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**PLANNING & ZONING COMMISSION  
MEETING AGENDA**

**March 8, 2022  
5:30 PM**

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

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**MEETING ATTENDEES ARE ENCOURAGED TO MAINTAIN A 6 FOOT SEPARATION FROM OTHER ATTENDEES AT THE MEETING AND MASKS ARE ENCOURAGED FOR THOSE WHO HAVE NOT BEEN FULLY VACCINATED FOR COVID-19.**

**THE MEETING MAY BE VIEWED ON CABLE CHANNEL 1300 OR LIVESTREAMED ON THE CITY'S YOUTUBE CHANNEL (<https://www.youtube.com/c/CityofPostFallsIdaho>).**

**WRITTEN TESTIMONY AT PUBLIC HEARINGS IN LIEU OF ATTENDING IN PERSON IS ENCOURAGED. WRITTEN TESTIMONY WILL BE CONSIDERED TO THE SAME EXTENT AS LIVE TESTIMONY.**

**REGULAR MEETING – 5:30 PM**

**CALL TO ORDER**

**\* PLEASE TURN OFF YOUR CELL PHONES \***

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS**

Carey, Hampe, Steffensen, Davis, Ward, Schlotthauer, Kimball

**CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:**

- INTERNATIONAL WOMEN'S DAY

**AMENDMENTS TO THE AGENDA**

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

**DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS**

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

**1. CONSENT CALENDAR**

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

**ACTION ITEMS:**

- a. Minutes – February 22, 2022, Planning and Zoning Commission Meeting

**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. Comments on issues that are planned for future meeting agendas should be held for that meeting*

**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.*

**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. Post Falls Title 18.20 Zoning Code Update File No. TA-0003-2022 – Jon Manley, Planning Manager, to present a request to amend sections of Title 18.20 to allow an alternative compliance procedure when an applicant is able to show they can meet the intended purposes of certain development regulations when explicit compliance is not feasible, or the alternative compliance is superior to what is required.

**5. ADMINISTRATIVE / STAFF REPORTS**

- 2021 Impact Fee – Jon Manley, Planning Manager, to present

**6. COMMISSION COMMENT**

**7. ADJOURNMENT**

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: Ryan Davis      Vice Chair: Ray Kimball  
Members: Vicky Jo Cary, Nancy Hampe, Ross Schlotthauer, James Steffensen, Kevin Ward



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**PLANNING & ZONING COMMISSION  
MEETING MINUTES**

**February 22, 2022  
5:30 PM**

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

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**MEETING ATTENDEES ARE ENCOURAGED TO MAINTAIN A 6 FOOT SEPARATION FROM OTHER ATTENDEES AT THE MEETING AND MASKS ARE ENCOURAGED FOR THOSE WHO HAVE NOT BEEN FULLY VACCINATED FOR COVID-19.**

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**REGULAR MEETING – 5:30 PM**

**CALL TO ORDER**

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**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS**

Carey, Hampe, Davis, Ward, Schlotthauer – Present  
Steffensen, Kimball - EXCUSED

**CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:**

Today is National Be Humble Day

**AMENDMENTS TO THE AGENDA**

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

None

**DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS**

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

None

## 1. CONSENT CALENDAR

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

### ACTION ITEMS:

- a. Minutes – February 8, 2022, Planning and Zoning Commission Meeting
- b. Reasoned Decision – Elm Place Subdivision File No. SUBD-0019-2021
- c. Reasoned Decision – River City Center Subdivision File No. SUBD-0020-2021

**Motion to approve as presented by Hampe**

**Second by: Carey**

**Vote Carey – Yes; Davis – Yes; Ward – Yes; Schlotthauer – Yes; Hampe - Yes**

**Moved**

## 2. CITIZEN ISSUES

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

None

## 3. UNFINISHED/OLD BUSINESS

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

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. Post Falls Title 18 Zoning Code Update File No. TA-0001-2022 – Jon Manley, Planning Manager, to present a request to amend sections of Title 18 dealing with the Public Reserve Zone, Land Use Table, Residential Performance Standards, Parking, and Landscaping Exemptions. Applicant is Post Falls Planning and Zoning.

Proposed Changes:

- Establish Setbacks for the Public Reserve Zone
- Update RV to Special Use Permit in Industrial zones
- Residential driveway width not be narrower than the approaches in Title 12
- Allow fences to be taller than 6’ for sports recreation facilities
- When buildings are adjacent to a public street or private street, the building entrances must be clearly visible and oriented to face the public street. The *Zoning Administrator* may grant deviations when the implementation of this criteria is practically implausible, the proposed deviation creates a better design for the community, or there has been a general attempt to meet this criterion.
- Update ADA parking stalls to match other parking requirements. Modify 20’ to 18’ stall length
  - Proposal meets Department of Justice Requirements
- Post Falls Municipal Code Section 18.24.080: Landscaping, Subsection B.1. is amended to read as follows:
  1. Exemptions. The following Uses are exempt from the requirements of this section:  
~~Single-family, two-family, and three-family Dwellings are exempt from applying the Buffer stated within this section.~~ Single tax parcels of Dwellings are exempt from applying the Buffer stated within this section.

**Manley** – Clarification of one of the changes on the one-way 45 degree, we did add four feet to the overall width to that diagram.

**Ward** – I have a question about the parking approach. Most of the driveways in Post Falls on the other side of the sidewalk they have that “v” that goes out that makes up that extra two feet and it gives you that residential look. What happens if we reduce it so that all the driveways are the width of the driveway?

**Manley** – We don’t include the apron in the width. It’s the width along the right-of-way. You still get the apron. The width is just ten feet rather than jumping out to fourteen.

**Schlotthauer** – Does everybody feel good about the half acre? My only thought is that it’s pretty restrictive. It could be a make-or-break on half an acre.

**Manley** – You can increase it. If you want to increase it to an acre or less, then that is what you would forward to City Council.

**Schlotthauer** – I think the concept is good. I’m just not sure on the size because it could discourage infill.

**Manley** – Commercial against residential is fifteen feet. With multi-family against residential, we went to ten feet.

**Hampe** – Could that buffer be part of your setback?

**Manley** – Yes.

**Carey moved to forward to City Council TA-0001-2022 Title 18 text amendment with recommendation for approval.**

**Second by - Hampe**

**Vote Hampe – Yes; Schlotthauer – Yes; Ward – Yes; Davis – Yes; Carey – Yes  
Moved**

**5. ADMINISTRATIVE / STAFF REPORTS**

None

**6. COMMISSION COMMENT**

**Schlotthauer** – I have a “For the Good of the Order.” I don’t know what the correct channel for this is. I think it might be an ITD issue, but has anyone else noticed the insane amount of litter on I-90? I think it could be a commercial operator, one of the garbage services, because they run their trucks up to Pleasant View. It stops at Pleasant View. There was a letter in the paper. It’s probably not a city issue, but it’s our city and it’s going through the middle of it.

**Herrington** – I’ll look around. It may be that it’s ITD’s purview. We’ll report back.

**7. ADJOURNMENT 6:03 PM**

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Chair: Ryan Davis      Vice Chair: Ray Kimball  
Members: Vicky Jo Cary, Nancy Hampe, Ross Schlotthauer, James Steffensen, Kevin Ward

Date: \_\_\_\_\_

Chair: \_\_\_\_\_

Attest: \_\_\_\_\_

**CITY OF POST FALLS  
STAFF REPORT**

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**DATE:** March 4, 2022

**TO:** POST FALLS PLANNING & ZONING COMMISSION

**FROM:** JON MANLEY, PLANNING MANAGER, 457-3344, [jmanley@postfallsidaho.org](mailto:jmanley@postfallsidaho.org)

**SUBJECT:** STAFF REPORT FOR THE MARCH 8, 2022 P&Z MEETING  
TITLE 18 ALTERNATIVE COMPLIANCE ORDINANCE

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**FILE NUMBER/NAME:** TA-0003-2022: TITLE 18 ALTERNATIVE COMPLIANCE  
ORDINANCE

**APPLICANT:** City of Post Falls Planning Division

**PURPOSE OF THE REQUEST:** The purpose of this process is to provide for alternative means in which to meet the intended purposes of certain development regulations when technical compliance is not feasible or the alternative means is superior to what is required. The proposed regulation is intended to encourage creative solutions to land use problems. Zoning regulations do not anticipate all possible situations. City staff recognizes that there may be land use proposals that conform to the purpose, intent, and objectives of the Title 18 zoning regulations but were not anticipated in the specific regulations. The proposed section sets forth an alternative method of compliance in the event of these situations occur.

**REQUESTED ACTION:** The Planning Division is seeking to amend Title 18 to accomplish the following:

- To amend Post Falls Municipal Code Section 18.20.110: ADMINISTRATIVE PROCEDURES; adding the use of Alternative Compliance.
  
- Add Section **18.20.155: ALTERNATIVE COMPLIANCE**
  - o Applicability for Twin-home
  - o Requests for alternative compliance are allowed only when one (1) or more of the following conditions exist:
    1. Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical;
    2. The site involves space limitations or an unusually shaped lot;
    3. Safety considerations make alternative compliance desirable;
    4. Other regulatory agencies or departments having jurisdiction are requiring design standards that conflict with the requirements of this title;
    5. The proposed design includes innovative design features or architectural and/or site designs that promote walkable and mixed use neighborhoods;
    6. Additional environmental quality improvements would result from the alternative compliance.
  - o The application must specify:
    1. The specific requirements that are proposed to be modified;
    2. The reasons for the modification; and

3. A demonstration of how the alternative means for compliance meets the requirements' intended purpose by providing an equal or superior means of meeting the intent and purpose of the regulation.
- Evaluation and Decision: The Zoning Administrator will evaluate whether the application meets the following standards and provide the applicant a written decision explaining the basis for the decision.
    1. Strict adherence or application of the requirements are not feasible; or
    2. The alternative compliance provides an equal or superior means for meeting the requirements; and
    3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.
  - Note: Administrative decision may be appealed to the Planning and Zoning Commission.

**PROPOSED CHANGES:** Exhibit S-1 (Draft Ordinance), details the code sections that are being requested to be modified:

**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 Service (Exhibit PA-1)** – Are involved in each process at time of application based on the fire code.
- **Idaho Department of Environmental Quality (Exhibit PA-2)** – General comments.
- **Post Falls Highway District (Exhibit PA-3)** - Neutral

**MOTION OPTIONS:** The Planning Commission must provide a recommendation pertaining to the requested amendment to City Council, of which at a later date, an additional Public Hearing will be heard by 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 later 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 later date certain.

**ATTACHMENTS:**

Staff Submittals:

Exhibit S-1 Draft Title 18.20 Ordinance

Testimony:

- Exhibit PA-1 KCFR Comments
- Exhibit PA-2 DEQ Comments
- Exhibit PA-3 PFHD Comments



**ORDINANCE NO.** [Category]

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE AMENDMENT OF SECTION 18.20.110 AND THE ADOPTION OF A NEW SECTION 18.20.155 TO ESTABLISH A PROCESS TO APPROVE METHODS OF ALTERNATIVE COMPLIANCE WITH CERTAIN ZONING REGULATIONS WHERE THE INTENT OF THOSE REGULATIONS CAN STILL BE MET; 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**, the Mayor and City Council find that providing for alternative methods of compliance with zoning regulations helps to protect the right of residents to develop their property in a manner that still meets the intent of the regulation; and

**WHEREAS**, after public hearing on the hereinafter provided, and after recommendation of the Planning and Zoning Commission, it is deemed by the Mayor and City Council to be in the best interests of the citizens of the City of Post Falls that the following be adopted.

**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 Section 18.20.110 is amended as follows:

**18.20.110: ADMINISTRATIVE PROCEDURES:**

A. General: The purpose of this section is to provide processes to allow certain land use related permits to be approved administratively. The Zoning Administrator is hereby granted discretion to decide the administrative permits addressed by this chapter. Application forms for all administrative permits must contain information required by this title and additional information relevant to the specific permits requested.

B. Type of Administrative Procedures:

Temporary use permits, site-plan review, home occupations, ~~and~~ administrative exceptions, and requests for alternative compliance must follow the administrative procedures established by this section.

CB. Appeals: Any affected party may appeal an administrative decision by the Zoning Administrator to the Planning and Zoning Commission by filing a written notice of appeal, along with the required fee, with the Zoning Administrator no more than fourteen (14) days after the date of the written decision. The request for appeal must include the legal or factual reason for appeal and the result sought through the appellate process. The Zoning Administrator will coordinate with the City Attorney and relevant City departments to schedule a de novo hearing before the Planning and Zoning Commission to consider the matter as quickly as the Planning and Zoning Commission's schedule allows. Employing whatever procedures it deems appropriate in accordance with its procedures resolution, the Planning and Zoning Commission will render a written decision that will be communicated to the appellant and applicant. The decision of the Planning and Zoning Commission may be further appealed to the City Council by following the appeal procedures contained in section 18.20.060 of this chapter.

DC. Exhaustion Of Procedures: 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).

**SECTION 2.** That a new Section 18.20.155, entitled Alternative Compliance is added to the Post Falls Municipal Code as follows:

**18.20.155: ALTERNATIVE COMPLIANCE.**

A. Purpose: The purpose of this process is to provide for alternative means in which to meet the intended purposes of certain development regulations when technical compliance is not feasible or the alternative means is superior to what is required. The regulations of this section are intended to encourage creative solutions to land use problems. The city recognizes that some specific requirements of this title do not anticipate all possible situations. Further, the city recognizes that

there may be land use proposals that conform to the purpose, intent, and objectives of the regulations in this title but were not anticipated in the specific regulations. This section sets forth an alternative method of compliance in the event of these situations.

B. Applicability: The process established by this section can be used to seek alternative compliance approval from the following provisions:

1. Setback Standards for Twin Homes contained in Section 18.20.040.

C. Necessary Site Conditions: Requests for alternative compliance are allowed only when one (1) or more of the following conditions exist:

1. Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical;
2. The site involves space limitations or an unusually shaped lot;
3. Safety considerations make alternative compliance desirable;
4. Other regulatory agencies or departments having jurisdiction are requiring design standards that conflict with the requirements of this title;
5. The proposed design includes innovative design features or architectural and/or site designs that promote walkable and mixed use neighborhoods;
6. Additional environmental quality improvements would result from the alternative compliance.

D. Process: A person seeking approval of an alternative compliance method must submit a written application for alternative compliance prior to the submittal of a development application or upon the determination that the development request does not comply with specific provisions of this title. The application must be accompanied by the appropriate fee established by resolution of the City Council. The application must specify:

1. The specific requirements that are proposed to be modified;

2. The reasons for the modification; and
3. A demonstration of how the alternative means for compliance meets the requirements' intended purpose by providing an equal or superior means of meeting the intent and purpose of the regulation.

E. Evaluation and Decision: The Zoning Administrator will evaluate whether the application meets the following standards and provide the applicant a written decision explaining the basis for the decision.

1. Strict adherence or application of the requirements are not feasible; or
2. The alternative compliance provides an equal or superior means for meeting the requirements; and
3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

F. Precedent. Approval of a request for alternative compliance does not create a precedent for acceptance in other cases.

**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.** Neither the adoption of this ordinance nor the repeal of any ordinance shall, in any manner, affect the prosecution for violation of such ordinance committed prior to the effective date of this ordinance or be construed as a waiver of any license or penalty due under any such ordinance or in any manner affect the validity of any action heretofore taken by the City of Post Falls City Council or the validity of any such action to be taken upon matters pending before the City Council on the effective date of this ordinance.

**SECTION 5.** 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 6.** 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 upon such publication shall be in full force and effect.

*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 February \_\_\_ 2022.*

APPROVED, ADOPTED and SIGNED this                      day of February, 2022.

\_\_\_\_\_  
Ronald G. Jacobson, Mayor

ATTEST:

\_\_\_\_\_  
Shannon Howard, City Clerk

**SUMMARY OF POST FALLS ORDINANCE NO. [Category]**

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE AMENDMENT OF SECTION 18.20.110 AND THE ADOPTION OF A NEW SECTION 18.20.155 TO ESTABLISH A PROCESS TO APPROVE METHODS OF ALTERNATIVE COMPLIANCE WITH CERTAIN ZONING REGULATIONS WHERE THE INTENT OF THOSE REGULATIONS CAN STILL BE MET; 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.

The City of Post Falls, Kootenai County Idaho hereby gives notice of the adoption of Post Falls Ordinance No. [Category], which establishes an alternative compliance process; 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 February, 2022.

/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 establishes an alternative compliance process, 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 February, 2022.

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Warren J. Wilson, City Attorney

DRAFT

# 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

February 23, 2022

Amber Blanchette  
Planning Administrative Specialist  
amberb@postfallsidaho.org

## RE: Notice to Jurisdiction Response

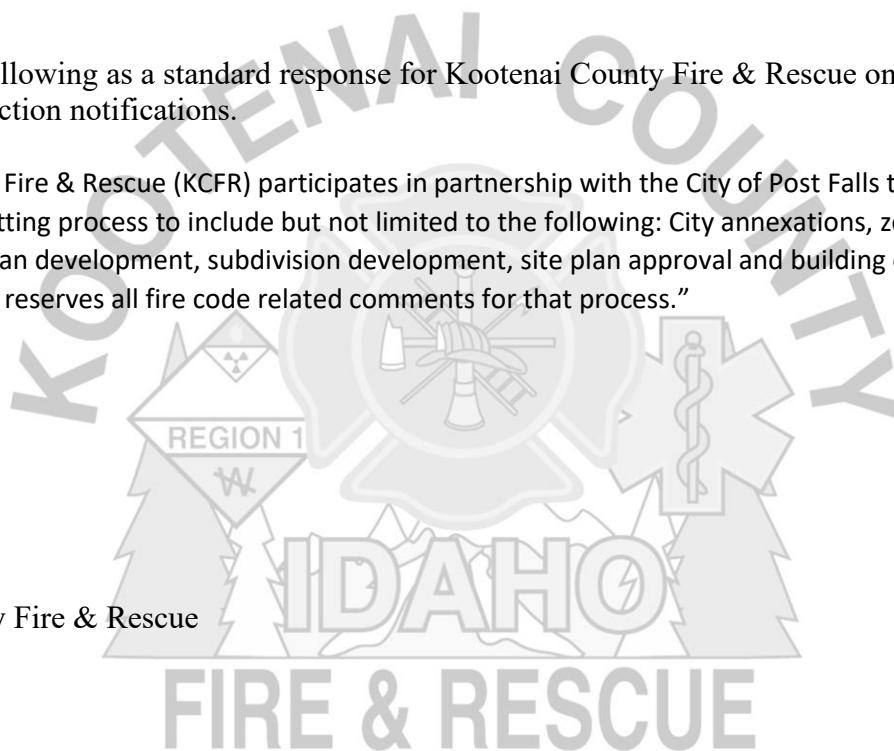
Amber,

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







## DEQ Response to Request for Environmental Comment

Date: March 2, 2022  
Agency Requesting Comments: City of Post Falls  
Date Request Received: February 22, 2022  
Applicant/Description: TA-003-2022

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://www.deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts/>

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** - All reasonable precautions shall be taken to prevent particulate matter (dust) from becoming airborne, as required in IDAPA 58.01.01.651.
- **Land Clearing** - If open burning of land clearing debris is incorporated into the land clearing phase, smoke management practices to protect air quality as described in IDAPA 20.02.01.071.03 and IDAPA 58.01.01.614 must be implemented by the applicant. Local fire protection permits may also be required.
- **Open Burning** - 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 solid waste regulations.
- For questions, contact Shawn Sweetapple, Air Quality Manager, at (208) 769-1422.
- **Air Quality Permits** - IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For permitting questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

## **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 Matt Plaisted, 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-U/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

## Amber Blanchette

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**From:** shannon@postfallshd.com  
**Sent:** Tuesday, March 1, 2022 10:43 AM  
**To:** Amber Blanchette  
**Cc:** jonie@postfallshd.com  
**Subject:** RE: Title 18 Zone Code Update File No. TA-0001-2022

**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,

PFHD has no comment.

*Thank you,*

Shannon Schranck  
Post Falls Highway District  
5629 E Seltice Way  
Post Falls, ID 83854  
208-765-3717

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**From:** Amber Blanchette <amberb@postfallsidaho.org>  
**Sent:** Friday, February 04, 2022 9:23 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@postfallsidaho.org>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemyre <brittany.stottlemyre@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; Dan Ryan <dandr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfallsidaho.org>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellie Hilbert <ehilbert@cdapress.com>; Erik Ketner <eketner@phd1.idaho.gov>; Erika Auger <eauger@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eportner@postfallsidaho.org>; Field Herrington <fherrington@postfallsidaho.org>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jpoindexter@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@postfallsidaho.org>; 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>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfallsidaho.org>; lauriep@kootenaifire.com; Lindsay Spencer <lindsay@eastgreenacres.org>; Lynn Sanders, AECOM <lynn.sanders@aecom.com>; 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



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**MEMORANDUM**

DATE: March 4, 2022

TO: Planning and Zoning Commission

FROM: Jon Manley, Planning Manager

SUBJECT: Development Impact Fee Report 2021

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The Finance Director has prepared the Development Impact Fee Report 2021 as part of the Annual Audit for Fiscal Year 2021 (FY21). A development impact fee report is an annual requirement for every governmental entity that collects impact fees (Title 67 Chapter 82 of the Idaho Statutes; Post Falls City Code, Title 19, Subsection 19.04.080.G). In addition to this 2021 Development Impact Fee Report, Exhibits S-3 and S-4 detail the 2019 and 2020 Impact Fee related projects and expenditures. Exhibit S-1 details the history of impact fee collections and expenditures.

The data in the Development Impact Fee Report 2021 reflects beginning balances, impact fees collected, other revenues, expenditures, interest, fund totals, and the roads, parks and public safety projects that received impact fees during FY21 (10/01/20 to 09/30/21). In FY21, approximately \$3,045,364 were collected in impact fees and \$1,851,720 of impact fees were spent on roads, parks and public safety projects to assist with mitigating growth in the community as shown below.

- **Roads:** The following projects expended funding from the roads impact fee account: HWY41 Widening, Spokane and Prairie project, traffic control at Poleline and Cecil, Traffic Safety at Mullan and Cecil. The total money spent on roads for fiscal year 2021 was \$814,172.13.
- **Parks:** Impact fee money for the Parks Department was spent on many projects. Some of the more substantial expenditures include land acquisition, Phase 1 of the Sports Complex, and Black Bay Park. The total sum of moneys spent by the Parks Department totals \$1,002,435.33.
- **Public Safety:** The Police Department expenditure of impact fees for FY21:  
Impact Fee Study \$1,651.67  
Transfer Fund 008 \$34,460.70  
Total Public Safety Projects \$36,112.31

No decision is required from the Planning and Zoning Commission on the Development Impact Fee Report 2021. The report will also be presented to the City Council.

**Attachments:**

Exhibit S-1: Impact Fee History (Fiscal Years 1999-2021)  
Exhibit S-2: Impact Fee Summary (Fiscal Year 2021)  
Exhibit S-3: 2019 Development Impact Fee Assessment  
Exhibit S-4: 2020 Development Impact Fee Assessment  
Exhibit S-5: 2021 Development Impact Fee Assessment

Impact Fee History

<b>FY99</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 60,462.29	\$ 190,935.24			\$ 8,945.51	\$ 260,343.04
Parks	\$ 92,586.13	\$ 211,988.00		\$ (19,354.47)	\$ 9,025.08	\$ 294,244.74
Public Safety	\$ 17,616.24	\$ 55,284.46			\$ 2,590.13	\$ 75,490.83
	\$ 170,664.66	\$ 458,207.70	\$ -	\$ (19,354.47)	\$ 20,560.72	\$ 630,078.61
<b>FY00</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 260,343.04	\$ 183,680.69		\$ (29,659.64)	\$ 19,860.32	\$ 434,224.41
Parks	\$ 294,244.74	\$ 160,127.00		\$ (234,284.91)	\$ 10,548.69	\$ 230,635.52
Public Safety	\$ 75,490.83	\$ 64,265.60			\$ 6,698.48	\$ 146,454.91
	\$ 630,078.61	\$ 408,073.29	\$ -	\$ (263,944.55)	\$ 37,107.49	\$ 811,314.84
<b>FY01</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 434,224.41	\$ 137,223.61		\$ (26,864.29)	\$ 19,725.91	\$ 564,309.64
Parks	\$ 230,635.52	\$ 150,800.00		\$ (36,266.59)	\$ 12,565.50	\$ 357,734.43
Public Safety	\$ 146,454.91	\$ 103,431.95		\$ (153,000.00)	\$ 4,523.90	\$ 101,410.76
	\$ 811,314.84	\$ 391,455.56	\$ -	\$ (216,130.88)	\$ 36,815.31	\$ 1,023,454.83
<b>FY02</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 564,309.64	\$ 230,429.01		\$ (355,995.89)	\$ 19,176.46	\$ 457,919.22
Parks	\$ 357,734.43	\$ 170,518.82		\$ (169,550.16)	\$ 12,152.26	\$ 370,855.35
Public Safety	\$ 101,410.76	\$ 56,304.46		\$ -	\$ 4,536.36	\$ 162,251.58
	\$ 1,023,454.83	\$ 457,252.29	\$ -	\$ (525,546.05)	\$ 35,865.08	\$ 991,026.15
<b>FY03</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 457,919.22	\$ 258,082.36		\$ (5,939.92)	\$ 12,575.59	\$ 722,637.25
Parks	\$ 370,855.35	\$ 272,247.99		\$ (231,758.96)	\$ 10,288.27	\$ 421,632.65
Public Safety	\$ 162,251.58	\$ 77,336.06		\$ (237,890.00)	\$ 3,901.58	\$ 5,599.22
	\$ 991,026.15	\$ 607,666.41	\$ -	\$ (475,588.88)	\$ 26,765.44	\$ 1,149,869.12



Impact Fee History

<b>FY04</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 722,637.25	\$ 346,274.59	\$ 31,443.50	\$ -	\$ 12,352.14	\$ 1,112,707.48
Parks	\$ 421,632.65	\$ 365,540.00		\$ (237,980.18)	\$ 6,199.51	\$ 555,391.98
Public Safety	\$ 5,599.22	\$ 95,477.58		\$ (50,000.04)	\$ 278.81	\$ 51,355.57
	<u>\$ 1,149,869.12</u>	<u>\$ 807,292.17</u>	<u>\$ 31,443.50</u>	<u>\$ (287,980.22)</u>	<u>\$ 18,830.46</u>	<u>\$ 1,719,455.03</u>

<b>FY05</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 1,112,707.48	\$ 314,742.11		\$ -	\$ 24,640.21	\$ 1,452,089.80
Parks	\$ 555,391.98	\$ 390,884.24		\$ (531,811.70)	\$ 10,227.73	\$ 424,692.25
Public Safety	\$ 51,355.57	\$ 93,616.38		\$ (69,999.96)	\$ 1,192.06	\$ 76,164.05
	<u>\$ 1,719,455.03</u>	<u>\$ 799,242.73</u>	<u>\$ -</u>	<u>\$ (601,811.66)</u>	<u>\$ 36,060.00</u>	<u>\$ 1,952,946.10</u>

<b>FY06</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 1,452,089.80	\$ 635,061.81		\$ (50,106.00)	\$ 58,547.74	\$ 2,095,593.35
Parks	\$ 424,692.25	\$ 759,173.12	\$ 251,110.10	\$ (328,086.88)	\$ 25,583.09	\$ 1,132,471.68
Public Safety	\$ 76,164.05	\$ 103,046.11		\$ (69,999.96)	\$ 3,108.91	\$ 112,319.11
	<u>\$ 1,952,946.10</u>	<u>\$ 1,497,281.04</u>	<u>\$ 251,110.10</u>	<u>\$ (448,192.84)</u>	<u>\$ 87,239.74</u>	<u>\$ 3,340,384.14</u>

\*Includes a grant of \$251,110.10 in the Other Revenue Column

<b>FY07</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 2,095,593.35	\$ 922,764.16		\$ (16,600.00)	\$ 109,116.11	\$ 3,110,873.62
Parks	\$ 1,132,471.68	\$ 654,949.88		\$ (265,729.58)	\$ 56,553.35	\$ 1,578,245.33
Public Safety	\$ 112,319.11	\$ 127,993.55		\$ (75,000.00)	\$ 5,611.47	\$ 170,924.13
	<u>\$ 3,340,384.14</u>	<u>\$ 1,705,707.59</u>	<u>\$ -</u>	<u>\$ (357,329.58)</u>	<u>\$ 171,280.93</u>	<u>\$ 4,860,043.08</u>

<b>FY08</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 3,110,873.62	\$ 781,140.38	\$ 10,387.79	\$ (771,027.36)	\$ 99,777.36	\$ 3,231,151.79
Parks	\$ 1,578,245.33	\$ 344,345.00		\$ (690,790.04)	\$ 41,760.58	\$ 1,273,560.87
Public Safety	\$ 170,924.13	\$ 132,285.45		\$ (82,960.64)	\$ 6,528.72	\$ 226,777.66
	<u>\$ 4,860,043.08</u>	<u>\$ 1,257,770.83</u>	<u>\$ 10,387.79</u>	<u>\$ (1,544,778.04)</u>	<u>\$ 148,066.66</u>	<u>\$ 4,731,490.32</u>

Impact Fee History

<b>FY09</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 3,231,151.79	\$ 351,255.78	\$ 54,936.45	\$ (379,106.18)	\$ 45,664.08	\$ 3,303,901.92
Parks	\$ 1,273,560.87	\$ 530,664.00		\$ (675,507.83)	\$ 13,466.19	\$ 1,142,183.23
Public Safety	\$ 226,777.66	\$ 112,846.16		\$ (110,276.20)	\$ 1,741.71	\$ 231,089.33
	<u>\$ 4,731,490.32</u>	<u>\$ 994,765.94</u>	<u>\$ 54,936.45</u>	<u>\$ (1,164,890.21)</u>	<u>\$ 60,871.98</u>	<u>\$ 4,677,174.48</u>
<b>FY10</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 3,303,901.92	\$ 622,757.01	\$ 42,991.39	\$ (964,233.58)	\$ 154,895.93	\$ 3,160,312.67
Parks	\$ 1,142,183.23	\$ 341,904.00		\$ (35,375.39)	\$ 44,206.39	\$ 1,492,918.23
Public Safety	\$ 231,089.33	\$ 107,472.61		\$ (109,460.76)	\$ 321.48	\$ 229,422.66
	<u>\$ 4,677,174.48</u>	<u>\$ 1,072,133.62</u>	<u>\$ 42,991.39</u>	<u>\$ (1,109,069.73)</u>	<u>\$ 199,423.80</u>	<u>\$ 4,882,653.56</u>
<b>FY11</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 3,160,312.67	\$ 309,221.90	\$ 250,000.00	\$ (375,852.29)	\$ 29,371.26	\$ 3,373,053.54
Parks	\$ 1,492,918.23	\$ 253,051.60		\$ (121,275.18)	\$ 9,846.43	\$ 1,634,541.08
Public Safety	\$ 229,422.66	\$ 52,530.61		\$ (108,285.31)	\$ 445.83	\$ 174,113.79
	<u>\$ 4,882,653.56</u>	<u>\$ 614,804.11</u>	<u>\$ 250,000.00</u>	<u>\$ (605,412.78)</u>	<u>\$ 39,663.52</u>	<u>\$ 5,181,708.41</u>
<b>FY12</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 3,373,053.54	\$ 232,783.02	\$ 262,656.44	\$ (605,519.70)	\$ 38,004.41	\$ 3,300,977.71
Parks	\$ 1,634,541.08	\$ 287,570.07	\$ 35,700.00	\$ (153,835.18)	\$ 11,705.99	\$ 1,815,681.96
Public Safety	\$ 174,113.79	\$ 75,168.98		\$ (109,460.76)	\$ 206.70	\$ 140,028.71
	<u>\$ 5,181,708.41</u>	<u>\$ 595,522.07</u>	<u>\$ 298,356.44</u>	<u>\$ (868,815.64)</u>	<u>\$ 49,917.10</u>	<u>\$ 5,256,688.38</u>
<b>FY13</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 3,300,977.71	\$ 266,414.73	\$ 246,234.53	\$ (1,338,179.80)	\$ 31,007.85	\$ 2,506,455.02
Parks	\$ 1,815,681.96	\$ 348,727.21		\$ (193,575.70)	\$ 9,499.10	\$ 1,980,332.57
Public Safety	\$ 140,028.71	\$ 100,131.27		\$ (98,300.04)	\$ 113.49	\$ 141,973.43
	<u>\$ 5,256,688.38</u>	<u>\$ 715,273.21</u>	<u>\$ 246,234.53</u>	<u>\$ (1,630,055.54)</u>	<u>\$ 40,620.44</u>	<u>\$ 4,628,761.02</u>

Impact Fee History

<b>FY14</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 2,506,455.02	\$ 166,090.35	\$ 191,632.03	\$ (318,441.95)	\$ 23,096.02	\$ 2,568,831.47
Parks	\$ 1,980,332.57	\$ 201,490.50	\$ 176.00	\$ (22,963.81)	\$ 8,562.63	\$ 2,167,597.89
Public Safety	\$ 141,973.43	\$ 63,660.65		\$ (34,460.76)	\$ 73.38	\$ 171,246.70
	<u>\$ 4,628,761.02</u>	<u>\$ 431,241.50</u>	<u>\$ 191,808.03</u>	<u>\$ (375,866.52)</u>	<u>\$ 31,732.03</u>	<u>\$ 4,907,676.06</u>
<b>FY15</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 2,568,831.47	\$ 437,629.80	\$ 84,279.49	\$ (895,234.16)	\$ 45,130.34	\$ 2,240,636.94
Parks	\$ 2,167,597.89	\$ 458,715.50	\$ -	\$ (5,108.55)	\$ 15,892.15	\$ 2,637,096.99
Public Safety	\$ 171,246.70	\$ 168,052.74	\$ -	\$ (36,380.70)	\$ 127.11	\$ 303,045.85
	<u>\$ 4,907,676.06</u>	<u>\$ 1,064,398.04</u>	<u>\$ 84,279.49</u>	<u>\$ (936,723.47)</u>	<u>\$ 61,149.60</u>	<u>\$ 5,180,779.78</u>
<b>FY16</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 2,240,636.94	\$ 826,769.21	\$ 1,314,740.05	\$ (1,002,531.97)	\$ 32,196.46	\$ 3,411,810.69
Parks	\$ 2,637,096.99	\$ 1,030,175.88	\$ -	\$ (38,008.62)	\$ 13,074.64	\$ 3,642,338.89
Public Safety	\$ 303,045.85	\$ 331,626.34	\$ -	\$ (271,266.77)	\$ 441.69	\$ 363,847.11
	<u>\$ 5,180,779.78</u>	<u>\$ 2,188,571.43</u>	<u>\$ 1,314,740.05</u>	<u>\$ (1,311,807.36)</u>	<u>\$ 45,712.79</u>	<u>\$ 7,417,996.69</u>
<b>FY17</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 3,411,810.69	\$ 632,563.81	\$ (4,964.49)	\$ (372,452.41)	\$ 2,856.23	\$ 3,669,813.83
Parks	\$ 3,642,338.89	\$ 933,733.64	\$ (15,842.83)	\$ (1,008,408.39)	\$ 22,479.99	\$ 3,574,301.30
Public Safety	\$ 363,847.11	\$ 246,547.42	\$ -	\$ (216,799.27)	\$ 687.98	\$ 394,283.24
	<u>\$ 7,417,996.69</u>	<u>\$ 1,812,844.87</u>	<u>\$ (20,807.32)</u>	<u>\$ (1,597,660.07)</u>	<u>\$ 26,024.20</u>	<u>\$ 7,638,398.37</u>
<b>FY18</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 3,669,813.83	\$ 738,555.80	\$ (95,087.99)	\$ (416,319.51)	\$ 64,106.66	\$ 3,961,068.79
Parks	\$ 3,574,301.30	\$ 929,645.05	\$ (32,856.23)	\$ (2,110,323.84)	\$ 35,901.66	\$ 2,396,667.94
Public Safety	\$ 394,283.24	\$ 287,715.97	\$ 1,304.41	\$ (66,236.49)	\$ 4,914.98	\$ 621,982.11
	<u>\$ 7,638,398.37</u>	<u>\$ 1,955,916.82</u>	<u>\$ (126,639.81)</u>	<u>\$ (2,592,879.84)</u>	<u>\$ 104,923.30</u>	<u>\$ 6,979,718.84</u>

Impact Fee History

<b>FY19</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 3,961,068.79	\$ 1,167,542.90	\$ 159,078.65	\$ (49,781.15)	\$ 106,558.29	\$ 5,344,467.48
Parks	\$ 2,396,667.94	\$ 1,679,134.21	\$ 256,938.19	\$ (1,789,838.11)	\$ 62,481.17	\$ 2,605,383.40
Public Safety	\$ 621,982.11	\$ 449,719.24	\$ (1,304.41)	\$ (184,145.22)	\$ 15,282.60	\$ 901,534.32
	\$ 6,979,718.84	\$ 3,296,396.35	\$ 414,712.43	\$ (2,023,764.48)	\$ 184,322.06	\$ 8,851,385.20
<b>FY20</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 5,344,467.48	\$ 1,308,239.53	\$ 10,901.89	\$ (98,806.50)	\$ 148,138.17	\$ 6,712,940.57
Parks	\$ 2,605,383.40	\$ 1,890,377.12	\$ 3,649.86	\$ (1,218,580.27)	\$ 65,077.75	\$ 3,345,907.86
Public Safety	\$ 901,534.32	\$ 507,537.88	\$ -	\$ (66,316.75)	\$ 15,845.31	\$ 1,358,600.76
	\$ 8,851,385.20	\$ 3,706,154.53	\$ 14,551.75	\$ (1,383,703.52)	\$ 229,061.23	\$ 11,417,449.19
<b>FY21</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Roads	\$ 6,712,940.57	\$ 1,209,418.88	\$ 1,072,065.69	\$ (813,172.13)	\$ 57,873.25	\$ 8,239,126.26
Parks	\$ 3,345,907.86	\$ 1,379,967.15	\$ (40,745.91)	\$ (1,002,435.33)	\$ 23,545.53	\$ 3,706,239.30
Public Safety	\$ 1,358,600.76	\$ 455,977.70	\$ 3,990.57	\$ (36,112.37)	\$ 4,057.94	\$ 1,786,514.60
	\$ 11,417,449.19	\$ 3,045,363.73	\$ 1,035,310.35	\$ (1,851,719.83)	\$ 85,476.72	\$ 13,731,880.16

Impact Fee Summary.xlsx

FY2020	FY2021					
	Beginning Bal.	Impact Fees	Other Revenues	Expenditures	Interest	Total
Roads	\$ 6,712,940.57	\$ 1,209,418.88	\$ 1,072,065.69	\$ (813,172.13)	\$ 57,873.25	\$ 8,239,126.26
Parks	\$ 3,345,907.86	\$ 1,379,967.15	\$ (40,745.91)	\$ (1,002,435.33)	\$ 23,545.53	\$ 3,706,239.30
Public Safety	\$ 1,358,600.76	\$ 455,977.70	\$ 3,990.57	\$ (36,112.37)	\$ 4,057.94	\$ 1,786,514.60
	\$ 11,417,449.19	\$ 3,045,363.73	\$ 1,035,310.35	\$ (1,851,719.83)	\$ 85,476.72	\$ 13,731,880.16

FY2021 Summary						
	Impact Fees	Other Revenues	Interest	Expenditures	Total	
Roads	\$ 12,330,038.97	\$ 3,631,295.42	\$ 1,163,616.30	\$ (8,885,824.43)	\$ 8,239,126.26	
Parks	\$ 13,838,316.11	\$ 458,129.18	\$ 530,643.68	\$ (11,120,849.67)	\$ 3,706,239.30	
Public Safety	\$ 3,885,645.41	\$ 3,990.57	\$ 83,230.62	\$ (2,186,352.00)	\$ 1,786,514.60	
	\$ 30,054,000.49	\$ 4,093,415.17	\$ 1,777,490.60	\$ (22,193,026.10)	\$ 13,731,880.16	

Budget Impact Fee Recon  
FY2019

<b>Roads</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Fund37	\$ 4,067,236.72	\$ 1,167,542.90	\$ 7,264.63	\$ (49,781.15)	\$ 106,558.29	\$ 5,298,821.39
			Impact Fee Study	\$ 14,329.66		
			Spokane and Prairie	35,451.49		
			Total Street Projects	<u>\$ 49,781.15</u>		
<b>Parks</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Fund38	\$ 2,808,219.66	\$ 1,679,134.21	\$ -	\$ (1,789,838.11)	\$ 62,481.17	\$ 2,759,996.93
			Building Purchase	196,448.91		
			Impact Fee Study	14,329.68		
			Beck Park	42,220.30		
			Land Acquisition	385,424.00		
			Tullamore	579,403.47		
			P&R Master Plan	44,377.08		
			Sports Complex (Phase 1)	252,470.84		
			Black Bay	63,566.40		
			Crown Point Park	166,677.43		
			Meadows	44,920.00		
			Total Parks Projects	<u>\$ 1,789,838.11</u>		
<b>Public Safety</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Fund35	\$ 705,756.56	\$ 449,719.24	\$ -	\$ (184,145.22)	\$ 15,282.60	\$ 986,613.18
			Wireless Data Comm Project	\$ 135,354.86		
			Impact Fee Study	14,329.66		
			Transfer to Fund 008	34,460.70		
			Total Pulic Safety Pojects	<u>\$ 184,145.22</u>		

Budget Impact Fee Recon  
FY2020

<b>Roads</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Fund37	\$ 5,298,821.39	\$ 1,308,239.53	\$ -	\$ (98,806.50)	\$ 122,627.68	\$ 6,630,882.10
			Impact Fee Study	\$ 1,243.43		
			Spokane and Prairie	97,563.07		
			Total Street Projects	<u>\$ 98,806.50</u>		
<b>Parks</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Fund38	\$ 2,759,996.93	\$ 1,890,377.12	\$ -	\$ (1,218,580.27)	\$ 55,834.71	\$ 3,487,628.49
			Contracts/ Professional	101,314.44		
			Building Purchase	235,259.72		
			Impact Fee Study	1,243.43		
			Tullamore	31,551.87		
			P&R Master Plan	132,657.05		
			Sports Complex (Phase 1)	109,601.26		
			Black Bay	424,536.44		
			Sportsfields	174,560.27		
			Crown Point Park	7,855.79		
			Total Parks Projects	<u>\$ 1,218,580.27</u>		
<b>Public Safety</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Fund35	\$ 986,613.18	\$ 507,537.88	\$ -	\$ (66,316.75)	\$ 15,055.13	\$ 1,442,889.44
			Wireless Data Comm Project	\$ 30,612.62		
			Impact Fee Study	1,243.43		
			Transfer to Fund 008	34,460.70		
			Total Pulic Safety Pojects	<u>\$ 66,316.75</u>		

Budget Impact Fee Recon  
FY2021

<b>Roads</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Fund37	\$ 6,712,940.57	\$ 1,209,418.88	\$ 1,072,065.69	\$ (813,172.13)	\$ 57,873.25	\$ 8,239,126.26
			Impact Fee Study	\$ 1,651.67		
			Highway 41 Widening	429,005.67		
			Spokane and Prairie	364,190.27		
			Poleline and Cecil: Traffic control	16,243.80		
			Mullan and Cecil: Traffice Safety	2,080.72		
			Total Street Projects	<u>\$ 813,172.13</u>		
<b>Parks</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Fund38	\$ 3,345,907.86	\$ 1,379,967.15	\$ (40,745.91)	\$ (1,002,435.33)	\$ 23,545.53	\$ 3,706,239.30
			Contracts/ Profession	7,489.54		
			Impact Fee Study	1,651.66		
			Land Acquisition	365,750.00		
			P&R Master Plan	2,999.70		
			Sports Complex (Phase 1)	483,972.65		
			Black Bay	140,226.16		
			Highway 41 Widening	345.62		
			Total Parks Projects	<u>\$ 1,002,435.33</u>		
<b>Public Safety</b>	<b>Beginning Bal.</b>	<b>Impact Fees</b>	<b>Other Revenues</b>	<b>Expenditures</b>	<b>Interest</b>	<b>Total</b>
Fund35	\$ 1,358,600.76	\$ 455,977.70	\$ 3,990.57	\$ (36,112.37)	\$ 4,057.94	\$ 1,786,514.60
			Impact Fee Study	1,651.67		
			Transfer to Fund 008	34,460.70		
			Total Pulic Safety Pojects	<u>\$ 36,112.37</u>		