centerline of Prairie Ave. and a minimum of 40' from centerline of McGuire Rd. dedicated as public right-of-way.
- **Post Falls School District (Exhibit PA-5)** - Remains neutral

MOTION OPTIONS: The Planning Commission must provide a recommendation of zoning to the City Council along with an evaluation of how the proposed development does/does not meet the required evaluation criteria. 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 INCLUDED IN AN ANNEXATION AGREEMENT:

1. Signed Development and Annexation Agreement

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1	Application
Exhibit A-2	Narrative
Exhibit A-3	Legal and Exhibit Map
Exhibit A-4	Maps
Exhibit A-6	Title Report

Staff Exhibits:

Exhibit S-1	Vicinity Map
Exhibit S-2	Zoning Map
Exhibit S-3	Future Land Use Map
Exhibit S-4	Draft Development Agreement




Testimony:

Exhibit PA-1	KCFR Comments
Exhibit PA-2	PFPD Comments
Exhibit PA-3	YPL Comments
Exhibit PA-4	PFHD Comments
Exhibit PA-5	PFSD Comments


Annexation · 278 – NAGRA

 **Expiration Date**
Active




ANNX-22-11

-  **Details**
Submitted on Jun 30, 2022 at 12:13 pm
-  **Attachments**
12 files
-  **Activity Feed**
Latest activity on Aug 10, 2022

 **Applicant**  2
Skyler Krueger Fleck

 **Location**
Point Location: 47.7457, -116.9818

Timeline **Add New** ▾

- Fee Payment**
Paid Jul 20, 2022 at 5:20 pm 
- Completeness Review**
Completed Jul 25, 2022 at 10:38 am Aug 03 
- GIS Review**
Completed Jul 25, 2022 at 10:45 am  
- Polygon Creation**
Completed Jul 26, 2022 at 1:41 pm Jul 31 
- Maps Created**
Completed Aug 10, 2022 at 3:55 pm 
- Draft Development Annexation Agreement**
Completed Aug 10, 2022 at 4:24 pm Aug 11 
- Planning Development Review**
Aug 16 

In Progress

Staff Report

In Progress

Engineering Additions

Review

Parks Additions

Review

Wastewater Additions

Review

Planning Review (Staff Report)

Review

Legal Review of Annexation Agreement

Review

Planning Review of Agreement

Review

Planning Review of Agreement

Review

Applicant Review of Annexation Agreement

Review

Schedule P&Z

Review

Notices for P&Z

Review

Site Posting

Review

Zoning Recommendation

Review

Schedule Council

Review

Council Memo

Review

Notices for Council

Review

Site Posting



Review



Reasoned Decision

Review



Consent Agenda

Review



ROW, Easement, Legal & Exhibits

Review



Ordinance Legal & Exhibits

Review



Review of Legals & Exhibits

Review



Applicant Signatures

Review



Consent Agenda

Review



Recorded Copies to Applicant

Review



🔒 Mailing Fees

Number of Mailings

11

Designated Project Name

Nagra Annexation

Application Information

Did an Annexation Pre-app take place? *

Yes

Applicant Type *

Other

Description of Project/Reason for Request *

Annexation Request

Existing Zoning *

Agriculture

Adjacent Zoning *

Agriculture

Current Land Use *

Single-family residential

Adjacent Land Use *

Single-family residential

Owner Information

Name *

Ranvir S Nagra

Company

Phone *

208-786-2814

Email *

davenagra@hotmail.com

Address *

PO Box 529

City, State, Zip Code

Veradale, WA 99037

Application Certification

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



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



Skyler Krueger Fleck
Jun 29, 2022

NAGRA ANNEXATION

Post Falls, ID |

KEY HIGHLIGHTS:	2
PROPERTY INFORMATION AND PROPOSAL	3
LOCATION AND DIRECTION	3
REGULATORY AREAS AND PLANNING	3
AREA OF CITY IMPACT (ACI)/CITY LIMITS DESIGNATION	3
ZONING DISTRICT	3
COMPREHENSIVE PLAN	4
ENVIRONMENTAL FACTORS	6
PUBLIC SERVICES AND FACILITIES	6
SCHOOLS.....	6
EMERGENCY SERVICES	6
PARKS AND OPEN SPACE.....	7
INFRASTRUCTURE	7
POTABLE WATER AND FIREFLOW	7
SANITARY SEWER.....	7
TRANSPORTATION.....	8
COMPREHENSIVE PLAN GOALS AND POLICIES	9

Key Highlights:

This annexation:

Proposes CCS Zoning within a mapped Commercial Activity Node, consistent with the City's future plans.

Is immediately adjacent to the City of Post Falls recent Pleasant View North Annexation, No. ANNEX-0008-202.1

Incorporates an island of land into the Pleasant View North Annexation Area.

Proposes future commercial uses that will support the planned uses of the Pleasant View North Annexation, specifically the school site to the north and mixed use to the west.

Is located at the northwest corner of McGuire Rd and Prairie Avenue, arterial and collector road systems capable of carrying commercial traffic volumes.

Will be serviced by utilities extended at the cost of the owner.

Commercial sales tax, capitalization, and impact fees will be paid to enhance the City's tax base as well as to mitigate specific infrastructure impacts.

PROPERTY INFORMATION AND PROPOSAL

This is a proposed annexation of property assigned parcel number 51N05W-20-9880 and AIN #140029 as Community Commercial Services (CCS). The tax parcel is described as 2.6422 acres.

The property is located in the southeast quarter of the southeast quarter of Section 20, Township 51 North, Range 05 West, Boise Meridian, Kootenai County, Idaho.

LOCATION AND DIRECTION

The property is located at 8043 North McGuire Road in Post Falls, Idaho 83854. North of West Prairie Avenue and on the west side of North McGuire Road.

Directions:

1. Right on North Frederick Street
2. Right on East 4th Avenue
3. Right on North Spokane Street
4. At the traffic circle, take the 3rd exit onto West Poleline Avenue
5. Right on Chase Road
6. At the traffic circle, continue straight to stay on Chase Road
7. Left on West Bodine Avenue
8. Left on North McGuire Road

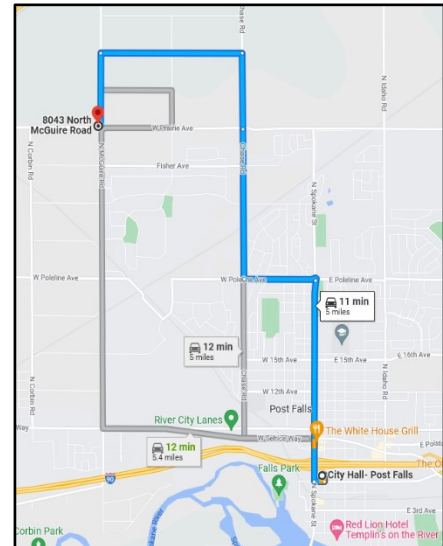


Figure 1 Google Street Maps

REGULATORY AREAS AND PLANNING

Area of City Impact (ACI)/City Limits Designation

This property is located within the Shared Tier Area of City Impact and is adjacent to a large landholding that has recently been annexed into the City of Post Falls with the Pleasant View North Annexation, No. ANNX-0008-2021.

Zoning District

Existing: The zoning is Agriculture pursuant to Kootenai County's General Description 8.2.101: "The Agricultural Zone is a zoning district in which the land has been found to be suitable for uses related to farming, agriculture, forestry, silviculture, aquaculture, and other similar uses."



Figure 2 KC Earth ACI Map

Proposed: The proposed zoning is Community Commercial Services (CCS), and its purpose is outlined as follows:

"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.

Principal Uses & Character: This category supports a mixture of housing types built at a moderate density (at least eight units per net acre). Design standards that enhance the character of these areas, improve pedestrian connections, and promote compatibility between permitted uses are important. These areas are expected to have a connected grid of streets that facilitate good pedestrian access. Multi-story buildings and a mixture of uses are encouraged, particularly in the City Center District.

The subject property is bounded by RM (Residential Mixed) zoning to the west and PR (Public Reserve) zoning to the north within the City of Post Falls. The adjacent property was annexed into the City of Post Falls, at the request of the City, in 2021, through the Pleasant View North Annexation.

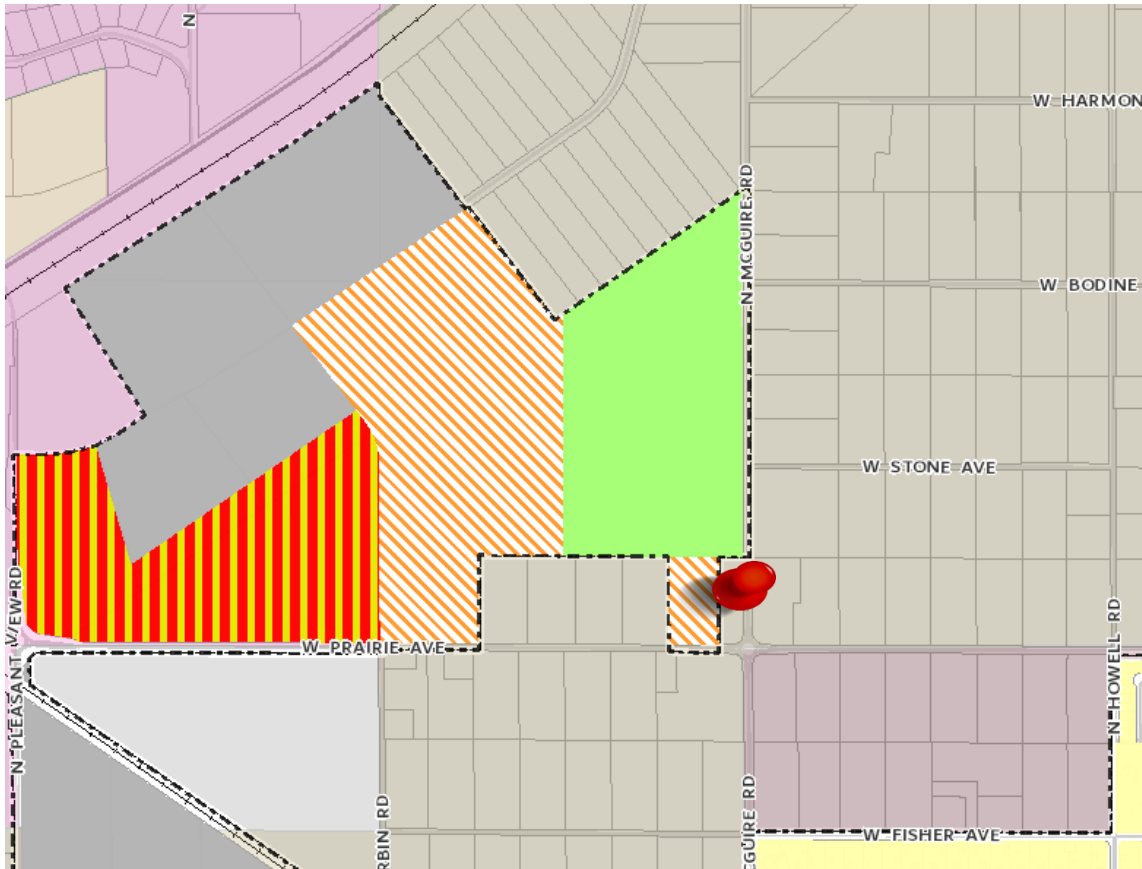


Figure 3 Pleasant View North Annexation Map

Comprehensive Plan

The property is located in the West Prairie of Post Falls. The West Prairie is described as follows: “Just north of Riverbend, West Prairie is a transitional area with portions expected to develop as future residential, commercial and industrial uses. The area includes three Area of City Impact tiers: Exclusive Hauser, Exclusive Post Falls, and Shared Tier. Infrastructure to support urban development is mostly not in place at this time but is being planned for.

The following items affirm or guide development of key policies for this area, or suggest future action items for the West Prairie focus area:

- Industrial and commercial uses are envisioned west of Pleasant View Road

- A mix of residential, commercial, and industrial uses are envisioned between Corbin Road and Pleasant View Road. Generally, residential would be appropriate closer to Corbin Road, with higher densities near commercial corridors and arterials;
- Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials. This area may benefit from a subarea plan that examines lot and block development patterns to aid transition of five-acre lots;
- Seek opportunities to develop off corridor commercial;
- Prairie Avenue’s arterial classification suggest it be considered for commercial uses;
- Other West Prairie areas may warrant commercial use consideration if adjacent to arterial/collector streets where traffic volume exceeds 4,000 vehicles per day



Figure 4 Post Falls 2020 Comprehensive Plan Focus Area Diagram

This proposed annexation property would be suitable for commercial or high-density residential purposes per the guidelines outlined above.

According to the Future Land Use Map in the City of Post Fall’s latest Comprehensive Plan, this property is in a Commercial Activity Node, which makes the property an ideal candidate for annexation with the CCS Zoning.

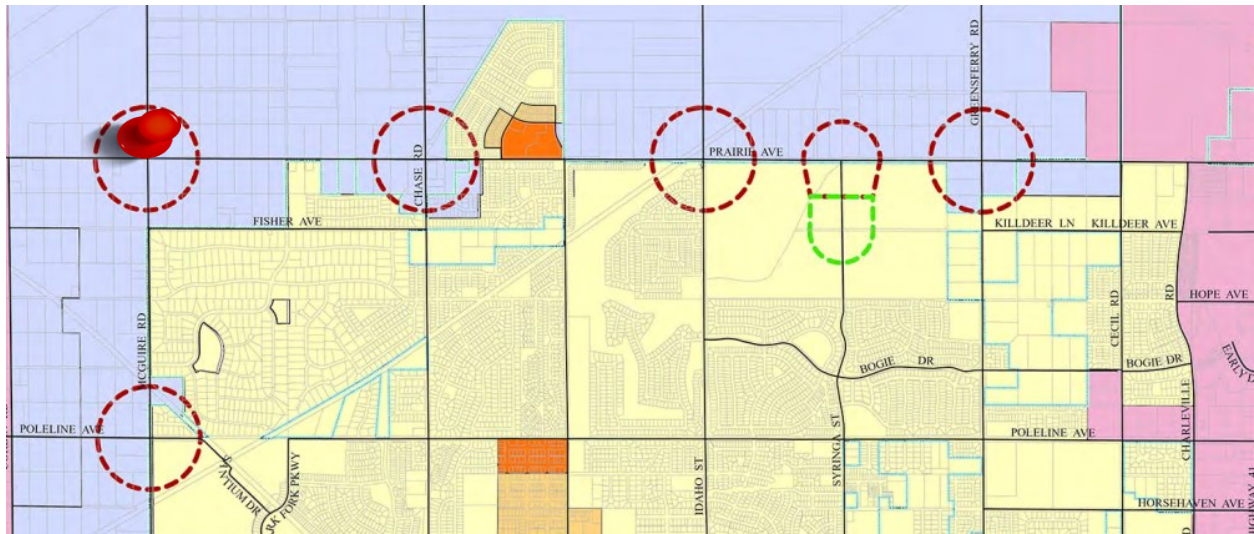


Figure 5 Post Falls 2020 Comprehensive Plan Future Land Use Map

Environmental Factors

The parent parcel is relatively flat with no known special areas, flood hazards, or any other known hazards impacting the property.

Public Services and Facilities

Schools

The subject property is located within the Post Falls School District #273. A new school site of approximately 66 acres was part of the previous annexation directly to the north of the subject property. It is anticipated that this school, once constructed, will serve, and be served by future development on the subject property.

Emergency Services

The City of Post Falls police station is located at 1717 E Polston Avenue and is approximately 3.5 miles from the subject property. The proposed annexation will not have an immediate impact on police services. Future development of the site may place additional demand on the police service. This future demand is typically offset by the additional tax revenue generated from any proposed development.

The annexation area is within the jurisdiction of the Kootenai Fire and Rescue District. The nearest fire station (Kootenai Fire and Rescue Station 2) is located at 4320 W Seltice and is approximately 2.4 miles from the subject site. The proposed annexation will not have an immediate impact on fire services. Future development of the site may place additional demand on fire and rescue services. This future demand is typically offset by tax revenue generated from any development.

Impacts to emergency services can be examined in further detail during the development review process as required by City Code.

Parks and Open Space

Impact fees for Parks and Open Space would be charged for any residential development at the time of such development.

INFRASTRUCTURE

Potable Water and Fireflow

Existing: Pursuant to the deed in the Title Report attached to this application, this property has one half ownership in a well.. As there is no registered information on this well, it is unclear whether or not this well can be utilized in the future development of the land.

Proposed: The property falls within the East Greenacres Irrigation District. As such, upon annexation, the developer will work with the City of Post Falls and the East Greenacres Irrigation District to address any requirements to supply water for future development.

At the time of development, water mains and service lines will be designed and installed in accordance with the City of Post Falls Public Works Standards and the requirements of the Idaho Department of Environmental Quality (IDEQ). It is the owner's understanding that there currently is sufficient capacity to serve the subject property. Connection and capitalization fees will be paid at the time of future development to offset any impacts to the water system.

Sanitary Sewer

Existing: There is no existing sewer infrastructure serving this property and Panhandle Health District shows no record of subsurface sewage onsite.

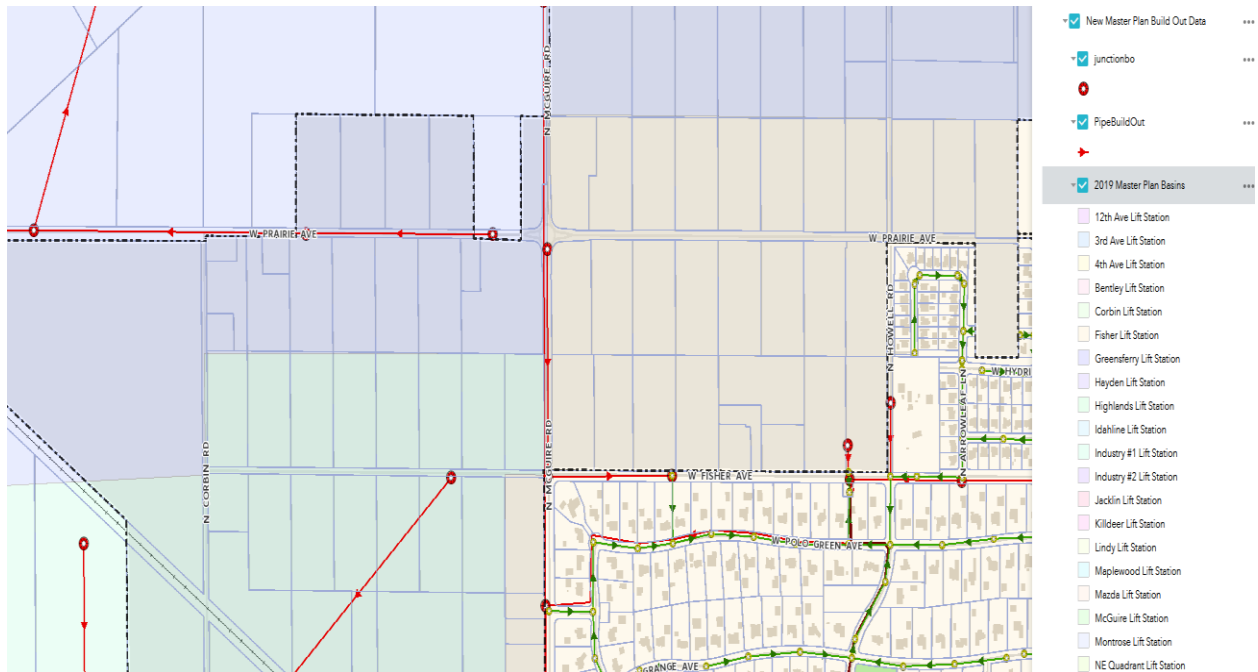


Figure 6 City of Post Falls Wastewater Collection System Master Plan

Proposed: As depicted above, the City of Post Falls has included this area of development in the updated Sewer Master Plan. The developer will work with the City of Post Falls for the extension of sanitary sewer mains and services at the time of development of this property. New sewer infrastructure will be designed and built in accordance with City of Post Falls and IDEQ standards. Connection and capitalization fees will be paid at the time of future development to offset any impacts to the sewer system.

Transportation

Existing: The property has frontage on Prairie Avenue, which is classified as a Principal Arterial; and McGuire Road, adjacent to the property, is classified as a Major Collector.

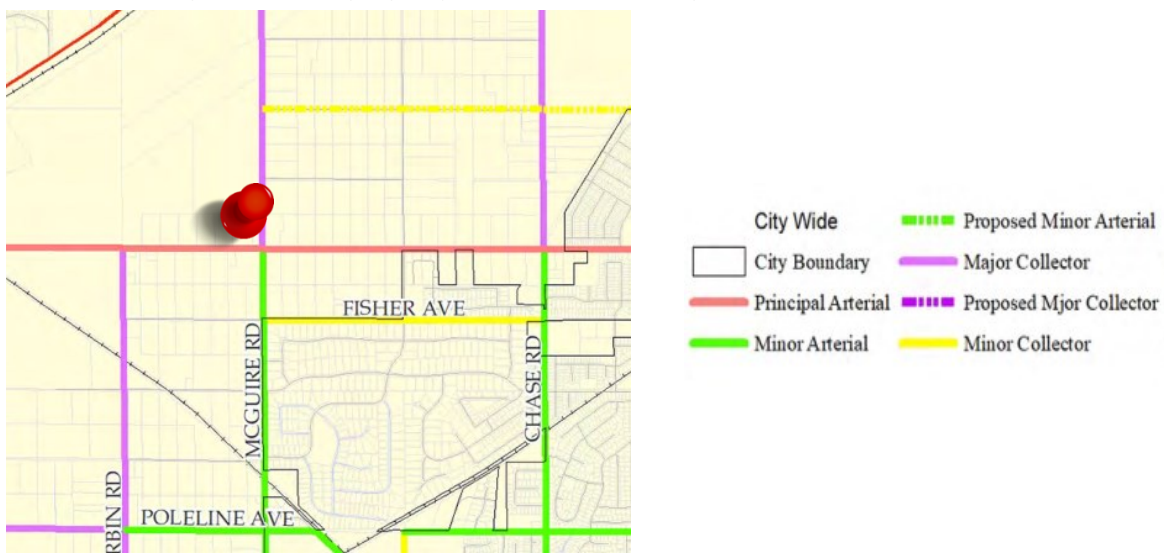


Figure 7 Post Falls 2020 Comprehensive Plan Road Classification Map

Proposed: The subject property is bounded on the south by Prairie Avenue and on the east by McGuire Road. During the Pre-Annexation meetings with City Staff, the owner was informed that dedication of land and easements necessary for expansion of the adjacent rights-of-ways and transportation infrastructure of Prairie Avenue and McGuire Road may be necessary. The owner is amenable to this. Frontage improvements will be constructed and impact fees paid at the time of future development to offset any impacts to the transportation system.

Prairie Avenue is additionally classified as a Critical Area Corridor by the Kootenai Metropolitan Planning Organization (KMPO). Access to the roadway will be required to conform to the access standards contained within the KMPO Critical Arterial Corridor Policy. The proximity of the annexed property to SH53, Interstate 90, and Seltice Way, and located on a Critical Arterial Corridor, allows for convenient access to support commercial uses with little to no impact on area residential land uses.

Comprehensive Plan Goals and Policies

The City of Post Falls 2021 Comprehensive Plan is the guiding document for all land use development decisions. It is important that land use decisions meet, or exceed, the Goals and Policies as outlined in the Comprehensive Plan. Criteria which support the goals and policies of the Plan are laid out within the City's Municipal Code.

The project proponent believes that the following Goals and Policies as outlined in the Comprehensive Plan are applicable to the requested annexation and zone classification:

Goal G-01: Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health. *Discussion: 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. This plan supports strategies that build and sustain a diverse, balanced economic base, retain existing quality of life assets, and help keep Post Falls prosperous.*

Goal G-02: Maintain and improve the provision of high-quality, affordable and efficient community services in Post Falls. *---Discussion: 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 G-05: Keep Post Falls' neighborhoods safe, vital, and attractive. *--- Discussion: Residents prize the character and unhurried pace of Post Falls' neighborhoods, and wish to ensure their neighborhoods are kept safe, active, and aesthetically pleasing. Supporting this goal, a diverse set of policies have been provided, including encouraging attractive, pedestrian-friendly development, provision of diverse housing types, parks facilities, and neighborhood-scale commercial services.*

Goal G-06: Maintain and improve Post Falls' transportation network, on pace and in concert with need and plan objectives. *---Discussion: All cities require functional, resilient transportation networks providing for the flow of people and materials. In assisting with this plan, residents urged improvements to the existing fabric and criteria that provide a full-featured street network for Post Falls, improving the efficiency, function, and value of the City. Residents also recognize the importance of transit services, as well as connectivity to regional ground, rail, and air transportation systems.*

Goal G-07: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability. *---Discussion: 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, this plan supports the allocation of land use types, parks features and other areas sufficient to achieve overall plan objectives.*

Goal G-12: Maintain the City of Post Falls' long-term fiscal health. [G.12] *---Discussion: 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 rate-payers with efficient, effective services now and in the future.*

Goal G-15: Maintain and Improve the City’s water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions. --- *Discussion: Provision of clean, safe water and responsible treatment and disposition of wastewater are essential services for any community. Post Falls recognizes the extreme value of potable water and wastewater treatment as relates to its future, and working with all providers, pledges to manage provision of water and wastewater services, sustaining growth and community vitality.*

Policy P.01: Support land use patterns that:

- **Maintain or enhance community levels of service.**

The proposal eliminates an island of county zoned property within the greater area. Future development within the annexation area will be built to City standards (vs. County), creating compatible, improved roadways with landscaping and pedestrian amenities as well as continuity of other utilities and services.

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

Future build-out of the site should provide for additional employment and/or housing opportunities within the City. This will contribute to the community’s overall fiscal health on property that could otherwise be developed in the county without urban improvement.

- **Maintain and enhance resident quality of life.**

The provision of connection to City municipal sewer in the future vs. septic, and the inclusion of stormwater infrastructure in compliance with City standards would help protect the Rathdrum Prairie Aquifer which contributes to the quality of life of residents. Quality of life would also be enhanced through provision of continuity in pedestrian amenities and landscape frontage improvements in compliance with City standards. Additionally, future build-out on the property should enhance surrounding uses, including residential and planned school uses by providing neighborhood commercial services within the area. Annexation will promote compatible, well-designed development enhancing the quality of life of Post Falls’ residents.

- **Promote compatible, well-designed development.**

Infrastructure to be built in the future will be designed and developed in compliance with City standards.

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

The proposed zoning (commercial) is consistent with the land use identified by the Plan for this property, supporting the identified needs of the community. Development of this area will provide development and improvements consistent with the Comprehensive Plan, Transportation, Sewer, and Water Master Plans.

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

- **Future land use mapping;**

The Future Land Use Map and Focus Area Map depicts this area with the land use designation of Transitional and Commercial Activity. The proposed Community Commercial Services (CCS) zoning district implements the Future Land Use Map as shown within the Comprehensive Plan and applicable Focus Area (West Prairie);

- **Compatibility with surrounding land uses;**

Future build-out on the property should complement surrounding uses, including residential and planned school uses, by providing neighborhood commercial services within the area. Annexation will promote compatible, well-designed development enhancing the quality of life of Post Falls' resident;

- **Infrastructure and service plans;**

Expansion of roadways and provisions for development of utilities and other services would be done in conformance with established master planning within the City.

- **Existing and future traffic patterns;**

The proposed annexation area is located within the coverage area of the City's current Transportation Master Plan. Requested zoning is consistent with the projected land use included in Regional (KMPO) and City's Transportation models. Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways.

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

The proposal is consistent with the Master plans for water, sewer, transportation, parks, schools, and emergency services. Provision of necessary rights-of-way and easements will be granted as part of annexation for any existing undeveloped roadway / transportation corridors adjacent to the property to meet ½ of the full right-of-way width.

Policy P.03: Encourage development patterns that provide suitably-scaled, daily needs services within walking distance of residential areas, allowing a measure of independence for those who cannot or choose not to drive.

Future development within the proposed annexation area should provide for neighborhood commercial services within the greater residential area to meet the needs of residents.

Policy P.05: Direct the location of commercial shopping centers to areas near arterial intersections and high-traffic areas.

The proposed annexation area is located at the corner of Prairie Avenue (an Arterial) and McGuire Road (a Minor Arterial to the south of the subject property and a Major Collector adjacent to the subject property). The location of commercial services on the subject property is supported by the area / adjacent road classifications and this policy.

Policy P.09: Encourage annexation of County "islands" within the City, with priority given to areas:

- **Surrounded by incorporated areas;**

The proposal eliminates an island of county zoned property bounded on two sides by properties incorporated into the City and on the other two sides by roadway.

- **That have readily-available service infrastructure and capacity;**

Municipal Water and Sanitary Sewer facilities do not exist within the proposed annexation area at this time. The owner will work with the City and East Green Acres Irrigation District in the future to provide for necessary infrastructure. City Master Plans indicate the location and sizing of extensions necessary to provide service to the proposed annexation and surrounding area. With construction of facilities that conform to the City's Master Plans, sufficient capacity should exist for this small annexation. Right of way dedication will be included within the annexation for the provision of necessary transportation infrastructure.

- *That support increased development intensity near the urban core.*

NA

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

The owner has worked with City staff to ensure such procedures are followed.

Policy P.22: Maintain safe and efficient multi-modal traffic flows throughout Post Falls, measured and monitored using adopted Level of Service (LOS) standards.

With roadway classifications of collector or higher abutting the property, sufficient capacity should exist along the roadway network to support development at acceptable Levels of Service (LOS).

Policy P.23: Develop and enhance a transportation system in Post Falls that:

- Facilitates the safe, efficient movement of people, goods and services;
- Supports non-motorized and recreational needs;
- Supports airport operations;
- Promotes livable neighborhoods;
- Improves safe pedestrian and bike routes to schools;
- Improves transit systems, including to higher education.

The proposed annexation area is located within the coverage area of the City's current Transportation Master Plan. Prairie Avenue is additionally identified as a Critical Arterial Corridor by the Kootenai Metropolitan Planning Organization (KMPO). Requested zoning is consistent with the projected land uses included in both Regional (KMPO) and the City's Transportation models.

Annexation would aid in the development of transportation facilities meeting the identified needs within the City's Transportation Master Plan and provide regional and local connectivity. Multi-modal facilities are included within the design of City Streets. Further development of the roadways to conform to the City's Transportation Master Plan, in conjunction with adjoining land development, will ensure necessary roadway capacity will be in place prior to build-out. Easements and rights-of-way dedication will be required at the time of annexation on Prairie Avenue and McGuire Road. Access to Prairie will be required to conform to the access standards contained within the KMPO Critical Arterial Corridor Policy.

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

Right-of-way and easement dedication will be included within the annexation for the provision of necessary transportation and utility infrastructure.

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

Right-of-way and easement dedications for the provision of necessary transportation infrastructure, including sidewalks and/or pathways, will be included within the annexation.

Policy P.28: Coordinate transportation planning and provision efforts with the Idaho Transportation Department (ITD), Kootenai Metropolitan Planning Organization (KMPO), Kootenai County, Post Falls Highway District (PFHD), and nearby cities.

The proposed annexation is bounded by Prairie Avenue (Principal Arterial) on the south and McGuire Road (Collector) on the east and is located approximately one (1) mile from the intersection of Prairie Avenue and Pleasant View Road to the west. The intersection of SH53 and Pleasant View Road is located approximately on-half (.5) miles to the north of the intersection of Prairie and Pleasant View. An improved interchange is planned for the SH53 / Pleasant View Road intersection in the near future. ITD has completed designs for the interchange and KMPO is seeking funding sources with a goal of 2025 construction. The construction of the interchange is anticipated to direct traffic to Prairie Avenue, consistent with the roads status as a Critical Arterial Corridor by KMPO. Roadway improvements adjacent to the annexation area will be consistent with plans for this corridor.

Policy P.32: Implement street designs including the range of features located and identified in adopted guidelines and standards.

Right-of-way and easement dedications will be included within the annexation for the provision of necessary transportation infrastructure. Street designs will be subject to the City's adopted standards at the time of future construction,

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

The proposed annexation area is located within the coverage area of the City's current Transportation Master Plan. Right-of-way and easement dedications to be completed with the annexation should facilitate future build-out in conformance with the City's Transportation models.

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

Development of the land, if annexed into the City of Post Falls, would be required to comply with City Master Plans. The owner will be impact and capitalization fees to mitigate any LOS impacts.

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

Expansion of roadways and provisions for utilities would be done in conformance with established master planning, thus limiting duplication of facilities.

Policy P.45: Guide annexation decisions guided by and considering: Master plans for water, sewer, transportation, parks, schools and emergency services;

Studies that evaluate transportation, environmental and public service factors are addressed through the City Master Planning efforts (i.e. Comprehensive Plan, Wastewater and Water Master Plans and Transportation Master Plan). The proposal is consistent with the Master plans for water, sewer, transportation, parks, schools, and emergency services.

Application Narrative Prepared:
Connie Krueger, AICP



EXHIBIT A

CITY OF POST FALLS ANNEXATION

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 20 BEING A 2.5 INCH ALUMINUM CAP MARKED PLS 11119 PER CP&F 2405159000 FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 20 BEARS NORTH 88°42'51" WEST A DISTANCE OF 2650.37 FEET ; THENCE, ALONG THE EAST LINE OF SECTION 20 NORTH 0°45'17" EAST A DISTANCE OF 281.56 FEET TO A POINT ON THE CENTERLINE OF THE MCGUIRE ROAD RIGHT-OF-WAY SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE, NORTH 89°14'43" WEST A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY OF MCGUIRE ROAD;

THENCE, ALONG SAID WEST RIGHT-OF-WAY SOUTH 2°07'08" WEST A DISTANCE OF 179.00 FEET;

THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 106.18 FEET, A DELTA ANGLE OF 86°54'37", AND A CHORD THAT BEARS SOUTH 45°34'34" WEST A DISTANCE OF 96.29 FEET TO THE NORTH RIGHT-OF-WAY OF PRAIRIE AVENUE;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 89°01'59" WEST A DISTANCE OF 95.80 FEET TO A POINT ON THE EXISTING BOUNDARY OF THE CITY OF POST FALLS;

THENCE, ALONG SAID CITY BOUNDARY NORTH 0°44'53" EAST A DISTANCE OF 630.67 FEET;

THENCE, SOUTH 88°42'27" EAST A DISTANCE OF 222.98 FEET TO THE EAST RIGHT-OF-WAY OF MCGUIRE ROAD;

THENCE, LEAVING THE EXISTING BOUNDARY OF THE CITY OF POST FALLS ALONG SAID EAST RIGHT-OF-WAY SOUTH 0°45'17" WEST A DISTANCE OF 328.46 FEET;

THENCE, NORTH 89°14'43" WEST A DISTANCE OF 25.00 FEET TO THE EAST LINE OF SECTION 20;

THENCE, ALONG SAID EAST LINE SOUTH 0°45'17" WEST A DISTANCE OF 49.99 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINING 2.830 ACRES, MORE OR LESS.

4
:





H-Scale 1" = 80'



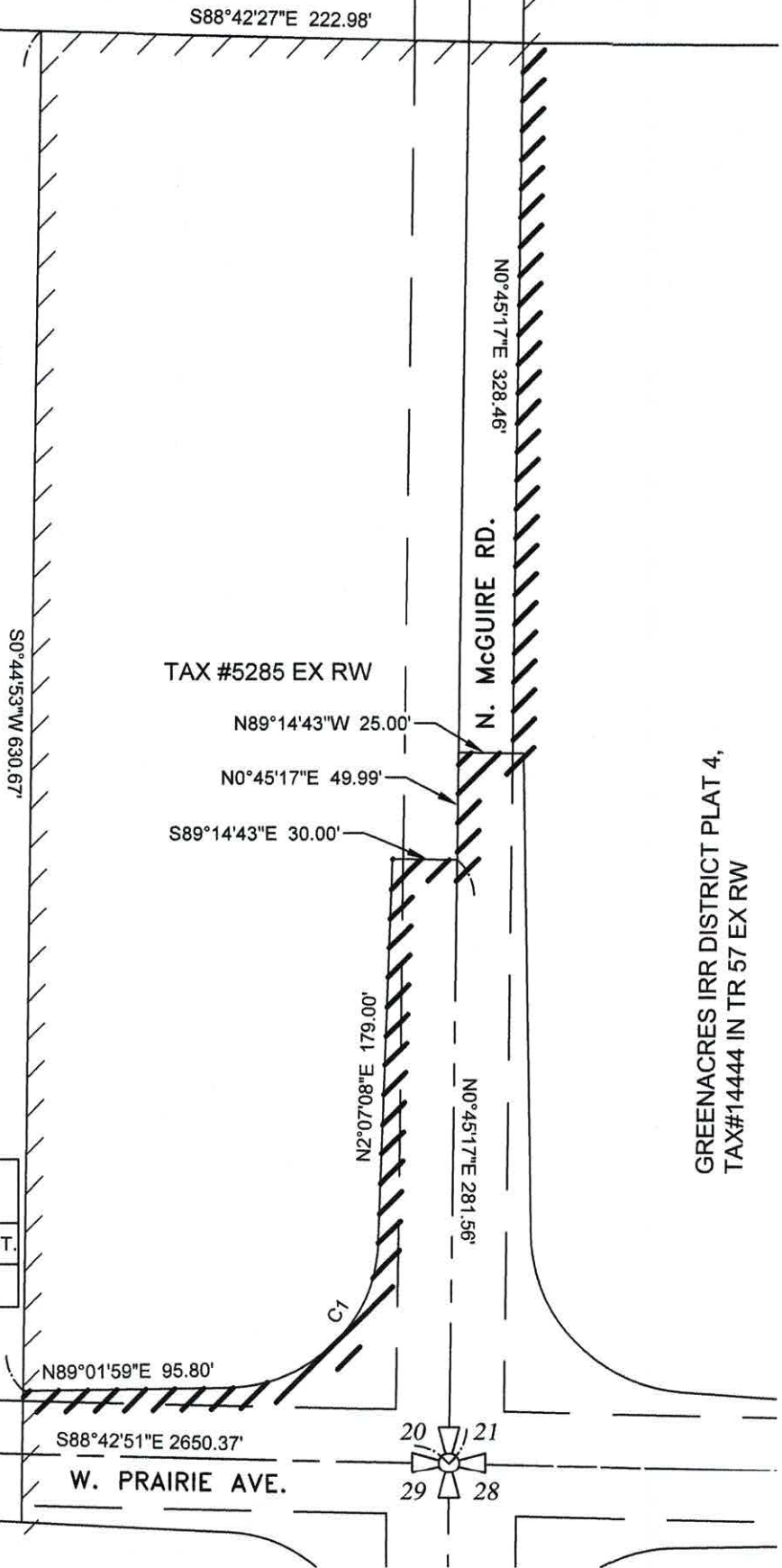
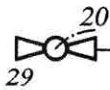
LEGEND

- SECTION LINE
- RIGHT-OF-WAY BOUNDARY
- ////// EXISTING CITY BOUNDARY
- ////// PROPOSED CITY BOUNDARY

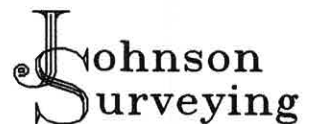


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	70.00'	106.18'	86°54'37"	N45°34'34"E	96.29'

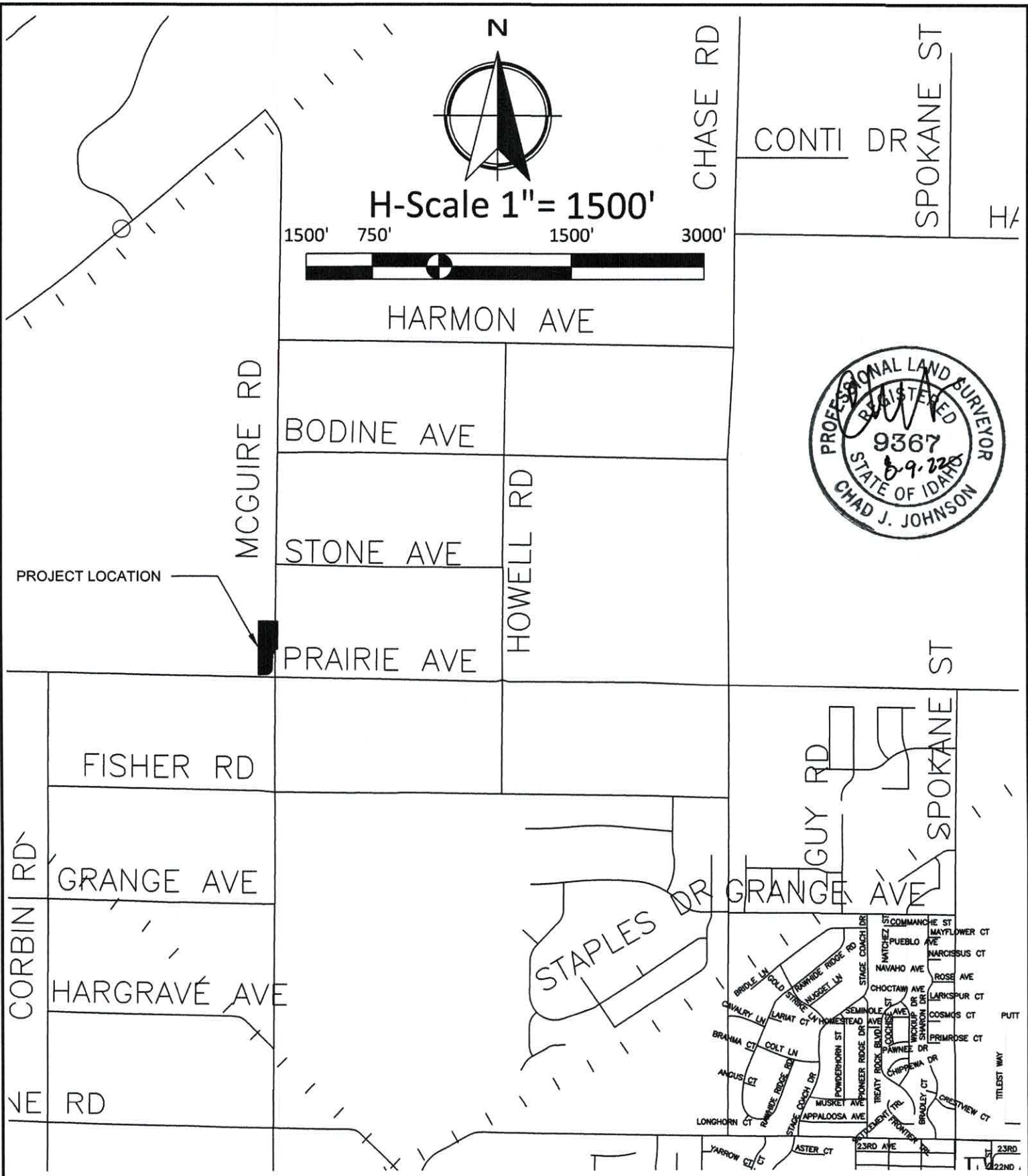


CITY ANNEXATION EXHIBIT B
 SECTION 20, TOWNSHIP 51 NORTH, RANGE 5 WEST,
 BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



P.O. Box 2544 Post Falls, ID 83877
 208-660-2351
 johnsonsurveyingnw.com

DATE SURVEYED: N/A	DRAFTED BY: ERH	PLOT DATE: 05/31/2022	SHEET 1 / 1
FILE NAME: 22-125	CHECKED BY: CJJ	PROJECT No.: 22-125	



VICINITY MAP EXHIBIT C

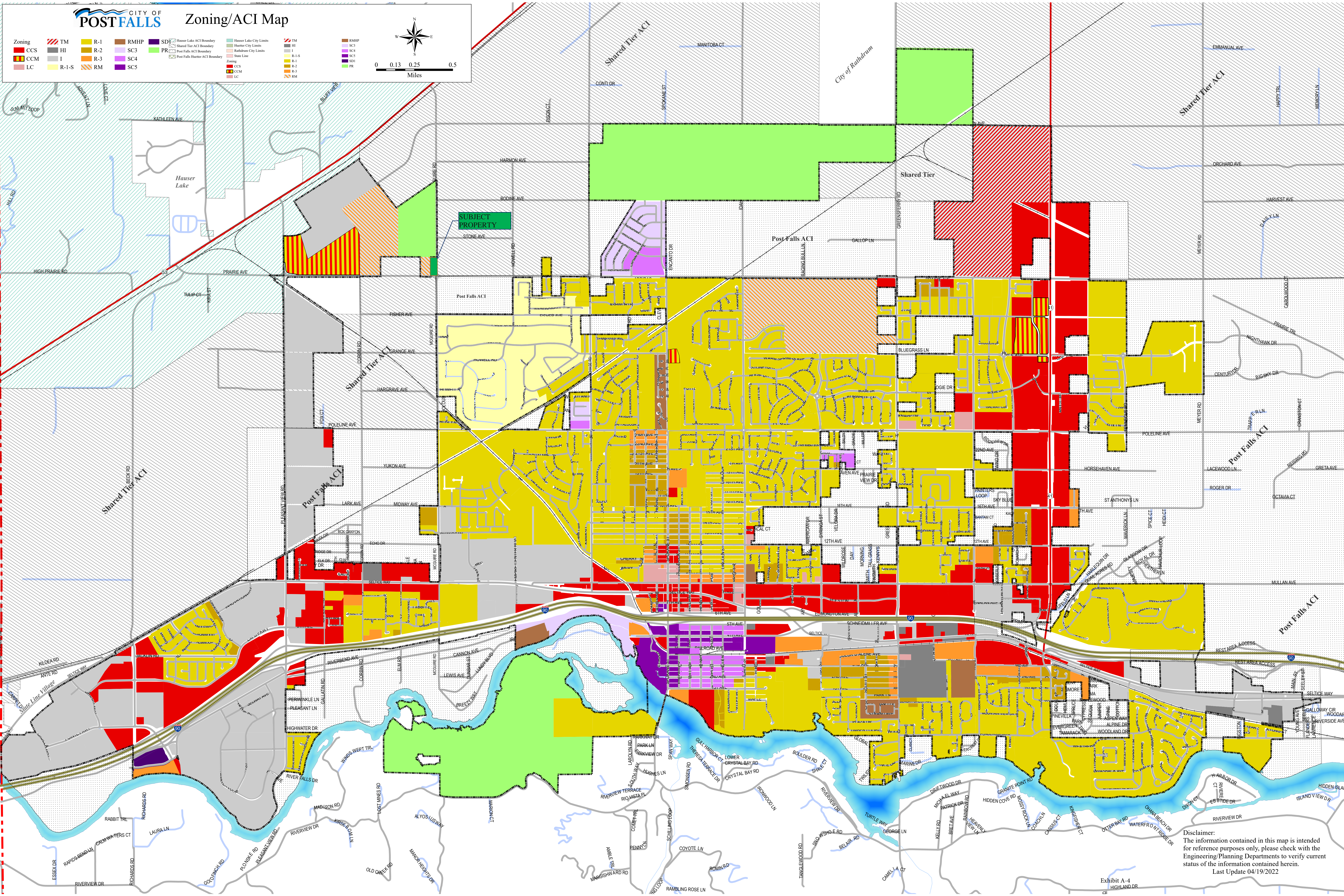
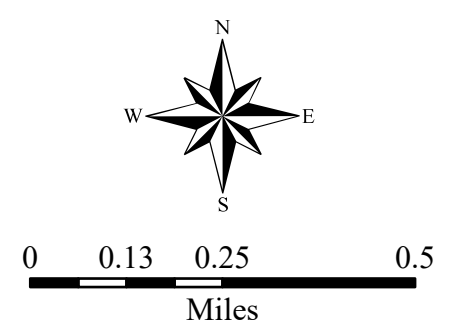
SECTION 20, TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



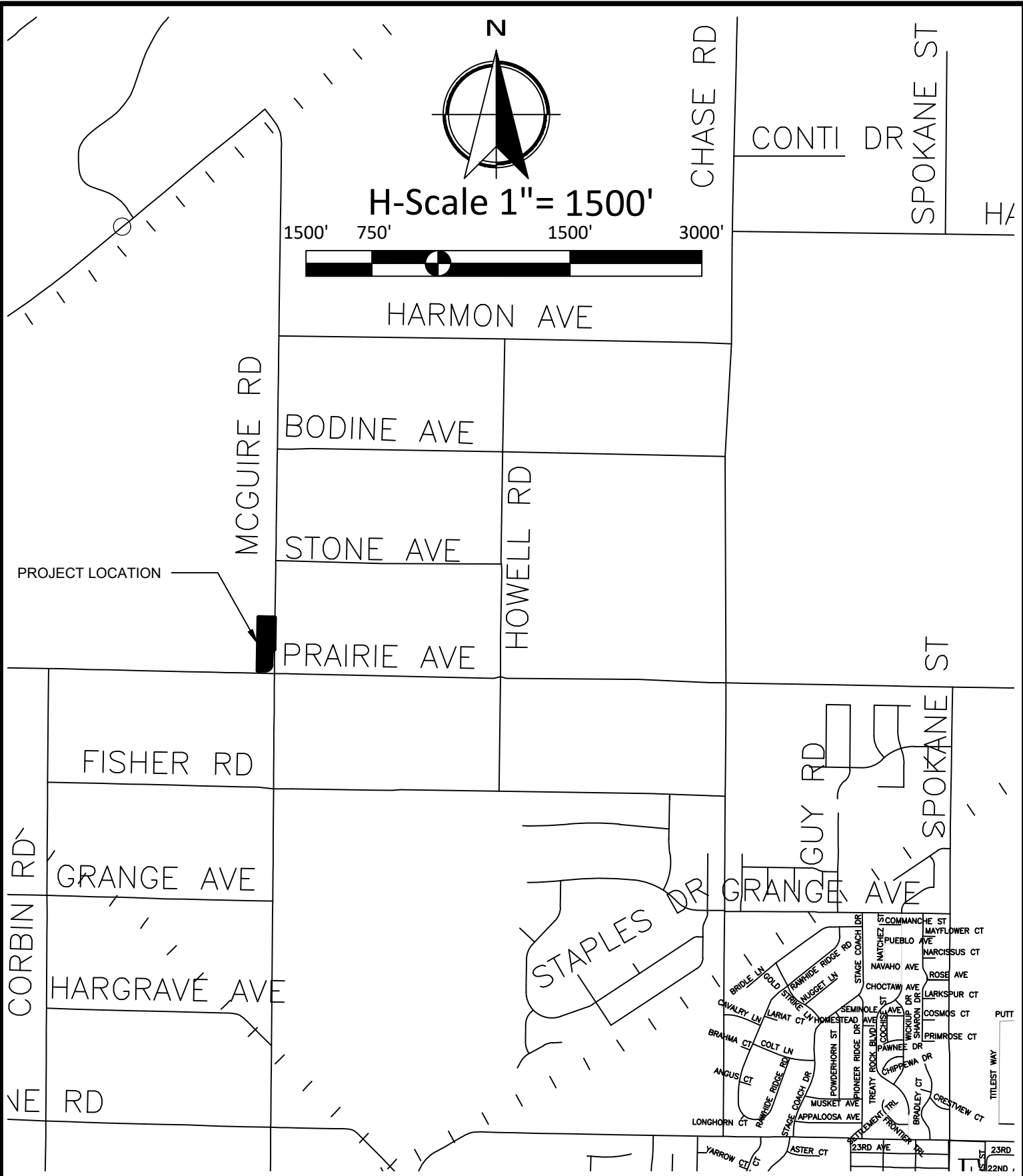
P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

DATE SURVEYED: N/A	DRAFTED BY: ERH	PLOT DATE: 05/31/2022	SHEET 1 / 1
FILE NAME: 22-125	CHECKED BY: CJJ	PROJECT No.: 22-125	

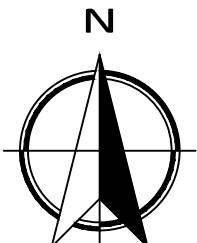
Zoning	TM	R-1	RMHP	SD1	Hauser Lake ACI Boundary	TM	RMHP
CCS	HI	R-2	SC3	PR	Hauser Lake City Limits	HI	SC3
CCM	I	R-3	SC4	Post Falls ACI Boundary	Post Falls City Limits	I	SC4
LC	R-1-S	RM	SC5	Post Falls Hauser ACI Boundary	State Line	R-1-S	SC5
					CCS	R-2	
					CCM	R-3	
					LC	RM	



Disclaimer:
The information contained in this map is intended for reference purposes only, please check with the Engineering/Planning Departments to verify current status of the information contained herein.
Last Update 04/19/2022



H-Scale 1" = 1500'



HARMON AVE

BODINE AVE

STONE AVE

PRAIRIE AVE

FISHER RD

GRANGE AVE

HARGRAVE AVE

STAPLES DR

GRANGE AVE

SPokane ST

GUY RD

SPokane ST

MCGUIRE RD

HOWELL RD

CHASE RD

CONTI DR

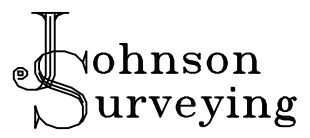
SPokane ST

H/

PROJECT LOCATION

VICINITY MAP

SECTION 20, TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

DATE SURVEYED: N/A	DRAFTED BY: ERH	PLOT DATE: 05/31/2022	SHEET 1 / 1
FILE NAME: 22-125	CHECKED BY: CJJ	PROJECT No.: 22-125	



Ranvir S. Nagra and Davinder Nagra
PO Box 529
Veradale, WA 99037

Re: Our No.: 414525
Policy No. OX13821466

Ranvir S. Nagra and Davinder Nagra:

Enclosed please find your owner's policy and original recorded document(s) for your records. This is the deed to your property and should be kept in a safe place for future reference to your property.

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

Cordially,

Kristin Scott
Title Officer
Kootenai County Title Company, Inc.

THANK YOU FOR THE CHANCE TO SERVE YOU

Note

The enclosed original document, along with the copy attached thereto that bears the *digital recording stamp*, constitutes the full original recorded document, and should be kept together for your recordkeeping.

1450 Northwest Blvd, Suite 200, Coeur D Alene, ID 83814
Phone: 208-667-9431 • www.kootenaititle.com

OWNER'S POLICY OF TITLE INSURANCE

Policy Issuer:
KOOTENAI COUNTY TITLE COMPANY INC.
1450 NORTHWEST BLVD., SUITE 20
COEUR D'ALENE, ID 83814
PHONE: (208) 667-9431



Policy Number **OX-13821466** File Number: 414525

Issued by Old Republic National Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

Countersigned:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY


A Stock Company

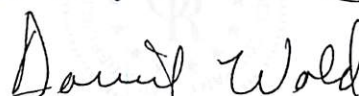
400 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111



Authorized Officer or Licensed Agent

By  President

Attest  Secretary

6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective

(a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records

- (i) to be timely, or
- (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;

- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to

purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

CONDITIONS (con't)

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this

policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

CONDITIONS (con't)

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this

policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 400 Second Avenue South, Minneapolis, Minnesota 55401-2499.

OWNER'S POLICY OF TITLE INSURANCE
Issued By
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

File No.: 414525
Amount of Insurance: \$325,000.00
Date of Policy: May 28, 2021 at 12:39 PM

Policy No.: OX13821466
Premium: \$1,383.00


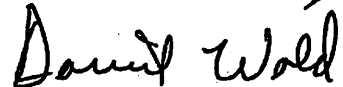
1. Name of Insured:
Ranvir S. Nagra and Davinder Nagra
2. The estate or interest in the Land that is insured by this policy is:
Fee Simple
3. Title is vested in:
Ranvir S. Nagra, an unmarried person and Davinder Nagra, a married man
4. The Land referred to in this policy is described as follows:
SEE SCHEDULE C ATTACHED HERETO

Old Republic National Title Insurance Company

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111



By: _____
Kootenai County Title Company, Inc.

By  President
Attest  Secretary

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SCHEDULE B

File No.: 414525

Policy No.: OX13821466

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and now shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by Public Records.
6. Taxes or special assessments which are not shown as exiting liens by the records of any taxing authority that levies taxes or assessments of real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. General taxes for the year 2021, which are a lien, not yet due or payable.
8. Liens and Assessments of the East Greenacres Irrigation District
9. Nonrevocable Declaration of Mobile Home to be Real Property
Recorded: May 30, 1986
Instrument No.:1046439, records of Kootenai County, Idaho
10. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: United States of America
Purpose: water pipeline or conduit and appurtenances
Recorded: June 6, 1973
Book 261 at Page 941, records of Kootenai County, Idaho.
11. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Washington Water Power Company
Purpose: natural gas pipeline
Recorded: January 12, 1996
Instrument No.:1429911, records of Kootenai County, Idaho.
12. Any matters as disclosed by survey recorded May 1, 2012 in Book 27 of Surveys at Page 221, records of Kootenai County, Idaho.

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SCHEDULE B
(Continued)

13. The land described in this commitment or policy shall not be deemed to include any house trailer, modular home, mobile home or mobile dwelling on the subject property.
14. The community interest of the spouse of the vestee named herein at the date of acquiring title under the documents set forth herein, The official records disclose the vestee to be a married person, but do not disclose the name of the spouse.
Vestee: Ranvir S. Nagra, an unmarried person and
Davinder Nagra, a married man as his sole and separate property
Document: Quit Claim Deed
Dated: May 5, 2021
Recorded: May 28, 2021
Instrument No.:2836810000, records of Kootenai County, Idaho.

END OF SCHEDULE B

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SCHEDULE C

File No.: 414525

Policy No.: OX13821466

The land referred to in this Policy is described as follows:

That portion of the Southeast Quarter of the Southeast Quarter of Section 20, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at the Southeast corner of the South Half of the Southeast Quarter of said Section 20; thence

West 198 feet; thence

North 660 feet; thence

East 198 feet; thence

South 660 feet to the place of beginning.

And including a one-half interest in a well described as follows:

Beginning at a point 83 feet North and 93 feet West of the Southwest corner of the above described parcel of land; thence

West 25 feet; thence

North 25 feet; thence

East 25 feet; thence

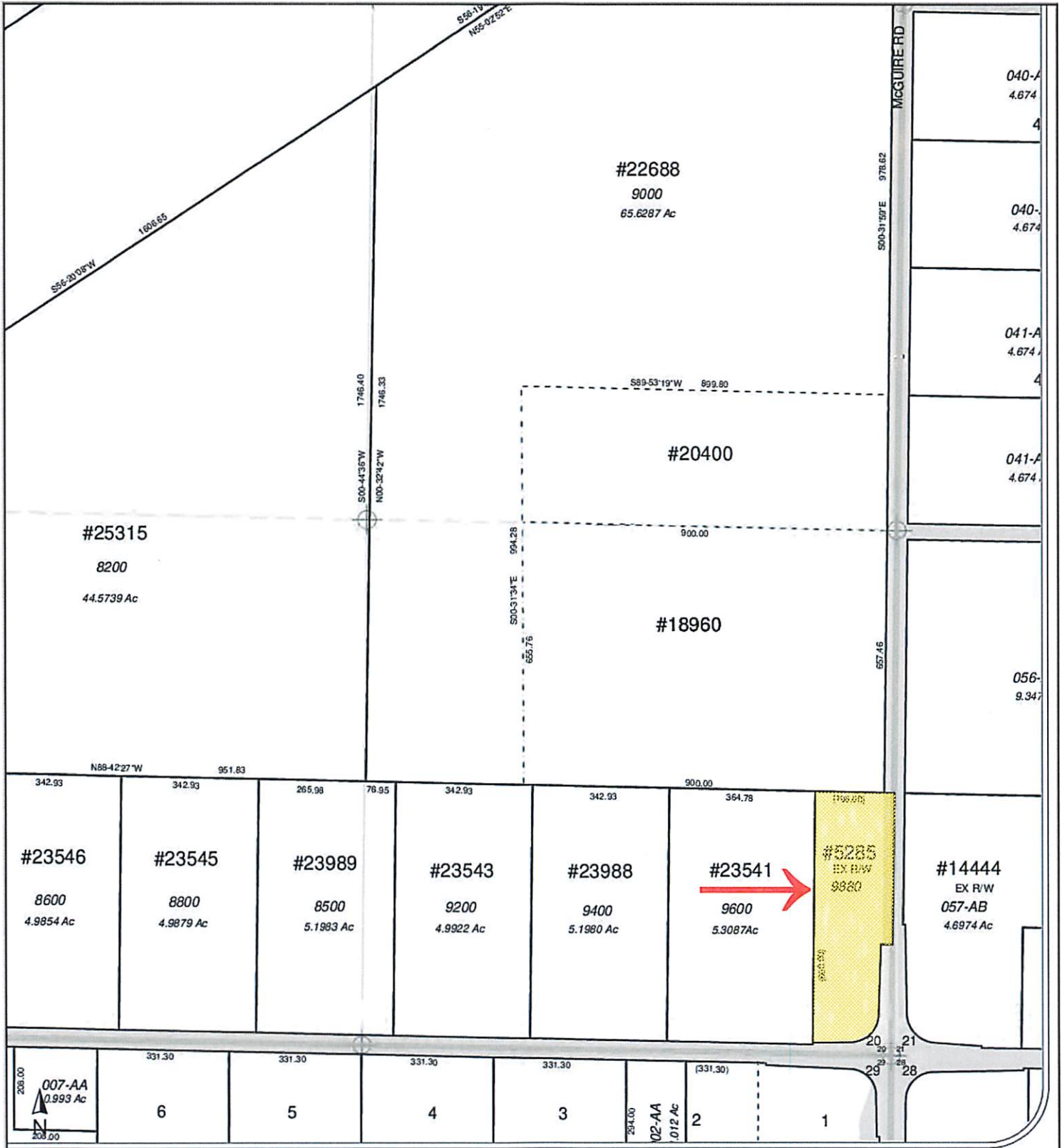
South 25 feet to the place of beginning

EXCEPTING THEREFROM that portion conveyed to the Post Falls Highway District by Warranty Deed recorded September 3, 2009 as Instrument No. 2230641000, records of Kootenai County, Idaho.

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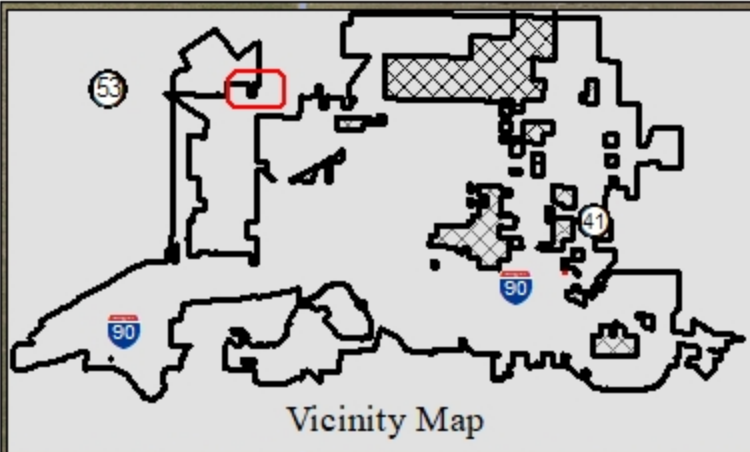




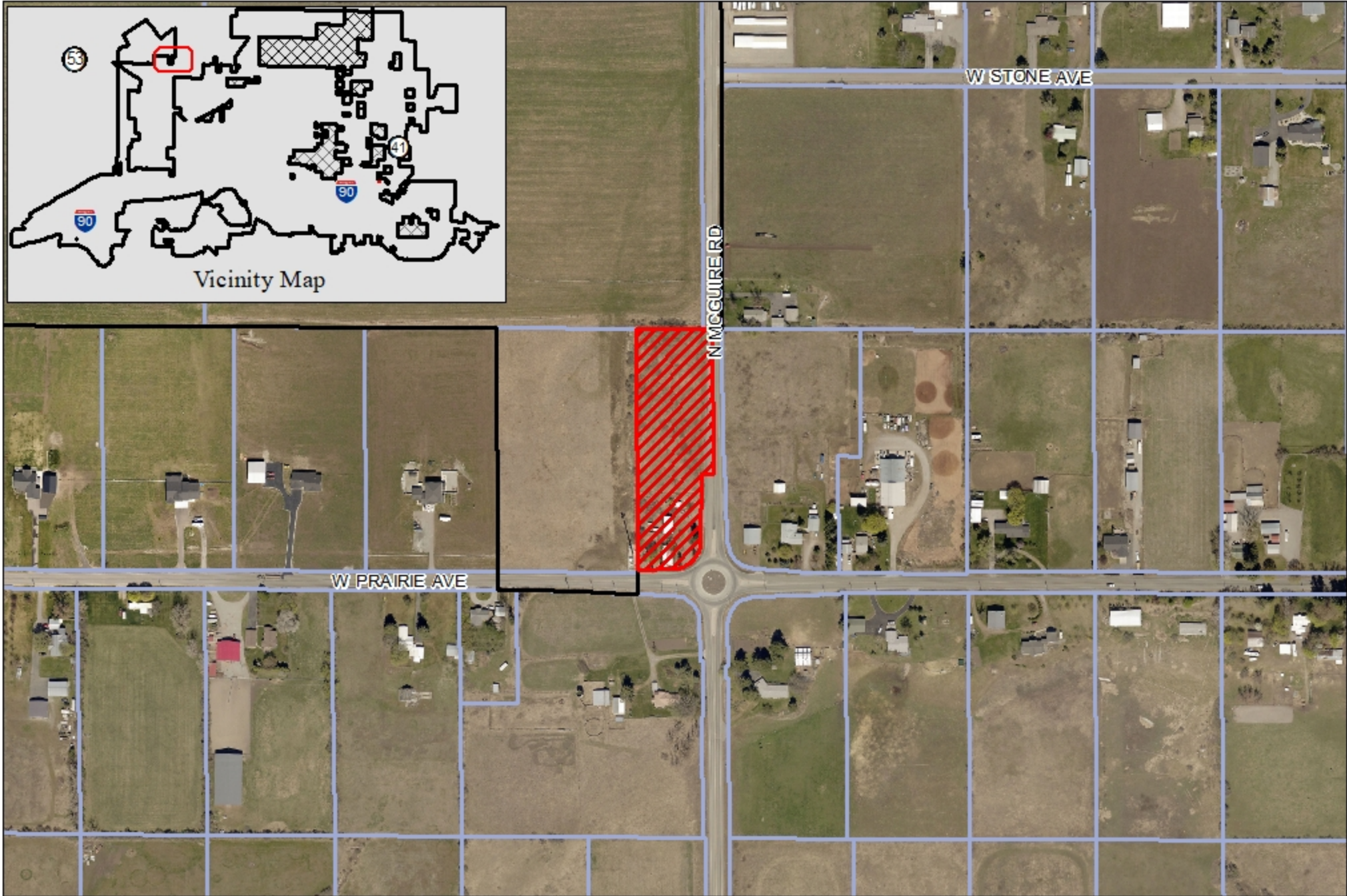
KT KOOTENAI TITLE
 MAKE A REQUEST FOR THE BEST
 1450 Northwest Blvd Ste 200 Coeur d'Alene, ID 83814
 Phone: (208)667-9431 Fax: (208)208-666-0410

ParcelID: 51N05W209880
 8043 N McGuire Rd
 Post Falls, ID 83854

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Vicinity Map






W STONE AVE

N MCCUIRE RD

W PRAIRIE AVE

Project Location
NAGRA ANNEXATION
File # ANNX-22-11








-  Subject Site
-  City Boundary
-  Tax Parcels



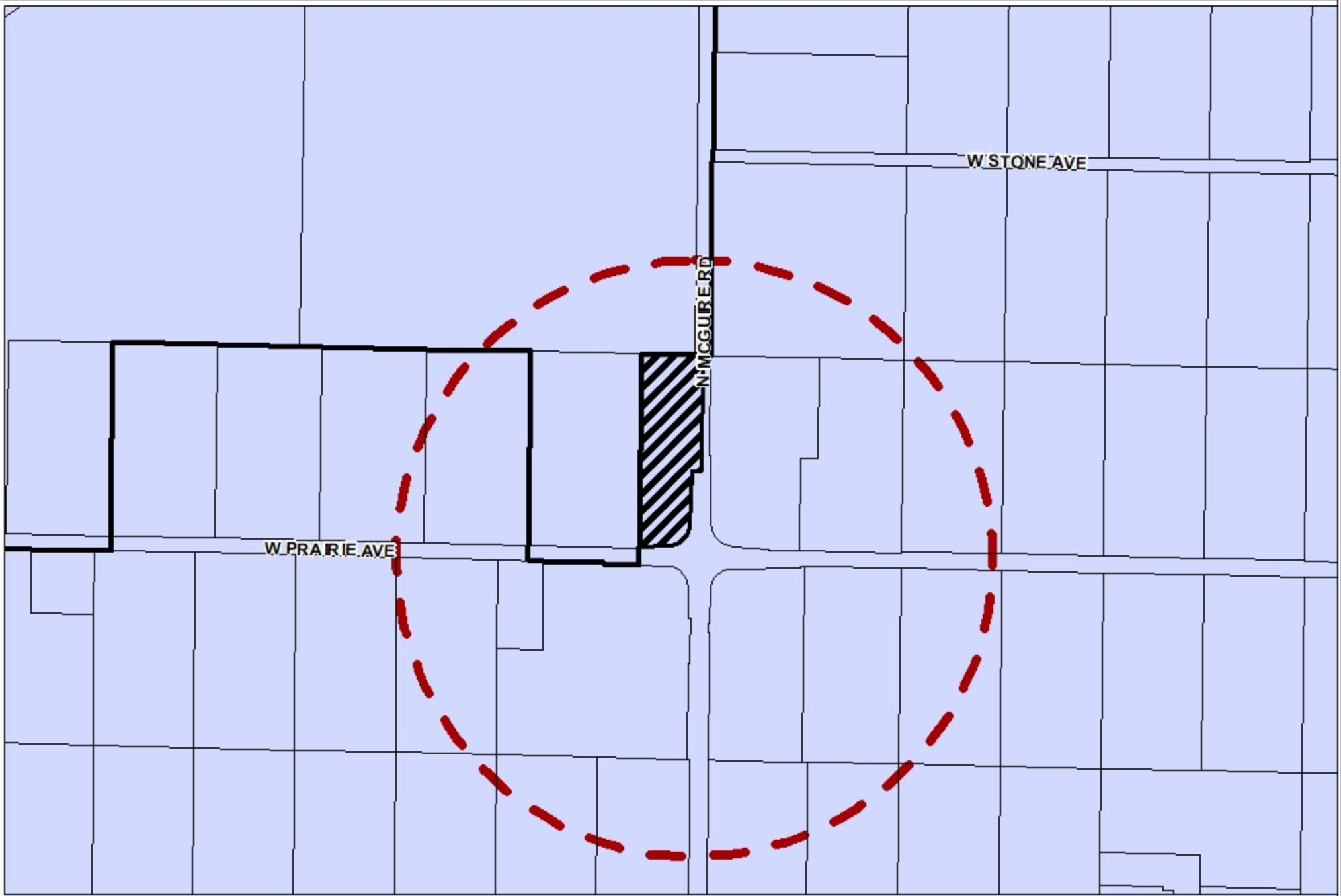


Zoning Map
 NAGRA ANNEXATION
 File # ANNX-22-11



-  City Boundary
-  Subject Site
-  Commercial Node
-  PR
-  RM





Future Land Use Designation
 NAGRA ANNEXATION
 File # ANNX-22-11



-  City Boundary
-  Subject Site
-  Commercial Node
-  Transitional



ANNEXATION AND ZONING DEVELOPMENT AGREEMENT

Nagra Annexation (File No. ANNX-22-11)

THIS AGREEMENT is made this [Click or tap to enter a date.](#), by and between the **City of Post Falls**, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 408 N. Spokane Street, Post Falls, ID, and Ranvir S. Nagra and Davinder Nagra, with a principal place of business at PO Box 529, Veradale, WA 99037.

WHEREAS, Ranvir S. Nagra and Davinder Nagra, (hereinafter the “Owner”) owns a tract of land (hereinafter the “Property”) adjacent to the city limits of the City of Post Falls (hereinafter the “City”), which the Owner wishes to annex and develop within the City; and

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

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

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

ARTICLE I: PURPOSE AND DESCRIPTION OF PROPERTY

- 1.1. Purpose: Owner enters into this Agreement to obtain annexation of the Property while the City seeks to obtain partial mitigation of the impacts of annexation of the Property on the City. Owner acknowledges that City has no duty to annex the Property and that the promises of Owner contained in this Agreement are an inducement for City to do so. The term “Owner” includes any successor in interest in the Property.
- 1.2. Description of the Property: The Property is generally located on the northwest corner of W. Prairie Ave. and N. McGuire Rd., 8043 N. McGuire Rd. and is more particularly described in Exhibit “A”.

ARTICLE II: STANDARDS

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

utility lines in a manner acceptable to the City to make service available to adjoining lands and limitations on gaining site access from arterial and collector roadways (including the KMPO Critical Access Corridor Policy).

- 2.2. Applicable Standards: Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet pursuant to this Agreement or City codes are those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the Property, the Owner consents to the City withholding further development approvals for the Property including, but not limited to, building permits, certificates of occupancy, site plan approval, and subdivision approval until such compliance is attained. Owner waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approval as authorized by this Section.
- 2.3. Inspection and Testing: Owner agrees that it will retain the services of a civil engineer, licensed by the State of Idaho, to perform construction inspection and testing during the construction of all public improvements on the Property. Owner agrees to provide copies of all field inspection reports and test results to the City Engineer accompanied by a certification that the improvements have been installed in compliance with applicable City requirements prior to requesting that the City accept the public improvements for ownership and maintenance. The inspection, testing and certification reports must be provided at no cost to the City. Owner agrees that a representative of the City must be present at the pressure testing of water mains and sanitary sewer mains. Owner agrees to provide the City with at least twenty-four (24) hours-notice before such testing.
- 2.4. As-Built Drawings: Owner agrees to provide accurate “as-built” drawings of public improvements to the City within thirty (30) days of the date of substantial completion of construction of any public improvement on the Property. If as-builts are not provided as required by this Agreement, the Owner agrees that the City may withhold further development approvals for the Property as provided in Section 2.2 and waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approvals. The Owner understands and agrees that the City will not accept public improvements for maintenance or allow occupancy of constructed improvements on the Property until accurate “as-builts” are provided and until planned improvements have complied with the inspection requirements contained in Section 2.3 and have been accepted for public maintenance or approved for private use.

ARTICLE III. UTILITIES AND PUBLIC SERVICES

- 3.1. Water: Owner agrees to use a public water supply system for any development of the Property and to pay all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. If water service cannot be obtained from a public water supply system that has the legal authority to provide service to the Property, the Owner may seek to obtain water service from any lawful source whether public or private beginning 90 days after the date that the Owner requested water service from each public water supply system that has legal authority to

serve the Property. Upon public water service becoming available to the Property, Owner will disconnect from the temporary service and connect to the public water service.

- 3.1.1. Water Rights: Prior to commencement of development of the Property, Owner agrees to grant, in a form acceptable to the grantee, to the public water supply system agreeing to provide water service to the Property all water rights associated with the Property in order to assure that the public water supply system has adequate water rights to supply domestic water to the Property.
- 3.2. Wastewater Reclamation: The Owner agrees to use the Post Falls Sanitary Sewer system for all development of the Property and to be responsible for all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. Sanitary sewer service will be provided in accordance with rules and regulations of the City. The City does not warrant that sanitary sewer capacity will be available at the time Owner requests connection to the sanitary sewer system. If sanitary sewer capacity cannot be assured within 180 days of the date that service is requested by the Owner, the Owner is temporarily authorized to provide service by resorting to any lawful public or private alternative so long as legal requirements can be met. Upon the availability of treatment capacity, the owner shall disconnect from the temporary service and connect to and divert flows to the public system. Any proposed alternative must not frustrate the progression and continuity of the City's wastewater collection system.
 - 3.2.1. Connection of Existing Structure to Sanitary Sewer Infrastructure: Any existing structures located on the Property at the time of this Agreement that are serviced by a septic system must be connected to the Post Falls Sanitary Sewer system or removed from the Property at the time of any development on the Property and the existing septic system abandoned in compliance with all legal requirements. Owner is solely responsible for the costs of connecting to the sanitary sewer and abandoning the septic system.
- 3.3. Maintenance of Private Sanitary Sewer and Water Lines: The Owner acknowledges that the City is not responsible for maintenance of any private sanitary sewer lines or water lines, including appurtenances, within the Property.
- 3.4. Size of Water and Sewer Mains: The Owner agrees on-site water and sewer mains will be adequately sized to provide service to the Property as determined by the entity providing water or sewer service to the Property. For water and sewer lines to be dedicated to the City, Owner agrees that the City will determine the appropriate main size based on adopted City master plans and may require the Owner to oversize the mains or to construct the mains with increased depth beyond the size/depth needed to serve the Property. If required to oversize water or sewer mains (including additional depth), the Owner may request reimbursement for oversizing costs during the subdivision or other development approval process.
- 3.5. Garbage Collection: The Owner agrees that upon the expiration of the term of any contract to provide garbage collection services to the Property, that the Owner will begin using the garbage collection service in effect with the City of Post Falls.

ARTICLE IV. PUBLIC PROPERTY DEDICATIONS

- 4.1. Rights of Way and Easements: As partial consideration for this Agreement, Owner agrees to dedicate the following grants of rights of way and easements to the City at the time of execution of this Agreement:
- 4.1.1. By grant of easement in a form acceptable to the City, Owner will grant a 15-foot wide easement along McGuire Road to include utilities, sidewalks, and storm drainage.
 - 4.1.2. By grant of right-of-way in a form acceptable to the City, Owner will dedicate additional rights-of-way along McGuire Road for a total right of way width of 42.5 feet measured from the Section Line.
 - 4.1.1. By grant of easement in a form acceptable to the City, Owner will grant a 15-foot wide easement along Prairie Avenue to include utilities, sidewalks, and storm drainage.
 - 4.1.3. By grant of right-of-way in a form acceptable to the City, Owner will dedicate additional rights-of-way along Prairie Avenue for a total right of way width of 55 feet measured from the Section Line.
 - 4.1.4. At the existing roundabout, the rights-of-way line for Prairie Avenue and McGuire Road shall be connected with a tangent curve of 50' radius and a 15' easement adjoining thereto
- 4.2. No Impact Fee for Dedication: Owner agrees that it is not entitled to any credit towards the payment of the City's then currently adopted Impact Fees as a result of its dedication of street right way and easements. As such, Owner waives, on behalf of itself and its successors in interest, any and all claims it may have against the City for not granting an Impact Fee credit relating to the dedication of rights of way and easements as provided in this article. The parties agree that this agreement is entered into in good faith by both parties and is intended to comply with Idaho Code 67-8209(4).
- 4.2. Public Park: *Owner has agreed to donate to the City, via Warranty Deed, approximately ___ acres of land to the City in the location and configuration depicted on the attached Exhibit "C", which by this reference is incorporated herein, for use as a public park. Owner agrees to transfer the park parcel to the City no later than _____.*
- 4.2.1. Condition of the Property: *Prior to transferring the park parcel, Owner will not alter the park parcel from its current condition in any manner, including but not limited to, removing soil or depositing construction waste or other debris on the parcel without the express written consent of the City.*
 - 4.2.2. No Impact Fee Credit for Park Property: *Owner agrees that it is not entitled to any credit of the City's then currently adopted Impact Fees because of its donation of the park parcel. Rather the park parcel is being donated to address existing system deficiencies < or as a Project Improvement not eligible for an impact fee credit>. As such, Owner waives, on behalf of itself and its successors in interest, any and all claims*

it may have against the City for not granting an Impact Fee credit relating to the donation of park property as provided in Section 4.2. <OPTIONAL – USE IF PARK LAND TO BE DONATED>

ARTICLE V. DEVELOPMENT OF THE PROPERTY

- 5.3. *Site Plan: Owner agrees that the development of the Property will generally conform to the conceptual site plan attached to this Agreement as Exhibit “B”, which depicts the general disposition of uses and infrastructure on the Property. The parties agree that the location of major public infrastructure such as collector and arterial streets through the Combined Property cannot be relocated in a manner inconsistent with Exhibit “B” without written approval of the City Council evidenced by an amendment to this Agreement. The location of private uses may be relocated on the Property to meet market demands provided that the overall development of the site generally complies with Exhibit “B”. In the event of a disagreement about whether a proposed use or development project on the Property complies with Exhibit “B”, the parties agree to meet and confer regarding the disagreement as contemplated by Section 7.12. <OPTIONAL – USE IF THIS IS A ZONING DEVELOPMENT AGREEMENT OR IF THERE ARE DEVELOPMENT RESTRICTIONS IN AN ANNEXATION AGREEMENT.*

ARTICLE V. CONSIDERATION/FEES

- 5.1. Owner’s Consideration: In addition to other consideration contained in this Agreement, Owner agrees to provide specific consideration to the City in the amounts and at the times specified in this Article. The sums specified are deemed by the parties to be reasonable in exchange for benefits provided by the City to the Owners’ use and development of the Property, including, but not limited to, public safety, street services, police equipment, community, and traffic planning. The following consideration may be used in any manner that the City, in its sole discretion decides.
- 5.2. Annexation Fee: Prior to issuance of a permit for any development on the Property, the Owner, or their successors in interest, must pay the appropriate annexation fee in effect at the time of the issuance of the permit as adopted by the City Council by resolution.
- 5.3. No Extension of Credit: The parties, after careful consideration of the actual burdens on the City, have agreed to a specific timeline in which those burdens will occur. This Agreement anticipates specific payment at a specific date and is in no manner a loan of services or an extension of credit by the City.
- 5.4. Other Fees: Additionally, the Owner agrees to pay all required fees and charges including but not necessarily limited to water hook-up fee(s), water connection (capitalization) fee(s), sanitary sewer connection (capitalization) fee(s) and building permit fees and any applicable impact fees that may be imposed. Fees referred to in this Section are established by City ordinance and/or resolution and arise independent of this Agreement.
- 5.5. City’s Consideration: Upon the proper execution and recordation of this Agreement, the City will prepare for passage an annexation ordinance annexing the Property. The parties

agree that until the date of publication of the annexation ordinance, no final annexation of Owners' property will occur.

ARTICLE VI. MISCELLANEOUS

- 6.1. Subdivision: The parties acknowledge that in the event the Owner desires to sell a portion of the Property rather than the Property as a whole, that a plat may be necessary. Owner agrees that in the event a plat is necessary, Owner will submit a proper subdivision plat and comply with the subdivision ordinance in effect at the time of the desired division.
- 6.2. De-annexation: Owner agrees that in the event the Owner fails to comply with the terms of this Agreement, defaults, or is otherwise in breach of this Agreement, the City may de-annex the Property and terminate utility services without objection from owners, assigns or successors in interest of such portions of the Property as the City in its sole discretion decides. Owner waives, on behalf of itself and any successors in interest, any claims it may have against the City for de-annexing the Property as allowed by this Section.
- 6.3. Owner to Hold City Harmless: The Owner further agrees it will indemnify, defend (in the City's sole option, and hold the City harmless from all causes of action, claims and damages that arise, may arise, or are alleged, because of the Owner's development, operation, maintenance, and use of the Property. Owner further agrees to pay City's legal costs, including reasonable attorney fees in the event this annexation is challenged in a court of law. Payment for City's legal costs will be remitted within thirty (30) days after receipt of invoice from the City for legal expenses.
- 6.4. Time is of the Essence: Time is of the essence in this Agreement.
- 6.5. Merger and Amendment: All promises and prior negotiations of the parties' merge into this Agreement and the representations, warranties, covenants, conditions, and agreements of the parties contained in the Agreement shall survive the acceptance of any deeds and/or easements. The parties agree that this Agreement may only be amended by a written instrument that is signed by both parties. The parties agree that this Agreement will not be amended by a change in law.
- 6.6. Effect on City Code: The parties agree that Agreement is not intended to replace any other requirement of City Code and that its execution does not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.
- 6.7. Recordation: The Owner agrees this Agreement will be recorded by the City at the Owner's expense.
- 6.8. Section Headings: The section headings of this Agreement are for clarity in reading and not intended to limit or expand the contents of the sections to which they apply.

- 6.9. Incorporation of Recitals and Exhibits: The recitals to this Agreement and all exhibits referred to in this Agreement are incorporated herein by this reference and made a part of this Agreement.
- 6.10. Compliance with Applicable Laws: Owner agrees to comply with all applicable laws.
- 6.11. Withholding of Development Approvals for Violation of Agreement: Owner agrees, on behalf of itself and its successors in interest, that the City may withhold approval of subdivision, building permit, or any other development permit applications for any portion of the Property that does not comply with the requirements of this Agreement until such time as the development permit is amended to fully comply with the terms of this Agreement. Owner waives, on behalf of itself and its successors in interest, any and all claims Owner may have against the City relating to the City withholding development approvals and agrees to indemnify, defend at the City's sole option, and hold the City harmless from any and all claims from third parties relating to the City withholding development approvals as contemplated by this Section.
- 6.12. Covenants Run with the Land: The covenants contained herein to be performed by the Owner are binding upon the Owner and Owner's heirs, assigns and successors in interest, and shall be deemed to be covenants running with the land.
- 6.13. Promise of Cooperation: Should circumstances change, operational difficulties arise or misunderstandings develop, the parties agree to meet and confer at the request of either party to discuss the issue and proposed solutions. Further, each party agrees not to bring a claim, initiate other legal action, or suspend performance without meeting directly with the other party regarding the subject matter of the disagreement and if the parties cannot amicably resolve the disagreement, retain a mediator, acceptable to both parties, to mediate a solution to the disagreement.
- 6.14. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction the remaining provisions continue in full force and effect and must be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
- 6.15. Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party will be entitled to its reasonable attorney's fees and related costs of enforcement.
- 6.16. Choice of Law and Venue: The parties agree that this Agreement will be interpreted in accordance with laws of the State of Idaho. The parties further agree that any lawsuit brought to enforce the terms of this Agreement must be filed in the First Judicial District of the State of Idaho in Kootenai County, Idaho and may not thereafter be removed to any other state or federal court.

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

[Signature Page Follows]

CITY OF POST FALLS

Ranvir S. Nagra and Davinder Nagra

By: _____
Ronald G. Jacobson, Mayor

By: _____
Raniver S. Nagra

Attest:

Shannon Howard, City Clerk

By: _____
Davinder Nagra

ACKNOWLEDGEMENTS

STATE OF IDAHO)
) : ss
County of Kootenai)

On this _____ day of November, 2022, before me, a Notary for the State of Idaho, personally appeared **Ronald G. Jacobson 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
Residing at: _____
Commission Expires: _____

STATE OF IDAHO)
 :SS
County of Kootenai)

On this ____ day of November, 2022, before me, a Notary for the State of Idaho, personally appeared [Manager], known, or identified to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

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

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

Kootenai County Fire & Rescue

Fire Marshal's Office

1590 E. Seltice Way
Post Falls, ID 83854
Tel: 208-777-8500
Fax: 208-777-1569
www.kootenaifire.com

November 21, 2022

Amber Blanchette
Planning Administrative Specialist
amberb@postfallsidaho.org

RE: Notice to Jurisdiction Response

Amber,

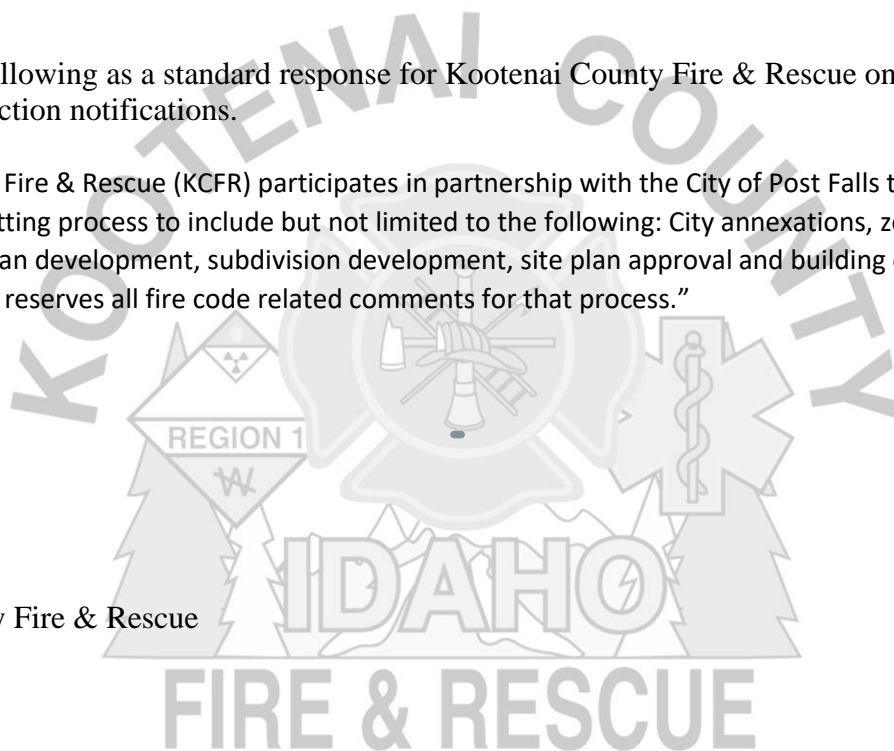
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"Kootenai County Fire & Rescue (KCFR) participates 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,



Jeryl Archer II
Kootenai County Fire & Rescue
Division Chief
Fire Marshal





1717 E Polston Ave. ♦ Post Falls, ID 83854 ♦ Phone (208) 773-3517 ♦ Fax (208) 773-3200

November 21st, 2022

Amber Blanchette
Planning Administrative Specialist
amberb@postfallsidaho.org

Re: Nagra Annexation File No. ANNX-22-11

The Police Department has reviewed the above listed annexation and will remain Neutral on this project. Please accept this letter as the Police Department's response to this request for both Planning and Zoning as well as City Council.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark J. Brantl".

Mark J. Brantl
Captain
Post Falls Police Department

Amber Blanchette

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Monday, November 28, 2022 8:04 AM
To: Amber Blanchette
Subject: FW: Nagra Annexation File No. ANNX-22-11
Attachments: Nagra Annex NTJ.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.

Good Morning Amber,

We have reviewed the attached project and there is no impact to the YPL pipeline and we do not have any comments/questions.

Sincerely,

Chad M. Polak
Agent, Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022
Phillips 66

From: Amber Blanchette <amberb@postfalls.gov>
Sent: Friday, November 18, 2022 2:14 PM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Polak, Chad M <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eportner@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Kelly Russell <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sandsor, AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller

<momiller@quantatelcom.com>; Naomi Tierney <ntierney@postfalls.gov>; Pat Knight <pknight@postfallspolice.com>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Ryan Davis <rldavis208@gmail.com>; Vicky Jo Carey <vjcarey@aol.com>

Subject: [EXTERNAL]Nagra Annexation File No. ANNX-22-11

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good afternoon,

Attached is the notice to jurisdiction for the named annexation for Planning and Zoning on December 13th. The draft staff report is on the city's website.

Please Note my new email address is amberb@postfalls.gov

Thank you,

Amber Blanchette
Planning Specialist
Phone: 208-457-3338
Email: amberb@postfalls.gov



Fear is an illusion, ready to be overcome...

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

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Amber Blanchette

From: jonie@postfallshd.com
Sent: Monday, December 5, 2022 11:44 AM
To: Amber Blanchette
Subject: RE: Nagra Annexation File No. ANNX-22-11

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.

PFHD is neutral on this annexation. If request is granted, PFHD would ask that a minimum 55' from centerline of Prairie Avenue and a minimum of 40' from centerline of McGuire Road be dedicated as Public Right-of-Way in the name of the Post Falls Highway District for future use.

Regards,

Jonie Anderson
Administrative Assistant
Post Falls Highway District
p 208.765.3717
f 208.765.0493
contactus@postfallshd.com



From: Amber Blanchette <amberb@postfalls.gov>
Sent: Friday, November 18, 2022 1:14 PM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eport@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Kelly Russell <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tracacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>;

Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sanders, AECOM <lynn.sanders@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller <momiller@quantatelcom.com>; Naomi Tierney <ntierney@postfalls.gov>; Pat Knight <pknight@postfallspolice.com>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Ryan Davis <rldavis208@gmail.com>; Vicky Jo Carey <vjcarey@aol.com>

Subject: Nagra Annexation File No. ANNX-22-11

Good afternoon,

Attached is the notice to jurisdiction for the named annexation for Planning and Zoning on December 13th. The draft staff report is on the city's website.

Please Note my new email address is amberb@postfalls.gov

Thank you,

Amber Blanchette
Planning Specialist
Phone: 208-457-3338
Email: amberb@postfalls.gov



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POST FALLS

SCHOOL DISTRICT #273

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

June 20, 2022

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 support financial mitigation for smaller developments.

The enrollment status and the capacity of each school for the 2021-2022 school year is listed below. (What these enrollment numbers do not include are the anticipated increase of 50 students per elementary school due to full day kindergarten beginning in the fall of 2022.)

The district will review the current long range facility plan this fall. A copy of the current plan is included with this letter.

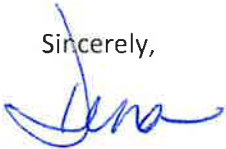
School	2021-2022 Enrollment	Building Capacity
Greensferry Elementary	374	525
Mullan Trail Elementary	340	500
Ponderosa Elementry	420	570
Prairie View Elementary	440	525
Seltice Elementary	440	560

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

Treaty Rock Elementary	415	525
West Ridge Elementary	430	525
Post Falls Middle School	870	920
River City Middle School	630	750
Post Falls High School	1560	1800
New Vision High School	160	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



DEQ Response to Request for Environmental Comment

Date: June 27, 2023
Agency Requesting Comments: City of Post Falls
Date Request Received: June 9, 2023
Applicant/Description: ANNX-22-11

Thank you for the opportunity to respond to your request for comment. While the Idaho Department of Environmental Quality (DEQ) does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>

DEQ has not completed a thorough review of the documents provided, therefore, the following general comments should be applied as appropriate to the specific project:

1. Air Quality

- **Fugitive Dust** - The City should consider requiring reasonable controls on fugitive dust emitting activity during all phases of the project (including but not limited to; roadway construction, vehicle traffic on unpaved roads, land clearing activity, topsoil management, vegetation management). All reasonable precautions shall be taken to prevent particulate matter (dust) from becoming airborne, as required in IDAPA 58.01.01.651.
- **Land Clearing** - During the land clearing and construction phases of this project the City should consider requiring the applicant to use alternatives to open burning of the vegetative debris that is generated. Mechanical processing of land clearing debris avoids generating smoke and offers the greatest flexibility for timely project progress. Mechanical processing is not required by DEQ however.
- **Open Burning** - If open burning of land clearing debris is incorporated into the land clearing phase of this project, the City should consider requiring a smoke management plan be developed. The Smoke management plan should outline the smoke management practices to be used to protect air quality. Smoke management best practices are described in the Idaho Department of Lands regulation IDAPA 20.02.01.071.03. Local fire protection permits may also be required.

- **Construction Debris** - The City should consider requiring a project plan that commits to the proper disposal of demolition and construction debris. Open burning of demolition or construction debris is not an allowable form of open burning as defined by IDAPA 58.01.01.600. Demolition and construction debris must be treated in accordance with state solid waste regulations.
- If you have any question in relation to air quality comments please contact Shawn Sweetapple, Regional Air Quality Manager, 208-666-4602 or, Shawn.Sweetapple@deq.idaho.gov

2. Wastewater

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- If connecting to an existing wastewater utility, DEQ recommends verifying that there is adequate capacity to serve this project prior to approval. Please contact the sewer provider for a will-serve letter stating the provider's capacity to serve the project, willingness to serve this project, and a declining balance of available connections.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

For questions, contact Katy Baker-Casile, DEQ Water Quality Engineering Manager, at (208)769-1422.

3. Drinking Water

- DEQ recommends using an existing drinking water system whenever possible or construction of a new drinking water system. Please contact DEQ to discuss this project and to explore options to best serve the future residents of this development and provide for protection of ground water resources.
- If connecting to an existing public or non-public drinking water system, DEQ recommends verifying that there is adequate capacity to serve this project prior to approval. Please contact the water provider for a will-serve letter stating the provider's capacity to serve the project, willingness to serve this project, and a declining balance of available connections.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

All projects for construction or modification of public drinking water systems require preconstruction approval.

- If any private wells will be included in the proposed project, DEQ recommends at a minimum testing the private well for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

For questions, contact Katy Baker-Casile, DEQ Water Quality Engineering Manager, at (208) 769-1422.

4. Surface Water

- **Water Quality Standards.** Site activities adjacent to waters of the United States (US) must comply with Idaho's Water Quality Standards (WQS) (IDAPA 58.01.02). The WQS provide limits to pollutants to assure water quality for the protection and propagation of fish, shellfish, and wildlife and recreation in and on the water. The federal Clean Water Act (CWA) requires states to list current conditions of all state waters (required by §305(b)), including publicly-owned lakes (required by §314), and to list waters that are impaired by one or more pollutants (required by §303(d)).
 - WQS: <http://www.deq.idaho.gov/water-quality/surface-water/standards/>
 - Current conditions of state waters (with interactive map): <http://www.deq.idaho.gov/water-quality/surface-water/monitoring-assessment/integrated-report/>
- **Point Source Discharges.** Site activities that discharge pollutants into waters of the US in Idaho may require Idaho Pollution Discharge Elimination System (IPDES) coverage (IDAPA 58.01.25) or the Environmental Protection Agency (EPA) National Pollution Discharge Elimination Program (NPDES) coverage.
 - <http://www.deq.idaho.gov/permitting/water-quality-permitting/ipdes/>
- **Construction activities.** Construction activities should implement Best Management Practices (BMPs) to control, prevent, or minimize pollution. Construction activities disturbing areas greater than one acre of land that may discharge stormwater directly or indirectly into waters of the US require development and implementation of a Stormwater Pollution Prevention Plan (SWPP) under a Construction General Permit with EPA NPDES.
 - <http://www.deq.idaho.gov/water-quality/wastewater/stormwater/>
- **Stream channel/lakeshore alteration and dredge and fill activities.** Site activities that disturb ground below the ordinary high water mark (OHWM) within streams/lakeshores must have a permit under IDAPA 37.03.07 (administered by Dept. of Lands) and IDAPA 58.13 (administered by Dept. of Water Resources). Activities that discharge fill material below the OHWM must have a permit under Section 404 of the CWA (administered by US Army Corps of Engineers). All activities must also comply with Idaho Water Quality Standards.
 - Idaho Department of Water Resources permits: <https://idwr.idaho.gov/streams/>
 - Idaho Department of Lands permits: <https://www.idl.idaho.gov/lakes-rivers/lake-protection/index.html>

- US Army Corp of Engineers permits: <https://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/>

For questions, contact Robert Steed, Surface Water Manager at (208) 769-1422.

5. Solid/Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Solid Waste.** The disposal of all solid waste must comply with Idaho's Solid Waste Management Rules (IDAPA58.01.06). No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that all activities comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

- **Underground Storage Tanks.** DEQ requests that the installation of all underground storage tanks and piping along with any required testing and owner/operator training comply with Idaho's Rules Regulating Underground Storage Tank Systems (IDAPA 58.01.07)

6. Additional Notes

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. The Panhandle Health District regulates all ASTs over the Rathdrum Prairie aquifer. EPA regulates ASTs at all other areas. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 769-1422, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.
For questions, contact Gary Stevens, Waste & Remediation Manager, at (208) 769-1422.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208)769-1422.

Dan McCracken, Regional Administrator, Coeur d'Alene

ANNEXATION AND ZONING DEVELOPMENT AGREEMENT

Nagra Annexation (File No. ANNX-22-11)

THIS AGREEMENT is made this Click or tap to enter a date., by and between the **City of Post Falls**, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 408 N. Spokane Street, Post Falls, ID, and Ranvir S. Nagra and Davinder Nagra, with a principal place of business at PO Box 529, Veradale, WA 99037.

WHEREAS, Ranvir S. Nagra and Davinder Nagra, (hereinafter the "Owner") owns a tract of land (hereinafter the "Property") adjacent to the city limits of the City of Post Falls (hereinafter the "City"), which the Owner wishes to annex and develop within the City; and

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

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

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

ARTICLE I: PURPOSE AND DESCRIPTION OF PROPERTY

- 1.1. Purpose: Owner enters into this Agreement to obtain annexation of the Property while the City seeks to obtain partial mitigation of the impacts of annexation of the Property on the City. Owner acknowledges that City has no duty to annex the Property and that the promises of Owner contained in this Agreement are an inducement for City to do so. The term "Owner" includes any successor in interest in the Property.
- 1.2. Description of the Property: The Property is generally located at the northwest corner of Prairie Avenue and McGuire Road (8043 N. McGuire Rd.) and is more particularly described in Exhibit "A".

ARTICLE II: STANDARDS

- 2.1. Construct to City Standards: Owner agrees that all improvements required by this Agreement or by City codes will be built to City standards or to the standards of any public agency providing service to the Property. Owner agrees to adhere to all City policies and procedures; including, but not limited to sanitary sewer improvements, water lines, fire hydrants, parks, flood works, storm water management, curbs, sidewalks, street trees, streetlights, pedestrian/bicycle facilities and roads. Such policies include extending utility lines in a manner acceptable to the City to make service available to adjoining

lands and limitations on gaining site access from arterial and collector roadways (including the KMPO Critical Access Corridor Policy).

- 2.2. Applicable Standards: Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet pursuant to this Agreement or City codes are those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the Property, the Owner consents to the City withholding further development approvals for the Property including, but not limited to, building permits, certificates of occupancy, site plan approval, and subdivision approval until such compliance is attained. Owner waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approval as authorized by this Section.
- 2.3. Inspection and Testing: Owner agrees that it will retain the services of a civil engineer, licensed by the State of Idaho, to perform construction inspection and testing during the construction of all public improvements on the Property. Owner agrees to provide copies of all field inspection reports and test results to the City Engineer accompanied by a certification that the improvements have been installed in compliance with applicable City requirements prior to requesting that the City accept the public improvements for ownership and maintenance. The inspection, testing and certification reports must be provided at no cost to the City. Owner agrees that a representative of the City must be present at the pressure testing of water mains and sanitary sewer mains. Owner agrees to provide the City with at least twenty-four (24) hours-notice before such testing.
- 2.4. As-Built Drawings: Owner agrees to provide accurate “as-built” drawings of public improvements to the City within thirty (30) days of the date of substantial completion of construction of any public improvement on the Property. If as-builts are not provided as required by this Agreement, the Owner agrees that the City may withhold further development approvals for the Property as provided in Section 2.2 and waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approvals. The Owner understands and agrees that the City will not accept public improvements for maintenance or allow occupancy of constructed improvements on the Property until accurate “as-builts” are provided and until planned improvements have complied with the inspection requirements contained in Section 2.3 and have been accepted for public maintenance or approved for private use.

ARTICLE III. UTILITIES AND PUBLIC SERVICES

- 3.1. Water: Owner agrees to use a public water supply system for any development of the Property and to pay all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. If water service cannot be obtained from a public water supply system that has the legal authority to provide service to the Property, the Owner may seek to obtain water service from any lawful source whether public or private beginning 90 days after the date that the Owner requested water service from each public water supply system that has legal authority to serve the Property. Upon public water service becoming available to the Property, Owner will disconnect from the temporary service and connect to the public water service.

- 3.1.1. Water Rights: Prior to commencement of development of the Property, Owner agrees to grant, in a form acceptable to the grantee, to the public water supply system agreeing to provide water service to the Property all water rights associated with the Property in order to assure that the public water supply system has adequate water rights to supply domestic water to the Property.
- 3.2. Wastewater Reclamation: The Owner agrees to use the Post Falls Sanitary Sewer system for all development of the Property and to be responsible for all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. Sanitary sewer service will be provided in accordance with rules and regulations of the City. The City does not warrant that sanitary sewer capacity will be available at the time Owner requests connection to the sanitary sewer system. The Owner acknowledges that, at the time of annexation, sanitary sewer service is not available to the site. Prior to development of the site, the North Regional Lift Station (near the northeast corner of the Pleasant View / Prairie intersection) would need to be constructed (by the City) and sanitary sewer would need to be extended to the site by the Owner or other private developers. If sanitary sewer capacity cannot be assured within 180 days of the date that service is requested by the Owner, the Owner is temporarily authorized to provide service by resorting to any lawful public or private alternative so long as legal requirements can be met. Upon the availability of sanitary sewer capacity within 500' of the Property, the owner agrees to disconnect from the temporary service and connect to and divert flows to the public system within one year. Any proposed alternative must not frustrate the progression and continuity of the City's wastewater collection system.
 - 3.2.1. Connection of Existing Structure to Sanitary Sewer Infrastructure: Any existing structures located on the Property at the time of this Agreement that are serviced by a septic system must be connected to the Post Falls Sanitary Sewer system or removed from the Property at the time of any development on the Property and the existing septic system abandoned in compliance with all legal requirements. Owner is solely responsible for the costs of connecting to the sanitary sewer and abandoning the septic system.
- 3.3. Maintenance of Private Sanitary Sewer and Water Lines: The Owner acknowledges that the City is not responsible for maintenance of any private sanitary sewer lines or water lines, including appurtenances, within the Property.
- 3.4. Size of Water and Sewer Mains: The Owner agrees on-site water and sewer mains will be adequately sized to provide service to the Property as determined by the entity providing water or sewer service to the Property. For water and sewer lines to be dedicated to the City, Owner agrees that the City will determine the appropriate main size based on adopted City master plans and may require the Owner to oversize the mains or to construct the mains with increased depth beyond the size/depth needed to serve the Property. If required to oversize water or sewer mains (including additional depth), the Owner may request reimbursement for oversizing costs during the subdivision or other development approval process.
- 3.5. Garbage Collection: The Owner agrees that upon the expiration of the term of any contract to provide garbage collection services to the Property, that the Owner will begin using the garbage collection service in effect with the City of Post Falls.

ARTICLE IV. PUBLIC PROPERTY DEDICATIONS

- 4.1. Rights of Way and Easements: As partial consideration for this Agreement, Owner agrees to dedicate the following grants of rights of way and easements to the City at the time of execution of this Agreement:
- 4.1.1. By grant of easement in a form acceptable to the City, Owner will grant a 15-foot wide easement along McGuire Road to include utilities, sidewalks, and storm drainage.
 - 4.1.2. By grant of right-of-way in a form acceptable to the City, Owner will dedicate additional rights-of-way along McGuire Road for a total right of way width of 42.5 feet measured from the Section Line.
 - 4.1.1. By grant of easement in a form acceptable to the City, Owner will grant a 15-foot wide easement along Prairie Avenue to include utilities, sidewalks, and storm drainage.
 - 4.1.3. By grant of right-of-way in a form acceptable to the City, Owner will dedicate additional rights-of-way along Prairie Avenue for a total right of way width of 55 feet measured from the Section Line.
 - 4.1.4. At the existing roundabout at Prairie Avenue and McGuire Road, the rights-of-way and easements required by this Section 4.1 must connect with a tangent curve of 50' radius.
- 4.2. No Impact Fee for Dedication: Owner agrees that it is not entitled to any credit towards the payment of the City's then currently adopted Impact Fees as a result of its dedication of street right way and easements. As such, Owner waives, on behalf of itself and its successors in interest, any and all claims it may have against the City for not granting an Impact Fee credit relating to the dedication of rights of way and easements as provided in this article. The parties agree that this agreement is entered into in good faith by both parties and is intended to comply with Idaho Code 67-8209(4).

ARTICLE V. CONSIDERATION/FEEES

- 5.1. Owner's Consideration: In addition to other consideration contained in this Agreement, Owner agrees to provide specific consideration to the City in the amounts and at the times specified in this Article. The sums specified are deemed by the parties to be reasonable in exchange for benefits provided by the City to the Owners' use and development of the Property, including, but not limited to, public safety, street services, police equipment, community, and traffic planning. The following consideration may be used in any manner that the City, in its sole discretion decides.
- 5.2. Annexation Fee: Prior to issuance of a permit for any development on the Property, the Owner, or their successors in interest, must pay the appropriate annexation fee in effect at the time of the issuance of the permit as adopted by the City Council by resolution.
- 5.3. No Extension of Credit: The parties, after careful consideration of the actual

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

- 5.4. Other Fees: Additionally, the Owner agrees to pay all required fees and charges including but not necessarily limited to water hook-up fee(s), water connection (capitalization) fee(s), sanitary sewer connection (capitalization) fee(s) and building permit fees and any applicable impact fees that may be imposed. Fees referred to in this Section are established by City ordinance and/or resolution and arise independent of this Agreement.
- 5.5. City's Consideration: Upon the proper execution and recordation of this Agreement, the City will prepare for passage an annexation ordinance annexing the Property. The parties agree that until the date of publication of the annexation ordinance, no final annexation of Owners' property will occur.

ARTICLE VI. MISCELLANEOUS

- 6.1. Subdivision: The parties acknowledge that in the event the Owner desires to sell a portion of the Property rather than the Property as a whole, that a plat may be necessary. Owner agrees that in the event a plat is necessary, Owner will submit a proper subdivision plat and comply with the subdivision ordinance in effect at the time of the desired division.
- 6.2. De-annexation: Owner agrees that in the event the Owner fails to comply with the terms of this Agreement, defaults, or is otherwise in breach of this Agreement, the City may de-annex the Property and terminate utility services without objection from owners, assigns or successors in interest of such portions of the Property as the City in its sole discretion decides. Owner waives, on behalf of itself and any successors in interest, any claims it may have against the City for de-annexing the Property as allowed by this Section.
- 6.3. Owner to Hold City Harmless: The Owner further agrees it will indemnify, defend (in the City's sole option, and hold the City harmless from all causes of action, claims and damages that arise, may arise, or are alleged, because of the Owner's development, operation, maintenance, and use of the Property. Owner further agrees to pay City's legal costs, including reasonable attorney fees in the event this annexation is challenged in a court of law. Payment for City's legal costs will be remitted within thirty (30) days after receipt of invoice from the City for legal expenses.
- 6.4. Time is of the Essence: Time is of the essence in this Agreement.
- 6.5. Merger and Amendment: All promises and prior negotiations of the parties' merge into this Agreement and the representations, warranties, covenants, conditions, and agreements of the parties contained in the Agreement shall survive the acceptance of any deeds and/or easements. The parties agree that this Agreement may only be amended by a written instrument that is signed by both parties. The parties agree that this Agreement will not be amended by a change in law.

- 6.6. Effect on City Code: The parties agree that Agreement is not intended to replace any other requirement of City Code and that its execution does not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.
- 6.7. Recordation: The Owner agrees this Agreement will be recorded by the City at the Owner's expense.
- 6.8. Section Headings: The section headings of this Agreement are for clarity in reading and not intended to limit or expand the contents of the sections to which they apply.
- 6.9. Incorporation of Recitals and Exhibits: The recitals to this Agreement and all exhibits referred to in this Agreement are incorporated herein by this reference and made a part of this Agreement.
- 6.10. Compliance with Applicable Laws: Owner agrees to comply with all applicable laws.
- 6.11. Withholding of Development Approvals for Violation of Agreement: Owner agrees, on behalf of itself and its successors in interest, that the City may withhold approval of subdivision, building permit, or any other development permit applications for any portion of the Property that does not comply with the requirements of this Agreement until such time as the development permit is amended to fully comply with the terms of this Agreement. Owner waives, on behalf of itself and its successors in interest, any and all claims Owner may have against the City relating to the City withholding development approvals and agrees to indemnify, defend at the City's sole option, and hold the City harmless from any and all claims from third parties relating to the City withholding development approvals as contemplated by this Section.
- 6.12. Covenants Run with the Land: The covenants contained herein to be performed by the Owner are binding upon the Owner and Owner's heirs, assigns and successors in interest, and shall be deemed to be covenants running with the land.
- 6.13. Promise of Cooperation: Should circumstances change, operational difficulties arise or misunderstandings develop, the parties agree to meet and confer at the request of either party to discuss the issue and proposed solutions. Further, each party agrees not to bring a claim, initiate other legal action, or suspend performance without meeting directly with the other party regarding the subject matter of the disagreement and if the parties cannot amicably resolve the disagreement, retain a mediator, acceptable to both parties, to mediate a solution to the disagreement.
- 6.14. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction the remaining provisions continue in full force and effect and must be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
- 6.15. Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party will be entitled to its reasonable attorney's fees and related costs of enforcement.
- 6.16. Choice of Law and Venue: The parties agree that this Agreement will be interpreted in accordance with laws of the State of Idaho. The parties further agree that any lawsuit

brought to enforce the terms of this Agreement must be filed in the First Judicial District of the State of Idaho in Kootenai County, Idaho and may not thereafter be removed to any other state or federal court.

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

[Signature Page Follows]

By: _____
Ronald G. Jacobson, Mayor

By: Ranvir Singh Nagra
Ranvir S. Nagra

Attest: _____
Shannon Howard, City Clerk

By: Davinder Nagra
Davinder Nagra

ACKNOWLEDGEMENTS

STATE OF IDAHO)
 : ss
County of Kootenai)

On this _____ day of February, 2023, before me, a Notary for the State of Idaho, personally appeared **Ronald G. Jacobson 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.

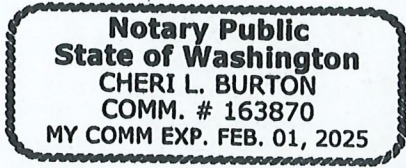
Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

STATE OF IDAHO)
 :ss

County of ~~Kootenai~~ ^{Spokane})

On this ~~17~~ ¹⁷ day of ~~February~~ ^{April}, 2023, before me, a Notary for the State of ~~Idaho~~ ^{Washington}, personally appeared ~~Robert~~ ^{Robert}, known, or identified to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that they 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.



Cheri L. Burton
Notary Public for the State of ~~Idaho~~ ^{Washington}
Residing at: ~~Spokane~~ ^{Spokane}
Commission Expires: ~~2-1-2025~~ ²⁻¹⁻²⁰²⁵

EXHIBIT A

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 20 BEING A 2.5 INCH ALUMINUM CAP MARKED PLS 11119 PER CP&F 2405159000 FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 20 BEARS NORTH 88°42'55" WEST A DISTANCE OF 2650.29 FEET ; THENCE, ALONG THE CENTERLINE OF THE RIGHT-OF-WAY OF NORTH MCGUIRE ROAD NORTH 0°45'02" EAST A DISTANCE OF 281.57 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE, NORTH 89°15'22" WEST A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF WAY OF NORTH MCGUIRE ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY SOUTH 2°06'53" WEST A DISTANCE OF 179.00 FEET;

THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 106.19 FEET, A DELTA ANGLE OF 86°54'51", AND A CHORD THAT BEARS SOUTH 45°34'18" WEST A DISTANCE OF 96.29 FEET;

THENCE, SOUTH 89°01'44" WEST A DISTANCE OF 95.80 FEET TO A POINT ON THE POST FALLS CITY BOUNDARY;

THENCE, DEPARTING FROM THE RIGHT-OF-WAY OF NORTH MCGUIRE ROAD ALONG SAID CITY BOUNDARY NORTH 0°44'38" EAST A DISTANCE OF 630.67 FEET;

THENCE, SOUTH 88°42'42" EAST A DISTANCE OF 197.97 FEET TO THE CENTERLINE OF NORTH MCGUIRE ROAD;

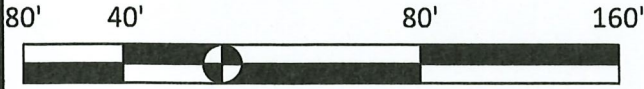
THENCE, ALONG SAID CENTERLINE SOUTH 0°45'02" WEST A DISTANCE OF 378.68 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINING 2.642 ACRES, MORE OR LESS.





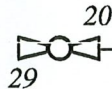
H-Scale 1" = 80'



LEGEND

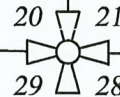
- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY BOUNDARY
- //// EXISTING CITY BOUNDARY
- //// PROPOSED CITY BOUNDARY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	70.00'	106.19'	88°54'51"	N45°34'18"E	96.29'



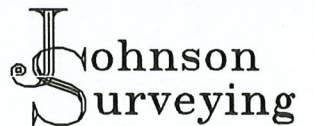
S88°42'55"E 2650.29'

W. PRAIRIE AVE.



CITY ANNEXATION EXHIBIT

SECTION 20, TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

DATE SURVEYED: N/A

DRAFTED BY: ERH

PLOT DATE: 05/31/2022

SHEET

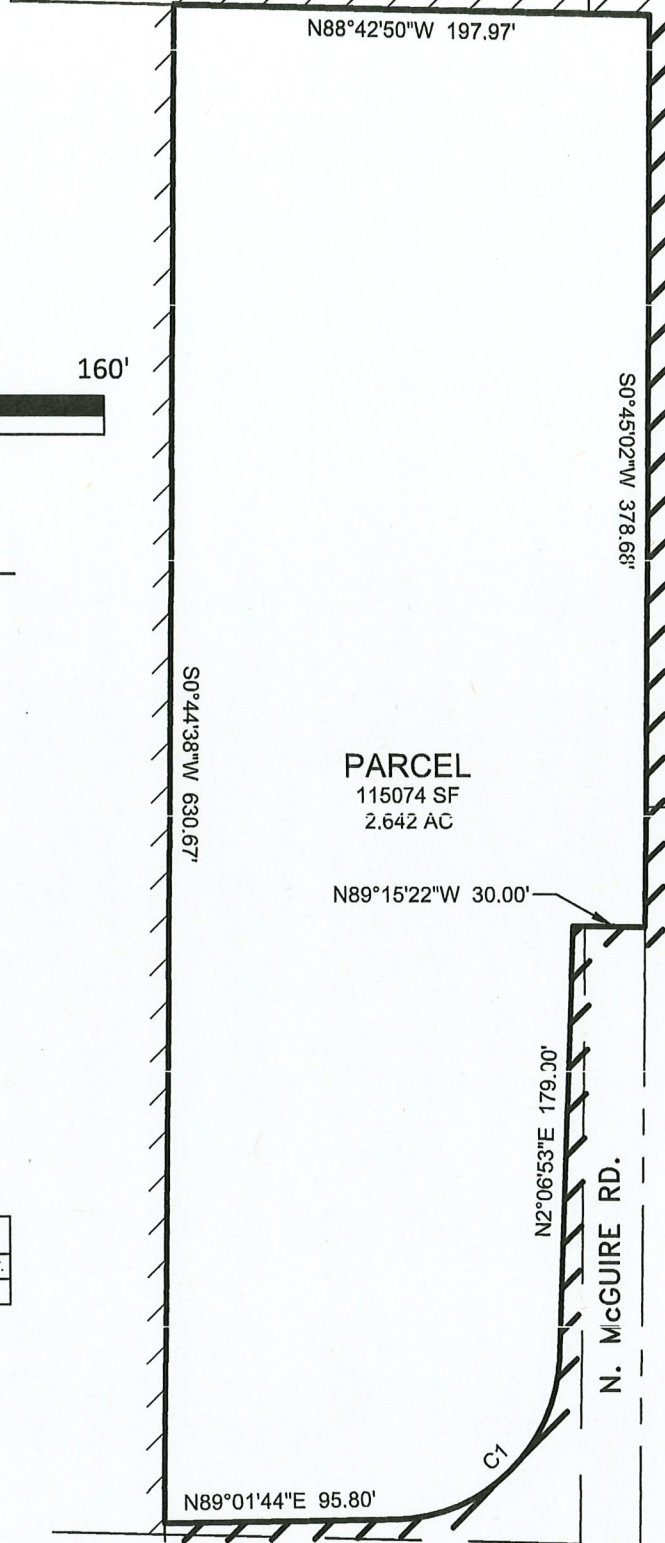
FILE NAME: 22-125

CHECKED BY: CJJ

PROJECT No.: 22-125

1

1



PARCEL
115074 SF
2.642 AC

N89°15'22"W 30.00'

N2°06'53"E 179.00'

N. MCGUIRE RD.

N89°01'44"E 95.80'

S0°44'38"W 630.67'

S0°45'02"W 378.68'

C1

ACTION ITEMS:

- A. Meeting Minutes 11-8-2022

Moved to approve as presented Hampe

2nd by: Steffensen

Vote: Steffensen – Yes; Carey – Yes; Davis – Yes; Kimball – Yes; Schlotthauer – Yes; Hampe - Yes

Moved

CITIZEN ISSUES

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

None

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.

None

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. **Recommendation** Nagra Annexation File No. ANN-22-11 – Jon Manley, Planning Manager, to present a request to annex approximately 2.64 acres with a Community Commercial Services (CCS) zoning designation. The Commission is to recommend approval/denial of the requested zoning designation to City Council.

Requesting to annex approximately 2.64 acres into the City of Post Falls and assign the zoning designation of Community Commercial Services (CCS). The general location is on the northwest corner of N. McGuire Rd and W. Prairie Ave. It is currently an underdeveloped county lot with no significant topography or vegetation matters and is over the aquifer. The water will be provided by East Greenacres Irrigation District with the sewer being provided by the City of Post Falls. To the west and north has zoning of

Residential Mixed and Public Reserve, the proposed use for the public reserve piece is a school and to the south and east are county property.

Zoning Criteria:

- a. The Future Land Use Map shows this area as transitional, and it calls this area out at a commercial node. The guidance for this area can be found within the associated Focused Area, West Prairie. Seek opportunities to develop off corridor commercial; West Prairie areas may warrant commercial use consideration if adjacent to arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.
- b. Goal 1 is to grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health. Goal 3 maintain and improve Post Falls' small-town scale, charm, and aesthetic beauty, help retain the city's lower-scale, walkable, small-lot development patterns common in early Post Falls, while at the same time, providing for urban growth in other, appropriate areas. Goal 5; keep Post Falls' neighborhoods safe, vital, and attractive. Safe: improved roadways with development create safer conditions for both vehicles and pedestrians and possibly increase access for emergency vehicles. Impact fees are paid towards public safety. Vital: With a planned high school nearby and residential mixed zoning in the city to the west, commercial lands within an identified commercial node may add to the vibrancy of the area of Post Falls. Attractive: There are Commercial Design Standards that would be required to be met upon site development. Goals 7 and 8 as well as Policies 1-3, 7, and 27 also support this request.
- c. Zoning is assigned following consideration of such items as street classifications, traffic patterns, existing development, future land uses, community plans, and geographic or natural features. Encourage a balance of land uses to help Post Falls remain a desirable, stable, and sustainable community.
- d. Prairie Ave. Is a Principal Arterial and McGuire Rd is a Major Collector. Once the Pleasant View Rd. Interchange is completed Prairie will be utilized even more.
- e. This is in a location in transition. What was once on the outskirts of Post Falls will evolve into a major east/west arterial corridor.
- f. Industrial is not being requested so this isn't applicable.
All agencies have been notified; Kootenai County Fire coordinates with the city upon development, Post Falls Police, Post Falls Highway District, and Post Falls School District all remain neutral with YPL having no comment.

Schlotthauer – Is that future interchange with HWY 53?

Manley – Yes.

*Discussion on what was south v north on the graph regarding location of the new interchange.

Hampe – When are they planning for this?

Manley – Mr. Melvin might know more on that. 2027 ish.

Carey – Will the Highway Districts comment be added to the agreement regarding the 40' right-of-way?

Manley – It could be however, the Right-of-Way that is needed from the development with the annexation will meet the need of the Highway District.

Applicant, Connie Krueger – This property is only about 2.5-acres, we do understand that this is an area that has no utilities at this time, and we are a little ahead. We do know there was a recent annexation that occurred in this area and so we are just requesting to bring this piece in. We are wanting to work with everyone to bring in the utilities, transportation system,

etc. The owner has several different properties in the area and has developed commercial uses on them. He knows the processes and fees and how everything works. We are requesting the CCS Zoning within a mapped Commercial Activity Node and is consistent with the City's future plans, transportation master plan, the Parks Plan, etc. We believe this finishes off the Pleasant View North Annexation area. The commercial uses on this site will complement the surrounding sites and their uses. McGuire Rd and Prairie Ave. Are arterial and collector road systems and are capable of carrying commercial traffic volumes. At the cost of the owner this will be services by all utility's services. A Mix of residential, commercial, and industrial uses are envisioned between Corbin Rd. And Pleasant View Rd., with higher densities near commercial corridors and arterials; mixed residential is envisioned between McGuire Rd. And Corbin Rd., with higher densities near commercial corridors and arterials. With the location, adjacent roadways, our request for CCS zoning is a good fit for this corner. The request is consistent with the Goals and Policies found withing the Comprehensive Master Plan. Living in the area it would be nice to be able to have these types of services available rather than driving down to Seltice, Highway 41, etc. It keeps some support services local.

Schlotthauer – Were you approached by the city to annex in with the rest of the property?

Manley – I think Mr. Seale led the charge and might be able to answer that.

Seale – When we were discussing annexation plans with different property owners, we did not address this property. We were focused on the track of how to get up there the other properties around this one was all owned by 1 person as well as the School District, so that is why we didn't approach every parcel.

Schlotthauer – You mentioned neighborhood services, what services are you referring to?

Krueger – Mr. Nagra usually provides for fuel services stations, convenience stores, commercial strip models are the types that he is mostly engaged in with his business. Good example is Prairie and Atlas that commercial strip mall which is a neighborhood commercial node.

Testimony:

In Favor - None

Neutral - None

In Opposition – Shea Hansen, 14289 W. Prairie Ave. - There is allot of talk about the future benefits for the people in the area and not a lot of talk about the benefits or how it's going to impact those that already live there. We have no desire for the increased traffic on Prairie it's bad enough as it is. The construction on Prairie to Spokane St. was bad enough through the summer. I think there are better options to put this like if there is going to be an interchange on Pleasant View and 53 then the opposite corner on Prairie and Pleasant View would be better. We have livestock, we do our best to keep them in however, anyone knows with livestock they do get out still. We chose a rural area for a reason, we don't want a commercial area, my property will never be commercial. I appreciate people want to try to add value to our area, but it is valuable enough. My property will never be a part of the Commercial area that was shown, I think I speak for some of my neighbors as well. I haven't been approached about improving the area and it is pretty upsetting seeing how close I live to it; I worked security for a School District for a few years and none of this is something I want in my neighborhood. All the amenities that were talked about are not that far away from us, we don't need one here.

Deliberations:

Zoning Criteria:

1. Amendments to the zoning map should be in accordance with the Comprehensive Plans and Future Land Use Map.
Steffensen – Strictly from a zoning perspective on the future land use it's transitional but it has the Commercial Focus Group. Commercial could be good there based on what was already annexed out there.
Schlotthauer – It is basically what the Future Land Use Map says should be there with that Commercial Node.
2. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.
Steffensen – Like any improvements will bring in infrastructure adjacent to the property.
Kimball – Both applicant and staff went through everything thoroughly. It's an awkward shaped property, it wouldn't work for residential unless it stays a large lot with it being next to a future High School. I picture Lake City High School on Ramsey, where in 1995 was planned for some commercial that didn't happen for about 20 years. This isn't going to happen tomorrow; it is a long-range planning situation and Commercial makes sense.
Davis – Have we had a discussion for the school timeline?
Schlotthauer – We haven't here, but I think enrollment is currently declining, I stand to be corrected.
Kimball – I've conversations with the School District in recent months, professionally speaking. They are moving towards pushing for it through a bond, it will be a tough push, but they are looking for it. I also know the URD is trying to get services up there so they can move forward with development of that school.
Schlotthauer – Which direction are the services coming?
Kimball – Pleasant view.
Hampe – Wouldn't services need to come before the bond?
Kimball – No.
Steffensen – The email that was sent to parents of students; they were looking for input on a bond for March. No timeline on development just trying to get that through in March.
3. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.
Kimball – My previous comments are more germane to this criteria. Little corner pieces are the hardest to develop like this and they are the most expensive, so they usually develop last. This allows for the commercial node to be on that corner as well.
Hampe – There are 5-acre parcels, small farms, people with animals, what is out there isn't commercial right now. The future land use does call it as commercial; I just don't see it right now.
Davis – I think you can all agree we have tight rules to follow, but I think you are right it isn't commercial out there right now.
Hampe – I just want to acknowledge that I understand that.
Davis – Timing is the key with this area with the future land use, this fits.
4. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.

Kimball – Prairie and McGuire are both higher road classifications, principal arterial and a major collector.

5. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity. Ensure that adequate land is available for future housing needs.

Kimball – This is one of those things that is covered in the commercial node aspect of the Comprehensive Plan.

Hampe – At this point you can't get any further away from higher density.

6. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

Not Applicable

Motion to recommend approval to City Council, finding its consistent with the Comprehensive Plan and the Future Land Use Map along with the Facts and Findings contained in the staff report with the zoning designation of CCS by Steffensen

2nd By: Kimball

Vote: Hampe – Yes; Schlotthauer – Yes; Davis – Yes; Kimball – Yes; Carey – Yes; Steffensen - Yes

Moved

- ~~B. **Approve/Deny** Sinclair Addition Special Use Permit File No. SUP-22-4 – Laura Jones, Associate Planner, to present a request for a Special Use Permit to allow residential uses at densities permitted by the Medium-Density Residential (R2) zone per PFMC 18.20.030 on approximately .28-acre Limited Commercial (LC) lot.~~

~~Requesting a special use permit approval to allow residential uses at densities permitted by the Medium Density Residential (R2) Zone as permitted by PFMC 18.16.010, on a .28-acre Limited Commercial (LC) lot within the City of Post Falls. It is generally located north of E. 6th Ave. West of N. Henry St. To the north is zoned Community Commercial Services (CCS), east and west is Limited Commercial (LC) and to the south is City Arboretum Park. The surrounding properties consist of a mix of residential and commercial uses. The water and sewer will be provided by the City of Post Falls, the applicant is planning on retaining the existing house on the western property and subdividing the eastern property to be developed with Medium Density Residential (R2) homes. The Future Land Use Map shows this area as Business/Commercial, to provide for a variety of general service, retail, professional office, and mixed uses. This category also 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. (at least 8 units per acre) the design standards that enhance the character of these areas, improve pedestrian connections, and promote compatibility between permitted uses are important. The applicant has 3 different possibilities for layouts with a minor subdivision, currently it is 2 lots with a shop being on its own lot, layout 1 is a 3 lot and the second one is a 4 lot. The 4 lot is if the cottage home ordinance is adopted.~~

~~**Special Use Review Criteria:**~~

- ~~a. The LC zone permits neighborhood compatible commercial retail and service uses of modest scale in areas not conveniently served by existing or proposed commercially designated lands. This zoning district is compatible with residential lands that would accommodate medium density residential land uses.~~

Nagra Annexation File No. ANNX-22-11

Planning and Zoning Commission Zoning Recommendation

A. INTRODUCTION:

APPLICANT: Johnson Surveying

LOCATION: Generally located northwest corner of Prairie Ave and McGuire Rd.

REQUEST: Zoning recommendation of Community Commercial Services (CCS) on approximately 2.64 acres, As depicted in A-2.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Legal and Exhibit Map
4. A-4 Maps
5. A-6 Title Report
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. S-4 Draft Annexation Development Agreement
10. PA-1 KCFR Comments
11. PA-2 PFPD Comments
12. PA-3 YPL Comments
13. PA-4 PFHD Comments
14. PA-5 PFSD Comments
15. PZ Staff Report
16. Testimony at the December 13, 2022, Planning and Zoning Commission ("Commission") hearing including:

Planning and Zoning Commission (hereinafter "Commission") heard the request at the December 13, 2022 public hearing, 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 section 18.16.010 and 18.20.100 when making the Commission's recommendation on zoning to the City Council.

Jon Manley, Planning Manager

Mr. Manley presented the staff report. He testified that the applicant was seeking a recommendation for an initial zoning designation of Community Commercial Services (CCS) on approximately 2.64-acres upon the annexation into the city of Post Falls. He illustrated that subject property is found on the northwest corner of N. McGuire Rd. and W. Prairie Ave.

Mr. Manley testified that the current land use is an undeveloped county lot, and the only natural characteristics or features is that it is on the Rathdrum Prairie Aquifer. He testified that East

Greenacres Irrigation District will supply water service and the city of Post Falls will supply the wastewater service.

Mr. Manley testified about the surrounding uses, explaining that to the west is residential mixed and to the north Public Reserve, which is to be the site of a future high school. He expounded that to the south and east, there are larger county properties and farther to the west you find more residential mixed as well as community commercial mix and some pockets of industrial zoning.

Mr. Manley said that the Future Land Use Map designates the area as Transitional within a Commercial Node. He submitted that the designation guidance can be found within the associated Focus Area. He expounded that the Focus Area is West Prairie which looks to expand opportunities for off corridor commercial and commercial uses are warranted if adjacent to arterial or collector streets.

Mr. Manley testified as to whether the proposal is in accordance with the goals and policies of the comprehensive plan, illustrating goal one, three, five, seven, and eight to possibly be relevant and applicable goals. He testified that policies one through three, as well as seven and twenty-seven listed in the staff report, may appropriate for consideration by the Commission.

Mr. Manley testified that zoning should be assigned following consideration of such items such as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features. He explained that Prairie Avenue is a principal arterial and McGuire is a major collector roadway which is consistent with placing commercial and higher density uses along streets with a higher road classification. He also noted that there will be a significant infrastructure project in the future at Pleasant View and ID-53 that will increase traffic along Prairie Avenue.

Mr. Manley testified that limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity. He said that while this area currently seems like it is on the outskirts, when you take into account the future interchange and zoning of the surrounding area, this area will evolve over time into a higher intense corridor.

Mr. Manley testified that the last criteria is Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning. He testified that this is not an applicable criterion.

Mr. Manley testified that All agencies have been notified; noting that Kootenai County Fire coordinates with the city upon development, Post Falls Police, Post Falls Highway District, and Post Falls School District all remain neutral and the Yellowstone Pipeline had no comment.

Connie Krueger, Applicant

Ms. Krueger testified that this property is only about 2.5-acres, and this is an area that has no utilities at this time. She explained that due to a recent annexation that occurred in this area they are requesting to bring this piece in. She claimed that they want to work with everyone to bring in the utilities, transportation system, etc. She showed that the owner has several different properties in the area and has developed commercial uses on them.

Ms. Krueger testified that they are requesting the CCS Zoning within a Commercial Activity Node, and this is consistent with the City's future plans, transportation master plan, the Parks Plan, etc. She professed that this finishes off the Pleasant View North Annexation area. She asserted that the commercial uses on this site will complement the surrounding sites and their uses. She affirmed that McGuire Rd and Prairie Ave. are arterial and collector road systems and can carry commercial traffic volumes.

Ms. Krueger testified that a mix of residential, commercial, and industrial uses are envisioned between Corbin Rd. and Pleasant View Rd., with higher densities near commercial corridors and arterials. Also, she stated, mixed residential is envisioned between McGuire Rd. And Corbin Rd., with higher densities near commercial corridors and arterials.

Ms. Krueger testified that this location, with its adjacent roadways, that their request for CCS zoning is a good fit for this corner. She championed that the request is consistent with the Goals and Policies found within the Comprehensive Master Plan. She noted that those living in the area would find it nice to be able to have these types of services available rather than driving down to Seltice, Highway 41, etc. as it keeps some support services local.

Ms. Krueger testified that the applicant usually provides fuel services stations, convenience stores, commercial strip models. She noted that a good example is at Prairie and Atlas, the commercial strip mall which is a neighborhood commercial node.

Public Testimony:

The hearing was opened for public testimony.

Shea Hansen

Mr. Hansen testified in opposition. He said that there is a lot of talk about the future benefits for the people in the area and not a lot of talk about how it's going to impact those that already live there. He declared that they have no desire for the increased traffic on Prairie, as it is bad enough already. He noted that the construction on Prairie to Spokane St. was bad through the summer. He thought that there are better places to put this, explaining that if there is going to be an interchange on Pleasant View and 53, then the opposite corner of Prairie and Pleasant View would be better.

Mr. Hansen testified that they have livestock, and they try their best to keep them in, however, anyone with livestock knows they do get out still. He stated that they chose a rural area for a reason, they do not want a commercial area and he stated that his property will never be commercial. He appreciates that people want to try to add value to our area, but it is valuable enough. He explained that his property will never be a part of the Commercial area that was shown. He stated that he has not been approached about improving the area and it is pretty upsetting seeing how close he lives to it. He indicated that he worked security for a School District for a few years and none of this is something he wants in his neighborhood. He concluded that all the amenities that were talked about are not that far away from us, they do not need one here.

Deliberations: After the public hearing was complete the hearing was closed, and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the criteria in City Code sections 18.16.010 and 18.20.100.

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

C1. Amendments to the zoning map should be in accordance with the Future Land Use Map.

The applicant has requested initial zoning of Community Commercial Services (CCS) on approximately 2.64 acres upon the annexation into the city of Post Falls. The Future Land Use Map designates this area as a Commercial Node within the Transitional designation and inside the West Prairie focus area.

The Commission finds that the area is inside a commercial node and the applicable focus area affirms that off corridor commercial uses are envisioned along roads with higher road classifications. Specifically, the focus area provides that due to Prairie Avenue's arterial classification, that commercial uses should be considered.

The Commission finds that evidence and testimony show that the CCS zoning within the Commercial Node, along with guidance from the focus area, is consistent with the Future Land Use Map.

C2. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.

Based on the testimony provided and the staff report, the Commission finds the requested zone change being consistent with the following goals and policies contained in the comprehensive plan:

Goals:

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

Creating a diverse community with a variety of different types of commercial activities assists in creating live, work, play neighborhoods. The CCS zoning district states the following:

The CCS Zone supports uses that include retail sales or performance of consumer services and permits a variety of retail, professional, or service businesses, including some manufacturing, technical, or other professional uses. This zone is applied in areas primarily located near arterials and collector streets.

The commission finds this request is at the corner of an arterial and collector street and located within a commercial node.

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

The opportunity for commercial activity within the commercial nodes will supply chances to create high-quality, affordable, and efficient community services.

Goal 3: Maintain and improve Post Falls' small-town scale, charm, and aesthetic beauty.

Placing Community Commercial Services at this location is a suitable area for added commercial growth along Prairie Avenue which is a Principal Arterial and near future residential rooftops and a High School and maintains and improves the Cities small-town scale, charm, and aesthetic beauty.

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

Development that improves roadways will create safer conditions for vehicles, pedestrians, as well as increased access for emergency vehicles.

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. This proposal supports the allocation of land use types sufficient to achieve overall plan goals.

Policies:

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service;

Impact Fees are paid at the time of permit issuance to aid in maintaining the community levels of service.

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

Supplying the opportunities for creating the variety of service, retail and office in the Community Commercial Services (CCS) such as this proposal, furthers the establishment of having residential housing near commercial uses to create sustainable and independent living communities. The interaction between these uses increases their value and helps in contributing to the long-term fiscal health of the community.

- Maintain and enhance resident quality of life;

The proposed annexation is in the area that will supply amenities currently unavailable to existing and future residents in the vicinity.

- Promote compatible, well-designed development;

Providing the opportunities for creating the variety of service, retail and office in the Community Commercial Services (CCS) such as this proposal, furthers the establishment of having residential housing near commercial uses to create sustainable and independent living communities. This in turn promotes compatible, well-designed development.

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

The proposed request is in the West Prairie Focus Area. Commercial Development within the commercial nodes supplies the opportunity to reduce the future long-term reliance of the commercialism along Seltice Way and HWY 41.

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

- Future land use mapping;

This is addressed by the first review criteria of this recommendation.

- Compatibility with surrounding land uses;

To the west is a 5-acre undeveloped lot in the City of Post Falls. To the north is a vacant 65-acre piece of land for a future school site. To the south and east predominantly 5-acres residential county properties. The proposed development pattern for this proposal would be compatible with the surrounding uses.

- Infrastructure and service plans;

Water is provided by the East Greenacres Irrigation District. The city of Post Falls would provide Sanitary Sewer. Sanitary sewer is not currently available to the site. Extension of sewer service to the site will be dependent upon the construction of a future lift station near the Prairie Avenue / Pleasant View Road intersection, including downstream facilities to Seltice Way, and construction of sewer infrastructure from the lift station to the property in question.

Existing and future traffic patterns;

This proposal is located at the northwest corner of Prairie Ave. (Principal Arterial) and McGuire Rd. (Major Collector). The requested zoning is in conformance with the anticipated land uses and trip generations within the City's Transportation Master Plan.

Annexation at the requested zoning is not expected to have any negative impacts to the City's transportation network that are not previously identified as being mitigated thru collection of Transportation Impact Fees. No roadway intersections will be allowed along the property's frontage with Prairie Avenue. Access approaches will be limited in accordance with the KMPO Critical Arterial Corridor Policy along Prairie Ave, and any access points will be restricted (no left turns to / from Prairie Avenue).

Development of the urban roadway frontage improvements along this property will be needed to help facilitate anticipated uses of the Post Falls School Districts property immediately to the north.

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

The response to this is embedded within the analysis within this section.

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

The Commission finds that the proposal is located at the northwest corner of McGuire Rd. (Major Collector) and Prairie Ave. (Principal Arterial). Development in the CCS zone provides an opportunity for commercial development along with supplying residences in Post Falls to be situated within walking distance to commercial development and may provide suitably scaled daily needs services.

Policy 7: Encourage the development of off-corridor access and circulation for commercial and mixed-use areas abutting limited-access arterials.

The proposed CCS zone in this area will provide this opportunity.

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

Through development, road and pedestrian improvements would be provided along Prairie Ave. and McGuire Rd. these improvements will become critical with the future development of the Post Falls School District property immediately to the north.

C3. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.

Streets/Traffic:

The Commission finds that the proposal is located at the northwest corner of Prairie Ave. (Principal Arterial) and McGuire Rd. (Major Collector). The requested zoning is in conformance with the anticipated land uses and trip generations within the City's Transportation Master Plan. Annexation at the requested zoning is not anticipated to have any negative impacts to the City's transportation network that are not previously identified as being mitigated thru collection of Transportation Impact Fees. No roadway intersections will be allowed along the property's frontage with Prairie Avenue. Access approaches will be limited in accordance with the KMPO Critical Arterial Corridor Policy along Prairie Ave, and any access points will be restricted (no left turns to / from Prairie Avenue).

Development of the urban roadway frontage improvements along this property will be needed to help facilitate anticipated uses of the Post Falls School Districts property immediately to the north.

Water and Sanitary Sewer:

The Commission finds:

Water: Water service is provided by East Green Acres Irrigation District.

Sanitary Sewer: Sanitary will be provided by the city of Post Falls. Sanitary sewer is not currently available to the site. Extension of sewer service to the site will be dependent upon the construction of a future lift station near the Prairie Avenue / Pleasant View Road intersection, including downstream facilities to Seltice Way, and construction of sewer infrastructure from the lift station to the property in question.

Compatibility with Existing Development and Future Uses:

The Commission finds that to the west is a 5-acre undeveloped lot in the City of Post Falls. To the north is a vacant 65-acre piece of land for a future school site. To the south and east predominantly 5-acres residential county properties. The Commission finds that proposed zoning is compatible with existing development and future uses in the area.

Future Land Use Designation:

The Commission finds that the Future Land Use Map depicts the land use designation for this area as Transitional within a commercial node. Following guidance from the applicable focus area, the Commission finds that the proposal is in accordance with the Future Land Use Designation.

Geographic/Natural Features:

The site is located over the Rathdrum Prairie Aquifer and contains no other geographic or other natural features that would adversely affect development of the site.

C4. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.

The Commission finds that the proposed zone change is located along higher classified roadways. This proposal is located at the northwest corner of McGuire Rd. (Major Collector) and Prairie Ave. (Principal Arterial). Principal Arterials are intended to serve as primary routes for travel between major urban centers and function in a similar manner to Minor Arterials, but generally carry higher traffic volumes from 12,000 to a maximum of 32,000 vehicles per day. Only three roadways are identified as Principal Arterials within Post Falls: Seltice Way, Prairie Avenue and ID-41. Therefore, the Commission finds that proposed commercial zoning will be assigned along streets with higher road classifications.

C5. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.

The Commission finds the request is in an area that will be considered as a more intense urban activity node as delineated by the commercial node and street classifications.


C6. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.


The Commission finds this criterion inapplicable to the request.

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-22-11, 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 City Council approve the proposal finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for applicant's request for Community Commercial Services (CCS) zoning on approximately 2.64 acres upon successful annexation of the property.

1-10-23
Date

Attest


Chairman

NOTICE OF RIGHTS:

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

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

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

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

**CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS
MEETING DATE: July 5th, 2023**

DATE: June 21, 2023
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Jaxon Fleshman, Project Manager, Projects Division
SUBJECT: Corbin Lift Station Replacement – Recommendation of Award

ITEM AND RECOMMENDED ACTION: City Council approves the recommendation of award for the Corbin Lift Station Replacement project to LaRiviere Incorporated and authorizes the Mayor to sign the Notice of Award.

DISCUSSION: Bids were opened for the Corbin Lift Station Replacement project on June 8th, 2023. The City received four bids, with LaRiviere Incorporated having the apparent low base bid of \$1,236,702.50 and Add Alternate No. 2 in the amount of \$378,749. Total award is in the amount of \$1,615,451.50. The Engineer's Estimate for construction is \$1,760,100. Following review, Welch Comer and City Staff recommends the award to LaRiviere Incorporated.

Corbin Lift Station was originally constructed in 1987 and is identified as needing significant upgrades in the 2018 Collections System Master Plan. The City contracted with Welch Comer Engineers for the design and construction management of the lift station replacement in March 2022. Rehabilitation of the facility was not feasible, and the replacement of the lift station was recommended by Welch Comer Engineers. This project will be a complete replacement of Corbin Lift Station, with notable upgrades, such as the addition of an emergency storage structure and increased capacity to handle future build out. An opportunity to purchase the additional property and construction easement adjacent to the site, was a consideration in prioritizing this project for 2023 construction.

Completion of Corbin Lift Station is anticipated by the end of year 2024 and includes an optional and defined shutdown intended to mitigate a delay in the procurement of material and electrical equipment needed to bring the facility into operation.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

August 9, 2022, Property Purchase and Lease Agreement for Corbin Lift Station
March 21, 2022, Engineering Services Contract with Welch Comer Engineers

APPROVED OR DIRECTION GIVEN: Council Approved the items noted above

FISCAL IMPACT OR OTHER SOURCE OF FUNDING: Funding for this work will come from the City's Corbin Lift Station Budget. City Council approval is requested for the base bid of \$1,615,451.50 and a contingency of 10 percent in the amount of \$161,545.50 for potential change orders for unforeseen conditions and/or changes that would benefit the Collections System for a total of \$1,776,997. Change orders equal to or less than \$50,000 utilizing the contingency funds will require approval and signature by the Public Works Director or his designee. Change orders of greater than \$50,000 will be brought to Council for approval. In cases of emergency, the Public Works Director may authorize change orders of greater than \$50,000, within the approved contingency, and will provide a report as to the nature of the emergency at the next scheduled City Council meeting.

BUDGET CODE: 652-463.3234.95520

SUPPORTING DOCUMENTS: Engineer's Recommendation of Award, Memorandum of Legal Counsel, and Notice of Award

June 13, 2023

Andrew Arbini
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

Re: Corbin Lift Station Project

Dear Andrew:

Enclosed please find the bid summary, bid tabulation and review checklist for the bids which were received at the WRF, Admin 2 for the Corbin Lift Station Project. We have reviewed the bid packages received and they all seem to be responsive.

Welch Comer & Associates recommends awarding Base Bid, in the amount of \$1,236,702.50, and Add Alternate No. 2 in the amount of \$378,749.00 for a total award of \$1,615,451.50, to the low bidder, LaRiviere, Inc. Should the Council concur with our recommendation, please sign, but do not date, the attached Notice of Award, and return to our office for immediate processing.

Should you have any questions, please contact our office.

Sincerely,
Welch Comer Engineers



Ashley Williams, PE.
Project Manager

AMW/bma

Enclosures

**CITY OF POST FALLS
CORBIN LIFT STATION REPLACEMENT
BID SUMMARY*
Bid Opening 6/8/23, 2:00 P.M.**

CONTRACTOR	BASE BID	ALTERNATE NO. 1	ALTERNATE NO. 2
LaRiviere	\$ 1,236,702.50	\$ 416,302.00	\$ 378,749.00
TML Construction	\$ 1,786,385.00	\$ 329,000.00	\$ 291,000.00
Big Sky Corp	\$ 1,877,452.00	\$ 333,429.00	\$ 343,448.00
S & L Underground	\$ 2,831,960.00	\$ 496,000.00	\$ 416,000.00

* PLEASE NOTE THAT THIS IS FOR INFORMATION USE ONLY. THE OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS PURSUANT TO SECTION 00 2113 - INSTRUCTIONS TO BIDDERS OF THE CONTRACT DOCUMENTS.

CITY OF POST FALLS													
CORBIN LIFT STATION REPLACEMENT													
BID TABULATION													
Bid Opening: Thursday June 8th, 2023 @ 2:00pm													
Pay Item	Description	Pay Unit	Estimated Quantity	Engineer's Estimate		LaRiviere		TML Construction		Big Sky Corp		S & L Underground	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
BASE BID													
015050.01	Mobilization	LS	1	\$ 118,000.00	\$ 118,000.00	\$ 114,624.00	\$ 114,624.00	\$ 125,000.00	\$ 125,000.00	\$ 157,043.00	\$ 157,043.00	\$ 280,000.00	\$ 280,000.00
015500.02	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 8,877.00	\$ 8,877.00	\$ 2,500.00	\$ 2,500.00	\$ 5,134.00	\$ 5,134.00	\$ 5,000.00	\$ 5,000.00
015713.04	Site Control	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 11,743.00	\$ 11,743.00	\$ 7,000.00	\$ 7,000.00	\$ 6,375.00	\$ 6,375.00	\$ 50,000.00	\$ 50,000.00
024100.01	Existing Lift Station Demolition	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 10,013.00	\$ 10,013.00	\$ 30,000.00	\$ 30,000.00	\$ 51,922.00	\$ 51,922.00	\$ 50,000.00	\$ 50,000.00
024100.02	Remove Existing Light Pole	EA	1	\$ 1,000.00	\$ 1,000.00	\$ 567.00	\$ 567.00	\$ 1,000.00	\$ 1,000.00	\$ 833.00	\$ 833.00	\$ 5,000.00	\$ 5,000.00
024100.05	Remove Existing Curb and Gutter	LF	75	\$ 100.00	\$ 7,500.00	\$ 9.50	\$ 712.50	\$ 40.00	\$ 3,000.00	\$ 17.00	\$ 1,275.00	\$ 15.00	\$ 1,125.00
024100.09	Remove Existing Asphalt	SY	7	\$ 20.00	\$ 140.00	\$ 104.00	\$ 728.00	\$ 250.00	\$ 1,750.00	\$ 60.00	\$ 420.00	\$ 15.00	\$ 105.00
024100.15	Remove Existing Fence	LF	198	\$ 10.00	\$ 1,980.00	\$ 14.00	\$ 2,772.00	\$ 7.50	\$ 1,485.00	\$ 8.00	\$ 1,584.00	\$ 12.00	\$ 2,376.00
024100.16	Remove Frost Free Hydrant	EA	2	\$ 250.00	\$ 500.00	\$ 322.00	\$ 644.00	\$ 600.00	\$ 1,200.00	\$ 416.00	\$ 832.00	\$ 500.00	\$ 1,000.00
042000.01	Control Building	LS	1	\$ 250,000.00	\$ 250,000.00	\$ 115,721.00	\$ 115,721.00	\$ 136,000.00	\$ 136,000.00	\$ 221,058.00	\$ 221,058.00	\$ 398,000.00	\$ 398,000.00
221006.01	Lift Station Pumps	LS	1	\$ 60,000.00	\$ 60,000.00	\$ 73,850.00	\$ 73,850.00	\$ 125,000.00	\$ 125,000.00	\$ 147,882.00	\$ 147,882.00	\$ 125,000.00	\$ 125,000.00
221006.02	Lift Station Mechanical Piping	LS	1	\$ 45,000.00	\$ 45,000.00	\$ 63,644.00	\$ 63,644.00	\$ 120,000.00	\$ 120,000.00	\$ 109,713.00	\$ 109,713.00	\$ 100,000.00	\$ 100,000.00
260100.01	Electrical System	LS	1	\$ 400,000.00	\$ 400,000.00	\$ 552,711.00	\$ 552,711.00	\$ 525,000.00	\$ 525,000.00	\$ 700,167.00	\$ 700,167.00	\$ 490,000.00	\$ 490,000.00
312316.01	Site Structural Excavation & Embankment	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 58,914.00	\$ 58,914.00	\$ 375,000.00	\$ 375,000.00	\$ 28,725.00	\$ 28,725.00	\$ 375,000.00	\$ 375,000.00
312316.02	Temporary Shoring	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 23,902.00	\$ 23,902.00	\$ 125,000.00	\$ 125,000.00	\$ 183,073.00	\$ 183,073.00	\$ 175,000.00	\$ 175,000.00
31231613.03	Exploratory Excavation	HR	10	\$ 200.00	\$ 2,000.00	\$ 703.00	\$ 7,030.00	\$ 450.00	\$ 4,500.00	\$ 226.00	\$ 2,260.00	\$ 800.00	\$ 8,000.00
312323.02	Type S2 - Granular Soil (Imported)	CY	50	\$ 45.00	\$ 2,250.00	\$ 44.00	\$ 2,200.00	\$ 125.00	\$ 6,250.00	\$ 53.00	\$ 2,650.00	\$ 55.00	\$ 2,750.00
312323.17	Unsuitable Material Haul Off	CY	50	\$ 35.00	\$ 1,750.00	\$ 22.00	\$ 1,100.00	\$ 135.00	\$ 6,750.00	\$ 41.00	\$ 2,050.00	\$ 45.00	\$ 2,250.00
321123.02	Type A3: 3/4" Minus Crushed Aggregate	SY	400	\$ 15.00	\$ 6,000.00	\$ 5.50	\$ 2,200.00	\$ 30.00	\$ 12,000.00	\$ 15.00	\$ 6,000.00	\$ 50.00	\$ 20,000.00
321216.01	PG 58-28 SP3 HMA, 2" Thickness	SY	180	\$ 60.00	\$ 10,800.00	\$ 78.00	\$ 14,040.00	\$ 60.00	\$ 10,800.00	\$ 88.00	\$ 15,840.00	\$ 75.00	\$ 13,500.00
321313.03	Standard Curb and Gutter	LF	75	\$ 55.00	\$ 4,125.00	\$ 51.00	\$ 3,825.00	\$ 40.00	\$ 3,000.00	\$ 241.00	\$ 18,075.00	\$ 75.00	\$ 5,625.00
321313.07	Concrete Driveway	SY	27	\$ 250.00	\$ 6,750.00	\$ 107.00	\$ 2,889.00	\$ 100.00	\$ 2,700.00	\$ 178.00	\$ 4,806.00	\$ 175.00	\$ 4,725.00
323113.01	Install Chain Link Fence	LF	372	\$ 50.00	\$ 18,600.00	\$ 39.00	\$ 14,508.00	\$ 40.00	\$ 14,880.00	\$ 53.00	\$ 19,716.00	\$ 85.00	\$ 31,620.00
323113.02	Install Swing Gate (16-Feet)	EA	1	\$ 75,000.00	\$ 75,000.00	\$ 2,959.00	\$ 2,959.00	\$ 1,000.00	\$ 1,000.00	\$ 2,054.00	\$ 2,054.00	\$ 4,000.00	\$ 4,000.00
329219.02	Hydroseeding	SY	314	\$ 15.00	\$ 4,710.00	\$ 3.00	\$ 942.00	\$ 5.00	\$ 1,570.00	\$ 8.00	\$ 2,512.00	\$ 6.00	\$ 1,884.00
330513.01	48" Sanitary Sewer Manhole	EA	1	\$ 9,000.00	\$ 9,000.00	\$ 9,114.00	\$ 9,114.00	\$ 5,000.00	\$ 5,000.00	\$ 9,301.00	\$ 9,301.00	\$ 12,000.00	\$ 12,000.00
330513.02	48" Doghouse Manhole	EA	2	\$ 10,000.00	\$ 20,000.00	\$ 5,489.00	\$ 10,978.00	\$ 6,000.00	\$ 12,000.00	\$ 10,217.00	\$ 20,434.00	\$ 9,500.00	\$ 19,000.00
330513.03	48" Bypass Manhole	EA	1	\$ 10,000.00	\$ 10,000.00	\$ 15,264.00	\$ 15,264.00	\$ 20,000.00	\$ 20,000.00	\$ 25,363.00	\$ 25,363.00	\$ 22,000.00	\$ 22,000.00
330513.04	Pre-cast Flow Meter Vault	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 10,989.00	\$ 10,989.00	\$ 12,000.00	\$ 12,000.00	\$ 13,116.00	\$ 13,116.00	\$ 38,000.00	\$ 38,000.00
330513.05	Pre-cast Valve Vault	LS	1	\$ 35,000.00	\$ 35,000.00	\$ 24,596.00	\$ 24,596.00	\$ 20,000.00	\$ 20,000.00	\$ 29,671.00	\$ 29,671.00	\$ 124,000.00	\$ 124,000.00
330513.06	Pre-cast Wet Well	LS	1	\$ 160,000.00	\$ 160,000.00	\$ 74,646.00	\$ 74,646.00	\$ 75,000.00	\$ 75,000.00	\$ 87,568.00	\$ 87,568.00	\$ 465,000.00	\$ 465,000.00
				BASE BID TOTAL	\$ 1,372,605.00		\$ 1,236,702.50		\$ 1,786,385.00		\$ 1,877,452.00		\$ 2,831,960.00
ALTERNATE NO. 1													
333111.01	Site Sanitary Sewer Pipe	LS	1	\$ 62,700.00	\$ 62,700.00	\$ 94,582.00	\$ 94,582.00	\$ 207,000.00	\$ 207,000.00	\$ 152,478.00	\$ 152,478.00	\$ 134,000.00	\$ 134,000.00
333111.02	72" RCP Overflow Pipe	LS	1	\$ 125,000.00	\$ 125,000.00	\$ 321,720.00	\$ 321,720.00	\$ 122,000.00	\$ 122,000.00	\$ 180,951.00	\$ 180,951.00	\$ 362,000.00	\$ 362,000.00
				ALTERNATE NO. 1 TOTAL	\$ 187,700.00		\$ 416,302.00		\$ 329,000.00		\$ 333,429.00		\$ 496,000.00
ALTERNATE NO. 2													
333111.01	Site Sanitary Sewer Pipe	LS	1	\$ 53,500.00	\$ 53,500.00	\$ 96,669.00	\$ 96,669.00	\$ 197,000.00	\$ 197,000.00	\$ 152,478.00	\$ 152,478.00	\$ 128,000.00	\$ 128,000.00
333111.03	120" Steel Reinforced HDPE Overflow Pipe	LS	1	\$ 190,000.00	\$ 190,000.00	\$ 282,080.00	\$ 282,080.00	\$ 94,000.00	\$ 94,000.00	\$ 190,970.00	\$ 190,970.00	\$ 288,000.00	\$ 288,000.00
				ALTERNATE NO. 2 TOTAL	\$ 243,500.00		\$ 378,749.00		\$ 291,000.00		\$ 343,448.00		\$ 416,000.00
				BASE BID + ALTERNATE NO. 1 TOTAL	\$ 1,560,305.00		\$ 1,653,004.50		\$ 2,115,385.00		\$ 2,210,881.00		\$ 3,327,960.00
				BASE BID + ALTERNATE NO. 2 TOTAL	\$ 1,616,105.00		\$ 1,615,451.50		\$ 2,077,385.00		\$ 2,220,900.00		\$ 3,247,960.00

BID REVIEW CHECKLIST PRIOR TO RECOMMENDATION

OWNER: City of Post Falls

PROJECT: Corbin Lift Station Replacement

Open Date: Thursday June 8, 2023

Bid Review Performed By: Beatrice Alonzo

CONTRACTOR	LaRiviere	TML Construction	Big Sky Corp	S & L Underground
BASE BID + ALTERNATE NO. 1 (Basis of Bid Award)	\$ 1,653,004.50	\$ 2,115,385.00	\$ 2,210,881.00	\$ 3,327,960.00
BASE BID + ALTERNATE NO. 2 (Basis of Bid Award)	\$ 1,615,451.50	\$ 2,077,385.00	\$ 2,220,900.00	\$ 3,247,960.00
PUBLIC WORKS LICENSE NO.	PWC-C-17425	PWC-C-14401	002207	PWC-C-14825
License Limit (See List)	Unlimited	Unlimited	Unlimited	Unlimited
License Confirmed with the License Board at www.dbs.idaho.gov	YES	YES	YES	YES
BID PACKAGE				YES
Are all forms filled out completely and correctly?	YES	YES	YES	YES
ALL ADDENDA ACKNOWLEDGED?	YES	YES	YES	YES
BID PROPOSAL FORM	YES	YES	YES	YES
UNIT PRICES FORM	YES	YES	YES	YES
FORM OF BID SECURITY	BOND	BOND	BOND	BOND
Surety Company Confirmed at www.fms.treas.gov/c570/index.html ?	YES	YES	YES	YES
LIST OF SUBCONTRACTORS				YES
PLUMBING	RL Jacobs Plumbing Inc.	RL Jacobs Plumbing Inc.	Shannon Industrial Contractors	B & M Plumbing
HVAC/BOILER	Shannon Industrial Contractors	Shannon Industrial Contractors	Shannon Industrial Contractors	S & L Underground Inc
ELECTRICAL	Shannon Industrial Contractors	Shannon Industrial Contractors	Shannon Industrial Contractors	B & E Electric Inc
NON-COLLUSION AFFIDAVIT	YES	YES	YES	YES
CONTRACTOR FOR PW TO PAY ALL TAXES	YES	YES	YES	YES
AFFIDAVIT OF PAYMENT OR SECUREMENT OF ALL TAXES	YES	YES	YES	YES
ANTI-DISCRIMINATION AFFIDAVIT	YES	YES	YES	YES
List other requirements:				

SECTION 00 4700 - NOTICE OF AWARD

Dated _____

Project: Corbin Lift Station Replacement	Owner: City of Post Falls	Owner's Contract No.:
Contract:		Engineer's Project No.: 41354.12
Bidder: LaRiviere Incorporated		
Bidder's Address: 17564 N. Dylan Ct.		
Rathdrum, ID 83858		

You are notified that your Bid dated June 8, 2023 for the above Contract has been considered. You are the apparent Successful Bidder and have been awarded a contract for the Base Bid + Add Alternate No. 2.

The Contract Price of your contract is: \$1,615,451.50

You must comply with the following conditions precedent within **ten (10)** days of the date of this Notice of Award, that is by _____

You must deliver to the OWNER one (1) fully executed counterpart of the Agreement including all the Contract Documents. This includes the set of Drawings. Contract Documents must bear your signature on the cover page.

1. You must deliver with the executed Agreement the Contract Security (Bonds), Certificate of Insurance and Public Works Contract Report along with this Notice of Award as Accepted, as specified in the Instructions to Bidders, General Conditions and Supplementary Conditions.
2. Please note that your Certificate of Insurance must list those additional insureds as identified in the Supplementary General Conditions.
3. The contract date referenced on the Performance and Payment Bond face **and** the bond date on the bond face **must** match the contract date on the first page of the Standard Form of Agreement. Failure to comply with dates may result in the rejection of bonds and further expense to the Contractor for re-issuance of the bonds with corrected dates.
4. Please complete the Public Works Contract Report within the required thirty (30) days and forward to the Engineer. The Engineer will forward to the Idaho State Tax Commission.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your bid in default, to annul this Notice of Award and to declare your Bid Security forfeited.

Within ten days after you comply with the above conditions. OWNER will return to you one fully signed counterpart of the Agreement with the Contract Documents attached.

The City of Post Falls
(OWNER)

By: _____
(AUTHORIZED SIGNATURE)

(TITLE)



Legal Services
Phone: (208) 773-0215
Fax: (208) 773-0214

Memorandum of Legal Counsel

To: Andrew Arbini
From: Field K. Herrington, Deputy City Attorney
Date: June 29, 2023
Re: June 8, 2023, Bid Opening – Corbin Lift Station

My review and analysis are based purely on the legal aspects of the bid as authorized by the Idaho purchasing statutes, particularly Idaho Code § 67-2805, and the required information contained in the notice inviting bids. On or about June 8, 2023, I received copies of four (4) bids that were received and opened by the City Clerk, Shannon Howard at or about 2:00 p.m. on June 8, 2023.

The bids consisted of base bids from LaRiviere, Inc. (\$1,236,702.50), TML Construction (\$1,786,385.00), Big Sky Corp (\$1,877,452.00) and S & L Underground (\$2,831,960.00).

I have reviewed the submittal from the apparent low bidder, LaRiviere, Inc. (“LaRiviere”). Based upon the bit total sheet, LaRiviere appears to be the lowest responsive bidder. I did a cursory review the other bids as well, but they have not been thoroughly reviewed and no analysis is presented here. However, if a need for such review is required, I will be glad to accommodate.

My review of the LaRiviere bid leads me to conclude, on a purely legal level, LaRiviere is the lowest responsive bidder, and if the City intends to award the bid, then the bid should be awarded to LaRiviere. My conclusion is based upon the following information:

1. I have reviewed the Bid Total Sheet and bid submittals from the City Clerk. It appears that the submittal by LaRiviere was timely.
2. The submittal was provided on the required form and with the required attachments:
 - a. Completed proposal;
 - b. 5% Bid Bond;
 - c. Bidder information;
 - d. List of required subcontractors with the requisite license information;
 - e. Executed Non-Collusion Affidavit;
 - f. Executed Affidavit of Payment or Securement of All Taxes;
 - g. Executed Anti-Discrimination Affidavit; and
 - h. The attestations and documents were all executed by the president of the corporation.
3. I researched the Public Works License of LaRiviere to confirm the validity of the license, the level of the license, and the approved types of work. LaRiviere is a licensed

Public Works Contractor with an “Unlimited” license No. PWC-C-17425. I have attached the copy of the license information for your records.

Based upon my review LaRiviere is compliant with Idaho Law, the City of Post Falls Procurement standards, and is the lowest responsive bidder with a base bid of \$1,236,702.50, which is \$549,682.50 lower than next lowest responsive bidder, TML Construction.

I did not review the details of the plans or specifications. I will defer to you on the technical aspects of the bid, as I lack the requisite knowledge and skills to hypothesize on the technical aspects.

Should you have any questions, please feel free to contact me.

Very Truly Yours,

Field K. Herrington

Field K. Herrington
Deputy City Attorney

Enclosures

 **Print**

<u>Company Name</u>	<u>License Number</u>	<u>Work Category</u>	<u>License Type</u>	<u>License Class</u>	<u>Status</u>	<u>Applicant Name</u>	<u>Owner Name</u>	<u>Company Address</u>	<u>Company City</u>	<u>Company State</u>	<u>Company Zip Code</u>	<u>Phone</u>	<u>Expiration Date</u>	<u>Parent License Number</u>
LaRiviere Inc.	PWC-C-17425	00001, 00002, 00003	1, 2, 3	UNLIMITED	ACTIVE	LaRiviere Inc.		17564 N Dylan Ct	RATHDRUM	ID	83858	(208) 683-2646	5/31/2024	

**CITY OF POST FALLS
AGENDA REPORT
NEW BUSINESS
MEETING DATE: July 5, 2023**

DATE: June 8, 2023
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Jon Manley, Planning Manager
jmanley@postfalls.gov / 208-457-3344
SUBJECT: KCFR & KCEMSS Impact Fee Ordinance update

ITEM AND RECOMMENDED ACTION:

The City of Post Falls Planning Department is seeking approval of the attached revisions/update to the KCFR & KCEMSS Impact Fee Ordinance (Exhibit S-1).

DISCUSSION:

As part of a New Business item, The City Council must review the proposed ordinance amendment to clarify how the impact fees for KCFR & KCEMSS are applied to building permits. Post Falls impact fees are set up with multiple use categories; KCFR & KCEMSS impact fees are set only by being either a residential or non-residential use. This difference in the application of the impact fees has proven problematic. The city has not typically collected impact fees for items such as fuel stations, canopy covers, lift stations, other public utility structures, multi-family carports, etc. This amendment will allow us to collect impact fees consistent with the manner the city collects impact fees. The ordinance states that regardless of the methodology, the city will only collect impact fees for KCFR & KCEMSS when it collects its own impact fees.

The city met with KCFR & KCEMSS, and it was agreed that this clarification was needed. They have had the opportunity to review and comment on the proposed ordinance.

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

APPROVED OR DIRECTION GIVEN: N/A

MOTION OPTIONS: City Council may approve or deny the proposed ordinance.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING: N/A

BUDGET CODE: N/A

SUPPORTING DOCUMENTS:

STAFF EXHIBITS:

Exhibit S-1 Proposed KCFR & KCEMSS Impact Fee Ordinance

ORDINANCE NO. [Category]

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR AMENDMENT TO POST FALLS MUNICIPAL CODE 19.10.040 REGARDING THE IMPOSITION OF IMPACT FEES; PROVIDING FOR AMENDMENT TO POST FALLS MUNICIPAL CODE 19.10.050 REGARDING EXEMPTIONS; PROVIDING THAT REMAINING SECTIONS OF POST FALLS CITY CODE SHALL REMAIN IN EFFECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS Kootenai County Fire & Rescue (“KCFR”) and the Kootenai County Emergency Medical Services System (“KCEMSS”) are taxing districts (“the Districts”) organized and existing by virtue of Chapter 14 of Title 31, Idaho Code, and both Districts’ boundaries include all areas within the City limits of the City and areas surrounding the City; and

WHEREAS Kootenai County Fire & Rescue’s has the duty and responsibility to provide protection of property against fire and the preservation of life, and enforcement of any of the fire codes and other rules that are adopted by the state fire marshal; and

WHEREAS the Kootenai County Emergency Medical Services System’s has the duty and responsibility is to provide for the protection and preservation of life; and

WHEREAS the Mayor and City Council find that adopting this ordinance to amend the imposition of impact fees for the Districts is in the best interests of the citizens of the city of Post Falls.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the city of Post Falls as follows:

SECTION 1. That Post Falls Municipal Code 19.10.040 is amended to read as follows:

19.10.040: IMPOSITION OF FIRE AND EMS IMPACT FEE:

A. **Imposition of Fire and EMS Impact Fee.** A *Fire and EMS Impact Fee* is hereby assessed on all new *Development* in the *City*.

B. Calculation of Fee and Adoption of Fee Schedule. Unless an exemption is contained in this section, *Fire and EMS Impact Fees* will be calculated in accordance with the fee schedule contained in the *Capital Improvements Plan* providing for standard fees based on the total number of dwelling units or square feet of nonresidential space in the *Development Approval*. The methodology for determining the costs per *Service Unit* provided for in the fee schedule must be set forth in the *Capital Improvements Plan*. The fee schedule will be adopted by resolution of the City Council and will be updated annually for inflation based on the Engineering News-Record Index.

1. A *Fee Payer* may claim an exemption from the *Fire and/or EMS Impact Fee* at the time of filing a *Building Permit* or manufactured home installation application as provided in Section 19.10.050. Any exemption that is not requested at the time of application filing is waived by the *Fee Payer*.
2. The City may, in its sole discretion, determine an exemption from *Fire and/or EMS Impact Fee* exists based on its own imposition of impact fees. If the City would not collect a city impact fee, the City will not assess the *Fire and/or EMS Impact Fee*.
- ~~3.~~ The *Fee Payer* may request an individual assessment of *Fire and/or EMS Impact Fees* as provided in Section 19.10.060 in lieu of paying the impact fees contained in the fee schedule.
- ~~3.~~ If the City assesses an *Extraordinary Impact* fee for a *Development* under Municipal Code Section 19.04.120, the City will refer the application to the Districts for a determination of whether the *Development* also creates an *Extraordinary Impact* for the *District(s)*. In that event, the *Fire and/or EMS Impact Fee* will be established as provided in Section 19.10.070.
- ~~4.~~ A *Fee Payer* may claim a credit as provided in Section 19.10.080. A credit that is not claimed at the time of application filing is waived by the *Fee Payer*.

SECTION 2. That Post Falls Municipal Code 19.10.050 is amended to read as follows:

19.10.050: EXEMPTIONS:

A. Exemptions. The provisions of this Chapter do not apply to the following:

1. Rebuilding the same amount of floor space of a structure which is destroyed by fire or other catastrophe, provided the structure is rebuilt and ready for occupancy within two (2) years of its destruction;
2. Remodeling or repairing a structure which does not increase the number of *Service Units*;
3. Replacing a residential unit, including a *Manufactured/Mobile Home*, with another residential unit on the same lot; provided that, the number of *Service Units* does not increase;

4. Placing a temporary construction trailer or office on a lot;
 5. Constructing an addition on a residential structure which does not increase the number of *Service Units*;
 6. Adding uses that are typically accessory to residential uses, such as tennis court or a clubhouse, unless it can be clearly demonstrated that the use creates a significant impact on the capacity of *System Improvements*;
1. The installation of a *Modular Building, Manufactured/Mobile Home or Recreational Vehicle* if the *Fee Payer* can demonstrate by documentation such as utility bills and tax records that either: (a) a *Modular Building, Manufactured/Mobile Home or Recreational Vehicle* was legally in place on the lot or space prior to the effective date of this Chapter; or (b) *Fire and/or EMS Impact Fees* has been paid previously for the *Modular Building, Manufactured/Mobile Home or Recreational Vehicle* on that same lot or space; or
 2. Construction or *Development* by taxing districts as defined in Idaho Code §63-201 and public charter schools as defined in Idaho Code §33-502A are exempt from paying *Fire and EMS Impact Fees*.

B. Claiming an Exemption. An exemption from *Fire and/or EMS Impact Fee* must be claimed by the *Fee Payer* or determined by the City when applying for a *Building Permit* or manufactured home installation permit. Any exemption not claimed by the Fee Payer at the time of application is waived by the *Fee Payer*. The *City* will deliver exemption applications claimed by a Fee Payer to the *District(s)* who must determine if the *Development* is exempt within ~~ninety~~ thirty (30) days of receipt.

SECTION 3. All provisions of the current Post Falls Municipal Code or ordinances of the City of Post Falls and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 4. The provisions of this ordinance are severable and if any provision, clause, sentence, subsection, word, or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid, or unconstitutional provision, clause sentence, subsection, word, or part had

not been included therein, and if such person or circumstance to which the ordinance or part thereof is held inapplicable had been specifically exempt therefrom.

SECTION 5. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Post Falls, and shall be in full force and effect on and after September 1, 2022.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Post Falls at a regular session of the City Council on June ___ 2023.

APPROVED, ADOPTED and SIGNED this day of June, 2023.

Ronald G. Jacobson, Mayor

ATTEST:

Shannon Howard, City Clerk

SUMMARY OF POST FALLS ORDINANCE NO. [Category]

The City of Post Falls, Kootenai County Idaho hereby gives notice of the adoption of Post Falls Ordinance No. [Category], which provides for imposition of impact fees and provides for exemptions; providing repeal of conflicting ordinances and providing severability. The ordinance is effective upon publication of this summary. The full text of Ordinance No. [Category] is available at Post Falls City Hall, 408 Spokane Street, Post Falls, ID 83854 in the office of the City Clerk. Dated this ____ day of June, 2023.

/s/
Shannon Howard, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Warren J. Wilson, the legal advisor for the City of Post Falls, I have examined the attached summary of Ordinance No. [Category], which provides for imposition of impact fees and provides for exemptions, and find it to be a true and complete summary of said ordinance and provides adequate notice of the contents to the public.

Dated this ____ day of June, 2023.

Warren J. Wilson, City Attorney