



**PLANNING & ZONING COMMISSION
SPECIAL MEETING AGENDA**

**March 23, 2022
5:30 PM**

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

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:

- NATIONAL NEAR MISS DAY
- NATIONAL CHIP AND DIP 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 – March 8, 2022, Planning and Zoning Commission Meeting
- b. Minutes – March 11, 2022, Planning and Zoning Meeting
- c. Reasoned Decision – Grace Delight TwinHomes Special Use Permit File No. USE-0008-2022
- d. Reasoned Decision – Post Falls Baptist Spokane St. Special Use Permit File No. USE-0007-2021

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. Stockwell Court Subdivision File No. SUBD-0013-2021 – Laura Jones, Associate Planner, to present – Requesting to subdivide approximately 4.87 acres into 19 single-family residential lots.

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

Questions concerning items appearing on this Agenda should be addressed to the Community Development Department – Planning Division at 408 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



**PLANNING & ZONING COMMISSION
MEETING MINUTES**

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

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

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, Steffensen, Ward, Davis, Schlotthauer, Kimball - **Present**

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

INTERNATIONAL WOMEN'S DAY - It's a global day celebrating social economic cultural and political achievements of women; the day also marks a call to action for accelerating women's equality. The first international women's day gathering was in 1911 supported by over a million people.

AMENDMENTS TO THE AGENDA

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N/A

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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N/A

1. CONSENT CALENDAR

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ACTION ITEMS:

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

Motion for approval as presented by Carey

2nd by Hampe

**Vote Steffensen – Yes; Carey – Yes; Kimball – Abstain; Davis – Yes; Ward – Yes;
Schlotthauer – Yes; Hampe - Yes**

Moved

2. CITIZEN ISSUES

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N/A

3. UNFINISHED / OLD BUSINESS

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N/A

4. PUBLIC HEARINGS

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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 can 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. – The requested action is to review and approve the amendment to the Title 18 allowing for alternative compliance measure in PFMC for Twinhomes. Zoning and what the purpose of zoning is; zoning assists the management and development of real property by a local government based off the character and land and structures and their fitness within a particular area and their uses. It's a

common form of land use regulation. Consideration is given to conserving the value of the property and encouraging the most appropriate uses and protecting the health safety and welfare of the community. So typically, you look at zoning and it works everywhere for the most part. You look at euclidean areas, sprawled areas, curvilinear streets and some of the downtown areas, lot, and blocks and so a lot of times zoning works in a lot of areas. At times you get anomalies where things occur that are unpredicted, or a property owner may not predict of what could have occurred in the past. What brought this to light is an R2 zoned area, west of Spokane St. blocks around 18th and 19th Ave., some point in time in the past there was a decision to vacate a portion of 18th Ave. So, they transferred the road obligation to Warner Rd. which isn't a road it's an alley. The residents to have access off an alley which throws a kink into our zoning because our blocks are typically 300 foot deep. When there are alleys running through the frontages are on public streets and are supported by alleys. Or there is a curvilinear street system where you have 120-foot-deep lots and it's obvious where their frontages are. What had occurred with two lots in this area they meet our minimum lot dimensions for R2 but not necessarily our bulk and placement table in title 18. Staff got together and talked about it and didn't necessarily want to propose something that went city-wide for instance like this when it's an anomaly, rather propose something with an alternative compliance type matter. When these little unique things happen, we can deal with them under certain conditions. A representation of the case in hand where the current built environment is mostly single-family homes and some duplexes and twinhomes however, most of it is single-family in nature. I think the person proposing development wanted to complement that to the best of their ability so and that's why they put single-family homes to the west. Being R2 they could have configured this area and built more twinhomes with a common lot line running down the middle of the shared wall. Although the blocks can support that I went with what the minimum requirements would be, within a 50-foot-wide lot you could have a shared common wall with what looks like a duplex across the street from other single-family homes. The property owner desires to do a common wall on the rear and front other single-family homes with similar features but still be a twinhome. When you look at the minimum lot size for a twinhome, which is 25ft by 96ft, you would yield about 1,000 square feet and if they went by the proposed configuration, they would end up with 1,315 square feet of green space. You get a little bit more green space with their proposal; however, it isn't allowed per code. Where this culminates is the bulk and placement table that states for a twinhome or townhome only the interior side can share a common wall which is at 0-5ft. are the current options and the minimum lot area is 2400 square feet. So, everything could be meet on the proposal except for that 0-5 element. Staff has their hands tied when looking at infill development in this area so, hence the mentioned alternative compliance and what would that look like. So, we're proposing is that it would be allowed when only one or more of the following conditions exist:

- Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical.
- the site involves space limitations or unusually shaped lots.

I would argue that potentially one and two could apply in the instance at hand, that due to some past decision created some unusually shaped circumstances on this when the intent was not to develop any more intense than the under lying zone.

- Safety considerations make alternative compliance desirable.

So potentially someone could come in and want to propose something safer for an area but because of code we can't do anything with it or have any flexibility; this would allow us a container to entertain that.

- there could potentially be other regulatory agencies or departments having jurisdiction or requiring design centers that conflict with the requirements of the title.
- the proposed design included innovative design features or architectural and/or site designs to promote walkable mixed-use neighborhoods
- Additional environmental or quality improvements would result from the alternative compliance.

Once again, the proposal is not allowed at this time because there's no mechanism and then looking at the environment with everything being single family in nature, staff would contemplate that the proposal would probably blend in better with the neighborhood. Still meeting the intent of the code and meet the intent of the underlying zoning. I looked at an old zoning map from 1979 this has been zoned R2 since then. It explicitly says in that zoning map that R2 was meant for density between 1 to 12 units per acre. Usually when you zone, you zone with an intent to create something in the future and allow some development of some intensity. So, looking at the evaluation of any proposal we'd be looking at the following:

- Strict adherence or application of the requirements are not feasible.

Right now, we can only allow it on a side yard.

- The alternative compliance provides an equal or superior means for meeting the requirements.

So, we'll be looking at whether they are proposing something that's equal or better than what would be attained by code itself and at the same time meeting the intent.

- The alternative means will not materially be detrimental to the public welfare or impair the intended uses and character of the surrounding properties

I would argue, in this case, that the proposal is more complementary. I don't think that the typical twinhome per code would be detrimental but building similar looking structures next to similar oftentimes are more compatible and complementary.

Kimball - You had highlighted in the table TH, is that also town homes?

Manley – Yes, townhome

Kimball - So a twinhome is a type of townhome

Manley - Our definitions table explicitly define the difference between a twinhome and townhome. A twinhome is a two-unit townhome.

Carey - The four lots at 50 feet that would be permissible in the zoning as it is now?

Manley – Yes, if you had a minimum of 192 feet between two streets and you had a 50-foot platted lot width you could yield four lots in those 50 feet. As you get less than 50 feet and your zoned R2 and you're trying to meet some of the density parameters for R2 you would see someone attempt to ask something like the proposal. Odds are you would have on one side of the street a single-family home up having on the opposite side you end up having just a bunch of fences. You end up not having complimentary infrastructure where you have a house on one side of the street and a house on the other much like Montrose, Fieldstone or anywhere else.

Ward - You mentioned infill and most of the lots north of Warner are big, is that what the target area is to infill that space there?

Manley - This code isn't necessarily to target this whole area it's for a unique circumstance. Most of the blocks are either in the form of how the older part of the city where you have two streets and wouldn't utilize this code section for majority of the city. There may be unique areas though where things occurred and would utilize this code section. You're meeting the intent of the code and you're trying to propose something equal or better than what would have otherwise been proposed. Now I do predict because 18th was vacated, we've removed multi-family as an option for the R2, it wouldn't surprise me depending on how much land is purchased there may be a unique circumstance and potentially 18th Ave. gets pushed through again. It's an awkward depth to go from an alley to an alley with no east-west road, so something unique is more likely going in whether it's a cottage home development or a mix of twin home and cottages. May be handled at time of a subdivision to.

Harrington - Another aspect of this is if that was a duplex lot would that be allowed.

Manley – Happy you brought that up because we did talk about this quite a bit and I brought it up too; once again, same to the similar area that I mentioned to the southeast you have duplexes on the exact same lot so you could do this as a duplex renter occupied on this exact same lot as it meets the minimum spacing. The irony is we would allow something with a renter, but we wouldn't allow the same product being owner-occupied it seems like a little bit of a disconnect.

Testimony:

In Favor – None
Neutral - None
In Opposition – None

Commission Comments

Kimball - As someone who may get to use this code in the future; it's great when a city or jurisdiction allows for the opportunity to have some flexibility in their code or special things like this. That can be handled administratively I think it cuts down a lot of staff time, I think it cuts down a lot of waste of having to take something a like a variance to Planning Commission or City Council and I think it's a really creative way to help some infill happen and you know this is basically targeted in areas that already have been part of the city since the 50s or 60s so it targets infill I think which is a huge benefit it's one of the things that our comprehensive plan asks us to focus on. To look at infill as a priority and I think this is one of those little code changes the little, tiny tweaks in code that allows for a lot of good flexibility and I think it's a great thing.

Schlotthauer – I think it is a commonsense solution to give staff flexibility to help people when it makes sense for them and for the city.

Rest of the Commissioners agree

Motion to recommend approval to City Council by Kimball.

2nd by Steffensen

Vote Hampe – Yes; Schlotthauer – Yes; Ward – Yes; Davis – Yes; Kimball – Yes; Carey – Yes; Steffensen – Yes

Moved

5. ADMINISTRATIVE / STAFF REPORTS

- 2021 Impact Fee – Jon Manley, Planning Manager, to present – Idaho code requires, Title 6718 of Idaho Statutes, that each year a staff report be presented to the Planning and Zoning Commission and City Council regarding the Impact Fees and their expenditures. In the staff report you see a summary of the 2021 projects, approximately \$3 million were collected in Impact Fees and about \$1.8 million of the Impact Fees were spent on roads, parks, and public safety projects in 2021.
 - **Roads** funded the highway 41 widening, Spokane and Prairie project, traffic control at Poleline and Cecil, Traffic Safety at Mullan and Cecil and the total money spent on roads for the year 2021 was about \$814,000.
 - **Parks** they spent about a million and theirs went on to some Land Acquisition, Phase 1 of the Sports Complex and Black Bay Park.
 - **Public Safety** spent about \$36,000 and they just transferred some funds and spent some money on the study that was recently adopted

Because of COVID and various reasons we hadn't gone over some of the projects in the previous year. In 2019 about \$1.1million collected with some expenditures.

- **Roads** \$49,000 was spent on the Impact Study and Spokane and Prairie.
- **Parks** spent about \$1.8million on several park projects they did in 2019.
- **Public Safety** \$184,000 that was spent 2020
- **Roads** \$98,000 was spent on Impact Fee Study, Spokane, and Prairie
- **Parks** \$1.2million was spent
- **Public Safety** \$66,000 was spent

The history shows how the fund build to get quite large over time but there's a reason with that; we saw the parks projects costing about a \$1million to \$1.8million each year because they program their projects. Roads are difficult because those projects are expensive, they

have some projects online this summer and probably next summer they're going to be spending some money so you're going to see the total amount start decreasing as those road projects start. Road construction is very expensive, and you see the balances increase over time with some expenditures and they'll drop then they build revenue and then the savings will go up. Are there any questions on the Impact Fee Report that has been presented to you, or the data within it?

Hampe - So basically on the roads then is what you're saying they're saving up to get enough money that's why they're not spending it as parks or something they're just kind of waiting until they get enough in their the coffers to then spend it.

Manley - Yeah on some expensive projects they try to do the best they can getting grants to match to expand the funds to be responsible to the taxpayers and get the most bang for their buck. They are required by state to expend funds collected within every eight years; they do look at their capital plans their projects and look at spending their money responsibly on those projects.

Kimball – So, is that eight-year time frame is why Cecil must happen this year?

Manley - I don't know if that's exactly why it must happen this year; I do know that both Bill Melvin and Rob Palus look at their capital projects and their transportation master plan with a very responsible lens.

Kimball – Okay, it's sad there's not more people here because everyone wants development to pay for development and that's exactly what this is. There's 13.7 million dollars in funds out there that have paid been paid exclusively at building permit time from people building homes and so developers and builders. This is the good and the bad right so we get a whole bunch of money but it comes later and it takes a while for us to build it up for us to build the things that the projects need to be built to deal with the mitigation and so the lag sucks because, I'll use traffic an example, because traffic has to get bad before it gets better before we can fix it and it's just nice to know that the city has been accumulating these funds and has plans to spend them so that's it.

Manley - One noticeable change will be because we had the Spokane St project, we also have the Prairie improvements on the Spokane and Prairie intersection, so you know some of the lag on that particular project was to coordinate those two so that way we can get done at once rather than having two disrupted seasons. So, a lot of times you do get your permits before you get the improvements.

Hampe - So is there then a cap on the amount of time you can only accumulate for or is it indefinite?

Manley - It's eight years.

Hampe - It is eight years, okay.

Manley - Eight years from the time you start collecting you need to expend those funds on some improvement associated with its line item for the Capital Plan.

Schlotthauer – I don't know if anybody here knows, for instance roads we have \$8million contributed from Impact Fees, but we certainly would have some channel for money to be contributed from property taxes. What is the channel and allocation there? I mean not all of the roadwork we need done is from new people coming in, right?

Manley - I'm not 100% keen on the nuances of it, I do know that growth pays for the growth improvements so our Capital Plans and our Transportation Plan we look at using Impact Fees to pay for the new infrastructure. With growth the tax collected a lot of times deals with the operation and maintenance so when we get our general funds for dealing with that, those are going to put chip seal on a road or do repairs so that's where that balance of are you growing and collecting enough and building enough tax base to pay for the long-term operation and maintenance. That's where the bigger picture comes in with zoning, city planning, the city administrator, and all the facets of the government doing planning for the city.

Schlotthauer - I'd just be curious to know how the numbers compare. So, they say the new Capital Improvement budget basically allocation versus the ongoing annual operating maintenance budget for maintaining the existing roads, any ideas?

Herrington - I don't have any anything to add there other than there will likely be information on the budgeting process, certainly those workshops and stuff would help clarify what goes where and how we allocate those resources.

Schlotthauer - That'd be interesting to see.

Davis – Yeah, I think that's a fair question and I think the city does a very good job, Jon as you had mentioned previously too, but going out and trying to secure matching funds some of the grant work and things that they do as well. That's on both sides both on the maintenance the operating side but also on the new project. So, any other questions thoughts?

Steffensen - Real quick Fire Impact Fees, I know that's not in here, but it's been going through the different cities and what not, is there any update on that you can provide?

Manley - I don't have an update on that and I'm glad you brought that up because I need to ask how we deal with the staff report in the future when we're collecting funds for an outside agency, and I don't know our current role in this aspect for that in the future. **Herrington** - I can give a little bit of an update, we are working on the draft ordinances the agency has provided us. Those ordinances it's a bit of a larger ask than we anticipated as the process involves drafting a new Title for development Impact Fees. So, we're going to do that for the Fire District and then we're going to start shuttling some of our Impact Fees into that Title so that all the Impact Fees are under their own Title. It's more of an organizational aspect process but it's taking a little bit more time than we originally anticipated; once we do get those ordinances through then we also have the agreements with the Fire District for collection. With those we will just be collect it and turn it over and it's their responsibility to manage, expend, refund all those things. Then it'll just be a matter of timing because we want to make sure that when we're updating our Impact Fees, they're updating their Impact Fees and so that we're doing everything all at the same time.

Hampe - So we would see like a line item for it then, but we wouldn't see any break down of how it was spent. Is that correct because you're saying we kind of hold it and then just send it to them.

Herrington - So we'll be collecting it on their behalf, so the city will collect it because they don't have a collection mechanism. Then we will have an intergovernmental agreement where we collect it and then turn it over to them.

Hampe - Would we see it on the Impact Fee? So, the city's collecting it would we see it on this report along with roads etc.?

Herrington - We would probably see what was collected.

Hampe - What was collected but not a breakdown of expenditures.

Herrington - I don't know, the Fire District and the EMS District may provide those to us to include them but again we are working our way through this process because it is a little tricky.

Schlotthauer - Is it a done deal?

Herrington - That's another great question because, it really needs to be county wide and so trying to get the other jurisdictions on board because you can only collect those funds and they can only be expended in your service area. So, we must be careful about how those funds are managed so that those funds that are collected in our service area go to our service area. Because the service area for the district if there's a fire station right outside of city limits it's still probably in our service area, it's just a matter of working our way through those agreements.

Davis - I think that was his nice way of saying there's a lot of moving parts we're trying to keep everybody moving at the same pace. As far as report other than informative we don't have any action item with this, correct?

Manley - I didn't think there was.

Herrington - I don't think so, there's nothing on the agenda so there is no action item because it is not labeled as an action item.

Ward - There is a list of projects, right?

Manley - For what year?

Ward - The one that had roads and it said traffic control at Cecil and Poleline, is that a future project or is it a sign they're talking about?

Manley - These are all in the past so.

Kimball – Ward, that one's a round-a-bout it's in design right now. I think that their schedule is to go out to bid in two weeks on it they're close.

Manley - Some of these expenditures are for design so sometimes the expenditure will be on the design portion of it but the construction you'll see that maybe in 2022's Impact Fee the same project listed but it would be the design cost rather than design that occurred in a previous fiscal year.

6. COMMISSION COMMENT

Hampe – Do we know anything more about the garbage?

Herrington – It is under ITD’s jurisdiction and it’s up to them, the other aspect might be “Adopt a Highway”. However, we would have to allocate funding for that.

Ward – One gentleman has adopted the Highway: I’ve seen him out there with bags.

Davis – West bound; I saw bags everywhere. Another person was out there going east bound.

****more discussion with all Commissioners regarding the trash, media coverage and in the “Editor” there was an article regarding the influx of trash. ****

7. ADJOURNMENT 6:10 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/V Chair: _____

Attest: _____



**PLANNING & ZONING COMMISSION
Meeting Minutes**

**March 11, 2022
10:00 AM**

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

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SPECIAL CALL MEETING – 10:00 AM

CALL TO ORDER

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PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

Carey, Hampe, Steffensen, Davis, Kimball - Present
Schlotthauer and Ward - Excused

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

None

AMENDMENTS TO THE AGENDA

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ACTION ITEMS:

- a. Zoning Recommendation– Hughes Annexation File No. ANNX-0010-2021

Motion to approve as presented by Steffensen

2nd by Carey

Vote: Steffensen – Yes; Carey – Yes; Kimball – Yes; Davis – Yes; Hampe - Yes

Moved

2. CITIZEN ISSUES

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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:

None

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

None

7. ADJOURNMENT 10:04AM

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

Date: _____

Chair/V Chair: _____

Attest: _____

Grace Delight Twin Homes Special Use Permit File No. USE-0008-2021

Planning and Zoning Commission

Reasoned Decision

A. INTRODUCTION:

APPLICANT: Olson Engineering

LOCATION: Generally located in-between Mullan Ave. and Seltice Way east of Chase Rd. approximately 380 feet.

REQUEST: A Special Use Permit to develop 32 twin homes total over lots 2, 3, and 4 of W. Seltice Commercial Addition.

B. RECORD CREATED:

1. A-1 Application.
2. A-2 Narrative.
3. A-3 Preliminary Plan
4. A-5 Auth Letter
5. A-6 Title Report
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 KCFR Comments
10. PA-2 PFPD Comments
11. PA-3 ITD Comments
12. PA-4 PFHD Comments
13. PA-5 DEQ Comments
14. PC-1 Young Comments
15. P&Z Staff Report
16. Testimony at the February 8, 2022, Planning and Zoning public hearing:

The request was heard before the Planning and Zoning Commission (hereinafter "Commission") at the February 8, 2022, public hearing, the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The request was for the Commission to review the request approval for a Special Use Permit to develop 2.59 acres into twin homes within the Community Commercial Services (CCS) zone. The request is evaluated under the standards of PFMC § 18.20.070 B.

Ethan Porter, Associate Planner

Mr. Porter presented the staff report. He testified that the applicant is requesting approval for a Special Use Permit to develop twin homes within the Community Commercial Services (CCS) zone over 2.59 acres. He testified that the subject property is between Seltice and Mullan, and east of Chase Road. He testified that the existing zoning of the property is Community Commercial Services (CCS). He explained that the property is currently three vacant lots.

Mr. Porter testified that the City of Post Falls will provide both Water and Sewer service to the location. He testified that the applicant is proposing 16 twin homes on a private road with some open space.

He noted that the current proposal does not meet the bulk and placement standards and will need to be reconfigured for the subdivision process. He clarified that the layout it does not affect the requested special use.

Mr. Porter testified that the first review criteria examines whether implementation of the special use permit will or will not conform to the purposes of the applicable zoning district. He stated that the CCS zone, per PFMC Section 18.16.010 (B), supports certain residential uses through the City's Land Use Table only through a special use permit. He illustrated that twin homes are specifically allowed through a special use permit.

Mr. Porter testified that the second criteria is whether the proposed use constitutes an allowable special use for the zoning district involved and complies with all other applicable laws, ordinances, and regulations. He testified that PFMC 18.20.040, Official Bulk and Placement Table, has standards set forth for twin home developments and that will need to be met as well as design standards found in PFMC 18.24.030(B).

Mr. Porter testified that the third criteria is whether the proposed use is compatible with the health, safety, and welfare of the public or with land uses in the vicinity. He testified that based on the surrounding land uses and zoning designations the proposed use should not negatively affect the health, safety, and welfare of the public.

Mr. Porter testified that the proposed special use is not anticipated to produce any adverse impacts on the transportation system. He explained that the site will be connected to the City's water reclamation facilities and existing facilities are in place and have the capacity and capability to handle the requested use. He asserted that the proposed special use will be serviced by the City of Post Falls water system and domestic water facilities have the capacity and capability to handle the requested use.

Mr. Porter testified that the last criteria is whether the proposed use complies with the goals and policies of the comprehensive plan. He explained that Goals 5, 12, and 14 may be relevant to this special use permit and specifically Policies 1, 3, 8, 15, 69, and 82 may be relevant to this special use permit. He asserted that the goals and policies are outlined in detail in the staff report.

Mr. Porter testified that on the future land use map the area is categorized as Business/Commercial which "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." Further, he explained that in the principal uses and characteristics, the comprehensive plan states that this category supports a mixture of housing types build at moderate density of at least eight units per net acre.

Mr. Porter testified that the proposal is in the Seltice Central focus area, which encourages high density residential uses to boost support for the retail and commercial uses. He stated that it also supports development patterns that improve pedestrian connectivity to the commercial core of the Seltice Central area.

Mr. Porter, in response to a question from the Commission, testified that there is a 30-unit apartment complex to the east, a daycare and playground to the west, a gas station to the north, a single-family home to the northwest, and Blue Dog RV to the south.

Mr. Porter, in response to a question from the Commission, stated that there was comment regarding the shared access and with the playground and children in proximity, noting that the applicant was working on resolving that with the owner of the adjacent property.

John Manley, Planning Manager

Mr. Manley testified that there is a bit of a loophole in our signage code and the city would recommend that any signage for the site will have to comply with the underlying zoning so that they cannot put up commercial signage for a residential use. The underlying zone would be R-2 for Twin home use, so it would need to be consistent with the R-2 requirements.

Mr. Manley, in response to a question from the Commission, stated that the current code exempts Twin homes from providing a buffer. He noted that the theory is if they are a single family, they are seeing what they are buying into, the buffer would be if you are a multi-family and you're going up against a single-family home, then you are creating that potential for the imposition so hence the buffer requirement.

Jeramie Turzulli, Olson Engineering, Applicant

Mr. Turzulli testified that Grace Delight West is the landowner, and they want to do a series of twin homes on this site directly across from Blue Dog RV. He noted that as of right now on those side streets coming into that internal road, they are going to need to address those setbacks, it slipped through as they were designing this, but he thinks they can work through that. He explained the standards of approval, the first two are kind of yes or no questions. He expounded that the municipal code exists, and different zonings exist to tell developers and the community what can be built or developed onto particular sites. He confirmed that residential uses will be allowed through the special use process and the proposed use is allowed in the CCS zoning through special use, and their request is for twin homes. He clarified that from the street it's the type of product that appears to be a duplex, the party wall is also the property line, it's platted that way so they are able to sell each unit individually so that people can own their particular unit.

Mr. Turzulli testified that the request is twin homes in the CCS zoning and with regard to complying with laws, ordinances, and regulations, this hearing is part of that process to make sure they're doing it legally, it's noticed legally, and they're involving the public in that process. He noted that additional laws, ordinances, and regulations of the city and state gets fleshed out through the design process. He explained that to conform with ADA approaches and crosswalks and those types of things they'll have to come back here with a subdivision for the Commission to look at. He explained a lot of the issues and those types of things will be addressed in the subdivision planning process.

Mr. Turzulli testified regarding whether the proposed use will be compatible with the general health, safety, and welfare of the public, noting the neighborhood context is a sort of a mixed bag of residential & commercial uses. He asserted they they're going to have good internal sidewalks with pedestrian connectivity up to Mullan, connectivity to the multi-use path to the south on Seltice Way to points east and west and downtown. He stated that they are encouraging walking and biking to the downtown corridor. He noted that there were approaches off Seltice Way for potential commercial users, those approaches will not be used as part of this plan and eliminate any traffic going out onto busy Seltice Way which is a four-lane thoroughfare. He testified that all connectivity with vehicles will be to the north to Mullan.

Mr. Turzulli testified that water and sewer is readily available at the site they believe they can do everything through gravity fed sewer with no need for lift stations or force mains or other upgrades to the water system, which means no additional maintenance of that sort for the city. He asserted that the easements on the sites have been identified and those are going to be preserved. He illustrated how the approaches along Seltice Way are not going to be part of this product, so vehicles won't be able to come and go along Seltice Way. He noted they have designed around the stormwater easement to maintain that and there is also a storm water overflow easement. He explained their proposal would be to shift that slightly to the east in an area reserved for storm water and open space.

Mr. Turzulli testified regarding the property owner to the west, stating he did offer a legitimate comment regarding the safety of children in that playground. He explained he was able to reach out to Reverend Young and talk with him about it. He testified that it is not a daycare it is an accredited

school and in talking with the Reverend today, his concern is the shared access easement. Mr. Turzulli explained that a lot of these commercial lots were platted with shared commercial access, it was recorded on the plat, and it was built. He explained the Reverend is aware that this playground equipment is right up next to that easement, so in conversation with him, his concern is what happens if somebody comes in here hot on an icy day or something.

Mr. Turzulli explained the position of the road was not arbitrary, as part of the process they have to do a pre-development meeting and a pre-application meeting with the city. He explained that the city engineer commented that any access to the site needs to happen at the currently built approaches. He indicated that directly drove the design as to align with the physically built approaches. He stated that the intention is to keep the lines of communication open with the Reverend as they design a couple of ideas to work through would be a realignment of that approach or other options for access or bollards, or something to create an elevated landscape bed there with perhaps some large, oversized boulders and trees creating a physical barrier.

Mr. Turzulli testified regarding whether the proposed use will comply with the goals and policies found within the comprehensive plan. He stated that the staff report cited a couple of dozen items in there that prove that it does comply with certain aspects of the comprehensive plan. He pointed out, one critical thing regarding the to the comprehensive plan is that it is intended to be a living document and it evolves as the community evolves. He highlighted that the comprehensive plan in chapter three regarding housing, makes these two statements: though the city's housing market remains relatively affordable, Post Falls homeowners are slightly more likely to be cost burdened compared to other jurisdictions, as well as Post Falls renters are less likely to be cost burdened compared to other jurisdictions. He indicated that he, and likely everyone else would not agree that those two statements hold true today, and those were only adopted by the city two years ago.

Mr. Turzulli asserted that this is the not only solution to the housing problem but strongly believed that additional products, smaller products, more apartments, more affordable housing that can be within reach for service-based employees, working class people, workforce housing, it is pivotal. He stated that we are at a tipping point right now and if we do not come together despite our differences and try to produce solutions, the youth of our community are not going to be able to enter the housing market. He went on to state that those service-based industry employees, ultimately, they are going to go elsewhere, not by choice, but because they cannot find housing. He indicated that he knew many employers in our community are having a nightmare of an issue providing staffing for their businesses. He testified that more businesses the community right now is not really what is needed because we cannot even staff the ones that we have.

The hearing was opened for public comment.

Samantha Steigleder

Ms. Steigleder testified that when looking at the site plan and having driven down the stretch of Mullan multiple times she was curious about the road. She was sure that Mullan, in its entirety, has a classification of minor collector or major collector or something like that. However, she explained, this stretch of Mullan is not wide and not nice. She testified that you have two schools right there, there is the private Christian academy on the corner of Chase, then down by Spokane and Mullan you have the special high school of some kind, you have the library, and you have the boys and girls club.

Ms. Steigleder explained that you have the high-density housing right there and now we are going to 30-ish units there. She queried whether this road is up to handling this unless there is some sort of plan to make this road better. She indicated that the turn onto Chase Rd. people are going up a hill and it is hard to make left-hand turns or even right-hand turns.

Rob Palus, Assistant City Engineer

Mr. Palus, in response to questions from the Commission regarding the roads testified that Mullan Avenue as well as Seltice Way are identified in our transportation master plan for long term projects for improvements. He indicated that the city is anticipating those probably in 2030. He explained that this is part of a larger issue which is looking at the entire transportation network between Idaho Street and where Mullan Avenue connects back into Seltice Way about a half mile west of this location.

Bob Flowers

Mr. Flowers stated that this project reminds me of a comment that he heard in the paper, yuck. He indicated that the proposal is better than twelve units per acre on an unimproved road, there is no parking, it looks absolutely terrible. He questioned, what happened to the comp plan about maintaining the small-town feel? He stated that there ain't nothing small town about it, this is cramming 50 pounds of mud into a 10-pound sack. He asserted that this is one of the most ugliest projects he have ever seen come across. He stated it is cramming people on top of people, this is not what the people want wanted in this town as all you know. He explained that after this last election they spoke very loudly and very clearly, they did not want this type of building they wanted people to look at spreading folks out not creating a mess like this.

Bill Maggard

Mr. Maggard testified that he lives at on west Mullan Avenue, and he has lived there since September of 1975. He asserted that the area across there used to have a very deep pit and it was filled with all kinds of garbage, old refrigerators, car parts. He testified that drove truck for a while, for Hunt Brothers Construction and we hauled crap from all over town and dumped it in that pit.

Mr. Maggard testified that he lives next door to River City Mini Storage and the original owner put in about three and a half to four feet of fill there and the current owner was telling me he wanted to permit to build more storage in there and he must dig all that fill out and put new dirt in. He explained that nobody has come there and tested that soil and when they fill that pit, again he worked driving a dump truck, they dumped everything under the sun in there. He explained they dumped concrete, the veneer plants log yard, all of their bark and stuff went in that pit, and if they had garbage from anywhere, they dumped it in there.

Mr. Maggard testified that the owner that filled the pit in, got in there with a dozer, he pushed the trees and everything else right into that pit. He asked the Commission if anybody has done a soil sample on that. He noted that they turned my neighbor down to build more storage out there until he pulled all of that fill out and put new dirt in, they didn't do a soil sample, they just told him he couldn't do it.

Mr. Maggard testified that he knows there's garbage down in that pit because he helped haul it in. He explained that he is really not against them building but he wanted the Commission to know they are building on top of a dump. He testified that the west entry is right across from the southwest corner of his property, the other entry is right at the co-op and there's a railroad track goes across there. He explained that sometimes there are long trains that ties Mullan up for quite a while. He went on stating that all that traffic has to go out to the west side and where Mullan goes into Chase, it is a very bad intersecting because you cannot see the cars coming up the hill and they come up fast. He stated that if you're looking at 16 lots with twin homes that's 32 homes and if the norm is two cars per house that's 64 cars a day coming out on that street. He attested that is a school to the west, the kindergarten and the alternative high school on the east, with the railroad track that holds up traffic.

Rebuttal – Jeramie Terzulli

Mr. Terzulli testified regarding any fill that's in that site, typically the way this would work is we would we'd scrape all the topsoil off and if there were any issues with regard to settling that would be noted at that point in time, we would address those, we would pothole in different areas looking for unsuitable soils and we'd address it as needed again. He certified that they have no intention of

building a house over degraded refrigerators and the like, so we can address that in the future. Mr. Terzulli testified that they would not be opposed to a condition of approval that requires a geotechnical evaluation of subsurface conditions. He stated that absolutely we want to make sure that we do not build over the problem, over an old dump.

Mr. Terzulli testified regarding the other comments, he pointed out the language in the comprehensive plan creates almost this dichotomy, what are community needs and what does small town feel mean. He stated we've got two sort of opposing objectives within the comprehensive plan that we're trying to thread this needle through. He explained that he understands and respects that we're growing, the community is changing, we all get it. He stated that he does not like it, he doesn't like the fact that he goes up the north fork take my family camping and fly fishing and all the best camping spots are taken by out of state plates. He asserted that we're all experiencing the same thing.

Mr. Terzulli testified regarding to schools and those types of neighbors, we can't recruit more schoolteachers to our area because they can't afford housing, we're holding this paradox in our hands, and nobody knows how to solve it. He stated that if there were a blueprint we could follow it, there is not. He explained that people are vacating liberal-run areas and states in droves and they're coming to places like Idaho, like Arizona, like Texas, like Florida. He went on to say it's a complete conundrum something has to be done, but what is the solution, to squash and to shut all this down, to call it ugly, to say the people trying to do this are horrible human beings and all they care about is the almighty dollar. He thinks that's short-sighted; I really truly do. He stated the reference to an article in the paper there was an editorial that came out in the CDA press a week or two ago he just wanted to read the last few lines of it. He quoted:

Change is only going to occur on an increasingly effective level if more people become involved, and that goes beyond brainstorming and perhaps even some personal sacrifice. A change in attitude among many who already live here is essential.

Until we develop an understanding that hardworking people who reside in apartments or mobile homes are neither inferior nor unwanted, we'll have a housing problem exacerbated and perpetuated by moral corruption. If that sounds harsh, so be it. This outright discrimination against those who can't afford a half-million-dollar roof over their heads is abhorrent, and it flies in the face of Idaho values.

In the weeks ahead, specific and practical workforce housing projects will be brought to the community's attention. We encourage citizens to scrutinize them rationally — and with a little compassion.

Deliberations: After the public hearing was complete the hearing was closed, and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code (“PFMC”) § 18.20.070 B.

C. EVALUATION OF APPROVAL CRITERIA:

C1. Will Implementation of the special use conform to the purposes of the applicable zoning district?

The Community Commercial Services Zone contained in Post Falls Municipal Code Section 18.16.010(B) provides that the CCS zone supports certain residential uses through the City's Land Use Table only through a special use permit. This zone is applied in areas primarily located near arterials and collector streets.

The staff report, the testimony of Mr. Porter, and the Applicant establishes that the subject area is

between Seltice and Mullan, and east of Chase Road. The proposal is to develop 32 twin homes over lots 2, 3, and 5 of West Seltice Commercial Addition.

The Commission heard testimony that the proposed residential twin home use is permitted by special use permit. The Planning and Zoning Commission finds the testimony of Ms. Jones and the Applicant persuasive that the CCS zone supports certain residential uses, and this proposal is reasonable and in line with the CCS zone. As such, the Commission concludes that the implementation of the special use conforms to the purposes of the CCS zone.

C2. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.

The land use table contained in Post Falls Municipal Code Section 18.20.040 allows twin homes through a special use permit and has standards for twin home development that need to be met as well as design standards found in PFMC 18.24.030 (B). The proposed development is also required to meet all local, state, and federal requirements including building and fire codes. As such, the Planning Commission finds that this approval criterion is met.

C3. Whether the proposed use will be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.

The testimony and evidence provided that the proposed use when viewed against the surrounding land uses and zoning designations does not necessarily negatively affect the health, safety, and welfare of the public. There was testimony regarding a dump on the site, so a geotechnical report and exploration is warranted, along with possible remediation. The proposed use will be serviced by city water and sewer as detailed in the staff report.

Further, the staff report transportation analysis as well as the testimony of Mr. Porter indicates that the development is not anticipated to produce impacts that would adversely impact the adjoining transportation systems. Mullan Avenue is a Minor Arterial Roadway with anticipated 2035 volumes of less than 5,000 vehicles per day. Minor Arterials are intended to carry traffic volumes of 6,000 to 15,000 vehicles per day. Seltice Way is a Principal Arterial Roadway with anticipated 2035 traffic volumes of under 13,000 vehicles per day. Principal Arterial Roadways are intended to carry traffic volumes of 12,000 to 32,000 vehicles per day. Site access to/from Seltice Way would not be allowed.

Frontage improvements conforming with the City Standard are currently in place and acceptable along Mullan Avenue and Prairie Avenue. Proposed driveway approaches shown on the concept layout would be in conformance with City of Post Falls Access Standards, actual design will need to conform with said access standards.

Multimodal facilities exist along both frontages of the property. The Karen Streeter Trail is located along Seltice Way. A pedestrian access route should be connected from the site, preferably from the Parking Area to the Karen Streeter Trail. Sidewalk is located along Mullan Ave., and the City is in the early design phases for completion of sidewalk and trail improvements of multimodal facilities that would connect from the Mullan Ave. / Chase Rd. intersection to the Elementary School less than ¼ mile from the site.

As such, The Commission finds that the proposed use, as conditioned, will be compatible with the health, safety, and welfare of the public and with land uses within the vicinity.

C4. Whether the proposed use will comply with the goals and policies found within the comprehensive plan.

Based on the testimony provided and the staff report, the Commission finds that the proposal meets

the following goals and policies contained in the Comprehensive Plan:

Goal:

Keep Post Falls' neighborhoods safe, vital, and attractive. (G.5).

Maintain the City of Post Falls' long-term fiscal health. (G.12).

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

The following policy responses further the implementation of the goals stated above:

Policy:

[P.01] Support land use patterns that:

- Maintain or enhance community levels of service;
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;
Development of infill vacant lots will help the City's fiscal health and this proposal will provide a better revenue per square foot than remaining vacant and underutilized. Providing twin homes could help provide more affordable housing options and help address the housing need within the City and twin home products makes homeownership possible for some.

- Maintain and enhance resident quality of life;
The proposed location would provide access via roadway or pedestrian pathway to commercial businesses and the Seltice Commercial Corridor, which may provide access to further amenities that are closer in proximity. The Commission notes that to someone who has a nice home on a big piece of property, it probably seems like an ugly product. However, to someone living in a basement or sharing an apartment, it probably looks beautiful.

- Promote compatible, well-designed development.
The requirements from the Official Bulk and Placement Table (PFMC 18.20.040) the proposal will need to meet the design standards for development of twin homes.

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

Transportation Impacts, Sewer capacity and water capacity are reviewed within pre-application meetings with City staff. Any anticipated inadequacies would be identified and addressed or have a plan on how to be addressed to be in compliance with the relevant master planning at the time of public hearing

[P.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.

This proposal is along Seltice Way and has pedestrian access to the downtown district which will provide daily needs and services for those who do not or cannot drive.

[P.6] Encourage residential development patterns typically featuring:

- Housing that faces the street edge;
This proposal is for twin homes that must meet twin home design standards that promote rear loaded housing that front a public street.

- **An interconnected grid or small-block streets network;**
Within the proposed layout there would be an internal drive access leading in and out to Mullan Ave.

- **Street sections designed for safety, traffic calming and aesthetic appeal, including narrower lanes, sidewalks, landscaping and lighting;**

Street sections would need to adhere to engineering requirements for private/public roadways. Frontage improvements are predominantly in place. Internal drive aisle will need to have no parking signs installed to preserve access for emergency services and waste management.

- **Development and utilization of alleys for parking and service access;**

Twin homes tend to be utilized as rear loaded single-family homes providing alley access to residents. Proposal is utilizing a rear loading from a private drive aisle.

[P.08] Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits.

The Commission finds that redevelopment of this area is considered infill and the property is under-utilized.

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

Twin homes could provide a housing type that becomes more affordable for all ages and income levels, as well as being a different that is typically seen as a single-family home.

[P.18] Maintain housing standards, fees and regulations that support and sustain related services and infrastructure.

Homes being built will need to meet City code requirements and building permits will have fees to help support and sustain related services and infrastructure.

[P.19] Encourage clustering of units in new residential development, providing service efficiencies and creating opportunities for private or community open space.

Open space is provided as part of the conceptual plan for the layout of this twin home special use request. Development of this site will eliminate two existing driveway crossings of the Karen Streefer linear multi-use trail and linear parkway. This will improve pedestrian connectivity and enhancing the landscape adjacent through site development. The site offers service efficiencies with schools, library, and commercial facilities within ½ mile. The city has nearby park spaces meeting Parks Department level of service standard in the vicinity.

[P.26] Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls.

Existing frontage improvements will continue sidewalks and trails (Karren Streefer Trail).

[P.55] Encourage the formation of homeowners' associations to maintain private streets, common neighborhood trails and open space areas, and adjacent landscaping along public rights-of-way.

Open space is part of the proposed layout and adjacent to rights-of-way. Through a subdivision application there should be consideration for creating a homeowner's association to facilitate common maintenance responsibilities internal to the project and along the project's frontages with Seltice Way and Mullan Avenue.

[P.69] Encourage new development to provide pedestrian access to nearby parks, trails and green spaces.

Pedestrian access to nearby parks and green spaces are met with the proposed layout and location of this special use permit.

[P.74] Provide plans and development standards that protect and enhance existing natural systems, natural resources, and open spaces.

Currently on the subject site there is a stormwater easement that needs to be maintained, which the

plan for the twin home layout identifies it being open space and not disturbed with development.

[P.82] Continue to provide storm water collection and treatment through use of grassed infiltration areas and encourage the use of new or improved technology whenever practical.

The stormwater collection and treatment will be maintained on site through the protection of the existing easement.

D. ACTIONS THAT THE APPLICANT CAN TAKE TO GAIN APPROVAL.

Not applicable.

E. CONCLUSION

USE-0008-2021: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the conditions below, it is the conclusion of the Commission that the requested Special Use Permit, meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved subject to the applicant complying with the following conditions:

1. Site Access points will be required to conform with City Access Management requirements.
2. Internal drive access aisle shall be marked as “no parking” to maintain adequate access for emergency services
3. A pedestrian connection shall be made from the parking area to the Karen Streeter Trail
4. Future Subdivision shall include a homeowner’s association to manage common area maintenance and landscaping.
5. Conform to all Residential Zone designations for an R-2 zoning district.
6. Prior to construction, a geotechnical report shall be completed with regards to the potential unconsolidated fill and remediated in conformance with the recommendations of that report.

_____ 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.

Post Falls Baptist Spokane St Special Use Permit File No. USE-0007-2021

Planning and Zoning Commission Reasoned Decision

A. INTRODUCTION:

APPLICANT: ML-Architect

LOCATION: Generally located on the northeast corner of E. 16th Ave and N. Spokane St.

REQUEST: A Special Use Permit to maintain and expand the existing Post Falls Baptist Church within the Single-Family Residential (R-1) zoning designation.

B. RECORD CREATED:

1. A-1 Application.
2. A-2 Narrative.
3. A-3 Site Plan
4. A-6 Auth Letter
5. A-8 Guarantee
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 KCFR Comments
10. PA-2 PFPD Comments
11. PA-3 DEQ Comments
12. PA-4 PFHD Comments
13. P&Z Staff Report
14. Testimony at the February 8, 2022, Planning and Zoning public hearing:

The request was heard before the Planning and Zoning Commission (hereinafter "Commission") at the February 8, 2022, public hearing, the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The request was for the Commission to review the request approval for a Special Use Permit maintain and expand the existing Post Falls Baptist Church within the Single Family Residential (R-1) zoning district as allowed by Post Falls Municipal Code ("PFMC") § 18.20.030. The request is evaluated under the standards of PFMC § 18.20.070 B.

Laura Jones, Associate Planner

Ms. Jones presented the staff report. She testified that the applicant is requesting approval for a Special Use Permit to expand the existing church within the Single Family Residential (R-1) zoning designation. She testified that the subject property is located on the northeast corner of Spokane St. and East 16th Avenue. She illustrated that to the north is the English Funeral Chapel is in community commercial zoning, to the east and to the south is a single-family residential zoning which is built out with single family homes, and to the west is R-2 zoning or medium density residential and that's built out with single family homes and duplexes. She testified that the City of Post Falls will provide both Water and Sewer service to the location.

Ms. Jones testified that the Future Land Use Map designates this area as medium density residential.

She explained that the character of that land use designation is that use patterns blending commercial and residential may be considered in areas as they develop providing, they feature higher traffic volumes and/or are located and designed to function as a pedestrian friendly focal point of the surrounding neighborhood. She illustrated the conceptual site plan, indicating that the main building which is currently in use will be retained and expanded and the other building currently on the site will be demolished.

Ms. Jones testified that the first review criteria examines whether implementation of the special use permit will or will not conform to the purposes of the applicable zoning district. She stated that the R-R-1 Residential zone supports other accessory uses that are associated and compatible with residential use.

Ms. Jones testified that the second criteria is whether the proposed use constitutes an allowable special use for the zoning district involved and complies with all other applicable laws, ordinances, and regulations. She certified that the land use table contained in PFMC Title 18.20.030 has established "Religious Institutions" as an allowable special use permit within the Single Family Residential (R-1) zoning designation.

Ms. Jones testified that the third criteria is whether the proposed use is compatible with the health, safety, and welfare of the public or with land uses in the vicinity. She testified that based on the surrounding land uses and zoning designations the proposed use should not negatively affect the health, safety, and welfare of the public or land uses within the vicinity.

Ms. Jones testified that the proposed special use is not anticipated to produce any adverse impacts on the transportation system. She asserted that Spokane Street is a minor arterial which allows traffic volumes of 6,000 to 15,000 vehicles per day, which currently it is underutilized. She explained that the site will be connected to the City's domestic water and water reclamation facilities and the existing facilities are in place and have the capacity and capability to handle the requested use.

Ms. Jones testified that the last criteria is whether the proposed use complies with the goals and policies of the comprehensive plan. She explained that Goals 3, 5, 7 and 14 may be relevant to this special use permit and Policies 1, 3, 8, 26, 69, and 82 may be relevant to this special use permit. She asserted that the goals and policies are outlined in detail in the staff report.

Ms. Jones, in response to a question from the Commission, testified that the church was currently not permitted, it was pre-existing prior to our zoning and this special use will allowed the current use to continue as well as the expansion.

The applicant was not present.

The hearing was opened for public comment, but none was received.

Deliberations: After the public hearing was complete the hearing was closed, and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code ("PFMC") § 18.20.070 B.

C. EVALUATION OF APPROVAL CRITERIA:

C1. Will implementation of the special use conform to the purposes of the applicable zoning district?

The Single-Family Residential (R1) contained in PFMC 18.16.010 (A) states that the R1 Zone is intended for one single-family home on one lot of minimum size or larger and to permit other accessory uses that are associated and compatible with residential use.

The staff report and the testimony of Laura Jones establishes that the subject area is located just the northeast corner of Spokane St. and East 16th Avenue. The proposal is for the existing, grandfathered use of a religious institution to continue on the site and thereby allow expansion of that use.

The Planning and Zoning Commission finds the testimony of Ms. Jones and the information contained in the record persuasive that the R-1 zone can support other uses compatible and associated with residential use, and the proposed use, is reasonable and in line with the R-1 zone. The Commission notes that churches, like schools, when it comes to being in neighborhoods, are probably a more appropriate use to have them in a neighborhood than in a downtown district. As such, the Commission concludes that the implementation of the special use conforms to the purposes of the R-1 zone.

C2. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.

The land use table contained in Post Falls Municipal Code Section 18.20.030 establishes that "Religious Institutions" are an allowable special use in the R-1 zone. The Commission finds that the proposed use is for a religious institution. As such, the Commission finds that this approval criterion is met.

C3. Whether the proposed use will be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.

The testimony and evidence provided that the proposed use when viewed against the surrounding land uses and zoning designations does not negatively affect the health, safety, and welfare of the public. The proposed use will be serviced by city water and sewer. The church has been in operation since 1981, they are growing and expanding, no neighbors spoke in opposition. Additionally, the benefit of having this use in a neighborhood is it allows local people who are close can walk to church, meaning there is less impact on the transportation system.

Further, the staff report as well as the testimony of Ms. Jones indicates that the development is not anticipated to produce impacts that would adversely impact the adjoining transportation systems. Spokane Street is a minor arterial which allows traffic volumes of 6,000 – 15,000 vehicles per day, which currently it is well under that traffic volume. As such, The Commission finds that the proposed use will be compatible with the health, safety, and welfare of the public and with land uses within the vicinity.

C4. Whether the proposed use will comply with the goals and policies found within the comprehensive plan.

Based on the testimony provided and the staff report, the Commission finds that the proposal meets the following goals and policies contained in the Comprehensive Plan:

Goal:

Maintain and improve Post' Falls small town scale, charm and aesthetic beauty. (G.3).

Keep Post Falls' neighborhoods safe, vital, and attractive. (G.5).

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

The Commission notes that for a lot of people, having a religious institution in their neighborhood supports community needs.

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

The following policy responses further the implementation of the goals stated above:

Policy:

[P.01] Support land use patterns that:

- Maintain or enhance community levels of service;
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;
Churches often provide public services to the communities in which they are located. The interaction between this use increases the surrounding value and assists in contributing to the long-term fiscal health of the community.

- Maintain and enhance resident quality of life;
The existing use and proposed future expansion of the Post Falls Baptist Church will help to accommodate the needs of additional residents wishing to participate in church services. This helps to maintain and enhance residential quality of life.

- Promote compatible, well-designed development;
The existing church has been in the neighborhood for quite some time lending to its compatibility.

[P.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 proposal is located near residential neighborhoods and will provide for daily needs and services for those who cannot or choose not to drive.

[P.8] Encourage compatible infill development and redevelopment of vacant and underutilized properties within City limits.

This site is under-utilized, and redevelopment and expansion of the existing church will improve the site.

[P.26] Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls.

Existing improvements are in place and comply with current standards along Spokane St. Frontage improvements including continuation of sidewalk, roadway widening, curb & gutter would be required with site improvement.

[P.69] Encourage new development to provide pedestrian access to nearby parks, trails and green spaces.

Existing site improvements provide access to parks (White Pine and Sportsman) to the north. Required frontage improvements along 16th Avenue would help to provide pedestrian access to the Post Falls Middle School, 621 feet to the east.

[P.82] Continue to provide storm water collection and treatment through use of grassed infiltration areas and encourage the use of new or improved technology whenever practical.

Stormwater collection and treatment will be reviewed at the time of Site Plan review for the expansion of the existing facility.

D. ACTIONS THAT THE APPLICANT CAN TAKE TO GAIN APPROVAL.

Not applicable.

E. CONCLUSION

USE-0007-2021: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the conditions below, it is the conclusion of the Commission that the requested Special Use Permit, meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved subject to the applicant complying with the following conditions:

1. Site Access points will be required to conform with City Access Management requirements.
2. Additional rights-of-way and/or easements would be dedicated at the time of site plan review to accommodate required public improvements (roadway widening, sidewalks, storm water, curb & gutter)

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

**CITY OF POST FALLS
STAFF REPORT**

DATE: February 28, 2022
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: LAURA JONES, ASSOCIATE PLANNER • ljones@postfallsidaho.org • 208-457-3336
SUBJECT: STAFF REPORT FOR THE MARCH 23, 2022, P&Z COMMISSION MEETING
STOCKWELL COURT SUBDIVISION FILE NO. SUBD-0013-2021

PROJECT NAME/FILE NUMBER: Stockwell Court Subdivision/File No. SUBD-0013-2021

OWNERS: David and Debbie Stockwell, 13392 W Prairie Ave., Post Falls, ID 83854

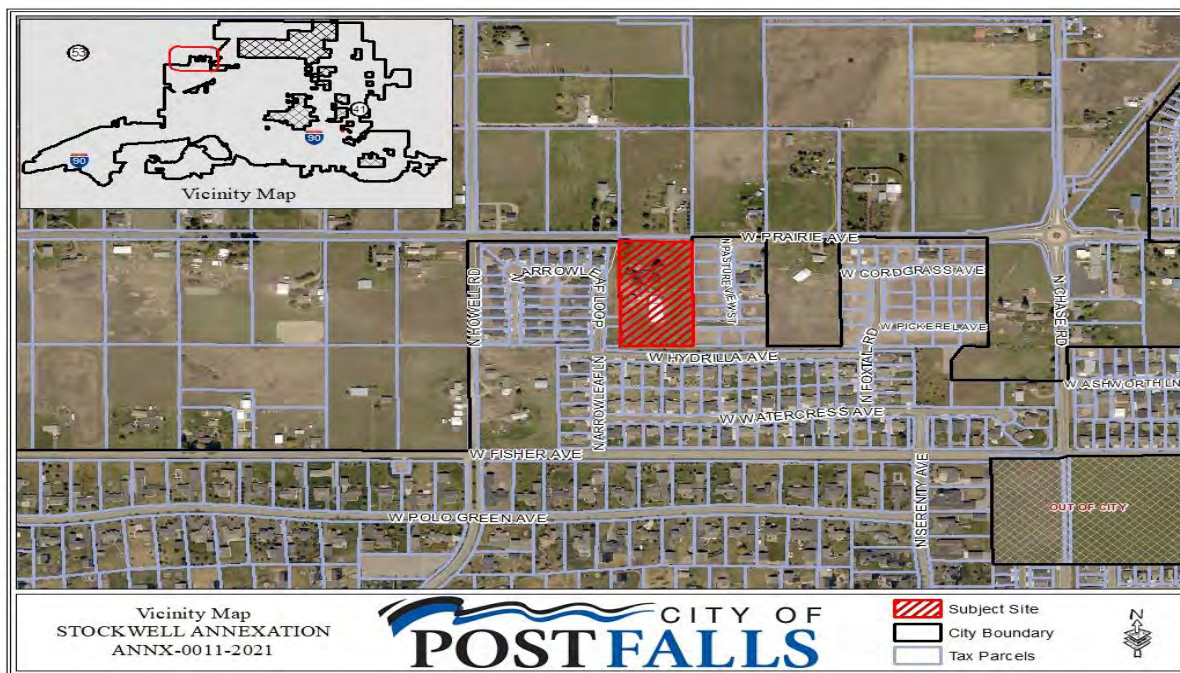
APPLICANT: Chuck Hughes, 2172 W. Hull Loop, Coeur d’ Alene, ID 83814

PROJECT DESCRIPTION: The applicant has requested to subdivide approximately five (5) acres into 18 lots within the Single-Family Residential (R-1) zoning designation.

REQUESTED ACTION: The Planning & Zoning Commission is being asked to review and approve the proposed subdivision determining that it meets the requirements of the Post Falls Municipal Code (PFMC).

PROJECT LOCATION: The property is generally located south of Prairie Avenue between N Howell Road and N Chase Road. See vicinity map on the following page.

Vicinity Map:



PARCEL INFORMATION:

Property Size: 4.84 acres

Current Land Use: Single family residence

Current Zoning: Undergoing annexation from Kootenai County rural zoning designation to the City of Post Falls Single Family Residential (R-1) zoning.

Proposed Land Use: The proposed subdivision will serve a single-family residential housing development

Surrounding Land Use: The land uses to the east, south and west include single-family residential subdivisions within the City of Post Falls. To the north is a single-family residential lot within Kootenai County.

Surrounding Zoning Districts: Tranquil Meadows, to the east, is a R-1 subdivision. To the south is the Craftsman at Meadow Ridge subdivision which is zoned R-1-S with a PUD which allows for roughly 1/3-acre lots and R-1 setbacks. To the west is Arrowleaf Estates which also is a R-1-S subdivision with a PUD which allows for modified standards similar to the R-1 bulk and placement standards. The property to the north is zoned Agricultural within an unincorporated portion of Kootenai County.

Water Provider: East Green Acres Irrigation District

Sewer: City of Post Falls

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

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

Staff's Response: Water service to the project would be provided by East Green Acres Irrigation District and the applicant has supplied City staff with a will serve letter from this water purveyor.

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

Staff's Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed. The conceptual layout of the sanitary sewer system as proposed shows the ability to be served and shall be designed and constructed to City Standards. Existing homes, if remaining, will be required to connect to City Sewer and pay appropriate fees with construction of the Subdivision. Existing septic systems will be required to be abandoned in conformance with Panhandle Health requirements. The City will be providing additional capacity to the downstream lift station (Fisher Lift Station) during the fall or early winter of 2022, this will be temporary improvements until long term improvements can be constructed (currently scheduled for 2024). The Developer has agreed to share in the costs of the temporary improvements by providing a \$5,000 contribution prior to final platting.

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

Staff's Response: The subdivision and proposed layout accommodate connectivity and will not have a negative impact on the local transportation system. The proposed trail/Fire Access lane connecting Stockwell Ct. to the multi-use trail on Prairie Ave will assist pedestrian connectivity through the subdivision and provide acceptable circulation for Fire Access. The roadways shall dedicate rights of way and easements and be constructed to the roadway standards as outlined within the City Transportation Master Plan.

Green Crest Way and Stockwell Ct. shall be designed as 32-foot-wide roadways (33 feet back of curb to back of curb). The proposed 60-foot right-of-way is acceptable as it matches the cross section that was previously approved and utilized in the Tranquil Meadows Subdivision, immediately to the east.

A cross section was not provided for Prairie Ave. A preliminary design layout shall be provided for Prairie Avenue and the frontage improvements. The multi-use trail, street trees and roadway illumination shall be installed as part of the subdivision and remaining improvements (roadway widening, curb & gutter) cashed out as part of the subdivision.

Roadways, storm drainage management, roadway illumination, ADA ramps and roadway markings / signs shall comply with City Standards with final design and construction.

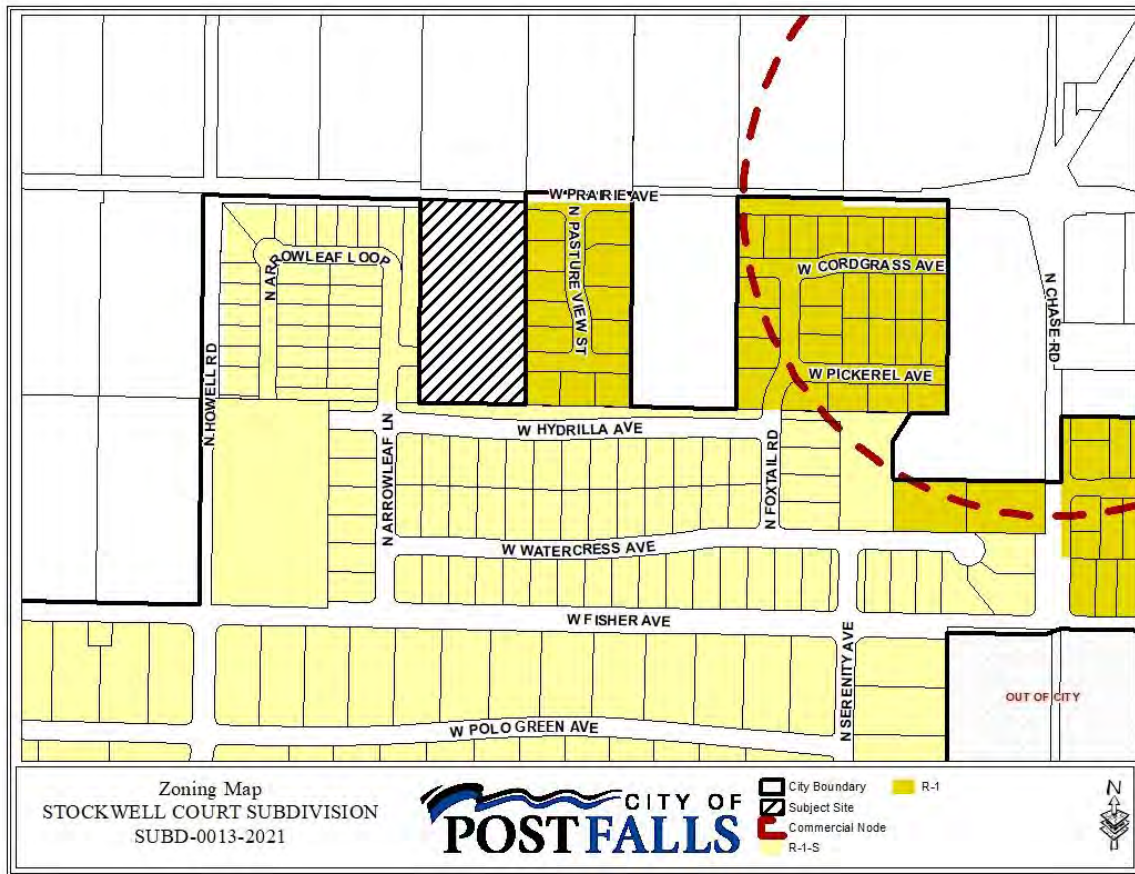
The City will be responsible for plowing and maintenance of the public roadways. Adjacent property owners will be responsible for maintenance of sidewalks, including snow removal, irrigation and maintenance of roadside swales and street trees. A Homeowners Association shall be responsible for maintenance of the Prairie Avenue frontages (including irrigation of swales, street trees, landscaping, and the multi-use trail – including snow removal) as well as the trail/Fire Access lane connecting Stockwell Ct. to the trail on Prairie Ave.

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

Staff's Response: There are no known soil or topographical conditions which have been identified as presenting hazards.

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

Staff's Response: The applicant is currently undergoing an annexation (ANNX-0011-2021) request into the City and the requested zoning for this subdivision is appropriate based on the existing land use in the general area (refer to zone change review criteria above). The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning).



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

Staff's Response: Impact fees will be assessed and collected on individual building permits to assist in mitigating the off-site impacts to parks, public safety, and streets. The developer is providing \$5,000 towards the temporary capacity improvements at the Fisher Lift Station, per annexation agreement.

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

- **Post Falls Highway District (Exhibit PA-1)** – Requests there will be no direct access onto Prairie Ave.
- **Kootenai County Fire & Rescue (Exhibit PA-2)** – Offers comments throughout the process.
- **Idaho Department of Environmental Quality (Exhibit PA-3)** – General comments for time of construction.

PUBLIC PROCESS: This project is processed as a Subdivision. A public hearing is held before the Planning & Zoning Commission; of which, will review the record, hear the staff report, and render a decision.

If the project is approved, a Master Development Agreement is prepared by staff, approved by City Council, and signed by the parties to the agreement.

Notice of the proposed subdivision was sent to appropriate jurisdictions and mailed to property owners within 300 feet of the proposed project on March 1, 2022. Notice has been published in the Post Falls Press on March 4, 2022. The property is scheduled to be posted by the March 11, 2022.

MOTION OPTIONS: The Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

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

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

1. This subdivision may only be approved subject to annexation approval.
2. The proposed common driveway at the end of Stockwell Ct. shall be shifted 5' to the north to allow for a 20' parking pad to be accommodated for the existing residence to be retained. The front yard setback for garages in PFMC is 20' minimum.
3. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
4. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
5. The proposed subdivision must be completed in a single phase.

6. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
7. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
8. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
9. Direct access from residential lots to Prairie Avenue shall be prohibited on the face of the plat.
10. A fence shall be constructed along the Prairie Avenue frontage with initial subdivision construction
11. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
12. The project will be responsible for extending Green Crest Way westerly and tying into Arrowleaf Lane. There is no reimbursement for the 100 feet (more or less) of roadway extension.
13. A Homeowners Association (HOA) shall be formed to maintain the common right-of-way frontage along Prairie Avenue and the trail/Fire Access lane connecting Prairie Avenue to Stockwell Court; including all landscaping, irrigation, and removal of snow from sidewalks and trails.
14. Existing homes identified to remain shall provide, with construction plan approval, for the removal of existing septic systems and connection of structures to the City's Water Reclamation System; including payment of all associated connection fees.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1	Application
Exhibit A-2	Narrative
Exhibit A-3	Preliminary Plan
Exhibit A-4	Will Serve
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	KCFR Comments
Exhibit PA-3	DEQ Comments
Exhibit PC-1	Wenger Comments



SUBDIVISION APPLICATION

Public Services Department – Planning Division

408 N. Spokane St. Post Falls, ID 83854
208.773.8708 Fax: 208.773.2505

STAFF USE ONLY			
Date Submitted: _____	Received by: <u>DB</u>	File #	<u>SUBD-0013-2021</u>
Application Fee <u>3450</u>	Public Hearings: <u>-\$300</u>	Mailing \$6* = _____	

PART 1 – Process of Completion and Public Hearing Schedule

1. Applications will need to be deemed complete by the Planning Department prior to being scheduled for a public hearing. Once the applicant has been issued a completeness letter from the Planning Department verifying the application is complete, the application will be eligible to be scheduled at the next available Public Hearing.
2. Each Completeness Review Period, will be reviewed within a 2-week period
3. There is a 45-day cut-off windows for a fully completed application (deemed complete) required, prior to being scheduled for the next available Public Hearing (See Note Below).

*****NOTE: Once we have 4 Public Hearings the following applicants will be moved to the next month's Hearing Date. *****

PART 1/A – REQUIRED MATERIAL

****THE APPLICATION WILL NOT BE ACCEPTED IF THE REQUIRED MATERIALS ARE NOT PROVIDED****

A subdivision is any division of a lot, tract or parcel into two or more lots and accompanied by proposed new streets or extension of existing streets, municipal sewer and water services.

(For additional information on this process and requirements please see PFMC 17.04)

- Completed Subdivision Pre-application:** Name of Subdivision at Pre-application stage, and Date of pre-app.
- Completed application form**
- Application fee** (Per most recently adopted fee resolution)
- A written narrative:** Describing the proposal
- Subdivision Plans:** (specific elements are identified in PFMC 17.12.040(A-C)) - To include all lots being dimensioned and with square footage for each lot depicted, for the application to be considered complete.
- Water District Will-Serve Letter:** (MC Section 17.17.060(H)(1) – a subdivision cannot be approved unless a 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.
- Owner authorization letter:** If there is to be an applicant or consultant acting on the owner's behalf.
- A report(s) by an Idaho licensed Title Company:** By a Title Company licensed in the state of Idaho, as to ownership of record and any interest of record in the subject property. Provide a report of property owners within 300 feet

SEE ANNEXATION FILE

of the external boundaries of the proposed development. (Labels are required – 2 sets) The applicant will incur a public hearing mailing fee in the amount of \$6.00 per hearing notice per property within the 300 feet radius. Applications are required to one (1) publication notice in the local newspaper and are \$300 per public hearing, of which can be paid at the time of application. ****NOTE** if the notices are not paid at the time of application, the planning department will mail an invoice to the applicant for the public hearing mailing and publication fees; these fees must be paid before the application is place on the agenda**

NOTE: Subdivision applications that are not deemed complete will not be processed.

Plans Checked By: _____ Date: _____

PART 2 – APPLICATION INFORMATION

PROPERTY OWNER: David & Debbie Stockwell		
MAILING ADDRESS: 13392 W. Prairie Ave.		
CITY: Post Falls	STATE: ID	ZIP: 83854
PHONE: 208 755-1354	FAX:	EMAIL: dave_stockwell@yahoo.com
APPLICANT OR CONSULTANT: Chuck Hughes		STATUS: ENGINEER <input checked="" type="radio"/> OTHER
MAILING ADDRESS: 2172 W. Hull Loop		
CITY: Coeur D Alene	STATE: ID	ZIP: 83814
PHONE: 208 660-7139	FAX:	EMAIL: chughes@cbidaho.com

SUBDIVISION INFORMATION:

PROPOSED SUBDIVISION NAME: Stockwell Court		
PROPERTY GENERAL LOCATION OR ADDRESS: 13392 W. Prairie Ave. Post Falls ID 83854		
PROPERTY LEGAL DESCRIPTION (ATTACH OR DESCRIBE): Eakin Addition, Lot 1 Block 1 28 51N 05W		
TAX PARCEL #: 019460010010	EXISTING ZONING: Imp. Res. Sub. Ag.	ADJACENT ZONING: R1
AVERAGE LOT SIZE: .28 Acre	CURRENT LAND USE: Residential	ADJACENT LAND USE: Residential
SIZE OF SITE: 4.872 Acres	NUMBER OF LOTS: 19	DENSITY: 3.9 units/acre

DESCRIPTION OF PROJECT/REASON FOR REQUEST: <i>Annex into city and create 19 residential lots (one of which is an existing home). Subject property is surrounded by subdivisions on 3 sides and all city services are directly available including streets, water, sewer and electrical power</i>		
SITE INFORMATION:		
ASSESSOR'S PARCEL NUMBER(S): <i>019460010010</i>		
COMPREHENSIVE PLAN DESIGNATION: <i>- NA - ANNEXATION REQUIRED</i>		
LOCATION OF PROPOSED ACCESS TO THE SITE: <i>CONTINUATION of GREENCREST WAY (E-W)</i>		
SIZE AND POINT OF UTILITIES CONNECTION:	WATER SIZE: <i>8" WATER MAIN</i>	LOCATION: <i>GREENCREST WAY</i>
	SEWER SIZE: <i>8" Sewer MAIN</i>	LOCATION: <i>(E) GREENCREST WAY</i>
NAME AND LOCATION OF NEAREST SCHOOL(S): <i>WEST RIDGE ELEMENTARY</i>		
LOCATION OF AND DISTANCE TO NEAREST FIRE STATION OR SUB-STATION: <i>3.8 miles to KCF STATION #2</i>		
STREET(S) SERVING THE PROJECT (PROVIDE R-O-W AND PAVEMENT WIDTH): <i>Minor Access @ PRAIRIE AVENUE → GREENCREST WAY @ 60' ROW and 30' PAVED WIDTH.</i>		
PHYSICAL DESCRIPTION OF SITE (TOPOGRAPHY, COVER, FEATURES): <i>Gentle Slope to SE. Typical Prairie.</i>		
ANY PHYSICAL LIMITATIONS? (ROCK OUTCROPS, SLOPE, ETC.): <input checked="" type="radio"/> NO <input type="radio"/> YES (PLEASE ATTACH DESCRIPTION)		

PART 3 – CERTIFICATION

****Applications will be scheduled to go before the Planning and Zoning Commission once the material submitted has been reviewed by staff and has been determined to be considered a complete application.**

CERTIFICATION:

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

DATED THIS 19th DAY OF July 2029

[Signature]

PART 4 – COMPLETED BY CITY STAFF:

COMPLETED PRE-APP:	YES:	NO:
	PRE-APP NAME:	PRE-APP FILE#:
IF NO PRE-APPLICATION, REASON?		

PROJECT NARRATIVE

FOR

Stockwell Court Annexation and Subdivision

Kyle Cotten Consulting has been retained by Axiom Homes Inc. to represent their interests in a request for annexation and subsequent development of 13392 W. Prairie Avenue into a "Stockwell Court" subdivision. Axiom is seeking approval for this annexation for a property surrounded on three sides by the City of Post Falls, Idaho and with future street and infrastructure connectors planned and stubbed to the subject property by the neighboring projects within City limits.

Legal Description and Location of Property

The land for development currently consists of one parcel with the following legal description: Lot 1, Block 1, Eakin Addition, according to the plat recorded in Book "F" of Plats, Page 367, records of Kootenai County, Idaho.

The total acreage of the existing parcel is 4.87 acres.

Project Overview

"Stockwell Court" will be developed by Jeremiah Steckman, Managing Member of Axiom Homes Inc. of Coeur d'Alene Idaho. This 4.87 acre parcel has an existing home and is in the Kootenai County Rural Zoning area. It is surrounded on 3 sides by existing Post Falls subdivisions that are zoned R-1 Residential. The Proposed Uses are Right of Way dedication, roads, paths, structures and underground infrastructure.

This parcel of land has a stubbed out residential street on the east side and is platted on the west side for an extension of the same street: Green Crest Way. Water, sewer and electrical power are stubbed to the subject property from the east and west boundaries inside of the Green Crest Way road corridor. A 10-ft mixed use trail has been constructed to the east and west edge of the property and the proposed project will continue the path along prairie to complete the connection of the trail system. In addition, a trail extension to the south will provide additional options for pedestrians to get to and from the Prairie Avenue corridor. The sum of these details indicates this property is an ideal annexation and that no burden will be placed on the city to provide services or to provide for vehicle or pedestrian access.

Upon annexation Axiom will model this intended 19 lot subdivision after the neighboring projects as an infill development. The proposed lots will have an average lot size of 0.21 acres under a requested R1 zoning. The existing access to the property from Prairie Avenue will be abandoned following the interior road improvements construction and all access will come from the Arrowleaf Estates to the west or the Tranquil Meadows Subdivision to the east through their respective connections out to Howell Road and Prairie Ave. Access to lots that are not served by the extension of Green Crest Way will be created by building a north-south local road with a cul-de-sac near Prairie Avenue from an intersection to Green Crest Way.

The proposed subdivision conforms to the intended zoning, supplies housing in a high demand market and makes connections to all purveyor services available indicating this project has all the merits necessary for approval for annexation and subdivision.

Alignment with Comp Plan

Axiom is committed to the long term success of projects and upon selection of the subject property the development team vetted development ideas against the goals and policies contained in the City of Post falls Comprehensive Plan (Comp Plan). The Comp Plan guidance was instrumental in the design of the project and drove several inclusions for pedestrian connectivity, transportation circulation, and general character. The following descriptions include some of the specific goals and policies that the Stockwell Court subdivision will deliver.

LAND USE

The Stockwell Court Subdivisions promotes compatible, well-designed development, consistent with surrounding developments in character and configuration, that does not conflict with any of the existing City master plans. The subject property represents an “island” annexation where it is surrounded by incorporated areas with readily-available service infrastructure and capacity. The subdivision supports the forward planning for the Prairie Avenue corridor by granting the right of way needed for the intended future widening. Providing for annexation now will also help prevent adverse consequences for the future where a different property owner may resist annexation and incorporation thereby creating a permanent “island” along an important regional transportation network.

In addition to the infrastructure improvements the subdivision has incorporated beautification components for the planting of street trees and green corridors that Beautify and enhance community value.

HOUSING

The proposed subdivision incorporates and rehabilitates one unit of older housing stock into the new subdivision and purports to name the street after the estate to preserve the provenance of the improvements. Housing in the proposed subdivision will be street facing for the smallest road classification possible. The subdivision roads will be local street classification with narrow lanes and with offset sidewalks such that a landscape buffer separated pedestrian facilities from the travel surface. The streets have 90-degree approach angles and are optimized for safety, traffic calming and aesthetic appeal, including sidewalks, landscaping and lighting.

Home construction will be of regionally similar materials that will match the character of existing homes that adjoin subject property. The boundary of this property will be totally fenced utilizing vinyl fencing that will conform to adjoining properties. A multi-use 10-foot pathway will provide access for subdivision housing to tie in to adjoining subdivisions on the east and west side on Green Crest Way and on the north end along the right of way of Prairie Avenue.

TRANSPORTATION

The Stockwell Court subdivision incorporates street designs that are consistent with the adopted guidelines and standards. A ROW dedication is provided for Prairie Avenue corridor expansion and the interior roads match the section of the roads they extend from and intersect with. The removal of the

existing access to the principal arterial Prairie Avenue and conversion to a local street access on Green Crest Way is a significant safety and traffic circulation improvement for the region. This is in line with the City goal to establish safe and efficient movement of people, goods and services. In addition, the improvements to the access for pedestrians by way of sidewalk and the 10' mixed use path will support the non-motorized and recreational needs that comprise livable neighborhoods.

The annexation will help implement Post Falls' transportation plan by enabling completion of circulatory patterns for Green Crest Way and the pedestrian paths and ways. The removal of the Prairie access protects the important transportation corridor from encroachment and preserve adequate ROW for future corridors including utility facilities. All sidewalks and paths will observe compliance the accessibility requirements in accordance with Americans with Disability Act (ADA).

PUBLIC SERVICES

Similar to the transportation improvements, the subdivision construction will provide utility system continuity and complete important connections for dry utilities and the water system managed by East Greenacres Irrigation District. The result of the project will be services that are high quality, effective, and affordable.

A subdivision homeowners' associations will serve to protect and maintain common neighborhood trails, open space areas, and adjacent landscaping along particularly the public rights-of-way adjacent to Prairie Avenue.

Preliminary Development Schedule

There will be one continuous phase of development upon annexation and subdivision approval. It is anticipated that the site improvement and site infrastructure work will begin in November of 2021 and continue through August 2022.

Technical Merit

The proposed annexation and subsequent subdivision will provide valuable housing opportunities in alignment with the Comp Plan and diverse utility master plans. The improvements to water system circulation, removal of obstructions and access to Prairie Avenue, and the pedestrian access improvements all indicate this project will be a benefit to Post Falls and particularly to the Central Prairie zone of the City. The Axiom development team respectfully requests the approval for annexation.

[Enclosure.]

STOCKWELL COURT SUBDIVISION PLANS

PREPARED FOR:
AXIOM HOMES, INC.
 CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

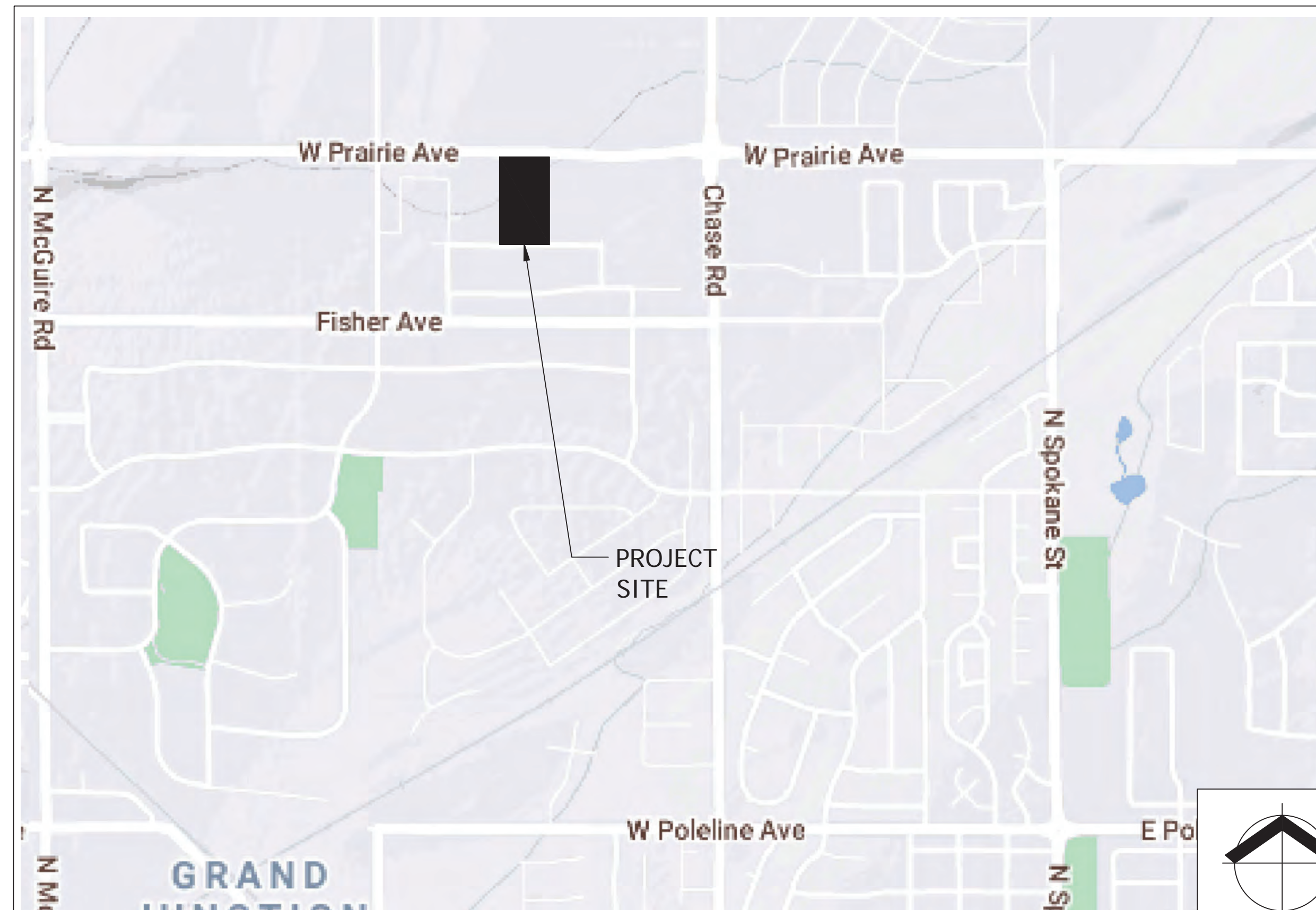
PROJECT CONTACTS

OWNER AXIOM HOMES INC. 227 E. LOCUST COEUR D'ALENE ID 83814 P: (208) 916-5056 JEREMIAH STECKMAN JSTECKMAN@AXIOM-HOMES.COM	MUNICIPALITY CITY OF POST FALLS PLANNING: (208) 457-3336 ENGINEERING: (208) 773-4235 WASTEWATER: (208) 777-4504 STREETS: (208) 773-1722 PARKS: (208)457-3315
SURVEYOR H2 SURVEYING, LLC PO BOX 2916 HAYDEN, ID 83835 P: (208) 772-6600 JOSH BAGLEY, P.L.S.	HIGHWAY DISTRICT POST FALLS HIGHWAY DISTRICT 2002 W. SELTICE WAY POST FALLS, ID 83854 P: 208-777-9857
CIVIL ENGINEER KYLE COTTEN CONSULTING 2600 E. SELTICE WAY POST FALLS, ID 83854 P: 208-512-5451 KYLE COTTEN, P.E. KYLECOTTEN@GMAIL.COM	WATER PURVEYOR EAST GREENACRES IRRIGATION DISTRICT 2722 N. MCGUIRE RD POST FALLS, ID 83854 208-773-7579

PROJECT SUMMARY

SITE ADDRESS:
 13392 W. PRAIRIE AVE.
 POST FALLS, ID 83854

NEW IMPROVEMENTS:
 THIS PROJECT COMPRISES DEVELOPMENT OF AN 18 LOT SUBDIVISION ON APPROXIMATELY 5 ACRES OF LAND BETWEEN NORTH HOWELL ROAD AND NORTH CHASE ROAD. THE PROPERTY IS CURRENTLY ZONED RURAL UNDER KOOTENAI COUNTY ZONING AND AN APPLICATION FOR ANNEXATION WILL ACCOMPANY THE SUBMISSION OF THESE SUBDIVISION PLANS. UPON APPROVAL OF THE ANNEXATION AND THESE PLANS THE DEVELOPER WILL CONSTRUCT THE UTILITIES, STREETS, AND STORMWATER INFRASTRUCTURE REQUIRED TO SERVE THE PROPOSED RESIDENTIAL LOTS. WATER SERVICE WILL BE PROVIDED BY EAST GREENACRES IRRIGATION DISTRICT AND WASTEWATER WILL BE SERVED BY THE CITY.



VICINITY MAP

NOT TO SCALE

SHEET INDEX

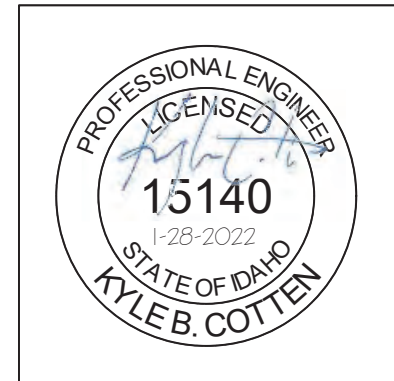
CIVIL	
C0.0	COVER SHEET
C1.0	LEGEND AND NOTES
C1.1	CONSTRUCTION NOTES
C2.0	SITE PLAN OVERVIEW & ESC PLAN
C3.0	SUBDIVISION STREET AND UTILITY PLAN
C3.1	GREEN CREST WAY PLAN AND PROFILE
C3.2	STOCKWELL COURT PLAN AND PROFILE
C3.3	INTERSECTION DRAINAGE PLANS
C3.4	PRIVATE PLAN & FIRE ACCESS PLAN & PROFILE
L1.0	LANDSCAPE AND ILLUMINATION PLAN
D1.0	DETAILS
D2.0	DETAILS
D3.0	DETAILS
D4.0	DETAILS

PROJECT STATISTICS

PROJECT AREA (NET) = 4.834 ACRES
 PUBLIC ROAD DEDICATION AREA = 0.190 ACRES
 OPEN SPACE AREA = 0.024 ACRES
 PROPOSED NUMBER OF LOTS = 18

CITY OF POST FALLS REVIEWER: _____ ACCEPTANCE: YES_ / NO_ DATE ACCEPTED: _____ COMMENTS/CONDITIONS: _____	EAST GREENACRES IRRIGATION DISTRICT REVIEWER: _____ ACCEPTANCE: YES_ / NO_ DATE ACCEPTED: _____ COMMENTS/CONDITIONS: _____
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REVISIONS: CITY COMMENTS - RMH Δ
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1-INCH AT 22 X 34
 KYLE COTTEN CONSULTING
 2600 E. SELTICE WAY, SUITE A #323
 POST FALLS, ID 83854
 WWW.COTTENGROUP.COM
 TEL: 208.512.5451
 KCC
 H2 SURVEYING & ENGINEERING
 7600 N. MINERAL DRIVE, SUITE 900
 COEUR D'ALENE, IDAHO 83815
 WWW.H2SURVEY.COM
 TEL: 208.772.6600
 STOCKWELL COURT
 COVER SHEET
 CITY OF POST FALLS, IDAHO
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 CITY COMMENTS - RMH
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 JOB #: 21-113
 SCALE: N/A
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 SHEET 00.0

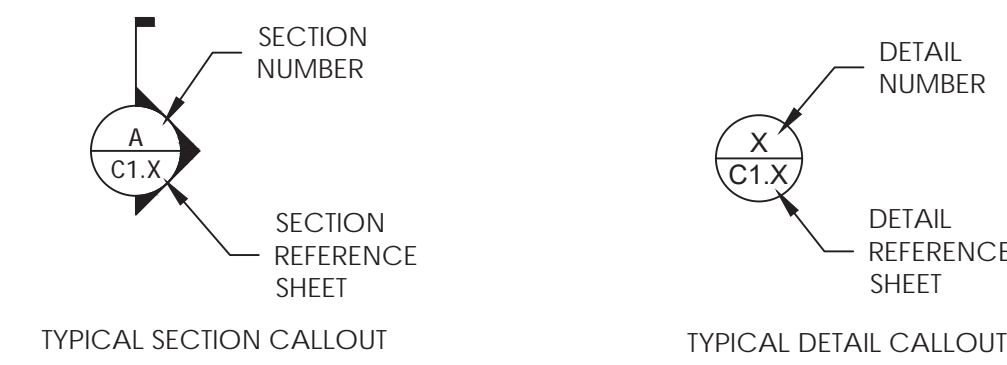
LINETYPES

EXISTING	PROPOSED	DESCRIPTION
		GRADE MAJOR CONTOUR
		GRADE MINOR CONTOUR
		STORM DRAIN PIPE
		WATER PIPE
		SANITARY SEWER PIPE
		FENCE LINE
		ROAD CENTERLINE
		EDGE OF PAVED ROAD
		EDGE OF GRAVEL ROAD
		RIGHT-OF-WAY
		EASEMENT LINE
		PROPERTY BOUNDARY
		PROPERTY LINE
		SILT FENCE
		FLOW DIRECTION
		GRADE BREAK
		DITCH FLOW LINE
		OVERHEAD POWER
		UNDERGROUND POWER
		UNDERGROUND TELEPHONE
		UNDERGROUND GAS
		SANITARY SEWER SERVICE
		WATER SERVICE
		GAS SERVICE
		ELECTRIC SERVICE
		PROPOSED SPOT SHOT
		ROCK CHECK DAM
		AC PAVEMENT
		CONCRETE SURFACING
		GRAVEL SURFACING
		BUILDING
		PEA-GRAVEL FILL
		CONSTRUCTION ENTRANCE
		WETLANDS
		GRASSED INFILTRATION SWALE
		LANDSCAPING
		ROCK RETAINING WALL
		CONCRETE WALL
		BLOCK WALL
		CONIFEROUS TREE
		DECIDUOUS TREE
		TRAFFIC SIGNAL

SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		ANGLE POINT
		BENCH MARK
		BLOCK CORNER
		IRON PIPE
		MONUMENT
		OWNERSHIP TIE
		SECTION DATA:
		SECTION CENTER
		SECTION CORNER
		QUARTER CORNER
		SIXTEENTH CORNER
		CLOSING CORNER
		MEANDER CORNER
		WITNESS CORNER
		SOIL BORING
		SPOT ELEVATION
		GAS METER
		GAS VALVE
		CAP/PLUG
		COUPLING
		PRESSURE REDUCING VALVE
		REDUCER
		THRUST BLOCK
		WATER METER
		DOUBLE CHECK VALVE ASSEMBLY
		FIRE HYDRANT
		AIR RELIEF
		BLOW-OFF VALVE
		CHECK VALVE
		GATE VALVE
		90/45/22.5/11.25 DEGREE BEND
		VERTICAL BEND
		TEE
		CROSS
		YARD/BLOWOFF HYDRANT
		POST INDICATOR VALVE
		WATER SPIGOT
		WATER SPRINKLER
		WATER SPRINKLER BOX
		SAN. SEWER SERVICE
		SAN. SEWER CLEAN OUT
		SAN. SEWER MANHOLE
		STORM DRAIN CATCH BASIN
		STORM DRAIN CULVERT
		STORM DRAIN MANHOLE
		DRY WELL
		AREA DRAIN
		SIGN (AS NOTED)
		WATER WELL
		PAD MOUNTED TRANSFORMER
		POWER VAULT
		TRANSMISSION TOWER
		UTILITY POLE
		UTILITY POLE ANCHOR
		TELEPHONE RISER
		TELEPHONE VAULT
		LIGHT POLE
		GUARD POST / BOLLARD
		MAILBOX
		TEST PIT

CALLOUTS



GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION", (ISPWC) CURRENT EDITION, AND THE CITY OF POST FALLS STANDARD DRAWINGS AND SPECIFICATIONS. IN THE CASE OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
- NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE CITY ENGINEER. ALL PROPOSED REVISIONS SHALL BE SUBMITTED BY THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL BY THE CITY.
- NO REVISIONS SHALL BE MADE TO THE CITY STANDARD DRAWINGS OR NOTES WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEER. REVISIONS OF CITY STANDARD DRAWINGS SHALL BE CLEARLY IDENTIFIED UPON THE APPROVED DRAWINGS; REVISIONS OR ADDITIONS TO STANDARD NOTES SHALL BE PROVIDED ONLY WITHIN THE SUPPLEMENTAL NOTES.
- ALL SAFETY STANDARDS AND REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COMPLIED WITH AS SET FORTH BY OSHA.
- EXISTING UTILITIES SHALL BE LOCATED BY CONTACTING CALL BEFORE YOU DIG AT 811, AT LEAST 48 HOURS PRIOR TO STARTING ANY EXCAVATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK NEAR ANY FACILITIES AND SHALL COORDINATE THEIR WORK WITH COMPANY REPRESENTATIVES.
- WORK SHALL NOT BEGIN UNTIL A PERMIT AND NOTICE TO PROCEED IS ISSUED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING INSPECTOR AT LEAST 48 HOURS PRIOR TO STARTING WORK OR PROCEEDING WITH NEW PHASES OF CONSTRUCTION. ALL INSPECTIONS SHALL BE SCHEDULED WITH A MINIMUM 24-HOUR NOTICE PRIOR TO TESTING.
- AN APPROVED SET OF IMPROVEMENT PLANS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USEABLE CONDITION. ALL SOIL, ROCK, OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION, AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY; PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USEABLE CONDITION.
- EXISTING PROPERTY CORNERS OR SURVEY MONUMENTS SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION. ANY DAMAGED OR OBLITERATED CORNERS OR MONUMENTS SHALL BE RE-ESTABLISHED BY PROFESSIONAL SURVEYORS, LICENSED TO WORK IN THE STATE OF IDAHO, PRIOR TO FINAL ACCEPTANCE.
- TREES NOT IDENTIFIED FOR REMOVAL SHALL BE PRESERVED OR PROTECTED IN AN APPROVED MANOR PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- THE ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION, AND AS NECESSARY DURING THE COURSE OF THE PROJECT. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS, AND THE "CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES" AS PREPARED BY THE IDAHO DIVISION OF ENVIRONMENTAL QUALITY.
- ALL PROJECTS HAVING THE POTENTIAL FOR RUNOFF DISCHARGE TO ANY SURFACE WATER BODY; SHALL FILE A NOTICE OF INTENT (NOI), WITH THE EPA. COPIES OF ANY REQUIRED STORM WATER POLLUTION PREVENTION PLANS (SWPPP) OR NOI SHALL BE PROVIDED TO THE CITY PRIOR TO START OF CONSTRUCTION.
- ALL CONCRETE, UNLESS OTHERWISE SPECIFIED, SHALL BE COMMERCIAL GRADE PORTLAND CEMENT WITH AIR ENTRAINMENT (6.5% +/- 1.5%), AND A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- ALL UNDERGROUND UTILITY LATERALS SHALL BE INSTALLED AND APPROVED BEFORE CONSTRUCTION OF CURBS, CROSS GUTTERS, SIDEWALKS OR THE SURFACING OF STREETS.
- SURFACE RESTORATION OF ROADWAY CUTS SHALL COMPLY WITH THE CITY'S ROADWAY CUT POLICY. PERMANENT ROADWAY PATCHING SHALL BE PLACED WITHIN 7 DAYS OF THE INITIAL ROADWAY CUT. TEMPORARY PATCHING THAT UTILIZES A MINIMUM OF 2 INCHES OF ASPHALT CONCRETE (COLD MIX) SHALL BE PLACED WITHIN 24 HOURS OF THE INITIAL ROADWAY CUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TEMPORARY PATCHING AND SHALL WARRANT ALL PERMANENT PATCHING FOR A PERIOD OF 2 YEARS.
- ALL TRENCHES AND ROADWAY CUTS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY SHALL BE COMPACTED IN ACCORDANCE WITH SD 301. COMPACTION TEST RESULTS SHALL BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO ANY PAVING AND FINAL ACCEPTANCE OF WORK.
- ALL OPERATIONS CONDUCTED ON THE PREMISES SHALL BE RESTRICTED TO THE HOURS BETWEEN 6:00 A.M. AND 10:00 P.M., UNLESS OTHERWISE APPROVED BY THE CITY. THIS INCLUDES THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT OR ANY OTHER ASSOCIATED EQUIPMENT.
- ALL IMPROVEMENTS SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE CITY ENGINEER. THIS INCLUDES ALL UTILITY CONNECTIONS AND NECESSARY SAW CUTTING, REMOVAL, REPLACEMENT, EXTENSION, AND CAPPING ASSOCIATED WITH CURB AND GUTTER, SIDEWALKS, SWALES, ASPHALT, CONCRETE OR OTHER PAVING.
- THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR ALL PROJECT INSPECTIONS, INCLUDING MATERIALS TESTING AND QUALITY CONTROL. COPIES OF DAILY REPORTS AND TEST RESULTS SHALL BE MADE AVAILABLE TO THE CITY ENGINEER FOR REVIEW ON A WEEKLY BASIS. FAILURE TO PROVIDE REPORTS MAY RESULT IN SUSPENSION OF CONSTRUCTION. PROJECT CERTIFICATION AND AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE AND IN CONFORMANCE WITH THE CITY'S ELECTRONIC SUBMITTAL STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, IN ACCORDANCE WITH THE M.U.T.C.D., CURRENT EDITION. AT LEAST 48 HOURS PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY ENGINEERING DIVISION FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL A PERMIT IS ISSUED AND ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
- ALL LANDSCAPING MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION SHALL HAVE AN IRRIGATION INSTALLED AND FUNCTIONING.
- ALL DISTURBED AREAS OF THE PUBLIC RIGHTS-OF-WAY SHALL BE TOP COATED WITH A MINIMUM OF 1 INCH OF TOPSOIL AND SEEDED WITH A DRY LAND MIX EQUIVALENT TO THE CITY'S STORM DRAINAGE STANDARDS.
- ALL PAVING PROJECTS WILL NEED TO ADHERE TO THE CITY OF POST FALLS PAVEMENT CUT POLICY.

SURVEY CONTROL NOTES

- PRELIMINARY PLAT, PROJECT MAPPING AND SITE CONTROL FURNISHED BY H2 SURVEYING, LLC. SURVEY CONTROL FROM QUARTER CORNER 3' ALUMINUM CAP PER CP&F #2066244000 AND SECTION CORNER 2.5' BRASS CAP WITH CP&F #2724903000, AS SHOWN ON THE STOCKWELL ESTATES RECORD OF SURVEY.
- VERTICAL CONTROL FROM 5/8-INCH REBAR CORNERS #8249 AND #11512 WITH REFERENCE TO THE QUARTER CORNER AND NAVD 1988.
- THE CONSTRUCTION GENERAL CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.

CITY OF POST FALLS

REVIEWER: _____

ACCEPTANCE: YES ___ / NO ___

DATE ACCEPTED: _____



PERMIT DOCUMENT

KYLE COTTEN CONSULTING
 2600 E. SELTICE WAY, SUITE A #323
 POST FALLS, ID 83854
 WWW.COTTENGROUP.COM
 TEL: 208.512.5451

H2 SURVEYING & ENGINEERING
 7600 N. MINERAL DRIVE, SUITE 900
 COEUR D'ALENE, IDAHO 83815
 WWW.H2SURVEY.COM
 TEL: 208.772.6600

STOCKWELL COURT
 LEGEND & NOTES
 CITY OF POST FALLS, IDAHO

REVISIONS:
 CITY COMMENTS - RMH
 JOB #: 21-113
 SCALE: N/A
 DATE: 1-27-2022
 SHEET C1.0

CONSTRUCTION NOTES

MASS GRADING AND GEOTECHNICAL NOTES

- ALL CUTS AND FILLS SHALL BE CONFINED TO THE LIMITS INDICATED WITHIN THE APPROVED GRADING PLANS.
- THE CONTRACTOR SHALL INSURE THAT ALL TEMPORARY SLOPES ARE STABLE AND THAT APPROPRIATE EROSION MEASURES ARE IN PLACE AND MAINTAINED.
- GROUNDWATER OR UNANTICIPATED GEOLOGIC CONDITIONS SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER FOR ASSESSMENT AND RECOMMENDATIONS.
- ALL COMPACTION EFFORTS SHALL BE MONITORED AND TESTED BY AN EXPERIENCED SOILS TECHNICIAN, UNDER THE SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER REPRESENTING THE OWNER.
- ALL MASS GRADING SHALL BE MONITORED, TESTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER (GEOTECHNICAL ENGINEER).
- CONTRACTOR IS TO NOTIFY THE GEOTECHNICAL ENGINEER, THE ENGINEER OF RECORD AND CITY ENGINEERING INSPECTOR 48 HOURS PRIOR TO EACH AND EVERY START OR STOPPING OF CONSTRUCTION, EACH TIME A LIFT OF GRADING IS READY FOR INSPECTION, AND EACH AND EVERY TIME THE CONTRACTOR IS REQUESTING GRADING INSPECTION FROM CITY. FAILURE TO NOTIFY MAY RESULT IN CONTRACTOR REMOVING ANY MATERIAL THAT HAS NOT BEEN INSPECTED.
- ALL AREAS SHALL BE STRIPPED OF ORGANIC TOP SOIL AND NON-ENGINEERED FILL; IN ADDITION TO ALL BRUSH, STUMPS, AND ROOTS. ONSITE DISPOSAL OF ORGANIC MATERIALS IS NOT ALLOWED. THE GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL STRIPPED AND CLEARED AREAS PRIOR TO PLACEMENT OF FILL. PRIOR TO PLACING FILL, THE CLEARED AREAS SHALL BE SCARIFIED AND COMPACTED.
- FILLS SHALL CONSIST OF WELL GRADED SANDS AND GRAVELS, WITH A MAXIMUM PARTICLE SIZE OF SIX INCHES, AND NO MORE THAN 20% PASSING THE NO. 200 SIEVE. THE GEOTECHNICAL ENGINEER SHALL PRE-APPROVE ALL IMPORT SOIL SOURCES.
- BOULDERS AND COBBLES GREATER THAN 6 INCHES APPEARING IN THE EXCAVATION TO A DEPTH OF AT LEAST 4 INCHES BELOW SUBGRADE SHALL BE REMOVED.
- ALL FILL MATERIAL SHALL BE DRIED OR MOISTENED TO WITHIN 2% OF THE OPTIMUM MOISTURE, PRIOR TO PLACEMENT. LIFTS SHALL NOT EXCEED EIGHT INCHES. ALL FILL SHALL BE COMPACTED TO AT LEAST 90% OF MODIFIED PROCTOR (ASTM D-1557, AASHTO T-180), WITH THE TOP 12 INCHES WITHIN THE ROADWAY PRISM COMPACTED TO 95% OF THE MODIFIED PROCTOR. MATERIAL TOO COARSE TO TEST PER THE SPECIFIED STANDARDS SHALL BE PLACED IN CONTROLLED LIFTS UNDER A PERFORMANCE BASED METHOD, AS OUTLINED WITHIN ISPCW.
- EMBANKMENTS SHALL NOT BE CONSTRUCTED ON FROZEN OR SNOW-COVERED FOUNDATIONS, OR WITH THE USE OF FROZEN MATERIALS.
- EMBANKMENTS CONSTRUCTED ON SLOPES GREATER THAN 5 HORIZONTAL TO 1 VERTICAL (5:1) SHALL BE KEYED INTO THE UNDISTURBED GROUND WITH HORIZONTAL BENCHES OF SUFFICIENT WIDTH TO ALLOW FOR THE PROPER OPERATION OF COMPACTION EQUIPMENT.
- THE FINAL LIMITS OF CUT AND FILL SHALL BE RECORDED WITH THE BOUNDARY TOPOGRAPHY AND SURVEY BY THE ENGINEER OR RECORD. THE GEOTECHNICAL ENGINEER SHALL SUBMIT A CERTIFICATION OF THE FILL, ALONG WITH COPIES OF OBSERVATIONS AND TESTING.
- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE ENGINEER OF RECORD SHALL BE IMMEDIATELY NOTIFIED IN ORDER TO PROVIDE GUIDANCE TO CONTRACTOR.

WATER

- ALL ADDITIONS AND/OR MODIFICATIONS TO EAST GREENACRES IRRIGATION DISTRICT SYSTEM SHALL BE DONE IN CONFORMANCE WITH "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" CURRENT EDITION AND EAST GREENACRES IRRIGATION DISTRICT STANDARDS.
- EAST GREENACRES IRRIGATION DISTRICT RESERVES THE RIGHT TO INSPECT CONSTRUCTION AT ANY TIME AND WITH THE ENGINEER'S CONSENT, AND DIRECT THE CONTRACTOR TO MAKE FIELD ADJUSTMENTS AS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS AND WILL COORDINATE ALL ACTIVITIES WITH THEM.
- A RECORDED EASEMENT OF THE NEW MAINLINE EXTENSION OR DOMESTIC/IRRIGATION DELIVERY MUST BE EXECUTED AND RECORDED PRIOR TO WATER SERVICE.
- PRESERVE & PROTECT ALL EXISTING DISTRICT SERVICES.
- ALL ABANDONED ASBESTOS CEMENT (A/C) PIPE SHALL BE REMOVED AND PROPERLY DISPOSED OF IN AN APPROVED LOCATION PROVIDING THE DISTRICT WITH ORIGINAL DISPOSAL CERTIFICATES.
- A MINIMUM CLEAR HORIZONTAL CLEARANCE OF 5' AND 10' FOR SANITARY SEWER, SHALL BE MAINTAINED BETWEEN THE WATERLINE AND OTHER UTILITIES RUNNING PARALLEL TO THE DESIGNED MAINLINES.
- ALL WATERLINES AT SEWER CROSSING SHALL BE LOCATED ABOVE AND HAVE AN 18" VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CASING CENTERED OVER THE SEWER PIPE. CONCRETE ENCASEMENT OF THE WATERLINE IS NOT ACCEPTABLE.
- ALL MAINLINE EXTENSIONS SHALL BE C-900 CLASS 150 DR 18" PVC PIPE OR C-905 CLASS 150 DR 25.
- PVC TO A/C CONNECTIONS SHALL BE MADE WITH MECHANICAL COUPLINGS SEATED ON MACHINE END OF THE A/C PIPE.
- ALL MECHANICAL JOINTS AND FITTINGS SHALL BE DUCTILE IRON.
- ALL MECHANICAL JOINTS LESS THAN 10 FEET APART SHALL BE TIED TOGETHER WITH (2) 3/4" PLATED ALL THREAD RODS.
- ALL VALVES AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE PRIOR TO CONCRETE PLACEMENT.
- PLACE 2 CU.FT. OF WASHED ROCK AROUND BOTTOM OF ALL VALVE BOXES.
- ALL VALVE BOXES LOCATED WITHIN THE PAVEMENT SHALL BE U.S. MADE AND SHALL HAVE PAVING THICKENED TO 6" FOR AND AREA OF 1' AROUND VALVE BOX TOP. FINISH GRADE OF ASPHALT TO BE 1/4" ABOVE RIM.
- ALL PIPES SHALL HAVE A DESIGN COVER OF 5' FROM TOP OF PIPE TO FINISH GRADE WITH A MINIMUM OF 46" AND A MAXIMUM OF 6' UNLESS APPROVED BY THE DISTRICT.
- ALL PIPES SHALL BE BEDDED WITH IMPORTED SAND (SUBJECT TO DISTRICT APPROVAL) TO A THICKNESS OF 6" ON SIDES AND BOTTOM, AND 12" ON TOP IMMEDIATELY FOLLOWING PIPE INSTALLATION TO PREVENT CONTAMINATION ON TO THE BEDDING ZONE.
- PIPE INSTALLATION ALIGNMENT SHALL NOT DEVIATE MORE THAN 6" FROM DESIGN LOCATION UNLESS APPROVED BY THE DISTRICT.

- THE BOTTOM OF TEES, CROSSES AND VALVES SHALL BE SUPPORTED BY A CONCRETE PAD.
- ALL MATERIALS SHALL BE NEW, AWWA APPROVED AND OF U.S. ORIGIN. INSTALL PROPERLY SIZED THRUST BLOCKS AT BENDS, TEES, AND CAPS.
- METER BLANKS SHALL BE INSTALLED IN PLACE OF THE ACTUAL METER UNLESS STATED OTHERWISE. THE OWNER/CONTRACTOR SHALL REMIT PAYMENT FOR THE ACTUAL COST OF THE METER(S) PRIOR TO PROJECT FINAL APPROVAL.

SANITARY SEWER

- SANITARY SEWER MAINS UP TO 15-INCH DIAMETER SHALL BE PVC, ASTM D 3034, SDR 35 WITH FLEXIBLE GASKETED JOINTS. SEWER SERVICE CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN, OR A TEE BRANCH FROM A NEW MAIN CONNECTED ABOVE THE SPRING LINE OF THE PIPE. SERVICE CONNECTIONS LESS THAN 45' ABOVE HORIZONTAL SHALL BE ALLOWED ONLY WHEN APPROVED BY THE CITY ENGINEER, AND AT THOSE LOCATIONS INDICATED ON THE PLANS. SERVICE CONNECTIONS TO MANHOLES ARE PROHIBITED.
 - FORCE MAINS SHALL BE PVC AWWA C905 DR 18 PIPE. ALL FORCE MAINS SHALL BE CONSTRUCTED TO THE LINE AND GRADE INDICATED ON THE APPROVED PLANS, AND HAVE A MINIMUM BURY OF 4.5 FEET TO THE TOP OF THE PIPE FROM FINISH GRADE. FORCE MAINS SHALL BE HYDROSTATICALLY TESTED PER ISPCW, SECTION 401.
 - FORCE MAINS SHALL BE INSTALLED WITH CONTINUOUS TRACER WIRE AND PLASTIC MARKING TAPE. TRACER WIRE SHALL BE TESTED PRIOR TO SUB GRADE APPROVAL. LOCATING BALLS (AVAILABLE TO BE PURCHASED FROM THE CITY OF POST FALLS PUBLIC WORKS DEPARTMENT) SHALL BE PLACED AT EACH BEND.
 - SEWER SERVICES SHALL BE SIZED AS SHOWN ON THE CONSTRUCTION PLANS, AND FIELD STAKED FOR GRADE AND ALIGNMENT. A MINIMUM INVERT DEPTH OF 5 FEET BELOW TOP OF CURB AT THE PROPERTY LINE IS REQUIRED. AS-BUILT PLANS SHALL SHOW SERVICES WITH STATIONING, OFF-SET AND DEPTH.
 - SEWER SERVICES SHALL BE AT RIGHT ANGLES TO THE SEWER MAIN, EXCEPT IN CUL-DE-SACS OR STREET KNUCKLES.
 - DISRUPTION OF EXISTING SEWER SERVICES WHILE MAKING CONNECTION TO EXISTING MAINS IS PROHIBITED, WITHOUT THE SPECIFIC APPROVAL OF THE CITY ENGINEER.
 - ALL SEWER MAINS SHALL BE MARKED WITH CONTINUOUS PLASTIC MARKING TAPE. THE ENDS OF ALL SERVICES SHALL BE MARKED WITH A MARKER INDICATING THE DEPTH OF BURY TO THE NEAREST INCH, AND A LOCATING BALL (LOCATING BALLS AVAILABLE TO BE PURCHASED FROM THE CITY OF POST FALLS PUBLIC WORKS DEPARTMENT).
 - ALL PUBLIC SEWER LINES SHALL BE VIDEO INSPECTED, AND AN ELECTRONIC COPY ALONG WITH A TRANSCRIPT SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW. UPON REVIEW, THE ENGINEER OF RECORD SHALL FORWARD THE VIDEO AND TRANSCRIPT, ALONG WITH A LETTER DETAILING RECOMMENDATIONS FOR REMEDIATION OR APPROVAL TO THE CITY ENGINEER. PAVING SHALL NOT PROGRESS WITHOUT THE CITY ENGINEER'S APPROVAL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ANY DEBRIS WITHIN NEWLY CONSTRUCTED PIPES, OR THEIR CONNECTIONS TO EXISTING SYSTEMS. ALL LINES AND MANHOLES SHALL BE CLEANED AND INSPECTED PRIOR TO PAVING. HYDRANT FLUSHING OF SEWERS IS NOT AN ACCEPTABLE MEANS OF CLEANING.
 - ALL SEWER MAINS SHALL BE AIR TESTED IN ACCORDANCE WITH ISPCW, SECTION 501.
 - ALL THRUST BLOCKING SHALL BE FORMED IN PLACE AGAINST UNDISTURBED OR COMPACTED SOIL, AND CONFORM TO THE MINIMUM DIMENSIONS SHOWN IN SD 403. THE USE OF PRE-CAST THRUST BLOCKS IS PROHIBITED. ALL BOLTS AND NUTS SHALL BE FREE OF CONCRETE AND ACCESSIBLE BY WRENCH.
 - ALL SANITARY SEWER MAINS SHALL BE SEPARATED A MINIMUM OF 10 FEET HORIZONTALLY FROM DOMESTIC WATER LINES. CROSSINGS OF WATER MAINS AND SEWER SYSTEMS SHALL HAVE A MINIMUM 18-INCH VERTICAL SEPARATION WITH THE WATER MAIN BEING CENTERED OVER THE SANITARY SEWER. ANY ANTICIPATED SEPARATION DIFFERING FROM THE MINIMUM STANDARDS CONTAINED HEREIN SHALL CONFORM TO THE IDAHO RULES FOR WASTE WATER, (IDAPA 58.01.16)
 - THE INTERNAL COATING OF SEWER FORCE MAIN FITTINGS SHALL BE 40 MILS OF PROTECTO 401 CERAMIC EPOXY COATING AS MANUFACTURED BY PACIFIC STATES CAST IRON PIPE CO. OR AN APPROVED EQUAL.
 - FOR FORCE MAINS THAT HAVE A 12-INCH DIAMETER OR LARGER PLUG VALVES SHALL BE UTILIZED, FOR FORCE THAT HAVE A DIAMETER LESS THAN 12 INCHES GATE VALVES SHALL BE UTILIZED.
- ## STORM DRAINAGE
- TEMPORARY EROSION CONTROL AND WATER POLLUTION MEASURES SHALL BE INSTALLED, IN ACCORDANCE WITH THE PLANS AND ACCEPTED BEST MANAGEMENT PRACTICES ADJUSTMENTS TO ACCOMMODATE DIFFERING FIELD CONDITIONS SHALL BE MADE, AS NECESSARY, THROUGHOUT THE CONSTRUCTION PROCESS. AT NO TIME, WILL SILTS AND/OR DEBRIS BE ALLOWED TO DRAIN INTO AN EXISTING OR NEWLY INSTALLED FACILITY.
 - SWALES WITHIN AREAS OF MASS GRADING SHALL BE SCARIFIED A MINIMUM OF 24 INCHES PRIOR TO SHAPING, AND AFTER INSTALLATION OF CURB AND GUTTER.
 - ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM 1-INCH DRESSING OF TOP SOIL AND BE HYDRO SEEDED OR SODDED, AS INDICATED ON THE PLANS. SEEDING AREAS WILL NOT BE ACCEPTED UNTIL THE SEED HAS GERMINATED, AND THE GRASS IS THOROUGHLY ESTABLISHED. SODDED AREAS WILL NOT BE ACCEPTED UNTIL THE ROOTS HAVE TAKEN HOLD, AND THE GRASS HAS RECEIVED TWO CUTTINGS.
 - CARE SHALL BE TAKEN TO PREVENT COMPACTION OF THE SUB-GRADE IN THE GRASS INFILTRATION AREAS OF SWALES. IN THE EVENT THE SUB-GRADE SHOULD BE COMPACTED OR INSUFFICIENT PERCOLATION IS OBSERVED, TESTING OF THE SUB-GRADE MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER. IF A SUFFICIENT PERCOLATION IS NOT OBSERVED, THE SUB-GRADE MUST BE REMOVED AND REPLACED, OR SCARIFIED TO A MINIMUM DEPTH OF 24" AND RETESTED.
 - TOPSOIL PLACED WITHIN THE SWALES SHALL BE FREE DRAINING, AND PLACED AT A DEPTH GREATER THAN 1-INCH AND LESS THAN 3-INCHES. AT CONCRETE SPILLWAYS, FINISHED TOP SOIL SHALL BE KEPT 1'-2" BELOW THE FINISHED CONCRETE SURFACE. TO PREVENT COMPACTION OF THE SUB-GRADE AND TOPSOIL, WHEELED EQUIPMENT SHOULD NOT BE USED WITHIN THE SWALE AREA. THE MINIMUM PERCOLATION RATE THROUGH A CONSTRUCTED SWALE SHALL MEET DESIGN REQUIREMENTS. TESTING OF PERCOLATION RATES THROUGH A CONSTRUCTED SWALE MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER.
 - DRYWELLS SHALL BE INSTALLED TO THE ELEVATIONS INDICATED ON THE PLANS. THE ELEVATION OF THE DRYWELL RIM SHALL BE AT LEAST 0.2 FEET BELOW LOWEST ADJOINING CURB CUT. FINISHED TOP SOIL ADJACENT TO THE DRYWELL SHALL BE AT LEAST 2-INCHES BELOW THE DRYWELL RIM.
 - GRASS INFILTRATION AREAS SHALL BE HYDRO SEEDED WITH 50 LB. / 1,000 SQUARE FEET, CONSISTING OF A MIXTURE WITH EQUAL PORTIONS OF CANADA BLUEGRASS, CRESTED WHEATGRASS, HARD FESCUE AND SHEEP FESCUE. SEEDING AREAS SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER PER THE MANUFACTURERS SPECIFICATIONS AND MULCHED WITH "SILVA FIBER PLUS", OR APPROVED EQUAL WOOD FIBER CELLULOSE AT A RATE OF 1 TON PER ACRE.
 - ALL SEWER MAINS SHALL BE AIR TESTED IN ACCORDANCE WITH ISPCW, SECTION 501.
 - STORM SEWER PIPES AND DRYWELLS SHALL BE SEPARATED A MINIMUM OF 10 FEET HORIZONTALLY FROM DOMESTIC WATER MAINS. CROSSINGS OF WATER MAINS AND SEWER SYSTEMS SHALL HAVE A MINIMUM 18-INCH VERTICAL SEPARATION. ANY ANTICIPATED SEPARATION LESS THAN MINIMUM STANDARDS CONTAINED HEREIN, SHALL CONFORM TO THE IDAHO RULES FOR WASTE WATER,

(IDAPA 58.01.16).

- FLOOD TESTING OF ALL SWALES SHALL BE CONDUCTED PRIOR TO FINAL ACCEPTANCE IF REQUIRED BY THE CITY ENGINEER.

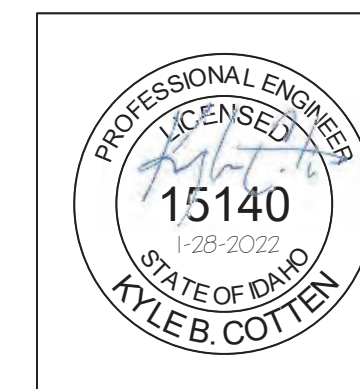
STREETS

- ALL FILL PLACED WITHIN THE ROADWAY PRISM SHALL BE COMPACTED TO 90% OF THE MODIFIED PROCTOR, WITH THE EXCEPTION OF THE TOP 12 INCHES OF SUB-GRADE THAT SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR (ASTM D-1557).
- PRIOR TO PLACING BASE MATERIAL, THE FOLLOWING SHALL BE COMPLETED:
 - ALL PUBLIC UTILITIES SHALL BE INSTALLED, TESTED AND APPROVED.
 - THE ENGINEER OF RECORD SHALL CERTIFY AND PROVIDE COPIES OF COMPACTION TEST RESULTS TO THE CITY ENGINEER, FOR ALL TRENCHES AND SUB-GRADE.
 - THE LINE AND GRADE OF THE SUB-GRADE SHALL BE INSPECTED AND APPROVED.
 - A PROOF-ROLL OF THE SUB-GRADE SHALL BE PERFORMED AND OBSERVED BY THE ENGINEER OF RECORD AND CITY ENGINEERING INSPECTOR.
 - OBTAIN AUTHORIZATION FROM THE ENGINEER OF RECORD AND CITY ENGINEERING INSPECTOR, TO PROCEED WITH PLACEMENT OF BASE MATERIAL. THE CITY ENGINEERING INSPECTOR SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO PLACEMENT OF BASE MATERIAL.
- CRUSHED AGGREGATE BASE SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, SECTION 802, (TYPE 1) 3/4-INCH MAXIMUM AGGREGATE SIZE, AND SHALL BE COMPACTED TO THE FOLLOWING SPECIFICATIONS:
 - ROADWAY: 95%-MODIFIED PROCTOR.
 - CURB BASE AND DRIVEWAY APPROACHES: 92%-MODIFIED PROCTOR.
 - SIDEWALKS OR TRAILS: 90%-MODIFIED PROCTOR.
- PRIOR TO PLACING ASPHALT CONCRETE, THE FOLLOWING SHALL BE COMPLETED:
 - THE ENGINEER OF RECORD SHALL CERTIFY AND PROVIDE COMPACTION TEST RESULTS FOR BASE MATERIAL TO THE CITY ENGINEER.
 - ALL UTILITIES SHALL BE ADJUSTED TO GRADE AND THICKENED COLLARS INSTALLED.
 - OBTAIN AUTHORIZATION FROM THE ENGINEER OF RECORD AND CITY ENGINEER TO PROCEED WITH ASPHALT PAVING. THE CITY ENGINEERING INSPECTOR SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ASPHALT PAVEMENT.
- ASPHALT PAVEMENT SHALL CONFORM WITH IDAHO TRANSPORTATION DEPARTMENT (ITD) SPECIFICATIONS FOR SUPERPAVE. PAVEMENT SHALL BE SP3 PG 58-28 WITH 1/2" MAX AGGREGATE SIZE. PAVEMENTS WITH A SECTION OF 3" OR LESS MAY BE PLACED WITH 1 LIFT. PAVEMENTS WITH A SECTION GREATER THAN 3" SHALL BE PLACED WITH MULTIPLE LIFTS. MINIMUM LIFT THICKNESS OF 1.5" AND MAXIMUM THICKNESS OF 3".
- NO ASPHALT SHALL BE PLACED ON WET OR FROZEN SURFACES, OR WHEN THE AIR OR GROUND TEMPERATURE IS LESS THAN 40°F. TOP COURSES OR PAVEMENT THICKNESS LESS THAN 2.5 INCHES SHALL NOT BE PLACED WHEN AIR OR GROUND TEMPERATURE IS LESS THAN 50°F, WITHOUT APPROVAL BY THE CITY ENGINEER.
- A TACK COAT SHALL BE APPLIED TO ALL ADJACENT CURBS AND JOINTS, PRIOR TO PLACEMENT OF ASPHALTIC CONCRETE.
- DURING PAVING OPERATIONS, THE ENGINEER OF RECORD SHALL OBSERVE PAVING OPERATIONS, AND PERFORM COMPACTION AND QUALITY CONTROL TESTING.
- THE CITY ENGINEER MAY REQUIRE THE PAVEMENT SECTIONS SHOWN ON THE PLANS TO BE VERIFIED BY "R" VALUE TESTS TAKEN FROM EXPOSED SUB-GRADE.
- EXTRACTION, CORING, AND GRADATION TESTS MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER TO VERIFY PAVEMENT THICKNESS, COMPACTION, AND OR TO VERIFY COMPLIANCE OF MATERIALS TO SPECIFICATIONS.
- FORMS, SUB-GRADE AND STRING-LINE INSPECTION IS REQUIRED PRIOR TO POURING CONCRETE. A MINIMUM NOTICE OF 24 HOURS IS REQUIRED PRIOR TO INSPECTION.
- CONCRETE SHALL NOT BE PLACED ON FROZEN SURFACES, ICE OR SNOW, OR SURFACES WITH A TEMPERATURE GREATER THAN 90°F, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER, CONCRETE PLACEMENT SHALL BE DISCONTINUED WHEN AIR TEMPERATURES REACH 35°F AND FALLING.
- CURB AND GUTTER SHALL BE CONSTRUCTED WITH FULL DEPTH CONSTRUCTION EXPANSION JOINTS ADJACENT TO CATCH BASINS, AT COLD JOINTS, AND AT ALL RETURNS. WEAKENED PLANE JOINTS ARE REQUIRED EVERY 10 FEET.
- SIDEWALKS SHALL BE CONSTRUCTED WITH FULL DEPTH EXPANSION JOINTS EVERY 20 FEET, AT COLD JOINTS, AND ADJACENT TO STRUCTURES. WEAKENED PLANE JOINTS SHALL BE LOCATED EVERY 5 FEET. JOINTS IN THE SIDEWALK SHALL BE ALIGNED WITH CURB JOINTS, AS NEARLY AS PRACTICAL.

EROSION AND SEDIMENT CONTROL

- ALL GRADING AND EROSION CONTROL MATERIALS, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE "CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES" PREPARED BY THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY. EROSION CONTROL SHALL BE PER THE SPECIFICATIONS AND DETAILS CONTAINED THEREIN AND SHALL TAKE PRECEDENCE OVER OTHER STANDARDS AND SPECIFICATIONS.
- THE IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL (ESC) DEVICES AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND PERMANENT STABILIZATION IS ACHIEVED.
- HYDROSEED ALL DISTURBED SURFACES WITH SEED MIX AS NOTED AND PER THE SEED SCHEDULES FOUND ON THESE PLANS. PLACE EROSION CONTROL BLANKET OR EQUIVALENT TO PROTECT SEEDING AREAS IMMEDIATELY FOLLOWING APPLICATION.
- ALL ESC DETAILS SHALL BE PER IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY STORMWATER BEST MANAGEMENT PRACTICES MANUAL. ESC REQUIREMENTS ARE EXPECTED TO CHANGE AS CONSTRUCTION PROGRESSES. THE BMPs NEEDED TO ADDRESS ESC DURING MASS EARTH MOVING INCLUDE:
BMP 1: MINIMIZE LAND DISTURBANCE
BMP 3: MINIMIZE DISTURBANCE OF STEEP SLOPES
BMP 9: VEGETATED (BIOINFILTRATION) SWALE
BMP 18: BIORETENTION BASIN
BMP 41: VEHICLE SEDIMENT CONTROL
BMP 44: STOCKPILE MANAGEMENT
BMP 64: FIBER ROLLS
BMP 65: SILT FENCE

CITY OF POST FALLS
REVIEWER: _____
ACCEPTANCE: YES ___ / NO ___
DATE ACCEPTED: _____



REVISIONS:
CITY COMMENTS - RWH

JOB #: 21-1113
SCALE: N/A
DATE: 1-27-2022
SHEET 01-1

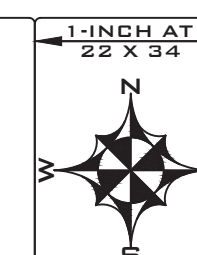
STOCKWELL COURT
CONSTRUCTION NOTES
CITY OF POST FALLS, IDAHO



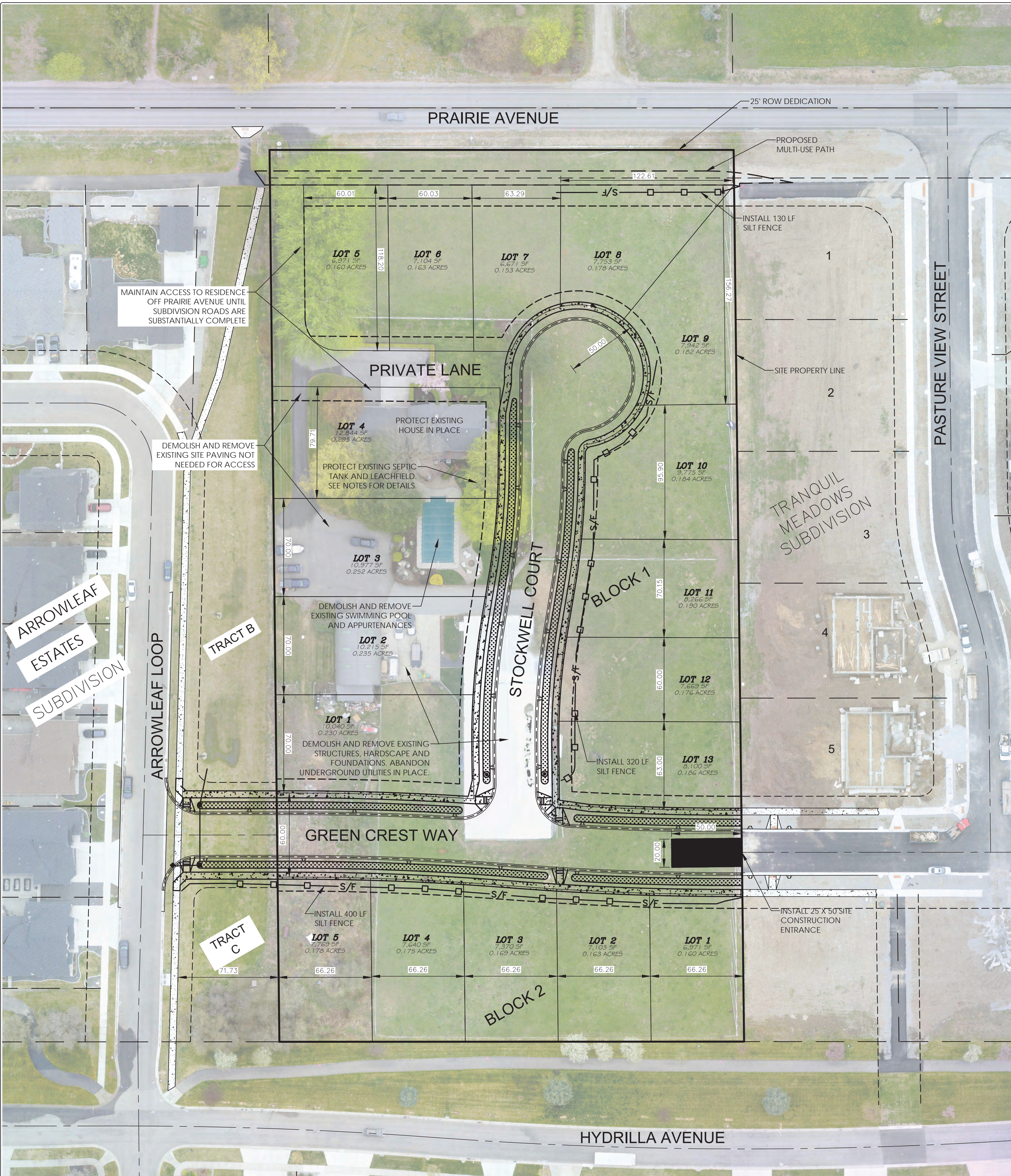
H2 SURVEYING & ENGINEERING
7600 N. MINERAL DRIVE, SUITE 900
COEUR D'ALENE, IDAHO 83815
WWW.H2SURVEY.COM
TEL:208.772.6600



KYLE COTTEN CONSULTING
2600 E. SELTICE WAY, SUITE A #323
POST FALLS, ID 83854
WWW.COTTENGROUP.COM
TEL:208.512.5451



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NOTES

- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. NOTIFY ENGINEER OF ANY ADVERSE FIELD CONDITIONS OR DISCREPANCIES.
- LOT SIZES AND DIMENSIONS SHOWN ARE PRELIMINARY. FINAL PLAT TO BE PREPARED BY H2 SURVEYING.
- DRY UTILITY DESIGNS FOR POWER, TELECOM AND OTHERS TO BE PROVIDED BY EACH PURVEYOR.
- CONTRACTOR RESPONSIBLE TO FIELD LOCATE AND PROTECT ALL ABOVE GROUND AND BELOW GROUND UTILITIES.
- INSTALL SITE EROSION CONTROL DEVICES PRIOR TO MASS EARTH MOVING ACTIVITIES IN EACH AREA OF WORK AS SHOWN ON THIS SHEET. MINIMIZE LAND DISTURBANCE AND MITIGATE ALL IMPACTS TO STEEP HILLSIDES. SEE EROSION AND SEDIMENT CONTROL NOTES ON SHEETS C.1.1 AND D.4 FOR ADDITIONAL DETAILS. THE RECOMMENDED LIST OF BMPS FOR LAND DISTURBANCE ACTIVITIES IS INCLUDED ON SHEET C.1.1.
- SEE SUBDIVISION PLAN SHEETS C3.0-3.2 FOR DETAILED LAYOUT OF SITE ROADS, DRAINAGE FACILITIES, WATER SYSTEM AND UTILITY LOCATIONS.
- SEE PROJECT DATA TABLES ON SHEET C.3.0 FOR CONSTRUCTION INFORMATION FOR WATER, SEWER, AND STORM FACILITIES.
- SEE LINE AND CURVE TABLES ON SHEET C.3.3 FOR LAYOUT OF ROAD CENTERLINES AND CORRIDOR CONTROL.
- CONTRACTOR IS RESPONSIBLE TO REMOVE ALL UNSUITABLE MATERIALS FROM THE SITE.
- REMOVE ALL EXISTING TREES FROM THE 25' ROW DEDICATION ALONG PRAIRIE AVENUE PRIOR TO PATH AND LANDSCAPING.
- PROTECT WATER SEWER AND ACCESS TO EXISTING RESIDENCE DURING CONSTRUCTION.
- THE SEPTIC TANK MUST REMAIN IN SERVICE UNTIL THE NEW SITE SEWER MAINS ARE INSTALLED AND TESTED. UPON A PASSING SEWER TEST THE EXISTING SEPTIC TANK MUST BE PUMPED OUT AND THEN DEMOLISHED AND REMOVED. RE-PLUMB THE PIPE DISCHARGE TO THE NEW SEWER MAIN IN STOCKWELL COURT AND ESTABLISH A SEWER TAP FOR THE EXISTING RESIDENCE.
- RE-PLUMB THE EXISTING WATER SERVICE TO THE NEW SERVICE ESTABLISHED FOR LOT 4 BLOCK 1 OF THE SUBDIVISION.
- REMOVE THE EXISTING GRAVEL ACCESS TO PRAIRIE AVENUE ONCE THE NEW ROADS REACH SUBSTANTIAL COMPLETION AND AN APPROACH TO STOCKWELL COURT IS CONSTRUCTED.
- PRIOR TO CONNECTING SERVING WATER FROM THE NEW WATER MAIN FOLLOW THE WATER MAIN FLUSHING GUIDANCE PROVIDED ON THIS SHEET TO ENSURE THE WATER IS POTABLE AND SUITABLE FOR CONSUMPTION. COORDINATE ALL SAMPLING AND TESTING WITH EAST GREENACRES IRRIGATION DISTRICT.

WATER SYSTEM TESTING AND DISENFECTION:

- INSTALL ALL WATER SYSTEM PIPING WITH CALCIUM HYDROCHLORITE TABLETS, ATTACHED TO THE TOP INTERIOR SURFACE OF PIPE, AS NEEDED TO PROVIDE A DOSE OF 25 MG/L UPON FILLING THE PIPE AS FOLLOWS:
 - PLACE TABLETS AT THE UPSTREAM END OF EACH PIPE AT 200 LF INTERVALS (4"=1 TABLET; 6"-2 TABLETS, 8"-4 TABLETS).
 - PLACE 1 TABLET IN EACH HYDRANT BRANCH.
 - PLACE TABLETS AT EACH BRANCH OF THE MAIN.
- CLOSE RESERVOIR VALVES AND OPEN RESERVOIR DRAIN LOOP VALVE. GRADUALLY FILL MAIN PIPE UNTIL WATER IS FLOWING OUT OF RESERVOIR DRAIN THEN CLOSE AND PRESSURIZE WATER MAIN TO 40 PSI AT WELL HOUSE AND LET STAND FOR 24 HOURS.
- PRESSURIZE SYSTEM AND TEST PER ISPWC STANDARD METHODS.
- FLUSH ENTIRE SYSTEM TO WASTE, PRESSURIZE, AND TAKE (2) BACTERIOLOGICAL SAMPLES 24 HOURS APART.
- UPON CONFIRMATION OF WATER QUALITY BY THE (2) CONSECUTIVE SAMPLES TAKEN 24 HOURS APART THE WATER SYSTEM MAY BE PUT INTO SERVICE.

WATER MAIN FLUSHING

PIPE DIAMETER (INCH)	FLOW REQUIRED TO PRODUCE 2.5 FPS (APPROX.)	SIZE OF FLUSHING TAP (INCH)			HYDRANT OUTLETS	
		(1")	(1 1/2")	(2")	NUMBER OF PORTS	SIZE IN (INCH)
4"	100				1	2 1/2"
6"	220		1		1	2 1/2"
8"	400		2	1	1	2 1/2"
10"	600		3	2	1	2 1/2"
12"	900			2	2	2 1/2"
16"	1600			4	2	2 1/2"
18"	2000			6	1	4 1/2"
20"	2500			8	1	4 1/2"
24"	3500			11	2	4 1/2"

(1) WITH A 40 PSI RESIDUAL PRESSURE IN THE MAIN WITH THE FIRE HYDRANT OR FLUSH PORT FLOWING TO ATMOSPHERE, A 2 1/2" HYDRANT OUTLET WILL DISCHARGE APPROX. 1000 GPM AND A 4 1/2" HYDRANT NOZZLE WILL DISCHARGE APPROX. 2500 GPM.

(2) NUMBER OF TAPS ON PIPE BASED ON DISCHARGE RATE THROUGH 5 FEET OF GALVANIZED IRON (GI) PIPE WITH ONE 90 DEGREE ELBOW.

FLUSHING:

- COLLECTION OF PASSING BACTERIA SAMPLES SHALL BE ACHIEVED PRIOR TO PRESSURE TEST.
- MUST USE A MINIMUM SCOURING VELOCITY OF 2.5 FEET PER SECOND (FPS).
- IF NO FIRE HYDRANT IS PROVIDED NEAR THE END OF THE MAIN, PROVIDE A FLUSHING TAP OF THE SIZE SUFFICIENT TO PROVIDE A MINIMUM VELOCITY IN THE MAIN OF 2.5 FPS.
- REFER TO THE TABLE ABOVE FOR THE MINIMUM VELOCITY REQUIRED THROUGH A FLUSH PORT OR FIRE HYDRANT TO ACHIEVE SCOURING VELOCITY.
- EXERCISE EXTREME CARE AND CONDUCT A THOROUGH INSPECTION DURING WATER MAIN INSTALLATION TO PREVENT SMALL STONES, CONCRETE, WILDLIFE AND DEBRIS FROM ENTERING THE MAINS.
- CLEAR LARGE MATERIAL BY FLUSHING AND INSPECTING ALL HYDRANTS ON THE MAINS TO ENSURE THAT ALL VALVES ARE CLEAR AND IN GOOD CONDITION.
- CONTRACTOR MUST RECEIVE APPROVAL FROM THE DISTRICT PRIOR TO FLUSHING ANY WATER MAIN.
- THE DISTRICT WILL NOT BE LIABLE FOR ANY DAMAGE CAUSED BY THE CONTRACTOR WHILE FLUSHING A WATER MAIN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHERE TO DISPOSE OF EXCESS WATER.

CALL FOR LOCATES 2 WORKING DAYS PRIOR TO EXCAVATION
KOOTENAI COUNTY
1-800-428-4950

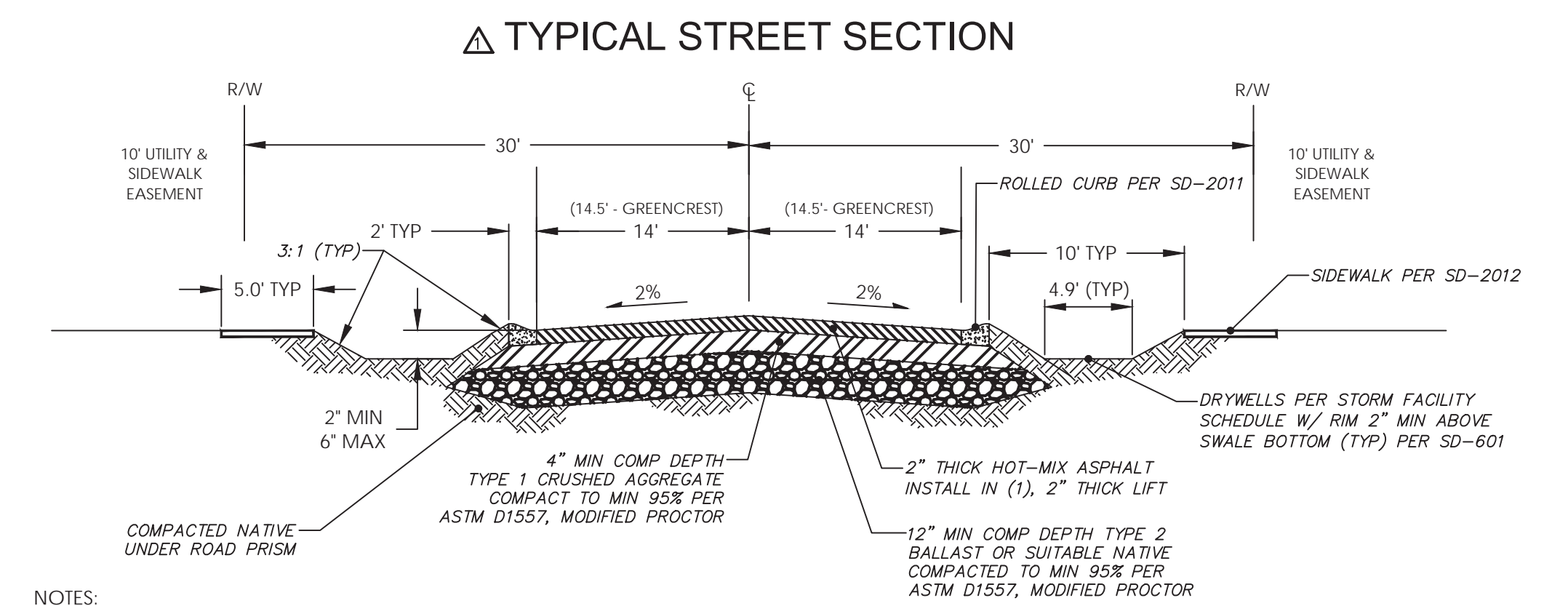
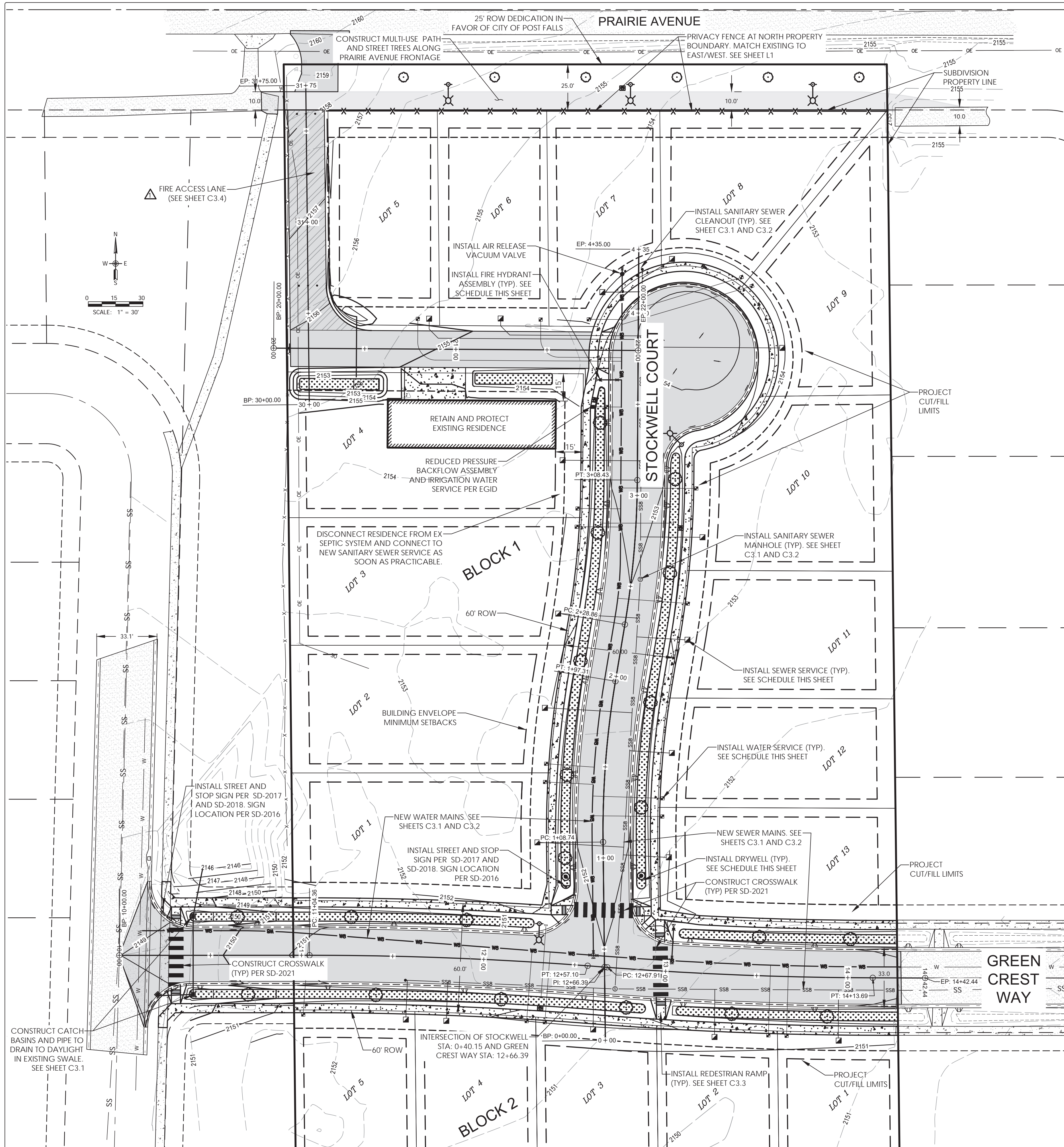


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 WWW.H2SURVEY.COM
 TEL: 208.772.6600
 STOCKWELL COURT
 SITE PLAN OVERVIEW & ESC PLAN
 CITY OF POST FALLS, IDAHO
 REVISIONS:
 CITY COMMENTS - RMH
 REVIEWER: _____
 ACCEPTANCE: YES ___ / NO ___
 DATE ACCEPTED: _____
 JOB #: 21-113
 SCALE: 1"=40'
 DATE: 1-27-2022
 SHEET C2.0

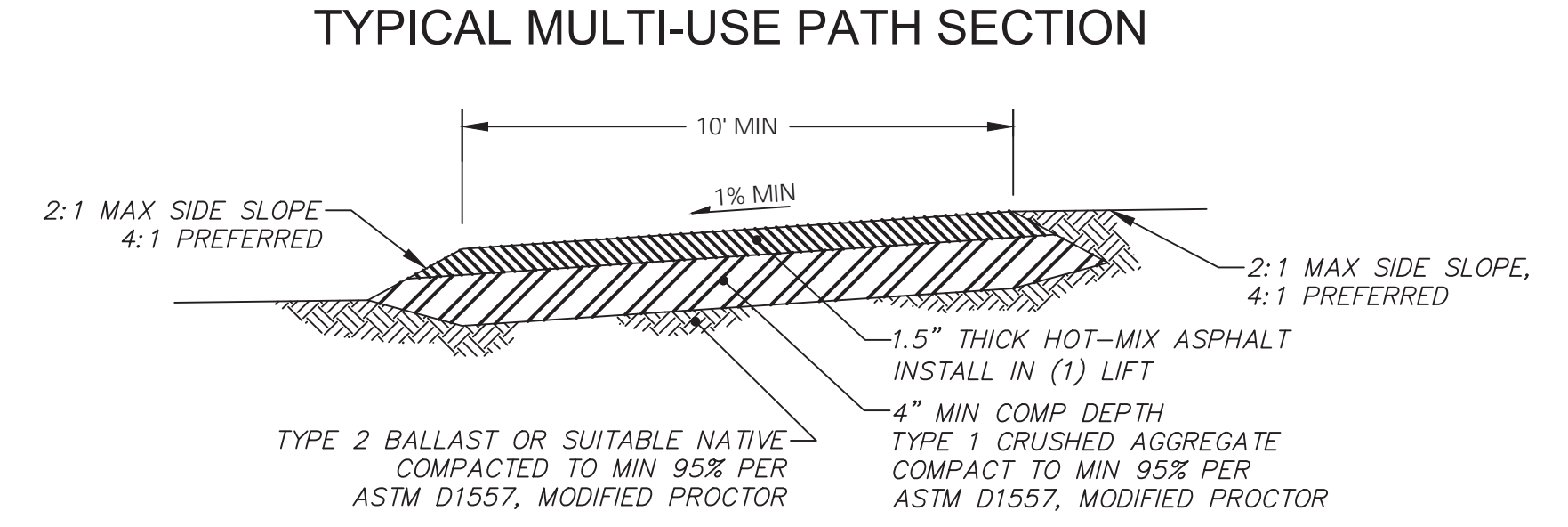
CITY OF POST FALLS
REVIEWER: _____
ACCEPTANCE: YES ___ / NO ___
DATE ACCEPTED: _____



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- NOTES:
1. STREET SECTION DESIGN FOR GREEN CREST WAY TO MATCH EXISTING ROAD SECTION.
 2. STOCKWELL COURT PER SD-2001.
 3. GRADE TO DRAIN TO ROAD SIDE SWALES.
 4. SEE NOTES ON SHEET C1.0 AND C.1.1 FOR ADDITIONAL DETAILS.



DATA TABLES

SEWER SERVICE SCHEDULE					
LOT	BLOCK	ALIGNMENT	TYPE	STATION	OFFSET
1	1	STOCKWELL	C	1+09	L
2	1	STOCKWELL	C	1+78	L
3	1	STOCKWELL	C	2+29	L
4	1	STOCKWELL	C	3+19	L
5	1	STOCKWELL	C	3+95	L
6	1	STOCKWELL	C	3+95	L
7	1	STOCKWELL	C	4+11	L
8	1	STOCKWELL	C	4+28	R
9	1	STOCKWELL	C	3+81	R
10	1	STOCKWELL	C	2+79	R
11	1	STOCKWELL	C	2+26	R
12	1	STOCKWELL	C	1+61	R
13	1	STOCKWELL	C	1+00	R
1	2	GREEN CREST	C	13+95	R
2	2	GREEN CREST	C	13+28	R
3	2	GREEN CREST	C	12+63	R
4	2	GREEN CREST	C	11+80	R
5	2	GREEN CREST	C	11+58	R

SEWER SYSTEM SCHEDULE					
NAME	ITEM	TYPE	ALIGNMENT	STATION	OFFSET
SSCO-2	SEWER CLEANOUT PER SD-506	8" SSCO	STOCKWELL	4+24	R2.0
SSMH-9	MANHOLE PER SD-501	48" SSMH	STOCKWELL	2+54	R4.9
SSCO-1	SEWER CLEANOUT PER SD-506	8" SSCO	GREEN CREST	11+57	R13.0
SSMH-8	MANHOLE PER SD-501	48" SSMH	GREEN CREST	12+73	R11.5
SSMH-7	EXISTING MANHOLE	48" SSMH	GREEN CREST	14+38	R6.8

WATER SYSTEM FITTING SCHEDULE					
ITEM	ATTACHMENTS	ALIGNMENT	STATION	OFFSET	
MJ	MJ TO EX. 8" RSGV	GREEN CREST WAY	10+13	L13.5	
TEE	8" TEE W/TB AND (3) 8" RSGV (W,N,E)	GREEN CREST WAY	12+60	L6.0	
TEE	8" x 6" TEE W/TB AND (1) 6" RSGV (N)	GREEN CREST WAY	13+03	L6.0	
FH-1	HYDRANT ASSEMBLY MJ TO EX. 8" RSGV	GREEN CREST WAY	13+03	L23.5	
MJ	AIR RELEASE VACUUM VALVE 2"	GREEN CREST WAY	14+29	L6.0	
AIR-1	8" x 6" REDUCER AND (1) 6" RSGV (N)	STOCKWELL COURT	4+21	L9.0	
RED-1	8" x 6" REDUCER AND (1) 6" RSGV (N)	STOCKWELL COURT	3+63	L9.0	
FH-2	HYDRANT ASSEMBLY	STOCKWELL COURT	3+63	L20.7	

STORMWATER FACILITY SCHEDULE					
NAME	ITEM	TYPE	ALIGNMENT	STATION	OFFSET
CB-1	CATCH BASIN	TYPE 1	GREEN CREST	10+21	R21.6
CB-2	CATCH BASIN	TYPE 1	GREEN CREST	10+41	R21.5
CB-3	CATCH BASIN	TYPE 1	GREEN CREST	10+41	R21.5
CD-1	CURB DROP	STD	GREEN CREST	10+45	R
CD-2	CURB DROP	STD	GREEN CREST	10+75	L
CD-3	CURB DROP	STD	GREEN CREST	11+15	R
CD-4	CURB DROP	STD	GREEN CREST	11+50	L
CD-5	CURB DROP	STD	GREEN CREST	11+90	R
CD-6	CURB DROP	STD	GREEN CREST	12+20	L
CD-7	CURB DROP	STD	GREEN CREST	12+60	R
CD-8	CURB DROP	STD	GREEN CREST	13+10	R
CD-9	CURB DROP	STD	GREEN CREST	13+15	L
CD-10	CURB DROP	STD	GREEN CREST	13+80	R
CD-11	CURB DROP	STD	GREEN CREST	13+80	L
DW-1	DRYWELL (600 GAL)	SINGLE	STOCKWELL	0+90	R20.7
CD-12	CURB DROP	STD	STOCKWELL	0+65	R
DW-2	DRYWELL (600 GAL)	SINGLE	STOCKWELL	0+90	L20.7
CD-13	CURB DROP	STD	STOCKWELL	0+95	L
CD-14	CURB DROP	STD	STOCKWELL	0+95	R
CD-15	CURB DROP	STD	STOCKWELL	1+45	L
CD-16	CURB DROP	STD	STOCKWELL	1+45	R
CD-17	CURB DROP	STD	STOCKWELL	1+95	L
CD-18	CURB DROP	STD	STOCKWELL	1+95	R
CD-19	CURB DROP	STD	STOCKWELL	2+45	L
CD-20	CURB DROP	STD	STOCKWELL	2+45	R
CD-21	CURB DROP	STD	STOCKWELL	2+95	L
CD-22	CURB DROP	STD	STOCKWELL	2+95	R
CD-23	CURB DROP	STD	STOCKWELL	3+14	R
CD-24	CURB DROP	STD	STOCKWELL	3+40	L

WATER SERVICE SCHEDULE					
LOT	BLOCK	TYPE	ALIGNMENT	STATION	OFFSET
1	1	1"	STOCKWELL	1+40	L
2	1	1"	STOCKWELL	1+50	L
3	1	1"	STOCKWELL	2+81	L
4	1	1"	STOCKWELL	2+91	L
4*	1	2"	STOCKWELL	3+48	L
4*	1	RPBA	STOCKWELL	3+48	L
5	1	1"	STOCKWELL	3+96	L
6	1	1"	STOCKWELL	3+96	L
7	1	1"	STOCKWELL	3+96	L
8	1	1"	STOCKWELL	4+20	R
9	1	1"	STOCKWELL	4+15	R
10	1	1"	STOCKWELL	3+04	R
11	1	1"	STOCKWELL	2+45	R
12	1	1"	STOCKWELL	1+34	R
13	1	1"	STOCKWELL	1+24	R
1	2	1"	GREEN CREST	13+67	R
2	2	1"	GREEN CREST	13+57	R
3	2	1"	GREEN CREST	12+35	R
4	2	1"	GREEN CREST	12+25	R
5	2	1"	GREEN CREST	11+00	R

CITY OF POST FALLS

REVIEWER: _____

ACCEPTANCE: YES ___ / NO ___

DATE ACCEPTED: _____



PERMIT DOCUMENT

KYLE COTTEN CONSULTING
 2600 E. SELTICE WAY, SUITE A #323
 POST FALLS, ID 83854
 WWW.COTTENGROUP.COM
 TEL:208.512.5451

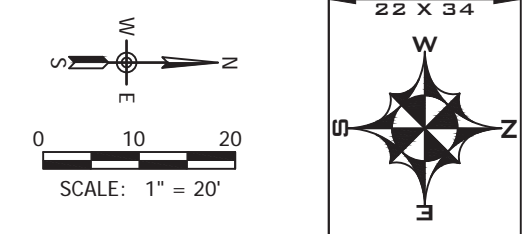
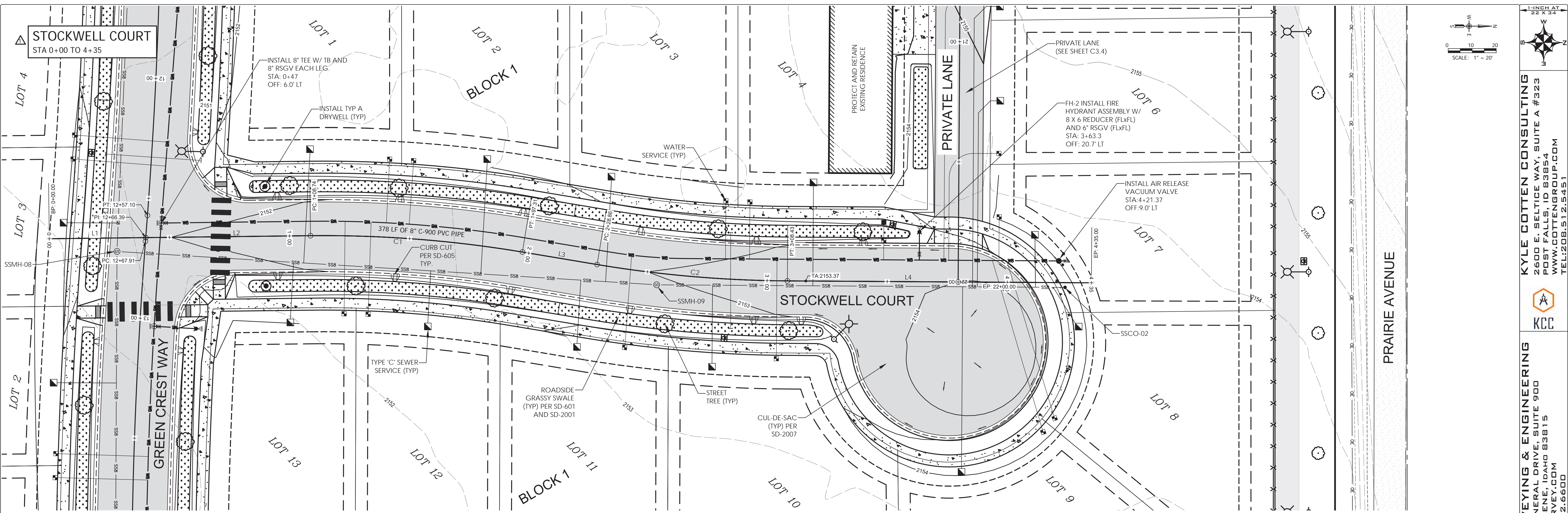
KCC

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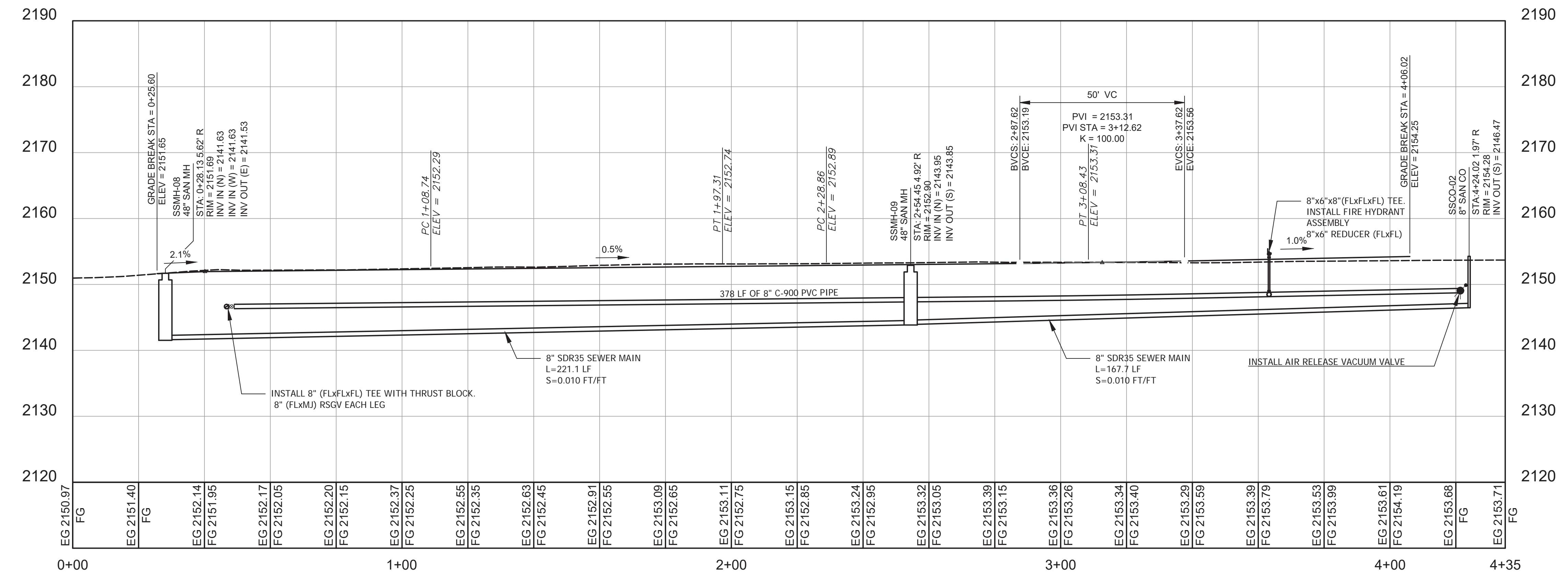
STOCKWELL COURT
 SUBDIVISION STREET & UTILITY PLAN
 CITY OF POST FALLS, IDAHO

REVISIONS:
 CITY COMMENTS - RMH

JOB #: 21-113
 SCALE: 1"=30'
 DATE: 1-27-2022
 SHEET C3.0



STOCKWELL COURT PROFILE
STA 0+00 TO 4+35



NOTES

- SEE COVER FOR PROJECT STATISTICS. SEE SHEET C2.0 FOR LOT ARRANGEMENT AND ESC INSTALLATIONS.
- SEE NOTES AND TABLES ON SHEET C3.0 FOR WATER, SEWER AND STORM FACILITY INSTALLATIONS.
- SEE DETAIL SHEETS D1-4 FOR DETAILS FOR UTILITY AND STREET CONSTRUCTION.
- SEE LINE AND CURVE TABLE ON SHEET C3.3.
- SEE DETAILED INTERSECTION DRAINAGE ON SHEET C3.3.

CITY OF POST FALLS

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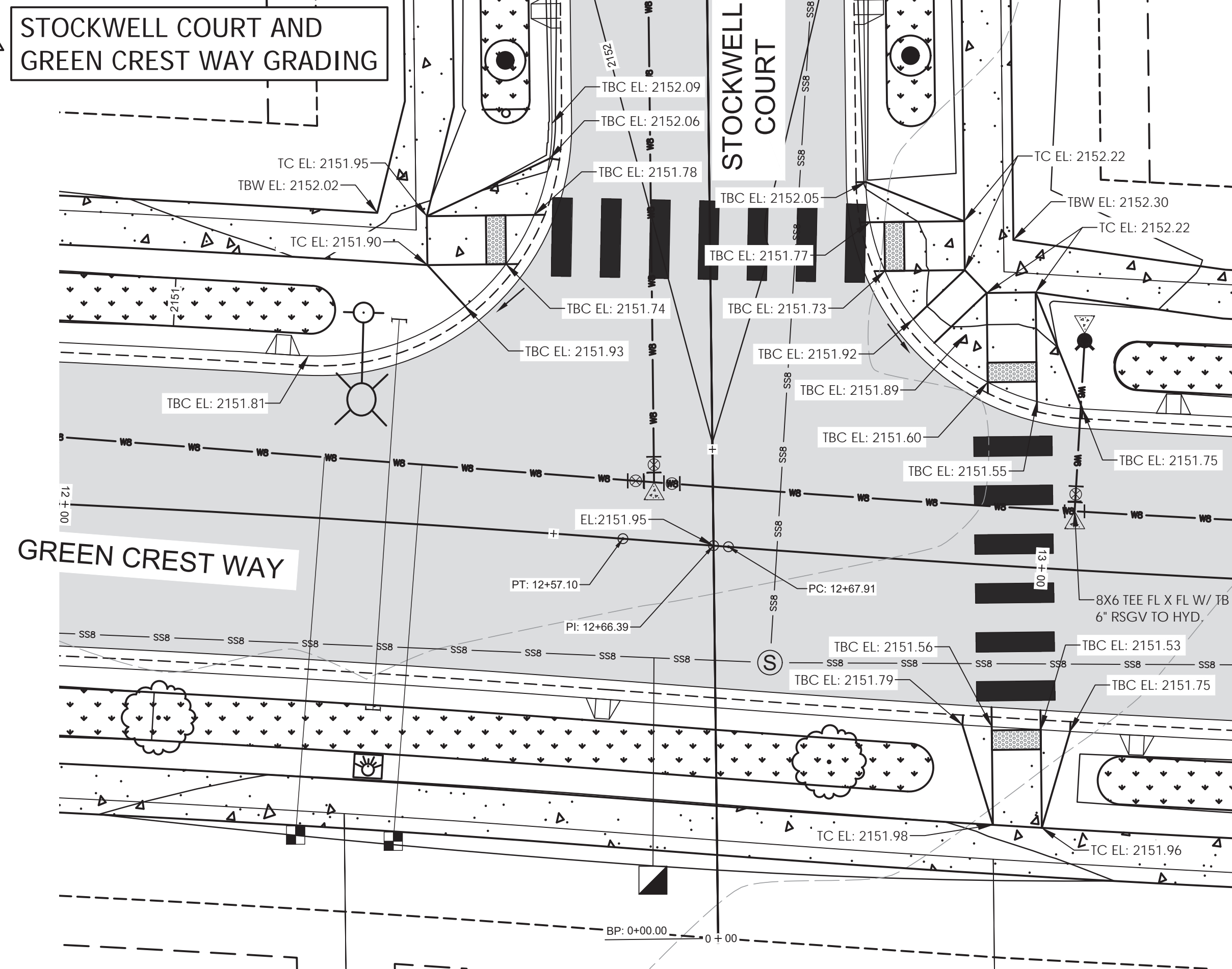
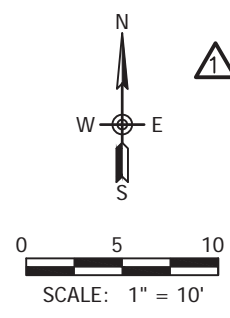
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STOCKWELL COURT
STOCKWELL COURT PLAN & PROFILE
CITY OF POST FALLS, IDAHO

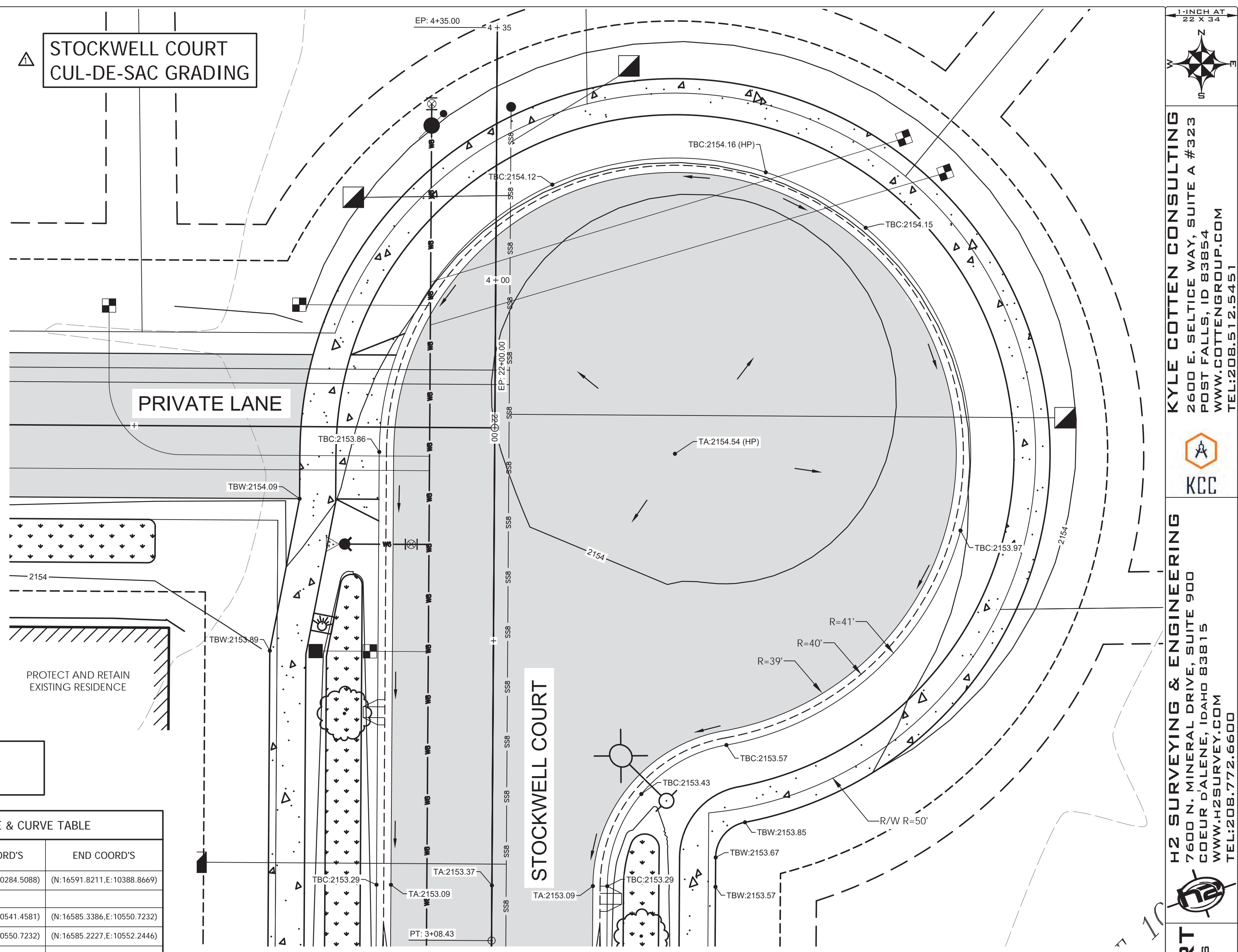
REVISIONS:
CITY COMMENTS - RMH

PROFESSIONAL ENGINEER
LICENSED
15140
STATE OF IDAHO
KYLE B. COTTEN

Job #: 21-113
SCALE: 1"=20'
DATE: 1-27-2022
SHEET C3.2



**STOCKWELL COURT
CUL-DE-SAC GRADING**



**GREEN CREST WAY LINE AND
CURVE TABLE**

GREEN CREST WAY ALIGNMENT LINE & CURVE TABLE					
TAG #	RADIUS	LINE/CHORD BEARING	LENGTH	START COORD'S	END COORD'S
L5		N89°58'49"E	104.36	(N:16591.7852,E:10284.5088)	(N:16591.8211,E:10388.8669)
C3	2000.00	S87°49'55"E	152.74	(N:16586.0443,E:10541.4581)	(N:16585.3386,E:10550.7232)
L6		S85°38'39"E	9.29	(N:16585.3386,E:10550.7232)	(N:16585.2227,E:10552.2446)
L7		S85°38'39"E	1.53	(N:16585.3386,E:10550.7232)	(N:16585.2227,E:10552.2446)
C4	2000.00	S87°43'56"E	145.77	(N:16579.4556,E:10697.8717)	(N:16579.3653,E:10726.6247)
L8		S89°49'13"E	28.75	(N:16579.4556,E:10697.8717)	(N:16579.3653,E:10726.6247)

**STOCKWELL COURT LINE AND
CURVE TABLE**

STOCKWELL COURT ALIGNMENT LINE & CURVE TABLE					
TAG #	RADIUS	LINE/CHORD BEARING	LENGTH	START COORD'S	END COORD'S
L1		N00°40'06"W	40.15	(N:16545.1878,E:10551.1915)	(N:16585.3386,E:10550.7232)
L2		N00°40'06"W	68.58	(N:16585.3386,E:10550.7232)	(N:16653.9166,E:10549.9232)
C1	500.00	N04°24'23"E	88.57	(N:16742.1093,E:10556.7191)	(N:16773.2274,E:10561.9159)
L3		N09°28'52"E	31.55	(N:16742.1093,E:10556.7191)	(N:16773.2274,E:10561.9159)
C2	500.00	N04°55'18"E	79.58	(N:16852.4275,E:10568.7358)	(N:16978.9927,E:10569.5358)
L4		N00°21'44"E	126.57	(N:16852.4275,E:10568.7358)	(N:16978.9927,E:10569.5358)

ROADWAY PAVING NOTES

FINISH GRADING AND PAVING
 COMPACT ROADWAY SUBGRADE AND EMBANKMENTS TO A MINIMUM 95% OF MAXIMUM DENSITY AS MEASURED BY AASHTO T-180, MODIFIED PROCTOR COMPACTION TEST. SCARIFY EXISTING GROUND SURFACE AND PLACE AND COMPACT 8" LOOSE LIFTS OF MATERIAL TO DESIGN ELEVATION. IF EMBANKMENT MATERIALS PRECLUDE DENSITY MEASUREMENTS BY NUCLEAR GAUGE METHOD THEN CONTRACTOR SHALL UTILIZE A PERFORMANCE SPECIFICATION COMPACTION EFFORT AND METHOD THAT ACHIEVES A FIRM AND UNYIELDING BASE. PERFORMANCE SHALL BE DOCUMENTED BY PROOF ROLL OF THE COMPACTED MATERIAL.

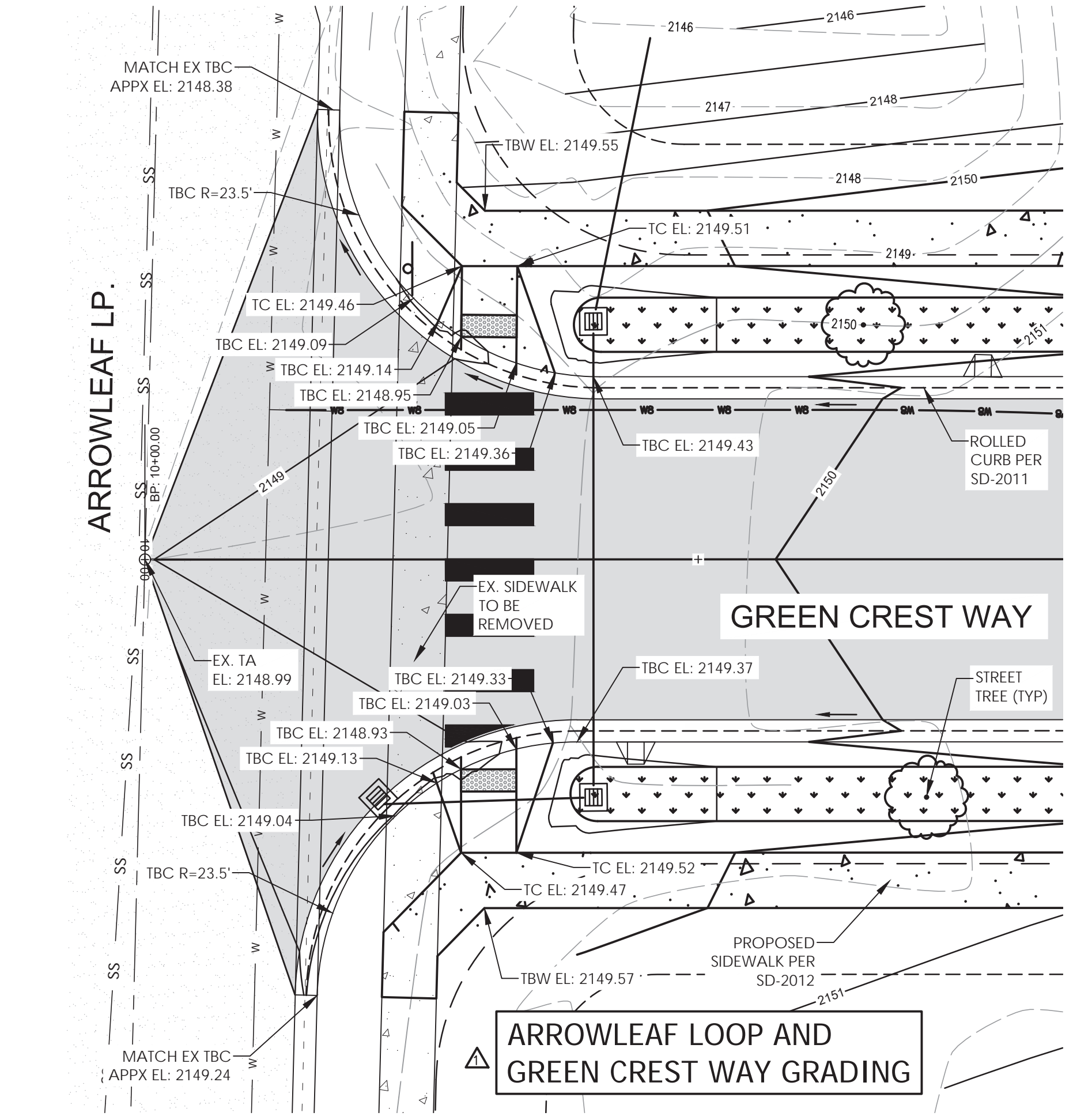
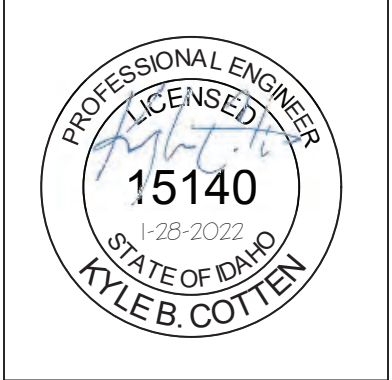
PLANT MIX AGGREGATE FOR SP-3 PLANT MIX PAVEMENTS SHALL CONFORM TO ITD SPECIFICATIONS SECTION 703.05. SEE ROADWAY DETAILS FOR ADDITIONAL INFORMATION.

TYPE - 1 CRUSHED AGGREGATE SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:
 SIEVE SIZE % PASSING
 1" 100
 3/4" 80-100
 3/8" 20-70
 NO. 4 5-20
 NO. 8 0-5
 NO. 200 0-3

TYPE - 2 CRUSHED AGGREGATE SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:
 SIEVE SIZE % PASSING
 2-1/2" 100
 2"90 - 100
 1"55 - 83
 NO. 4 30 -60
 NO. 30 18 -25
 NO. 200 0 -8

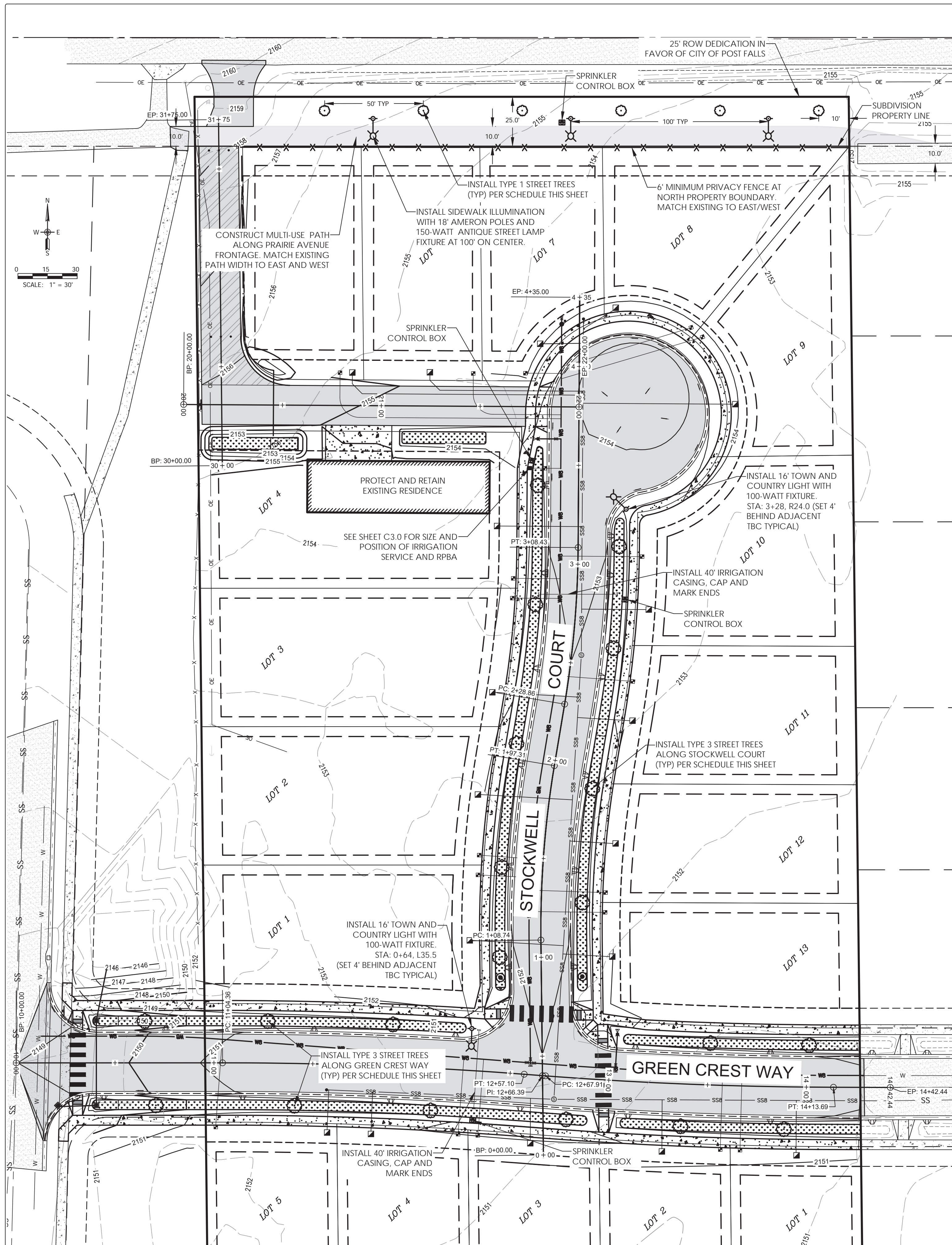
PLANT MIX PAVEMENT FOR THIS PROJECT SHALL CONFORM TO SUPERPAVE (SP-3) MIX AS FOLLOWS:
 SUPERPAVE (SP-3) MIX
 AGGREGATE SIZE = 1/2"
 AIR VOIDS = 4%
 VFA = 65-78%
 PG = 58-28
 RAP = MAX. 17%

CITY OF POST FALLS
 REVIEWER: _____
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 STOCKWELL COURT
 INTERSECTION DRAINAGE PLANS
 CITY OF POST FALLS, IDAHO
 REVISIONS:
 CITY COMMENTS - RWH
 JOB #: 21-113
 SCALE: 1" = 10'
 DATE: 1-27-2022
 SHEET 03.3

PERMIT DOCUMENT



LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. NOTIFY ENGINEER OF ANY ADVERSE FIELD CONDITIONS OR DISCREPANCIES.
- SEE SUBDIVISION PLAN SHEET C3.2 FOR THE IRRIGATION SERVICE LOCATION. CONTRACTOR IS RESPONSIBLE TO FURNISH LANDSCAPE IRRIGATION PLAN, UTILIZING THE CASING AND IRRIGATION SERVICE LOCATION PROVIDED, TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL. THE LANDSCAPE PLANTING STRIP, ROADSIDE SWALES, AND PRAIRIE FRONTAGE MUST BE FULLY COVERED BY IRRIGATION SYSTEM.
- CONTRACTOR SHALL INSTALL STREET TREES ACCORDING TO THE REQUIREMENTS OF THE CITY OF POST FALLS TREE STANDARDS MANUAL IN THE CONFIGURATION CALLED FOR BY THESE PLANS.
- HANDLE TREE STOCK CAREFULLY, TO AVOID CAUSING DAMAGE DURING PLANTING, AND PROTECT PLANTED TREES IN PLACE. IN THE EVENT THAT A TREE IS DAMAGED SUCH THAT IT IS AESTHETICALLY UNPLEASING OR IF THERE IS DOUBT IT WILL SURVIVE THE TREE SHALL BE REPLACED BY CONTRACTOR.
- ALL TREES AND SHRUBBERY NEAR STREETS MUST COMPLY WITH THE VISION CLEARANCE STANDARDS IN POST FALLS MUNICIPAL CODE CHAPTER 10.52 (MAINTENANCE OF INTERSECTION VISIBILITY.)
- SEE STREET TREE DATA TABLES BELOW FOR THE INSTALLATION OF STREET TREES IN THE PUBLIC ROW ADJACENT PRAIRIE AVENUE AND IN THE SUBDIVISION STREET ROW PLANTING STRIP AREAS.
- STREET TREES SHALL BE PER THE SCHEDULE THIS SHEET:
 - CLASS I: SMALL TREES WHICH DO NOT ATTAIN A MATURE HEIGHT OF MORE THAN 30 FEET. TYPICAL SPACING IS 15-30 FEET.
 - CLASS III: LARGE TREES, MORE THAN 60 FEET IN MATURE HEIGHT. TYPICAL SPACING IS 40-50 FEET.
- DIG TREE INSTALLATION HOLES 2 TIMES THE DIAMETER OF THE ROOT BALL OF THE TREE TO THE DEPTH OF THE ROOTS. CENTER THE TREE IN THE HOLE AND POSITION IT SO THAT THE ROOT FLAIR IS AT OR SLIGHTLY ABOVE SOIL LEVEL.
- REMOVE ALL WIRE BASKETS, BURLAP, CONTAINERS, TWINE, TAGS, AND WIRE TO THE MAXIMUM EXTENT POSSIBLE BEFORE OR DURING PLANTING.
- BACKFILL THE HOLE TO HALF FULL THEN SATURATE WITH 5 GALLONS OR MORE OF WATER TO FILL ALL HOLES AND CAVITIES AROUND THE ROOTS. FINISH FILLING THE HOLE AND SLOWLY WATER AGAIN WITH ANOTHER 5 GALLONS, OR MORE.
- COVER THE TREE RING AREA OF THE NEWLY PLANTED TREE WITH 2-4 INCHES OF WOODY MULCH LEAVING THE TRUNK AREA EXPOSED. BARK OR WOOD CHIPS ARE ACCEPTABLE MULCH MATERIALS.
- STAKE NEW TREES WITH 1" TIES FOR ADDED STABILITY. LOOSEN TIES ENOUGH TO ALLOW SWAYING AND STILL SUPPORT THE TREE IN AN UPRIGHT STATURE.
- ALL TREES INSTALLED BY THE CONTRACTOR SHALL INCLUDE DRIP IRRIGATION TO THE ROOT BALL. ESTABLISH A WATERING SCHEDULE TO THOROUGHLY WET THE ROOTED ZONE AT LEAST EVERY OTHER DAY. IN THE EVENT THAT THE STREET TREES ARE PLANTED BEFORE THE IRRIGATION SYSTEM IS ACTIVE THE CONTRACTOR SHALL FURNISH AND COORDINATE WATERING TO PROTECT THE ANY INSTALLED TREES.
- ALL TREES SHALL BE PLANTED WITHIN 48 HOURS OF ARRIVING ON SITE (TREES SHALL NOT BE STOCKPILED).

ILLUMINATION NOTES

- THE DESIGN AND CONSTRUCTION OF ROADWAY ILLUMINATION SYSTEMS PROVIDED HEREIN IS IN ACCORDANCE WITH THE CITY OF POST FALLS ROADWAY ILLUMINATION POLICY FOR PROVISION OF ADEQUATE ILLUMINATION FOR MOTOR VEHICLES, BICYCLES, AND PEDESTRIANS NEAR THE SUBDIVISION.
- CONTRACTOR SHALL COORDINATE WITH UTILITY PURVEYOR TO OBTAIN THE EQUIPMENT AND MATERIALS NEEDED FOR INSTALLATION OF PROJECT ILLUMINATION FACILITIES IN THE CONFIGURATION CALLED FOR BY THESE PLANS.
- LOCAL STREET LUMINAIRES SHALL BE EQUALLY SPACED ALONG THE ROADWAY, WITH A MAXIMUM SPACING OF 600 FEET AND A SINGLE LUMINAIRE IS REQUIRED AT EACH INTERSECTION OF A LOCAL ROADWAY WITH ANOTHER LOCAL ROADWAY. REFER TO THE TABLES 1-B AND 1-C AND THE PLANS FOR THE SELECTED MAST, ARM AND LUMINAIRE.
- PUBLIC SIDEWALKS WIDER THAN 8' REQUIRE ILLUMINATION. LUMINAIRES SHALL BE EQUALLY SPACED WITH A 100 FOOT MAXIMUM SEPARATION AND SHALL BE PLACED ON EACH BLOCK END, A MINIMUM OF 10 FEET AND A MAXIMUM OF 25 FEET FROM PEDESTRIAN RAMPS.
- ROADWAY INTERSECTIONS SHALL HAVE AN AVERAGE ILLUMINATION 1.5 TIMES HIGHER THAN THE ILLUMINATION REQUIRED FOR THE MORE HIGHLY ILLUMINATED STREET.

DATA TABLES

STREET TREE SCHEDULE				
CLASS	TYPE	ALIGNMENT	STATION	OFFSET
III	FREEMAN MAPLE	GREEN CREST	10+70	21.2R/L
III	PIN OAK	GREEN CREST	11+27	21.2L
III	PIN OAK	GREEN CREST	11+41	21.2R
III	FREEMAN MAPLE	GREEN CREST	11+90	21.2L
III	FREEMAN MAPLE	GREEN CREST	12+11	21.2R
III	PIN OAK	GREEN CREST	12+80	21.2R
III	FREEMAN MAPLE	GREEN CREST	13+37	21.2R
III	PIN OAK	GREEN CREST	13+51	21.2L
III	PIN OAK	GREEN CREST	13+89	21.2R
III	FREEMAN MAPLE	GREEN CREST	14+01	21.2L
III	FREEMAN MAPLE	STOCKWELL	1+00	20.7L
III	PIN OAK	STOCKWELL	1+28	20.7R
III	PIN OAK	STOCKWELL	1+44	20.7L
III	FREEMAN MAPLE	STOCKWELL	1+89	20.7R
III	FREEMAN MAPLE	STOCKWELL	2+05	20.7L
III	PIN OAK	STOCKWELL	2+60	20.7R
III	FREEMAN MAPLE	STOCKWELL	2+78	20.7L
III	FREEMAN MAPLE	STOCKWELL	3+09	20.7R
III	PIN OAK	STOCKWELL	3+40	20.7L
I	JPN FLWR CHERRY	PRAIRIE		PLANT PER LANDSCAPE PLAN DIMENSION
I	PAPERBARK MAPLE	PRAIRIE		
I	JPN FLWR CHERRY	PRAIRIE		
I	PAPERBARK MAPLE	PRAIRIE		
I	JPN FLWR CHERRY	PRAIRIE		
I	PAPERBARK MAPLE	PRAIRIE		

Roadway Classification / (Smart Code Zone)	Luminaire Type & Catalogue #	Mounting Height /	Curb Overhang	Wattage	Spacing
Residential (T2-T3)	Cobra Head # M2AR10S1H2AMS22 268	30 Feet	2 Feet	100	600 Ft. max.
	Town & Country # T10R10S1N2AMS3BL 104	16 Feet	4 Foot curb setback	100	300 Ft. max.

Pole Type & Catalogue #	Luminaire Type & Catalogue #	Mounting Height	Pole Height	Wattage	Spacing
Ameron # 5B119SPL With top cap and single LMA	Antique Street Lamp # EH16RT150SMED	14 Feet	18 Feet	150	100 Ft. max.

Roadway Classification / (Smart Code Zone)	Luminaire Type & Catalogue #	Mounting Height /	Curb Overhang	Wattage	Spacing
Residential (T2-T3)	Cobra Head # M2RC10S1N2GMC3	30 Feet	2 Feet	100	600 Ft. max.
	Town & Country # LXF10SR233U0233	16 Feet	4 Foot curb setback	100	300 Ft. max.

CALL FOR LOCATES 2 WORKING DAYS PRIOR TO EXCAVATION
 KOOTENAI COUNTY
 1-800-428-4950

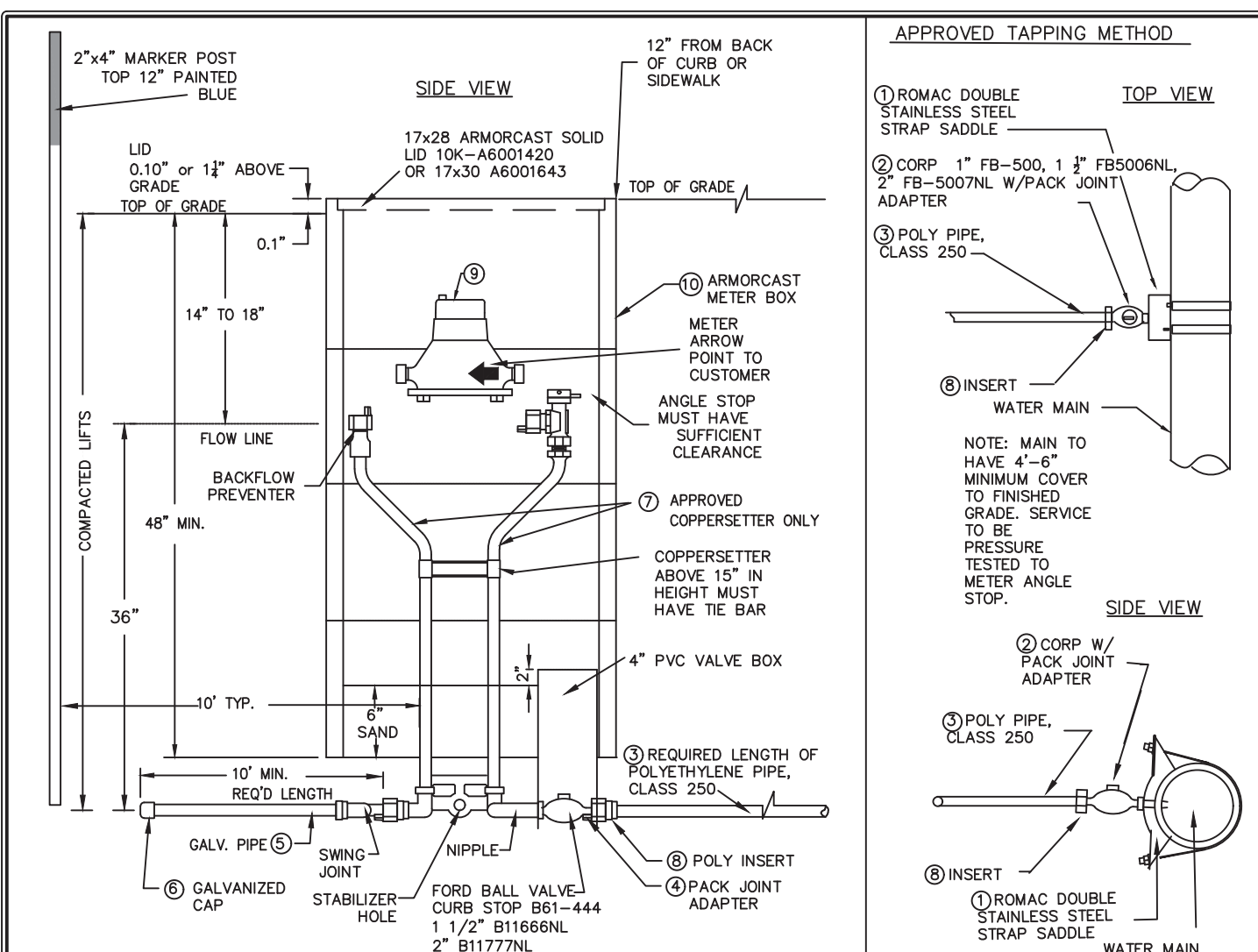


CITY OF POST FALLS
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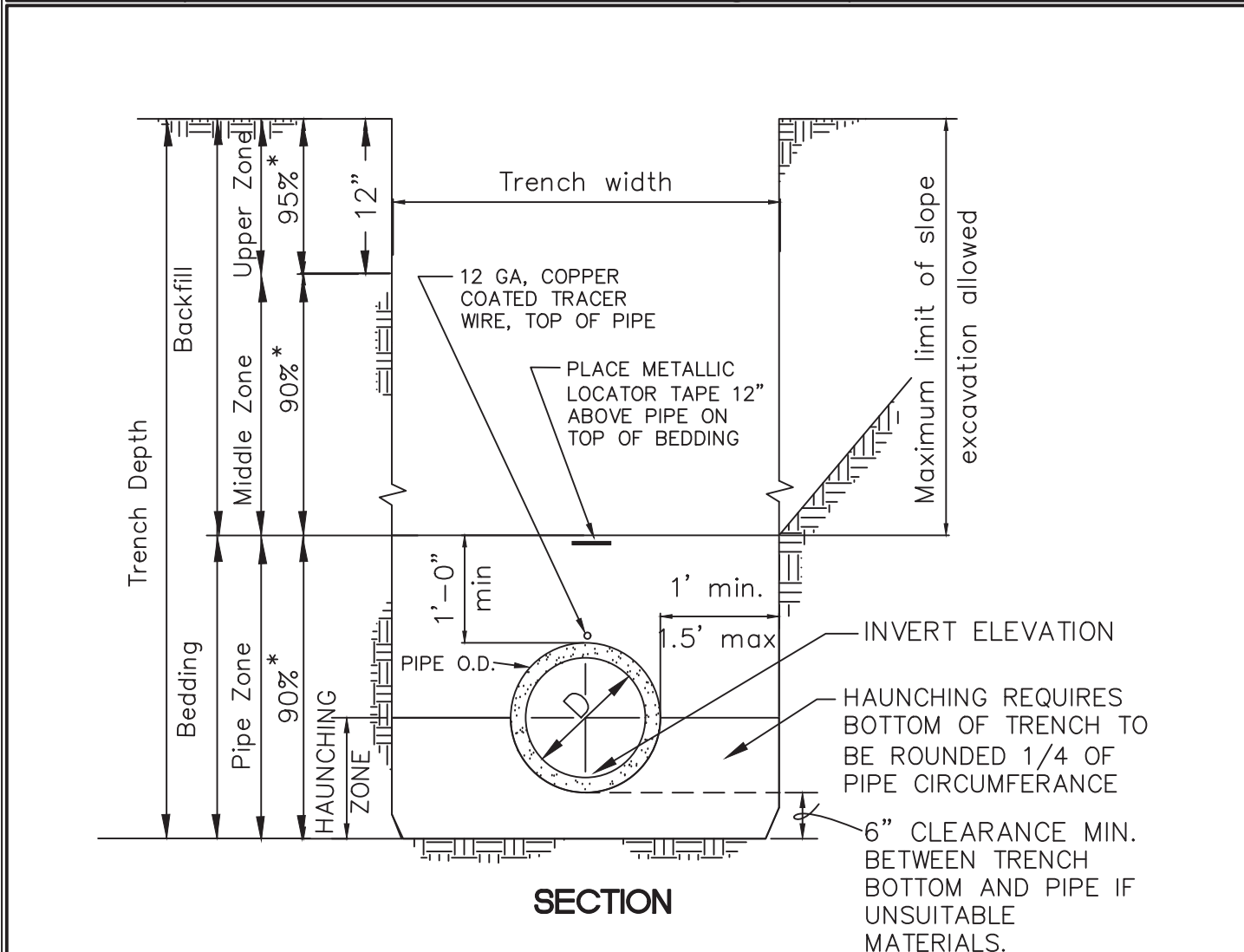
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 SHEET 1.0



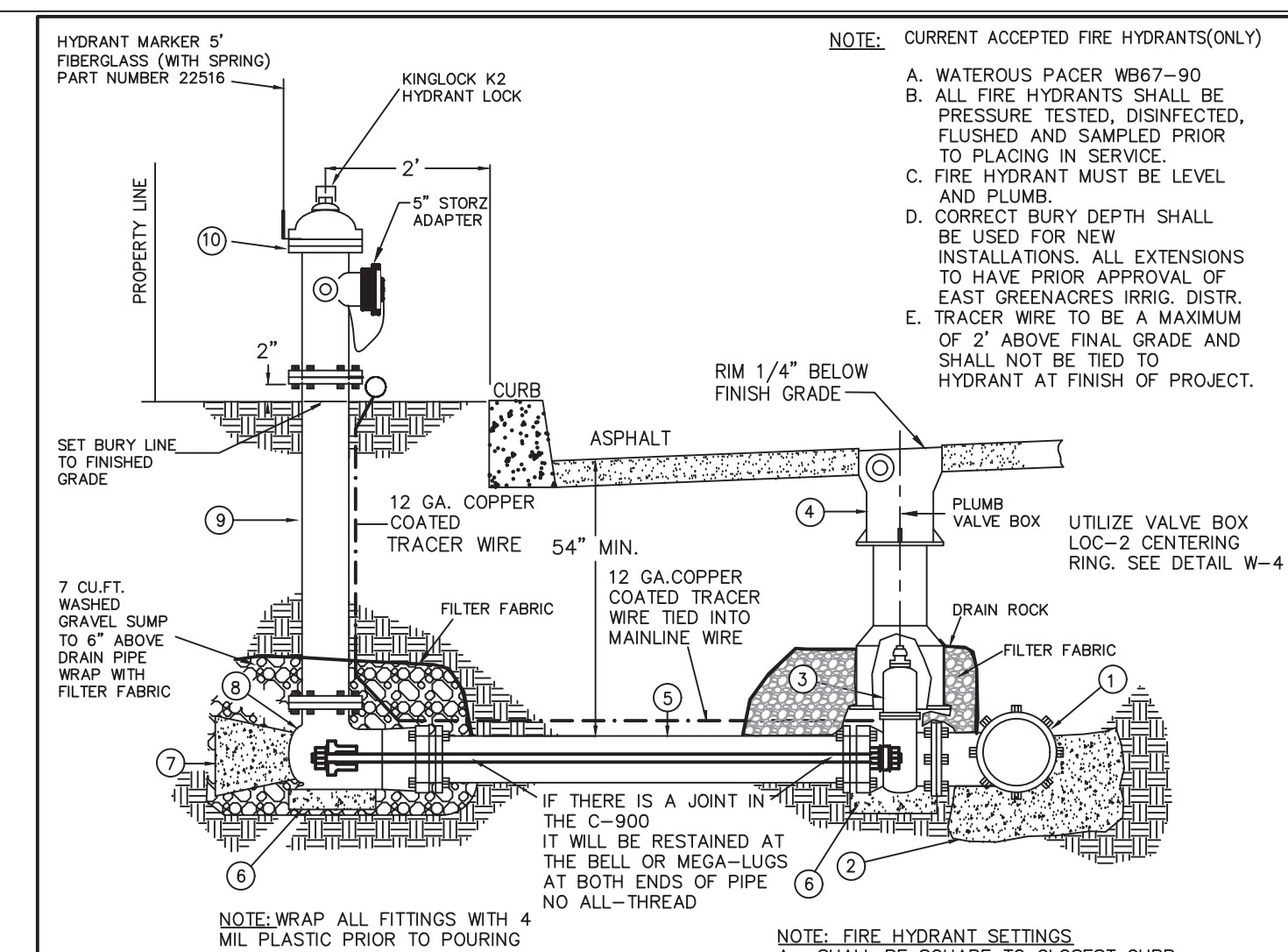
ITEM NO.	NO. REQ'D	DESCRIPTION
1	1	ROMAC DOUBLE STRAP SERVICE SADDLE
2	1	IPS x POLY PACK JOINT BRONZE CORPORATION STOP
3	1	1" x 1/2" POLY PACK JOINT BRONZE CORPORATION STOP
4	1	IPS x POLY BRASS PACK JOINT ADAPTER
5	1	MIN 10' LONG GALVANIZED IRON PIPE BACK SIDE GALVANIZED CAP
6	1	* APPROVED NO LEAD COPPERSSETTER
7	1	FORD 1" VEH74-36W-11-44-NL A.Y. McDONALD 1" 720-436WDD044
8	2	FORD 1 1/2" VEH76-36-11-66 A.Y. McDONALD 1 1/2" 720-B636WDF665
9	2	FORD 2" VEH77-36-11-77 A.Y. McDONALD 2" 720-B736WDF775
10	4	POLY INSERTS WHERE NEEDED

APPROVED BY:	DATE:
East Greenacres Irrigation District	2/01/18
Standard Drawing No. W-1	



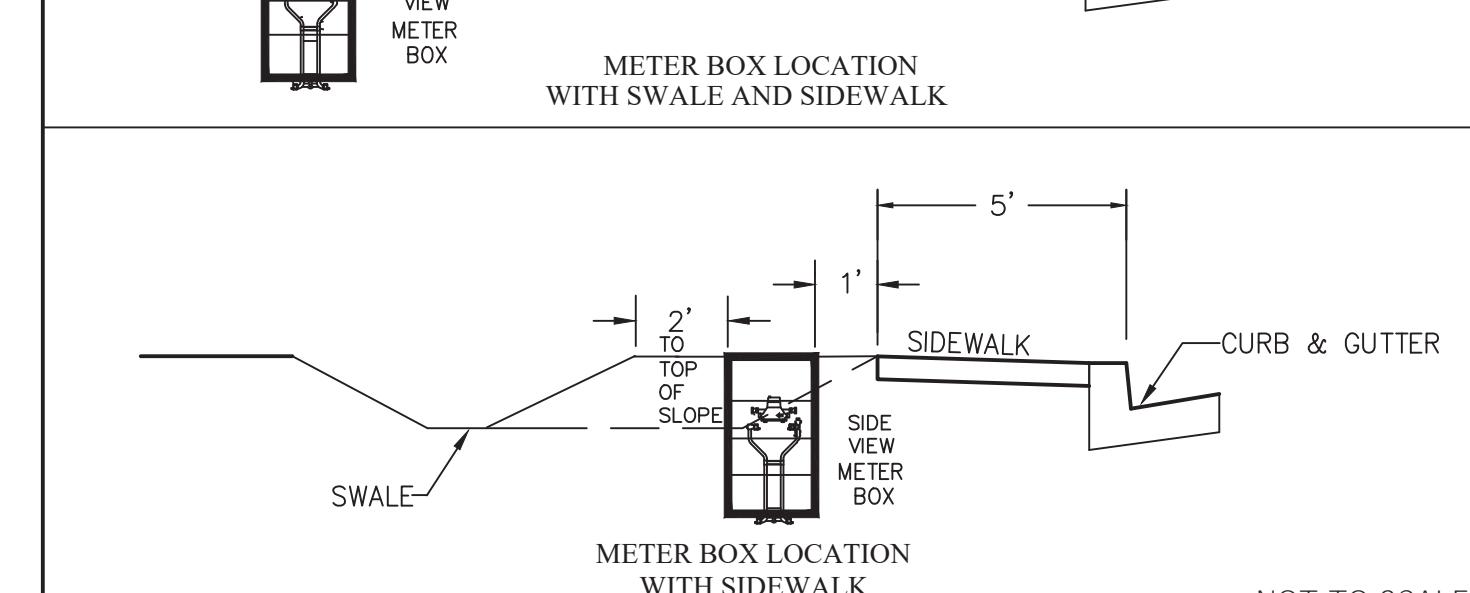
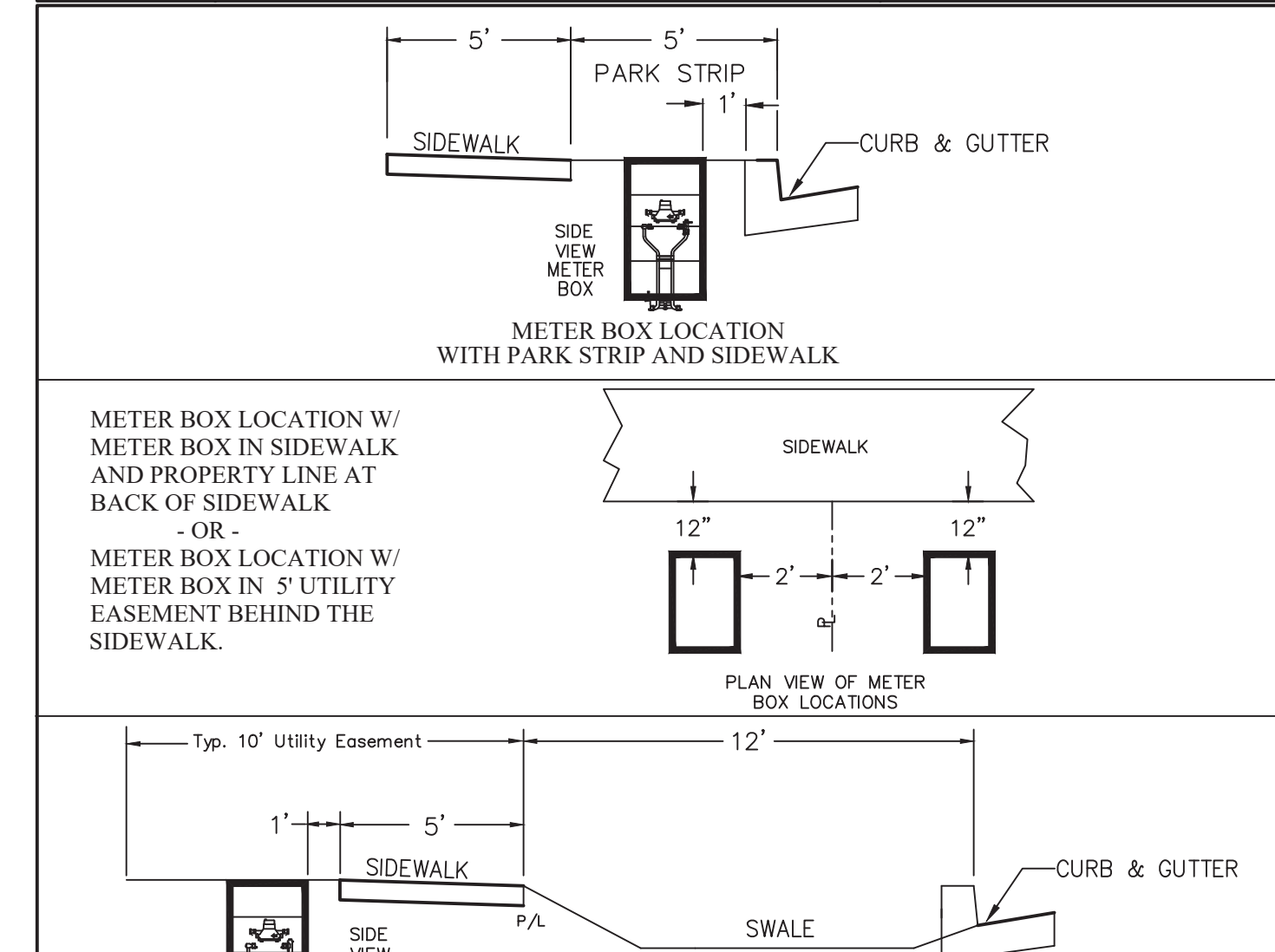
- NOTES:**
- MINIMUM DEPTH OF COVER FROM THE TOP OF PIPE TO FINISHED GRADE SHALL BE 4'-6".
 - (* INDICATES MINIMUM RELATIVE COMPACTION USING MODIFIED PROCTOR (ASTM D-1557).
 - BEDDING MATERIAL SHALL BE IMPORTED SAND WHICH SHALL BE APPROVED BY DISTRICT PRIOR TO USING. BEDDING SHALL BE PLACED AT A MINIMUM DEPTH OF 12" ABOVE PIPE.
 - BEDDING MATERIAL SHALL BE DISTRIBUTED TO AN EVEN GRADE ACROSS THE WIDTH OF THE TRENCH PROFILE.
 - BACKFILL WITH ROCKS IN EXCESS OF 5" DIAMETER OR SHARP JAGGED ROCK SHALL NOT BE ALLOWED IN THE TRENCH AT ANY TIME FROM BOTTOM OF TRENCH TO FINISHED GRADE. ONLY SELECT MATERIAL SHALL BE USED.
 - COMPACTION SHALL BE ACCOMPLISHED BY APPROVED METHODS IN MAXIMUM 12" LIFTS ABOVE THE COMPACTED BEDDING MATERIALS.

APPROVED BY:	DATE:
East Greenacres Irrigation District	5/19/15
Standard Drawing No. W-5	

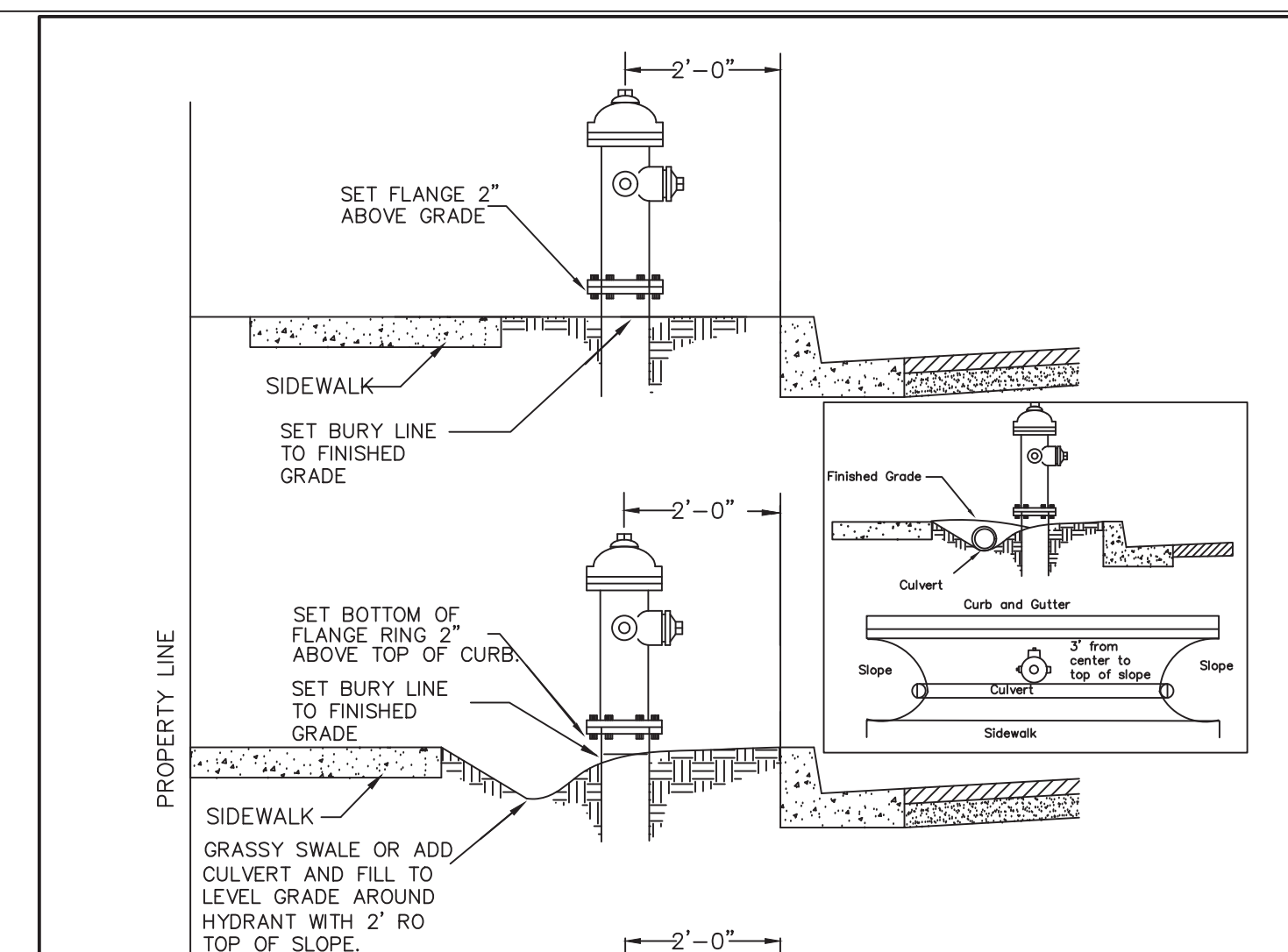


ITEM NO.	NO. REQ'D	DESCRIPTION
1	1	MAIN SIZE M.J. x M.J. x FLANGED CLASS 360 DUCTILE IRON TAR COATED TEE
2	1	CONCRETE BLOCKING PER STD DWG W-9, W10
3	1	6" FLANGE x M.J. GATE RESILIENT SEAT GTE VALVE AS PER ISPIC SEC. 451.03
4	1	TYLER CAST IRON VALVE BOX W/LID, SERIES 6855 OR APPROVED EQUAL
5	1	4" C-900 PVC PIPE x REQ'D LENGTH OR APPROVED EQUAL
6	1	CONCRETE PAD - 4"x12" UNDER HEEL
7	1	CONCRETE BLOCKING - POURED THRUST BLOCKING
8	1	EXTENSION
9	1	FIRE HYDRANT - WATEROUS PACER W667-90
10	1	

APPROVED BY:	DATE:
East Greenacres Irrigation District	1/30/19
Standard Drawing No. W-2	

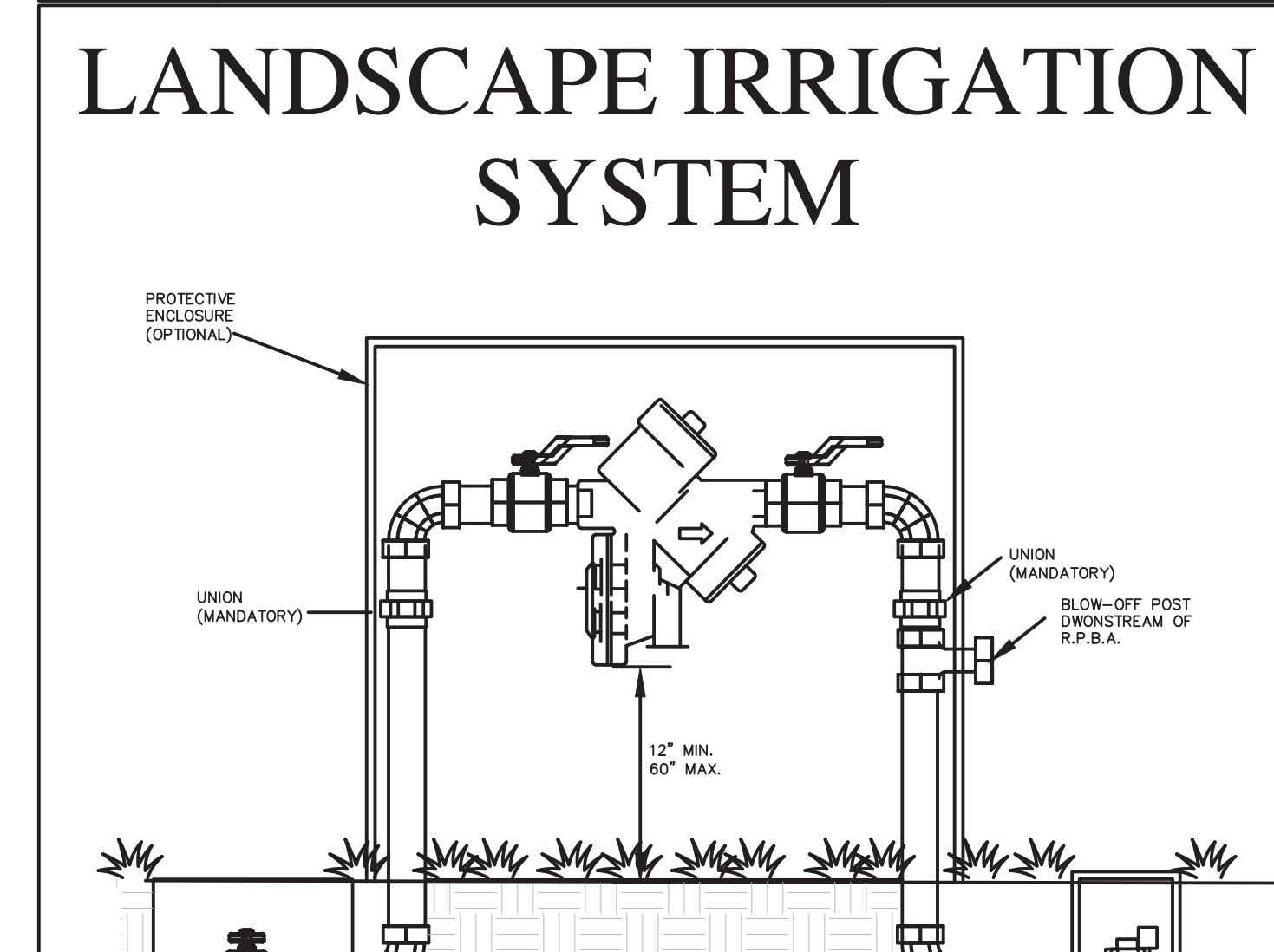


APPROVED BY:	DATE:
East Greenacres Irrigation District	5/19/15
Standard Drawing No. W-7	



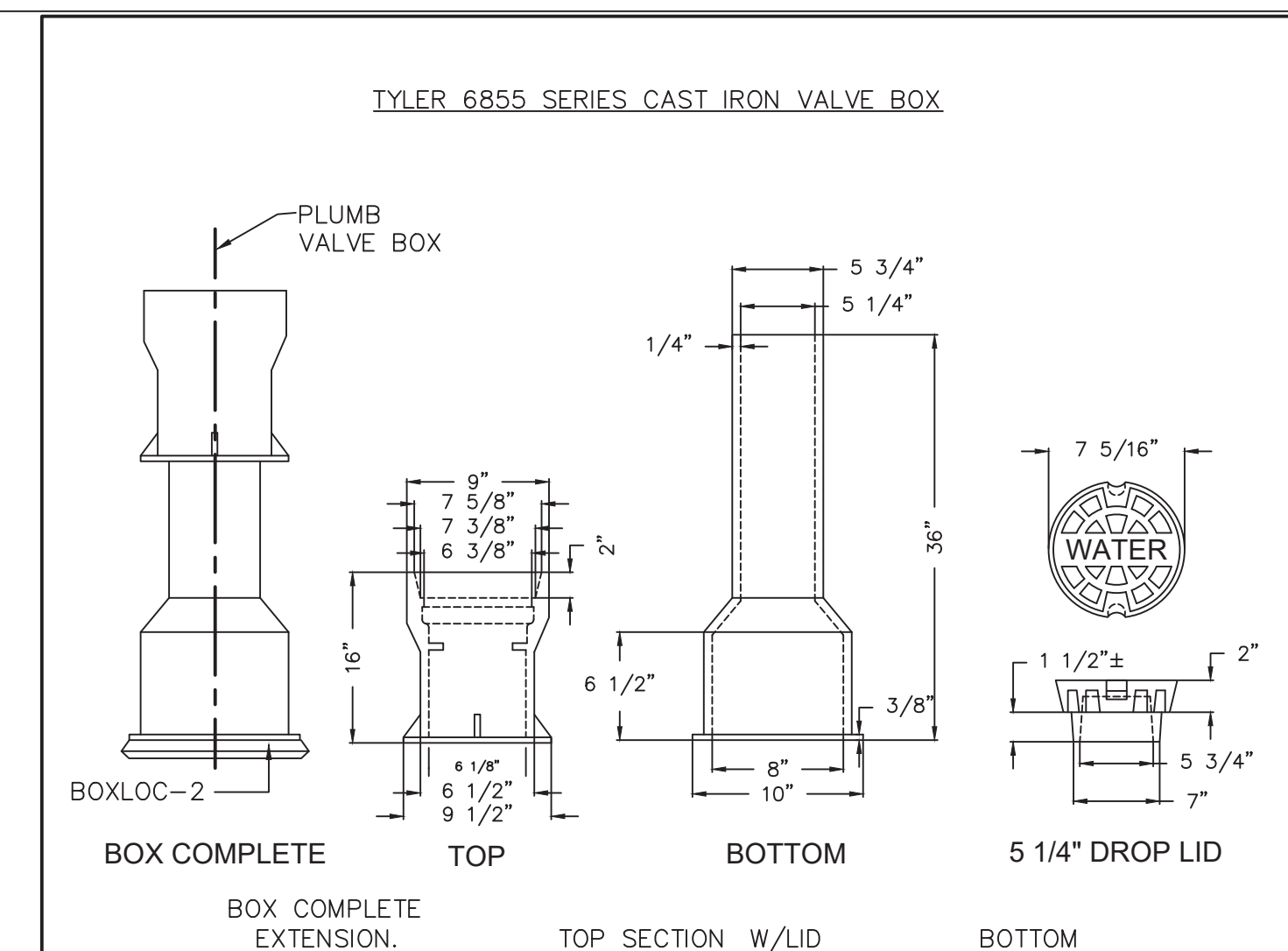
APPROVED BY:	DATE:
East Greenacres Irrigation District	1/22/19
Standard Drawing No. W-3	

APPROVED BY:	DATE:
East Greenacres Irrigation District	5/19/15
Standard Drawing No. W-4	



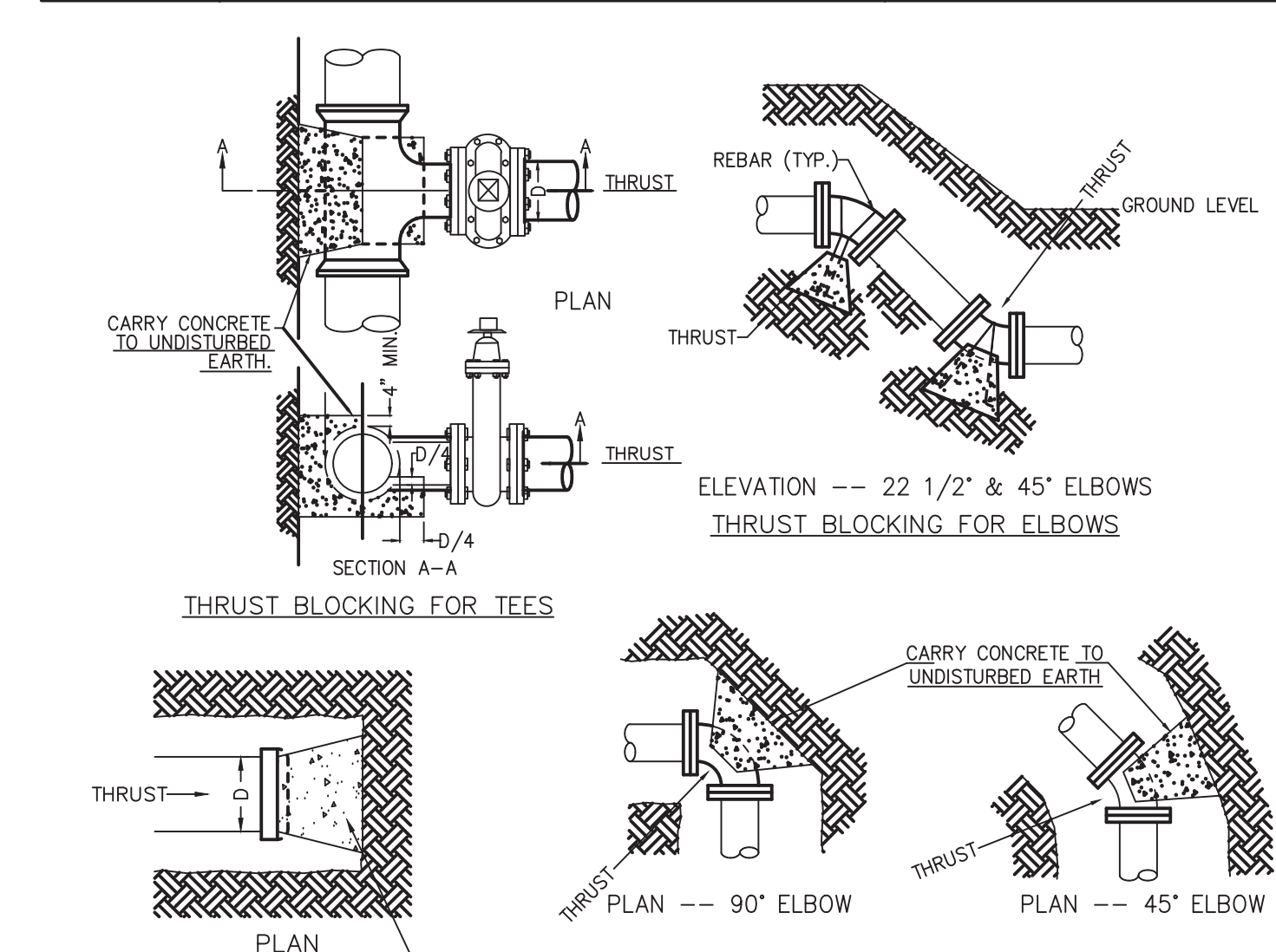
- NOTES:**
- A.W.W.A. MANUAL OF WATER SUPPLY PRACTICES M14: AN RP MUST NOT BE INSTALLED IN A PIT OR BELOW GRADE WHERE THE RELIEF VALVE COULD BECOME SUBMERGED IN WATER OR WHERE FUMES COULD BE PRESENT AT THE RELIEF-VALVE DISCHARGE, BECAUSE THIS INSTALLATION MAY ALLOW WATER OR FUMES TO ENTER THE ASSEMBLY.
 - AN R.P.B.A. MAY PERIODICALLY DISCHARGE WATER FROM THE RELIEF VALVE. IF THE RP DISCHARGE IS PIPED TO A DRAIN, AN AIR-GAP SEPARATION MUST BE INSTALLED AT THE RELIEF VALVE.

APPROVED BY:	DATE:
East Greenacres Irrigation District	5/15/18
Standard Drawing No. W-13	



BOX COMPLETE EXTENSION IN INCHES	WEIGHT	TOP SECTION W/LID LENGTH	W/LID WEIGHT	BOTTOM LENGTH	WT.
40"-51"	90 LB.	16"	45 LB.	36"	45 LB.

APPROVED BY:	DATE:
East Greenacres Irrigation District	5/19/15
Standard Drawing No. W-4	

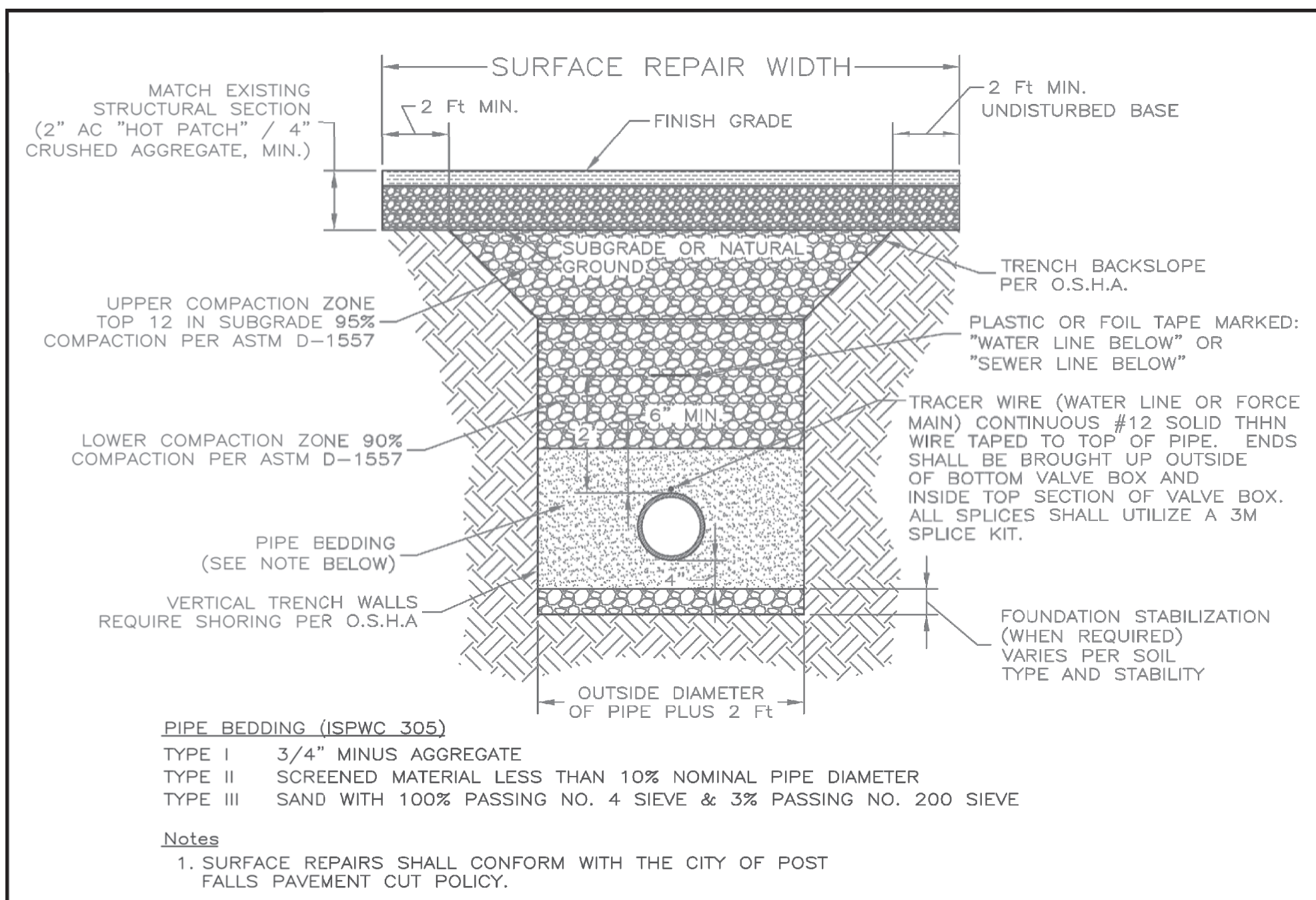


- NOTES:**
- ALL CONCRETE TO BE MIN 2500 P.S.I.
 - KEEP CONCRETE CLEAR OF NUTS AND BOLTS WHEN USING FLANGED FITTINGS.
 - USE MIN 4 MILL PLASTIC WRAPPED AGAINST FITTINGS TO PROTECT BOLTS.
 - ECOLOGY BLOCKS MAY BE USED FOR MAINS 12" & SMALLER WITH GROUT TO TRANSLATE BEARING PRESSURE TO BLOCK.

APPROVED BY:	DATE:
East Greenacres Irrigation District	5/15/18
Standard Drawing No. W-13	

KYLE COTTEN CONSULTING
 2600 E. SELTICE WAY, SUITE A #323
 POST FALLS, ID 83854
 WWW.COTTENGROUP.COM
 TEL: 208.512.5451
 H2 SURVEYING & ENGINEERING
 7600 N. MINERAL DRIVE, SUITE 900
 COEUR D'ALENE, IDAHO 83815
 WWW.H2SURVEY.COM
 TEL: 208.772.6600
 STOCKWELL COURT
 DETAIL SHEET
 CITY OF POST FALLS, IDAHO
 REVISIONS:
 CITY COMMENTS - RWH
 JOB #: 21-113
 SCALE: N/A
 DATE: 1-27-2022
 SHEET 0-1

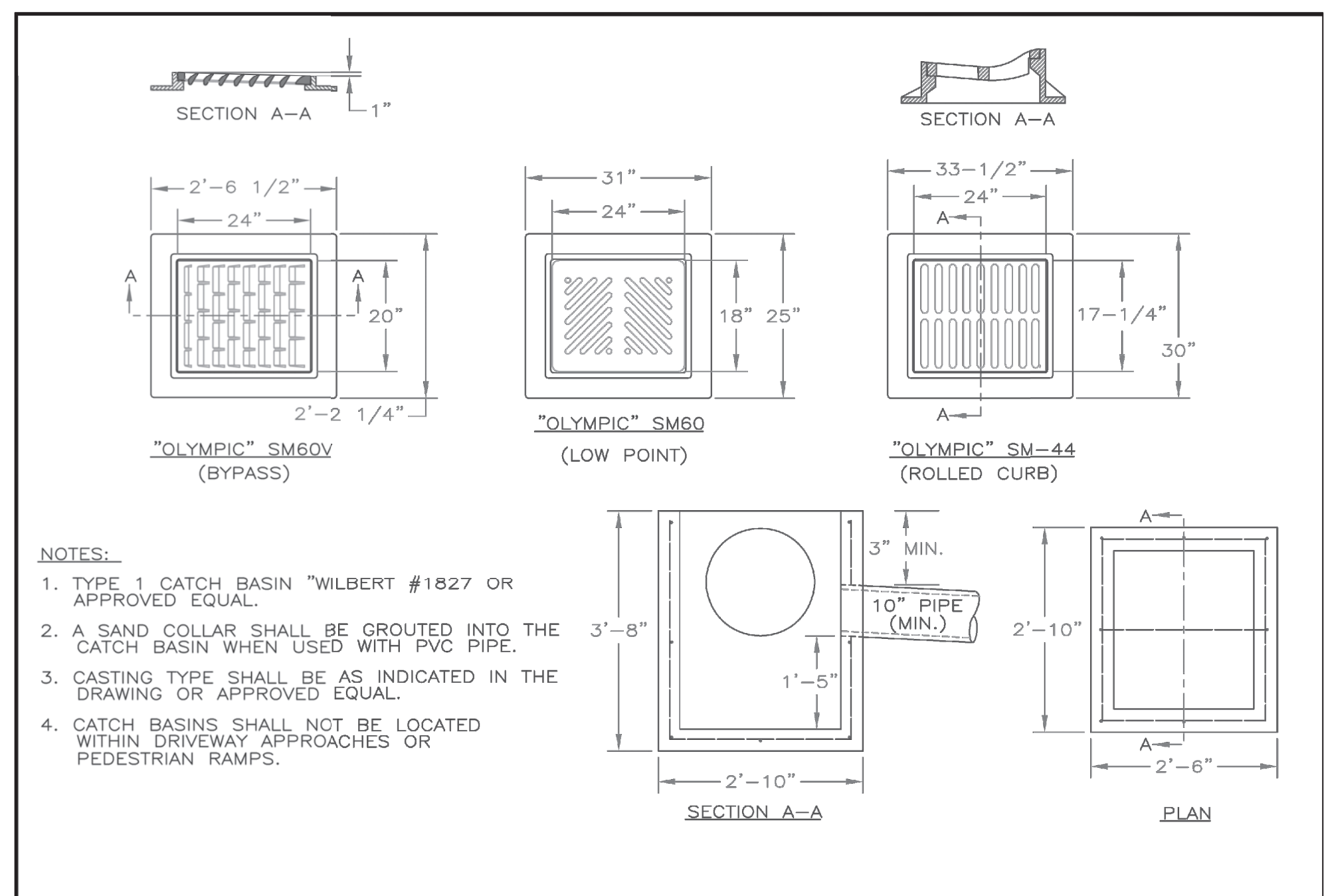
PERMIT DOCUMENT



APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

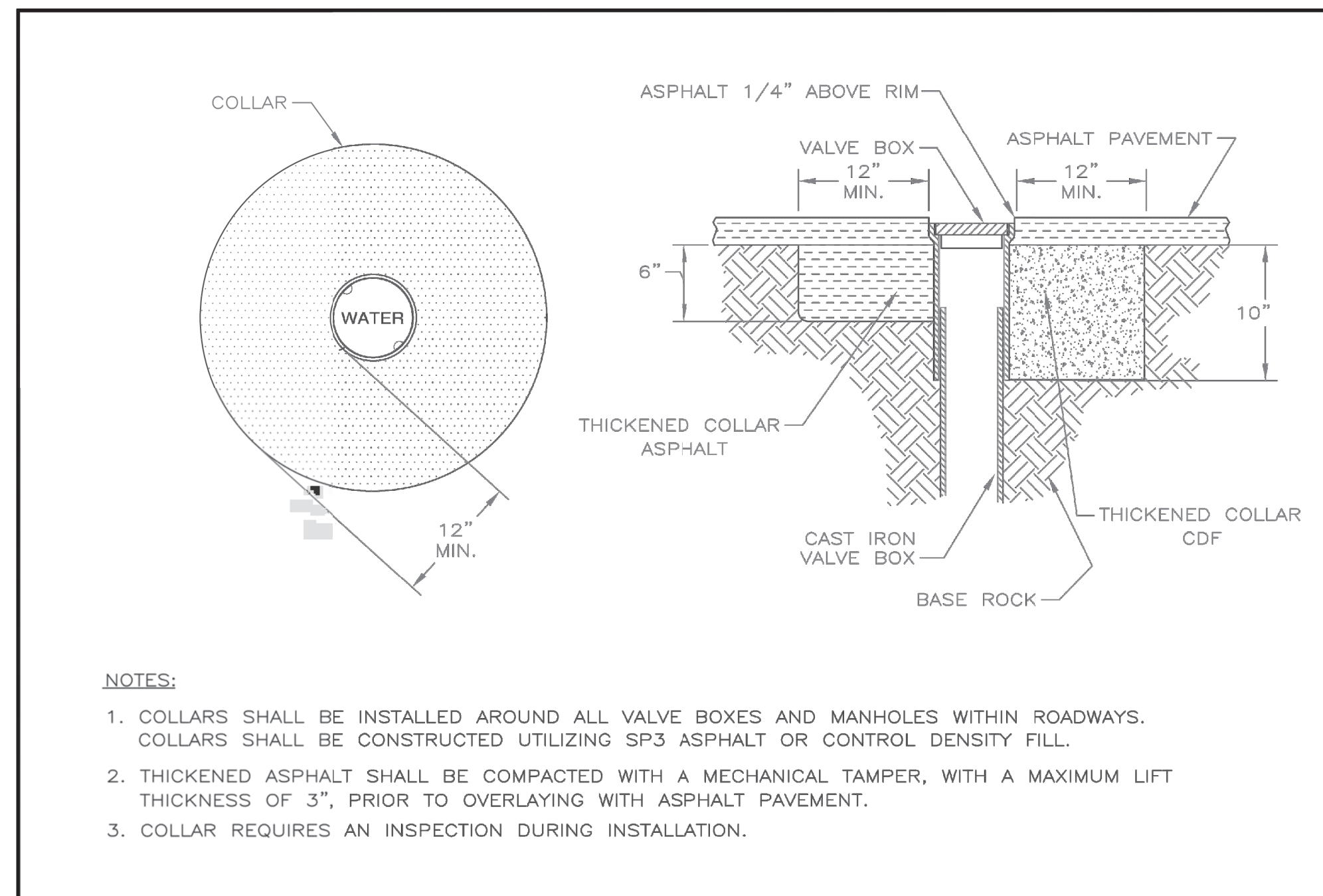
STANDARD DRAWING NO. SD 301



APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

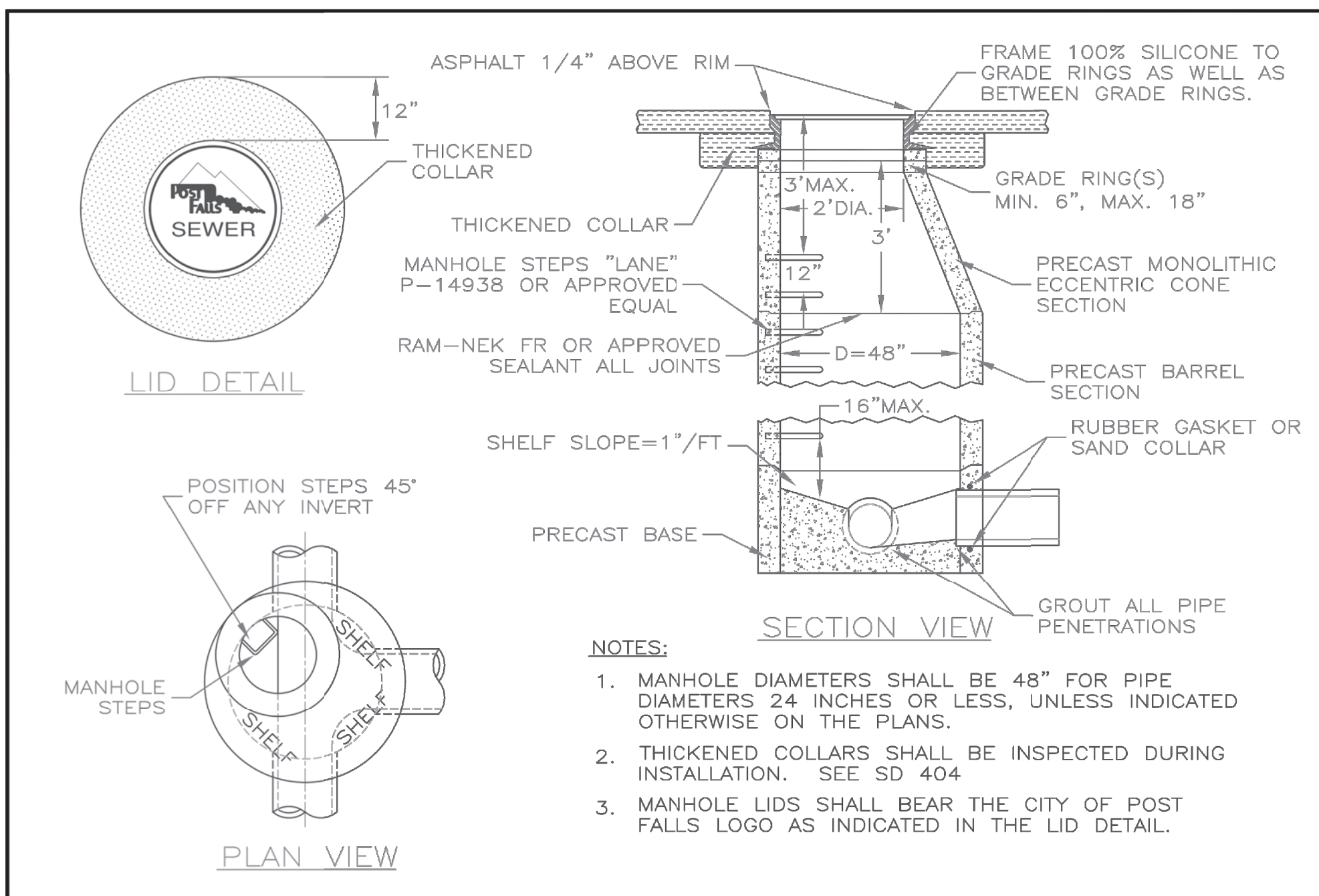
STANDARD DRAWING NO. SD 602



APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

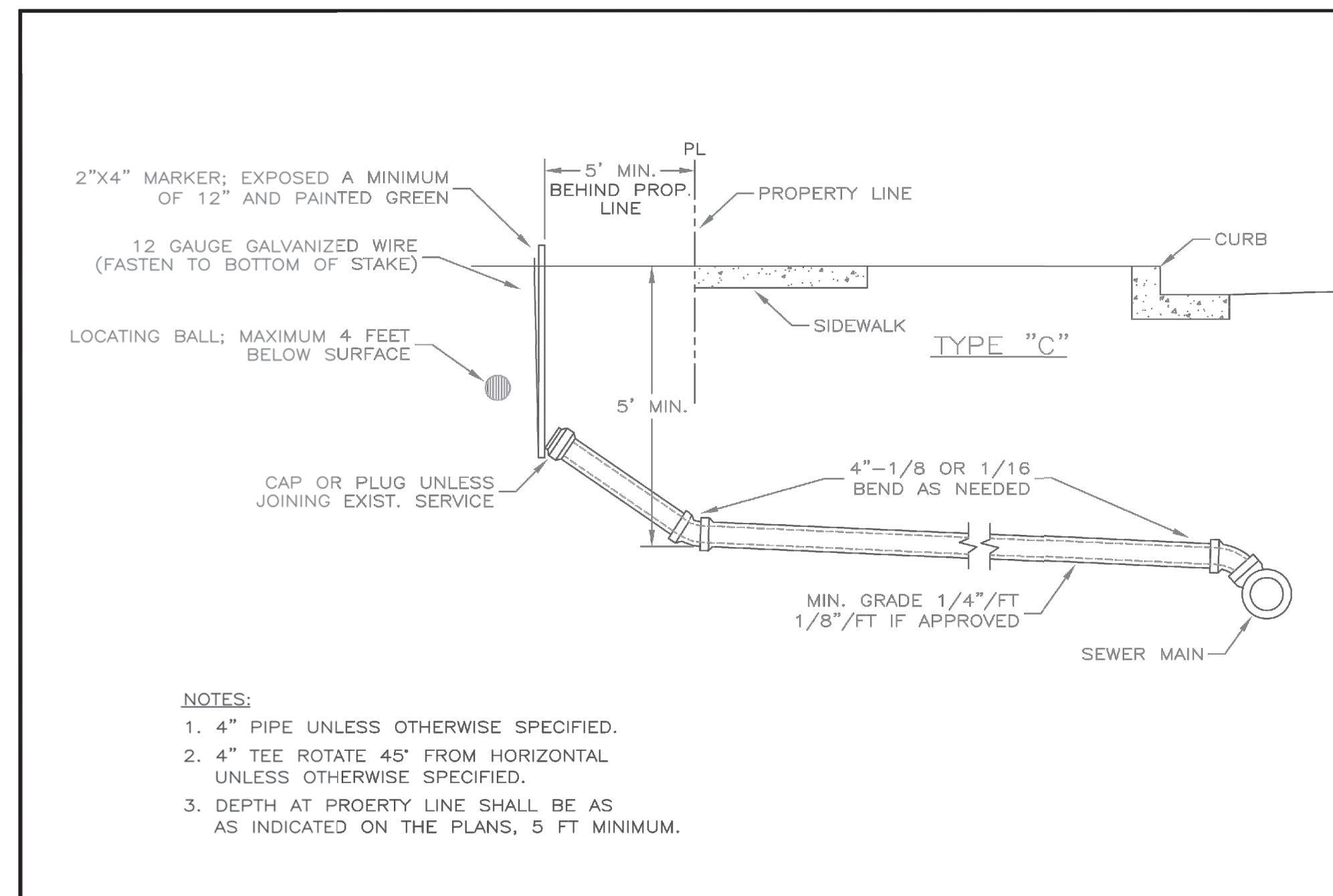
STANDARD DRAWING NO. SD 404



APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

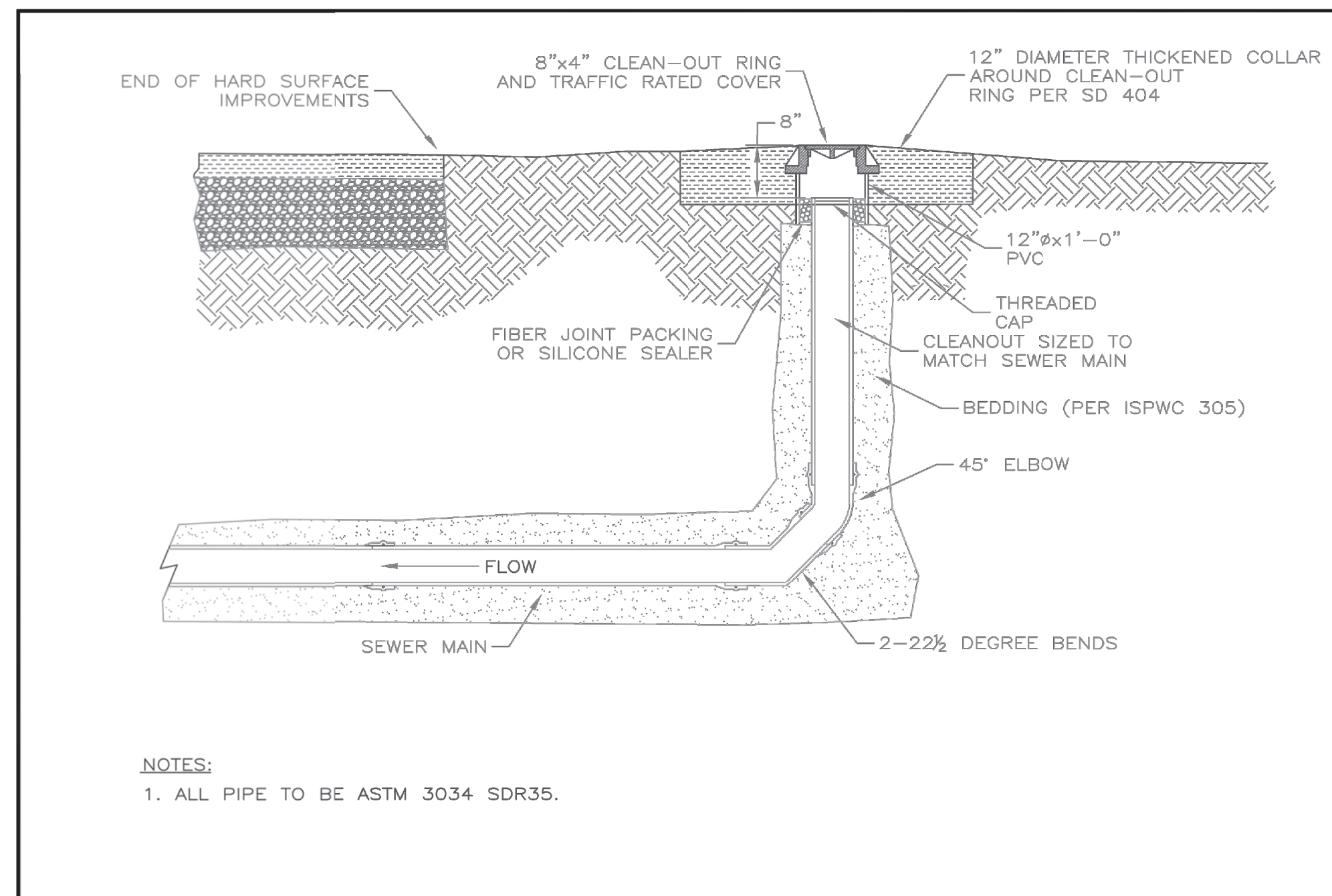
STANDARD DRAWING NO. SD 501



APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

STANDARD DRAWING NO. SD 504



APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

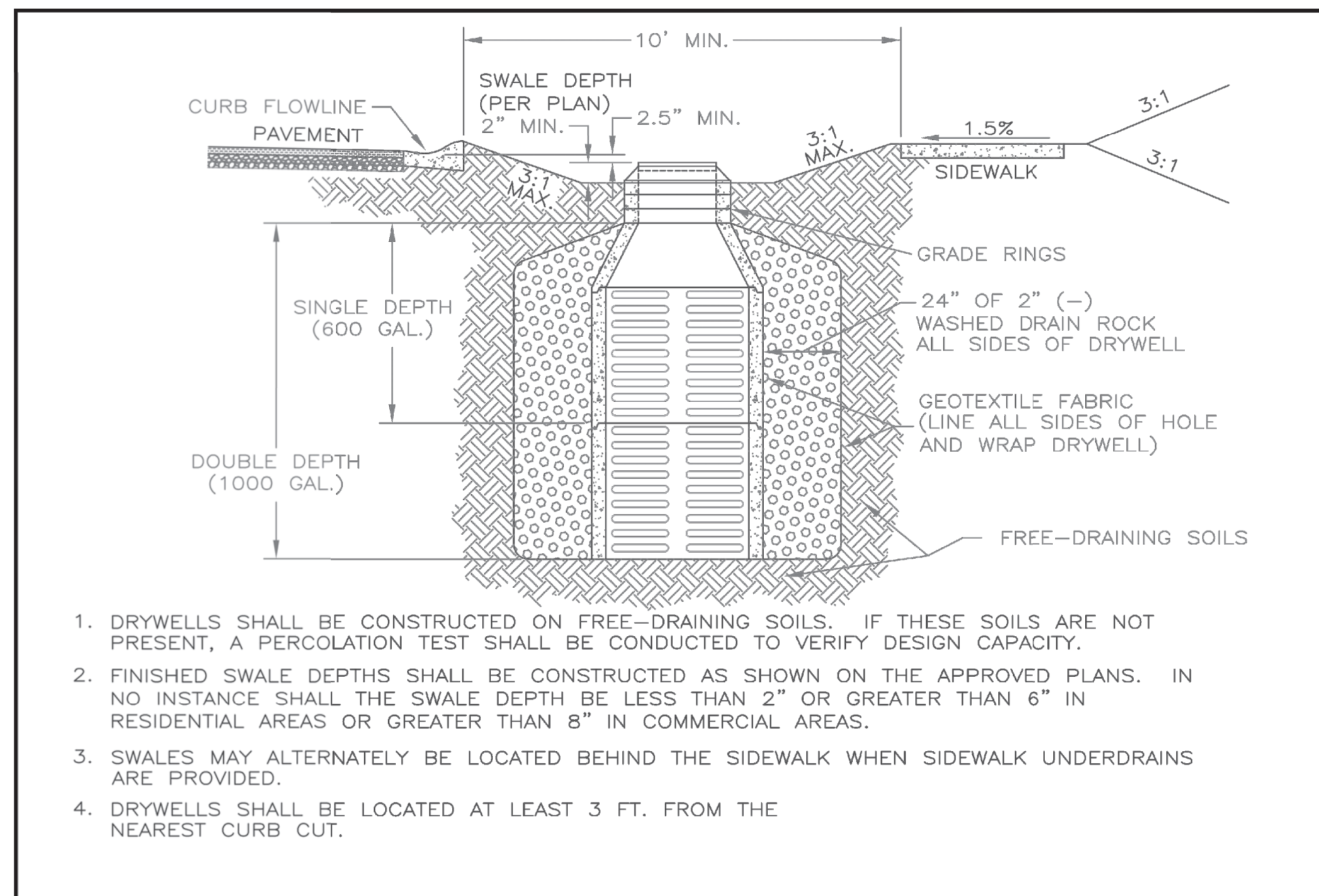
POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

STANDARD DRAWING NO. SD 506

CITY OF POST FALLS
 REVIEWER: _____
 ACCEPTANCE: YES ___ / NO ___
 DATE ACCEPTED: _____



PERMIT DOCUMENT

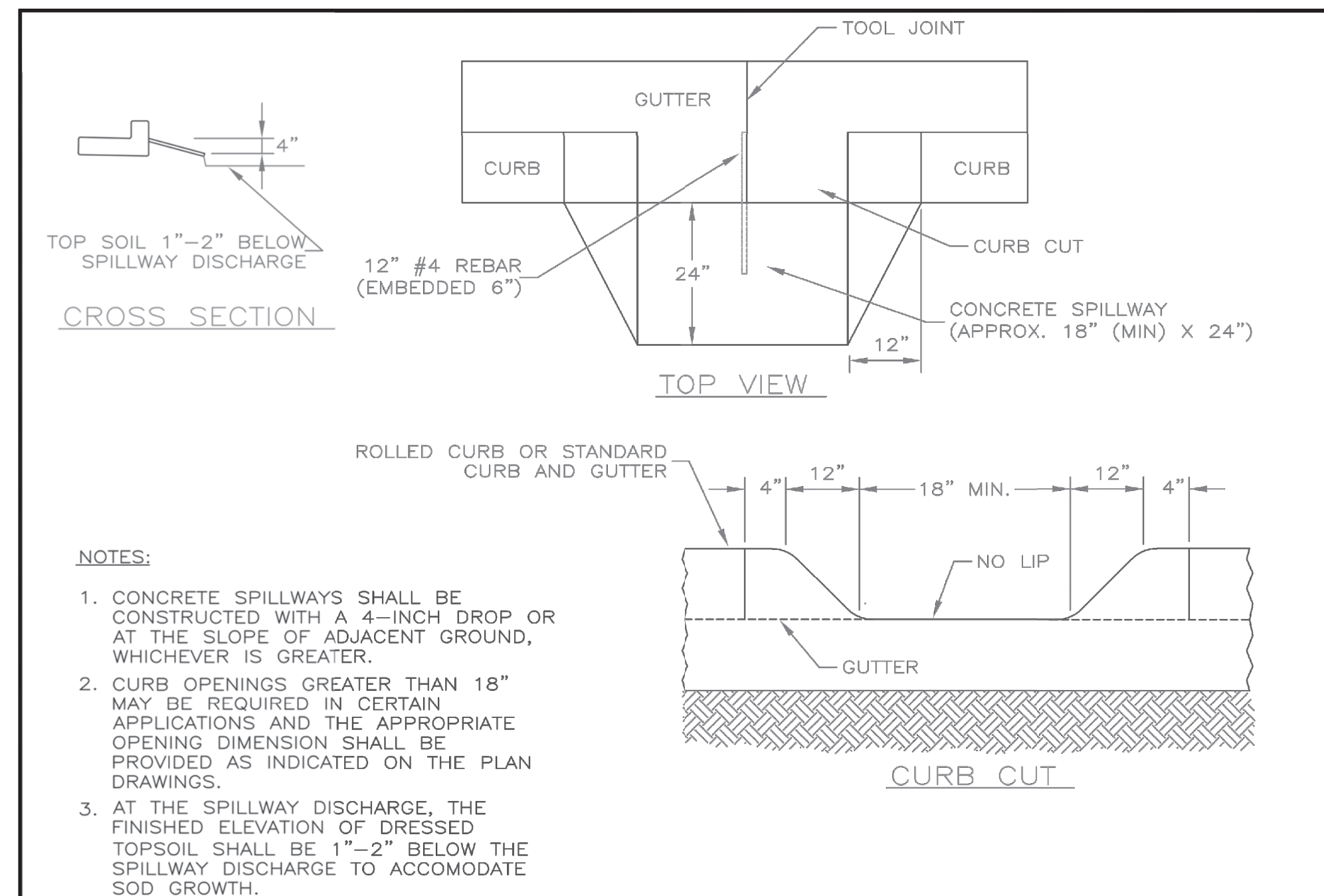


1. DRYWELLS SHALL BE CONSTRUCTED ON FREE-DRAINING SOILS. IF THESE SOILS ARE NOT PRESENT, A PERCOLATION TEST SHALL BE CONDUCTED TO VERIFY DESIGN CAPACITY.
2. FINISHED SWALE DEPTHS SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED PLANS. IN NO INSTANCE SHALL THE SWALE DEPTH BE LESS THAN 2" OR GREATER THAN 6" IN RESIDENTIAL AREAS OR GREATER THAN 8" IN COMMERCIAL AREAS.
3. SWALES MAY ALTERNATELY BE LOCATED BEHIND THE SIDEWALK WHEN SIDEWALK UNDERDRAINS ARE PROVIDED.
4. DRYWELLS SHALL BE LOCATED AT LEAST 3 FT. FROM THE NEAREST CURB CUT.

APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION
TYPICAL GRASSY SWALE WITH DRYWELL DETAIL

STANDARD DRAWING NO. SD 601

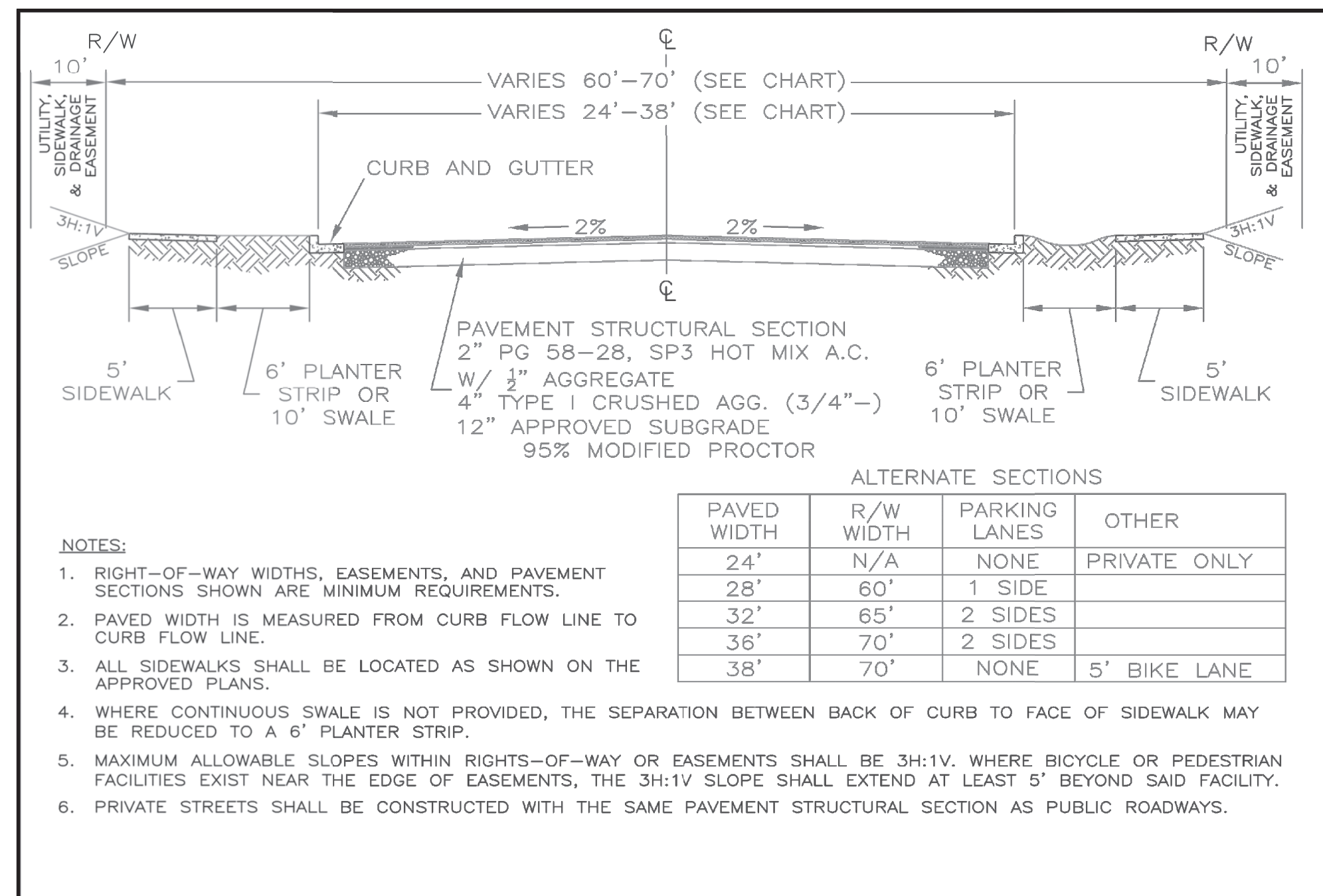


- NOTES:**
1. CONCRETE SPILLWAYS SHALL BE CONSTRUCTED WITH A 4-INCH DROP OR AT THE SLOPE OF ADJACENT GROUND, WHICHEVER IS GREATER.
 2. CURB OPENINGS GREATER THAN 18" MAY BE REQUIRED IN CERTAIN APPLICATIONS AND THE APPROPRIATE OPENING DIMENSION SHALL BE PROVIDED AS INDICATED ON THE PLAN DRAWINGS.
 3. AT THE SPILLWAY DISCHARGE, THE FINISHED ELEVATION OF DRESSED TOPSOIL SHALL BE 1"-2" BELOW THE SPILLWAY DISCHARGE TO ACCOMMODATE SOD GROWTH.

APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION
DRAINAGE CURB CUT

STANDARD DRAWING NO. SD 603



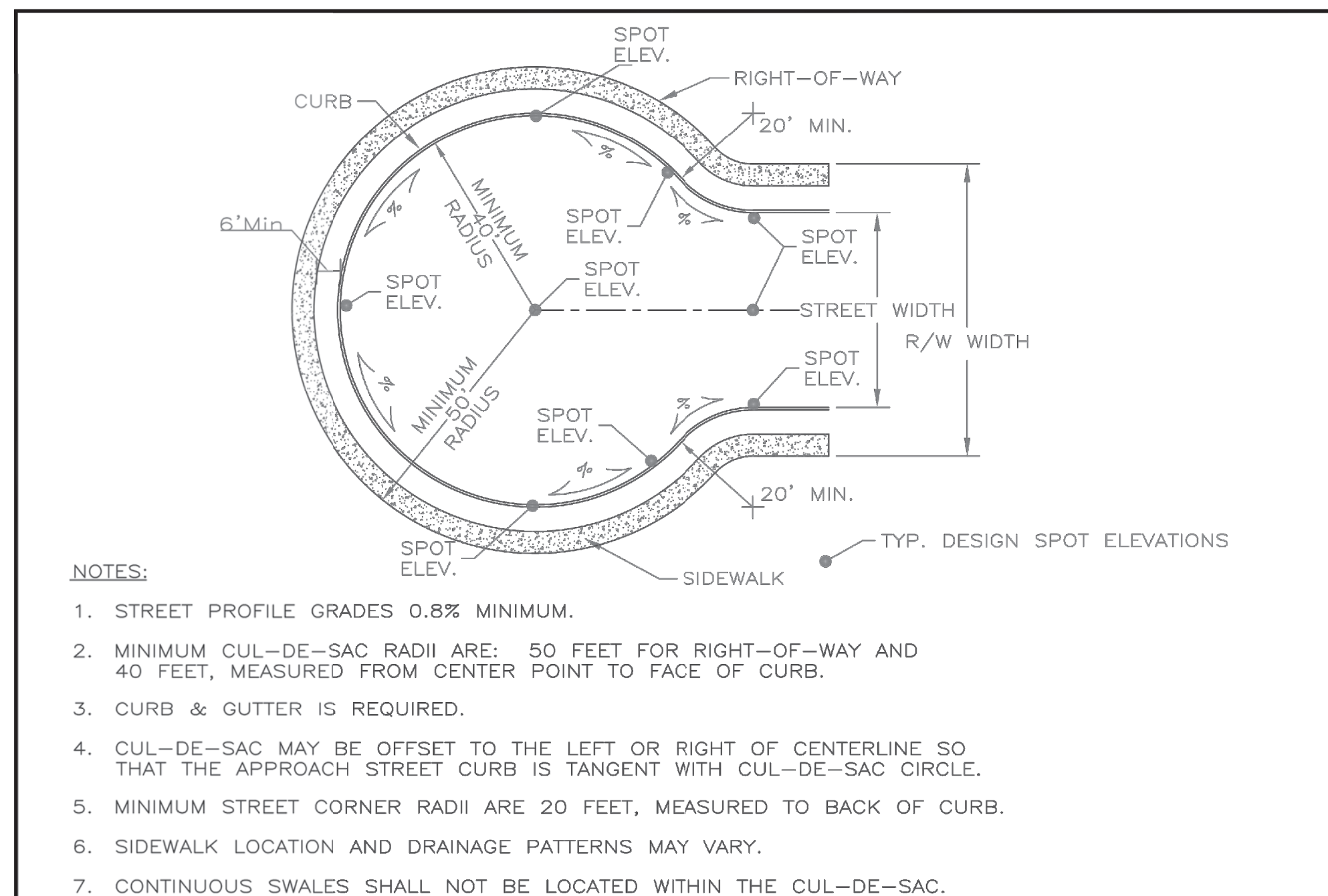
- NOTES:**
1. RIGHT-OF-WAY WIDTHS, EASEMENTS, AND PAVEMENT SECTIONS SHOWN ARE MINIMUM REQUIREMENTS.
 2. PAVED WIDTH IS MEASURED FROM CURB FLOW LINE TO CURB FLOW LINE.
 3. ALL SIDEWALKS SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS.
 4. WHERE CONTINUOUS SWALE IS NOT PROVIDED, THE SEPARATION BETWEEN BACK OF CURB TO FACE OF SIDEWALK MAY BE REDUCED TO A 6' PLANTER STRIP.
 5. MAXIMUM ALLOWABLE SLOPES WITHIN RIGHTS-OF-WAY OR EASEMENTS SHALL BE 3H:1V. WHERE BICYCLE OR PEDESTRIAN FACILITIES EXIST NEAR THE EDGE OF EASEMENTS, THE 3H:1V SLOPE SHALL EXTEND AT LEAST 5' BEYOND SAID FACILITY.
 6. PRIVATE STREETS SHALL BE CONSTRUCTED WITH THE SAME PAVEMENT STRUCTURAL SECTION AS PUBLIC ROADWAYS.

PAVED WIDTH	R/W WIDTH	PARKING LANES	OTHER
24'	N/A	NONE	PRIVATE ONLY
28'	60'	1 SIDE	
32'	65'	2 SIDES	
36'	70'	2 SIDES	
38'	70'	NONE	5' BIKE LANE

APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION
TYPICAL STREET SECTION, LOCAL RESIDENTIAL

STANDARD DRAWING NO. SD 2001

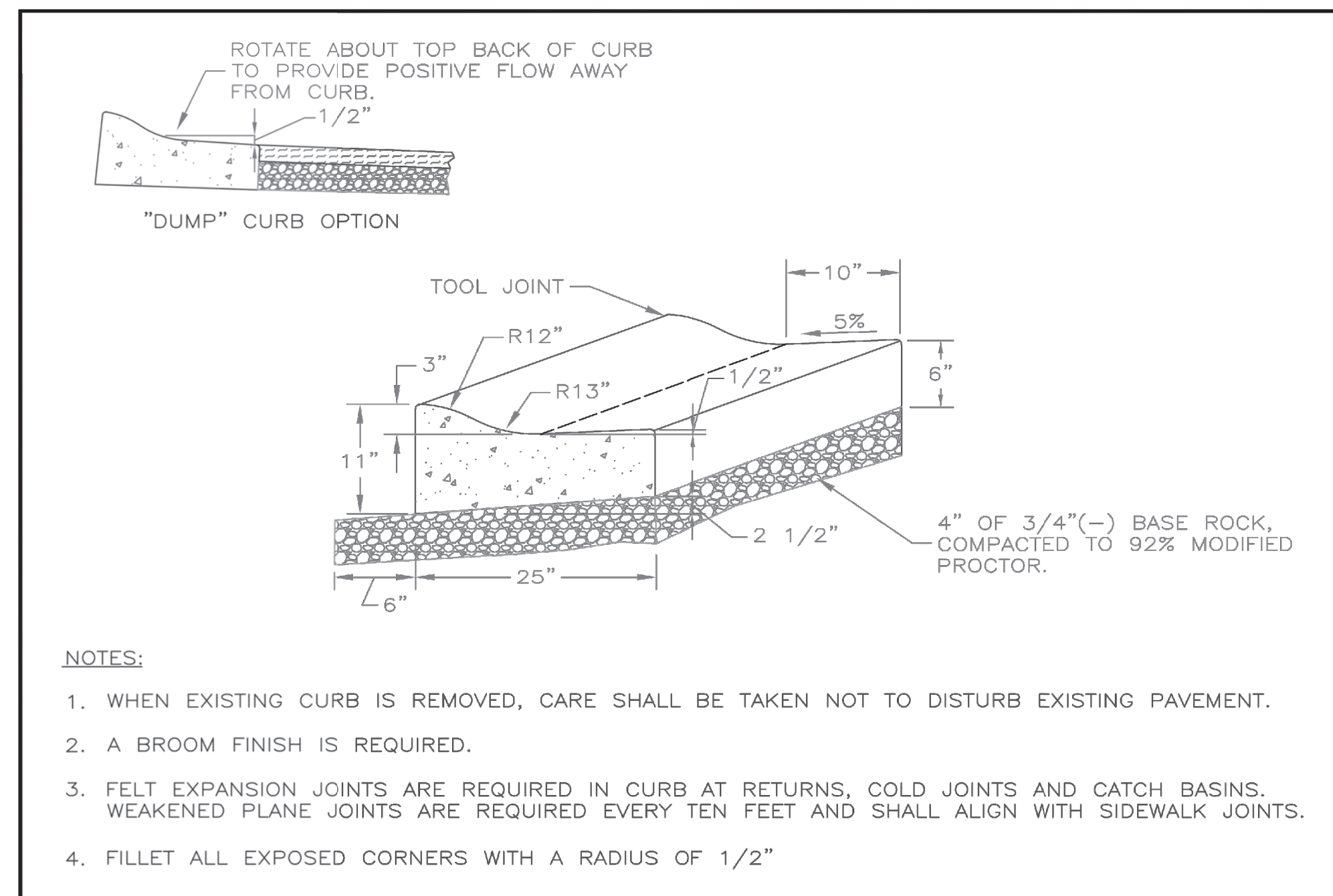


- NOTES:**
1. STREET PROFILE GRADES 0.8% MINIMUM.
 2. MINIMUM CUL-DE-SAC RADII ARE: 50 FEET FOR RIGHT-OF-WAY AND 40 FEET, MEASURED FROM CENTER POINT TO FACE OF CURB.
 3. CURB & GUTTER IS REQUIRED.
 4. CUL-DE-SAC MAY BE OFFSET TO THE LEFT OR RIGHT OF CENTERLINE SO THAT THE APPROACH STREET CURB IS TANGENT WITH CUL-DE-SAC CIRCLE.
 5. MINIMUM STREET CORNER RADII ARE 20 FEET, MEASURED TO BACK OF CURB.
 6. SIDEWALK LOCATION AND DRAINAGE PATTERNS MAY VARY.
 7. CONTINUOUS SWALES SHALL NOT BE LOCATED WITHIN THE CUL-DE-SAC.

APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION
CUL-DE-SAC DETAIL

STANDARD DRAWING NO. SD 2007

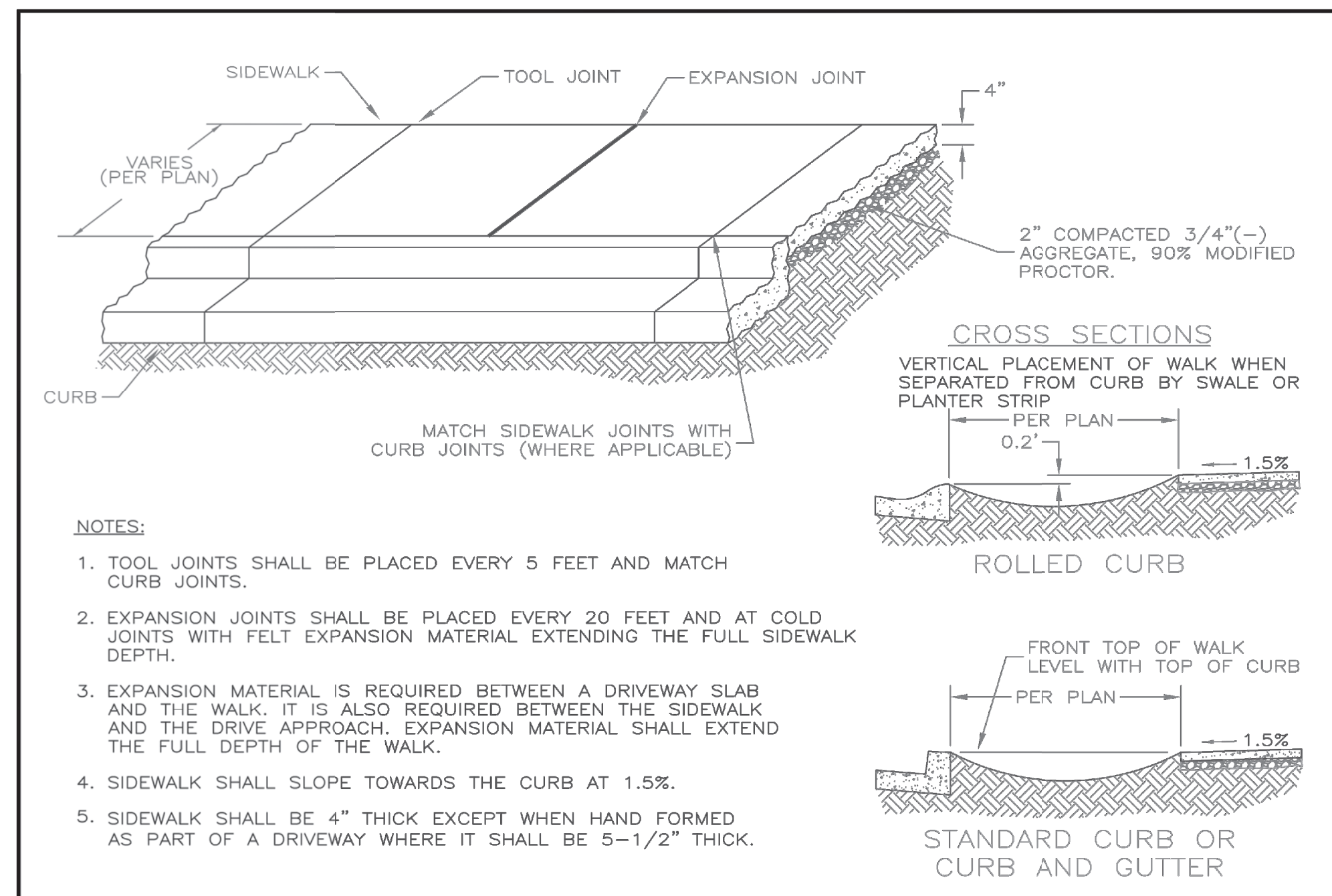


- NOTES:**
1. WHEN EXISTING CURB IS REMOVED, CARE SHALL BE TAKEN NOT TO DISTURB EXISTING PAVEMENT.
 2. A BROOM FINISH IS REQUIRED.
 3. FELT EXPANSION JOINTS ARE REQUIRED IN CURB AT RETURNS, COLD JOINTS AND CATCH BASINS. WEAKENED PLANE JOINTS ARE REQUIRED EVERY TEN FEET AND SHALL ALIGN WITH SIDEWALK JOINTS.
 4. FILLET ALL EXPOSED CORNERS WITH A RADIUS OF 1/2"

APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION
ROLLED CURB

STANDARD DRAWING NO. SD 2011



- NOTES:**
1. TOOL JOINTS SHALL BE PLACED EVERY 5 FEET AND MATCH CURB JOINTS.
 2. EXPANSION JOINTS SHALL BE PLACED EVERY 20 FEET AND AT COLD JOINTS WITH FELT EXPANSION MATERIAL EXTENDING THE FULL SIDEWALK DEPTH.
 3. EXPANSION MATERIAL IS REQUIRED BETWEEN A DRIVEWAY SLAB AND THE WALK. IT IS ALSO REQUIRED BETWEEN THE SIDEWALK AND THE DRIVE APPROACH. EXPANSION MATERIAL SHALL EXTEND THE FULL DEPTH OF THE WALK.
 4. SIDEWALK SHALL SLOPE TOWARDS THE CURB AT 1.5%.
 5. SIDEWALK SHALL BE 4" THICK EXCEPT WHEN HAND FORMED AS PART OF A DRIVEWAY WHERE IT SHALL BE 5-1/2" THICK.

APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION
SIDEWALK DETAIL

STANDARD DRAWING NO. SD 2012

CITY OF POST FALLS

REVIEWER: _____

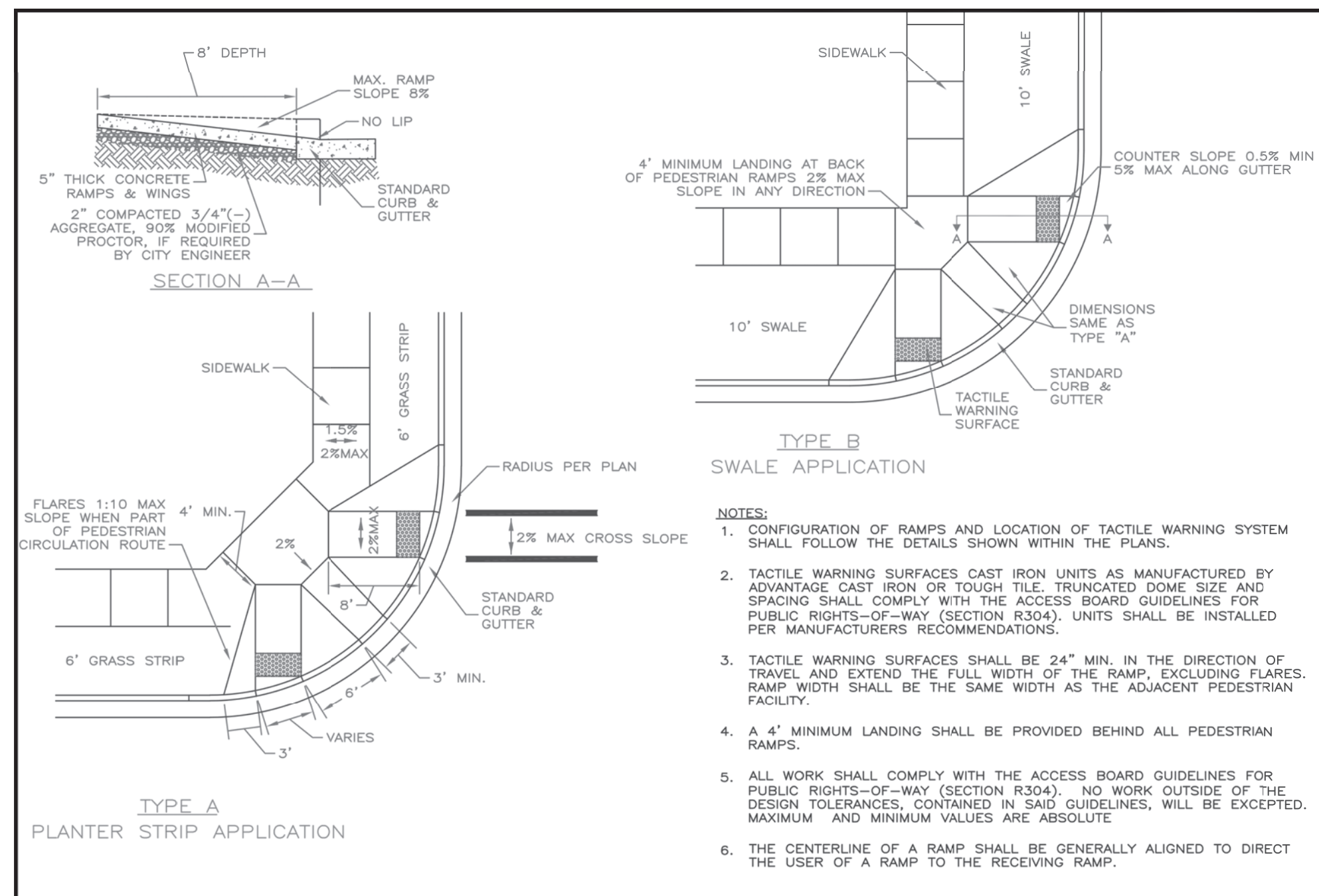
ACCEPTANCE: YES ___ / NO ___

DATE ACCEPTED: _____



PERMIT DOCUMENT

KYLE COTTEN CONSULTING
 10018 WEST CREEKSIDE RD.
 COEUR D'ALENE, IDAHO 83814
 STOCKWELL COURT SUBDIVISION
 DETAIL SHEET
 KOOTENAI COUNTY, IDAHO
 JOB #: 21-1-113
 SCALE: NTS
 DATE: 7-16-2021
 SHEET 03

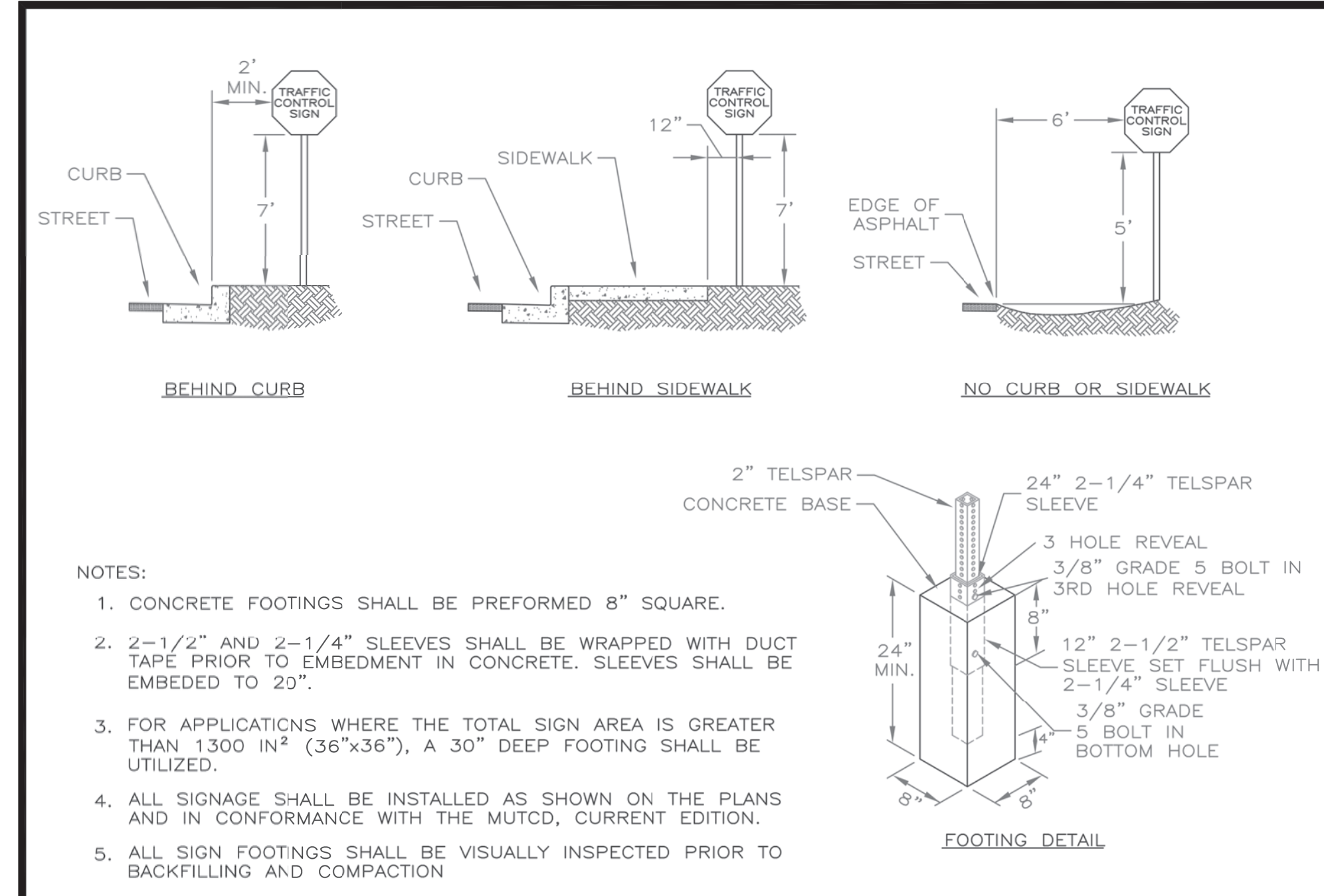


APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

STANDARD DRAWING NO. SD 2013

PEDESTRIAN RAMPS

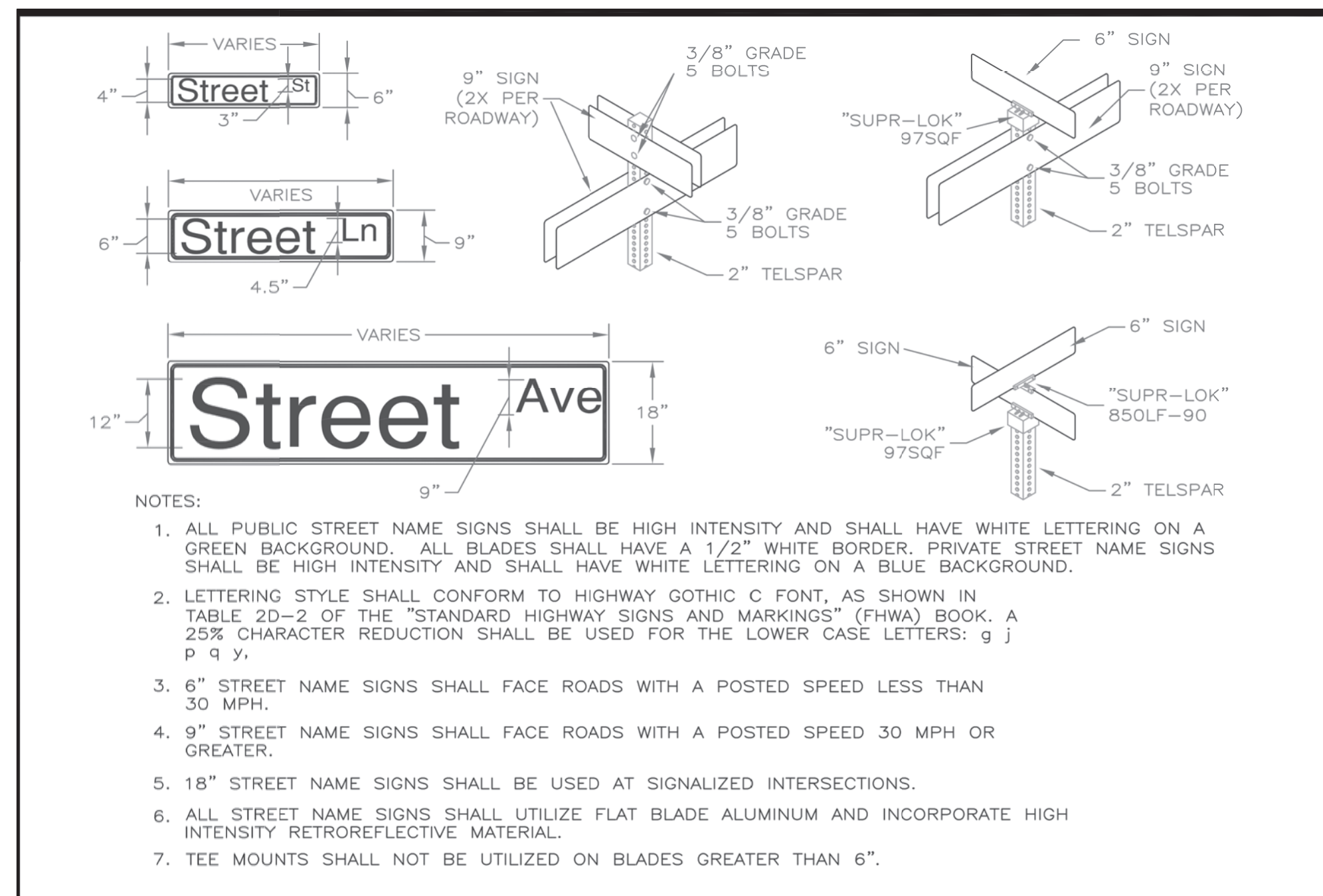


APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

STANDARD DRAWING NO. SD 2016

STREET SIGN PLACEMENT DETAIL

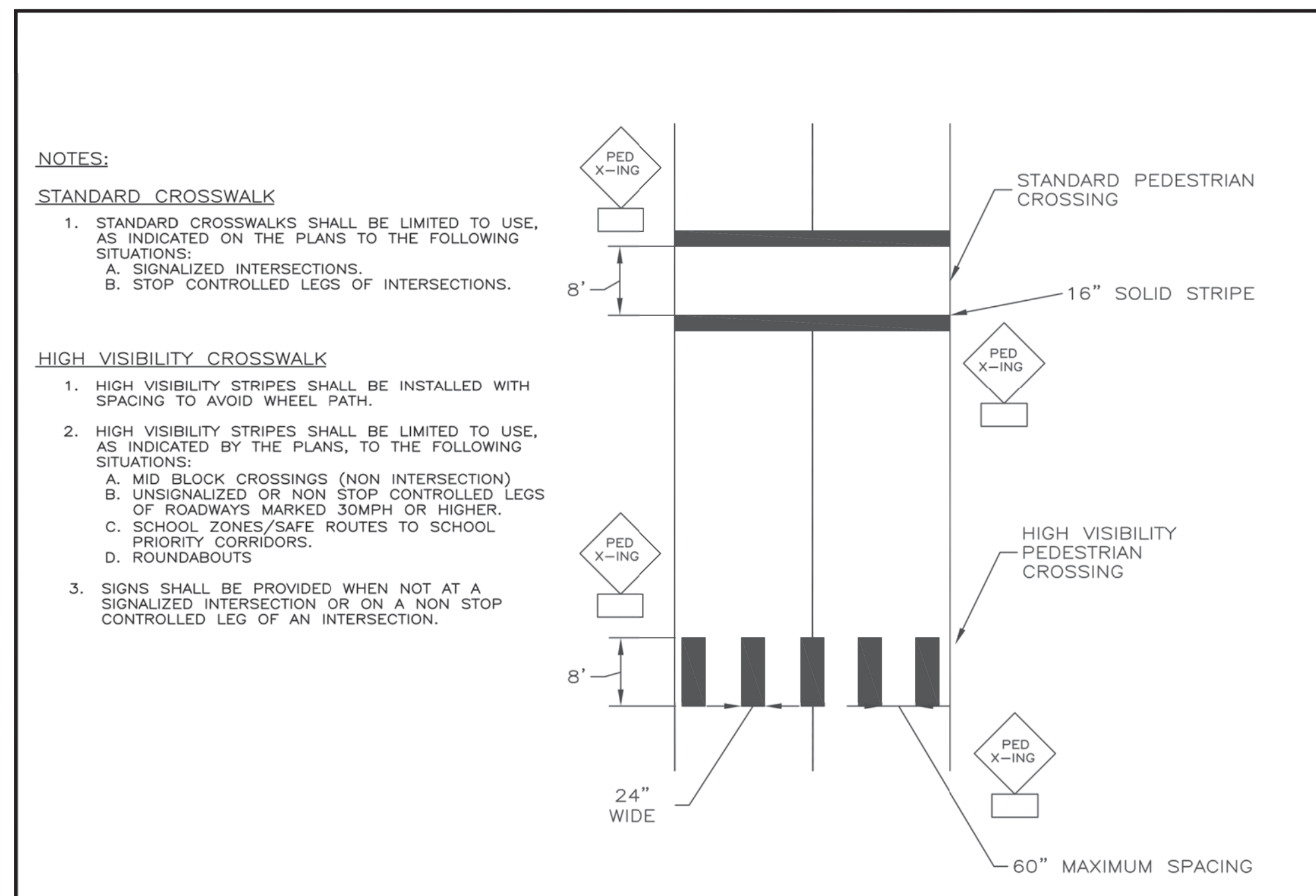


APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

STANDARD DRAWING NO. SD 2018

STREET NAME SIGN DETAIL

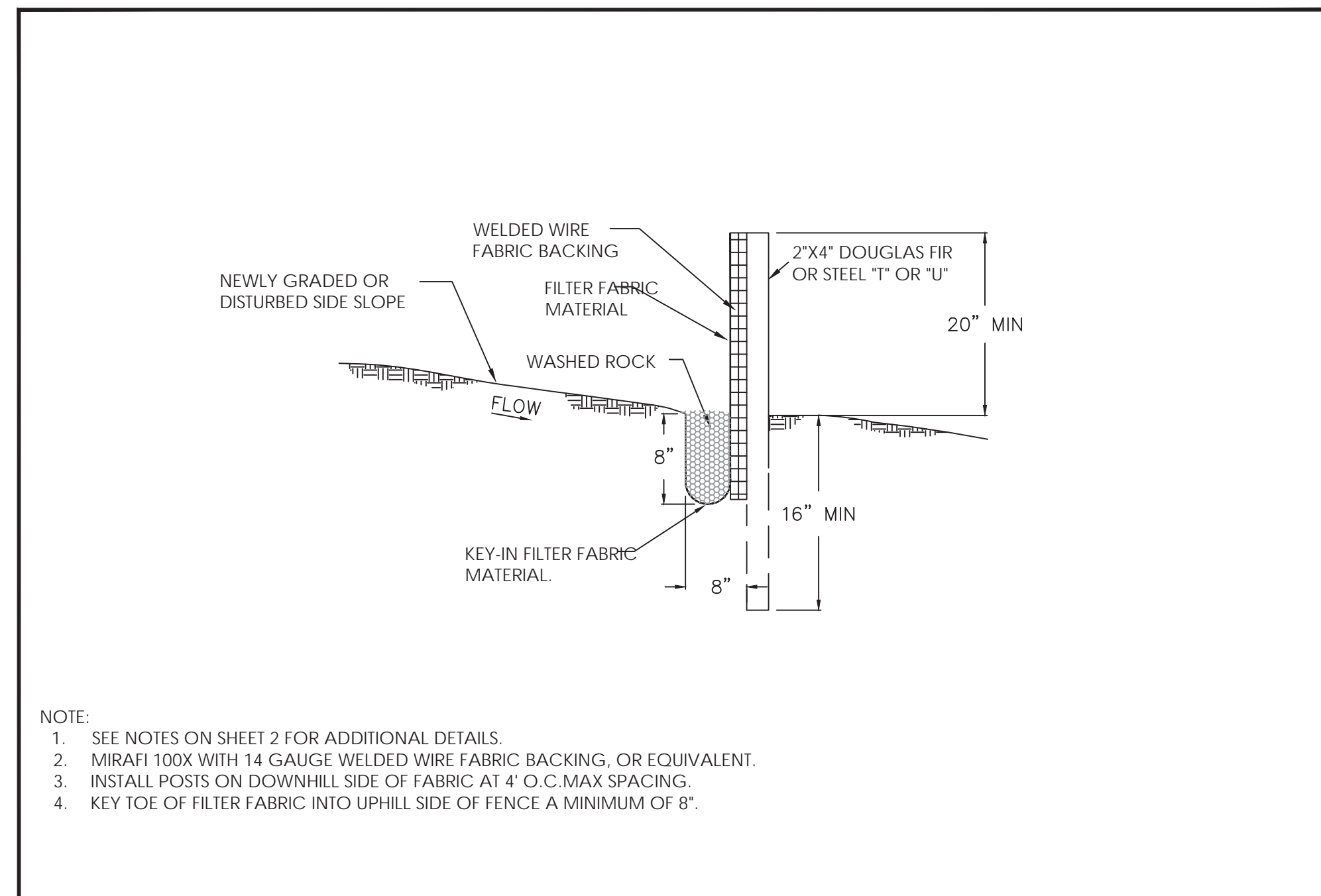


APPROVED BY: *[Signature]* 3/19/19
CITY ENGINEER, P.E. DATE:

POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION

STANDARD DRAWING NO. SD 2021

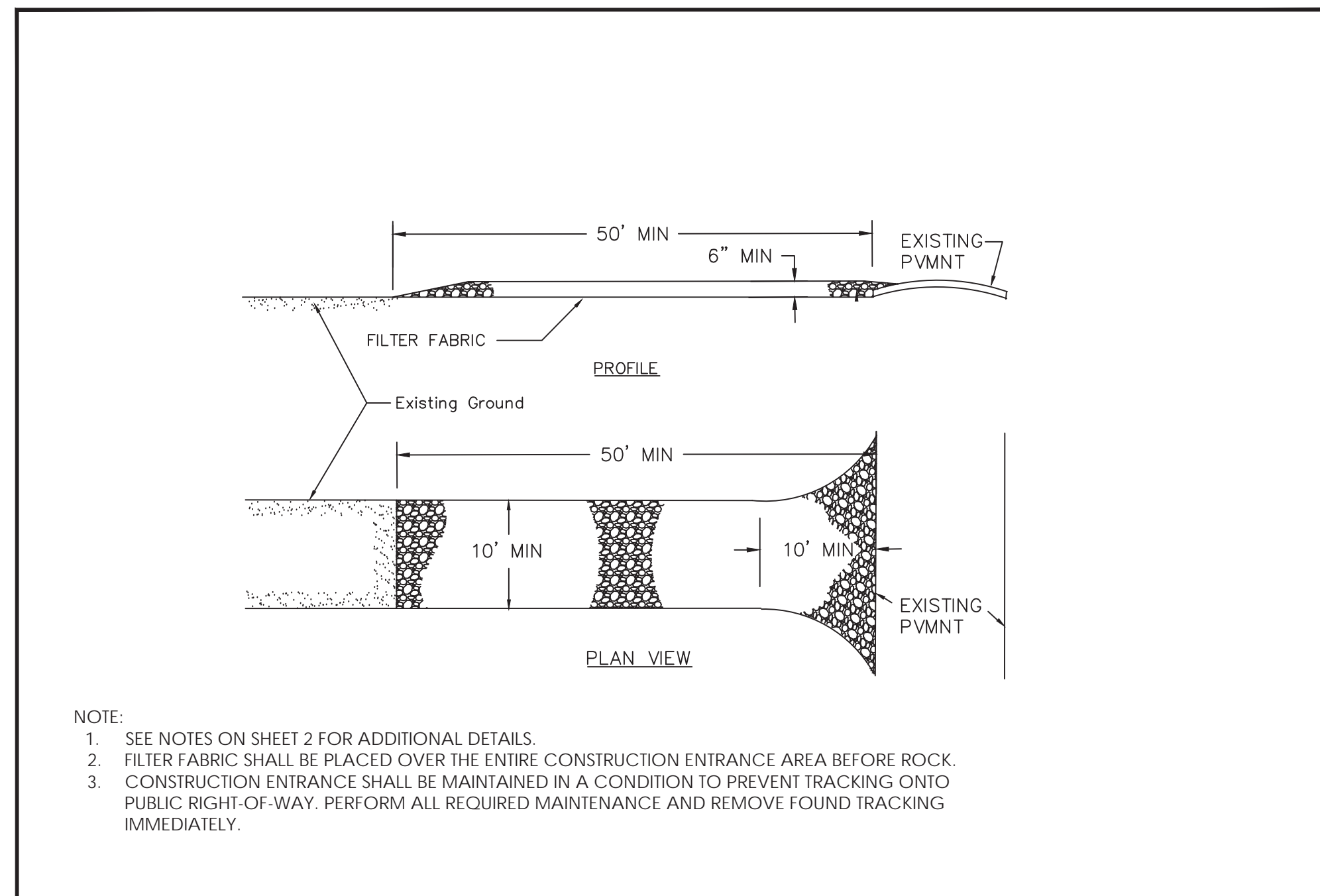
CROSSWALK DETAIL



NOTE:

- SEE NOTES ON SHEET 2 FOR ADDITIONAL DETAILS.
- MIRAFI 100X WITH 14 GAUGE WELDED WIRE FABRIC BACKING, OR EQUIVALENT.
- INSTALL POSTS ON DOWNHILL SIDE OF FABRIC AT 4' O.C. MAX SPACING.
- KEY TOE OF FILTER FABRIC INTO UPHILL SIDE OF FENCE A MINIMUM OF 8'.

SF SILT FENCE DETAIL
NTS



NOTE:

- SEE NOTES ON SHEET 2 FOR ADDITIONAL DETAILS.
- FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE CONSTRUCTION ENTRANCE AREA BEFORE ROCK.
- CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION TO PREVENT TRACKING ONTO PUBLIC RIGHT-OF-WAY. PERFORM ALL REQUIRED MAINTENANCE AND REMOVE FOUND TRACKING IMMEDIATELY.

CE CONSTRUCTION ACCESS ENTRANCE
NTS

CITY OF POST FALLS

REVIEWER: _____

ACCEPTANCE: YES ___ / NO ___

DATE ACCEPTED: _____



PERMIT DOCUMENT



EAST GREENACRES IRRIGATION DISTRICT

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

June 9, 2021

Axiom Homes
Mr. Chuck Hughes
227 E. Locust
Coeur d'Alene, ID 8381
chughes@cbidaho.com

RE: Stockwell Court (Subject), Conceptual Approval

Dear Mr. Hughes:

The Subject received conceptual approval by the Board of Directors during our regular scheduled meeting held June 8, 2021. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

We have the capacity, willingness and intent to serve the Subject 19 lot subdivision conditional upon final review, and acceptance of the project drawings.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Wilson', is written over a light blue horizontal line.

Ron Wilson
District Manager
ron@eastgreenacres.org

RW/ljs

cc: Kyle Cotton, kylecotten@gmail.com
Rob Palus, rpalus@postfallsidaho.org

OWNER AUTH

Dave and Debbie Stockwell

13392 W Prairie Ave
Post Falls, ID 83854

April 14th, 2021

City of Post Falls

408 N. Spokane Street
Post Falls, ID 83854

City of Post Falls,

We, the owners of 13392 W Prairie Ave, Post Falls, ID 83858 grant, Chuck Hughes, authorization to act in their behalf in order to proceed with the City of Post Falls in annexation and subdivision approval for their property located at 13392 W. Prairie Ave.

Sincerely,

Owner

DocuSigned by:
Dave Stockwell
65F33C1FAC9A440...

Owner

DocuSigned by:
Debbie Stockwell
65F33C1FAC9A440...

Date Signed

4/15/2021



PRELIMINARY TITLE COMMITMENT ATTACHED

Date: 6/22/2021 1:52PM **File No.:** N-58071

Property: 13392 W. Prairie Ave., Post Falls, ID 83854

Buyer/Borrower: Axiom Homes Inc.

Seller: David A. Stockwell and Deborah D. Stockwell

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

Listing Agent:
 Coldwell Banker Schneidmiller Realty
 1924 Northwest Blvd.
 Coeur D Alene, ID 83814

tderrick@cbidaho.com
 Attn: Tyrel Derrick

Lender:

Selling Agent:
 Coldwell Banker Schneidmiller Realty
 1924 Northwest Blvd.
 Coeur D Alene, ID 83814
 (208) 664-1461

chughes@cbidaho.com
 Attn: Chuck Hughes

Buyer/Borrower:
 Axiom Homes Inc.
 227 E. Locust Ave.
 Coeur d'Alene, ID 83814

Attn:

Seller:
 David A. Stockwell and Deborah D. Stockwell

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.



Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contact for this transaction are as follows:

Escrow Officer

Beverly Gagner
601 E. Front Avenue, Suite 204
Coeur d'Alene, ID 83814
beverlyg@northidahotitle.com
(208) 765-3333

Title Officer

Shandi Economu
601 E. Front Avenue
Coeur d'Alene, ID 83814
Shandie@northidahotitle.com
(208) 765-3333

Email escrow closing documents to:

6001edocs@northidahotitle.com

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

North Idaho Title Insurance, Inc.
Policy Issuing Agent for Stewart Title Guaranty Company

NIT
NORTH IDAHO TITLE
A MOTHER LODE COMPANY
COMMITMENT

Commitment Issued By:

Order Number: **N-58071**

North Idaho Title Insurance, Inc.

601 E. Front Avenue, Suite 204
Suite 204
Coeur d'Alene, ID 83814

Escrow Officer: Beverly Gagner
Phone: (208) 765-3333
Fax: (208) 765-1761
Escrow Officer Email: beverlyg@northidahotitle.com
Email Loan Docs To: 6001edocs@northidahotitle.com

Customer Reference:

Property Address: 13392 W. Prairie Ave., Post Falls, ID 83854
Title Officer: Shandi Economu
Title Officer Email: Shandie@northidahotitle.com

EXPLANATION OF CHARGES

2006 ALTA Standard Owners Policy	\$3,425.00
E-Recording Service Fee	\$8.00
Estimate of Charges	\$3,433.00

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

North Idaho Title Insurance, Inc.
Policy Issuing Agent for Stewart Title Guaranty Company



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 questions:

- **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 a trust, partnership, corporation or limited liability company?**
- **Has there been any construction on the property in the last 6 months?**

Remember, all parties signing documents must have a driver's license or other valid photo ID. It is recommended that all documents be signed in blue ink.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

North Idaho Title Insurance, Inc.
Policy Issuing Agent for Stewart Title Guaranty Company

ALTA Commitment for Title Insurance

Issued by Stewart Title Guaranty 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 EXTRACTIONAL 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.

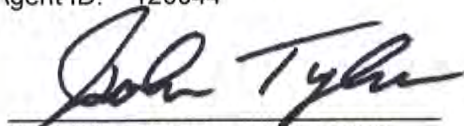
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Stewart Title Guaranty Company (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 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued By:

North Idaho Title Insurance, Inc.
601 E. Front Avenue
Coeur d'Alene, ID 83814
Agent ID: 120044


Authorized Countersignature




Frederick H. Eppinger
President and CEO


Denise Carraux
Secretary

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

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 the 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 the 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
- (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.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

- (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 – Exceptions 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>.

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NOTICE
FEDERAL FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA)

Upon the sale of United States real property, by a non-resident alien, foreign corporation, partnership or trust, the Foreign Investment in Real Property Tax Act of 1980 (FIRPTA), and as revised by the Tax Reform Act of 1984 (26 USCA 897 (C)(1)(A)(1) and 26 USCA 1445), Revised by the Path Act of 2015, These changes may be reviewed in full in H.R. 2029, now known as Public Law 114-113. See Section 324 of the law for the full text of FIRPTA changes. Effective February 27, 2016, the amendments to FIRPTA contained in the PATH Act have increased the holdback rate from 10% of gross proceeds to 15% of gross proceeds of the sale, regardless of whether the actual tax due may exceed (or be less than) the amount withheld if ANY of the following conditions are met:

1. If the amount realized (generally the sales price) is \$300,000 or less, and the property will be used by the Transferee as a residence (as provided for in the current regulations), no monies need be withheld or remitted to the IRS.
 2. If the amount realized exceeds \$300,000 but does not exceed \$1,000,000, and the property will be used by the Transferee as a residence, (as provided for in the current regulations) then the withholding rate is 10% on the full amount realized (generally the sales prices)
 3. If the amount realized exceeds \$1,000,000, then the withholding rate is 15% on the entire amount, regardless of use by the Transferee. The exemption for personal use as a residence does not apply in this scenario.
- If the purchaser who is required to withhold income tax from the seller fails to do so, the purchaser is subject to fines and penalties as provided under Internal Revenue Code Section 1445.

Escrow Holder will, upon written instructions from the purchaser, withhold Federal Income Tax from the seller and will deposit said tax with the Internal Revenue Service, together with IRS Forms 8288 and 8288-A. The fee charged for this service is \$25.00 payable to the escrow holder.

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COMMITMENT - SCHEDULE A

1. Effective Date: June 14, 2021 at 7:30AM

2. Policy or Policies to be Issued:	Liability	Premium
2006 ALTA Standard Owners Policy	\$1,187,500.00	\$3,425.00
PROPOSED INSURED:		

Axiom Homes Inc.

3. The interest in the land described or referred to in this Commitment and covered herein is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

David A. Stockwell and Deborah D. Stockwell, husband and wife

5. The land referred to in this Commitment is described as follows:

See Exhibit "A" Attached For Legal Description

Inquiries should be directed to:

North Idaho Title Insurance, Inc.
601 E. Front Avenue
Suite 204
Coeur d'Alene, ID 83814

Escrow Officer: Beverly Gagner
Title Officer: Shandi Economu
Phone: (208) 765-3333
Fax: (208) 765-1761

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Exhibit "A"
Legal Description

Lot 1, Block 1, Eakin Addition, according to the plat recorded in Book "F" of Plats, Page 367, records of Kootenai County, Idaho.

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**SCHEDULE B - Part I
REQUIREMENTS**

The following requirements must be met and completed to the satisfaction of the Company before its Policy of Title Insurance will be issued:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. We reserve the right to add additional requirements and/or exceptions upon the receipt of the details of this transaction.
3. Evidence of the legal existence of Axiom Homes Inc., and the identity and authorization of the individuals who will execute the forthcoming documents must be provided.

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SCHEDULE B - Part II STANDARD EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

- B. STANDARD EXCEPTIONS
 - (1) Taxes or assessments which are not shown as existing liens by the 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 public record.
 - (2) Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
 - (5) (a) Unpatented mining claims; (b) Reservations or exceptions 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 the Public Records.
 - (6) Any lien or right to a lien for services, labor, equipment, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - (7) Rights of the state or federal government and/or public in and to any portion of the land for right of way (whether or not such rights are shown by recordings of easements and/or maps in the Public Records by the State of Idaho showing the general location of these rights of way).

PARAGRAPHS 1, 2, 3, 4, 5, 6, and 7 WILL NOT APPEAR AS PRINTED EXCEPTIONS ON EXTENDED COVERAGE POLICIES, EXCEPT AS TO SUCH PARTS THEREOF, WHICH MAY BE TYPED AS A SPECIAL EXCEPTION IN SCHEDULE B - SECTION II.

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SCHEDULE B - Part II SPECIAL EXCEPTIONS

At the date hereof, exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Taxes, special and general, assessment districts and service areas for the year 2020:

1st Installment:	\$1,538.51	Paid
2nd Installment:	\$1,538.50	Open
Exemption(s):	Homeowner's Exemption of \$125,000.00	
Parcel No.:	0-1946-001-001-0	
AIN No.:	184728	

Note: First Installment is delinquent December 21. Second Installment is delinquent June 21.

2. General taxes for the year 2021, a lien in the process of assessment, not yet due or payable.
3. Assessments for the City of Post Falls, if any, which are excluded from the coverage afforded hereby.
4. Assessments for the East Greenacres Irrigation District, if any, which are excluded from the coverage afforded hereby.
5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
6. All matters as delineated on the Official Plat of Eakin Addition, on file and of record as (book) F (page) 367, Official Records of Kootenai County, State of Idaho.
7. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted in a document recorded June 11, 1973, as (book) 262 (page) 106, Official Records:
Purpose: water pipeline turnout
[Document Link](#)
8. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted in a document recorded October 16, 1992, as (instrument) 1278898, Official Records:
Purpose: water pipeline
[Document Link](#)
9. Deed of Trust to secure an indebtedness of \$85,700.00, dated November 19, 2013, recorded November 25, 2019, as (instrument) 2437797000, Official Records.

Trustor: David A. Stockwell and Deborah D. Stockwell, husband and wife

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Trustee: First American Title
Beneficiary: Numerica Credit Union
Loan No.: 0055392963

10. Deed of Trust to secure an indebtedness of \$501,000.00, dated August 7, 2015, recorded August 14, 2015, as (instrument) 2510943000, Official Records.

Trustor: David A. Stockwell and Deborah D. Stockwell, husband and wife
Trustee: First American Title Company
Beneficiary: Mountain West Bank, Division of Glacier Bank

***** End of Schedule B *****

*** INFORMATIONAL NOTES:

We have made a judgment search against Axiom Homes Inc., and find none.

The policy to be issued contains an arbitration clause. 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 as the exclusive remedy of the parties. You may review a copy of the arbitration rules at www.alta.org.

In the event that this transaction fails to close, a fee with a minimum of \$200.00 will be charged to comply with the state insurance code.

There is no notice of record and therefore no search has been made for any unpaid assessments, charges or fees for sewer, water, garbage, irrigation and other possible utility services.

If the proposed insured under the policy to issue has any questions concerning the Schedule B requirements or exceptions from coverage, the Company will be pleased to provide an explanation. Please contact the title officer named on Schedule A of this commitment.

Address: 13392 W. Prairie Ave., Post Falls, ID 83854

IMPORTANT NOTICE- ACCEPTABLE TYPES OF FUNDS

Any funds deposited for the closing must be deposited into the escrow depository and cleared prior to disbursement.

ALL FUNDS DEPOSITED MUST BE BY WIRE, CASHIERS CHECK, OFFICIAL CHECK OR PERSONAL CHECK. REQUIRED TIME NECESSARY TO CLEAR EACH TYPE OF FUNDS WILL VARY.

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS OR ANY FOREIGN CHECKS.

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION.

NOTE: If you intend to remit multiple cashier's checks to close your escrow (which may or may not include gift

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funds or third party funds) IRS cash reporting under IRS Code 8300 may be required. For this reason, you may wish to consider wiring funds in lieu of remitting cashier's checks.

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MOTHER LODE HOLDING COMPANY

**Placer Title Co., Montana Title and Escrow, National Closing Solutions,
National Closing Solutions of Alabama, National Closing Solutions of Maryland,
North Idaho Title Insurance, Placer Title Insurance Agency of Utah,
Premier Reverse Closings, Premier Title Agency, Texas National Title,
Washington Title and Escrow, Western Auxiliary Corp., Wyoming Title and Escrow**

NOTICE AT COLLECTION AND PRIVACY POLICY

updated July 1, 2020

We respect your personal information and are committed to protecting it. We are disclosing how Mother Lode Holding Company and its subsidiaries listed above (together referred to as "we," "us," or "our") collect, use, and share your personal information. Sections 1 and 2 constitute our Notice at Collection, Sections 1 – 9 are our Privacy Policy, and Sections 10 – 11 are additional sections of our Privacy Policy that apply only to California residents.

1. Personal Information We Collect

We may collect and over the last 12 months have collected personal information in the following categories: (A) Identity information such as name, postal address, email address, date of birth, social security number, driver's license, passport, signature, physical characteristics or description, telephone number, or other similar information; (B) Financial information (such as bank account information) and insurance information; (C) Records of services or products requested or purchased; (D) Biometric information (thumbprints obtained by notaries); (E) Internet or other electronic network activity information, such as online identifiers, Internet Protocol address, and information relating to interaction with our Internet websites and mobile applications; (F) Audio (voice messages), electronic, or similar information; (G) Professional or employment-related information; (H) Education information; (I) Characteristics of protected classifications such as marital status; (J) Geolocation information (with consent when using our mobile applications); and (K) information relating to pandemics, including medical, health, and travel information.

2. Purposes

We collect the above information, and have collected it in the last 12 months, for the following purposes: Our operational purposes, including providing escrow and title services, fulfilling a transaction, verifying customer information, and providing and improving customer service (categories A-J); Detecting, protecting against, and reporting malicious, deceptive, fraudulent, or illegal activity (A-I); Providing and improving Websites, and debugging to find and repair errors (A, C E, F, J); Auditing and complying with legal and other similar requirements (A-I); and to reduce the risk of spreading infectious diseases and to protect our employees and guests (K).

3. Sources, Sharing

The sources from which the information is and was collected include: the consumer or their authorized representative (A-J); government entities, service providers, financial institutions, our affiliates, real estate settlement service providers, real estate brokers and agents (A-D, F-I); and our internet websites and mobile applications (A-C, E-J). The categories of third parties with whom we share and have shared personal information include: a consumer's authorized representative (A-I); government entities, service providers and consultants, financial institutions, our affiliates, real estate settlement service providers, real estate brokers and agents, abstractors (A-I); notaries public (K); and data analytics and internet service providers (E, F, J). We may also disclose your information as part of a business transaction, such as a merger, sale, reorganization or acquisition (A-J).

4. Cookies and similar technologies

We use "cookies" and similar technologies when you access our websites or mobile applications. A "cookie" is a piece of information that our website sends to your browser, which then stores this information on your system. If a cookie is used, our website will be able to "remember" information about you and your preferences either until you exit your current browser window (if the cookie is temporary) or until you disable or delete the cookie. Many users prefer to use cookies in order to help them navigate a website as seamlessly as possible.

We use "cookies" in the following situations. The first situation is with respect to temporary cookies. If you are accessing our services through one of our online applications our server may automatically send your browser a temporary cookie, which is used to help your browser navigate our site. The only information contained in these temporary cookies is a direction value that lets our software determine which page to show when you hit the back button in your browser. This bit of information is erased when you close your current browser window. The second situation in which we may use cookies is with respect to permanent cookies. This type of cookie remains on your system, although you can always delete or disable it through your browser preferences. There are two instances in which we use a permanent cookie. First, when you visit our website and request documentation or a response from us. When you are filling out a form, you may be given the option of having our website deliver a cookie to your local hard drive. You might choose to receive this type of cookie in order to save time in filling out forms and/or revisiting our website. We only send this type of cookie to your browser when you have clicked on the box labeled "Please remember my profile information" when submitting information or communicating with us. The second instance where we use a permanent cookie is where we track traffic patterns on our site. Analysis of the collected information by our tracking technologies allows us to improve our website and the user experience. In both instances of a persistent cookie, if you choose not to accept the cookie, you will still be able to use our website. Even if you choose to receive this type of cookie, you can set your browser to notify you when you receive any cookie, giving you the chance to decide whether to accept or reject it each time one is sent.

5. Links to Other Websites and Do Not Track

Our website may contain links to third party websites, which are provided and maintained by the third party. Third party websites are not subject to this notice or privacy policy. Currently, we do not recognize "do not track" requests from Internet browsers or similar devices.

6. Sale

We do not sell personal information about consumers and have not sold information about consumers in the last 12 months.

7. Minors

We do not collect information from minors under the age of 18.

8. Safeguards

We restrict access to the information we collect to individuals and entities who need to know the information to provide services as set forth above. We also maintain physical, electronic and procedural safeguards to protect information, including data encryption.

9. Access and Changes

This notice and policy can be accessed <https://www.mlhc.com/privacy-policy>. Disabled consumers may access this notice in an alternative format by contacting MLHC Counsel, Legal Dept., 1508 Eureka Rd., #130, Roseville, CA 95661, or calling our toll free number at 1-877-626-0668, or emailing privacy@mlhc.com. This notice and policy will change from time to time. All changes will be provided at <https://www.mlhc.com/privacy-policy> and furnished through an appropriate method such as electronically, by mail, or in person. The effective date will be stated on the notice and policy.

Questions about this notice and privacy policy may be sent to MLHC Counsel, Legal Dept., 1508 Eureka Rd., #130, Roseville, CA 95661 or privacy@mlhc.com.

CALIFORNIA SUPPLEMENT - THE REMAINDER OF THIS POLICY APPLIES ONLY TO CALIFORNIA RESIDENTS

10. Requests Under the California Consumer Privacy Act ("CCPA")

California residents have the right to make a "request to know" (1) the specific pieces of personal information we have collected about them; (2) categories of personal information we have collected; (3) categories of sources from which the personal information was collected; (4) categories of personal information we disclosed for a business purpose; (5) purpose for collecting the information; and (6) categories of third parties with whom we shared personal information. California residents have the right to request that we deliver to them their personal information free of charge. California residents have the right to make a "request to delete" from our records of their personal information that we have collected, subject to legal limitations. We do not discriminate against consumers for exercising rights under the CCPA or other laws.

11. How to Make a Request under the California Consumer Privacy Act

To make a CCPA "request to know," a "request to delete," or any other request under the CCPA, a California consumer may (1) submit a request to privacy@mlhc.com; (2) call us toll-free at 1-877-626-0668; or (3) send a written request to MLHC Counsel, Legal Dept., 1508 Eureka Rd., #130, Roseville, CA 95661. Please note that you must verify your identity before we take further action. To verify your identity, we will try to use information you have already provided. We may also need additional information. Consistent with California law, you may designate an authorized agent to make a request on your behalf. To do this, you must provide a valid power of attorney, the requester's valid government issued identification, and the authorized agent's valid government issued identification. California residents may "opt out" of the sale of their personal information. However, we do not sell your personal information and therefore we do not offer an "opt out."

Upon receipt of a verified consumer request, we will respond by giving you the information requested for the 12-month period before our receipt of your verified consumer request at no cost to you, or deleting the information and notifying any service providers to delete it, subject to legal limitations. If we have a valid reason to retain personal information or are otherwise unable to comply with a request, we will tell you. For example, the law may not require us or allow us to delete certain information collected. In addition, personal information we collect pursuant to the federal Gramm-Leach-Bliley Act is exempt from most of the provisions of the CCPA.

Questions about this notice and privacy policy may be sent to MLHC Counsel, Legal Dept., 1508 Eureka Rd., #130, Roseville, CA 95661 or privacy@mlhc.com.

GRAMM-LEACH-BLILEY ACT PRIVACY POLICY NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) requires financial companies to provide you with a notice of their privacy policies and practices, such as the types of nonpublic personal information that they collect about you and the categories of persons or entities to whom it may be disclosed. In compliance with the Gramm-Leach-Bliley-Act, we are notifying you of the privacy policies and practices of:

Mother Lode Holding Co.	Placer Title Co.
Montana Title and Escrow Co.	Placer Title Insurance Agency of Utah
National Closing Solutions, Inc.	Premier Title Agency
National Closing Solutions of Alabama	North Idaho Title Insurance Co.
National Closing Solutions of Maryland	Texas National Title
Premier Reverse Closings	Western Auxiliary Corp.
	Wyoming Title and Escrow Co.

The types of personal information we collect and share depend on the transaction involved. This information may include:

- Identity information such as Social Security number and driver's license information.
- Financial information such as mortgage loan account balances, checking account information and wire transfer instructions
- Information from others involved in your transaction such as documents received from your lender

We collect this information from you, such as on an application or other forms, from our files, and from our affiliates or others involved in your transaction, such as the real estate agent or lender.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to non-affiliates as permitted by law for our everyday business purposes, such as to process your transactions and respond to legal and regulatory matters. We do not sell your personal information or share it for marketing purposes.

We do not share any nonpublic personal information about you with anyone for any purpose that is not specifically permitted by law.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Questions about this notice and privacy policy may be sent to MLHC Counsel, Legal Dept., 1508 Eureka Rd., #130, Roseville, CA 95661 or privacy@mlhc.com.

STG Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you – For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> ■ request insurance-related services ■ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: *If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056*

Effective Date: January 1, 2020

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 (“CCPA”), Stewart Information Services Corporation and its subsidiary companies (collectively, “Stewart”) are providing this **Privacy Notice for California Residents** (“CCPA Notice”). This CCPA Notice supplements the information contained in Stewart’s existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents (“consumers” or “you”). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints,	YES

	iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.

- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

Category A: Identifiers

Category B: California Customer Records personal information categories

Category C: Protected classification characteristics under California or federal law

Category D: Commercial Information

Category E: Biometric Information

Category F: Internet or other similar network activity

Category G: Geolocation data

Category H: Sensory data

Category I: Professional or employment-related information

Category J: Non-public education information

Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart’s business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information’s deletion may likely render impossible or seriously impair the research’s achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

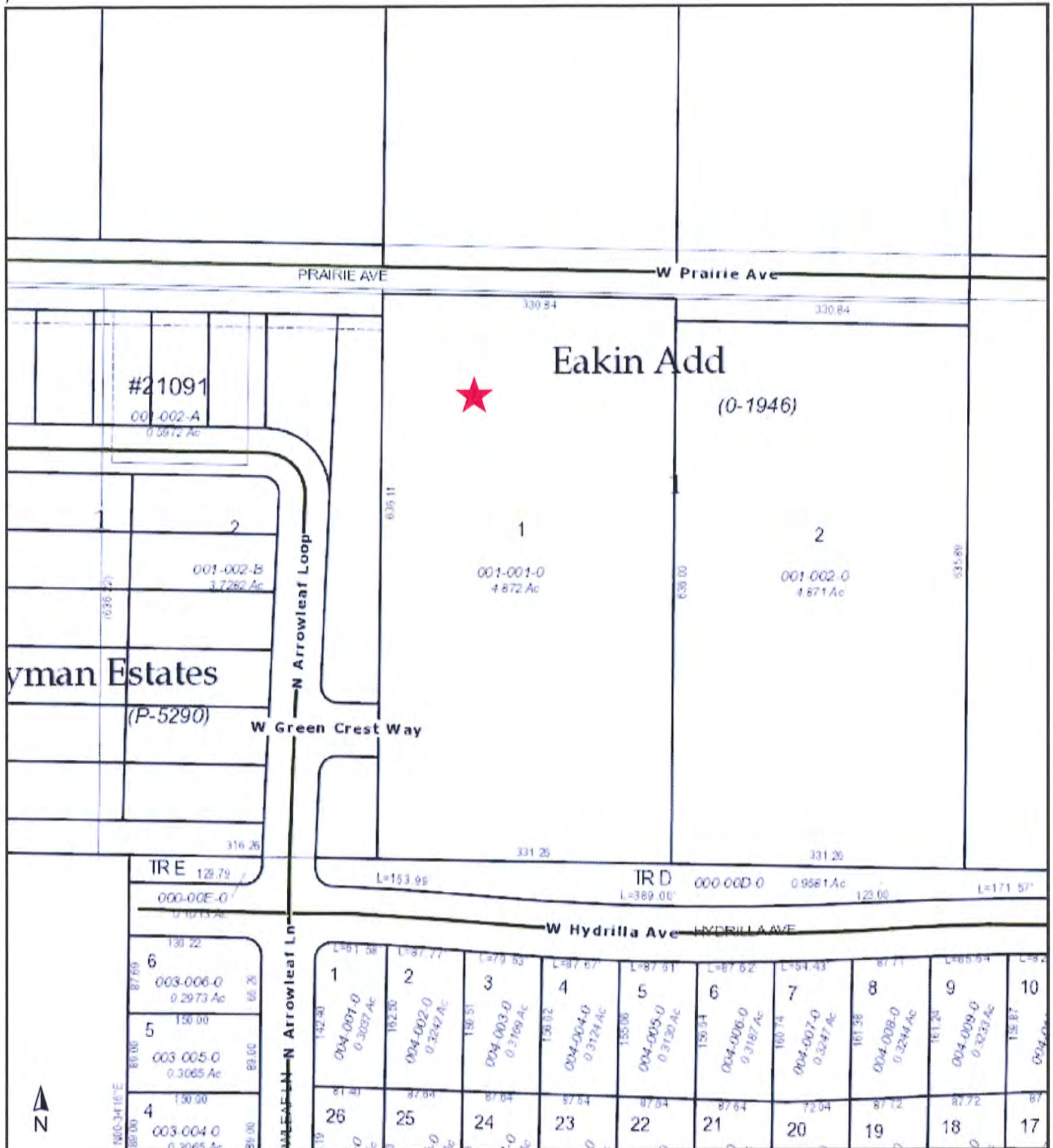
Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Deputy Chief Compliance Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1

Houston, TX 77056



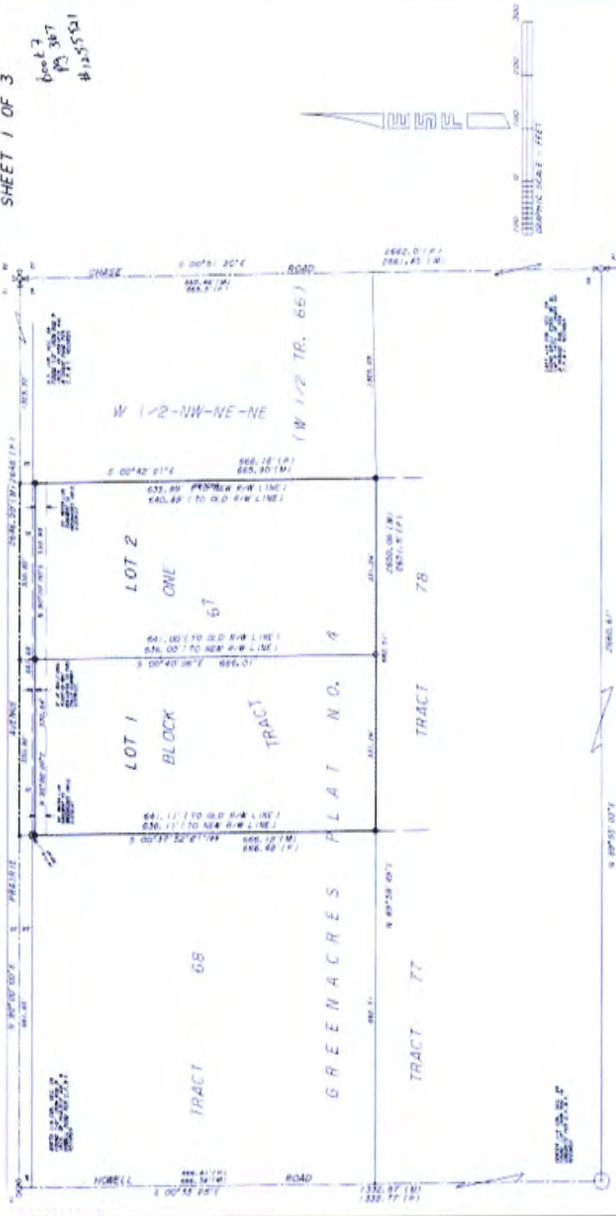
ParcelID: 019460010010
13392 W Prairie Ave
Post Falls, ID 83854

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.

EAK IN ADDITION
 BEING A REPLAT OF TRACT 67 GREENACRES PLAT NO. 4 AS RECORDED IN BOOK "B" OF PLATS AT PAGE 55 WHICH IS THE N.E. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 28, TWP. 51 N., R. 5 W., B.M., KOOTENAI COUNTY, IDAHO

SHEET 1 OF 3

6067
 387
 13551



REFERENCE
 1) GREENACRES PLAT NO. 4 AS RECORDED IN BOOK "B" OF PLATS AT PAGE 55 WHICH IS THE N.E. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 28, TWP. 51 N., R. 5 W., B.M., KOOTENAI COUNTY, IDAHO
 2) GREENACRES PLAT NO. 4 AS RECORDED IN BOOK "B" OF PLATS AT PAGE 55 WHICH IS THE N.E. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 28, TWP. 51 N., R. 5 W., B.M., KOOTENAI COUNTY, IDAHO
 3) GREENACRES PLAT NO. 4 AS RECORDED IN BOOK "B" OF PLATS AT PAGE 55 WHICH IS THE N.E. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 28, TWP. 51 N., R. 5 W., B.M., KOOTENAI COUNTY, IDAHO

LEGEND
 ● SETBACK FROM SIDE OF ROAD
 ○ SETBACK FROM CORNER OF LOT
 ▲ POINT OF BEGINNING
 □ CORNER OF ROAD

EMPIRE SURVEYING & FORESTRY, INC.
 208 S. 10TH ST. SUITE 101
 BOISE, IDAHO 83702
 (208) 333-1111

DATE OF SURVEY	10/15/2013
DATE OF PLAT	10/15/2013
DATE OF RECORDING	10/15/2013
DATE OF CLOSURE	10/15/2013
DATE OF REVISION	10/15/2013
DATE OF FINAL REVIEW	10/15/2013
DATE OF FINAL APPROVAL	10/15/2013

EAK IN ADDITION
 BEING A REPLAT OF TRACT 67 GREENACRES PLAT NO. 4 AS RECORDED IN BOOK "B" OF PLATS AT PAGE 55 WHICH IS THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 28, TWP. 51 N., R. 5 W., B.M., KOOTENAI COUNTY, IDAHO #125531

SHEET 3 OF 3

KOOTENAI COUNTY COMMISSIONERS APPROVAL

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY APPROVED FOR FILING AND THIS IS THE OFFICIAL RECORD OF THE KOOTENAI COUNTY COMMISSIONERS APPROVAL.

[Signature]
 COUNTY CLERK

KOOTENAI COUNTY PLANNING COMMISSION APPROVAL

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY APPROVED FOR FILING AND THIS IS THE OFFICIAL RECORD OF THE KOOTENAI COUNTY PLANNING COMMISSION APPROVAL.

[Signature]
 COUNTY CLERK

COUNTY TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THAT THE PLAT OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 28, TWP. 51 N., R. 5 W., B.M., KOOTENAI COUNTY, IDAHO, HAS BEEN FILED FOR RECORD AND THAT THE TAXES DUE ON THE SAME HAVE BEEN PAID IN FULL.

[Signature]
 COUNTY CLERK

COUNTY SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY APPROVED FOR FILING AND THIS IS THE OFFICIAL RECORD OF THE KOOTENAI COUNTY SURVEYOR'S APPROVAL.

[Signature]
 COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 28, TWP. 51 N., R. 5 W., B.M., KOOTENAI COUNTY, IDAHO, HAS BEEN FILED FOR RECORD AND THAT THE TAXES DUE ON THE SAME HAVE BEEN PAID IN FULL.

[Signature]
 COUNTY CLERK

POST FALLS CITY COUNCIL APPROVAL

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY APPROVED FOR FILING AND THIS IS THE OFFICIAL RECORD OF THE POST FALLS CITY COUNCIL APPROVAL.

[Signature]
 COUNTY CLERK

GREENACRES IRRIGATION DISTRICT APPROVAL

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY APPROVED FOR FILING AND THIS IS THE OFFICIAL RECORD OF THE GREENACRES IRRIGATION DISTRICT APPROVAL.

[Signature]
 COUNTY CLERK

POST FALLS HIGHWAY DISTRICT APPROVAL

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY APPROVED FOR FILING AND THIS IS THE OFFICIAL RECORD OF THE POST FALLS HIGHWAY DISTRICT APPROVAL.

[Signature]
 COUNTY CLERK

POST FALLS FIRE PROTECTION DISTRICT APPROVAL

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY APPROVED FOR FILING AND THIS IS THE OFFICIAL RECORD OF THE POST FALLS FIRE PROTECTION DISTRICT APPROVAL.

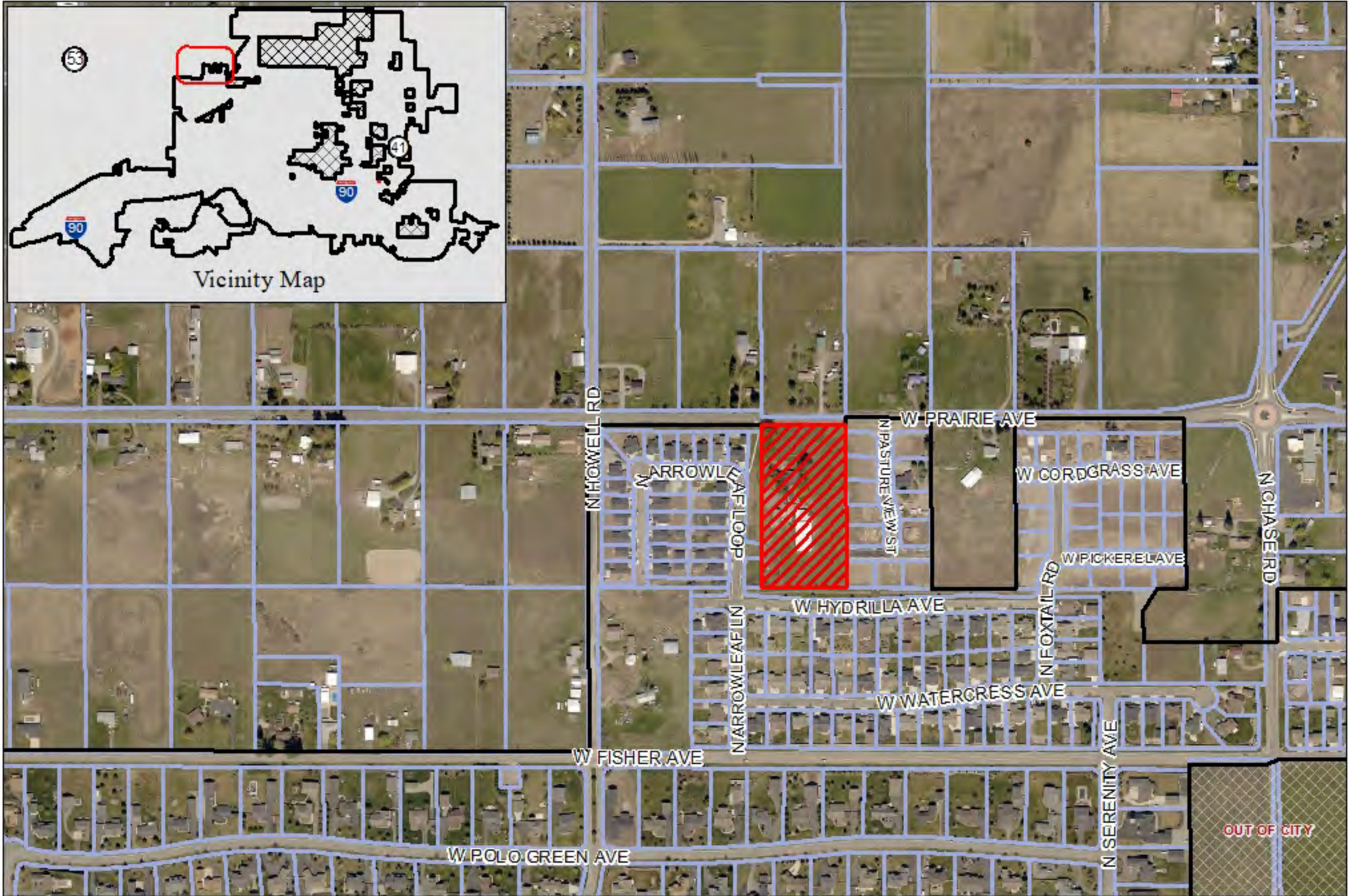
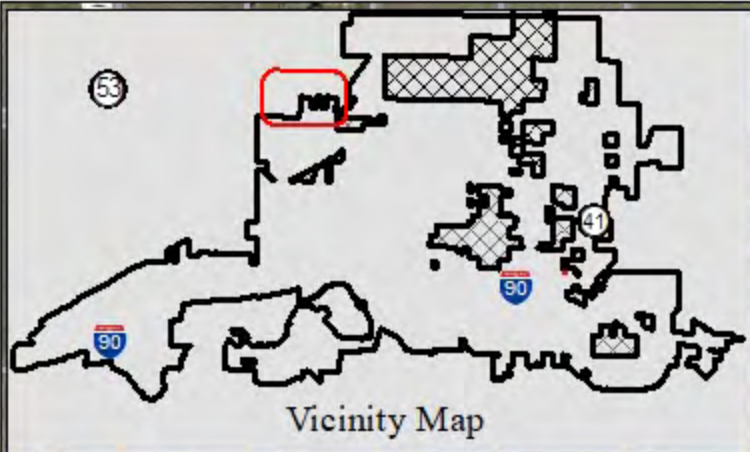
[Signature]
 COUNTY CLERK

HEALTH DISTRICT APPROVAL

A SANITARY INSPECTION ACCORDING TO THE HEALTH CODE HAS BEEN MADE AND THE PLAT IS APPROVED FOR FILING AND THIS IS THE OFFICIAL RECORD OF THE HEALTH DISTRICT APPROVAL.




[Signature]
 COUNTY CLERK

EMPIRE SURVEYING & FORESTRY, INC.
 600 W. 500' E. 800' N.
 P.O. BOX 12
 HAYDEN LAKE, IDAHO 83413
 (208) 772-4561

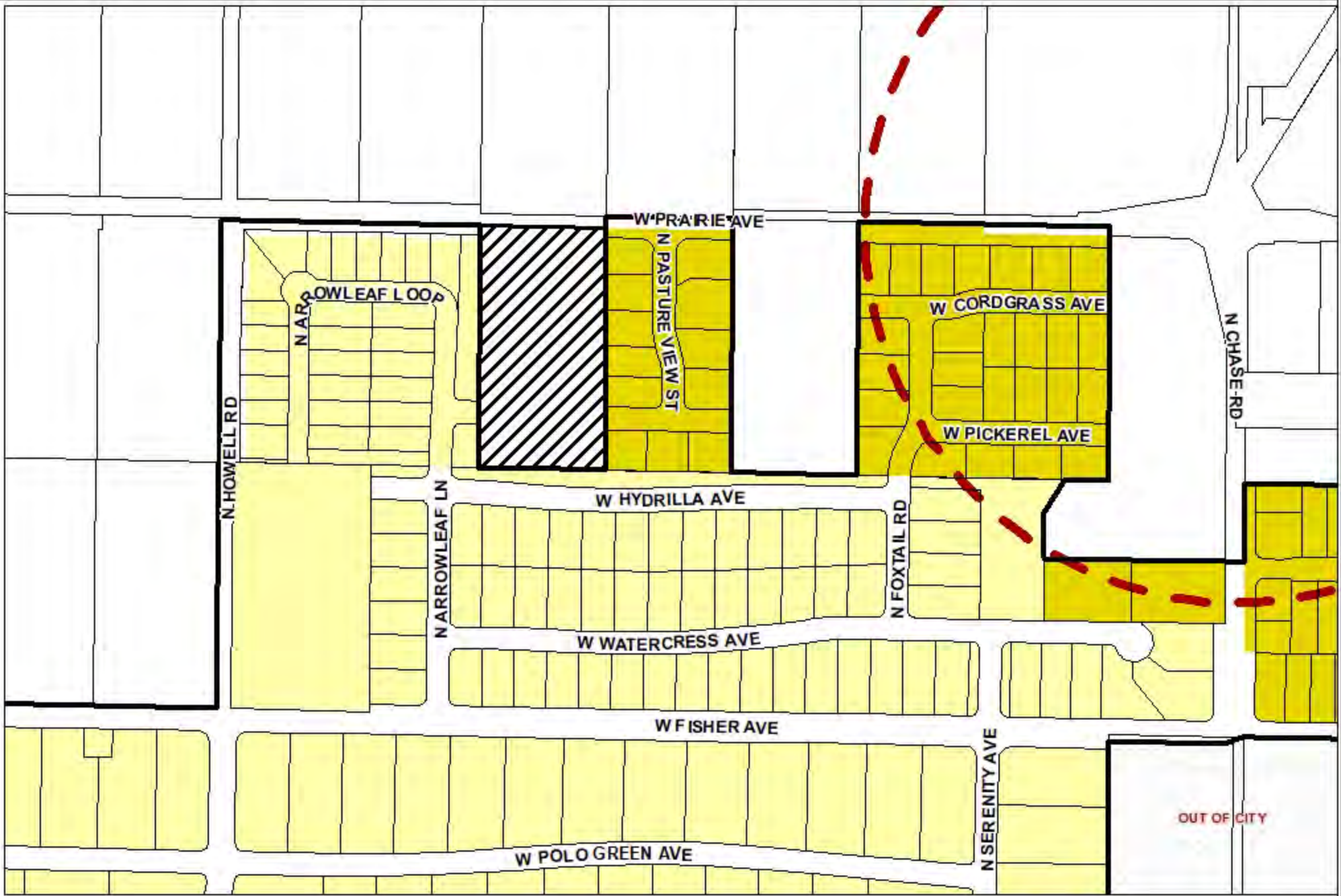


Vicinity Map
 STOCKWELL COURT SUBDIVISION
 SUBD-0013-2021



-  Subject Site
-  City Boundary
-  Tax Parcels



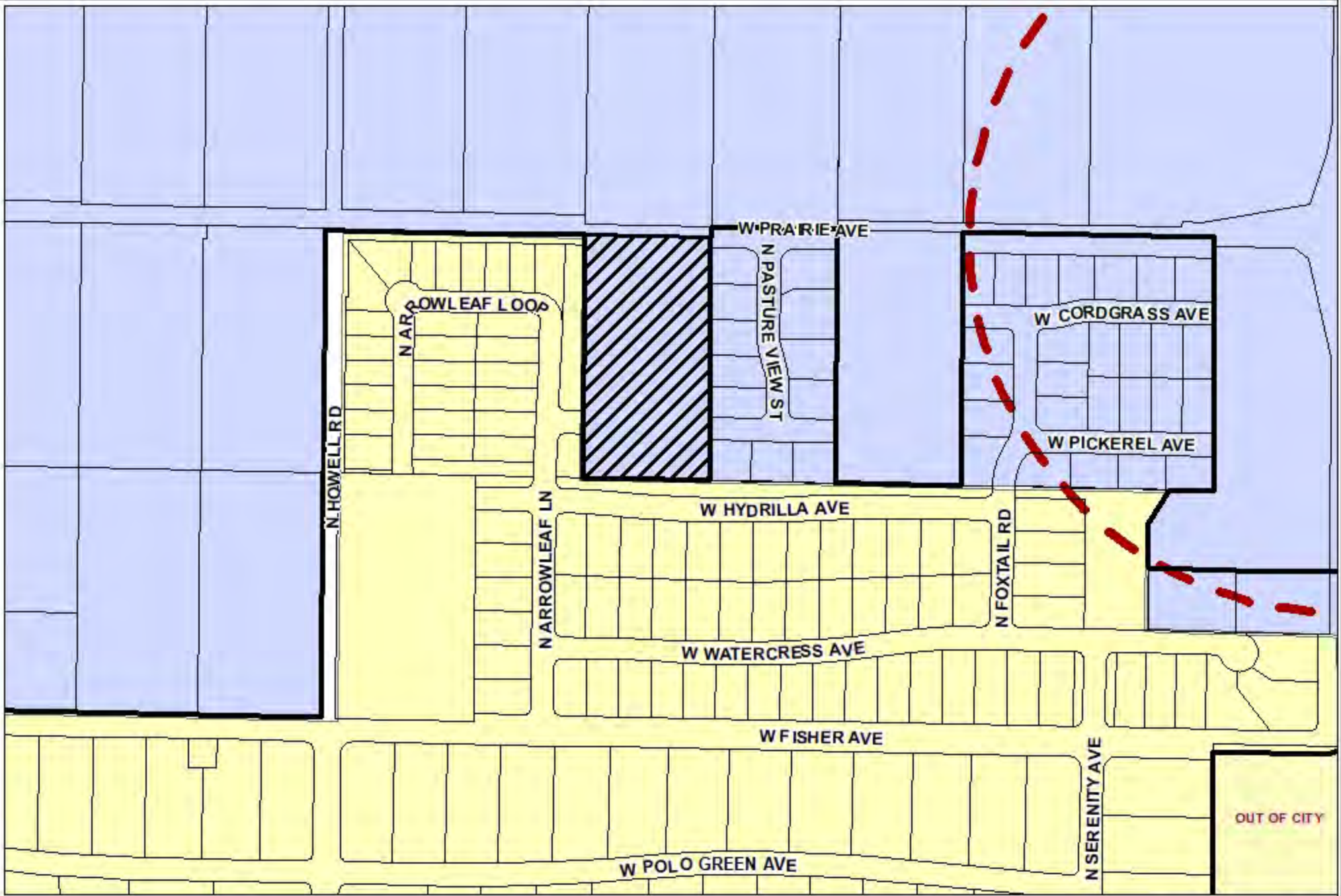


Zoning Map
 STOCKWELL COURT SUBDIVISION
 SUBD-0013-2021



- City Boundary
- Subject Site
- Commercial Node
- R-1
- R-1-S





Future Land Use Map
 STOCKWELL COURT SUBDIVISION
 SUBD-0013-2021



- City Boundary
- Subject Site
- Commercial Node
- Transitional
- Low Density Residential



Amber Blanchette

From: shannon@postfallshd.com
Sent: Thursday, March 10, 2022 12:59 PM
To: Amber Blanchette
Subject: RE: Stockwell Court Subdivision File No. SUBD-0013-2021

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,

Post Falls Highway District has noted there will be no direct access onto Prairie Ave.

Thank you and have a great day!

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

From: Amber Blanchette <amberb@postfallsidaho.org>
Sent: Tuesday, March 01, 2022 9:38 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 Stottlemire <brittany.stottlemire@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 <danr@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 <eport@postfallsidaho.org>; Field Herrington
<fherrington@postfallsidaho.org>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J
Mcmillan <jmcmillan@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
<ntierney@postfallsidaho.org>; Pat Knight <pknight@postfallspolice.com>; PPHD <contactus@postfallshd.com>; PFPD

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

January 20, 2022

Amber Blanchette
Planning Administrative Specialist
amberb@postfallsidaho.org

RE: Notice to Jurisdiction Response

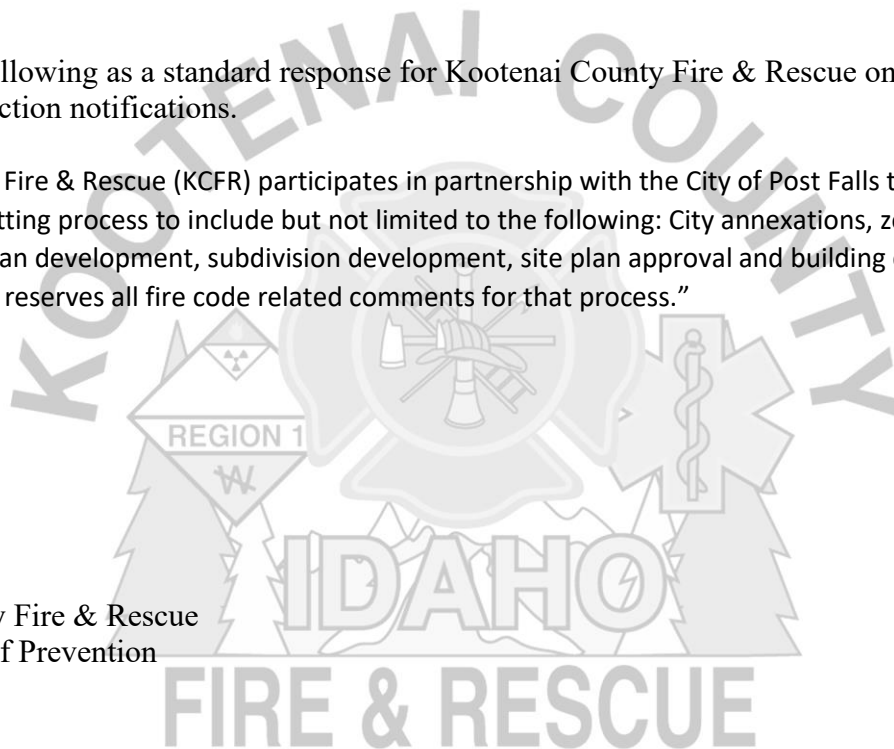
Amber,

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 of Prevention
Fire Marshal





DEQ Response to Request for Environmental Comment

Date: March 16, 2022
Agency Requesting Comments: City of Post Falls
Date Request Received: March 1, 2022
Applicant/Description: SUBD-0013-2021

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** - 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 the project the applicant should consider 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, smoke management practices to protect air quality as described in the Idaho Department of Lands regulation IDAPA 20.02.01.071.03 and DEQ's regulation IDAPA 58.01.01.614 must be implemented by the applicant. Local fire protection permits may also be required. The City should consider requiring a smoke management plan be developed if open burning is used on this project.
- **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.

- 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 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 Conservations 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

From: matt wenger <mattwenger595@gmail.com>
Sent: Thursday, March 3, 2022 10:34 AM
To: Public Hearing Notice
Subject: Stockwell subdivision

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.

Hello, My wife and I live in the Arrowleaf development. One reason why we chose this development is because it's quiet. Having the farms on both sides keep it that way. We do not need another street diving into our development either. We are born and raised in post falls, north idahoan threw and threw. We need to put a cap on all these developments in post falls, it is getting out of hand. We don't have enough infrastructure to handle all this inflation either. I should know I work in the industrial construction trades. There is nothing wrong with the lot as is. Beautiful home and farm. A family would be happy to call that their home. My wife and I and other neighbors vote no to this future development, the land is too small to subdivide for that many homes. Our Hoa will also vote no to their access leading into our development.

Matt Wenger #595