



**PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA**

**JANUARY 10, 2023
5:30 PM**

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

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, Kimball, Ward, Schlotthauer

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

- NATIONAL BITTERSWEET CHOCOLATE DAY

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Meeting Minutes 12-13-2022
- b. Zoning Recommendation Nagra Annexation File No. ANN-22-11
- c. Reasoned Decision Sinclair Addition Special Use Permit File No. SUP-22-4

2. CITIZEN ISSUES

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

3. UNFINISHED / OLD BUSINESS

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

- A. ***Continued* Recommendation** Development Impact Fee Update – Jon Manley, Planning Manager, to present an amendment to the Development Impact Fee to accomplish: Adjust impact fees based upon inflationary cost escalations, Basis on a ten (10) to twenty (20) year growth cost depending on the Impact Fee category.

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. **Recommendation** D-Bat Facility Zone Change File No. ZC-22-6 – Ethan Porter, Associate Planner, to present a request to rezone approximately 2.13 acres from Heavy Industrial (HI) to Industrial (I). The Commission is to recommend approval/denial of the requested zoning designation to City Council.
- B. **Recommendation** Post Falls Title 18A Idaho St. Housekeeping Ordinance File No. TA-22-6 – Jon Manley, Planning Manager, to present adding development standards; ensuring non-residential uses on the main floor of the development along Idaho St; within Title 18A for the SC5 and SC6 zoning districts.

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

**City of Post Falls
Planning and Zoning Commission Agenda**

January 10, 2023

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**

**DECEMBER 13, 2022
5:30 PM**

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

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PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

1. NATIONAL CREAM CHEESE FROSTING DAY

AMENDMENTS TO THE AGENDA

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

None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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NONE

CONSENT CALENDAR

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ACTION ITEMS:

- A. Meeting Minutes 11-8-2022

Moved to approve as presented Hampe

2nd by: Steffensen

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

Moved

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PUBLIC HEARINGS

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ACTION ITEMS:

- A. **Recommendation** Nagra Annexation File No. ANNX-22-11 – Jon Manley, Planning Manager, to present a request to annex approximately 2.64 acres with a Community Commercial Services (CCS) zoning designation. The Commission is to recommend approval/denial of the requested zoning designation to City Council.
Requesting to annex approximately 2.64 acres into the City of Post Falls and assign the zoning designation of Community Commercial Services (CCS). The general location is on the northwest corner of N. McGuire Rd and W. Prairie Ave. It is currently an underdeveloped county lot with no significant topography or vegetation matters and is over the aquifer. The water will be provided by East Greenacres Irrigation District with the sewer being provided by the City of Post Falls. To the west and north has zoning of

Residential Mixed and Public Reserve, the proposed use for the public reserve piece is a school and to the south and east are county property.

Zoning Criteria:

- a. The Future Land Use Map shows this area as transitional, and it calls this area out at a commercial node. The guidance for this area can be found within the associated Focused Area, West Prairie. Seek opportunities to develop off corridor commercial; West Prairie areas may warrant commercial use consideration if adjacent to arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.
- b. Goal 1 is to grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health. Goal 3 maintain and improve Post Falls' small-town scale, charm, and aesthetic beauty, help retain the city's lower-scale, walkable, small-lot development patterns common in early Post Falls, while at the same time, providing for urban growth in other, appropriate areas. Goal 5; keep Post Falls' neighborhoods safe, vital, and attractive. Safe: improved roadways with development create safer conditions for both vehicles and pedestrians and possibly increase access for emergency vehicles. Impact fees are paid towards public safety. Vital: With a planned high school nearby and residential mixed zoning in the city to the west, commercial lands within an identified commercial node may add to the vibrancy of the area of Post Falls. Attractive: There are Commercial Design Standards that would be required to be met upon site development. Goals 7 and 8 as well as Policies 1-3, 7, and 27 also support this request.
- c. Zoning is assigned following consideration of such items as street classifications, traffic patterns, existing development, future land uses, community plans, and geographic or natural features. Encourage a balance of land uses to help Post Falls remain a desirable, stable, and sustainable community.
- d. Prairie Ave. Is a Principal Arterial and McGuire Rd is a Major Collector. Once the Pleasant View Rd. Interchange is completed Prairie will be utilized even more.
- e. This is in a location in transition. What was once on the outskirts of Post Falls will evolve into a major east/west arterial corridor.
- f. Industrial is not being requested so this isn't applicable.
All agencies have been notified; Kootenai County Fire coordinates with the city upon development, Post Falls Police, Post Falls Highway District, and Post Falls School District all remain neutral with YPL having no comment.

Schlotthauer – Is that future interchange with HWY 53?

Manley – Yes.

*Discussion on what was south v north on the graph regarding location of the new interchange.

Hampe – When are they planning for this?

Manley – Mr. Melvin might know more on that. 2027 ish.

Carey – Will the Highway Districts comment be added to the agreement regarding the 40' right-of-way?

Manley – It could be however, the Right-of-Way that is needed from the development with the annexation will meet the need of the Highway District.

Applicant, Connie Krueger – This property is only about 2.5-acres, we do understand that this is an area that has no utilities at this time, and we are a little ahead. We do know there was a recent annexation that occurred in this area and so we are just requesting to bring this piece in. We are wanting to work with everyone to bring in the utilities, transportation system,

etc. The owner has several different properties in the area and has developed commercial uses on them. He knows the processes and fees and how everything works. We are requesting the CCS Zoning within a mapped Commercial Activity Node and is consistent with the City's future plans, transportation master plan, the Parks Plan, etc. We believe this finishes off the Pleasant View North Annexation area. The commercial uses on this site will complement the surrounding sites and their uses. McGuire Rd and Prairie Ave. Are arterial and collector road systems and are capable of carrying commercial traffic volumes. At the cost of the owner this will be services by all utility's services. A Mix of residential, commercial, and industrial uses are envisioned between Corbin Rd. And Pleasant View Rd., with higher densities near commercial corridors and arterials; mixed residential is envisioned between McGuire Rd. And Corbin Rd., with higher densities near commercial corridors and arterials. With the location, adjacent roadways, our request for CCS zoning is a good fit for this corner. The request is consistent with the Goals and Policies found withing the Comprehensive Master Plan. Living in the area it would be nice to be able to have these types of services available rather than driving down to Seltice, Highway 41, etc. It keeps some support services local.

Schlotthauer – Were you approached by the city to annex in with the rest of the property?

Manley – I think Mr. Seale led the charge and might be able to answer that.

Seale – When we were discussing annexation plans with different property owners, we did not address this property. We were focused on the track of how to get up there the other properties around this one was all owned by 1 person as well as the School District, so that is why we didn't approach every parcel.

Schlotthauer – You mentioned neighborhood services, what services are you referring to?

Krueger – Mr. Nagra usually provides for fuel services stations, convenience stores, commercial strip models are the types that he is mostly engaged in with his business. Good example is Prairie and Atlas that commercial strip mall which is a neighborhood commercial node.

Testimony:

In Favor - None

Neutral - None

In Opposition – Shea Hansen, 14289 W. Prairie Ave. - There is allot of talk about the future benefits for the people in the area and not a lot of talk about the benefits or how it's going to impact those that already live there. We have no desire for the increased traffic on Prairie it's bad enough as it is. The construction on Prairie to Spokane St. was bad enough through the summer. I think there are better options to put this like if there is going to be an interchange on Pleasant View and 53 then the opposite corner on Prairie and Pleasant View would be better. We have livestock, we do our best to keep them in however, anyone knows with livestock they do get out still. We chose a rural area for a reason, we don't want a commercial area, my property will never be commercial. I appreciate people want to try to add value to our area, but it is valuable enough. My property will never be a part of the Commercial area that was shown, I think I speak for some of my neighbors as well. I haven't been approached about improving the area and it is pretty upsetting seeing how close I live to it; I worked security for a School District for a few years and none of this is something I want in my neighborhood. All the amenities that were talked about are not that far away from us, we don't need one here.

Deliberations:

Zoning Criteria:

1. Amendments to the zoning map should be in accordance with the Comprehensive Plans and Future Land Use Map.
Steffensen – Strictly from a zoning perspective on the future land use it’s transitional but it has the Commercial Focus Group. Commercial could be good there based on what was already annexed out there.
Schlotthauer – It is basically what the Future Land Use Map says should be there with that Commercial Node.
2. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.
Steffensen – Like any improvements will bring in infrastructure adjacent to the property.
Kimball – Both applicant and staff went through everything thoroughly. It’s an awkward shaped property, it wouldn’t work for residential unless it stays a large lot with it being next to a future High School. I picture Lake City High School on Ramsey, where in 1995 was planned for some commercial that didn’t happen for about 20 years. This isn’t going to happen tomorrow; it is a long-range planning situation and Commercial makes sense.
Davis – Have we had a discussion for the school timeline?
Schlotthauer – We haven’t here, but I think enrollment is currently declining, I stand to be corrected.
Kimball – I’ve conversations with the School District in recent months, professionally speaking. They are moving towards pushing for it through a bond, it will be a tough push, but they are looking for it. I also know the URD is trying to get services up there so they can move forward with development of that school.
Schlotthauer – Which direction are the services coming?
Kimball – Pleasant view.
Hampe – Wouldn’t services need to come before the bond?
Kimball – No.
Steffensen – The email that was sent to parents of students; they were looking for input on a bond for March. No timeline on development just trying to get that through in March.
3. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.
Kimball – My previous comments are more germane to this criteria. Little corner pieces are the hardest to develop like this and they are the most expensive, so they usually develop last. This allows for the commercial node to be on that corner as well.
Hampe – There are 5-acre parcels, small farms, people with animals, what is out there isn’t commercial right now. The future land use does call it as commercial; I just don’t see it right now.
Davis – I think you can all agree we have tight rules to follow, but I think you are right it isn’t commercial out there right now.
Hampe – I just want to acknowledge that I understand that.
Davis – Timing is the key with this area with the future land use, this fits.
4. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.

Kimball – Prairie and McGuire are both higher road classifications, principal arterial and a major collector.

5. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity. Ensure that adequate land is available for future housing needs.

Kimball – This is one of those things that is covered in the commercial node aspect of the Comprehensive Plan.

Hampe – At this point you can't get any further away from higher density.

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

Not Applicable

Motion to recommend approval to City Council, finding its consistent with the Comprehensive Plan and the Future Land Use Map along with the Facts and Findings contained in the staff report with the zoning designation of CCS by Steffensen

2nd By: Kimball

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

Moved

- B. **Approve/Deny** Sinclair Addition Special Use Permit File No. SUP-22-4 – Laura Jones, Associate Planner, to present a request for a Special Use Permit to allow residential uses at densities permitted by the Medium-Density Residential (R2) zone per PFMC 18.20.030 on approximately .28-acre Limited Commercial (LC) lot.

Requesting a special use permit approval to allow residential uses at densities permitted by the Medium Density Residential (R2) Zone as permitted by PFMC 18.16.010, on a .28-acre Limited Commercial (LC) lot within the City of Post Falls. It is generally located north of E. 6th Ave. West of N. Henry St. To the north is zoned Community Commercial Services (CCS), east and west is Limited Commercial (LC) and to the south is City Arboretum Park. The surrounding properties consist of a mix of residential and commercial uses. The water and sewer will be provided by the City of Post Falls, the applicant is planning on retaining the existing house on the western property and subdividing the eastern property to be developed with Medium Density Residential (R2) homes. The Future Land Use Map shows this area as Business/Commercial, to provide for a variety of general service, retail, professional office, and mixed uses. This category also promotes a mixture of moderate/high density housing types within walking distance of the city center, neighborhood center and corridor commercial uses as well as civic uses and other amenities within Post Falls. (at least 8 units per acre) the design standards that enhance the character of these areas, improve pedestrian connections, and promote compatibility between permitted uses are important. The applicant has 3 different possibilities for layouts with a minor subdivision, currently it is 2 lots with a shop being on its own lot, layout 1 is a 3 lot and the second one is a 4 lot. The 4 lot is if the cottage home ordinance is adopted.

Special Use Review Criteria:

- a. The LC zone permits neighborhood compatible commercial retail and service uses of modest scale in areas not conveniently served by existing or proposed commercially designated lands. This zoning district is compatible with residential lands that would accommodate medium density residential land uses.

- b. The LC zoning designation is suitable for Medium Density Residential (R2) uses and PFMC section 18.16.101 (B)(1) Limited Commercial (LC) states: "Residential uses may be allowed at densities permitted by the Medium Density Residential (R2) Zone by special use permit. Lot area and building bulk and placement requirements shall agree with the values set forth in section 18.20.040, "Official Bulk and Placement Regulations Table," of this title."
- c. The proposed use should not negatively impact health, safety, and welfare of the public or land uses within the vicinity. The proposal will not adversely impact the transportation systems. Existing facilities are in place and have the capacity and capability to handle the requested use. Domestic water currently exists within the alley along the property's northern boundary. Existing facilities are in place and have the capacity and capability to handle the requested use.
- d. This request is consistent with the Goals and Policies found within the Comprehensive Plan.

All agencies have been notified with the Kootenai County Fire reserving comments for time of site development, Post Falls Police Department, Post Falls Highway District and the Post Falls School District all remaining neutral and the YPL having no comment.

Steffensen – How long has this area been Limited Commercial and CCS vs. How long have those houses been there?

Schlotthauer – Did the houses come first?

Manley – It's been there my entire career here, been zoned CCS and Limited Commercial.

Steffensen – How long is career?

Manley – 15 years.

Steffensen – So, at least 15 years.

Manley – Pre-existing homes that may at one time complied with zoning

Schlotthauer – So, the houses probably came first then the zoning.

Manley – That is what I would deduce.

Jones – Property owner may be able to tell you how old his house is.

Hampe – Is the intent to tear the garage down and build behind the house? Because the garage is on one lot.

Jones – I believe it depends on what may be approved if the performance standards for the Cottage Homes are developed, it looks like they may tear down that existing shop. To accommodate a third lot, accommodate the cottage home development.

Hampe – Okay.

Jones – If they do 2 lots, it appears they would be keeping the shop, we do have restrictions for platting new lots you must have a residence not just a shop. They would need to apply for a residential building permit for lot 3 prior to plat.

Applicant: Mackenzie Sinclair, 311 E. 6th Ave.

The existing conditions the lot has a house and a small shop on the property. The house sits on the south end of lot 11 and the shop is on the north end of lot 12, to answer your question the shop will be removed, it is pretty old. The zoning for the 2 lots is Limited Commercial (LC) this zoning has other single-family homes along 6th St. Beginning on the west side of Post St. And runs west 150 feet past Williams St. and south of the alley. The proposed R2 development request would allow for an accessory unit to be built on the north end of lot 11 and lot 12 to be divided into R2 single-family lots. The special use permit would keep this area of Seltice Central cohesive with the surrounding homes around it and promote infill. It

would bring this section of Henry up to date with the City standards that support development patterns that improve pedestrian connectivity to the commercial core of Seltice Central.

Steffensen – Do you have a preference to do the Cottage Homes or the configuration you showed?

Sinclair – We like the plan for the Cottage Homes and would be nice to do that one however, no matter what we will build something there.

Herrington - In consideration of the Special Use Permit, you are considering the allowed use in that Zone on that lot.

Schlotthauer – We aren't really talking about an R2 zone change we're just talking about a Special Use Permit in the commercial.

Herrington – It's a Special Use Permit to allow for the residential uses at R2 densities.

Manley – It was done that way to look at their choices, if they are too specific too early it would potentially deny their options.

Testimony:

In Favor - None

Neutral - None

In Opposition – None

Deliberations

Special Use Permit Criteria:

1. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.

Kimball – I think staff went over that well with the Limited Commercial and how it does conform as a Special Use in complement to the commercial uses.

Schlotthauer – It conforms technically through that provision but also practically.

2. 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.

All Agree

3. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.

Hampe – Consistent

Kimball – Land uses next door are residential and will support the commercial uses in the vicinity.

4. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

Kimball – This was covered well; this is a little infill development.

Motion to approve finding it meets the approval criteria found in the PFMC 18.20.070 as outlined in our deliberations subject to no conditions and direct staff to prepare a written Reasoned Decision by Carey. add condition 1 in staff report

Kimball – I'll second that with adding a condition #1 as found in the staff report. Would you amend your motion?

Carey – I move to add condition 1 as found in the staff report

2nd By: Steffensen

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

Moved

- C. **Recommendation** Post Falls Title 18 Cottage Homes Ordinance File No. TA-22-7 – Laura Jones, Associate Planner, to present an amendment to Title 18.20 to accomplish and establish performance standards for Cottage Home residential development, update definitions, and increase the Medium-Density (R2) single family lot size.
- Requested action is to recommend to City Council for the adoption of Cottage Home residential performance standards, updated Title 18 definitions, and increase in the Medium Density (R2) single-family lot size. The public process started with a City Council Workshop on October 4th, Planning and Zoning following on October 11th with a Developer Forum in an email during November. The purpose and goals of Cottage Home standards is to provide a form of smaller single family residential units, diversifying a housing choice and provide housing that is attainable and attractive to expand opportunities for home ownership. To create a path to offer a middle ground between single family residences and multi-family development residential communities while promoting open space, safety, and the interaction of the residence as well as continue to follow the guidance of LLUPA – Title 67, Chapter 65 seeking ways to create low-cost conventional housing. There are currently no standards in place and having them may provide a level playing field for all Cottage Home Developments while creating a clearer path in permitting. Cottage housing developments may incentivize some additional infill projects and can offer a smaller scale housing choice, which are suitable for meeting a variety of needs, compared to traditional detached single-family homes. Their flexibility, from making more effective or desirable use of underutilized spaces to serving the needs of different populations. As an infill type development, they can maintain a spacious feeling with open courts and as higher density development, they offer privacy by having detached units. Their sizes allow them to be potentially more energy-efficient compared to larger residences and can serve as housing for families seeking to downsize, young households, and the workforce.

Cottage Home Performance Standards:

- a. Any detached residential structure, either on a platted lot or a common lot, with a total living area of less than 1,400 sq/ft (with ground floor area being no larger than 1,200 sq/ft) and more than 800 sq/ft.
- b. Implementing Zoning Districts: R2, R3, and RM. Also allowed in the CCM zone where the approved development agreement authorizes multi-family residential uses and in CCS and R1 zones with an approved Special Use Permit. Allowed in the following Future Land Use Designations: Low Density Residential, Medium Density Residential, High Density Residential, Commercial, Business/Commercial, and Transitional. Not allowed in the Business Industrial.

General Design Standards - apply to both platted lots and common lot cottage home developments:

- a. Garages: Front loaded cannot exceed 360 sq/ft; rear loaded cannot exceed 500 sq/ft; attached garages for front loaded cottage homes must not exceed 66% of the width of the structure.
- b. Porches: Minimum depth of 6', front loaded porch no less than 50 sq/ft in size, rear loaded porch no less than 80 sq/ft in size.
- c. Architectural Design: no 2 abutting or directly opposing cottage homes may have the same front façade and must alternate the application of items listed in 18.24.032(c.) (2.) (e.). Minimum of 4 elements, features or treatments listed in the same code section.

- d. Accessory Structures: must match architectural style of the cottage home and meet building code separation requirements.
- e. Green Space: Cottage homes must provide 550 sq/ft of common Green Space per unit and provide a pet waste clean-up station. Developments with 8 or more units must have 50% of the common open space centrally located with 20% of the green space fronting a street. Less than 8 units must consolidate the common Green Space into one location (no dimension less than 20'). Cottage homes placed on individual lots will only require 325 sq/ft of common Green Space but will be required to provide a functional yard. Located in the rear or side yard (not within front yard setback); equal to at least 10% of the parcel area; and minimum dimension no less than 15' (no less than 12' for parcels smaller than 3,500 sq/ft).
- f. Fences: prohibit in common Green Space.
- g. Parking: 2 off street parking stalls per unit; developments of 8 units or more – for each cottage unit that fronts a Green Space or a street where parking is not allowed, they must provide an additional .25 parking stalls per unit, within a common parking cluster.

Single Family Cottage Home Standards: applies only to platted Lot cottage home developments:

- a. Vehicular access must be from the rear or side; when design constraints prove implausible the zoning administrator may grant a deviation of up to 50% of the lot being front loaded. Cottage Homes are encouraged to front a Green Space and must have a pedestrian path constructed of concrete or asphalt between the sidewalk and the building entry.
- b. Minimum lot area 2,400 sq/ft. Setbacks and height limitations: front:16' to the principal plan; side net 12' (no less than 3' on either side); rear: front loaded 12' and rear loaded 20'; flanking street 10'; height 30'.
- c. Accessory Structures: cannot exceed the height of the primary structure and cannot exceed the square footage of the primary structure of 720 sq/ft, whichever is less.
- d. Fences: Cannot exceed 36" in height within front yard setback; cannot exceed 48" in height within the rear or side yard setbacks and up to 60" with an administrative exception. When directly adjacent to other developments that allow fences up to 6' in height – may be permitted through an administrative process.
- e. Green Infrastructure: Where a minimum of 25% of the Lots contain green infrastructure amenities, common Green Space requirements may be reduced by 50 sq/ft per unit (from 325 sq/ft per unit to 275 sq/ft per unit). Examples: solar arrays, rain gardens (located within the common Green Space), water harvesting devices, green roofs, and EV charging stations.

Multi-Family Cottage Home Standards - applies only to common Lot cottage home developments with 3 or more cottage homes:

- a. Vehicular access must be from the rear or side, unless approved through a Special Use Permit. Cottage homes are encouraged to front a green space and must have a pedestrian path constructed of concrete or asphalt between the sidewalk and the building entry.
- b. Separation: must meet adopted building code without additional fire rating. Front setback 20', side 10', rear 10', flanking street 20', and height 30'.
- c. Green infrastructure where green infrastructure amenities are provided, common green space requirements may be reduced by 50 sq/ft per unit (from 550 sq/ft per unit to 500 sq/ft per unit). At least 2 amenities as listed in 18. 24.030, EV charging stations (1 station for every 25 cottage home units), and solar arrays.

- d. Access, Driveways, Parking, and garages: Consolidated parking structures may be considered by the zoning administrator. Refuse: outside storage and solid waste areas must meet the requirements of 18.24.040.

***Implementing Cottage Home Standards*:**

- a. An example is Tullamore Vista (SUBD-0011-2020) - 20-acres, centrally located common green space; lots fronting ROW or common green space; access from rear; and pedestrian path between sidewalk and building entry
- b. A hypothetical infill lot is on N. Spokane St. And W. 16th Ave (.49 acres) this lot could be a perfect cottage home infill project and meet parking, open space, spacing, partially fronting the ROW etc.

All other agencies have been notified with YPL having no comments, Department of Environmental Quality stating there is no impact, and Post Falls Highway District and Post Falls School District being neutral.

Kimball - With medium density I think 4,000 sqft is better for that type of product, a lot size the builders are putting out there are in the 40 by 100-foot-long range.

Manley – The concern we have if you plot a bunch of RQ 4000s it's no longer divisible to create town homes, twin homes if you do the 4800 you can put the other products on them down the road.

Kimball – I'm talking the single-family part, they can always go a little larger and then divide it later, but having a minimum being at 4,000 gives them the flexibility to.

Manley – It permanently ingrains it as a single family.

Kimball – Right, it does which is how they would build it. In General Design Standards with regard to garages, says on rear loaded cottage homes shall not exceed 500. I'm assuming you also mean rear and side loaded for clarity.

Manley – No, I think front or side loaded would be 360 square feet.

Kimball – Which ever one, you just need to tell where the side loaded fits in there. I think on the side loaded, if it was a 2-car garage it can be larger.

Manley – We went off the rear being larger because theoretically if you're coming off the alley, you're not seeing it from the front so you can go wider if it's rear loaded. If you are a corner lot and side loaded, then you would be at 360. So being clear on that would be a good thing.

Kimball – I am assuming when you talk about porches, you mean front porch?

Jones – Correct.

Kimball – We should probably clarify that in the code. Under the setbacks and height limitations with front loaded cottage homes we should make sure there's a 20' setback to the garage, it talks about the garage not sticking out front but it's only 16'.

Jones – Isn't that covered in Title 12?

Manley – Title 18. I believe that is in the bulk and placement table, note 3 speaks of a parking pad for a single-family home, these are a form of a single-family home.

Kimball – In this case it says, we're talking about garages, and I think we should make a reference to the code or be clear. My thoughts on fences in the backyard, I like 6' fences. If we have all of these homes facing a nice common space, then that is the common activities, and the backyards should be more private. You don't want little Timmy peaking his head over the fence staring at you asking what you are doing.

Davis – Repeated Kimball's main points.

Carey – Agrees with the fence height for more privacy. When you talked about 3' between, is that 3' on each lot so you have 6' between the cottages.

Jones – Are you asking about the net of 12'?

Carey – Yes

Jones – It could be a combination

Carey – No less than 3’

Jones – So, you could do 9’ on one side if you want a big functional side yard instead of a functional rear yard. It is to have an alternating pattern in the form and function of the unit, so it doesn’t flow with every single house having a 5’ setback on both sides to make them all line up in a nice little row. We wanted to see variety.

Carey – 3 is the minimum right?

Jones – Yes

Carey – So you could have 2 with just 3’ and only have 6’ total between them?

Manley – Not on the same lot, 2 adjacent though side by side, however, there might be some building code situations regarding fire rating issues. Theoretically you could see 3 and 3 on the same opposing.

Carey – Okay. I just wanted to clarify there would be at least 6’ between 2 houses.

Testimony:

In Favor - None

Neutral - None

In Opposition - None

Schlotthauer – I have a question regarding the 3’ and the fire code dictated 10’ and the first lot built 3’ and now the 2nd lot must build 7’.

Jones – Or they can do fire rating.

Kimball – Fire allows for closer; you just have to do fire rated walls, openings, etc. It gets a little tricky but there will probably be 1 builder going through all of the plans and so they may have fire rated walls in some spots but not in others.

Davis – No question block, right Herrington?

Herrington – Nope, you can talk about it, it is a legislative item.

Motion to recommend approval to City Council with the following amendments the Single-Family lot size be reduced to 4,000 square feet from 4,800. To clarify front and side loaded garages can’t exceed 360 square feet, and to clarify porches are front porches not side or rear. To emphasize the garage setback to be 20’ or reference the section of city code. Allow for rear and side yard fences to be 72” high rather than 48”. Kimball

2nd By: Steffensen

Vote: Steffensen – Yes; Carey – Yes; Kimball – Yes; Davis – Yes; Schlotthauer – Yes;

Hampe - Yes

Moved

- D. **Recommendation** Development Impact Fee Update – Jon Manley, Planning Manager, to present an amendment to the Development Impact Fee to accomplish: Adjust impact fees based upon inflationary cost escalations, Basis on a ten (10) to twenty (20) year growth cost depending on the Impact Fee category. The Planning and Zoning Commission serve as the Impact Fee Advisory Committee and the current impact fee adjustments are based upon inflationary costs escalation and not updates capital improvement plans. Public Process to date: on August 2nd City Council approved the financing endeavor; November 2nd Committee review of draft with consultant. November 15th Bob Seale presented to NIBCA, and November 22nd Bill Melvin coordinated informational video on the website and December 6th

an email notification was sent to the development community. Your recommendation is currently scheduled to go to City Council on January 17th. Going back into the impact fees, we have projected growth trends; public safety, parks, streets, multimodal, and they look at the proposed future growth of the community and what capital plans associated, like regional capital plans, are needed to mitigate those impacts of growth. So, impact fees are a way for growth paying for growth. We have a growth rate from 2000 to now, in 2004 we had a jump from 6.5% to 8.8% then the recession hit with a dip down to around 1.6% then in 2021 we went up to 9.2%; Post Falls' average annual growth rate is about 4.7%. This helps take in account of the ups and downs within the community. Impact fees are payment required by local governments of new development for the purpose of providing new or expanded public capital facilities required to serve the community and new developments. (Not used to pay for maintenance, staffing, vehicles, etc.).

Hampe – So, no snowplows.

Manley – That would be equipment.

Herrington – There are some provisions for large equipment like fire trucks etc. but that is specifically delineated in the impact fee.

Hampe – So, it is specific then.

Herrington – Anything with a useful life over 10 years.

Manley - The different sections, public services departments, Parks and Rec, Police, Transportation/Streets, and multimodal, this graph shows the service area is city wide with the fee components and cost allocations. The fees support, Police Stations, Ancillary Facilities, and Communication Facilities for the Public Safety. They base this off a 10-year growth costs (Adjusted for 2022): \$15,287,495 and is established on a per person and vehicle trip basis. Parks base the fees on Level 1 and 2 parks as well as indoor recreation; the basis is established on a replacement methodology; 10-year growth costs (Adjusted for 2022): \$30,618,134 and applied to “residential” only. For the Transportation is based on the City’s Transportation Master Plan has a numerous Capital Facilities expenditures and Capital Plans within the Transportation Plan and once again those were not modified or updated just the cost escalation to complete those capital projects. And is applied on a per trip basis. The Multi-Modal supports those trails and bike lane facilities in the Transportation Master Plan with a 10-year growth cost. These changes brought the Multi-Family Impact Fee total from \$5,207 to \$8,910 and the Single-Family from \$7,406 to \$12,712. The non-residential development also sees increases. I want to reiterate this is dealing with the cost of materials and the cost escalations exceeded what we typically modify based off the ENR Index, we were seeing it wasn’t doing the impact fee service and escalated beyond what the ENR Index would control.

Hampe – When did we last update this?

Manley – We just recently did it.

Kimball – 2 years ago right.

Manley – 2 years ago was the major update.

Hampe – So, 2 years ago it would have been for a single-family 7,400?

Manley – Slightly less because it was escalated 1 time but now it is, yes.

Hampe – So, with the 12,700 where does that compare to the City of Coeur d’Alene or Hayden? Out of curiosity I am wondering.

Schlotthauer – More

Hampe – We are more, okay.

Kimball – Allot more.

Manley – With the 7,406 we are relative to other jurisdictions. Coeur d’Alene was a little lower than us this will make us slightly more expensive than some of the other communities. I don’t have the totals right now.

Hampe – Okay, I was asking for a general range, and it sounds like we are ahead of the pack.

Manley – That is good input, I will add that slide for Council.

Schlotthauer – How are we going to spend 20 million on bike paths in the next 10 years? Most paths, the developers would have to put them in, right?

Manley – Melvin is the one that coordinates the Transportation Master Plan, and that component is within that plan.

Melvin – Tischler took our multimodal components, doesn’t include every sidewalk or multi-use trail and bike lane that’s in the community, they took the majority of our multimodal Centennial Trail and some other major facilities. They divided it on a linear foot or square foot per population that we had and then project that out over 10-years. So, it’s a replacement base to keep up with the growth and to keep the same amount of multi-use system that we have per population. That is how they established those numbers. We have some rail lines that are going away and will be replaced with trails and some other major facilities.

Manley – Like the Prairie Trail.

Melvin – Yes.

Hampe – So that is just replacement?

Melvin - It’s not repair, it’s keeping the same amount per population.

Hampe – I see what you are saying.

Schlotthauer – Where will we be in 10 Years?

Manley – 2032 about 65,000

Schlotthauer – Vs?

Manley – about 44,004 in the beginning of 2022.

Kimball – So, about 20,000 more.

Schlotthauer – So, about 50% growth and your numbers are about 4.7 per year.

Manley – 4.7 - 4.8 per year.

Kimball – Am I to understand that Capital Improvement project list didn’t change.

Manley – Correct for any of the sectors.

Kimball – So, inflation’s 14%, or the Engineering News Record stated that construction costs went up 14% this year. The highest it has been in many years. We just did this 2 years ago and now we are increasing the Impact Fees overall by 71%? We were either way off before or the cost estimates we are basing these off are way off base, that is too big of a gap.

Manley – Hence why we had Tischler do it and not go by the ENR because we acknowledged that because what we were seeing for quotes wasn’t cutting it.

Kimball – So, we either screwed up last time or we didn’t get it right either time.

Manley – That is assuming the ENR Index is Gospel.

Kimball – It isn’t 50% off, the difference between 14% and 71% is huge.

Hampe – Do you think it will tend to slow growth, out of curiosity? Or discourage it in Post Falls and encourage it in other places?

Manley – The data I have seen is when Impact Fees go up it doesn’t necessarily discourage growth.

Hampe – But it is passed along to those people the consumer.

Schlotthauer – It ends up going to the tenant or the homeowner, everyone has to pay that sooner or later.

Melvin – The ENR we've adjusted it by, historically it has been in that 3, 4, 5% range I think the very last year what we did with an adjustment in the budget was 8%, that was the national range. These dollars are the 2018 dollars, even though it seems like we just adopted it. We had a local consultant, JUB, to do the cost escalations and those dollars were given to Tischler. Applied these new costs to the methodology, they didn't exaggerate the costs, they said here is what you have today.

Kimball – I am going to need to disagree with you a little, they have Right-of-Way in JUB's study at \$300,000/acre; that is \$6.87/square foot. I appreciate that they are looking at projects and trying to estimate a project cost based on no plans and just using a broad scope. I agree on increasing, so 2018 dollars now let increase to the 202 dollars, do the proper increase to the math. But that still doesn't get 71% in 1 year that is a huge pill.

Seale – Additionally, if you look at the cost that parks and police were adding you know those were adjusted, the parks department was adjusted based on land value obviously that has gone up tremendously. The police department had an error or omission within their original set of plans, so that had been fixed with this round. When you look at those 2 cost increases that may lead to the 71% increase. The re-evaluation for the parks department was more than what we had anticipated.

Hampe – Is that to acquire more land?

Seale – Yes, with the parks department the idea is we have x number of acres per person so therefore as we're growing, we want to maintain that ratio of the Level 1 and 2 parks.

Schlotthauer – What can we buy for \$30million in the next 10-years for parks?

Seale – We recently bought \$1million worth of land for parks and public works. Some of it will go towards improvements to the parks.

Schlotthauer – It would be great to have all this money to spend on all the wish list items. Businesses and developers have their pick of where they want to be and if the fees are twice as high in the City of Post Falls as they are down the road, it will discourage the growth here. I recently drove through some depressed areas of Washington; you think of towns growing but not all of the are many are decaying. People have to want to invest in the area and I think that the upfront fees I've seen personally evaluating a commercial project and the fees are a big factor and for the good of the town I hate to see businesses and residents discouraged from improving and building. I don't think we should lose sight of how important it is to incentivize the fact that we are improving, much of Post Falls is being improved and people will look at the Impact Fees, those are really just an upfront tax.

Seale – We do recognize this is a dramatic increase the costs the purpose behind it to follow the plan of making growth pay for itself. We didn't change the plan; projects were not added, and we didn't change anything from the original plan. We did, however, adjust the cost of what we anticipate having to spend on the projects that are developed and built due to the influx of growth. The other route is to have deficient services due to the growth or it gets paid through a different route. We are trying to accommodate for what you have today you still have in 10-years.

Hampe – That is certainly what we have heard from people over and over is to have development pay for itself. I believe there is a lot to be said for that.

Seale – We do plan to look at the Impact Fee Plan within the next couple of years in order to address some of it and potentially doing different zones within the Impact Fee. For the building in areas that are causing more of an impact on those services and networks versus areas that already have those services available. For example, downtown versus the Prairie Ave. Area, downtown already has parks, sidewalks, the infrastructure so there is potentially less of an impact building in the downtown area then if you were building north of Prairie. So,

the impact fee would be higher in the Prairie area versus development impact fees in the downtown area. This could incentivize those businesses within areas that are looking for redevelopment. We are looking at the methodology in the next round of doing the update, there wasn't time for a complete update, the last one took a couple of years. We are currently reacting to a current development of a roundabout up at Prairie and Zorros and the CIP quoted it to be around \$722,000 however, the estimate came back at approximately \$2.1 million. The question came up, if we are only collecting \$722,000 how are we going to build the \$2.1 million project.

Schlotthauer – I think it is important to not overshoot it though. The construction industry is making a major correction right now, residential as well as municipal and as the residential market is slowing those contractors are moving into the public market. You will see decreases in costs like lift stations and roads in my opinion. We do have some high costs; however, things are coming down in price and everything will follow, and we just don't want to overshoot right now.

Manley – From my understanding this is a balancing correction, Melvin acknowledged you have the 2018 base for the transportation elements and Seale brought up the Parkland element. I know the previous 2020 was a little deficient probably in the estimated cost. We all know what the land costs have done in recent times, and I think all of it corrects it, so it is current now. I asked Melvin if he has ever seen a negative percentage in the ENR Index, which was a no so odds are we will not see a minus 2% in the ENR Index, we could, but odds are we won't there is generally an increase.

Kimball – There was one in 2007, -1.6%.

Manley – If we adjusted our Impact Fees accordingly, we would adjust from that.

Kimball – My point is, we should probably continue to use an established index and with such a jump in fees, I am speaking from experience, in a down market when fees double or go up at such a high increment the push back from the development community is to file a lawsuit. When I got into the weeds of this and saw JUB used an estimate of \$27 for a linear foot of curb and I just completed an estimate a couple weeks ago and it was \$17. When I see the costs being such a huge jump, if this goes through a judicial review it will not pass. I don't feel comfortable recommending it.

Manley – There is a balance.

Kimball – The land prices are dropping.

Manley – In the Capital Plan of \$780,000 project bid comes in \$2.1 million who picks up the difference? If the Impact Fees are not covering the cost of the Capital Plans.

Kimball – That is also a JUB estimate. With all due respect to JUB they are a great engineering company and I understand where they are coming from. They never want to be the low bidder, when doing an estimate, they want to be high that is how it should be. 2.1 is an overshoot for that as well; the reality of the construction world right now is the prices are dropping.

Schlotthauer – Prices are dropping, and the competitiveness is going up substantially. The price point you are looking at is a pinnacle and I would hate to see us adopt it based on the pinnacle and prevent development from happening because the fees are so extreme compared to our neighbors.

Steffensen – I had said before, I think we are always behind on the 8-ball on these. If we looked at them in 2020 using 2018 numbers, we are behind there and I know full reviews take time however, if it is in another 5 years we might be behind again. Just looking at the growth in 2021 it was over 9% growth and then inflation and I think we are in an exceptional time, and I don't like this increase by any means I don't want anything to slow down our

economy however, maybe this is a correction. Time will tell; have we had a change this much in the past or have we always used that index?

Manley – For the most part we have used the index, the major changes that occurred has been in our updates and staff takes a long time looking at our projects and we try to cost balance them. We try to be responsible in creating our Capital project lists based on what is necessary.

Steffensen – I don't necessarily think we are overshooting.

Melvin – Our Transportation Master Plan for example, we have a 20-year plan that we are trying to maintain a certain level of service requirements. When we developed it, we have a list of Capital Projects, we have not said we're going to fund them completely we use grants, some we get and some we do not get, however, we do apply for them. We also look at partnering opportunities when we can. The last time I was before the North Idaho Building Contractors, they had said they don't like the jump in Impact Fees however, they said if you don't have good park systems, roads, or police facilities and you're not maintaining them then you are not an attractive community to build in.

Hampe – 2018 is when the suggested numbers but they were not approved until 2020. So, it took 2 years, or are we working backwards?

Melvin – The Transportation Plan was adopted in 2018, it took a couple years to do that. If Parks does a new master plan, they will move the impact fees forward and adjust those fees. Same thing with both the Transportation Master plan and the Police Department.

Hampe – Okay, thank you!

****Commission continued the discussion regarding the information already provided above; all agreed to continue the discussion at a later time with more information per department with increases****

Kimball - Motion to move to Jan. 10th (Table) all in favor...
Moved

- **ADMINISTRATIVE / STAFF REPORTS**

None

- **COMMISSION COMMENT**

HAPPY HOLIDAYS/MERRY CHRISTMAS!

- **ADJOURNMENT 8:17PM**

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

SIGNATURE PAGE

DATE: _____

CHAIR: _____

ATTEST: _____

Nagra Annexation File No. ANNX-22-11

Planning and Zoning Commission Zoning Recommendation

A. INTRODUCTION:

APPLICANT: Johnson Surveying

LOCATION: Generally located northwest corner of Prairie Ave and McGuire Rd.

REQUEST: Zoning recommendation of Community Commercial Services (CCS) on approximately 2.64 acres, As depicted in A-2.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Legal and Exhibit Map
4. A-4 Maps
5. A-6 Title Report
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. S-4 Draft Annexation Development Agreement
10. PA-1 KCFR Comments
11. PA-2 PFPD Comments
12. PA-3 YPL Comments
13. PA-4 PFHD Comments
14. PA-5 PFSD Comments
15. PZ Staff Report
16. Testimony at the December 13, 2022, Planning and Zoning Commission (“Commission”) hearing including:

Planning and Zoning Commission (hereinafter “Commission”) heard the request at the December 13, 2022 public hearing, the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to supply testimony and documentation to be taken by the Commission in their application of City Code section 18.16.010 and 18.20.100 when making the Commission’s recommendation on zoning to the City Council.

Jon Manley, Planning Manager

Mr. Manley presented the staff report. He testified that the applicant was seeking a recommendation for an initial zoning designation of Community Commercial Services (CCS) on approximately 2.64-acres upon the annexation into the city of Post Falls. He illustrated that subject property is found on the northwest corner of N. McGuire Rd. and W. Prairie Ave.

Mr. Manley testified that the current land use is an undeveloped county lot, and the only natural characteristics or features is that it is on the Rathdrum Prairie Aquifer. He testified that East

Greenacres Irrigation District will supply water service and the city of Post Falls will supply the wastewater service.

Mr. Manley testified about the surrounding uses, explaining that to the west is residential mixed and to the north Public Reserve, which is to be the site of a future high school. He expounded that to the south and east, there are larger county properties and farther to the west you find more residential mixed as well as community commercial mix and some pockets of industrial zoning.

Mr. Manley said that the Future Land Use Map designates the area as Transitional within a Commercial Node. He submitted that the designation guidance can be found within the associated Focus Area. He expounded that the Focus Area is West Prairie which looks to expand opportunities for off corridor commercial and commercial uses are warranted if adjacent to arterial or collector streets.

Mr. Manley testified as to whether the proposal is in accordance with the goals and policies of the comprehensive plan, illustrating goal one, three, five, seven, and eight to possibly be relevant and applicable goals. He testified that policies one through three, as well as seven and twenty-seven listed in the staff report, may appropriate for consideration by the Commission.

Mr. Manley testified that zoning should be assigned following consideration of such items such as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features. He explained that Prairie Avenue is a principal arterial and McGuire is a major collector roadway which is consistent with placing commercial and higher density uses along streets with a higher road classification. He also noted that there will be a significant infrastructure project in the future at Pleasant View and ID-53 that will increase traffic along Prairie Avenue.

Mr. Manley testified that limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity. He said that while this area currently seems like it is on the outskirts, when you take into account the future interchange and zoning of the surrounding area, this area will evolve over time into a higher intense corridor.

Mr. Manley testified that the last criteria is Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning. He testified that this is not an applicable criterion.

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

Connie Krueger, Applicant

Ms. Krueger testified that this property is only about 2.5-acres, and this is an area that has no utilities at this time. She explained that due to a recent annexation that occurred in this area they are requesting to bring this piece in. She claimed that they want to work with everyone to bring in the utilities, transportation system, etc. She showed that the owner has several different properties in the area and has developed commercial uses on them.

Ms. Krueger testified that they are requesting the CCS Zoning within a Commercial Activity Node, and this is consistent with the City's future plans, transportation master plan, the Parks Plan, etc. She professed that this finishes off the Pleasant View North Annexation area. She asserted that the commercial uses on this site will complement the surrounding sites and their uses. She affirmed that McGuire Rd and Prairie Ave. are arterial and collector road systems and can carry commercial traffic volumes.

Ms. Krueger testified that a mix of residential, commercial, and industrial uses are envisioned between Corbin Rd. and Pleasant View Rd., with higher densities near commercial corridors and arterials. Also, she stated, mixed residential is envisioned between McGuire Rd. And Corbin Rd., with higher densities near commercial corridors and arterials.

Ms. Krueger testified that this location, with its adjacent roadways, that their request for CCS zoning is a good fit for this corner. She championed that the request is consistent with the Goals and Policies found withing the Comprehensive Master Plan. She noted that those living in the area would find it nice to be able to have these types of services available rather than driving down to Seltice, Highway 41, etc. as it keeps some support services local.

Ms. Krueger testified that the applicant usually provides fuel services stations, convenience stores, commercial strip models. She noted that a good example is at Prairie and Atlas, the commercial strip mall which is a neighborhood commercial node.

Public Testimony:

The hearing was opened for public testimony.

Shea Hansen

Mr. Hansen testified in opposition. He said that there is a lot of talk about the future benefits for the people in the area and not a lot of talk about how it's going to impact those that already live there. He declared that they have no desire for the increased traffic on Prairie, as it is bad enough already. He noted that the construction on Prairie to Spokane St. was bad through the summer. He thought that there are better places to put this, explaining that if there is going to be an interchange on Pleasant View and 53, then the opposite corner of Prairie and Pleasant View would be better.

Mr. Hansen testified that they have livestock, and they try their best to keep them in, however, anyone with livestock knows they do get out still. He stated that they chose a rural area for a reason, they do not want a commercial area and he stated that his property will never be commercial. He appreciates that people want to try to add value to our area, but it is valuable enough. He explained that his property will never be a part of the Commercial area that was shown. He stated that he has not been approached about improving the area and it is pretty upsetting seeing how close he lives to it. He indicated that he worked security for a School District for a few years and none of this is something he wants in his neighborhood. He concluded that all the amenities that were talked about are not that far away from us, they do not need one here.

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

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

The applicant has requested initial zoning of Community Commercial Services (CCS) on approximately 2.64 acres upon the annexation into the city of Post Falls. The Future Land Use Map designates this area as a Commercial Node within the Transitional designation and inside the West Prairie focus area.

The Commission finds that the area is inside a commercial node and the applicable focus area affirms that off corridor commercial uses are envisioned along roads with higher road classifications. Specifically, the focus area provides that due to Prairie Avenue's arterial classification, that commercial uses should be considered.

The Commission finds that evidence and testimony show that the CCS zoning within the Commercial Node, along with guidance from the focus area, is consistent with the Future Land Use Map.

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

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

Goals:

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

Creating a diverse community with a variety of different types of commercial activities assists in creating live, work, play neighborhoods. The CCS zoning district states the following:

The CCS Zone supports uses that include retail sales or performance of consumer services and permits a variety of retail, professional, or service businesses, including some manufacturing, technical, or other professional uses. This zone is applied in areas primarily located near arterials and collector streets.

The commission finds this request is at the corner of an arterial and collector street and located within a commercial node.

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

The opportunity for commercial activity within the commercial nodes will supply chances to create high-quality, affordable, and efficient community services.

Goal 3: Maintain and improve Post Falls' small-town scale, charm, and aesthetic beauty.

Placing Community Commercial Services at this location is a suitable area for added commercial growth along Prairie Avenue which is a Principal Arterial and near future residential rooftops and a High School and maintains and improves the Cities small-town scale, charm, and aesthetic beauty.

Goal 5: Keep Post Falls' neighborhoods safe, vital, and attractive.

Development that improves roadways will create safer conditions for vehicles, pedestrians, as well as increased access for emergency vehicles.

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

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. This proposal supports the allocation of land use types sufficient to achieve overall plan goals.

Policies:

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service;

Impact Fees are paid at the time of permit issuance to aid in maintaining the community levels of service.

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

Supplying the opportunities for creating the variety of service, retail and office in the Community Commercial Services (CCS) such as this proposal, furthers the establishment of having residential housing near commercial uses to create sustainable and independent living communities. The interaction between these uses increases their value and helps in contributing to the long-term fiscal health of the community.

- Maintain and enhance resident quality of life;

The proposed annexation is in the area that will supply amenities currently unavailable to existing and future residents in the vicinity.

- Promote compatible, well-designed development;

Providing the opportunities for creating the variety of service, retail and office in the Community Commercial Services (CCS) such as this proposal, furthers the establishment of having residential housing near commercial uses to create sustainable and independent living communities. This in turn promotes compatible, well-designed development.

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

The proposed request is in the West Prairie Focus Area. Commercial Development within the commercial nodes supplies the opportunity to reduce the future long-term reliance of the commercialism along Seltice Way and HWY 41.

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

- Future land use mapping;

This is addressed by the first review criteria of this recommendation.

- Compatibility with surrounding land uses;

To the west is a 5-acre undeveloped lot in the City of Post Falls. To the north is a vacant 65-acre piece of land for a future school site. To the south and east predominantly 5-acres residential county properties. The proposed development pattern for this proposal would be compatible with the surrounding uses.

- Infrastructure and service plans;

Water is provided by the East Greenacres Irrigation District. The city of Post Falls would provide Sanitary Sewer. Sanitary sewer is not currently available to the site. Extension of sewer service to the site will be dependent upon the construction of a future lift station near the Prairie Avenue / Pleasant View Road intersection, including downstream facilities to Seltice Way, and construction of sewer infrastructure from the lift station to the property in question.

Existing and future traffic patterns;

This proposal is located at the northwest corner of Prairie Ave. (Principal Arterial) and McGuire Rd. (Major Collector). The requested zoning is in conformance with the anticipated land uses and trip generations within the City's Transportation Master Plan.

Annexation at the requested zoning is not expected to have any negative impacts to the City's transportation network that are not previously identified as being mitigated thru collection of Transportation Impact Fees. No roadway intersections will be allowed along the property's frontage with Prairie Avenue. Access approaches will be limited in accordance with the KMPO Critical Arterial Corridor Policy along Prairie Ave, and any access points will be restricted (no left turns to / from Prairie Avenue).

Development of the urban roadway frontage improvements along this property will be needed to help facilitate anticipated uses of the Post Falls School Districts property immediately to the north.

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

The response to this is embedded within the analysis within this section.

Policy 3: Encourage development patterns that provide suitably scaled, daily needs services within walking distance of residential areas, allowing a measure of independence for those who cannot or choose not to drive.

The Commission finds that the proposal is located at the northwest corner of McGuire Rd. (Major Collector) and Prairie Ave. (Principal Arterial). Development in the CCS zone provides an opportunity for commercial development along with supplying residences in Post Falls to be situated within walking distance to commercial development and may provide suitably scaled daily needs services.

Policy 7: Encourage the development of off-corridor access and circulation for commercial and mixed-use areas abutting limited-access arterials.

The proposed CCS zone in this area will provide this opportunity.

Policy 27: Work to improve street connectivity in all areas of Post Falls, improving walkability, public health and safety, and transportation efficiency.

Through development, road and pedestrian improvements would be provided along Prairie Ave. and McGuire Rd. these improvements will become critical with the future development of the Post Falls School District property immediately to the north.

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

Streets/Traffic:

The Commission finds that the proposal is located at the northwest corner of Prairie Ave. (Principal Arterial) and McGuire Rd. (Major Collector). The requested zoning is in conformance with the anticipated land uses and trip generations within the City's Transportation Master Plan. Annexation at the requested zoning is not anticipated to have any negative impacts to the City's transportation network that are not previously identified as being mitigated thru collection of Transportation Impact Fees. No roadway intersections will be allowed along the property's frontage with Prairie Avenue. Access approaches will be limited in accordance with the KMPO Critical Arterial Corridor Policy along Prairie Ave, and any access points will be restricted (no left turns to / from Prairie Avenue).

Development of the urban roadway frontage improvements along this property will be needed to help facilitate anticipated uses of the Post Falls School Districts property immediately to the north.

Water and Sanitary Sewer:

The Commission finds:

Water: Water service is provided by East Green Acres Irrigation District.

Sanitary Sewer: Sanitary will be provided by the city of Post Falls. Sanitary sewer is not currently available to the site. Extension of sewer service to the site will be dependent upon the construction of a future lift station near the Prairie Avenue / Pleasant View Road intersection, including downstream facilities to Seltice Way, and construction of sewer infrastructure from the lift station to the property in question.

Compatibility with Existing Development and Future Uses:

The Commission finds that to the west is a 5-acre undeveloped lot in the City of Post Falls. To the north is a vacant 65-acre piece of land for a future school site. To the south and east predominantly 5-acres residential county properties. The Commission finds that proposed zoning is compatible with existing development and future uses in the area.

Future Land Use Designation:

The Commission finds that the Future Land Use Map depicts the land use designation for this area as Transitional within a commercial node. Following guidance from the applicable focus area, the Commission finds that the proposal is in accordance with the Future Land Use Designation.

Geographic/Natural Features:

The site is located of over the Rathdrum Prairie Aquifer and contains no other geographic or other natural features that would adversely affect development of the site.

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

The Commission finds that the proposed zone change is located along higher classified roadways This proposal is located at the northwest corner of McGuire Rd. (Major Collector) and Prairie Ave. (Principal Arterial). Principal Arterials are intended to serve as primary routes for travel between major urban centers and function in a similar manner to Minor Arterials, but generally carry higher traffic volumes from 12,000 to a maximum of 32,000 vehicles per day. Only three roadways are identified as Principal Arterials within Post Falls: Seltice Way, Prairie Avenue and ID-41. Therefore, the Commission finds that proposed commercial zoning will be assigned along streets with higher road classifications.

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

The Commission finds the request is in an area that will be considered as a more intense urban activity node as delineated by the commercial node and street classifications.

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

The Commission finds this criterion inapplicable to the request.

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-22-11, INITIAL ZONING: Following the public hearing, the Planning and Zoning

Commission considered all relevant evidence and comments and a motion to recommend approval of the recommended zoning upon annexation was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that City Council approve the proposal finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for applicant's request for Community Commercial Services (CCS) zoning on approximately 2.64 acres upon successful annexation of the property.

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.

**Sinclair Addition Special Use Permit
File No. SUP-22-4
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Jerry Sinclair

LOCATION: North of E. 6th Ave. and west of N. Henry St.

REQUEST: A Special Use Permit to develop the property with Medium Density Residential (R2) standards. Exhibit A-3.

B. RECORD CREATED:

1. A-1 Application.
2. A-2 Narrative.
3. A-3 Preliminary Plan
4. A-4 Vicinity Map
5. A-7 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 YPL Comments
12. PA-4 PFHD Comments
13. PA-5 PFSD Comments
14. P&Z Staff Report
15. Testimony at the December 13, 2022, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the December 13, 2022, public hearing, the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The request was for the Commission to review the request approval for a Special Use Permit to allow residential uses at densities permitted by the Medium Density Residential (R-2) Zone as permitted by PFMC 18.16.010, on a 0.28- acre Limited Commercial (LC) lot within the City of Post Falls. 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 allow residential uses at densities permitted by the Medium-Density Residential (R2) zone per PFMC 18.20.030 on a .28-acre Limited Commercial (LC) lot. She testified that the subject property is located north of E. 6th Ave. West of N. Henry St.

Ms. Jones testified that to the north is property zoned Community Commercial Services (CCS), east and west is zone Limited Commercial (LC) and to the south is City Arboretum Park. The surrounding properties consist of a mix of residential and commercial uses. She noted that the City of Post Falls supplies water and sewer service. She stated that the applicant is planning on retaining the existing house on the western property and subdividing the eastern property to be developed with Medium

Density Residential (R2) homes.

Ms. Jones testified that the Future Land Use Map shows this area as Business/Commercial, which provides for a variety of general service, retail, professional office, and mixed uses. She expounded that the category also promotes a mixture of moderate/high density housing types within walking distance of the city center, neighborhood center and corridor commercial uses as well as civic uses and other amenities within Post Falls. She illustrated how the current buildout of the area is consistent with the Business/Commercial designation. She showed several different layouts that the applicant is considering for the two lots depending on adoption of certain design standards by the city.

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, per PFMC Section 18.16.010 (B), the LC zone permits neighborhood compatible commercial retail and service uses of modest scale in areas not conveniently served by existing or proposed commercially designated lands. She expounded that this zoning district is compatible with residential lands that would accommodate medium density residential land uses.

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 testified that the LC zoning designation is suitable for Medium Density Residential (R2) uses and PFMC section 18.16.101 (B)(1) Limited Commercial (LC) states: "Residential uses may be allowed at densities permitted by the Medium Density Residential (R2) Zone by special use permit. Lot area and building bulk and placement requirements shall agree with the values set forth in section 18.20.040, "Official Bulk and Placement Regulations Table," of this title."

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. She stated that the proposal will not adversely impact the transportation systems as existing facilities are in place and have the capacity and capability to handle the requested use. She noted that domestic water currently exists within the alley along the property's northern boundary.

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, 4, 5, 7, and 14 may be relevant to this special use permit and specifically Policies 1, 3, 8, 15, 69, and 93 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 testified that all agencies have been notified with the Yellowstone Pipeline responding with no comment, the Post Falls Police Department, Post Falls Highway District and Post Falls School District remaining neutral, and Kootenai County Fire and Rescue reserving comments for throughout the permitting process.

Jon Manley, Planning Manager

Mr. Manley, in response to questions from the commission, indicated that the houses likely preexisted the current zoning which has been in place for over 15 years. He also noted that the lot layout they are proposing depends on if the city approves the cottage home development standards, which if adopted, would allow them to plat another lot.

Mackenzie Sinclair, Applicant

Ms. Sinclair testified that there is a house and small shop on the property. She explained that the house sits on the south end of lot eleven and the shop is on the north end of lot twelve. She noted that the shop will be removed as it is old. She explained that the zoning for the 2 lots is Limited

Commercial (LC) and this zoning has other single-family homes along 6th St., beginning on the west side of Post St. and running west 150 feet past Williams St. and south of the alley.

Ms. Sinclair testified that the proposed R2 development would allow for an accessory unit to be built on the north end of lot eleven and lot twelve to be divided into R2 single-family lots. She explained that granting the special use permit would keep this area of Seltice Central cohesive with the surrounding homes around it and promote infill development. She asserted that it would bring this section of Henry up to date with the city standards that support development patterns that improve pedestrian connectivity to the commercial core of Seltice Central.

Field Herrington, Deputy City Attorney

Mr. Herrington clarified to the Commission that consideration of this special use permit was to allow residential uses at R2 densities on limited commercial lots and not the ultimate layout of the homes or cottage homes on the site.

The hearing was opened for public comment.

No public comment 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 LC Zone is compatible with residential lands that would accommodate medium density residential land uses.

The Commission heard testimony that the proposed residential uses are allowed by special use permit. The Planning and Zoning Commission finds the testimony of Ms. Jones and the Applicant persuasive that the zoning supports the proposed use as it is associated and compatible with the other residential uses. As such, the Commission concludes that the implementation of the special use conforms to the purposes of the LC 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 PFMC Title 18.20.040 establishes that the Limited Commercial (LC) zoning designation is suitable for Medium Density Residential (R-2) uses and PFMC Section 16.16.101 (B) (1) Limited Commercial (LC) states: “Residential uses may be allowed at densities permitted by the Medium Density Residential (R2) Zone by special use permit. Lot area and building bulk and placement requirements shall agree with the values set forth in section 18.20.040, “Official Bulk And Placement Regulations Table”, of this title.” 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 no testimony to the contrary.

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:

Goals:

Goal 3: Maintain and improve Post' Falls small town scale, charm and aesthetic beauty.

This proposal helps keep the City's low-scale, walkable, small-lot development patterns common in early Post Falls, while at the same time, providing for urban growth in other, appropriate areas.

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

Development of diverse housing options will help the city center thrive.

Goal 5: Keep Post Falls' neighborhoods safe, vital, and attractive.

This proposal is an attractive, pedestrian-friendly development and provides diverse housing types close to neighborhood-scale commercial services.

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

Cities need to plan for and ensure that the public's health, safety, and welfare is being met through development. The Comprehensive Plan supports the allocation of land use types, to achieve overall plan objectives. This proposal, which provides diverse housing types in a residential and business commercial area helps support overall plan objectives.

Policies:

[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;
This project will provide diversified housing opportunities and bolster the long-term health of the housing sector within a community. The industrial and commercial sectors within a community benefit by having a healthy and diverse housing sector as it either offers security that their employees have a place to live, or it places rooftops to supply commerce. The medium density housing sector is an important housing niche to sustain as the City's entry level housing market which is currently under supplied.

- Maintain and enhance resident quality of life;
The proposed location of the special use permit is within walking distance to many daily needs services which will enhance these residents' quality of life.

- Promote compatible, well-designed development.

The proposed Special Use Permit is located in a commercially zoned neighborhood however the adjacent and neighboring properties are built out primarily with single family homes. They will be required to meet local, state, and federal requirements for development. The underlying site improvements will require certain City design standards for their site.

[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.

The proposed special use permit will help fill the middle missing housing niche by providing housing types allowed in the Medium Density Residential (R-2) zoning designation.

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

Not applicable.

E. CONCLUSION

SUP-22-4: 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.

_____ Date

_____ Chairman

_____ Attest

NOTICE OF RIGHTS:

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

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

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

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

**CITY OF POST FALLS
AGENDA REPORT**

DATE: December 9, 2022

TO: POST FALLS PLANNING & ZONING COMMISSION

FROM: COMMUNITY DEVELOPMENT, ENGINEERING DIVISION
JON MANLEY, PLANNING, (208) 457-3344, jmanley@postfalls.gov

SUBJECT: STAFF MEMO FOR THE DECEMBER 13, 2022 P&Z MEETING
DEVELOPMENT IMPACT FEE UPDATE

Title 19 of Post Falls Municipal Code addresses Development Impact Fees, which are collected from developers with the purpose of providing public facilities and system improvements. Impact fees allows for the opportunity for growth to pay its associated impact on public safety, streets, multi modal systems and parks. The ordinance allows for the review and modification of capital improvement plans, and the associated fees to support those improvements, as the City deems necessary. It is the responsibility of the Planning and Zoning Commission, acting as the Development Impact Fee Advisory Committee (DIFAC), to review any changes to the ordinance, capital improvement plans and fees and recommend action by City Council.

This memo is being provided to the DIFAC to present the proposed update to the Post Falls Impact Fees. The following highlights the proposed changes:

- Adjust impact fees based upon inflationary cost escalations (**Note: Capital Improvement Plans were not adjusted**)
 - o Typically, the City utilizes the ENR index (Engineering News-Record) for these types of updates. Due to the degree of cost escalations, staff desired to complete a more comprehensive approach in this update

- Basis is on a ten (10) to twenty (20) year growth cost depending on the Impact Fee category

The City's Consultant utilized Tischler-Bise as the consultant for this inflationary cost update.

Attachment:

Exhibit S-1 Development Impact Fee Advisory Committee Resolution Approving
Exhibit S-2 2022 Impact Fee Update Developer Impact Fee Forum PowerPoint
link: <https://www.postfalls.gov/development-impact-fees/>

Exhibits:

Exhibit PA-1 PFHD Comments

RESOLUTION NO. P&Z 22-_____

**RESOLUTION OF THE POST FALLS PLANNING AND ZONING COMMISSION
ACTING AS THE POST FALLS IMPACT FEE ADVISORY COMMITTEE
RECOMMENDING ADOPTION OF THE NOVEMBER 11, 2022 TISCHLER BIASE
TECHNICAL MEMORANDUM AND RECOMMENDING THAT THE CITY'S
IMPACT FEES BE ADJUSTED BASED ON THE MEMORANDUM**

WHEREAS, the Post Falls Planning and Zoning Commission acts as the Impact Fee Advisory Committee for the City of Post Falls as authorized by I.C. 67-8205; and

WHEREAS, the Post Falls Planning Commission, acting as the Impact Fee Advisory Committee, held a properly noticed public hearing on December 13, 2022 to consider changes to the City of Post Falls Capital Improvement Plan and Impact Fees recommended in a November 11, 2022 Technical Memorandum from Tischler Bise, which is attached as Exhibit "A"; and

WHEREAS, the Post Falls Planning and Zoning Commission has evaluated the recommendations contained in the Technical Memorandum and all evidence received at the public hearing and has determined that the recommendations of the Technical Memorandum should be adopted.

NOW THEREFORE, BE IT RESOLVED BY THE POST FALLS PLANNING AND ZONING COMMISSION:

Section 1. That the Planning and Zoning Commission, acting as the Post Falls Impact Fee Advisory Committee has evaluated the recommendations contained in the Technical Memorandum and recommends that the Post Falls City Council adopt the changes to the Capital Improvement Plan and the City of Post Falls Impact Fees recommended by the Technical Memorandum.

Section 2. That the clerk of the Planning and Zoning Commission is directed to provide this signed Resolution of the Planning and Zoning Commission to the Post Falls City Council evidencing this Commission's determination that the recommendations of the Technical Memorandum should be adopted.

Section 3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

APPROVED by the Post Falls Planning and Zoning Commission on this 13th day of December 2022.

Chairperson

ATTEST:

Amber Blanchette, Planning and Zoning Commission Clerk

TECHNICAL MEMORANDUM

TO: Shelly Enderud, City Manager
City of Post Falls, Idaho

FROM: Julie Herlands, AICP
Vice President, TischlerBise

DATE: November 11, 2022

SUBJECT: **City of Post Falls Development Impact Fee Interim Update**

TischlerBise has been retained by the City of Post Falls to do an interim update of the City's Impact Fees to reflect cost changes in all infrastructure categories.

TischlerBise prepared the City's current impact fee study over the period late 2018 through early 2021, with the COVID-19 pandemic occurring during the study. Impact fees documented in the TischlerBise report, *City of Post Falls Capital Improvement Plan and Development Impact Fee Report*, March 19, 2021 (herein referred to as *2021 Impact Fee Report*), were adopted in 2021. The City has updated the Impact Fee schedule on an annual basis using a construction cost index.¹

For the interim update, updated cost estimates have been provided by City staff and/or City consultants for Police Station, Police Support Facilities, Park Improvements, Park Land, Streets Capital Projects, and Multimodal Capital Projects. For minor infrastructure components without new engineering cost estimates, TischlerBise used the inflation factor/index used by the City to update the impact fee schedule in 2022 and 2023.

This memo provides documentation on cost changes and the resulting updated impact fees as an addendum to the *2021 Impact Fee Report*. The *2021 Impact Fee Report* is incorporated by reference.

¹ See resolutions adopting updated Community Development Fees, FY 2022 and FY 2023.

PROPOSED MEANS TO MEET THE DEMAND FOR PUBLIC FACILITIES

The State of Idaho requires development impact fees to be calculated using levels of service “applicable to existing development as well as new growth and development.” Figure 1 provides updated detail on levels of service (or level of usage) and cost factors for each impact fee infrastructure category.

Figure 1. Summary of Infrastructure Standards (Report Figure 12 [updated])

Type of Public Facility	Amount	Infrastructure Unit	Per Service Unit	Cost Factor
PARKS and RECREATION				
Parks: Level One Land	6.0	Acres of Parks	1,000 persons	\$147,000 per acre
Parks: Level Two Land	10.0	Acres of Parks	1,000 persons	\$87,000 per acre
Parks: Level One Improvements	6.0	Acres of Parks	1,000 persons	\$124,605 per acre
Parks: Level Two Improvements	10.0	Acres of Parks	1,000 persons	\$10,834 per acre
Indoor Recreation Facilities	0.30	Sq. Ft. of Indoor Rec Fac.	person	\$165 per sq. ft.
POLICE				
Police Station	0.49	sq. ft. of Police Station space	person	\$835 per sq. ft.
	0.10	sq. ft. of Police Station space	nonres. vehicle trip	
Support Facility	0.14	sq. ft. of Support Facility space	person	\$203 per sq. ft.
	0.03	sq. ft. of Support Facility space	nonres. vehicle trip	
Wireless Commun. Sites	1.02	Wireless sites	1,000 persons	\$15,373 per site
	0.21	Wireless sites	1,000 nonres. vehicle trip	
Other Comm. Facilities	\$13.96	System improvements	person	\$1,027,480 total cost
	\$3.62	System improvements	nonres vehicle trip	
TRANSPORTATION				
Streets	\$241.45	System improvements	Daily Vehicle Trips	\$82,238,325 growth-related costs
Multimodal Paths	3.89	Linear Feet of Paths	person	\$115 per linear foot
	0.80	Linear Feet of Paths	nonres. vehicle trip	

PARKS AND RECREATION DEVELOPMENT IMPACT FEES INTERIM UPDATE

Parks and Recreation Infrastructure Standards and Cost Factors

Updates to Parks and Recreation cost factors are provided in this section.

Parks Land and Improvements

Park land acquisition and improvement costs have been updated from the *2021 Impact Fee Report*. Land acquisition costs have increased from 2021 for both Level I and II parks. Updated land values are provided below in Figure 2.

Figure 2. Level I and II Park Land Acquisition Cost Estimates

Level I		Acres	Value	\$/Ac
Level I	2473 N Bradley Dr	1.00	\$185,000	\$185,000
Level I	S Shilling loop	1.76	\$250,000	\$142,045
Level I	Post falls Landing	1.02	\$272,000	\$266,667
Level I	Post falls Landing	1.22	\$325,000	\$266,393
Level I	Post falls Landing	1.02	\$272,000	\$266,667
Level I	Post falls Landing	1.02	\$272,000	\$266,667
Level I	Hargrave Ave	14.54	\$990,000	\$68,088
Level I	Montrose Property	6.60	\$1,581,228	\$239,580
Total/Weighted Average		28.18	\$4,147,228	\$147,169

Level II		Acres	Value	\$/Ac
Level II	S Carpenter Loop	7.00	\$299,999	\$42,857
Level II	Cable Creek Rd	5.00	\$349,900	\$69,980
Level II	Mellick Rd	8.73	\$350,000	\$40,092
Level II	Regent	6.54	\$399,500	\$61,086
Level II	W Deer Ridge Rd	12.89	\$482,750	\$37,452
Level II	Rambling Rose	4.52	\$449,500	\$99,447
Level II	2019 Veterans	10.00	\$450,000	\$45,000
Level II	Mellick Rd	20.00	\$599,000	\$29,950
Level II	Palomino Dr	11.00	\$750,000	\$68,182
Level II	N Pleasant View Rd	45.00	\$5,499,000	\$122,200
Level II	Pleasant View / Poleline	95.00	\$9,999,000	\$105,253
Total/Weighted Average		225.68	\$19,628,649	\$86,976

	Total Value	Acres	\$/Ac	Rounded \$/Ac
Level I Parks	\$4,147,228	28.18	\$147,169	\$147,000
Level II Parks	\$19,628,649	225.68	\$86,976	\$87,000

The full cost for improvements to Level I and Level II parks is included in the fee.² To derive the cost per demand unit, levels of service are multiplied by the cost per acre. For example, the cost per person of \$747.63 is derived by multiplying the Level I level of service of 6 acres per 1,000 persons by the improvement cost per acre (\$124,605). Further detail on costs per person is provided in Figure 4.

² Per the *2021 Report* and impact fee ordinance, if Level I or Level II land is dedicated and/or acceptable park improvements are provided, a credit or reimbursement should be provided.

Figure 3. Parks Level of Service Standards and Cost Factors (Report Figure 24[updated])

Park	Level One Acreage	Level Two Acreage	TOTAL Acreage	Sports Fields	Sports Courts	Boating/Fishing	Buildings/Shelters	Restrooms	Miscellaneous & Infrastructure*	Parking & Roads	Playground Equipment	Maintenance Buildings	Trails	TOTAL
1 Arboretum		6.38	6.38	\$0	\$0	\$0	\$0	\$0	\$470,448	\$0	\$0	\$0	\$0	\$470,448
2 Beck Park	8.76		8.76	\$289,050	\$64,500	\$0	\$72,000	\$95,000	\$580,768	\$119,680	\$126,500	\$0	\$126,000	\$1,473,498
3 Black Bay Depot	0.92		0.92	\$71,500	\$0	\$0	\$3,500	\$0	\$248,384	\$104,100	\$0	\$0	\$0	\$427,484
4 Black Bay Park: Level 1	23.00		23.00	\$0	\$276,200	\$0	\$72,381	\$0	\$397,457	\$536,000	\$0	\$870,933	\$139,680	\$2,292,651
5 Black Bay Park: Level 2		43.37	43.37	\$0	\$0	\$0	\$0	\$0	\$4,350	\$0	\$0	\$0	\$25,920	\$30,270
6 Centennial Trail		26.82	26.82	\$0	\$0	\$0	\$0	\$0	\$218,701	\$0	\$0	\$0	\$1,781,568	\$2,000,269
7 Centennial Trail: Fourth St. Trailhead	0.90		0.90	\$0	\$0	\$0	\$0	\$0	\$131,579	\$134,400	\$0	\$0	\$0	\$265,979
8 Cecil & Horsehaven	3.23		3.23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9 Chase Fields	9.00		9.00	\$818,895	\$0	\$0	\$0	\$187,000	\$309,518	\$352,400	\$69,690	\$0	\$40,500	\$1,778,003
10 Community Forest: Kroetch		75.63	75.63	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,000	\$109,000
11 Community Forest: Lower Q'emiln		37.50	37.50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,000	\$90,000
12 Community Forest: May		62.30	62.30	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,000	\$53,000
13 Community Forest: Lost Mines			0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14 Community Garden	2.06		2.06	\$0	\$0	\$0	\$78,256	\$0	\$60,380	\$5,100	\$0	\$0	\$0	\$143,736
15 Corbin Park: Level 1	26.01		26.01	\$250,000	\$8,000	\$30,000	\$53,000	\$95,000	\$148,100	\$291,795	\$0	\$0	\$0	\$875,895
16 Corbin: Hastings/Anselmo Level 1	5.55		5.55	\$179,141	\$0	\$0	\$259,000	\$0	\$0	\$0	\$0	\$0	\$0	\$438,141
17 Corbin Ditch: Level 2		14.97	14.97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18 Crown Pointe	4.20		4.20	\$0	\$86,500	\$0	\$65,000	\$95,000	\$255,878	\$33,600	\$86,250	\$0	\$65,628	\$687,856
19 Falls Park: Level 1	7.00		7.00	\$0	\$0	\$385,000	\$75,000	\$95,000	\$1,056,568	\$221,720	\$35,000	\$0	\$68,400	\$1,936,688
20 Falls Park: Level 2		15.00	15.00	\$0	\$0	\$0	\$0	\$0	\$1,650	\$0	\$0	\$0	\$0	\$1,650
21 Hilde Kellogg	5.00		5.00	\$125,960	\$0	\$0	\$19,958	\$0	\$184,034	\$101,600	\$43,700	\$0	\$0	\$475,252
22 Karen Streeter Greenway	3.90		3.90	\$0	\$0	\$0	\$0	\$0	\$242,768	\$12,600	\$0	\$0	\$95,100	\$350,468
23 Karen Streeter Trail		15.40	15.40	\$0	\$0	\$0	\$0	\$0	\$9,468	\$0	\$0	\$0	\$459,000	\$468,468
24 Kiwanis Park: Level 1	12.26		12.26	\$0	\$0	\$18,500	\$393,240	\$95,000	\$185,751	\$432,000	\$58,650	\$0	\$30,240	\$1,213,381
25 Kiwanis Park: Level 2		24.60	24.60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,400	\$89,400
26 Park in the Meadows	5.37		5.37	\$0	\$86,500	\$0	\$0	\$95,000	\$328,668	\$124,000	\$98,900	\$0	\$78,750	\$811,818
27 Polites Park		1.79	1.79	\$0	\$0	\$0	\$0	\$0	\$62,934	\$0	\$0	\$0	\$0	\$62,934
28 Post Falls Landings	1.97		1.97	\$0	\$0	\$0	\$0	\$0	\$1,460,134	\$0	\$0	\$0	\$120,000	\$1,580,134
29 Ross Point Pumphouse	2.70		2.70	\$0	\$0	\$0	\$0	\$30,000	\$2,000	\$10,200	\$0	\$0	\$0	\$42,200
30 Q'emiln Park: Level 1	19.60		19.60	\$0	\$8,000	\$100,000	\$362,100	\$291,500	\$626,030	\$1,781,400	\$5,175	\$42,000	\$0	\$3,216,205
31 Q'emiln Park: Level 2		20.09	20.09	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,000	\$64,000
32 Singing Hills	7.57		7.57	\$147,580	\$0	\$0	\$4,000	\$0	\$557,393	\$84,800	\$13,225	\$0	\$157,500	\$964,498
33 Skate Park	1.15		1.15	\$0	\$0	\$0	\$0	\$0	\$510,634	\$77,600	\$0	\$0	\$0	\$588,234
34 Sports Complex	25.93		25.93	\$0	\$0	\$0	\$0	\$0	\$44,185	\$0	\$0	\$0	\$85,500	\$129,685
35 Sportsmans Park	6.29		6.29	\$726,000	\$43,000	\$0	\$40,900	\$95,000	\$386,451	\$111,200	\$0	\$15,000	\$0	\$1,417,551
36 Syringa Park	7.44		7.44	\$0	\$138,000	\$0	\$27,000	\$95,000	\$811,007	\$82,400	\$40,250	\$0	\$146,250	\$1,339,907
37 Trailer Park Wave		1.77	1.77	\$0	\$0	\$0	\$0	\$30,000	\$46,289	\$11,100	\$0	\$0	\$4,440	\$91,829
38 Treaty Rock		3.91	3.91	\$0	\$0	\$0	\$0	\$0	\$69,500	\$48,000	\$0	\$0	\$58,100	\$175,600
39 Tullamore Park	8.63		8.63	\$0	\$129,500	\$0	\$195,000	\$95,000	\$992,385	\$112,000	\$143,750	\$0	\$126,000	\$1,793,635
40 Warren Playfield	2.34		2.34	\$199,750	\$32,500	\$0	\$9,979	\$0	\$176,184	\$0	\$34,500	\$0	\$0	\$452,913
41 West Ridge	2.98		2.98	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
42 White Pine: Park	4.06		4.06	\$0	\$130,000	\$0	\$61,000	\$95,000	\$332,068	\$94,800	\$136,850	\$0	\$0	\$849,718
43 White Pine: Tennis Courts	1.15		1.15	\$0	\$240,000	\$0	\$0	\$0	\$4,725	\$48,000	\$0	\$0	\$0	\$292,725
44 Woodbridge	5.36		5.36	\$235,000	\$0	\$0	\$8,000	\$95,000	\$185,518	\$132,000	\$40,250	\$0	\$75,600	\$771,368
45 Woodbridge II: Level 1	0.82		0.82	\$0	\$0	\$0	\$0	\$0	\$1,350	\$0	\$5,750	\$0	\$38,952	\$46,052
46 Woodbridge II: Level 2		2.09	2.09	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,600	\$75,600
Master Planning/CIP Costs			0.00	\$0	\$0	\$0	\$0	\$0	\$179,995	\$0	\$0	\$0	\$0	\$179,995
Total Units	215.15	351.62	566.77											
\$ per Acre	\$147,000	\$87,000												
Current Value	\$31,627,050	\$30,590,940		\$3,042,876	\$1,242,700	\$533,500	\$1,799,314	\$1,583,500	\$11,283,249	\$5,062,495	\$938,440	\$927,933	\$4,204,128	\$30,618,134
TOTAL VALUES		Land	\$62,217,990									Improvements Total	\$30,618,134	
												Level 1 Improvements	\$26,808,668	
												Level 2 Improvements	\$3,809,466	

Figure 4. Parks Level of Service Standards and Cost Factors (Report Figure 25 [updated])

Level of Service Standards					
	Population in 2018	35,007			
			Current	Adopted	
	Acres of Level One Park Land Per 1,000 Residents	6.15		6.00	
	Acres of Level Two Park Land Per 1,000 Residents	10.04		10.00	
LAND COSTS					
	Level One Land Cost per Acre	\$147,000			
	Level Two Land Cost Per Acre	\$87,000			
	<i>Weighted Average Land Cost Per Acre</i>	<i>\$109,776</i>			
	Level One Land Cost Per Person	\$903.45	\$882.00	100%	\$882.00
	Level Two Land Cost Per Person	\$873.85	\$870.00	100%	\$870.00
	Park Land Cost Per Person				\$1,752.00
IMPROVEMENT COSTS					
	<i>Level One Improvements Cost per Acre</i>	<i>\$124,605</i>			
	<i>Level Two Improvements Cost Per Acre</i>	<i>\$10,834</i>			
	Level One Improvements Cost Per Person	\$766.32	\$747.63	100%	\$747.63
	Level Two Improvements Cost Per Person	\$108.77	\$108.34	100%	\$108.34
	Park Improvement Cost Per Person				\$855.97

Indoor Recreation Facilities

Figure 5 updates indoor recreational facility space cost factors based on cost escalation factors used to update the City's impact fee schedules. The updated cost per capita is \$44.76.

Figure 5. Indoor Recreation Facility Level of Service Standards and Cost Factors (Report Figure 26 [updated])

Facility	Building Square Footage	Current Replacement Cost/SF*	Total Value*	City Share	
				City Cost	City Prorated SF
Boys & Girls Gym (partial City facility)	10,826	\$181.34	\$1,963,188	\$136,332	752
Trailhead Pavilion	3,712	\$148.22	\$550,180	\$550,180	3,712
The Tree House (former Chamber of Commerce Bldg)	1,330	\$96.89	\$128,864	\$128,864	1,330
Black Bay Depot	4,641	\$161.97	\$751,704	\$751,704	4,641
TOTAL	20,509	\$165.49	\$3,393,935	\$1,567,080	10,435

2018 Population	35,007
Square Foot Per Capita	0.30
Cost per Capita	\$44.76

* City of Post Falls; escalated to 2022 values per annual Community Development fee updates (3.8% in FY22; 8.9% in FY23).

Parks and Recreation Input Variables and Development Impact Fees Interim Update

Figure 6 summarizes service units, conversion factors, and updated cost factors per service unit for updated Parks and Recreation Development Impact Fees. The total capital cost per person is the sum of the individual cost factors at the top of the figure.

The Parks and Recreation Development Impact Fee is the product of persons per housing unit multiplied by the total net capital cost per person. Each household size is multiplied by the net capital cost per person to derive the development impact fee per unit. Also shown is a comparison with the City’s current fees (fee schedule as of October 1, 2022).

Figure 6. Parks and Recreation Input Variables and Maximum Allowable Development Impact Fees Interim Update (Report Figure 28 [updated])

		Cost per Person
Park Land: Level One Land		\$882.00
Park Land: Level Two Land		\$870.00
Park Improvements: Level One Improvements		\$747.63
Park Improvements: Level Two Improvements		\$108.34
Indoor Recreation Facilities		\$44.76
Impact Fee Study		\$1.79
TOTAL GROSS COST		\$2,654.52
General Fund Reduction	0.2%	(\$5.68)
Debt Service Credit		\$0.00
TOTAL NET COST		\$2,648.84

Residential (Per Unit)

Unit Type	Persons per Housing Unit	Proposed Fees	Current Fees [^]	Increase (Decrease)
Multifamily/Other	1.95	\$5,165	\$3,130.04	\$2,035
Single Family	2.62	\$6,939	\$4,206.15	\$2,733

[^] City of Post Falls Fee Schedule as of 10/1/22.

PUBLIC SAFETY DEVELOPMENT IMPACT FEES INTERIM UPDATE

Public Safety Infrastructure Standards and Cost Factors

Police Station

The current City Police Station was built in 2003 with a total of 22,545 square feet. The City plans to expand and renovate the station. Levels of service for the current facility are 0.49 square feet per person and 0.10 square feet per nonresidential vehicle trip. The incremental expansion methodology is unchanged from the 2021 Impact Fee Report with levels of service held constant and costs updated.

A summary of levels of service is shown in Figure 7. Development impact fees are derived based on the existing level of service and estimated cost per square foot.

Figure 7. Police Station Level of Service Analysis (Report Figure 28 [unchanged])

	2018
Police Station (SF)	22,545
<u>Residential</u>	
Residential Proportionate Share	76%
Square Feet	17,134
Population	35,007
LOS (SF/person)	0.49
<u>Nonresidential</u>	
Nonresidential Proportionate Share	24%
Square Feet	5,411
Nonresidential Vehicle Trips	53,753
LOS (SF/trip)	0.10

Source: 2021 Impact Fee Report

Updated cost factors for the Police Station development impact fee are shown in Figure 8. Cost factors reflect recent (2022) estimates for planned expansion and renovation of the existing Police Station.

As noted, levels of service are .49 square feet per person and .10 square feet per nonresidential vehicle trip. To derive the cost per demand unit, levels of service are multiplied by the cost per square foot. For example, the cost per person of \$408.91 is derived by multiplying the cost per square foot (\$834.51) by the demand unit of 0.49 square feet per person.

Figure 8. Police Station Level of Service Standards and Updated Cost Factors (Report Figure 33 [updated])

Facility	Year of Cost Estimate	Square Feet	Cost*	\$/Sq. Ft.
Police Station Expansion and Renovation	2022	14,196	\$12,195,206	\$859.06
Police Station Men's Locker Room Renovation	2022	1,000	\$486,000	\$486.00
Total		15,196	\$12,681,206	\$834.51

Land Use	Proportionate Share	Level of Service^	Cost per Demand Unit
Residential	76%	0.49 SF per Person	\$408.91
Nonresidential	24%	0.10 SF per Nonres	\$83.45

* Includes construction, soft costs, and site improvements

^ Level of Service from adopted 2021 Impact Fees

Source: City of Post Falls

Vehicle Maintenance and Storage Facilities

Police support facilities include vehicle maintenance and storage facilities. An incremental expansion approach is used for this component of the development impact fee. Levels of service are summarized in Figure 9, which are held constant from the 2021 Impact Fee Report.

Figure 9. Support Facilities Level of Service Analysis (Report Figure 34 [unchanged])

Level of Service Summary

	2018
Police Support Facilities (SF)	6,600
<u>Residential</u>	
Residential Proportionate Share	76%
Square Feet	5,016
Population	35,007
LOS (SF/person)	0.14
<u>Nonresidential</u>	
Nonresidential Proportionate Share	24%
Square Feet	1,584
Nonresidential Vehicle Trips	53,753
LOS (SF/trip)	0.03

Source: 2021 Impact Fee Report

Level of service standards and updated cost factors for the Police Support Facilities portion of the development impact fee are shown in Figure 10. To derive the cost per demand unit, levels of service are multiplied by the cost per square foot. For example, the cost per person of \$28.40 is derived by multiplying the cost per square foot (\$202.88) by the demand unit of 0.14 square feet per person.

Figure 10. Support Facilities Level of Service Standards and Cost Factors (Report Figure 35 [updated])

Facility	Year of Cost Estimate	Square Feet	Cost*	\$/Sq. Ft.
Vehicle Maintenance Facility	2018 [^]	4,200	\$418,241	\$99.58
Police Station Modular Storage	2022 ^{^^}	3,582	\$1,160,568	\$324.00
Total		7,782	\$1,578,809	\$202.88

Land Use	Proportionate Share	Level of Service	Cost per Demand Unit
Residential	76%	0.14 SF per Person	\$28.40
Nonresidential	24%	0.03 SF per Nonres Trip	\$6.09

* Includes construction and soft costs

[^] Source: City of Post Falls; escalated to 2022 values per annual Community Development fee updates (3.8% in FY22; 8.9% in FY23).

^{^^} Source: City of Post Falls

Communications Infrastructure

Level of service standards and cost factors for Communications Infrastructure are shown in Figure 11 and Figure 12. The City of Post Falls Police Department has developed wireless infrastructure to provide services by officers in the field. The City will expand this system based on the current level of service (as shown in Figure 11). The updated cost to equip a location with a new wireless antenna is \$15,373.

Figure 11. Communications Infrastructure Level of Service Standards and Cost Factors: Wireless Antenna Network (Report Figure 36 [updated])

Facility	Total Number of Sites	\$/Site*	Total Cost
Wireless Antenna Network	47	\$15,373	\$722,540
Total	47	\$15,373	\$722,540

Land Use	Proportionate Share	Level of Service	Cost per Demand Unit
Residential	76%	1.02 Sites per 1,000 persons	\$15.68
Nonresidential	24%	0.21 Sites per 1,000 Nonres Trips	\$3.23

* Source: City of Post Falls; escalated to 2022 values per annual Community Development fee updates (3.8% in FY22; 8.9% in FY23)

In addition to the wireless network, additional communications infrastructure has been built by the City with excess capacity to serve future growth. A cost recovery methodology is used for this fee component, which is unchanged from the 2021 Impact Fee Report. Levels of service and cost factors are shown in Figure 12.

Figure 12. Communications Infrastructure Level of Service Standards and Cost Factors: Mobile Data Network and Communications Facilities (Report Figure 37 [unchanged])

Facility	Year Built	Total Cost
Mobile Data 700 MHz Network	2008	\$215,000
Blossom Mountain Communications Facility	2006	\$550,000
North Communications Facility	2016	\$262,480
Total		\$1,027,480

Land Use	Proportionate Share	2029 Demand Units	Cost per Demand Unit
Residential	76%	55,946 Population	\$13.96
Nonresidential	24%	68,140 Nonres Vehicle Trips	\$3.62

Source: City of Post Falls

Public Safety Input Variables and Development Impact Fees Interim Update

With the above updates and inflationary adjustments, the updated Public Safety Impact Fees are summarized in Figure 13. The total capital cost per person is the sum of the individual cost factors at the top of the figure. The Impact Fee is the product of persons per housing unit multiplied by the total net capital cost per person or trips per 1,000 square feet multiplied by total net capital cost per trip. Also shown is a comparison with the City's current fees (fee schedule as of October 1, 2022).

Figure 13. Public Safety Interim Impact Fees (Report Figure 28 [updated])

Fee Component	Cost per Person	Cost per Per Nonres. Trip
Police Station	\$408.91	\$83.45
Support Facilities	\$28.40	\$6.09
Communications Infrastructure: Wireless Sites	\$15.68	\$3.23
Communications Infrastructure: Facilities	\$13.96	\$3.62
Consultant Cost	\$1.05	\$0.45
TOTAL GROSS COST	\$468.00	\$96.84
General Fund Reduction	0.2%	(\$1.16)
Debt Service Credit		\$0.00
TOTAL NET COST	\$466.83	\$96.60

Residential (Per Unit)

Unit Type	Persons per Housing Unit	Proposed Fees	Current Fee [^]	Increase (Decrease)
Multifamily/Other	1.95	\$910	\$380	\$530
Single Family	2.62	\$1,223	\$511	\$712

Nonresidential Development (per Development Unit)

Land Use Type (ITE Code)	Demand Unit	Avg Wkdy Veh Trip Ends (per Demand Unit)	Trip Rate Adjustment	Proposed Fees (per Sq. Ft. or Room)	Current Fee [^]	Increase / Decrease
Commercial / Retail Average (820)	1,000 sq. ft.	37.75	33%	\$1.20	\$0.51	\$0.69
Office (710)	1,000 sq. ft.	9.74	50%	\$0.47	\$0.20	\$0.27
Light Industrial (110)	1,000 sq. ft.	4.96	50%	\$0.24	\$0.10	\$0.14
Manufacturing (140)	1,000 sq. ft.	3.93	50%	\$0.19	\$0.08	\$0.11
Warehousing (150)	1,000 sq. ft.	1.74	50%	\$0.08	\$0.03	\$0.05
Mini-Warehouse (151)	1,000 sq. ft.	1.51	50%	\$0.07	\$0.03	\$0.04
Elementary School (520)	1,000 sq. ft.	19.52	33%	\$0.62	\$0.26	\$0.36
Middle School/Junior High School (522)	1,000 sq. ft.	20.17	33%	\$0.64	\$0.27	\$0.37
High School (530)	1,000 sq. ft.	14.07	33%	\$0.45	\$0.19	\$0.26
Day Care (565)	1,000 sq. ft.	47.62	33%	\$1.52	\$0.64	\$0.88
Church (560)	1,000 sq. ft.	6.95	50%	\$0.34	\$0.15	\$0.19
Assisted Living (254)	1,000 sq. ft.	4.19	50%	\$0.20	\$0.09	\$0.11
Nursing Home (620)	1,000 sq. ft.	6.64	50%	\$0.32	\$0.14	\$0.18
Recreational Community Center (495)	1,000 sq. ft.	28.82	50%	\$1.39	\$0.59	\$0.80
Hotel (310)	Room	8.36	50%	\$404.00	\$171.82	\$232.18

[^] City of Post Falls Fee Schedule as of 10/1/22.

STREETS DEVELOPMENT IMPACT FEES INTERIM UPDATE

Cost estimates for the City’s Transportation Master Plan were updated by JUB Engineers and are used to update the City’s impact fees.³ The plan-based calculation methodology is unchanged from the 2021 Impact Fee Report.

Updated Cost Per Vehicle Trip

Estimated updated City costs for capacity Street Improvement Plan is approximately \$82 million. Because the City has collected development impact fees for capacity street projects and has a current balance in its Streets Development Impact Fee Fund of \$6 million, the City’s share of the cost is reduced by that amount. Therefore, the total cost on which the development impact fee is based is \$76 million. This amount is divided by the projected net increase in average daily vehicle trips (ADT) of 154,428 to derive a cost per trip of \$493.59.

Figure 14. Updated Cost per Vehicle Trip for Street Improvements (Report Figure 54 [updated])

Summary of Costs	Estimated City CIP Cost (2022 Dollars)*
GRAND TOTAL STREETS	\$82,238,325
Less Current Road Impact Fee Fund Balance	(\$6,014,162)
TOTAL CITY GROWTH RELATED EXPENDITURES	\$76,224,163
Existing Average Daily Vehicle Trips (ADT)	129,908
Projected ADT (2038)*	284,336
Net Increase in ADT	154,428
Cost per Trip	\$493.59

* JUB Engineers

³ JUB Engineers, Technical Memorandum: Capital Improvement Plan (CIP) Project Budget Update, City of Post Falls, October 17, 2022.

Streets Input Variables and Development Impact Fees Interim Update

With the above cost update, the Interim Streets Impact Fees are summarized in Figure 15. Total capital cost per trip is multiplied by trip rates by type of land use to derive the impact fee by land use. Also shown is a comparison with the City's current fees (fee schedule as of October 1, 2022).

Figure 15. Streets Interim Impact Fees (Report Figure 56 [updated])

Fee Component		Cost per ADT
Road Improvement Projects		\$493.59
Development Fee Study		\$0.70
TOTAL GROSS COST		\$494.29
General Fund Reduction	0%	\$0.00
Debt Service Credit		\$0.00
TOTAL NET COST		\$494.29

Residential (per unit)

Development Type	Dev. Unit	Adj. Trip per Development Unit	Proposed Fees	Current Fee [^]	Increase / Decrease
Multifamily/Other	HU	3.53	\$1,743	\$965	\$778
Single Family	HU	6.24	\$3,082	\$1,707	\$1,375

Nonresidential Development (per Development Unit)

Development Type	Dev. Unit	Adj. Trip per Development Unit	Proposed Fees (per Sq. Ft. or Room)	Current Fee [^]	Increase / Decrease
Commercial / Retail Average (820)	KSF	12.46	\$6.15	\$3.40	\$2.75
Office (710)	KSF	4.87	\$2.40	\$1.32	\$1.08
Light Industrial (110)	KSF	2.48	\$1.22	\$0.68	\$0.54
Manufacturing (140)	KSF	1.97	\$0.97	\$0.53	\$0.44
Warehousing (150)	KSF	0.87	\$0.43	\$0.23	\$0.20
Mini-Warehouse (151)	KSF	0.76	\$0.37	\$0.20	\$0.17
Elementary School (520)	KSF	6.44	\$3.18	\$1.75	\$1.43
Middle School/Junior High School (522)	KSF	6.66	\$3.29	\$1.82	\$1.47
High School (530)	KSF	4.64	\$2.29	\$1.27	\$1.02
Day Care (565)	KSF	15.71	\$7.76	\$4.30	\$3.46
Church (560)	KSF	3.48	\$1.71	\$0.95	\$0.76
Assisted Living (254)	KSF	2.10	\$1.03	\$0.57	\$0.46
Nursing Home (620)	KSF	3.32	\$1.64	\$0.88	\$0.76
Recreational Community Center (495)	KSF	14.41	\$7.12	\$3.83	\$3.29
Hotel (310)	Room	4.18	\$2,066.12	\$1,144.14	\$921.98

[^] City of Post Falls Fee Schedule as of 10/1/22.

MULTIMODAL INFRASTRUCTURE DEVELOPMENT IMPACT FEES INTERIM UPDATE

Multimodal infrastructure cost estimates were updated by JUB Engineers for the City of Post Falls.⁴ The interim impact fee update uses these updated cost estimates. The incremental expansion methodology is unchanged from the *2021 Impact Fee Report*.

Updated Cost Factor

The estimated updated cost to build almost 140,000 linear feet of multimodal improvements is approximately \$20 million, resulting in a cost per linear foot of \$143.83.

Figure 16. Updated Cost per Linear Feet for Multimodal Improvements (Report Figure 58 [summary updated])

Summary of Costs	Estimated City CIP Cost (2022 Dollars)*	Planned Linear Ft*	Total \$ / Lin. Ft.
MULTIMODAL CIP	\$20,097,031	139,731	\$143.83

* JUB Engineers

⁴ JUB Engineers, Technical Memorandum: Capital Improvement Plan (CIP) Project Budget Update, City of Post Falls, October 17, 2022.

Cost Allocation for Multimodal Infrastructure

The City currently maintains an overall level of service for multimodal facilities of 3.89 linear feet per person and 0.80 linear feet per nonresidential vehicle trip (see Figure 17).⁵ The cost for this level of service is \$559.50 per person and \$115.06 per nonresidential trip.

Figure 17. Level of Service Standards and Updated Cost Factors Multimodal System (Report Figure 59 [updated])

Description	Linear Feet
Bike Lanes ¹	86,064
Multimodal Paths ¹	93,192
Total	179,256

Cost Allocation Factors	
Cost per Linear Foot ²	\$143.83

Level-of-Service Standards	
Existing Multimodal Paths (Linear Feet)	179,256
Residential	
Residential Share	76%
2018 Population	35,007
Linear Feet per Person	3.89
Cost per Person	\$559.50
Nonresidential	
Nonresidential Share	24%
2018 Trips	53,753
Linear Feet per Trip	0.80
Cost per Trip	\$115.06

1. City of Post Falls Public Works

2. JUB Engineers

⁵ See 2021 Impact Fee Report for detail on allocation between residential and nonresidential demand.

Multimodal Input Variables and Development Impact Fees Interim Update

With the above cost update, the updated Multimodal Impact Fees are summarized in Figure 18. Residential fees are per housing unit and nonresidential fees are per gross square foot of floor area. The fees are calculated by multiplying the service units per land use type by the net capital cost per service unit. Also shown is a comparison with the City's current fees (fee schedule as of October 1, 2022).

Figure 18. Streets Interim Impact Fees (Report Figure 61 [updated])

Fee Component	Cost per Person	Cost per Nonres. Trip
Multimodal Pathways	\$559.50	\$115.06
Consultant Cost	\$0.65	\$0.28
TOTAL GROSS COST	\$560.15	\$115.34
Debt Service Credit	\$0.00	\$0.00
TOTAL NET COST	\$560.15	\$115.34

Residential (Per Unit)

Unit Type	Persons per Housing Unit	Proposed Fees	Current Fee*	Increase (Decrease)
Multifamily/Other	1.95	\$1,092	\$731	\$361
Single Family	2.62	\$1,468	\$982	\$486

Nonresidential Development (per Development Unit)

Land Use Type (ITE Code)	Demand Unit	Avg Wkdy Veh Trip Ends (per Demand Unit)	Trip Rate Adjustment	Proposed Fees (per Sq. Ft. or Room)	Current Fee^	Increase / Decrease
Commercial / Retail Average (820)	1,000 sq. ft.	37.75	33%	\$1.44	\$0.96	\$0.48
Office (710)	1,000 sq. ft.	9.74	50%	\$0.56	\$0.37	\$0.19
Light Industrial (110)	1,000 sq. ft.	4.96	50%	\$0.29	\$0.19	\$0.10
Manufacturing (140)	1,000 sq. ft.	3.93	50%	\$0.23	\$0.15	\$0.08
Warehousing (150)	1,000 sq. ft.	1.74	50%	\$0.10	\$0.07	\$0.03
Mini-Warehouse (151)	1,000 sq. ft.	1.51	50%	\$0.09	\$0.05	\$0.04
Elementary School (520)	1,000 sq. ft.	19.52	33%	\$0.74	\$0.48	\$0.26
Middle School/Junior High School (522)	1,000 sq. ft.	20.17	33%	\$0.77	\$0.52	\$0.25
High School (530)	1,000 sq. ft.	14.07	33%	\$0.54	\$0.36	\$0.18
Day Care (565)	1,000 sq. ft.	47.62	33%	\$1.81	\$1.21	\$0.60
Church (560)	1,000 sq. ft.	6.95	50%	\$0.40	\$0.26	\$0.14
Assisted Living (254)	1,000 sq. ft.	4.19	50%	\$0.24	\$0.16	\$0.08
Nursing Home (620)	1,000 sq. ft.	6.64	50%	\$0.38	\$0.26	\$0.12
Recreational Community Center (495)	1,000 sq. ft.	28.82	50%	\$1.66	\$1.12	\$0.54
Hotel (310)	Room	8.36	50%	\$482.13	\$323.06	\$159.07

^ City of Post Falls Fee Schedule as of 10/1/22.

SUMMARY OF INTERIM UPDATED DEVELOPMENT IMPACT FEES

Based on the above findings for all impact fee categories, the following is a summary schedule of the City of Post Falls Interim Updated Impact Fees.

Figure 19. Summary of Interim Updated Impact Fees (Report Figure 6 [updated])

Residential Development	Development Fees per Unit					Current Fees	
Development Type	Parks and Recreation	Public Safety	Streets	Multimodal Paths	Total	Current Fee [^]	Change
Multi-Family	\$5,165	\$910	\$1,743	\$1,092	\$8,910	\$5,207	\$3,703
Single Family	\$6,939	\$1,223	\$3,082	\$1,468	\$12,712	\$7,406	\$5,306

Nonresidential Development	Development Fees per Unit					Current Fees	
Development Type	Parks and Recreation	Public Safety	Streets	Multimodal Paths*	Total	Current Fee [^]	Change
Commercial / Retail Average (820)	\$0.00	\$1.20	\$6.15	\$1.44	\$8.79	\$4.87	\$3.92
Office (710)	\$0.00	\$0.47	\$2.40	\$0.56	\$3.43	\$1.90	\$1.53
Light Industrial (110)	\$0.00	\$0.24	\$1.22	\$0.29	\$1.75	\$0.97	\$0.78
Manufacturing (140)	\$0.00	\$0.19	\$0.97	\$0.23	\$1.39	\$0.76	\$0.63
Warehousing (150)	\$0.00	\$0.08	\$0.43	\$0.10	\$0.61	\$0.33	\$0.28
Mini-Warehouse (151)	\$0.00	\$0.07	\$0.37	\$0.09	\$0.53	\$0.29	\$0.24
Elementary School (520)	\$0.00	\$0.62	\$3.18	\$0.74	\$4.54	\$2.50	\$2.04
Middle School/Junior High School (522)	\$0.00	\$0.64	\$3.29	\$0.77	\$4.70	\$2.61	\$2.09
High School (530)	\$0.00	\$0.45	\$2.29	\$0.54	\$3.28	\$1.82	\$1.46
Day Care (565)	\$0.00	\$1.52	\$7.76	\$1.81	\$11.09	\$6.15	\$4.94
Church (560)	\$0.00	\$0.34	\$1.71	\$0.40	\$2.45	\$1.36	\$1.09
Assisted Living (254)	\$0.00	\$0.20	\$1.03	\$0.24	\$1.47	\$0.81	\$0.66
Nursing Home (620)	\$0.00	\$0.32	\$1.64	\$0.38	\$2.34	\$1.28	\$1.06
Recreational Community Center (495)	\$0.00	\$1.39	\$7.12	\$1.66	\$10.17	\$5.53	\$4.64
Hotel (310) (per Room)	\$0.00	\$404.00	\$2,066.12	\$482.13	\$2,952.25	\$1,639.02	\$1,313.23

[^] City of Post Falls Fee Schedule as of 10/1/22.

City of Post Falls Development Impact Fees

1



Introduction:

- Post Falls originally adopted impact fees in 1998.
- Impact fees are one time fees established to equitably have growth pay for the impact to the City's infrastructure on an incremental basis.
- Fees may only be utilized to pay for Capital Improvements (infrastructure) and are not used to pay for maintenance, staffing, vehicles, etc.
- Fees are paid for at the time of building permit issuance.

2



Current Adjustments:

- Current impact fee adjustments are based upon inflationary cost escalations and not updated capital improvement plans.

3



Post Falls Current Impact Fee Categories:

- Public Safety
- Parks
- Streets/Transportation
- Multi-Modal

4



Determination of Fees: Public Safety

Fees Support:

- Police Station
- Ancillary Facilities
- Communication Facilities

Basis:

- Ten year growth costs (Adjusted for 2022): \$15,287,495
- Established on a per person and vehicle trip basis

5



Determination of Fees: Parks

Fees Support:

- Level 1 and Level 2 Parks
- Indoor Recreation

Basis:

- Established on a replacement based methodology
- Ten year growth costs (Adjusted for 2022): \$30,618,134
- Applied to "residential" only

6



Determination of Fees: Transportation

- Based upon the City's Transportation Master Plan. System capacity based.
- Twenty year growth costs, less other funding (Adjusted for 2022): \$76,224,153
- Applied on a per trip basis

7



Determination of Fees: Multi-Modal

Fees Support:

- Multi-use trail and bike lane facilities from the Transportation Master Plan

Basis:

- Dollar amount established on a replacement based methodology
- Ten year growth related costs (Adjusted for 2022): \$20,097,031
- Capital improvement plan project dollars set by replacement costs
- To be applied on a per person and per trip basis

8



Figure 7 – Current vs. Updated Development Impact Fees

Residential Development	Development Fees per Unit					Current Fees	
	Development Type	Parks and Recreation	Public Safety	Streets	Multimodal Paths	Total	Current Fee [^]
Multi-Family	\$5,165	\$910	\$1,743	\$1,092	\$8,910	\$5,207	\$3,703
Single Family	\$6,939	\$1,223	\$3,082	\$1,468	\$12,712	\$7,406	\$5,306

Nonresidential Development	Development Fees per Unit					Current Fees	
	Development Type	Parks and Recreation	Public Safety	Streets	Multimodal Paths*	Total	Current Fee [^]
Commercial / Retail Average (820)	\$0.00	\$1.20	\$6.15	\$1.44	\$8.79	\$4.87	\$3.92
Office (710)	\$0.00	\$0.47	\$2.40	\$0.56	\$3.43	\$1.90	\$1.53
Light Industrial (110)	\$0.00	\$0.24	\$1.22	\$0.29	\$1.75	\$0.97	\$0.78
Manufacturing (140)	\$0.00	\$0.19	\$0.97	\$0.23	\$1.39	\$0.76	\$0.63
Warehousing (150)	\$0.00	\$0.08	\$0.43	\$0.10	\$0.61	\$0.33	\$0.28
Mini-Warehouse (151)	\$0.00	\$0.07	\$0.37	\$0.09	\$0.53	\$0.29	\$0.24
Elementary School (520)	\$0.00	\$0.62	\$3.18	\$0.74	\$4.54	\$2.50	\$2.04
Middle School/Junior High School (522)	\$0.00	\$0.64	\$3.29	\$0.77	\$4.70	\$2.61	\$2.09
High School (530)	\$0.00	\$0.45	\$2.29	\$0.54	\$3.28	\$1.82	\$1.46
Day Care (565)	\$0.00	\$1.52	\$7.76	\$1.81	\$11.09	\$6.15	\$4.94
Church (560)	\$0.00	\$0.34	\$1.71	\$0.40	\$2.45	\$1.36	\$1.09
Assisted Living (254)	\$0.00	\$0.20	\$1.03	\$0.24	\$1.47	\$0.81	\$0.66
Nursing Home (620)	\$0.00	\$0.32	\$1.64	\$0.38	\$2.34	\$1.28	\$1.06
Recreational Community Center (495)	\$0.00	\$1.39	\$7.12	\$1.66	\$10.17	\$5.53	\$4.64
Hotel (310) (per Room)	\$0.00	\$404.00	\$2,066.12	\$482.13	\$2,952.25	\$1,639.02	\$1,313.23

[^] City of Post Falls Fee Schedule as of 10/1/22.



Next Steps:

- Hold Public Hearings
- To City Council for Fee Adoption



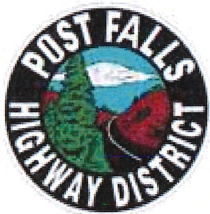
Amber Blanchette

From: jonie@postfallshd.com
Sent: Monday, December 5, 2022 11:56 AM
To: Amber Blanchette
Subject: RE: Impact Fee Update

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

PFHD has no comment.

Jonie Anderson
Administrative Assistant
Post Falls Highway District
p 208.765.3717
f 208.765.0493
contactus@postfallshd.com



From: Amber Blanchette <amberb@postfalls.gov>
Sent: Tuesday, November 22, 2022 10:57 AM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eporter@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Kelly Russell <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljoness@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sandsor,

AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller <momiller@quantatelcom.com>; Naomi Tierney <ntierney@postfalls.gov>; Pat Knight <pknight@postfallspolice.com>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Ryan Davis <rlDavis208@gmail.com>; Vicky Jo Carey <vjcarey@aol.com>

Subject: Impact Fee Update

Good morning,

Attached is the notice to jurisdiction for the Impact Fee Update for the Planning & Zoning meeting on December 13th. The draft staff report will be on the city's website shortly.

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

Thank you,

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



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

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

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

**CITY OF POST FALLS
STAFF REPORT**

DATE: January 6, 2023

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: STAFF REPORT FOR THE JANUARY 10, 2023, P&Z COMMISSION MEETING
D-BAT FACILITY ZONE CHANGE: File No - ZC-22-6

INTRODUCTION:

Steven Reichard, Fusion Architecture, has requested on the property owner's behalf, SLCK COMMERCIAL PROPERTIES LLC, approval to rezone approximately 2.13-acres from Heavy Industrial (HI) within the City of Post to the requested Industrial (I) zoning district. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning change request per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.16.010 and 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Number: D-Bat Facility Zone Change File No. ZC-22-6

Applicant: Stephen Reichard, Fusion Architecture, PLLC, 221 N Wall, Spokane WA 99201

Owner(s): SLCK Commercial Properties LLC, 285 S Simonson Rd, Post Falls, ID 83854

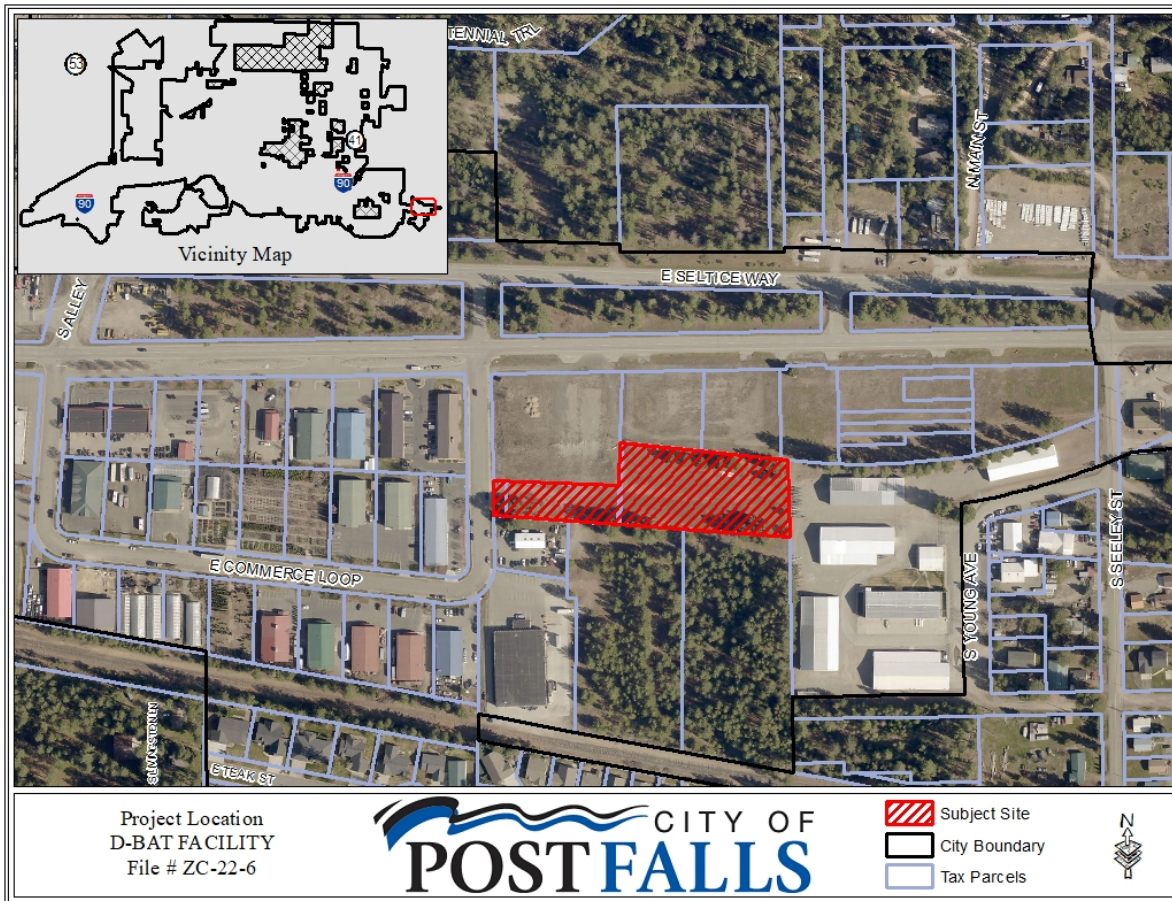
Project Description: Rezone approximately 2.13-acres from Heavy Industrial (HI) within the City of Post Falls to the requested Industrial (I) zoning district.

Project Location: The property is generally located on the east side of Commerce Loop, north of 6260 E Commerce Loop, and is approximately 300-feet south of Seltice Way.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: Located north of the site is vacant land. East Commerce Loop right-of-way is directly west of the site. There is one industrial site that is developed to the south along with two larger vacant lots. Adjacent use to the east includes a larger industrial site that is developed.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

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

ZONE CHANGE REVIEW CRITERIA

- A. Amendments to the zoning map should be in accordance with the Future Land Use Map.**

The Future Land Use Map classifies this property with the land use designation of Commercial. This category supports uses that include retail sales or performance of consumer services and permits a variety of retail, professional, or service businesses, including some manufacturing, technical, or other professional uses. This zone is applied in areas primarily located near arterials and collector streets. Residential uses may be allowed within this zone at densities permitted by the High-Density Multi-Family Residential (R3) Zone by special use permit when they will not compromise present uses. Lot area and building bulk and placement requirements shall agree with the values set forth in section [18.20.040](#), "Official Bulk And Placement Regulations Table", of this title.

Implementing Zoning Districts CCM, LC, CCS, SC4, SC5, Per Focus Area

The proposed zone change is located within the Maplewood Focus Area. This area is described as follows:

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

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

B. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan. Goals and Policies (listed by policy number) that may be relevant to this annexation request are shown below, followed by staff comments.

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

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

Staff Comment: This proposal is to change the zoning from a legacy zoning district to allow a new business to develop, which may help bring economic diversity and help Post Falls to be prosperous.

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

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

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

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

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service;

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

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

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

- Maintain and enhance resident quality of life;

Staff Comment: This is not a request for residential zoning but could enhance the resident's quality of life in that area by providing services to them.

- Promote compatible, well-designed development;

Staff Comment: Development will be required to meet City design standards through the Site Plan Review process.

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

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

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

- Future land use mapping;

Staff Comment: Industrial zoning is not an implementing zoning district for the future land use designation of commercial. The focus area is part of the implementation process, which Maplewood Focus Area does delineate the use of industrial.

- Compatibility with surrounding land uses;

Staff Comment: Currently the surrounding land uses, from the Project Information

section of this report, is compatible as the subject site is currently vacant. Surrounding the site is other vacant land or industrial developments.

- Infrastructure and service plans;

Staff Comment: Sanitary Sewer for the location is currently located within the subject property and covered with the necessary easement to the public. The property requesting the zone change is identified in the City of Post Falls Water Reclamation Master Plan as being serviced by the referenced sewer main. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan.

The City's Water Reclamation System has the capacity to provide service and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

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

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

- Existing and future traffic patterns;

Staff Comment: The property is adjacent to E. Commerce Loop and connects to Seltice Way approximately 300 feet to the north. Frontage improvements of curb & gutter and sidewalk do exist; however, modification will be needed to accommodate a driveway approach with future development. Future traffic patterns to/from this site are benefitted from the proximity to Seltice Way.

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

Staff Comment: The response to this is embedded within the analysis within this section.

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

Staff Comment: This site would be considered infill from a vacant under-utilized property.

Policy 11: Prioritize location of new industrial development in areas that provide:

- Close proximity to major transportation facilities;

Staff Comment: Subject site and proposal is just south of Seltice Way, which provides an east and west connection parallel with I-90.

- Siting near existing industrial uses, where possible;

Staff Comment: It is primarily industrially zoned adjacent to the proposal and within this part of the City. An industrial use would be compatible with the existing businesses and land uses.

- Cost-effective access to utilities and services;

Staff Comment: Further development would allow for services existing in the area to be utilized.

- Ability to minimize trucking through residential areas.

Staff Comment: This area is not residential and would likely not be impeding on residential neighbors.

Policy 12: Ensure new industrial uses near residential areas do not create noise, odor, air or visual pollution beyond that normally associated with residential uses.

Staff Comment: South of the site approximately 515-feet would be the nearest residential area, but it is not accessible since the railroad rights-of-way separates the uses. The railroad crossing will need to be utilized to get to the residential area.

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

Streets/Traffic:

Staff Comment:

Commerce Loop is a classified local commercial roadway and was designed to accommodate industrial and commercial uses.

Seltice Way is a classified Principal Arterial Roadway. There is sufficient capacity on Seltice Way to meet anticipated growth requirements in the area beyond the year 2035 (City of Post Falls currently Transportation Master Plan Model).

Future traffic patterns to/from this site are benefitted from the proximity to Seltice Way that would distribute traffic from the subject site to SH41, I-90, and Coeur d'Alene, as identified in the City's Transportation Master Plan.

Water and Sanitary Sewer:

Staff Comment: Water service and sanitary sewer service are provided by the City of Post Falls. Water and Sanitary sewer currently exist on the site. The requested zoning is in conformance with the land use assumptions within the City's Water and Water Reclamation Master Plans.

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

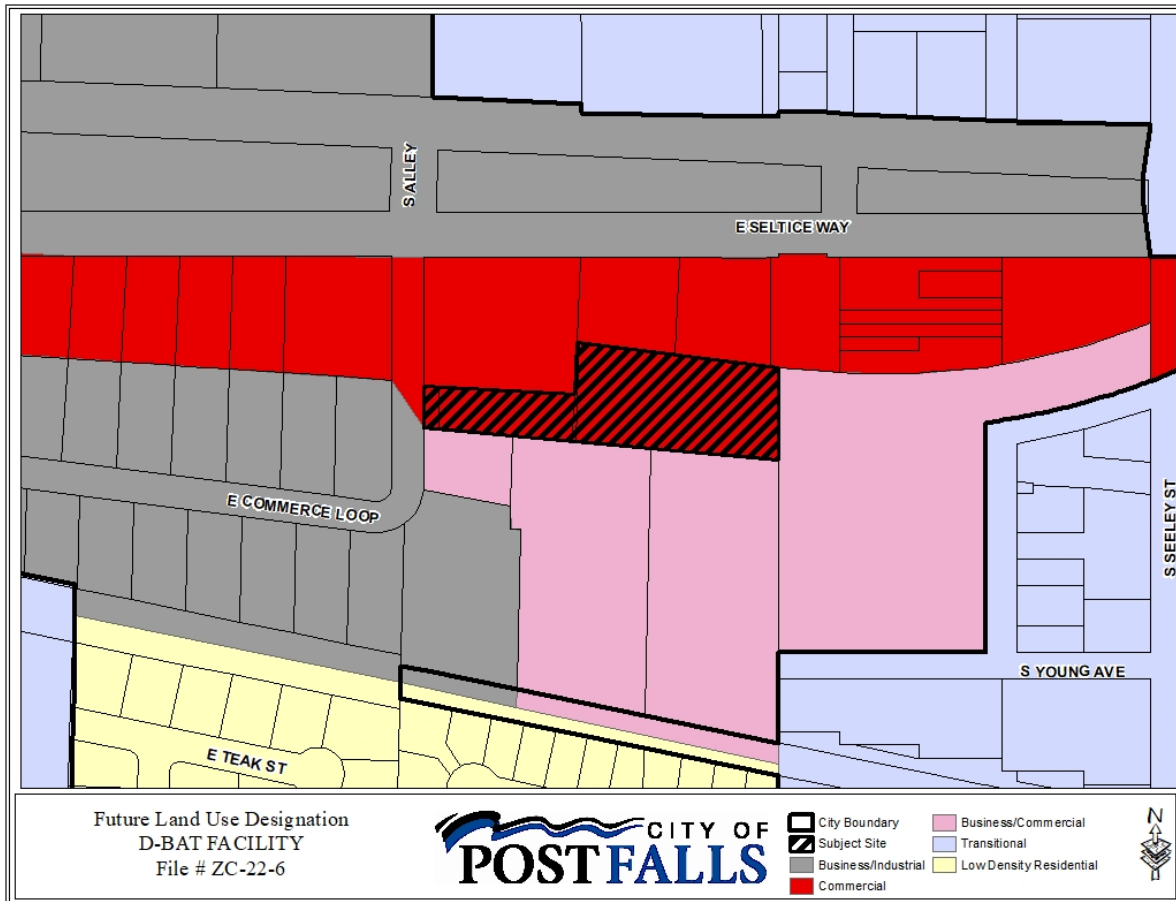
The City's Water and Water Reclamation Systems have the capacity to provide service and the City is willing to serve to the property at the requested zoning designation. The proposed zoning is compatible with the land uses anticipated within the City's Master Planning. Current capacity of the City's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

Compatibility with Existing Development and Future Uses:

Staff Comment: The proposed zoning could allow uses that could be developed in the Industrial (I) zoning to be located on, adjacent, and near this site.

Future Land Use Designation:

Staff Comment: Future Land Use Designation is Commercial and further discussed in Policy 2.



Community Plans: None

Geographic/Natural Features:

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

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

Staff Comment: The site is located along E. Commerce Loop, a local Commercial Roadway, and connects to Seltice Way (Principal Arterial); approximately 300 feet north of the site.

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

Staff Comment: Not applicable.

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

Staff Comment: Subject site is just south of Seltice Way and north of the railroad. This location would likely not produce any negative noise, odor, or nuisance to residential zoning.

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 Police Department (Exhibit PA-1) – Remains Neutral**
- **Yellowstone Pipeline (Exhibit PA-2) – No Comments**
- **Post Falls Highway District (Exhibit PA-3) – No Comments**
- **Kootenai County Fire & Rescue (Exhibit PA-4) – Reserves comments for the development process**

MOTION OPTIONS: The Planning and Zoning Commission must provide a recommendation of zoning to City Council. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1	Application
Exhibit A-2	Narrative
Exhibit A-3	Legal
Exhibit A-4	Vicinity Map
Exhibit A-5	Auth Letter
Exhibit A-6	Title Report

Staff Exhibits:

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

Testimony:

Exhibit PA-1

PFPD Comments

Exhibit PA-2

YPL Comments

Exhibit PA-3

PFHD Comments

Exhibit PA-4

KCFR Comments



12/16/2022

ZC-22-6

Zone Change (Map/Text Amendment)

Status: Active

Date Created: Sep 15, 2022

Applicant

Rex Anderson
steven@fusionarch.com
221 N. Wall Street
Spokane, WA 99201
509-808-0270

Primary Location

Point Location
47.7040, -116.8629

Mailing Fees

Number of Mailings

12

Applicant Information

Applicant Type

Agent

Applicant Name

Steven Reichard

Phone

509.413.2699

Email

steven@fusionarch.com

Address

221 N. Wall

City, State & Zip Code

Spokane, WA 99201

Owner Information

Name

SLCK COMMERCIAL PROPERTIES LLC

Company

SLCK COMMERCIAL PROPERTIES LLC

Phone

208.755.3972

Email

lgreensides88@gmail.com

Exhibit A-1

Address

285 S Simonson Rd

City, State & Zip Code

Post Falls, ID 83854

Amendment Information**New Field**

DBat Facility

Description of Project/Reason for Request

Going to commercial landuse

Tax Parcel NumberTAX#11315 EX TX#26243, TAX#25919,
TAX#25923, TAX#25924, TAX#25920 EX
TX#26244 [IN SE-SW] 0550NO4W, TAX#13669
EX PLTD PTN**Existing Zoning**

Heavy Industrial

Adjacent Zoning

Commercial

Current Land Use

Industrial

Adjacent Land Use

Industrial

Application Certification

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

Steven Reichard

07/21/2022

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

Steven Reichard

07/21/2022

Attachments

DBAT _ Facility _ Post Falls Letter of Completeness _ Final _11152022.docx


Uploaded by Rex Anderson on Nov 15, 2022 at 12:49 pm

 2019-295 Legal Description.docx

Uploaded by Rex Anderson on Nov 15, 2022 at 12:39 pm

 Title Report.pdf

Uploaded by Rex Anderson on Sep 14, 2022 at 9:09 am

 Vicinity Map.pdf


Uploaded by Rex Anderson on Sep 15, 2022 at 9:39 am

 Signed_2022 12 DBat Rezoning Letter of Authorization _ 10132022 _ Final.pdf


Uploaded by Rex Anderson on Nov 15, 2022 at 4:06 pm

 KT_300 Radius Report.pdf

Uploaded by Rex Anderson on Sep 14, 2022 at 10:07 am

 Labels.pdf

Uploaded by Rex Anderson on Sep 14, 2022 at 10:09 am

 Completeness Letter_3.pdf

Uploaded by Laura Jones on Nov 15, 2022 at 4:16 pm



November 15th, 2022

Rex K Anderson, AIA, LEED AP BD+C
Fusion Architecture, PLLC
221 N. Wall St., Suite 345
Spokane, WA 99201

City of Post Falls
Community Development Department
408 N. Spokane Street
Post Falls, ID 83854

RE: D-BAT Facility Zone Change; Letter of Completeness

File No. ZC-22-6

Dear Laura Jones and The City of Post Falls Planning Division:

Below please find the responses to the Letter of Completeness requirements:

SLCK Commercial Properties LLC are proposing the rezoning of their parcels at 5380 E Commerce Loop:
P-0000-005-6100, P-0000-005-6670, P-0000-005-6630

Following are the legal descriptions of the properties:

P-0000-005-6100: TAX#13669 EX PLTD PTN

P-0000-005-6670: TAX#11315 EX TX#26243, TAX#25919, TAX#25923, TAX#25924 [IN SE SW] 0550N04W

P-0000-005-6630 : TAX#25920 EX TX#26244 [IN SE-SW] 0550N04W

The parcels are currently HI - Heavy Industrial and we would like to rezone to I-Industrial to better serve the commercial expansion near Seltice Way corridor and its connection with western Coeur D'Alene. By rezoning to Industrial, we can align with the future land use map as we plan to designate the home for a baseball /softball batting & pitching facility called D-Bat Sports. D-Bat will serve youth and adult sport enthusiasts with the intention to greatly increase indoor recreational accessibility throughout the year. We believe this facility will be a keystone in for the quickly growing Post Falls and Coeur D'Alene community. This project helps support the following Goals and Policies from the Appendix B Post Falls Comprehensive Plan:

G.05) Keep Post Falls' neighborhood safe, vital and attractive: D-BAT Facility will add a fun, recreational activity for this Industrial area. It will bring life to the Post Falls' industrial community and attract a wide variety of athletes and people of all ages. There are very few facilities such as D-BAT in the area so it will bring a unique energy and unite people, which will bring in safety in numbers. This facility will be a reason for people to travel to Post Falls!

G.07) Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability: D-BAT supports community needs by providing an opportunity for gathering and engaging in activities for years to come.

G.01) Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health: This facility will generate income and viability for this area. It will bring people to the area from all over the Pacific Northwest and increase the popularity of Post Falls' Industrial Zone aiding in fiscal health, prosperity, resilience, and community.

G.10) Provide and support Post Falls' Park and Recreational opportunities on-pace with growth: D-BAT Batting Cage is the perfect addition and option to add to Post Falls' recreational opportunities. It's great for families and athletes of all ages!

P.08) Encourage compatible infill development and redevelopment of vacant and under-utilized properties: D-BAT Batting Cage will be built in a currently underutilized property and will help promote residents to visit the area.

P.58) Provide a full range of recreational opportunities and park facilities to Post Fall Residents: This facility will be a great recreational opportunity for Post Falls Residents that they can use in the summer and the winter!

Enclosed, please find the legal description of the property in MS Word compatible format in metes and bounds.

Please let me know if you need anything further. Thank you for your assistance through this process.

Very truly yours,

Fusion Architecture, PLLC

A handwritten signature in black ink, appearing to read 'Rex K. Anderson', written in a cursive style.

Rex K. Anderson, AIA, LEED BD+C

Legal Description

A parcel of land located in the Southwest Quarter of Section 5, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Commencing at the southwest corner of the Southeast Quarter of Section 5, Township 50 North, Range 4 West, Boise Meridian, from which the southeast corner of said Southeast Quarter of Section 5, bears South 89°59'11" East, a distance of 2652.75 feet;

Thence North 01°25'42" West along said east line of said Southwest Quarter of Section 5, a distance of 942.69 feet to the **Point of Beginning**;

Thence North 86°17'30" West leaving said east line of the Southwest Quarter of Section 5, a distance of 671.36 feet to the east right-of-way line of East Commerce Loop;

Thence North 01°25'42" West along said east right-of-way line of East Commerce Loop, a distance of 78.23 feet;

Thence South 88°28'41" East leaving said east right-of-way line of East Commerce Loop, a distance of 286.04 feet;

Thence North 01°10'04" East, a distance of 101.92 feet;

Thence South 83°56'05" East, a distance of 381.64 feet to the east line of said Southwest Quarter of Section 5;

Thence South 01°25'42" East along said east line of the Southwest Quarter of Section 5, a distance of 175.66 feet to the **Point of Beginning**;

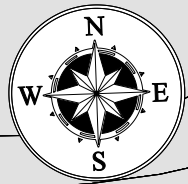
Containing 94,008 square feet, or 2.158 acres more or less.

SUBJECT TO:

Existing rights-of-way and easements of record and or appearing on said above described parcel.

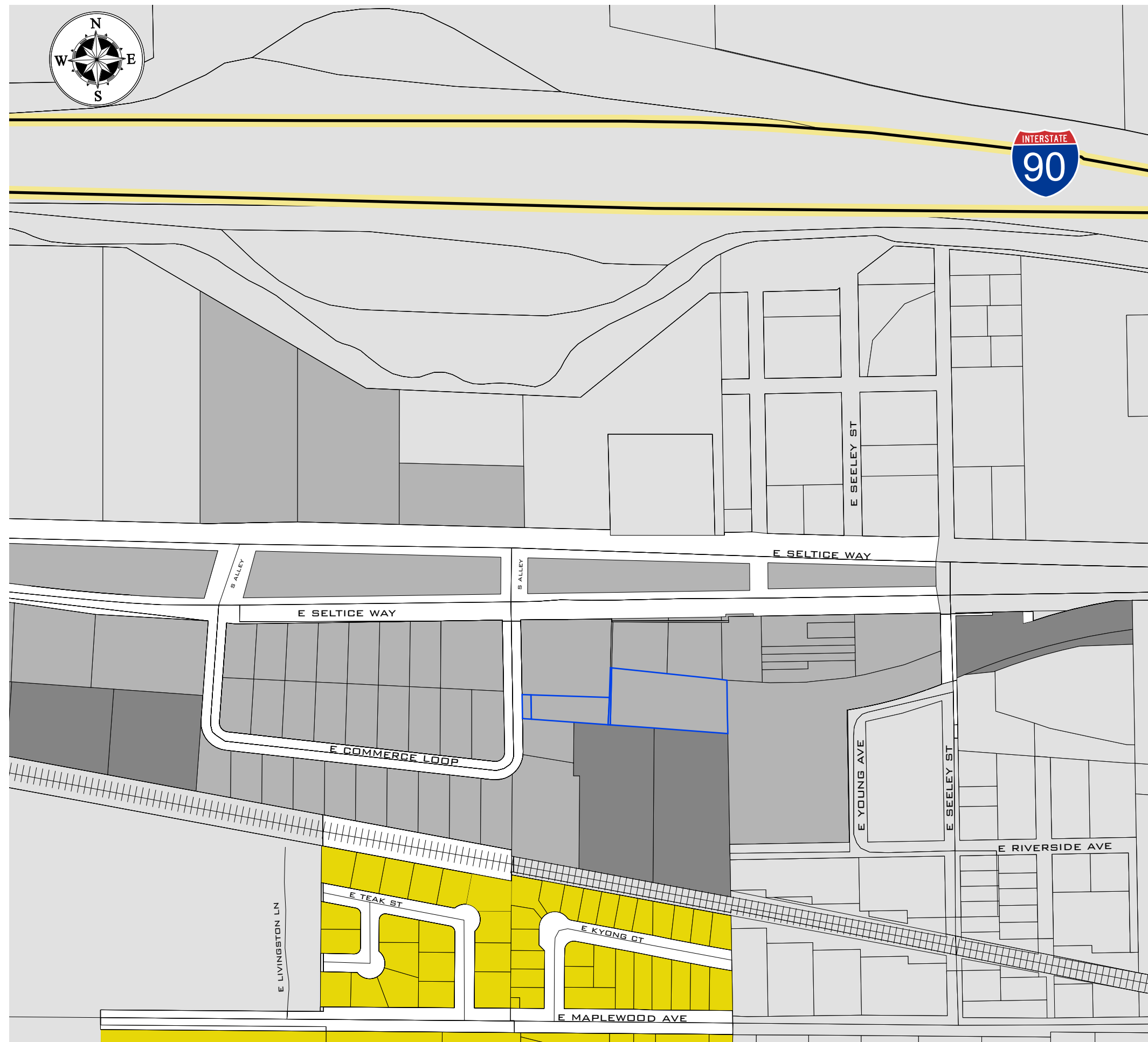
END OF DESCRIPTION

Prepared by this office:
h2 Surveying, LLC



LEGEND

- I - INDUSTRIAL
- HI - HEAVEY INDUSTRIAL
- R1 - RESIDENTIAL
- PROPERTY LINES



VICINITY MAP

EXISTING ZONING - HEAVY INDUSTRIAL



REZONE REQUIREMENT

09.15.2022



Rex K. Anderson, AIA, LEED BD+C
Fusion Architecture, PLLC
221 North Wall St. Suite 345
Spokane, WA 99201

October 13th, 2022

Luke Greensides
Lgreenside88@gmail.com
Shannon Horn
Shannonhorn27@gmail.com
(letter sent via email)

RE: D-Bat Batting Cage Rezone

Dear Luke and Shannon:

The purpose of this letter is to provide Fusion Architecture authorization to rezone the following parcels from heavy industrial to industrial:

LRSN: 72762
PID: P-0000-005-6670
ADDR2: 5980 E COMMERCE LOOP
ZIP: 83854
TCA: 011000
ACRES: 2.06
LEGAL: TAX#11315 EX TX#26243, TAX#25919, TAX#25923, TAX#25924 [IN SE-SW] 0550N04W

LRSN: 72754
PID: P-0000-005-6100
ADDR2: 5980 E COMMERCE LOOP
ZIP: 83854
TCA: 011000
ACRES: 0.0520
LEGAL: TAX#13669 EX PLTD PTN

LRSN: 560139
PID: P-0000-005-6630
ADDR2: 5980 E COMMERCE LOOP
ZIP: 83854
TCA: 011000
ACRES: 0.0235
LEGAL: TAX#25920 EX TX#26244 [IN SE-SW] 0550N04W

(Signature on Page 2)

Fusion Architecture, PLLC
221 North Wall St. Ste. 345
Spokane, WA 99201



By signing below, you authorize Fusion Architecture to seek change in zoning for the parcels referenced above.

Sincerely,

Rex K. Anderson, AIA, LEED BD+C
rex@fusionarchpllc.com
509.808.0270

Authorized Representative, Luke Greenside/ Shannon Horn



300' RADIUS REPORT

Date: August 29, 2022

Attn: Kasey Kuhn

At your request, we have searched our tract indices of Kootenai County, State of Idaho, as to the ownerships of the property within three hundred feet (300') of the perimeter of the following described parcels of land:

PROPERTY: AIN #111638

And as of the Kootenai County Assessors roll dated August 18, 2022, we find the following:

SEE ATTACHED PAGES

This report is based on a search of the County assessment rolls and our tract indices of the County Records. **This is not a title report, and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the Company is not responsible beyond the amount paid for this report or for any errors and omissions contained herein.**

If we may be of further service to you, please do not hesitate to contact us.

**Sincerely,
KOOTENAI COUNTY TITLE CO.**

**Kelly J Smith
Customer Service**

**1450 Northwest Boulevard Suite 200, Coeur d'Alene ID 83814
(208) 667-9431 Fax (208)765-1654**

Property Address:

Post Falls ID 83854

Owner Information

Name: Slick Commercial Properties LLC

Address: 5980 E Commerce Loop

City State ZIP: Post Falls ID 83854

Assessor Information

Property ID #: P00000056670

Tax ID #: 111638

Section: 50N04W05

Instrument: 1864485

TCA Code: 011000

Legal Description: TAX#11315 EX TX#26243, TAX#25919, TAX#25923, TAX#25924 [IN SE-SW] 0550N04W

Property Class: 421 - Comm lot/tract in city

Neighborhood Code: 35 POST FALLS-EAST SELTICE

Acres: 2.11

Taxes: \$2,598.88 - 2021

Assessments

Description	Value
Total Market Value	\$292,334.00
Assessed Land Value	\$292,334.00
Assessed Improvement Value	
Total Assessed Value	\$292,334.00
Exemption:	
Net Taxable Value (2022)	\$292,334.00

Land Information

Land Use / Land Use Standard: 421 - Comm lot/tract in city / 200 - Commercial (nec)

Zoning: Post Falls-HI - Heavy Industrial

Sewer Available:

Waterfront:

Watershed: 1701030502 - Cedar Creek-Spokane River

Recreation:

Property Picture



Improvement Information

Improvement Type:

Year Built:

Stories:

Heat:

Central Air:

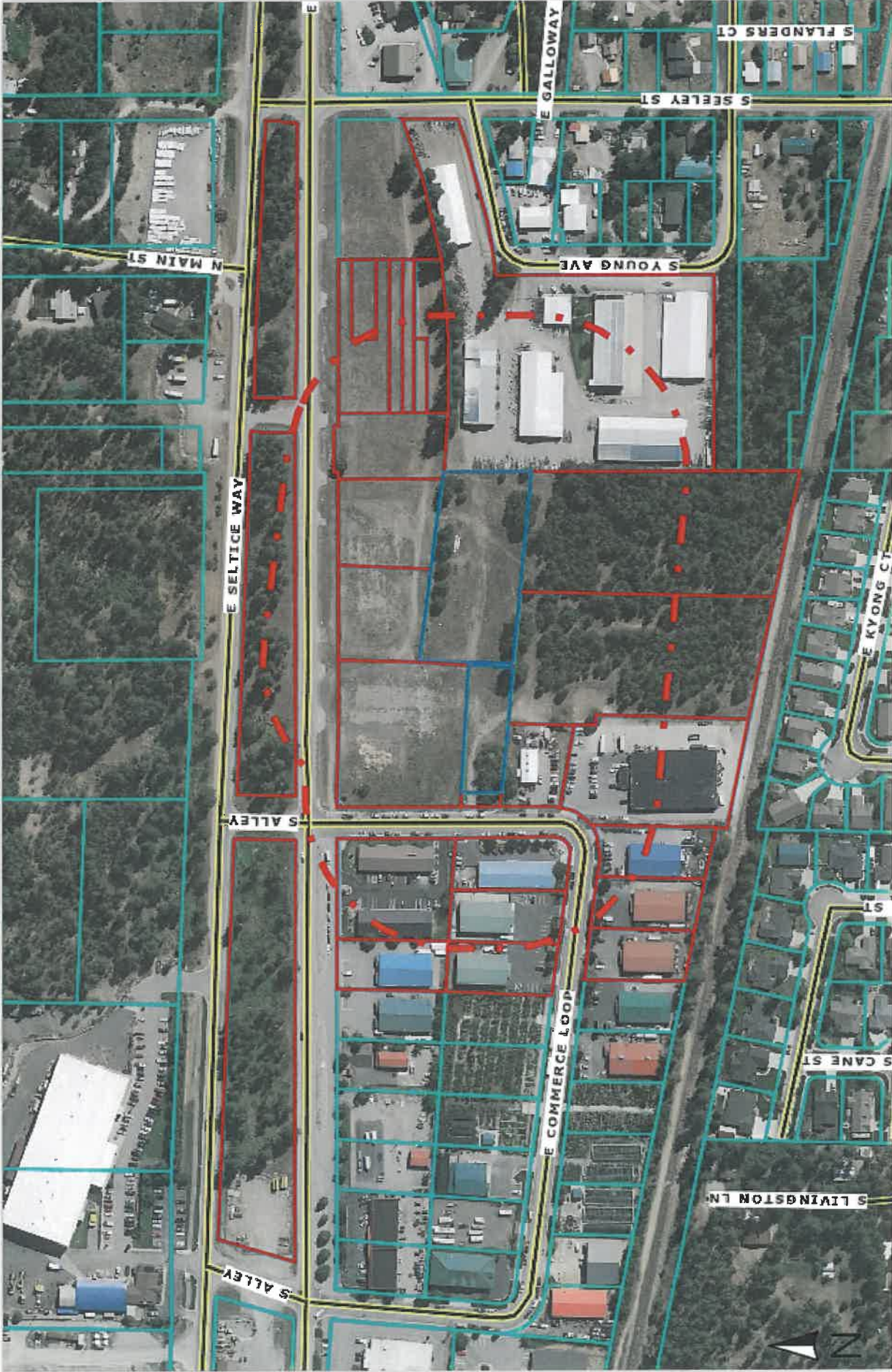
Foundation:

Construction Type:

Finished Sq. Ft.

Commercial Sq. Ft.

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



This map/plot 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.

KT / BT
KOOTENAI TITLE / BONNER TITLE
MAKE A REQUEST FOR THE BEST

Owner Name: Bowlin Mark **Parcel ID:** P83700010110 **Tax ID:** 205747
Co-Owner: Bowlin Karin **Recording Date:**
Site Addr: 6195 E Commerce Loop Post Falls ID 83854 **Use:** Com Imp lot/tract in city
Owner Addr: 10400 N Lakeview Dr Hayden Lake ID 83835 **Assessed Total:** \$448,344.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 2003 **Bldg SqFt:** 6,000 SqFt **Acres:** 0.52 Acres
Legal: SELTICE WAY COMMERCE PARK, LT 11 BLK 1 0550N04W

Owner Name: Bowlin Mark **Parcel ID:** P83700020090 **Tax ID:** 205754
Co-Owner: Bowlin Karin **Recording Date:** 07/27/2017
Site Addr: 6200 E Commerce Loop Post Falls ID 83854 **Use:** Com Imp lot/tract in city
Owner Addr: 10400 N Lakeview Dr Hayden Lake ID 83835 **Assessed Total:** \$421,815.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 1998 **Bldg SqFt:** 6,000 SqFt **Acres:** 0.49 Acres
Legal: SELTICE WAY COMMERCE PARK, LT 9 BLK 2 0550N04W

duplicate name

Owner Name: Carkuff Darren W Etux **Parcel ID:** P83700020100 **Tax ID:** 205755
Co-Owner: **Recording Date:**
Site Addr: 6220 E Commerce Loop Post Falls ID 83854 **Use:** Com Imp lot/tract in city
Owner Addr: 6220 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$425,729.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 1997 **Bldg SqFt:** 6,000 SqFt **Acres:** 0.52 Acres
Legal: SELTICE WAY COMMERCE PARK, LT 10 BLK 2 0550N04W

Owner Name: Da Vinci Stone Design Inc **Parcel ID:** PK3500000B20 **Tax ID:** 324520
Co-Owner: **Recording Date:** 10/26/2016
Site Addr: 6280 E Seltice Way #B Post Falls ID 83854 **Use:** Commercial condo
Owner Addr: 6280 E Seltice Way #B Post Falls ID 83854 **Assessed Total:** \$314,095.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 2005 **Bldg SqFt:** 2,239 SqFt **Acres:** 0.18 Acres
Legal: PIN OAK SQUARE CONDOS, UNIT B2 & UNDIV INT IN COMMON AREA 0550N04W

Owner Name: Da Vinci Stone Design Inc **Parcel ID:** PK3500000B30 **Tax ID:** 324521
Co-Owner: **Recording Date:** 10/26/2016
Site Addr: 6280 E Seltice Way #C Post Falls ID 83854 **Use:** Commercial condo
Owner Addr: 6280 E Seltice Way #B Post Falls ID 83854 **Assessed Total:** \$283,279.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 2005 **Bldg SqFt:** 2,224 SqFt **Acres:** 0.18 Acres
Legal: PIN OAK SQUARE CONDOS, UNIT B3 & UNDIV INT IN COMMON AREA 0550N04W

duplicate name

Owner Name: Davinci Stone Design Inc **Parcel ID:** PK3500000B10 **Tax ID:** 324519
Co-Owner: **Recording Date:** 02/20/2019
Site Addr: 6280 E Seltice Way #A Post Falls ID 83854 **Use:** Commercial condo
Owner Addr: 6280 W Seltice Way #B Post Falls ID 83854 **Assessed Total:** \$327,808.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 2005 **Bldg SqFt:** 2,224 SqFt **Acres:** 0.18 Acres
Legal: PIN OAK SQUARE CONDOS, UNIT B1 & UNDIV INT IN COMMON AREA 0550N04W

duplicate name

Owner Name: Greg Tuppan LLC **Parcel ID:** P83700010070 **Tax ID:** 205734
Co-Owner: **Recording Date:** 09/23/2016
Site Addr: 6200 E Seltice Way Post Falls ID 83854 **Use:** Com Imp lot/tract in city
Owner Addr: 1953 Pelican Pl Costa Mesa CA 92626 **Assessed Total:** \$578,243.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 2003 **Bldg SqFt:** 6,000 SqFt **Acres:** 0.50 Acres
Legal: SELTICE WAY COMMERCE PARK, LT 7 BLK 1 0550N04W

Owner Name: Hagadone Hospitality Co **Parcel ID:** P545000M001A **Tax ID:** 117030
Co-Owner: **Recording Date:**
Site Addr: 241 S Young Ave Post Falls ID 83854 **Use:** Com Imp lot/tract in city
Owner Addr: PO Box 6200 Coeur D Alene ID 83816 **Assessed Total:** \$1,732,709.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 1995 **Bldg SqFt:** 68,360 SqFt **Acres:** 5.36 Acres
Legal: MCCLELLAN, ALL BLKS M & N & VAC PTN TAYLOR ST & VAC ALLEY & ABAND RW N OF BLKS M & N & S OF BLKS I, J & K IN MCCLELLAN 0550N04W

Owner Name: High Fidelity LLC **Parcel ID:** PK3500000A10 **Tax ID:** 324516
Co-Owner: **Recording Date:** 09/13/2013
Site Addr: 6240 E Seltice Way #A Post Falls ID 83854 **Use:** Commercial condo
Owner Addr: 538 S Rainbow Rd Coeur D Alene ID 83814 **Assessed Total:** \$327,808.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 2005 **Bldg SqFt:** 2,224 SqFt **Acres:** 0.18 Acres
Legal: PIN OAK SQUARE CONDOS, UNIT A1 & UNDIV INT IN COMMON AREA 0550N04W

Owner Name: High Fidelity LLC **Parcel ID:** PK3500000A20 **Tax ID:** 324517
Co-Owner: **Recording Date:**
Site Addr: 6240 E Seltice Way #B Post Falls ID 83854 **Use:** Commercial condo
Owner Addr: 538 S Rainbow Rd Coeur D Alene ID 83814 **Assessed Total:** \$329,001.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 2005 **Bldg SqFt:** 2,239 SqFt **Acres:** 0.18 Acres
Legal: PIN OAK SQUARE CONDOS, UNIT A2 & UNDIV INT IN COMMON AREA 0550N04W

Owner Name: High Fidelity LLC **Parcel ID:** PK3500000A30 **Tax ID:** 324518
Co-Owner: **Recording Date:**
Site Addr: 6240 E Seltice Way #C Post Falls ID 83854 **Use:** Commercial condo
Owner Addr: 538 S Rainbow Rd Coeur D Alene ID 83814 **Assessed Total:** \$312,965.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 2005 **Bldg SqFt:** 2,224 SqFt **Acres:** 0.18 Acres
Legal: PIN OAK SQUARE CONDOS, UNIT A3 & UNDIV INT IN COMMON AREA 0550N04W

Owner Name: Idaho Youth Ranch Inc **Parcel ID:** P83700020110 **Tax ID:** 205756
Co-Owner: **Recording Date:** 07/27/2017
Site Addr: 6240 E Commerce Loop Post Falls ID 83854 **Use:** Com Imp lot/tract in city
Owner Addr: 5465 W Irving St Boise ID 83706 **Assessed Total:** \$1,072,732.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 1980 **Bldg SqFt:** 20,050 SqFt **Acres:** 1.66 Acres
Legal: SELTICE WAY COMMERCE PARK, LT 11 BLK 2 0550N04W

Owner Name: P & F Properties LLC **Parcel ID:** P83700020080 **Tax ID:** 205753
Co-Owner: **Recording Date:** 05/01/2014
Site Addr: 6180 E Commerce Loop Post Falls ID 83854 **Use:** Com Imp lot/tract in city
Owner Addr: 6306 N Idaho Rd Newman Lake WA 99025 **Assessed Total:** \$432,171.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 1998 **Bldg SqFt:** 6,000 SqFt **Acres:** 0.47 Acres
Legal: SELTICE WAY COMMERCE PARK, LT 8 BLK 2 0550N04W

Owner Name: Post Falls Highway District **Parcel ID:** P00000055200 **Tax ID:** 311768
Co-Owner: **Recording Date:**
Site Addr: Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5629 E Seltice Way Post Falls ID 83854 **Assessed Total:** \$430,654.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 5.21 Acres
Legal: TAX #21789, TAX #21790, TAX #21791 [IN S2] 0550N04W

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P00000056100 **Tax ID:** 128473
Co-Owner: **Recording Date:**
Site Addr: Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$1,000.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.05 Acres
Legal: TAX#13669 EX PLTD PTN 0550N04W

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P00000056620 **Tax ID:** 137443
Co-Owner: **Recording Date:**
Site Addr: 137443 Unknown Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$201,802.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.77 Acres
Legal: TAX#26245 [IN SE-SW] 0550N04W

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P00000056630 **Tax ID:** 341712
Co-Owner: **Recording Date:**
Site Addr: Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$1,000.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.02 Acres
Legal: TAX#25920 EX TX#26244 [IN SE-SW] 0550N04W

duplicate name

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P00000056640 **Tax ID:** 121211
Co-Owner: **Recording Date:** 12/31/2019
Site Addr: 6370 E Seltice Way Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$187,959.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.71 Acres
Legal: TAX#26244 [IN SE-SW] 0550N04W

duplicate name

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P00000056660 **Tax ID:** 103767
Co-Owner: **Recording Date:** 01/30/2015
Site Addr: 6292 E Seltice Way Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$397,459.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 1.68 Acres
Legal: TAX#26243 [IN SE-SW] 0550N04W

duplicate name

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P00000056670 **Tax ID:** 111638
Co-Owner: **Recording Date:** 12/31/2019
Site Addr: Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$292,334.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 2.11 Acres
Legal: TAX#11315 EX TX#26243, TAX#25919, TAX#25923, TAX#25924 [IN SE-SW] 0550N04W

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P00000056710 **Tax ID:** 139863
Co-Owner: **Recording Date:**
Site Addr: Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$277,934.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 2.51 Acres
Legal: TAX #1104 N OF RR EX W 200 FT & EX TAX #13097 [IN SE-SW] 0550N04W

duplicate name

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P00000056720 **Tax ID:** 137175
Co-Owner: **Recording Date:**
Site Addr: Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$347,195.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 3.14 Acres
Legal: TAX #4225 0550N04W

duplicate name

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P545000I008A **Tax ID:** 107148
Co-Owner: **Recording Date:** 12/31/2019
Site Addr: 6420 E Seltice Way Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$134,723.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.63 Acres
Legal: MCCLELLAN, LT 7 EX RW, LTS 8,9,10,11,12,13,14,15 BLK I, PTN VAC TAYLOR ST & VAC RW W OF LTS 0550N04W

duplicate name

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P545000J015A **Tax ID:** 127349
Co-Owner: **Recording Date:** 12/31/2019
Site Addr: Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$130,136.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.52 Acres
Legal: MCCLELLAN, LTS 15, 16, 17, 19, 21, 22 BLK J, PTN VAC ALLEY, VAC MAIN ST & VAC TAYLOR ST ADJ TO LTS 0550N04W

duplicate name

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P545000J018A **Tax ID:** 136953
Co-Owner: **Recording Date:** 06/15/2009
Site Addr: Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$44,347.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.18 Acres
Legal: MCCLELLAN, LTS 18, 20 BLK J, PTN VAC ALLEY & VAC MAIN ST ADJ TO LTS 0550N04W

duplicate name

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P545000J023A **Tax ID:** 101858
Co-Owner: **Recording Date:** 12/31/2019
Site Addr: Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$43,604.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.17 Acres
Legal: MCCLELLAN, LTS 23, 24 BLK J, PTN VAC ALLEY, VAC MAIN ST & VAC TAYLOR ST ADJ TO LTS 0550N04W

duplicate name

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P545000J025A **Tax ID:** 123630
Co-Owner: **Recording Date:** 12/31/2019
Site Addr: Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$43,604.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.17 Acres
Legal: MCCLELLAN, LTS 25, 26 BLK J, PTN VAC ALLEY, VAC MAIN ST & VAC TAYLOR ST ADJ TO LTS 0550N04W

duplicate name

Owner Name: Slick Commercial Properties LLC **Parcel ID:** P545000J027A **Tax ID:** 123472
Co-Owner: **Recording Date:** 12/31/2019
Site Addr: Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$21,450.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.09 Acres
Legal: MCCLELLAN, LT 27 BLK J, PTN VAC ALLEY & VAC TAYLOR ST ADJ TO LT 0550N04W

duplicate name

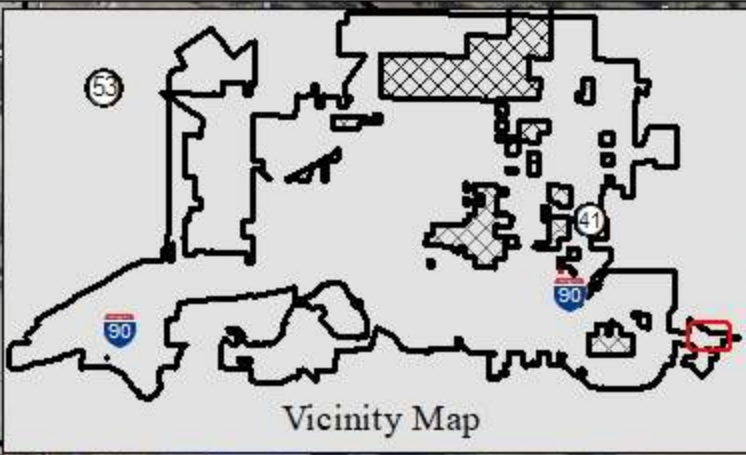
Owner Name: Slick Commercial Properties LLC **Parcel ID:** P545000J028A **Tax ID:** 123991
Co-Owner: **Recording Date:** 12/31/2019
Site Addr: Post Falls ID 83854 **Use:** Comm lot/tract in city
Owner Addr: 5980 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$38,696.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.36 Acres
Legal: MCCLELLAN, LTS 28, 29, 30 BLK J, PTN VAC ALLEY, VAC MAIN ST & VAC TAYLOR ST ADJ TO LTS 0550N04W

duplicate name

Owner Name: Stella Properties LLC **Parcel ID:** P83700010100 **Tax ID:** 205740
Co-Owner: **Recording Date:** 12/17/2008
Site Addr: 6215 E Commerce Loop Post Falls ID 83854 **Use:** Com Imp lot/tract in city
Owner Addr: 6215 E Commerce Loop Post Falls ID 83854 **Assessed Total:** \$490,257.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 1996 **Bldg SqFt:** 7,500 SqFt **Acres:** 0.55 Acres
Legal: SELTICE WAY COMMERCE PARK, LT 10 BLK 1 0550N04W

Owner Name: Trefts Mark Etux **Parcel ID:** P83700020120 **Tax ID:** 205757
Co-Owner: **Recording Date:**
Site Addr: 6260 E Commerce Loop Post Falls ID 83854 **Use:** Com Imp lot/tract in city
Owner Addr: 6871 N 16th St Dalton Gardens ID 83815 **Assessed Total:** \$298,649.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 2003 **Bldg SqFt:** 2,016 SqFt **Acres:** 0.47 Acres
Legal: SELTICE WAY COMMERCE PARK, LT 12 BLK 2 0550N04W

Owner Name: Twin Rivers Properties LLC **Parcel ID:** P83700010120 **Tax ID:** 205748
Co-Owner: **Recording Date:** 12/12/2014
Site Addr: 6165 E Commerce Loop Post Falls ID 83854 **Use:** Com Imp lot/tract in city
Owner Addr: 5256 W Seasons Rd Rathdrum ID 83858 **Assessed Total:** \$445,185.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 2008 **Bldg SqFt:** 6,000 SqFt **Acres:** 0.51 Acres
Legal: SELTICE WAY COMMERCE PARK, LT 12 BLK 1 0550N04W



Vicinity Map



Project Location
D-BAT FACILITY
File # ZC-22-6



-  Subject Site
-  City Boundary
-  Tax Parcels





Zoning Map
 D-BAT FACILITY
 File # ZC-22-6





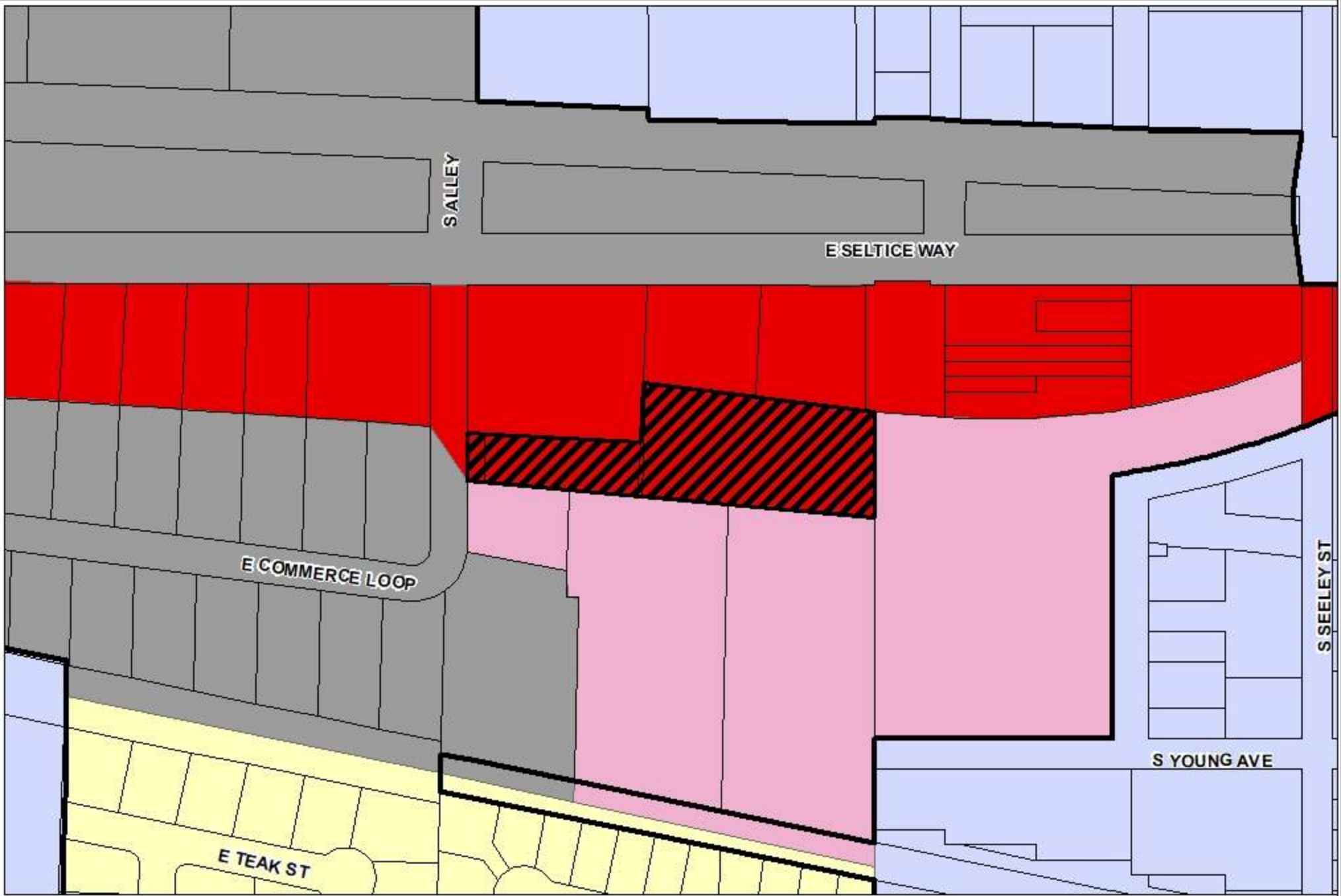
-  City Boundary
-  Subject Site
-  HI
-  I
-  R-1

Exhibit S-2





Future Land Use Designation
 D-BAT FACILITY
 File # ZC-22-6



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





1717 E Polston Ave. ♦ Post Falls, ID 83854 ♦ Phone (208) 773-3517 ♦ Fax (208) 773-3200

December 19th, 2022

Amber Blanchette
Planning Administrative Specialist
amberb@postfallsidaho.org

Re: D-Bat Zone Change File No. ZC-22-6

The Police Department has reviewed the above listed zone change and will remain Neutral on this request. Please accept this letter as the Police Department's response to this request for both Planning and Zoning as well as City Council.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark J. Brantl".

Mark J. Brantl
Captain
Post Falls Police Department

Amber Blanchette

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Tuesday, December 20, 2022 9:59 AM
To: Amber Blanchette
Subject: FW: D-Bat Zone Change File No. ZC-22-6
Attachments: DBAT Zone Change NTJ.pdf

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

Good Morning Amber,

Based on the location, there is no impact to the YPL pipeline and we do not have any questions/comments.

Sincerely,

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

From: Amber Blanchette <amberb@postfalls.gov>
Sent: Monday, December 19, 2022 12:21 PM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Polak, Chad M <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eportner@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; Jhofer@kec.com; JHolderman@KEC.com; Kelly Russell <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sanders, AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller

<momiller@quantatel.com>; Naomi Tierney <ntierney@postfalls.gov>; Pat Knight <pknight@postfallspolice.com>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Ryan Davis <rldavis208@gmail.com>; Vicky Jo Carey <vjcarey@aol.com>

Subject: [EXTERNAL]D-Bat Zone Change File No. ZC-22-6

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good morning,

Attached is the notice to jurisdiction for the named zone change for the January 10th Planning and Zoning. The draft staff report will be on the city's website shortly.

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

Thank you,

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



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

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

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

Amber Blanchette

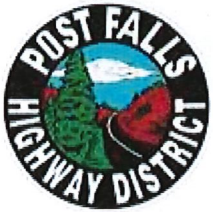
From: jonie@postfallshd.com
Sent: Friday, December 30, 2022 12:42 PM
To: Amber Blanchette
Subject: RE: D-Bat Zone Change File No. ZC-22-6

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

The Post Falls Highway District has no comment for this Zone Change.



Jonie Anderson
Administrative Assistant
Post Falls Highway District
p 208.765.3717
f 208.765.0493
contactus@postfallshd.com



From: Amber Blanchette <amberb@postfalls.gov>
Sent: Monday, December 19, 2022 11:21 AM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eport@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis

<jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Kelly Russell <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krono@phd1.idaho.gov>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sandersor, AECOM <lynn.sandersor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller <momiller@quantatel.com.com>; Naomi Tierney <ntierney@postfalls.gov>; Pat Knight <pknight@postfallspolice.com>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Ryan Davis <rldavis208@gmail.com>; Vicky Jo Carey <vjcarey@aol.com>

Subject: D-Bat Zone Change File No. ZC-22-6

Good morning,

Attached is the notice to jurisdiction for the named zone change for the January 10th Planning and Zoning. The draft staff report will be on the city's website shortly.

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

Thank you,

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



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

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

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 23, 2023

Amber Blanchette
Planning Administrative Specialist
amberb@postfallsidaho.org

RE: Notice to Jurisdiction Response

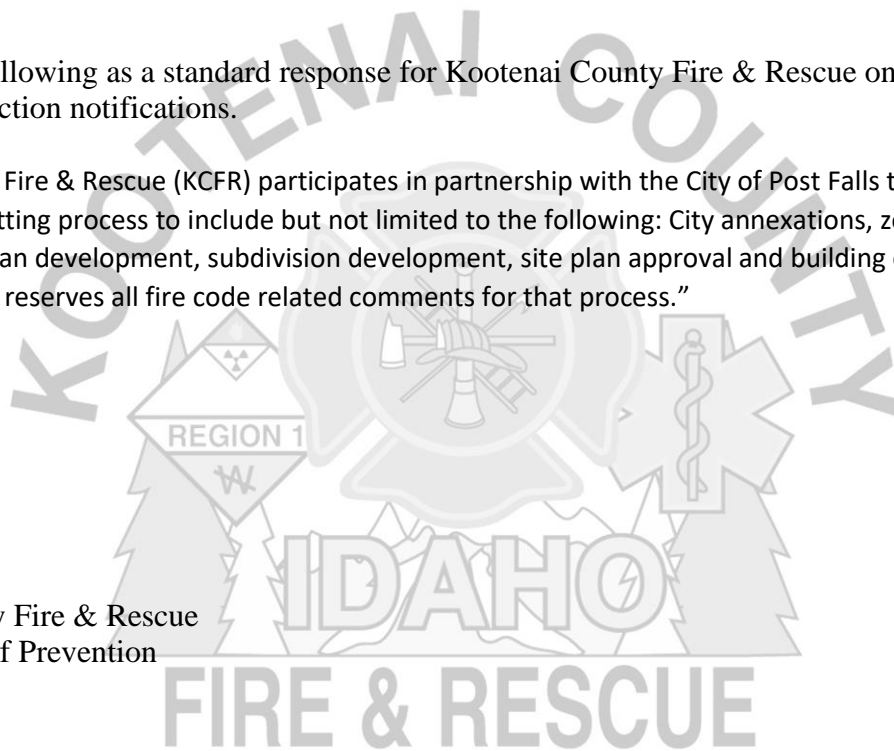
Amber,

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

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

Respectfully,

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



**CITY OF POST FALLS
STAFF REPORT**

DATE: January 6, 2023
TO: POST FALLS PLANNING & ZONING COMMISSION
FROM: JON MANLEY, PLANNING MANAGER, 457-3344, jmanley@postfallsidaho.org
SUBJECT: STAFF REPORT FOR THE JANUARY 10, 2022 P&Z MEETING
IDAHO STREET HOUSEKEEPING ORDINANCE TEXT AMENDMENT

FILE NUMBER/NAME: TA-22-6/ IDAHO STREET HOUSEKEEPING ORDINANCE

APPLICANT: City of Post Falls Planning Division

REQUESTED ACTION: The Planning Division is seeking to amend the current language within Title 18A: SmartCode specific to zones SC-5, SC-6 that states the following, “*The ground floor of any structure constructed on a lot with frontage on Spokane Street must be used for non-residential uses*” to “The ground floor of any structure constructed on a lot with frontage on Idaho or Spokane Streets must be used for non-residential uses.

PROPOSED CHANGES: Exhibit S-1 (Draft Ordinance), details the code section that is being requested to be modified, with the underlined text being the proposed new language and the ~~strikethrough~~ text being removed.

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

- **Yellowstone Pipeline (Exhibit PA-1) - No Comments**

- **Post Falls Highway District (Exhibit PA-2) - No Comments**

MOTION OPTIONS: The Planning Commission must provide a recommendation pertaining to the requested amendment to City Council, of which at a later date, an additional Public Hearing will be heard by City Council. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a later date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a later date certain.

ATTACHMENTS:

Staff Submittals:

Exhibit S-1 Draft Title 18 Ordinance

Testimony:

Exhibit PA-1 YPL Comments

Exhibit PA-2 PFHD Comments

D R A F T

ORDINANCE NO. _____
COUNCIL BILL NO. -

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, AMENDING SUBSECTION E OF SECTION 18A.20.070 TO REQUIRE NON-RESIDENTIAL USES ON THE GROUND FLOOR OF BUILDINGS FRONTING ON IDAHO STREET WITHIN THE SC-5 AND SC-6 ZONES; REPEALING CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE BY SUMMARY AND PROVIDING AN EFFECTIVE DATE.

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

BE IT ORDAINED, by the Mayor and City Council of the Post Falls:

SECTION 1. *That Post Falls Municipal Code Section Subsection E of Section 18A.20.070 is amended to read as follows:*

E. Specific to zones SC-5, SC-6:

1. Awnings, arcades, and galleries may encroach the sidewalk to within two feet (2') of the curb but must clear the sidewalk vertically by at least eight feet (8').
2. Maximum encroachment heights (extension lines) for arcades shall be as shown on table 8, attached to the ordinance codified herein.
3. Stoops, light wells, balconies, bay windows, and terraces may encroach the first layer one hundred percent (100%) of its depth. (Table 17d, attached to the ordinance codified herein.)
4. Loading docks and service areas shall be permitted on frontages only by administrative authorization.
5. In the absence of a building facade along any part of a frontage line, a street screen shall be built coplanar with the facade.
6. Street screens should be between 3.5 and six feet (6') in height. The street screen may be replaced by a hedge or fence by administrative authorization. Street screens shall have openings no larger than necessary to allow automobile and pedestrian access. Street screens above six feet (6') in height may be permitted by administrative authorization.

D R A F T

7. The ground floor of any structure constructed on a lot with frontage on Idaho or Spokane Streets must be used for non-residential uses.

SECTION 2. All provisions of the current Post Falls Municipal Code or ordinances of the City of Post Falls and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. Neither the adoption of this ordinance nor the repeal of any ordinance shall, in any manner, affect the prosecution for violation of such ordinance committed prior to the effective date of this ordinance or be construed as a waiver of any license or penalty due under any such ordinance or in any manner affect the validity of any action heretofore taken by the City of Post Falls City Council or the validity of any such action to be taken upon matters pending before the City Council on the effective date of this ordinance.

SECTION 4. The provisions of this ordinance are severable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid or unconstitutional provision, clause sentence, subsection, word, or part had not been included therein, and if such person or circumstance to which the ordinance or part thereof is held inapplicable had been specifically exempt therefrom.

SECTION 5. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Post Falls, and upon such publication shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Post Falls at a regular session of the City Council on _____, 20 .

APPROVED, ADOPTED and SIGNED this day of , 20 .

Ronald G. Jacobson, Mayor

ATTEST:

Shannon Howard, City Clerk

D R A F T

SUMMARY OF POST FALLS ORDINANCE NO. _____

The City of Post Falls, Kootenai County Idaho hereby gives notice of the adoption of Post Falls Ordinance No. _____, which amends Subsection E of Section 18A.20.070 to require non-residential uses on the ground floor of buildings fronting on Idaho Street within the SC-5 and SC-6 zones; providing repeal of conflicting ordinances and providing severability. The ordinance is effective upon publication of this summary. The full text of the summarized Ordinance No. _____ is available at Post Falls City Hall, 408 Spokane Street, Post Falls, ID 83854 in the office of the city clerk.

Shannon Howard, City Clerk

D R A F T

STATEMENT OF LEGAL ADVISOR

I, Warren J. Wilson, am the legal advisor for the City of Post Falls, Idaho. I have examined the attached summary of Post Falls Ordinance No. _____, amending Subsection E of Section 18A.20.070 to require non-residential uses on the ground floor of buildings fronting on Idaho Street within the SC-5 and SC-6 zones, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this day of , 20 .

Warren J. Wilson, City Attorney

Amber Blanchette

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Tuesday, December 20, 2022 9:35 AM
To: Amber Blanchette
Subject: FW: Idaho St. Housekeeping Ordinance File No. TA-22-6
Attachments: Current NTJ House Keeping Ordinance.pdf

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

Good Morning Amber,

We have reviewed the attached ordinance and do not have any comments.

Sincerely,

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

From: Amber Blanchette <amberb@postfalls.gov>
Sent: Monday, December 19, 2022 2:28 PM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Polak, Chad M <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eport@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Kelly Russell <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <lJones@postfalls.gov>; LaurieP@kootenaifire.com; Lynn Sandsor, AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bsnf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller

<momiller@quantatel.com.com>; Naomi Tierney <ntierney@postfalls.gov>; Pat Knight <pknight@postfallspolice.com>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Ryan Davis <rldavis208@gmail.com>; Vicky Jo Carey <vjcarey@aol.com>

Cc: Media Center <mediacenter@postfalls.gov>

Subject: [EXTERNAL]Idaho St. Housekeeping Ordinance File No. TA-22-6

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good afternoon,

I do apologize for a second NTJ for this one, there was a mix-up with our File No. So, nothing has been changed other than from TA-0001-2020 to TA-22-6. Have a great rest of your day!

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

Thank you,

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



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

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

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

Amber Blanchette

From: jonie@postfallshd.com
Sent: Friday, December 30, 2022 12:41 PM
To: Amber Blanchette
Subject: RE: Idaho St Housekeeping TA-0001-2020

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

The Post Falls Highway District has no objections to this ordinance change.



Jonie Anderson
Administrative Assistant
Post Falls Highway District
p 208.765.3717
f 208.765.0493
contactus@postfallshd.com



From: Amber Blanchette <amberb@postfalls.gov>
Sent: Monday, December 19, 2022 11:06 AM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eporter@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis

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Subject: Idaho St Housekeeping TA-0001-2020

Good morning,

Attached is the notice to jurisdiction for the named text amendment. For the Planning and Zoning on January 10th. the draft staff report will be on the city's website shortly.

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

Thank you,

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



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