



**PLANNING & ZONING COMMISSION
REGULAR AGENDA**

**APRIL 11, 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, Walton, Kimball, Steffensen, Schlotthauer, Ward, Hampe

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

- **NATIONAL PET 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 3-14-2023

2. CITIZEN ISSUES

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

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- A. **Zoning Recommendation** for the Housing Company Zone Change File No. ZC-23-1 – Jon Manley, Planning Manager, to present a request for a recommendation to City Council to rezone approximately 1.16-acres from a mix of Medium-Density Residential (R2) and Community Commercial Services (CCS) to the SmartCode 5 (SC5) zoning district to construct a mixed-use multi-family community.
- B. **Approve/Deny** Quailview Townhomes Subdivision File No. SUBD-22-15 – Ethan Porter, Associate Planner, to present a request to approve or deny a subdivision of 2.24-acres into 22 twin home lots within the Medium-Density Residential (R2) zoning designation.
- C. **Zoning Recommendation & Approve/Deny** Millsap Landing Annexation & Subdivision File No(s). ANN-22-16/SUBD-22-16 – Laura Jones, Associate Planner, to present a request for recommendation to City Council for a zoning designation of Single-Family Residential (R1) and to either approve or deny subdividing the approximate 4.88-acres into 18 Single Family (R1) lots.
- D. **Recommendation** Comprehensive Plan Amendment File No. CPA-23-1 – Jon Manley, Planning Manager, to present a recommendation to City Council in adding additional clarifying language relating to the Focus Area description within the Comprehensive Plan.

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

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

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

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



**PLANNING & ZONING COMMISSION
MEETING MINUTES**

**MARCH 14, 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>).

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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, Walton, Kimball, Steffensen, Schlotthauer - Present
Ward and Hampe – Excused

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

-Pi Day

-Bake a Pie in Solidarity Day

ACTION ITEM:

- **Elect a Chair and Vice Chair** – Herrington – With new Commission Member it is that time of year to constitute a new Planning and Zoning Commission, so I think it is a good time to redo everyone's Oath of Office in addition to our newest commissioner as well as reaffirm the Code of Conduct and Code of Ethics. After we finish this, we will start with who the new Chair and Vice Chair will be.

Commission raised their hands and read allowed the Oath of Office with Mr. Herrington

Kimball – I would be happy to remain as Vice Chair and nominate Steffensen to be Chair.

Schlotthauer – Seconds the motion.

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

Moved

AMENDMENTS TO THE AGENDA

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

None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

None

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Meeting Minutes 2-14-2023

Motion to approve the consent calendar as presented by Carey.

2nd – Steffensen

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

Moved

2. CITIZEN ISSUES

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None

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

None

4. PUBLIC HEARINGS

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

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

ACTION ITEMS:

None

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

None

7. ADJOURNMENT 5:37PM

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Chair: Vice Chair: Ray Kimball

Members: Vicky Jo Cary, Nancy Hampe, Ross Schlotthauer, James Steffensen, Kevin Ward, Kibbee Walton

**CITY OF POST FALLS
STAFF REPORT**

DATE: April 7, 2023

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: STAFF REPORT FOR THE APRIL 11, 2023, P&Z COMMISSION MEETING
HOUSING COMPANY ZONE CHANGE: File No - ZC-23-1

INTRODUCTION:

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

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

PROJECT INFORMATION:

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

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

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

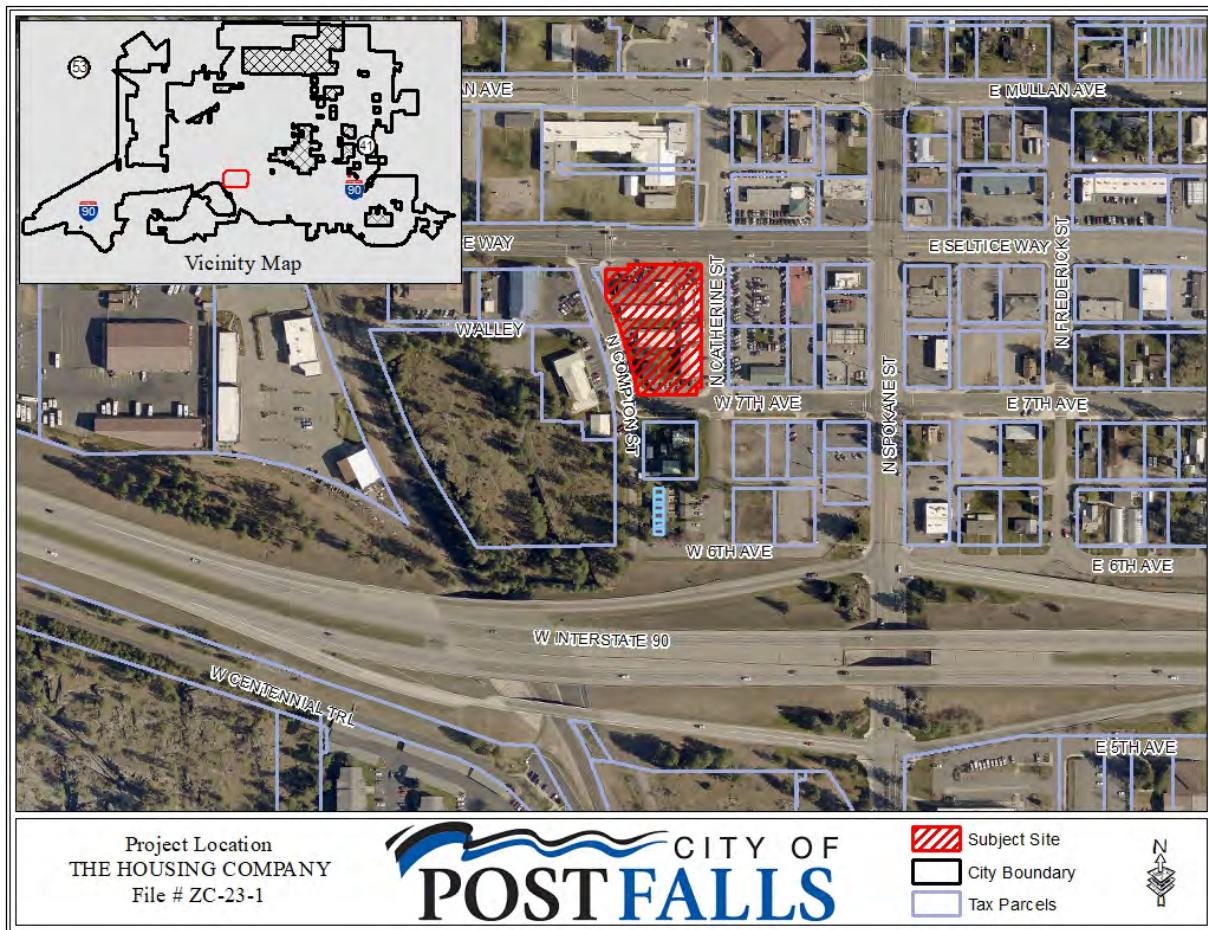
Project Description: Rezone approximately 1.16-acres from a mix of Medium Density Residential (R-2) and Community Commercial Service (CCS) to the SmartCode 5 (SC5) zoning district to construct mixed-use multifamily community.

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

AREA CONTEXT (proposed site hatched red below):

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

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

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

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

The Future Land Use Map classifies this property with the land use designation of Business Commercial. The Business/Commercial category provides for a wide variety of general service, retail, professional office, light industrial, artisan manufacturing and mixed-uses that serve local and regional residents as well as the traveling public. This category promotes a mixture of moderate/high density housing types within walking distance of the city center, neighborhood center and corridor commercial uses, as well as civic uses and other amenities within Post Falls. The implementing zoning district details the breadth and types of uses that would be permitted within the Business/Commercial area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service;

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

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

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

- Maintain and enhance resident quality of life;

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

opportunities for a work/live area.

- Promote compatible, well-designed development;

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

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

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

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

- Future land use mapping (FLUM);

Staff Comment: As stated previously in this report this area is designated Business/Commercial within the FLUM and this category provides for a wide variety of general service, retail, professional office, light industrial, artisan manufacturing and mixed-uses opportunities that serve local and regional residents as well as the traveling public. This category promotes a mixture of moderate/high density housing types within walking distance of the city center, neighborhood center and corridor commercial uses, as well as civic uses and other amenities within Post Falls.

- Compatibility with surrounding land uses;

Staff Comment: Currently the surrounding land uses, from the Project Information section of this report, 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 adjacent to the subject property and existing buildings upon the property are serviced by the City's water reclamation system. The property requesting the zone change is identified in the City of Post Falls Water Reclamation Master Plan as being serviced by the referenced sewer main. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan.

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

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

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

- Existing and future traffic patterns;

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

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

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

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

Policy 6: Encourage residential development patterns typically featuring:

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

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

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

Staff Comment: This site would be considered a redevelopment opportunity.

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

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

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

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

- Helping retain, promote and expand existing businesses and industry;

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

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

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

Streets/Traffic:

Staff Comment:

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

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

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

Water and Sanitary Sewer:

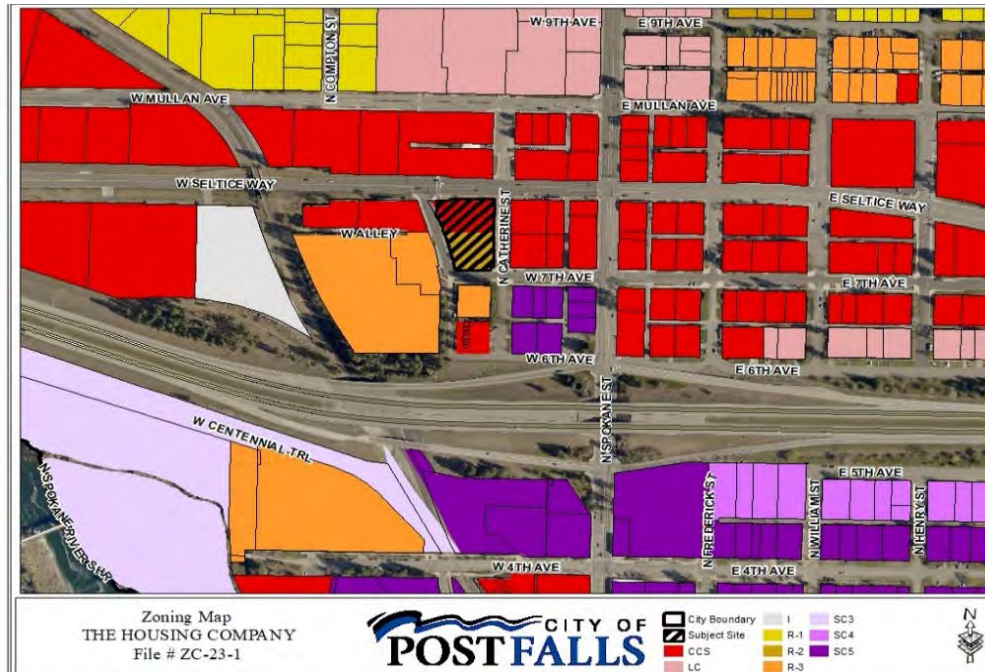
Staff Comment: Water service and sanitary sewer service are currently provided to the site by the City of Post Falls. The requested zoning is in conformance with the land use assumptions within the City’s Water and Water Reclamation Master Plans.

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

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

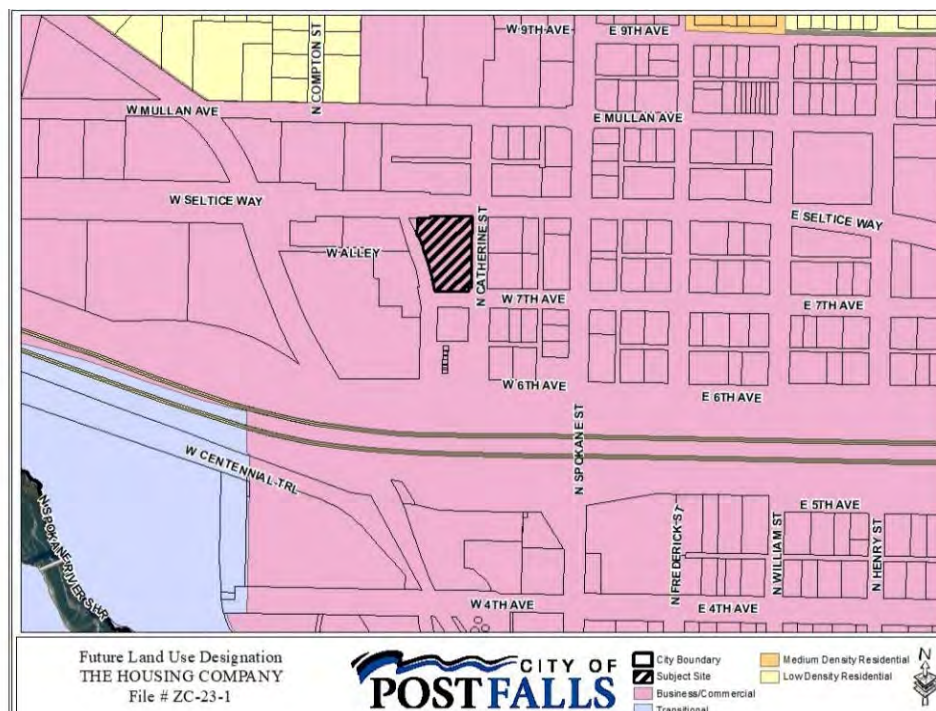
Compatibility with Existing Development and Future Uses:

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



Future Land Use Designation:

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



Community Plans: None

Geographic/Natural Features:

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

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

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

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

Staff Comment: Not applicable.

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

Staff Comment: Not applicable

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

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

Comments Received:

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

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

ATTACHMENTS:**Applicant Exhibits:**

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

Staff Exhibits:

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

Testimony:

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

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



Expiration Date

Active



ZC-23-1



Details

Submitted on Feb 7, 2023 at 3:18 pm



Attachments

9 files



Activity Feed

Latest activity on Mar 6, 2023



Applicant

Nate Wheeler



0



Location

Point Location: 47.7149, -116.9502

Timeline

Add New ▾

Application & Mailing/Notice Fees

Paid Feb 13, 2023 at 3:01 pm

GIS Review

Completed Feb 16, 2023 at 2:26 pm

Feb 20

Completeness Review

Completed Mar 2, 2023 at 2:16 pm



Mar 03

Polygon Creation

Completed Mar 6, 2023 at 4:04 pm

Staff Report

In Progress



Maps Created

Review



Engineering Review

Review



Parks Review

Review



Waste Water Review

Review



Legal Review

Review



Schedule Planning and Zoning Hearing

Review



Notice

Review



Site Posting

Review



Zoning Recommendation

Review



Consent Agenda

Review



Council Memo

Review



Planning Review

Review



Schedule Council Hearing

Review



Notice

Review



Site Posting

Review



Reasoned Decision

Review



Ordinance

Review



Engineering Review

Review



Planning Review

Review



Ordinance/Consent Agenda

Review



Route Approved Documents

Review



Mailing Fees

Number of Mailings

25

Applicant Information

Applicant Type *

Other

Applicant Name *

Nate Wheeler

Phone *

2088886283

Email *

natew@ihfa.org

Address *

565 W Myrtle St.

City, State & Zip Code

Boise, ID 83702

Owner Information

Name *

Larry Riley

Company

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

Phone *

2084164719

Email *

larry@stvincentdepaulcda.org

Address *

201 E Harrison Ave.

City, State & Zip Code

Coeur d Alene, ID 83814

Amendment Information

New Field

Description of Project/Reason for Request *

Requesting a rezone for multi-family housing

Tax Parcel Number

P9000004001A

Existing Zoning

R-2 & C-C

Adjacent Zoning

SC5 and R-3

Current Land Use

Retail and Housing

Application Certification

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

✔ Nathan Wheeler
Feb 6, 2023

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

✔ Nathan Wheeler
Feb 6, 2023

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

Current zoning allows for the following uses.

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

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

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

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

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

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

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

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

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

Sincerely,

Nate Wheeler | Development Manager

The Housing Company



File No. 628713

Exhibit 'A'

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

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

WAY

ST

SPokane





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

February 7, 2023

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

RE: 210 W Seltice Way

Dear Ms. Enderud:

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

Regards,

Lawrence M. Riley
Executive Director

Committed to Helping Others Help Themselves!

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



PRELIMINARY TITLE COMMITMENT ATTACHED

Date: January 10, 2023

File No.: 628713

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

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

Seller:

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

Listing Agent:

Phone:

Attn:

Selling Agent:

Phone:

Attn:

Lender:

Phone:

Attn:

Buyer/Borrower:

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

Seller:

Yes, it matters where you close.



Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

Escrow Officer

Title Officer

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

Email escrow closing documents to:



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

- ❖ **Will you be using a Power of Attorney?**
- ❖ **Are any of the parties in title incapacitated or deceased?**
- ❖ **Has a change in marital status occurred for any of the principals?**
- ❖ **Will the property be transferred into or from a trust, partnership, corporation or Limited Liability Company?**
- ❖ **Has there been any construction on the property in the last six months?**

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



Title Fees & Breakdown

Coverage

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

Title Policy Calculations For Disclosure

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

Other Borrower Fees

Endorsements:	
Inspection Fee	
Additional Chain	
Closing Protection Letter	

Recording Fees

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



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

CHICAGO TITLE INSURANCE COMPANY



By: *[Signature]*

ATTEST

President

[Signature]

Secretary

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

72C165B

ALTA Commitment for Title Insurance 8-1-16

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COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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



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

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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



CHICAGO TITLE INSURANCE COMPANY

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

SCHEDULE A

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

2. Policy or Policies to be issued:

(a) **2006 ALTA® Owner's Policy**

Standard

Extended

Amount:

Premium: \$0.00

Proposed Insured:

(b) **2006 ALTA® Loan Policy**

Standard

Extended

Amount:

Premium: \$0.00

Endorsements:

Proposed Insured:

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

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

5. The Land is described as follows:

See Attached Exhibit 'A'

Chicago Title Insurance Company

Nick Schug

Authorized Signatory



File No. 628713

Exhibit 'A'

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

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



SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be met:

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

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

Warranty Deed

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

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

Recorded: March 31, 1998

Instrument No.: [1531384](#)

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

Amount: \$5.74

Year: 2022

Parcel No.: [P9000004001A](#)

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

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



CHICAGO TITLE INSURANCE COMPANY

may be charged complying with the state insurance code.

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

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

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

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



SCHEDULE B - SECTION II

EXCEPTIONS

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

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

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



CHICAGO TITLE INSURANCE COMPANY

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

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

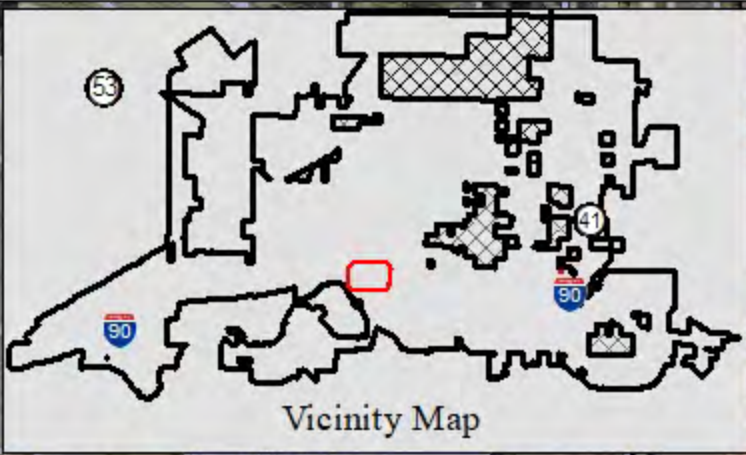
END OF SCHEDULE B



CHICAGO TITLE INSURANCE COMPANY




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

72C165B

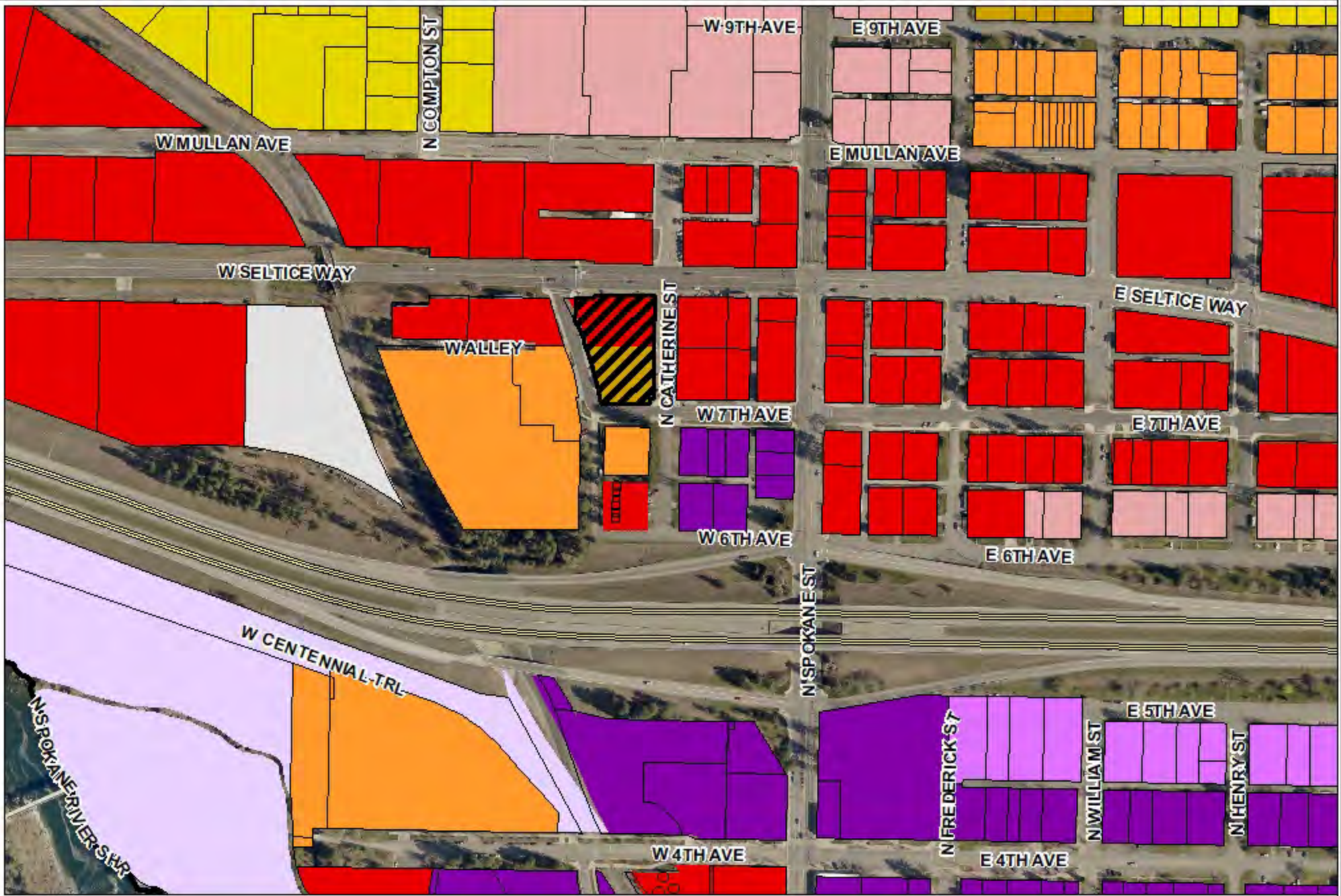


Project Location
 THE HOUSING COMPANY
 File # ZC-23-1



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





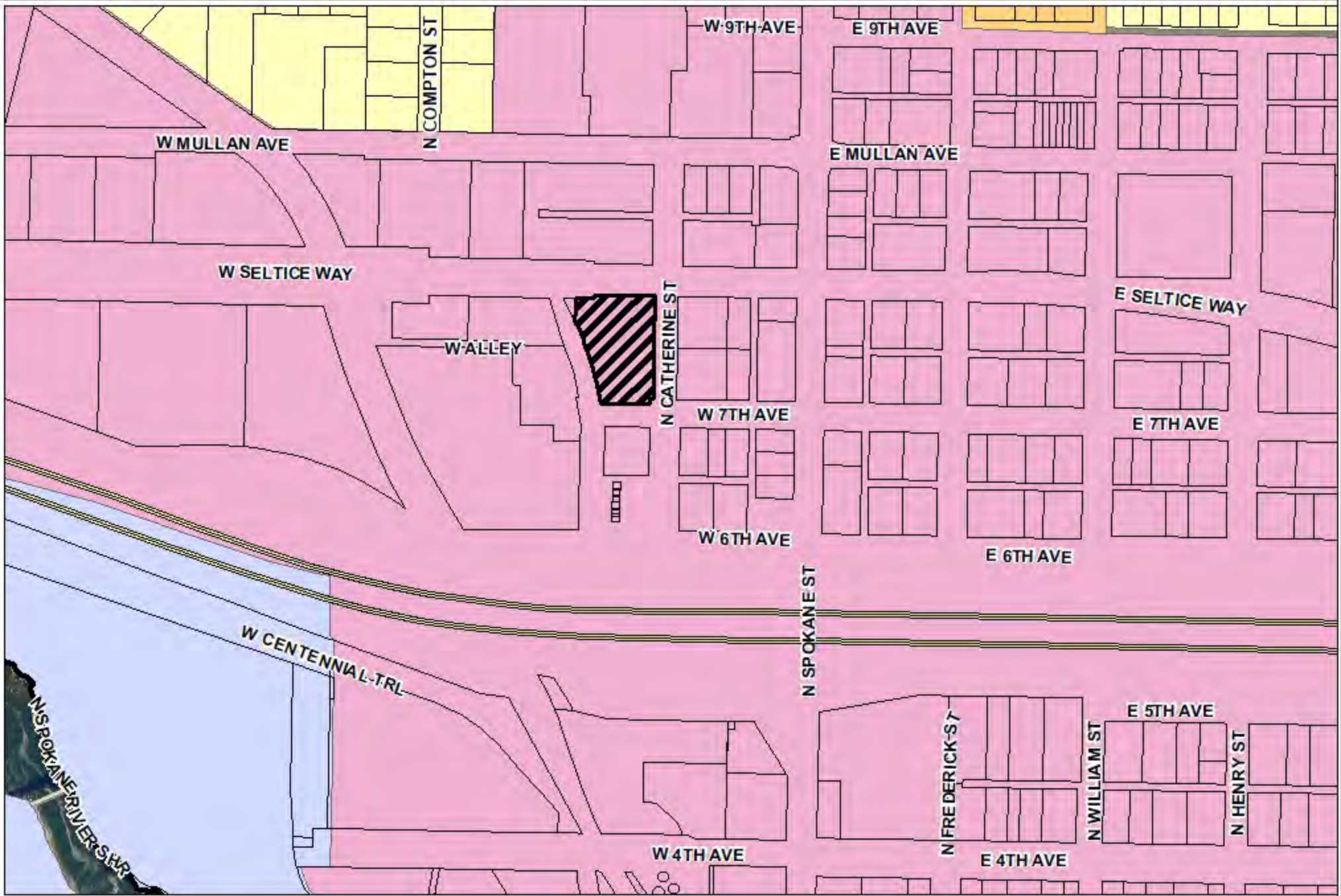
Zoning Map
 THE HOUSING COMPANY
 File # ZC-23-1



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

Exhibit S-2





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



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



Amber Blanchette

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

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

The PFHD has no comment

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

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

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

Good afternoon,

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

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

Thank you,

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



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Amber Blanchette

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

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

Hi Amber,

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

Sincerely,

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

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

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

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

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Report Suspicious

Good afternoon,

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

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

Thank you,

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



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

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

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Kootenai County Fire & Rescue

Fire Marshal's Office

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

April 3, 2023

Amber Blanchette
Planning Administrative Specialist
amberb@postfallsidaho.org

RE: Notice to Jurisdiction Response

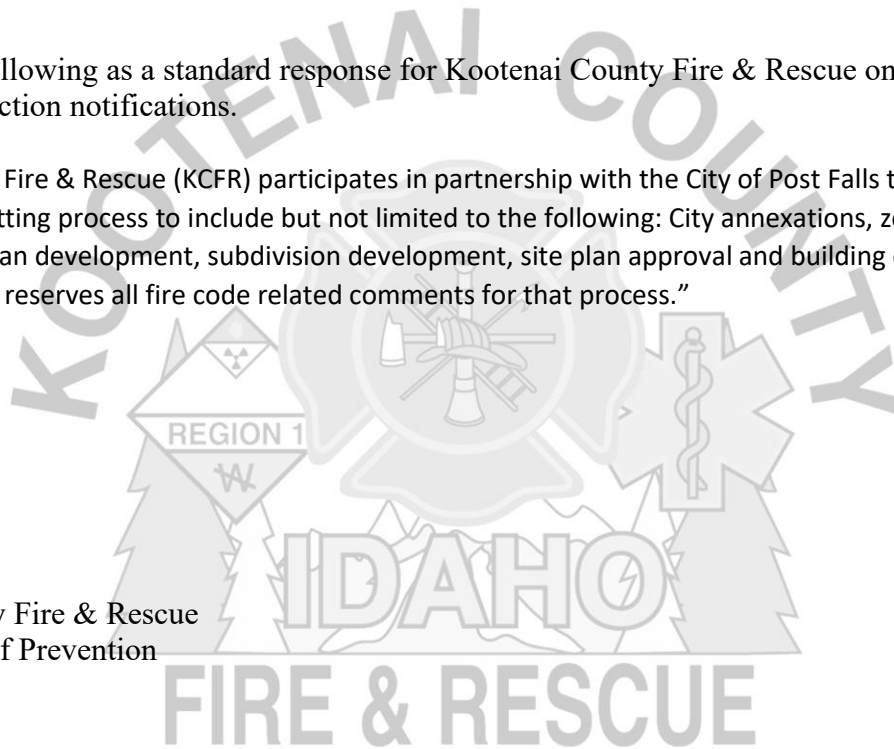
Amber,

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

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

Respectfully,

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





POST FALLS
SCHOOL DISTRICT #273

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

June 20, 2022

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

Dear Bob,

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

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

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

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

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

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

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

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

Treaty Rock Elementary	415	525
West Ridge Elementary	430	525
Post Falls Middle School	870	920
River City Middle School	630	750
Post Falls High School	1560	1800
New Vision High School	160	225

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

Sincerely,



Dena Naccarato
Superintendent

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

Amber Blanchette

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

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

Good Afternoon,

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

Thank you,
Kristie

Kristie May | Admin Assistant II

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

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

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

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

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Good afternoon,

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

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

Thank you,

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



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**CITY OF POST FALLS
STAFF REPORT**

DATE: April 7, 2023
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: ETHAN PORTER, ASSOCIATE PLANNER, eporter@postfalls.gov, 208-457-3353
SUBJECT: STAFF REPORT FOR THE APRIL 11, 2023, P&Z COMMISSION MEETING
QUAILVIEW TOWNHOMES SUBDIVISION FILE NO. SUBD-22-15

PROJECT NAME/FILE NUMBER: Quailview Townhomes Subdivision/File No. SUBD-22-15

OWNERS: Buildright Homes LLC, 2600 E Seltice Way Suite 207, Post Falls, ID 83854

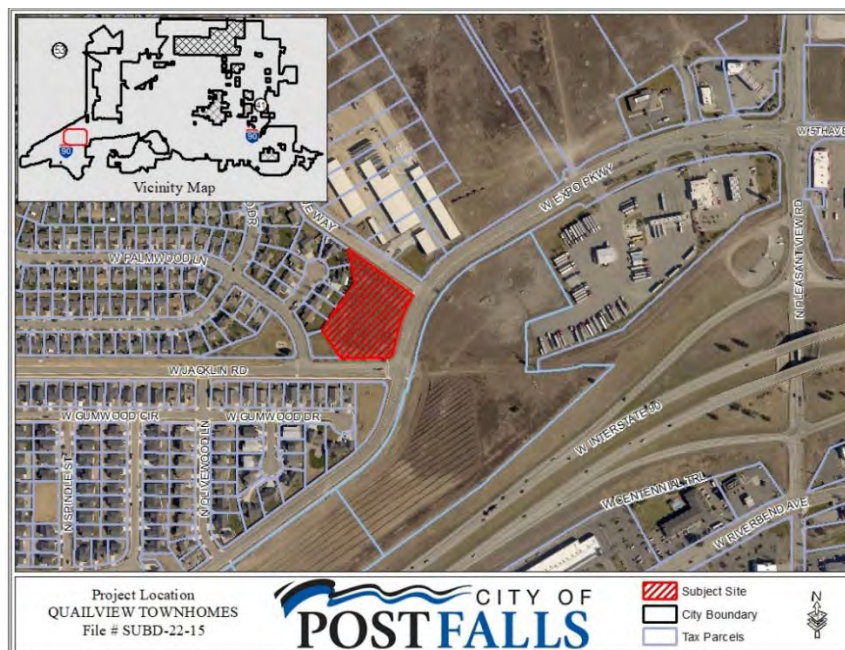
APPLICANT: Jeramie Terzulli, PO Box 1894, Post Falls, ID 83877

PROJECT DESCRIPTION: Olson Engineering has requested on behalf of the owner, Buildright Homes LLC, to subdivide approximately 2.25 acres into 22 twin home lots within the Medium Density Residential (R-2) zoning designation.

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

PROJECT LOCATION: The property is generally located at the northwest corner Jacklin Road and Expo Parkway. It is south of Creative Way and abuts three public roadways. See the following vicinity map.

Vicinity Map:



PARCEL INFORMATION:

Property Size: 2.25 acres

Current Land Use: Vacant

Current Zoning: Medium Density Residential (R-2) zoning.

Proposed Land Use: The proposed subdivision will serve a single-family residential housing development through the construction of townhomes.

Surrounding Land Use: The land uses surrounding the subject site include single-family residential subdivisions within the City of Post Falls and public rights-of-way.

Surrounding Zoning Districts: Primarily R-1 zoning surrounds the subject site.

Water Provider: East Greenacres Irrigation District

Sewer: City of Post Falls

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

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

Staff's Response: Water service to the project would be provided by East Greenacres Irrigation District.

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

Staff's Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed. The conceptual layout of the sanitary sewer system as proposed shows the ability to be served and shall be designed and constructed to City Standards.

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

Staff's Response: The subdivision and proposed layout are consistent with the City's Transportation Master Plan and Design Standards. The project is proposing a private internal roadway that would allow for parking on both sides of the street. Due to size of the property and the existing developments surrounding the site, additional connectivity is not practical.

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

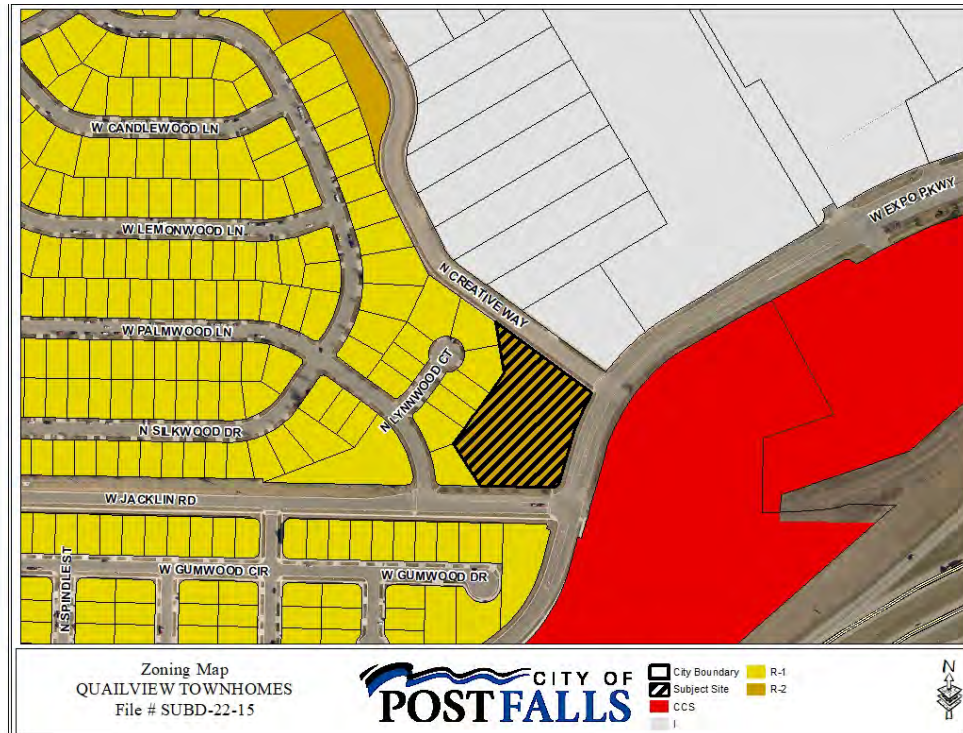
The Homeowners Association for the project will be responsible for plowing and maintenance of the private roadway and be responsible for maintenance of sidewalks, including snow removal, irrigation and maintenance of roadside swales and street trees along the adjoining public roadways.

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

Staff's Response: This proposal is located over the Rathdrum Prairie Aquifer. No other hazards have been identified.

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

Staff's Response: The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning) for an R-2 zoning district. (See following image)



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

Staff's Response: Impact fees will be assessed and collected on individual building permits to assist in mitigating the off-site impacts to parks, public safety, multi-modal pathways and streets. Currently, Parks and Multi-modal Impact Fees are being assessed at 75% of the calculated cost of mitigating off-site impacts of growth.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

- **Post Falls Highway District (Exhibit PA-1) – No Comment**
- **YellowStone Pipeline (Exhibit PA-2) – No comments, no impact**
- **Kootenai County Fire & Rescue (Exhibit PA-3) – Reserves comments for the permitting process.**
- **Post Falls School District (Exhibit PA-4) – Remains neutral.**
- **Idaho Department of Environmental Quality (Exhibit PA-5) – No environmental impacts at this time.**

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

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

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

Notice of the proposed subdivision was sent to appropriate jurisdictions and mailed to property owners within 300 feet of the proposed project on March 17, 2023. Notice has been published in the Post Falls Press on March 18, 2023. The property is scheduled to be posted by the March 31, 2023.

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

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

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

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. The proposed subdivision must be completed in a single phase.
4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision. Coordinate Irrigation of frontages with the Post Falls Urban Forester.
5. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.

6. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
7. Direct access from residential lots to Jacklin Road, Expo Parkway or Creative Way shall be prohibited on the face of the plat.
8. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
9. A Homeowners Association (HOA) shall be formed to maintain the common right-of-way frontage along Jacklin Road, Expo Parkway and Creative Way, including all landscaping, irrigation, and removal of snow from sidewalks and trails.
10. A Homeowners Association (HOA) shall be responsible for maintenance of the internal private roadway.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1	Application
Exhibit A-2	Narrative
Exhibit A-3	Preliminary Plan
Exhibit A-5	Will Serve
Exhibit A-6	Auth Letter
Exhibit A-7	Title Report

Staff Exhibits:

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

Testimony:

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

Subdivision Application · 359 – QUAILVIEW TOWNHOMES



Expiration Date

Active



SUBD-22-15



Details

Submitted on Dec 15, 2022 at 2:11 pm



Attachments

13 files



Activity Feed

Latest activity on Mar 17, 2023



Applicant

Jeramie Terzulli



Location

Point Location: 47.7096, -117.0092

Timeline

Add New ▾

Intake Review

Completed Dec 19, 2022 at 8:49 am



Custom Payment

Paid Jan 12, 2023 at 4:00 pm



Completeness Review

Completed Jan 13, 2023 at 10:05 am

Jan 20

Schedule for Public Hearing

Completed Feb 14, 2023 at 8:33 am



Staff Report

Completed Feb 23, 2023 at 8:48 am



GIS Review

Completed Feb 24, 2023 at 3:47 pm

Jan 20

Completeness Review

Feb 09

Completed Mar 3, 2023 at 8:23 am



Polygon Creation

Completed Mar 3, 2023 at 1:55 pm

Mar 03



Maps created

Completed Mar 16, 2023 at 8:18 am



Engineering Review

In Progress

Mar 10



Parks Review

In Progress



Waste Water Review

Review



Notice

Review



Site Posting

Review



Reasoned Decision

Review



Planning and Zoning Consent Calendar

Review



MDA

Review



Engineering Review

Review



Planning Review

Review



Signature/Applicant Review

Review



City Council Consent Calendar

Review



Recorded Copy to Applicant

Review



🔒 Number of Notices * ⓘ

29

Application Information

Did a Subdivision Pre-app take place? *

Yes

Applicant Type *

Engineer

Proposed Subdivision Name *

Quailview Townhomes

Number of Lots *

22

Size of Site

2.25

Average Size of Lots

0.08

Existing Zoning

R2

Adjacent Zoning

R1

Current Land Use

Vacant

Adjacent Land Use

Residential

Density

9.78 lots/acres

Description of Project *

Twinhome developoment

Site Information

Comprehensive Plan Designation

Business Commercial

Location of Proposed Access to Site

Creative Way

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

Galinda Lane- 67' Private Road w/ utility easement. 28' Pavement

Size & Point of Water Connection

8" tie in at Creative Way and Jacklin

Size & Point of Sewer Connection

8" Sewer at Creative Way

Name & Location of Nearest School

Seltice Elementary - Seltice/Chase

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

Kootenai County Fire & Rescue Station 2

Less than 1 mile

Physical Description of Site (topography, cover, features)

Sloping/vacant

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

No

Owner Information

Name *

Buildright Homes LLC

Company

Buildright Homes

Phone *

208 618 1221

Email *

buildrightidaho@gmail.com

Address *


2600 E SELTICE WAY #207

City, State, Zip Code

Post Falls ID, 83854

Application Certification

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

 Jeramie Terzulli
Nov 23, 2022

Project Narrative- Buildright Homes

Description

On behalf of Buildright Homes LLC, Olson Engineering has submitted an application and received approval for a zone map amendment for a parcel of land in the City of Post Falls. The subject property is approximately 2.25 acres situated along Expo Parkway, directly adjacent to the Woodbridge Subdivision and a city park. The applicant is requesting an R-2 zoning designation (medium density residential) and intends to subdivide the parcel to create single family residences with a twinhome design. The development team has discussed this type of housing product with city staff in nearby locations and the feedback has been positive.

Characteristics

The property is currently undeveloped and is situated adjacent to the major collector street, Expo Parkway. The property is flat with sparse native vegetation and was platted during the Expo at Post Falls 7th addition.

Proposal

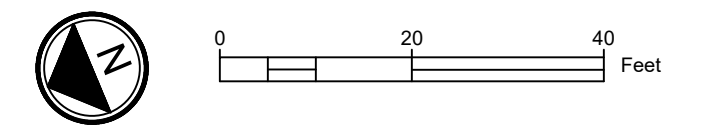
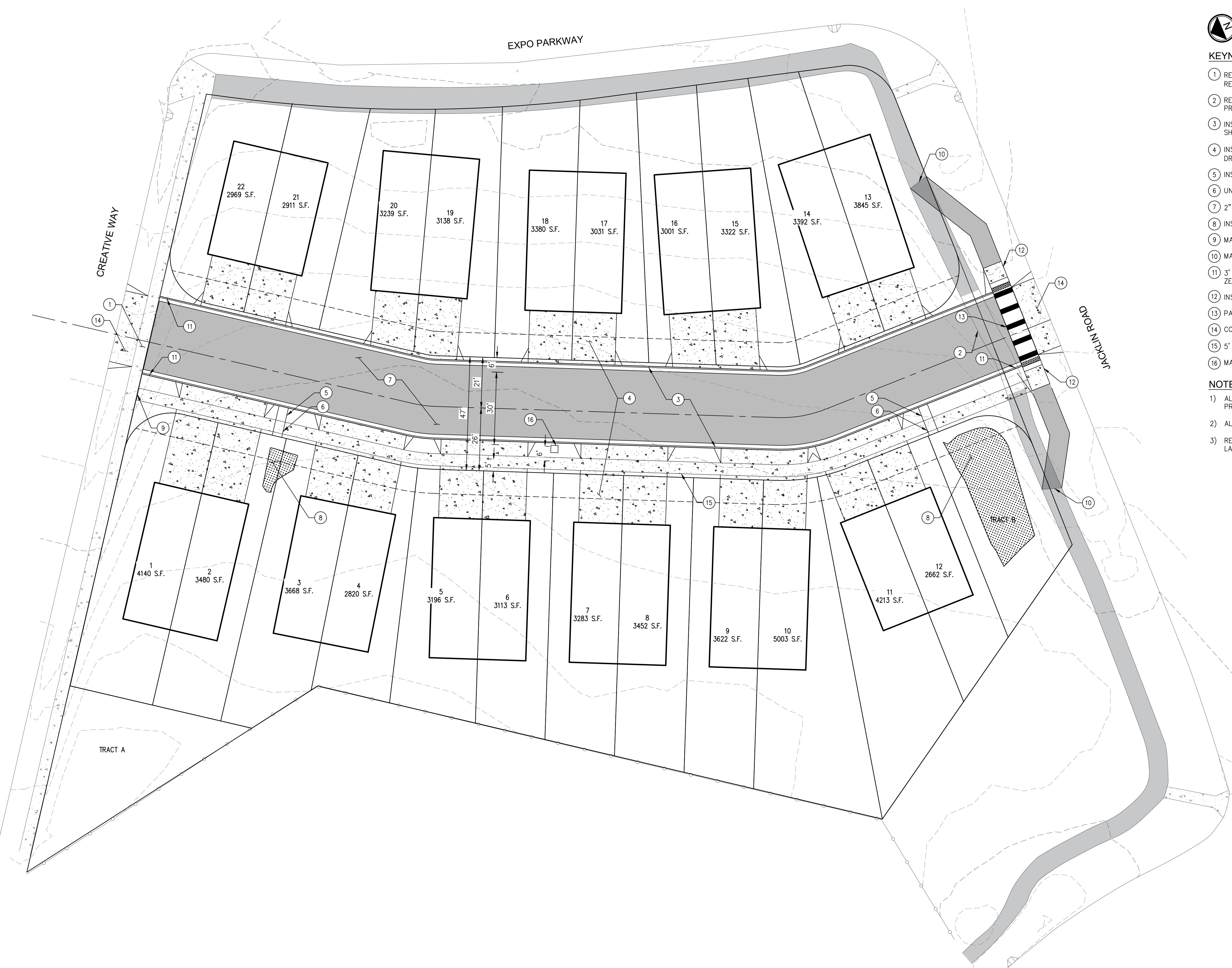
The developer intends to construct twinhomes that will front a single private street through the middle of the property as shown on the improvement plans. No deviations from city code are being requested at this time.

Services

City sewer is available at the site and potable water is to be provided by East Greenacres Water District.

Electricity will be provided by Kootenai Electric and natural gas by Avista. There are multiple data service providers in the area.

c:\users\ep\olson_engineering - projects\2021\2137-porpoise point\dwg\ref\2137-cbase4_bjh.dwg



KEYNOTES

- ① REMOVE SIDEWALK AT PROPOSED DRIVEWAY APPROACH. REPLACE SIDEWALK WITH 6" THICK SIDEWALK
- ② REMOVE EXISTING ASPHALT PATH, AS NECESSARY TO INSTALL PRIVATE STREET AND CONCRETE RAMPS
- ③ INSTALL STANDARD CURB AND GUTTER PER STD. DRAWING 2011, SHEET C-X
- ④ INSTALL 6" CONCRETE DRIVEWAY ON 2" COMPACTED CSTC. DRIVEWAY DIMENSIONS ARE 36" WIDE BY 21.5' DEEP (MINIMUM)
- ⑤ INSTALL CONCRETE CHASE PER DETAIL XXXX
- ⑥ UNDER SIDEWALK DRAIN PER DETAIL XXXX
- ⑦ 2" HMA OVER 4" CSTC
- ⑧ INSTALL GRASSY SWALE. REFERENCE SHEET C-6 FOR DESIGN.
- ⑨ MATCH BACK OF EXISTING SIDEWALK
- ⑩ MATCH EXISTING ASPHALT PATH
- ⑪ 3' CURB HEIGHT TRANSITION. TRANSITION FROM 6" HEIGHT TO ZERO HEIGHT CURB
- ⑫ INSTALL ADA RAMP PER DETAIL 1, SHEET C-12
- ⑬ PAINT CROSSWALK PER STD. DRAWING 2021, SHEET C-12
- ⑭ CONCRETE APPROACH PER XXXXX
- ⑮ 5' WIDE, 4" THICK CONCRETE WALK
- ⑯ MAILBOX CLUSTER.

NOTES

- 1) ALL DIMENSIONS ARE TO FACE OF CURB WHERE CURB IS PRESENT
- 2) ALL SIDEWALKS ARE 5' WIDE, UNLESS NOTED OTHERWISE
- 3) REFERENCE LANDSCAPE PLANS FOR TREATMENT IN ALL LANDSCAPE AREAS.

<p>Know what's below. Call before you dig.</p>										
<p>Olson Engineering P.O. Box 1894 Post Falls, ID 83877 208-651-4152 eo@oecivil.com</p>										
<p>JACKLIN ROAD TWINHOMES</p>										
<p>POST FALLS, IDAHO</p>										
<p>SITE PLAN</p>										
<table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		#	DATE	REVISION						
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<p>C-5</p>										



EAST GREENACRES IRRIGATION DISTRICT

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

December 14, 2022

Mr. Eric Olson P.E.
Olson Engineering
PO Box 1894
Post Falls, Idaho 83877
eo@oecivil.com

Subject: Quail View Townhomes

Dear Mr. Olson:

The project is located in the NE ¼ of section 6, Township 50N. Range 5W., B.M. of Kootenai County, Idaho. The project is located within the boundary of EGID, and eligible to receive domestic and Irrigation water.

We have the capacity, willingness, and intent to serve the subject residential subdivision conditional upon final review, and acceptance of construction drawings.

The subject does not require modifications to Reclamation's original Rathdrum Prairie Unit Water Project.

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

Sincerely,

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

Ron Wilson

District Manager

Ron@eastgreenacres.org

cc: Jim Mulcahy., City of Post Falls. jmulcahy@postfallsidaho.org
File: Quail View, Conceptual Approval

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT dated this 25th day of June, 2021, by and between OLSON ENGINEERING, PLLC, of P.O. Box 1894, Post Falls, Idaho 83877, hereinafter referred to as "OLSON ENGINEERING," and Buildright Homes LLC of 2600 E Seltice Way #207, Post Falls, ID 83854 hereinafter referred to as "CLIENT."

CLIENT owns or is under contract to purchase real property located in Kootenai County, Idaho, which is more particularly described as:

Expo at Post Falls 7th Addition, Lot 1, Block 3

and wants to engage the services of OLSON ENGINEERING;

NOW THEREFORE for and in consideration of the mutual covenants and agreements contained herein; IT IS MUTUALLY AGREED AS FOLLOWS:

1. **DESCRIPTION OF SERVICES:** OLSON ENGINEERING shall perform the following services for CLIENT:

Prepare, submit, and present a Zoning Map Amendment application to the City of Post Falls for the subject property from Industrial to R-2 (medium density residential) allowing for up to 12 units per acre. Prepare a preliminary site layout to give the City an idea of the future residential project.

Additional services may be added by supplemental agreement. Services shall be initiated upon execution of this agreement and **payment by CLIENT of the entire fee up front.**

2. **FEES:** OLSON ENGINEERING will perform the services listed above in exchange for the ~~fixed fee of \$3,500.00~~. CLIENT shall also pay all charges in connection with filing fees, all fees charged by any governmental or quasi-governmental agency, recording, copy charges, and any other applicable costs and fees as billed.

3. **WARRANTIES:** OLSON ENGINEERING covenants that it shall perform the work described herein in accordance with generally accepted surveying and/or engineering standards. In the event that any errors or omissions occur, provided that such errors or omissions are attributable to the acts or omissions of OLSON ENGINEERING, the same shall be corrected by OLSON ENGINEERING at its own expense in a timely fashion. It is agreed that any liability for such errors shall be limited to the fees collected by OLSON ENGINEERING for this project.

4. **OWNERSHIP OF PROJECT FILES:** All documents prepared or obtained through the course of the project, including electronic files, are the property of OLSON ENGINEERING and may be used by OLSON ENGINEERING without the consent of the CLIENT. Upon request and payment of all reproduction costs and project costs to date, CLIENT is entitled to a copy of the complete project files, including paper and electronic versions. CLIENT understands and agrees all such files shall not be used for any purpose or project, other than the project that is the subject of this agreement, and waives any claims against OLSON ENGINEERING for any unauthorized use or changes.

5. **LATE FEES:** Payment in full is due thirty (30) days from date of invoice and shall be considered past due if not paid when due. Interest shall accrue at the rate of 1.5% per month, or 18% per annum on all past due accounts. OLSON ENGINEERING reserves the right to exercise statutory lien rights on any past due account without prior notice.

6. **ATTORNEYS FEES:** In the event that either party to this agreement bring suit in court to enforce the terms of this agreement, any judgment awarded shall include court costs and reasonable attorney's fees and costs to the successful party.

7. **SUCCESSORS:** This agreement shall be binding upon and inure to the benefit of the heirs, personal representatives, administrators and assigns of the parties hereto.

8. **ASSIGNMENT:** The obligations and benefits under this agreement cannot be assigned to any third party without the express, written consent of the other party, except by operation of law.

9. **INTEGRATION:** This agreement is the entire agreement between the parties concerning this matter and shall supersede any and all other agreements written or oral. The parties acknowledge that the terms of this agreement may vary from any negotiations between the parties prior to the execution of this agreement. The parties hereto

agree that the terms, covenants and conditions of this agreement shall supersede all such prior negotiations and agreements, that there are no other verbal promises, implied promises, agreements, stipulations, representations or warranties of any kind or nature, excepting those set forth in this agreement and that this agreement shall be and is the final expression of the agreement of the parties and shall control.

10. **MODIFICATIONS:** No modifications to this agreement shall be valid unless in writing, executed by both parties to this agreement.

12. **TERMINATION:** This agreement may be terminated by either party upon receipt of written notice. CLIENT understands and agrees that OLSON ENGINEERING is entitled to full compensation for services rendered prior to termination and for services rendered in relation to project closeout.

13. **SEVERABILITY:** In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, unconscionable or unenforceable in any respect, such invalidity, illegality, unconscionability or unenforceability shall not affect any other provision hereof. This agreement shall be construed as if such invalid, illegal, unconscionable or unenforceable provision had never been contained herein and all other terms and provisions of this agreement shall nonetheless remain effective and be in effect to the fullest extent permitted by law.

By executing this agreement, as shown by their respective signatures, the parties hereto do hereby acknowledge receipt of a copy of this entire agreement, state that the provisions contained herein have been read by them in their entirety, acknowledge that they understand the same, and that said agreement and each of its provisions have been fully and entirely accepted.

IN WITNESS WHEREOF the parties hereto have executed this agreement the day and year first above written.

OLSON ENGINEERING, PLLC

CLIENT

Signature: Eric Olson

Signature: DAVID MOTTIS

Print Name: Eric Olson, PE

Print Name: DAVID MOTTIS

Title: Managing Member

Title: _____

Primary Phone: 208-651-4152

Primary Phone: _____

Email: oeidaho@gmail.com

Email: _____



ALTA COMMITMENT FOR TITLE INSURANCE

Issued By

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY


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

If all of the Schedule B, Part I – Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Issued through the office of:
First American Title Company
1866 North Lakewood Drive Coeur
d’Alene, ID 83814
(208)667-0567

By  President
Attest  Secretary



Authorized Signature

If this jacket was created electronically, it constitutes an original document.

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

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COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

- (a) **The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:**
 - i. comply with the Schedule B, Part I – Requirements;
 - ii. **eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions;** or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) **The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.**
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) **In any event, the Company's liability is limited by the terms and provisions of the Policy.**

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

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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ALTA Commitment for Title Insurance

Issued By

Old Republic National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent and Office: First American Title Company, 1866 North Lakewood Drive, P.O. Box 1747, Coeur d'Alene, ID 83816 (208)667-0567

Issuing Office's ALTA ® Registry ID: 0000902

Loan ID No.:

Issuing Office Commitment/File No.: 984598-C

Property Address: 205 N. Creative Way, Post Falls, ID 83854

Revision No.: 2

SCHEDULE A

1. Commitment Date: November 09, 2021 at 7:30 A.M.

2. Policy (or Policies) to be issued: Premium Amount reflects applicable rate

(a) 2006 ALTA ® Standard Owner's Policy
Proposed Insured: Buildright Homes, LLC
Proposed Policy Amount: \$770,000.00
Endorsements:

Premium Amount \$ 2,482.00
\$

(b) 2006 ALTA ® Standard Loan Policy
Proposed Insured: Pleasant View Investment LLC, its successors
and/or assigns as defined in the Conditions of the policy, as
their interests may appear.
Proposed Policy Amount: \$385,000.00
Endorsements:

Premium Amount \$ 75.00
\$

(c) ALTA ® Policy
Proposed Insured:
Proposed Policy Amount: \$
Endorsements:

Premium Amount \$
\$

3. The estate or interest in the Land described or referred to in this Commitment is fee simple.

4. The Title is, at the Commitment Date, vested in:
Pleasant View Investment, LLC, an Idaho limited liability company

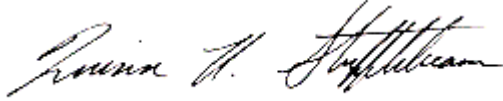
This page is only a part of a 2016 ALTA ® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part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

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5. The Land is described as follows:

LOT 1, BLOCK 3, EXPO AT POST FALLS 7TH ADDITION, ACCORDING TO THE PLAT RECORDED IN BOOK L OF PLATS, PAGE 352, RECORDS OF KOOTENAI COUNTY, IDAHO, EXCEPT THAT PORTION THAT LIES WITHIN THE ORIGINAL BOUNDARIES OF EXPO AT POST FALLS 6TH ADDITION.



By:

Authorized Countersignature

(This Schedule A valid only when Schedule B is attached.)

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ALTA Commitment for Title Insurance

Issued By

Old Republic National Title Insurance Company

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. If any document in the completion of this transaction is to be executed by an attorney-in-fact, the Power of Attorney must be submitted for review prior to closing.
6. Idaho Code §31-3504 permits the state or counties that provide indigent medical assistance to a lien upon real property of the person provided assistance. We require the attached affidavit to be completed prior to recording to eliminate an exception to such lien.

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File No. 984598-C	Page 6 of 10	ALTA Commitment for Title Insurance (8-1-16)
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ALTA Commitment for Title Insurance

Issued By

Old Republic National Title Insurance Company

SCHEDULE B, PART II
Exceptions

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

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

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

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8. 2021 taxes are an accruing lien, not yet due and payable until the fourth Monday in November of the current year. The first one-half is not delinquent until after December 20 of the current year, the second one-half is not delinquent until after June 20 of the following year.

Taxes which may be assessed and entered on the property roll for 2021 with respect to new improvements and first occupancy, which may be included on the regular property, which are an accruing lien, not yet due and payable.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	Original Amount	Amount Paid	Parcel Number
2021	\$3,968.81	\$0	PL3520030010

Homeowners Exemption is not in effect for 2020.
 Circuit breaker is not in effect for 2020.
 Agricultural Exemption is not in effect for 2020.

9. Any failure of the Kootenai County Treasurer's office to provide information on all assessments owed.
10. Levies and assessments of East Greenacres Irrigation District for which we find no delinquencies of record.
11. Master Development Agreement upon the terms, conditions and provisions contained therein:
 Parties: The City of Post Falls and Frontage Investment LLC, an Idaho limited liability company
 Recorded: December 8, 2011, Instrument No. 2337955000

Development Agreement Addendum recorded March 13, 2015 as Instrument No. 2489936000.

Development Agreement Addendum No. 2 recorded January 8, 2016 as Instrument No. 2529521000.

Development Agreement Addendum No. 3 recorded February 10, 2017 as Instrument No. 2582468000.

12. Master Development Agreement upon the terms, conditions and provisions contained therein:
 Parties: The City of Post Falls and Pleasant View Investments LLC, an Idaho limited liability company
 Recorded: December 8, 2011, Instrument No. 2337957000

Development Agreement Addendum recorded March 13, 2015 as Instrument No. 2489933000.

Development Agreement Addendum recorded February 10, 2017 as Instrument No. 2582469000.

Development Agreement Addendum No. 2 recorded January 8, 2016 as Instrument No. 2529519000.

13. Easement for right of way granted to Kootenai County, recorded January 6, 2014, as Instrument No. 2442050000.

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14. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded January 22, 2014, in Book 28 of Surveys, Page 50, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
15. Ordinance No. 1302 regarding Zone Designation Change, recorded September 7, 2016 as Instrument No. 2561504000 and September 12, 2016 as Instrument No. 2562083000.
16. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded June 24, 2019, in Book L of Plats, Page 352, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, condition or restriction violate 42 USC 3604(c).
17. Existing rights of way, easements and franchise rights of any lot owner or public utility in place at time of vacation.
18. Unrecorded leaseholds; rights of parties in possession, rights of secured parties, vendors and vendees under conditional sales contracts of personal property installed on the premises herein, and rights of tenants to remove trade fixtures.
19. Covenants, Conditions and Restrictions recorded as Instrument No. 2698700000 & 2751504000, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).
20. Deed of Trust with Security Agreement and Assignment of Rents and Leases (including Fixture Filing under Uniform Commercial Code) dated June 24, 2010, to secure an original indebtedness of \$2,750,000.00, and any other amounts and/or obligations secured thereby
Recorded: July 7, 2010, as Instrument No. 2272207000
Grantor: Pleasant View Investment, LLC, an Idaho limited liability company
Trustee: U.S. Bank Trust Company, N.A.
Beneficiary: U.S. Bank N.A.

Affects: This and other property.

Modification Agreement recorded August 26, 2015, as Instrument No. 2512627000.

Modification Agreement recorded January 19, 2018, as Instrument No. 2628686000.

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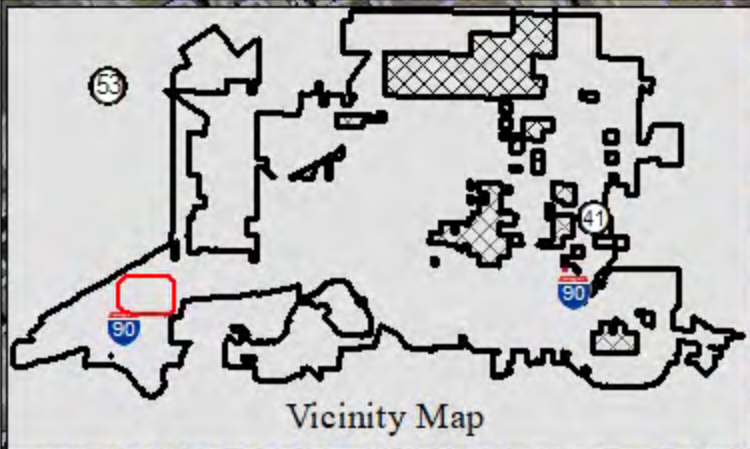
INFORMATIONAL NOTES

- A. Other than as shown in Schedule B; we find no Judgment Liens, State Tax Liens, Federal Tax Liens or Child Support Liens of record which attach to the name(s) or interest of the vested owner and/or proposed insured owner/borrower.

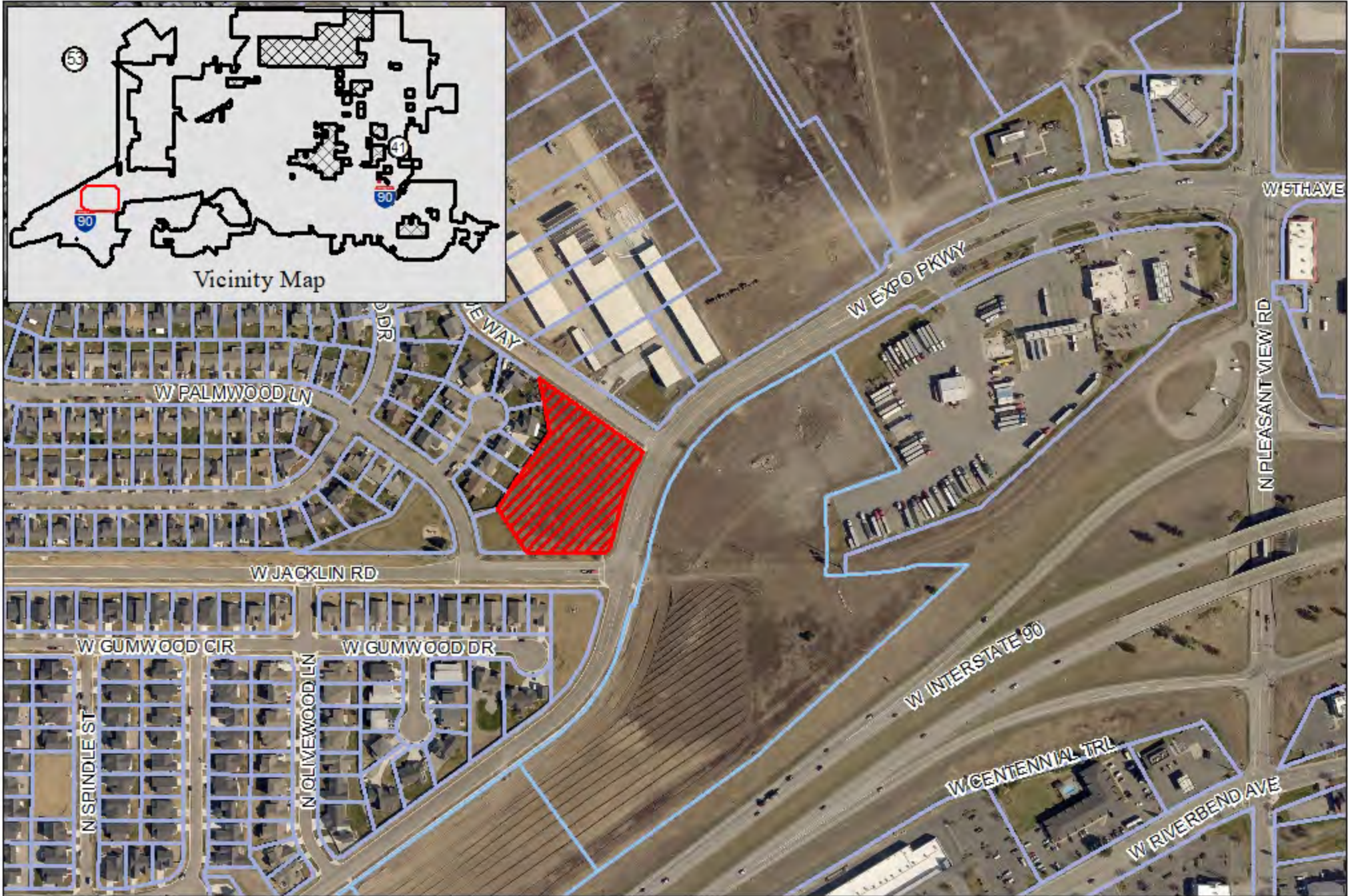
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Vicinity Map



Project Location
 QUAILVIEW TOWNHOMES
 File # SUBD-22-15






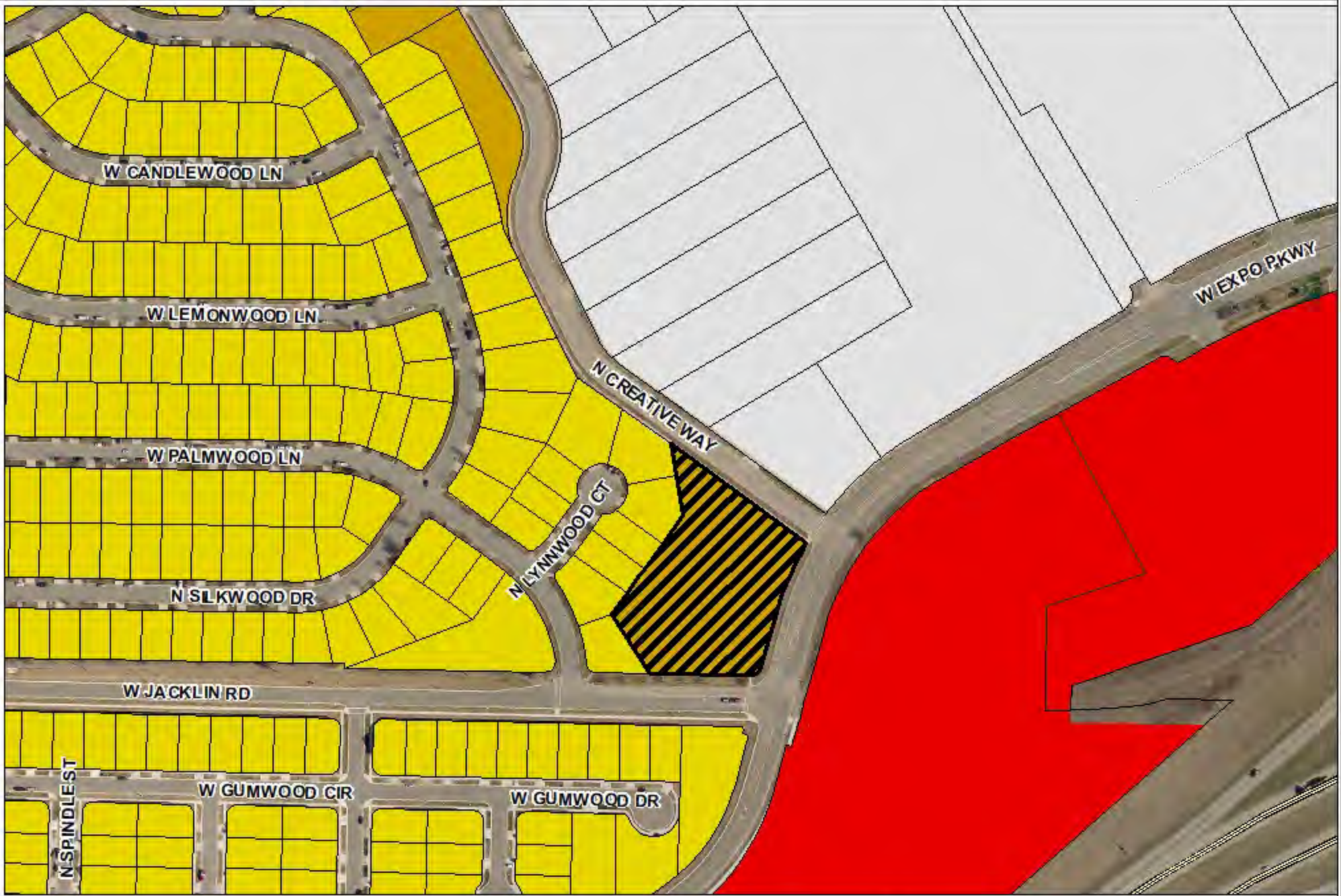
-  Subject Site
-  City Boundary
-  Tax Parcels



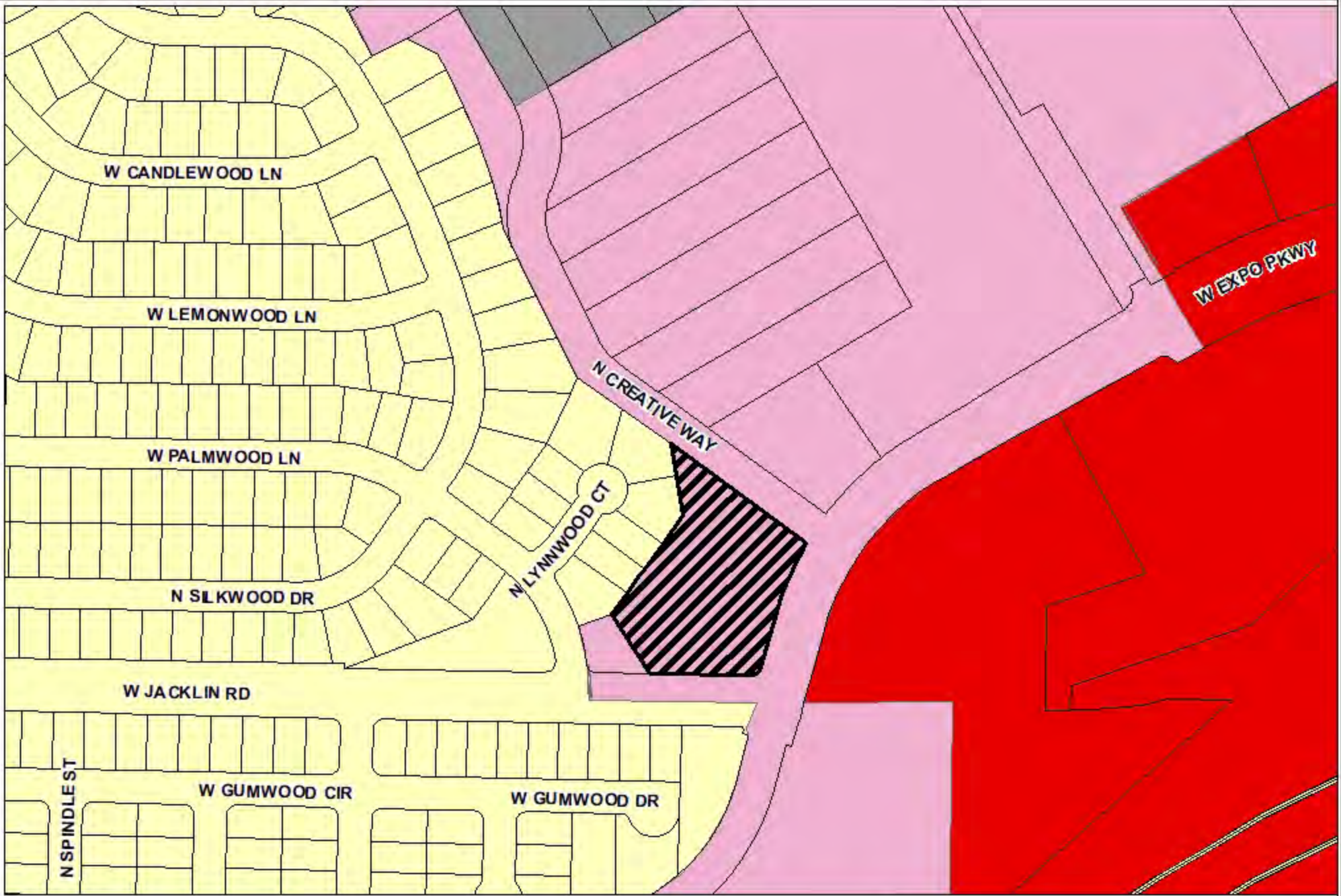
Exhibit S-1



Zoning Map
 QUAILVIEW TOWNHOMES
 File # SUBD-22-15



-  City Boundary
-  Subject Site
-  CCS
-  R-1
-  R-2



Future Land Use Designation
 QUAILVIEW TOWNHOMES
 File # SUBD-22-15



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



Amber Blanchette

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Monday, March 20, 2023 10:15 AM
To: Amber Blanchette
Subject: RE: Quailview Townhomes Subdivision File No. SUBD-22-15

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

The PFHD has no comment

From: contactus@postfallshd.com <contactus@postfallshd.com> On Behalf Of Amber Blanchette
Sent: Friday, March 17, 2023 12:04 PM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>;
audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eportner@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sandsor, AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller <momiller@quantatelcom.com>; Naomi Tierney <ntierney@postfalls.gov>; Pat Knight <pknight@postfallspolice.com>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com)

<gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Vicky Jo Carey <vjcarey@aol.com>
Subject: Quailview Townhomes Subdivision File No. SUBD-22-15

Good afternoon,

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

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

Thank you,

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



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

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Amber Blanchette

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Thursday, March 23, 2023 10:23 AM
To: Amber Blanchette
Subject: FW: Quailview Townhomes Subdivision File No. SUBD-22-15
Attachments: Quailview Subdivision PZ 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.

Hi Amber,

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

Sincerely,

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

From: Amber Blanchette <amberb@postfalls.gov>
Sent: Friday, March 17, 2023 1:04 PM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Polak, Chad M <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (Zipty) <david.sauer@zipty.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eport@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sandsor, AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller

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

Subject: [EXTERNAL]Quailview Townhomes Subdivision File No. SUBD-22-15

This Message Is From an External Sender

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Report Suspicious

Good afternoon,

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

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

Thank you,

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



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

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

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Kootenai County Fire & Rescue

Fire Marshal's Office

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

April 3, 2023

Amber Blanchette
Planning Administrative Specialist
amberb@postfallsidaho.org

RE: Notice to Jurisdiction Response

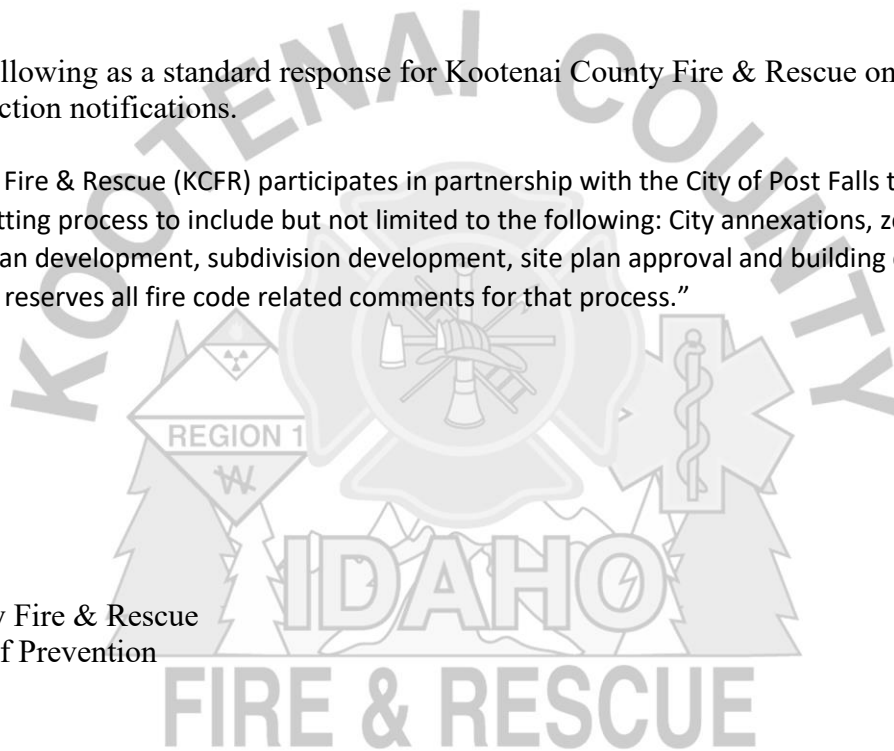
Amber,

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

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

Respectfully,

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





POST FALLS
SCHOOL DISTRICT #273

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

June 20, 2022

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

Dear Bob,

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

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

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

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

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

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

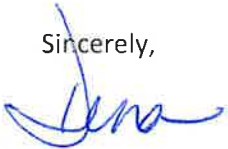
School	2021-2022 Enrollment	Building Capacity
Greensferry Elementary	374	525
Mullan Trail Elementary	340	500
Ponderosa Elementry	420	570
Prairie View Elementary	440	525
Seltice Elementary	440	560

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

Treaty Rock Elementary	415	525
West Ridge Elementary	430	525
Post Falls Middle School	870	920
River City Middle School	630	750
Post Falls High School	1560	1800
New Vision High School	160	225

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

Sincerely,



Dena Naccarato
Superintendent

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

Amber Blanchette

From: Kristie May <Kristie.May@deq.idaho.gov>
Sent: Tuesday, April 4, 2023 4:03 PM
To: Amber Blanchette
Subject: RE: Quailview Townhomes Subdivision File No. SUBD-22-15

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

Good Afternoon,

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

Thank you,
Kristie

Kristie May | Admin Assistant II

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

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

From: Amber Blanchette <amberb@postfalls.gov>
Sent: Friday, March 17, 2023 12:04 PM
To: Ali Marienau <AMarienau@kmpo.net>; aobermueller@cdapress.com; audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>; Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman <criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>; Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA <dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>; eketner@phd1.idaho.gov; Erin Butler <ebutler@sd273.com>; Ethan Porter <eport@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>;

Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sandsor, AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller <momiller@quantatelcom.com>; Naomi Tierney <ntierney@postfalls.gov>; Pat Knight <pknight@postfallspolice.com>; PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point Water <rosspointwater@frontier.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Vicky Jo Carey <vjcarey@aol.com>
Subject: Quailview Townhomes Subdivision File No. SUBD-22-15

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

Good afternoon,

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

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

Thank you,

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



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**CITY OF POST FALLS
STAFF REPORT**

DATE: April 7, 2023

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: LAURA JONES, ASSOCIATE PLANNER • ljones@postfalls.gov • 208-457-3336

SUBJECT: STAFF REPORT FOR THE APRIL 11, 2023, P&Z COMMISSION MEETING
MILLSAP LANDING ANNEXATION AND SUBDIVISION
ANNX-22-16 & SUBD-22-16

INTRODUCTION:

Ray Kimball, with Whipple Engineering is requesting, on behalf of Wild Horse Investments, the property owner, approval to annex and subdivide approximately 5-acres into a total of 18 lots within the City of Post Falls with a zoning request of Single Family Residential (R-1) (Exhibit S-1). The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.16.010 and 18.20.100. The Planning & Zoning Commission is also being asked to review the proposed subdivision and determine that it meets the requirements of the City's ordinances and approve the Subdivision with appropriate conditions. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

- A. Amendments to the zoning map should be in accordance with the Future Land Use Map.
- B. Amendments to the zoning map should be 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: Millsap Landing Annexation and Millsap Landing Subdivision File No. ANNX-22-16 & SUBD-22-16

Owner(s): Wild Horse Investments, 14899 W. Stub Ave, Rathdrum, ID 83858

Applicant: Whipple Engineering, 21 S. Pines Road, Spokane Valley, WA 99206

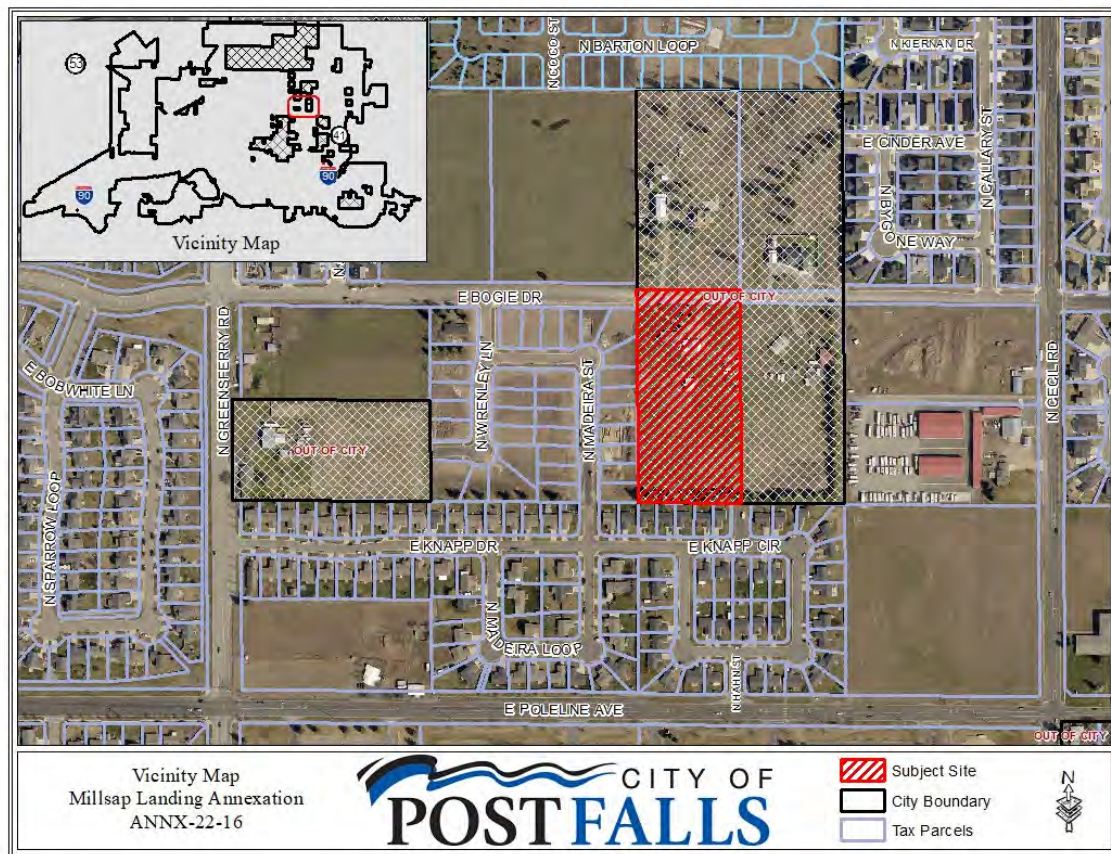
Project Description: Annex and subdivide 4.88-acres into 18 lots within the City of Post Falls with a zoning request of Single Family Residential (R-1).

Project Location: The property is generally located south of E. Bogie Drive, between N. Greensferry Road and N. Cecil Road

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: Located to the north and east of the project site are large lot residential properties within an unincorporated part of Kootenai County. Adjacent to the site on the west is the Wrenley Estates R-1 subdivision and to the south is the Knapp Addition R-1 subdivision.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone 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 **Low Density Residential**. This category encompasses all types of single-family uses up to eight dwelling units per acre and supports land uses such as parks, schools, and public facilities. Densities may vary as appropriate to location, street, and infrastructure capacities, planned development patterns and compatibility with existing development.

Use patterns blending commercial and residential may be considered in areas as they develop, provided they are consistent with the Focus Area descriptor, feature higher traffic volumes, and/or are located and designed to function as a pedestrian-friendly focal point of the surrounding neighborhood. Such patterns should feature an interconnected street system allowing easy, all-modes access to adjoining neighborhoods.

The proposed development is located within the 41 North Focus Area which states the following:

Residential development has been predominant in recent years, and with some forecasts estimating as many as 30,000 new residents in this area by 2040, it's a trend that's likely to continue. Such growth is expected to spur commercial uses adjacent to the highway, especially at stop-controlled intersections. As with North Prairie, land values will pressure development to attract a range of residents, offering shared amenities, housing variety and neighborhood-scale services. To help enrich the future identity of 41 North, growth should include strategically located, carefully designated land uses incorporating trails and an interconnected, walkable street network.

Post Falls recently annexed additional lands for a planned technology park to be located near the northwest corner of Highway 41 and Prairie Avenue. This feature is expected to help diversify land uses and boost demand for commercial services. The following items affirm or guide development of key policies for this area, or suggest future action items for the 41 North focus area:

- Focus provisions for multi-family, commercial, and tech uses near higher classified roadways;
- Development should provide pedestrian connectivity to all multi-use paths and trails, including the Prairie Trail;
- Manage development patterns in the airport fly zone east of 41 and north of Prairie Avenue, coordinating with the 2018 Coeur d'Alene Airport Master Plan;
- Facilitate the creation of the "backage roads" system envisioned in the Highway 41 Corridor Master Plan, supporting appropriately scaled commercial and mixed-use development along 41 and improving access for nearby residential uses;
- Focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.

B. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan. 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 5: Keep Post Falls' neighborhoods safe, vital, and attractive.

Residents prize the character and unhurried pace of Post Falls neighborhoods, and wish to ensure their neighborhoods are kept safe, active, and aesthetically pleasing. Supporting this goal, a diverse set of policies have been provided, including encouraging attractive, pedestrian-friendly development, provision of diverse housing types, parks facilities, and neighborhood-scale commercial services.

Goal 6: Maintain and improve Post Falls' transportation network, on pace and in concert with need and plan objectives.

All cities require functional, resilient transportation networks providing for the flow of people and materials. In assisting with this plan, residents urged improvements to the existing fabric and criteria that provide a full-featured street network for Post Falls, improving the efficiency, function and value of the City. Residents also recognize the importance of transit services, as well as connectivity too regional ground, rail, and air transportation systems.

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

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

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

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

Goal 10: Provide and support Post Falls' parks and recreational opportunities on-pace with growth.

Post Falls residents value current parks and recreational services and wish to retain the same or higher levels of service as the community grows. This goal directs the City to consider parks and recreational needs in all related plans and actions, including land use decisions, regulatory requirements, and budgeting.

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

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

The following policies may or may not assist 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: Additional housing may help further long-term fiscal health of the community by provide living accommodations to current and future workforce within the City.

- Maintain and enhance resident quality of life;

Staff Comment: Diversified housing options assists with providing quality housing for different sectors of the community. Single family homes have proven to still be in high demand in our community.

- Promote compatible, well-designed development;

Staff Comment: Development will be required to meet City design standards for the proposed limited commercial and residential uses.

- 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 plan prior to public hearing.

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

- Future land use mapping;

Staff Comment: This is addressed by the first review criteria in Section A of this report.

- Compatibility with surrounding land uses;

Staff Comment: The proposed development pattern for this proposal would not be incompatible with the surrounding uses as they are primarily residential in nature.

- Infrastructure and service plans;

Staff Comment: Sanitary Sewer for the location would need to be extended from the properties western boundary, in Bogie Drive, to the property's eastern boundary. The property requesting annexation and zoning 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 will be serviced by Ross Point Water District.

- Existing and future traffic patterns;

Staff Comment: The property is adjacent to Bogie Drive, a classified Minor Collector roadway. Dedications of rights-of-way and easement would be required, at the time of annexation and complying with adopted City Design Standards:

Bogie Drive – Minor Collector Arterial: 80-feet total right-of-way width, along with a 10-foot sidewalk, drainage, and utility easement. The ½ right-of-way width will be measured from the existing center of rights-of-way for Bogie Drive.

Future traffic patterns to/from this site are benefitted from the connectivity of Bogie Drive to Greensferry Road and Cecil Road. A local roadway connection will also be completed in conjunction with development of the adjoining property (to the east) that will allow local circulation thru the Knapp Subdivision (south) to Poleline Avenue.

- 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 is currently undeveloped and under-utilized.

Policy 9: Encourage annexation of County “islands” within the City, with priority given to areas:

- Surrounded by incorporated areas;

Staff Comment: The site is currently located within a small County “island”.

- That have readily available service infrastructure and capacity.

Staff Comment: Ross Point Water is currently located along the property's frontage of Bogie Drive. Sanitary sewer is stubbed to the property's western boundary. Bogie Drive is paved west of the site and a short section (330') of unmaintained gravel roadway remains in the last section of county jurisdiction, east of the site.

- That support increased development intensity near the urban core.

Staff Comment: The site is located near the urban core and is approximately ¾ of a mile from Highway 41 and 1¼ mile from Mullan Ave.

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

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

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

Staff Comment: Annexation with residential zoning could allow for further housing types and price levels.

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

Staff Comment: Additional rights-of-way along E. Bogie Drive will be dedicated as part of the annexation agreement.

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

Staff Comment: Existing multi-use paths and sidewalks will be extended along E. Bogie Drive and Hahn Street as part of the development of this site.

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

Staff Comment: The extension of E. Bogie Drive and Hahn Street was addressed under policies 24 and 27.

Policy 45: Guide annexation decisions guided by and considering:

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

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

- Provision of necessary rights-of-way and easements;

Staff Comment: Dedication of additional rights-of-way and associated easements have been described as part of the annexation agreement.

- Studies that evaluate environmental and public service factors;

Staff Comment: No known environmental studies have been conducted however Panhandle Health District and the Department of Environmental Quality have been notified of this request and have been given the chance to comment on the request.

- Timing that supports orderly development and/or coordinated extension of public services;

Staff Comment: The property is located directly east and north of the current city boundary and utility services are currently constructed to the property line.

- Comprehensive plan goals and policies.

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

Policy 47: On an ongoing basis, work to obtain water rights whenever possible through annexation, acquisition from landowners, or through application.

Staff Comment: All water rights associated with the site will be relinquished to the Ross Point Water as part of the annexation agreement.

Policy 71: Promote the planting and protection of trees citywide, helping;

- Beautify and enhance community value;
- Provide shade and comfort;
- Affirm the city's association with the outdoors and its historic origins;
- Provide wildlife habitat.

Staff Comment: Frontage improvements associated with the proposed development, including the planting of street trees and adequate irrigation, are required. Additionally, street trees, 1 per lot per frontage will be required with the associated residential subdivision.

Policy 72: Support and participate in efforts to protect the high quality of water from the Rathdrum Prairie Aquifer, which provides the existing and future municipal water supply.

Staff Comment: All development associated with this proposal will be connected to municipal wastewater systems will not utilize a septic system.

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: Minor Collectors (Bogie Drive) are designed to accommodate traffic volumes of 1,500 - 5,000 vehicles per day.

Future traffic patterns to/from this site are benefitted from the proximity to numerous Collector and Arterial Roadways that would distribute traffic from the subject site to SH41, Greensferry Road, and Cecil Road.

Water and Sanitary Sewer:

Staff Comment: Water service is provided by the Ross Point Water District and sanitary sewer service is being provided by the City of Post Falls. Sanitary Sewer currently exists at the property’s western boundary line in Bogie Drive. The property requesting annexation and zoning is identified in the City of Post Falls Water Reclamation Master Plan as being serviced by the referenced main. The requested zoning is in conformance with the land use assumptions within the City’s Water Reclamation Master Plan.

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

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. The proposed zoning is compatible with the land uses anticipated within the City’s Water Reclamation Master Plan – Collections. 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 residential use is adjacent to other residential uses and is therefore compatible.

Future Land Use Designation:

Staff Comment: Future Land Use Designation is stated in Policy 2.

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

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

Staff's Response: Water service to the project will be provided by the Ross Point Water District. Staff as received a will serve letter from the water district stating they have the capacity and willingness to serve this site.

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

Staff's Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed. Existing septic systems will be required to be abandoned in conformance with Panhandle Health requirements.

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

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

- Neptune Drive and Hahn Street – Local Residential, 32-foot width
 - Hahn – ½ roadway improvements only, barricaded at southern property line until property to the east develops.
- Bogie Drive – Minor Collector Roadway, centerline +10 feet for roadway improvements (32' face of curb to edge of pavement)

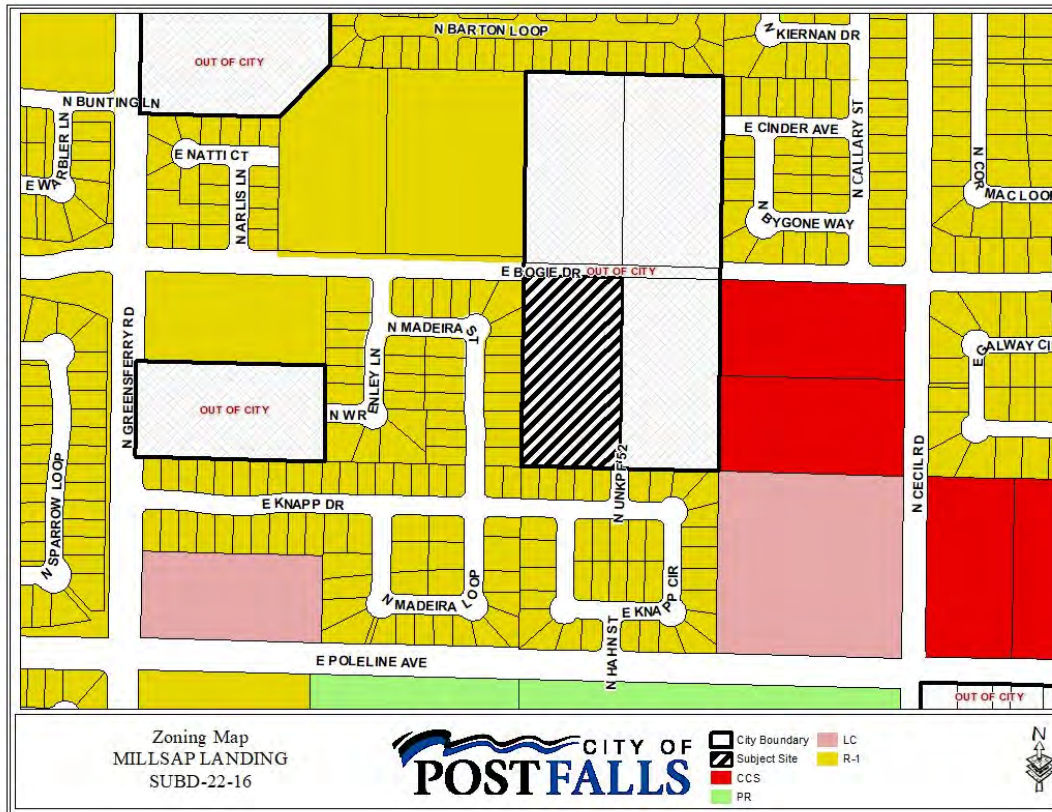
Roadway illumination, ADA ramps and roadway markings / signs shall comply with City Standards.

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

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

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

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



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

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

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

- Post Falls Highway District (Exhibit PA-1) Requests to annex to the northern Right-of-way across Bogie Dr.
- Yellowstone Pipeline (Exhibit PA-2) No impact
- Kootenai County Fire & Rescue (Exhibit PA-3) Reserves comments for the permitting process
- Post Falls School District (Exhibit PA-4) Remains neutral.

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

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Prior to commencement of development of the property, the Owners shall grant to the City or to a municipal water purveyor designated by the City all water rights associated with the land being annexed, but may continue the use of the water for agricultural purposes from the well located on site, if any, until such time that the annexed area is fully developed, at which time Owners shall discontinue the use of any well serving the property and the use of the water for agricultural purposes.
2. Dedication of Rights-of-way and easements along Bogie Drive
 - a. 80-foot right-of-way (40-foot half-width measured from existing center of rights-of-way in Bogie Drive)
 - b. 10-foot sidewalk, drainage, and utility easement

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

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

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

1. This subdivision may only be approved subject to annexation approval.
2. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
3. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
4. The proposed subdivision must be completed in a single phase.
5. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.

6. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflected only the Phase I construction. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
7. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
 - Bogie Drive – Minor Collector, 44-foot width (centerline +10 feet required construction)
 - Neptune Drive and Hahn Street – Local Residential, 32-foot width
 - Hahn Street – ½ roadway improvements only, barricaded at southern property line
8. Direct access from residential lots to Bogie Drive shall be prohibited on the face of the plat.
9. A Homeowners Association (HOA) shall be formed to maintain the common right-of-way frontage along Bogie Drive and all new subdivision roads; including all landscaping, irrigation and removal of snow from sidewalks and trails.
10. All existing structures are to be removed and the septic system abandoned in conformance with Panhandle Health requirements.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1a	Annexation Application
Exhibit A-1b	Subdivision Application
Exhibit A-2	Narrative
Exhibit A-3a	Legal
Exhibit A-3b	Preliminary Plan
Exhibit A-4	Will Serve
Exhibit A-6	Auth Letter
Exhibit A-7	Title Report

Staff Exhibits:

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

Testimony:

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

Annexation · 363 – MILLSAP LANDING

 **Expiration Date**

Active



ANNX-22-16



Details

Submitted on Dec 21, 2022 at 10:29 am



Attachments

12 files



Activity Feed

Latest activity on Feb 27, 2023



Applicant

Raymond Kimball



Location

Point Location: 47.7333, -116.9098

Timeline

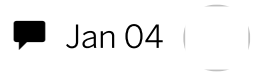
Add New ▾

Fee Payment

Paid Dec 21, 2022 at 11:46 am

Completeness Review

Completed Dec 23, 2022 at 12:34 pm



GIS Review

Completed Feb 14, 2023 at 4:54 pm



Polygon Creation

Completed Feb 14, 2023 at 4:57 pm



Maps Created

Completed Feb 15, 2023 at 10:49 am



Staff Report

Completed Feb 27, 2023 at 12:24 pm



Draft Development Annexation Agreement

In Progress



Planning Development Review

In Progress

Feb 22



Engineering Annex Development Review

In Progress



Engineering Additions

In Progress

Mar 10



Parks Additions

Review



Wastewater Additions

Review



Planning Review (Staff Report)

Review



Legal Review of Annexation Agreement

Review



Planning Review of Agreement

Review



Planning Review of Agreement

Review



Applicant Review of Annexation Agreement

Review



Schedule P&Z

Review



Notices for P&Z

Review



Site Posting

Review



Zoning Recommendation

Review



Schedule Council

Review



Council Memo

Review



Notices for Council

Review



Site Posting

Review



Reasoned Decision

Review



Consent Agenda

Review



ROW, Easement, Legal & Exhibits

Review



Ordinance Legal & Exhibits

Review



Review of Legals & Exhibits

Review



Applicant Signatures

Review



Consent Agenda

Review



Recorded Copies to Applicant

Review



🔒 Mailing Fees

Number of Mailings

40

Designated Project Name

Application Information

Did an Annexation Pre-app take place? *

Yes

Applicant Type *

Engineer

Description of Project/Reason for Request *

Millsap Landing Annexation

Existing Zoning *

County Ag

Adjacent Zoning *

County Ag, City R1

Current Land Use *

Large Lot Residential

Adjacent Land Use *

Residential

Owner Information

Name *

Wild Horse Investments

Company

Phone *

314.753.6622

Email *

mike@stegmanns.us

Address *

14899 W. Stub Ave

City, State, Zip Code

Application Certification

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



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

Raymond Kimball
Dec 20, 2022

 **Expiration Date**
Active


SUBD-22-16



Details

Submitted on Dec 21, 2022 at 10:30 am



Attachments

9 files



Activity Feed

Latest activity on Feb 27, 2023



Applicant

Raymond Kimball



Location

Point Location: 47.7331, -116.9095

Timeline

Add New ▾

Intake Review

Completed Dec 21, 2022 at 10:43 am



Custom Payment

Paid Dec 21, 2022 at 11:48 am

GIS Review

Completed Jan 4, 2023 at 9:58 am



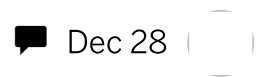
Completeness Review

Completed Jan 6, 2023 at 10:50 am



Completeness Review

Completed Jan 9, 2023 at 10:29 am



Maps created

Completed Feb 15, 2023 at 10:50 am



Staff Report

Completed Feb 27, 2023 at 12:24 pm



Schedule for Public Hearing

Completed Feb 27, 2023 at 1:17 pm



Polygon Creation

Completed Feb 27, 2023 at 3:42 pm

Mar 06



Engineering Review

In Progress

Mar 10



Parks Review

In Progress

Mar 10



Waste Water Review

Review



Notice

Review



Site Posting

Review



Reasoned Decision

Review



Planning and Zoning Consent Calendar

Review



MDA

Review



Engineering Review

Review



Planning Review

Review



Signature/Applicant Review

Review



City Council Consent Calendar

Review



Recorded Copy to Applicant

Review



Application Information

Did a Subdivision Pre-app take place? *

Yes

Applicant Type *

Engineer

Proposed Subdivision Name *

Millsap Landing

Number of Lots *

18

Size of Site

4.88

Average Size of Lots

8,751

Existing Zoning

County Ag- City R1 Proposed

Adjacent Zoning

County Ag-City R1

Current Land Use

Large lot single family

Adjacent Land Use

Single family residential

Density

3.68 du/ac

Description of Project *

18 lot single family subdivision

Site Information

Comprehensive Plan Designation

Low Density Residential

Location of Proposed Access to Site

Bogie Drive

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

Bogie Drive, Neptune Drive, Hahn Street

Size & Point of Water Connection

Bogie Drive, 12"

Size & Point of Sewer Connection

Bogie Drive 8"

Name & Location of Nearest School

Post Falls High School, 1/4 mile to the south

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

Station #3, 1 mile away

Physical Description of Site (topography, cover, features)

Generally flat with an existing residence and several outbuildings (to be demolished)

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

No

Owner Information

Name *

Wild Horse Investments

Company

Phone *

314.753.6622

Email *

mike@stegmanns.us

Address *

14899 W. Stub Ave

City, State, Zip Code

Rathdrum, ID 83858

Application Certification

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

Raymond Kimball
Dec 20, 2022



Whipple Consulting Engineers, Inc.

Millsap Landing Annexation/Subdivision

The site of the proposed annexation is located in the Southwest ¼ of Section 25, T51N, R5W at 2752 E. Bogie Drive. The property consists of one parcel with an existing home and several outbuildings. The applicant is requesting a City R-1 zoning and subdivision into 18 single family lots. See below for a Vicinity Map.

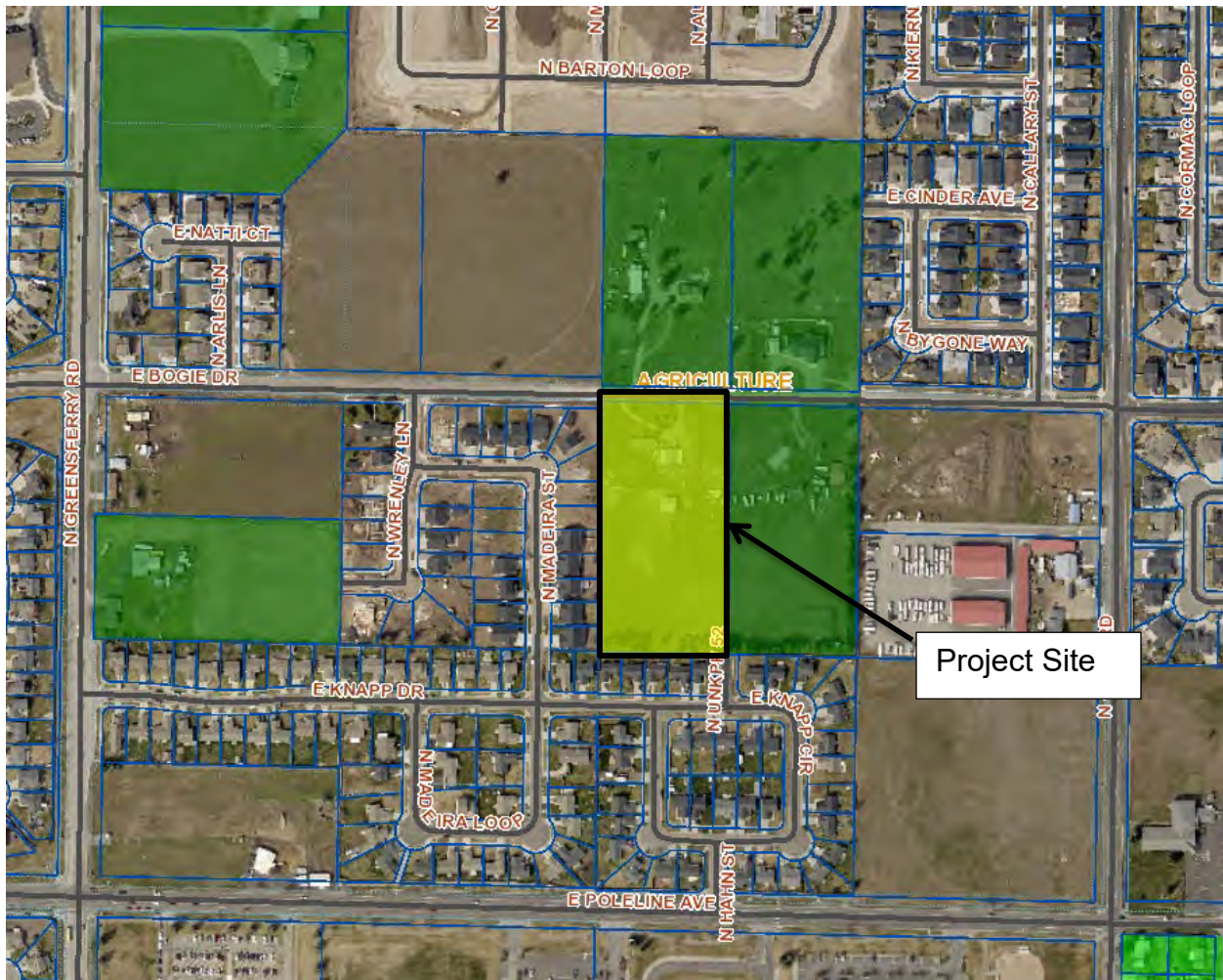


Figure 1: Vicinity Map

The subject property consists of a 4.88 acre parcel located south of Bogie Drive, between Greensferry Road and Cecil Road. The Wrenley Estates subdivision is located directly to the East, and the Knapp Addition subdivision adjoins the property to the South. Large lot residential properties adjoin on the North and East.

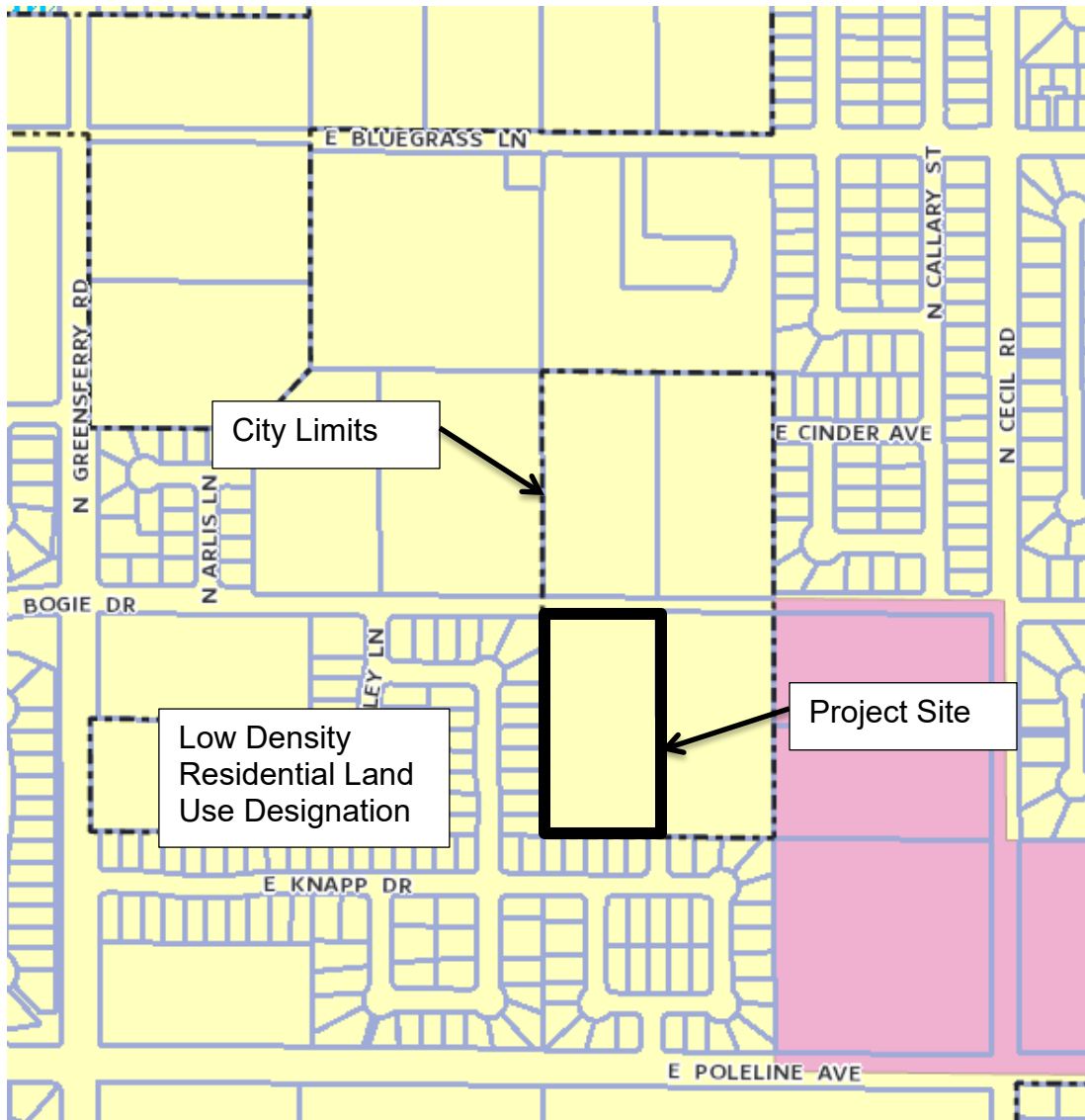
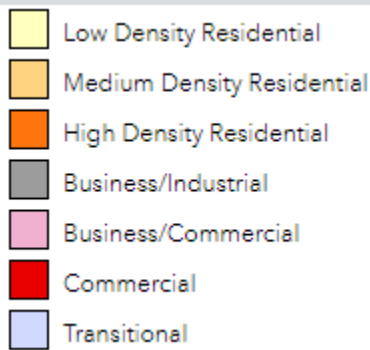


Figure 2: Future Land Use Map



Zoning:

As shown on the future land use map, the property has a low density residential land use designation. This is consistent with the surrounding development patterns and annexation into the City with an R-1 Zoning is consistent with both the surrounding zoning as well as the future land use map.

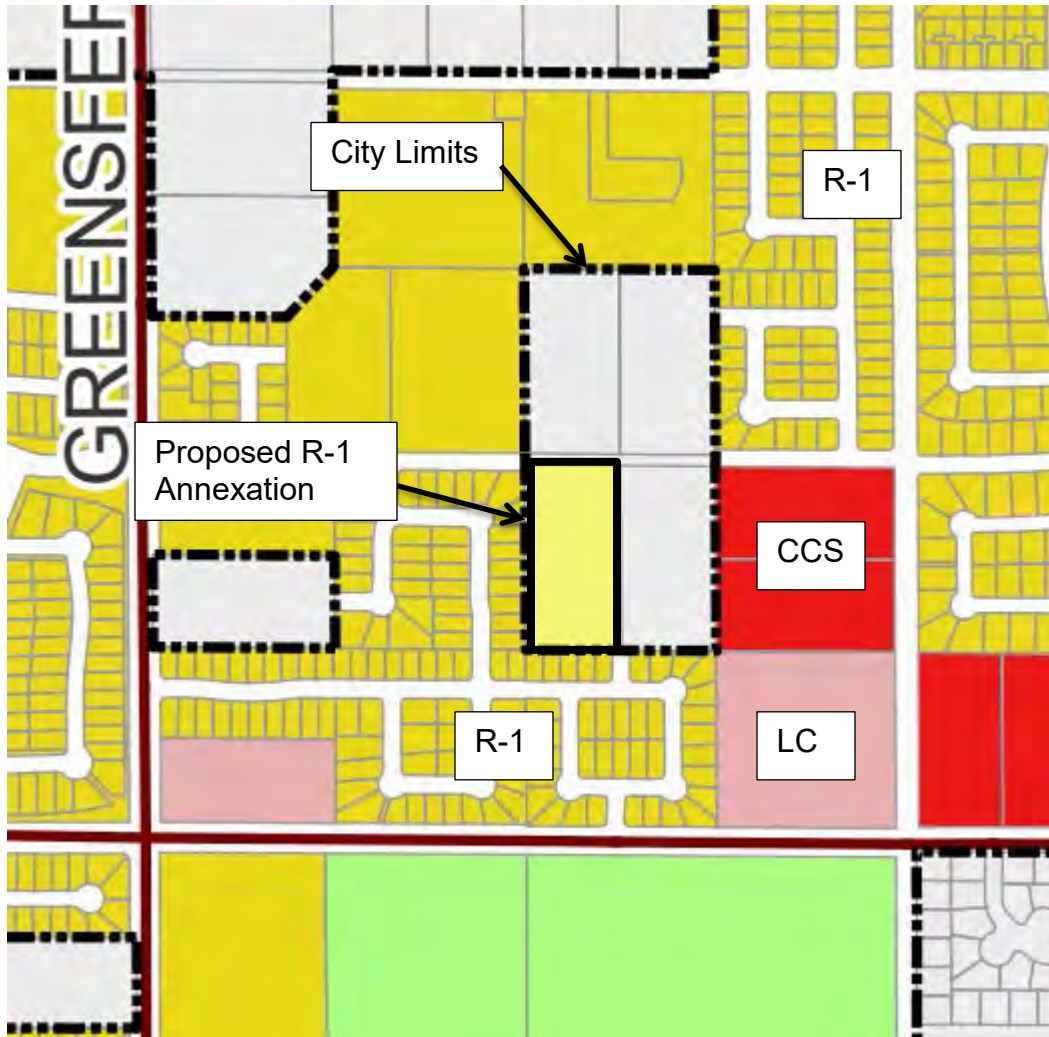


Figure 3: Zoning Map

When residential zoning is considered, it's important to consider both the existing and future surrounding environment. The existing single family residential subdivisions to the south and west of the property have lot sizes in conformance with the R-1 zoning and the county property to the east and north of the subject site will likely follow suit at some time in the future.

Utilities and Access:

Primary access to this property will be from Neptune Drive which tees into Bogie Dr. Connectivity to the south and east is provided with the extension of Neptune Drive and the connection of the half street to the south into Knapp Addition. Both streets are considered local access streets. Bogie Drive is considered collector street within the City's Transportation Master Plan and will be widened accordingly.

Both water and sewer mains are located in Bogie Drive. The Sewer will be extended from the west boundary of the property and then into the project via Neptune Drive. A 12" water main is also located in Bogie Drive and will provide domestic water to the property. Water and sewer extensions will be stubbed to the east for future development. Dry utilities are also located on the property and available to serve any future development on site.

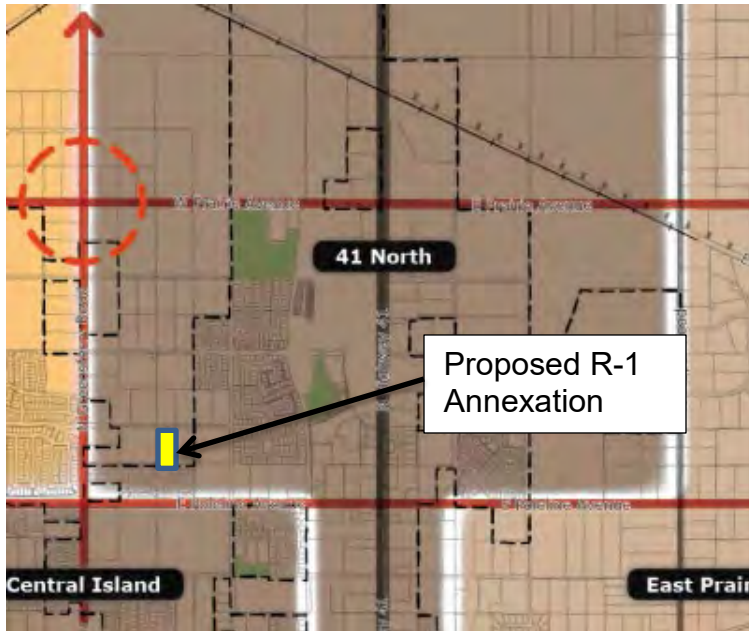
Subdivision:

As shown on the attached subdivision plan, the proposed subdivision will result in 18 single family residential lots. The lots range in size from a minimum of 7,221 sf to a maximum of 12,995 sf with the average size in the neighborhood of 8,751 sf, and all lots meet the dimensional requirements of the R-1 zoning. Neptune Drive will extend south and east, and a half street will stub to the south to connect to the existing stub in Knapp Addition. This will provide important connectivity to the adjacent undeveloped parcel and will allow for them to develop in the future should the land owners decide to do so. Right of way for the widening of Bogie Drive will be dedicated and improved to City Collector standards.

As mentioned above, water and sewer are both immediately available and of adequate capacity to serve the proposed subdivision. There is approximately 4 to 6 feet of relief across the site, which will yield relatively flat lots for single family construction.

Comprehensive Plan Analysis:

This property is located within the 41 North focus area, which envisions higher intensity commercial and multifamily development close to the Highway corridor and lower intensity residential development in the eastern and western parts of the focus area. The future land use map designates this area to be Low Density Residential which encompasses all types of single family residential uses. The requested R-1 zone is an implementing zoning district in Low Density Residential.



The proposed annexation and subdivision complies with the City's adopted comprehensive plan as follows (*policy goal in italics*):

Land Use:

G.05. Keep Post Falls' neighborhoods safe, vital, and attractive.

The proposed R-1 single family zoning and subdivision is intended to provide a safe and vibrant neighborhood ideal for the residents of Post Falls. Sidewalks will provide a safe pedestrian environment, and the connection of the streets to adjoining properties will allow for this neighborhood to grow in an orderly manner. Impact fees collected at building permit will provide for acquisition and construction of parks, off site transportation infrastructure, and public safety needs.

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.

The residential housing mix in Post Falls is very diverse, but currently extremely limited in availability. A shortage in available and developable land coupled with an increase in demand has resulted in a sharp increase in home prices. High prices and limited availability make it difficult for the City to attract high paying employers to our community. Development of this property will increase the supply of available lots/homes which in turn supports the community need for mid-range housing.

Conclusion:

The proposed annexation and subdivision are both supported by the comprehensive plan as outlined in this narrative and the proposed subdivision meets the requirements of the City's subdivision ordinance, therefore we are requesting approval of the annexation and subdivision of the property as presented.

LEGAL DESCRIPTION OF PARCEL:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS.

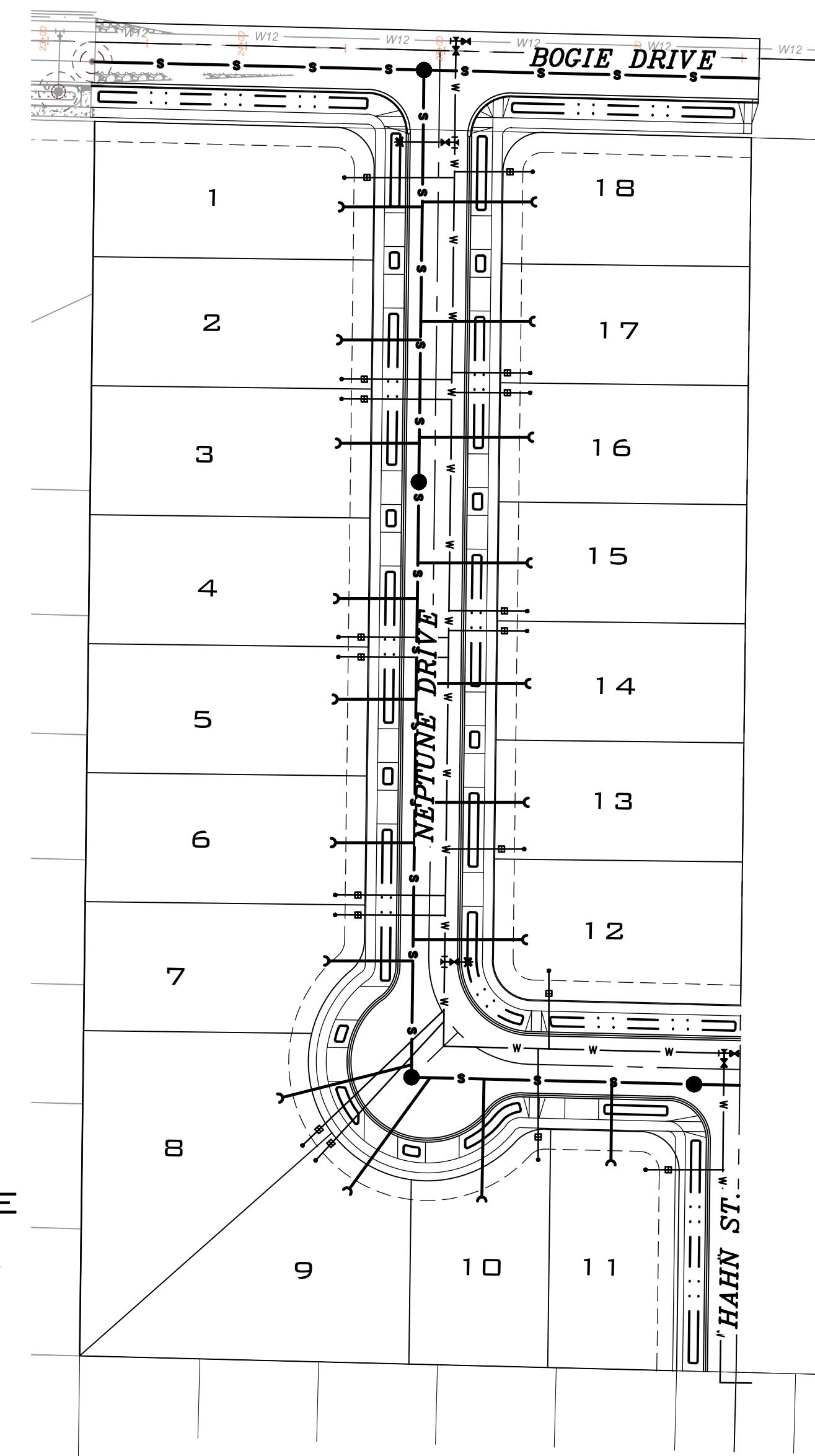
THE WEST HALF OF TRACT 54, BLOCK 25, OF THE PLAT OF POST FALLS IRRIGATED TRACTS AS RECORDED IN BOOK C, PAGES 78-80, RECORDS OF KOOTENAI COUNTY, IDAHO.

**MILLSAP LANDING
PRELIMINARY SUBDIVISION PLAN**
LOCATED IN A PORTION OF
SEC 25, TWN 51N, RNG 05W, B.M.
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

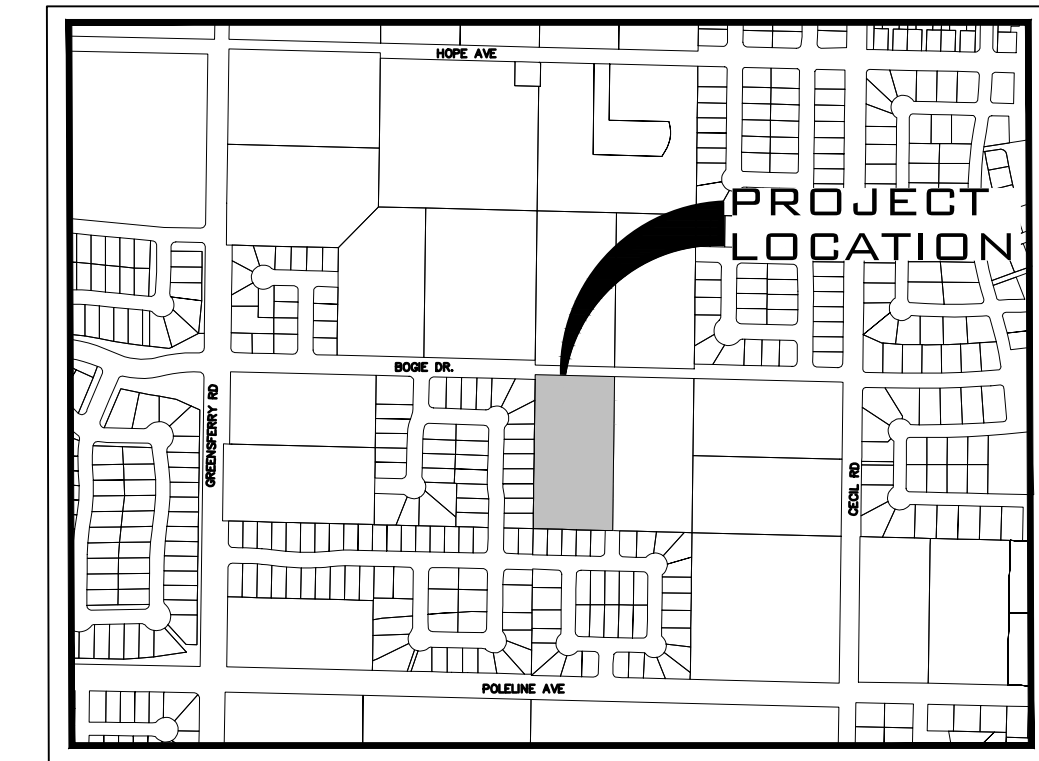
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



SUBDIVISION PLAN



STREET/UTILITY PLAN



VICINITY MAP

SITE DATA TABLE	
GENERAL DESIGN DATA	
PARCEL NUMBERS	0-6360-25-054-AB
EXISTING ZONING	COUNTY AG
PROPOSED ZONING	R-1
PROJECT AREA (ac)	4.88
NUMBER OF LOTS	18
MAXIMUM LOT AREA (SF)	12,995
MINIMUM LOT AREA (SF)	7,221
PROPERTY DENSITY (lots/ac)	3.68
AVERAGE LOT AREA (SF)	8,751
DOMESTIC WATER	ROSS POINT WATER DIST.
SANITARY SEWER DISPOSAL	CITY OF RATHDRUM
FIRE DEPARTMENT	KOOTENA COUNTY FIRE
DATUM	NAVD-88
ELECTRIC PROVIDER	KOOTENAI ELECTRIC
GAS PROVIDER	AVISTA
OTHER PURVEYORS	TO BE DETERMINED

ENGINEERING (CONTACT) WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-893-2617
CONTACT: RAY KIMBALL, P.E.

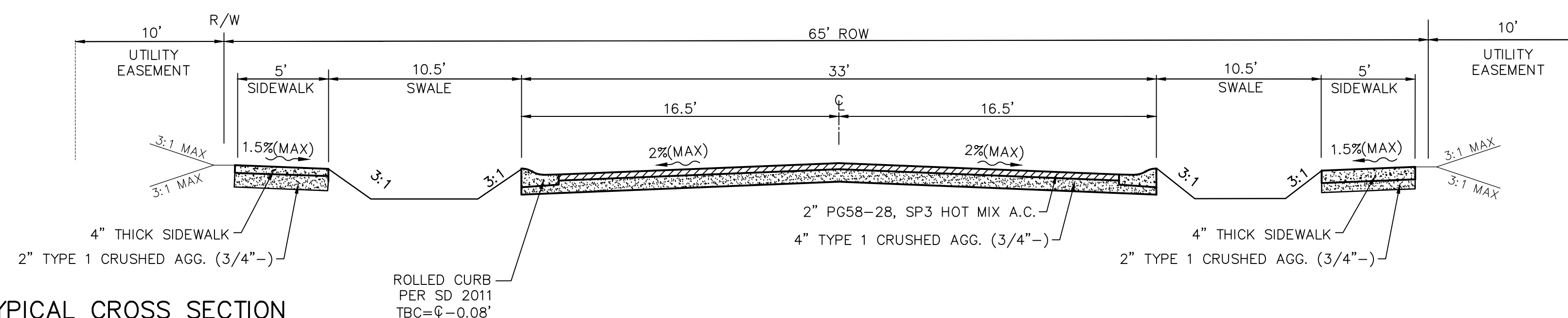
OWNER WILD HORSE INVESTMENTS, LLC
14899 W. STUB AVE
RATHDRUM, ID 83858
MIKE STEGMANN

LEGAL DESCRIPTION

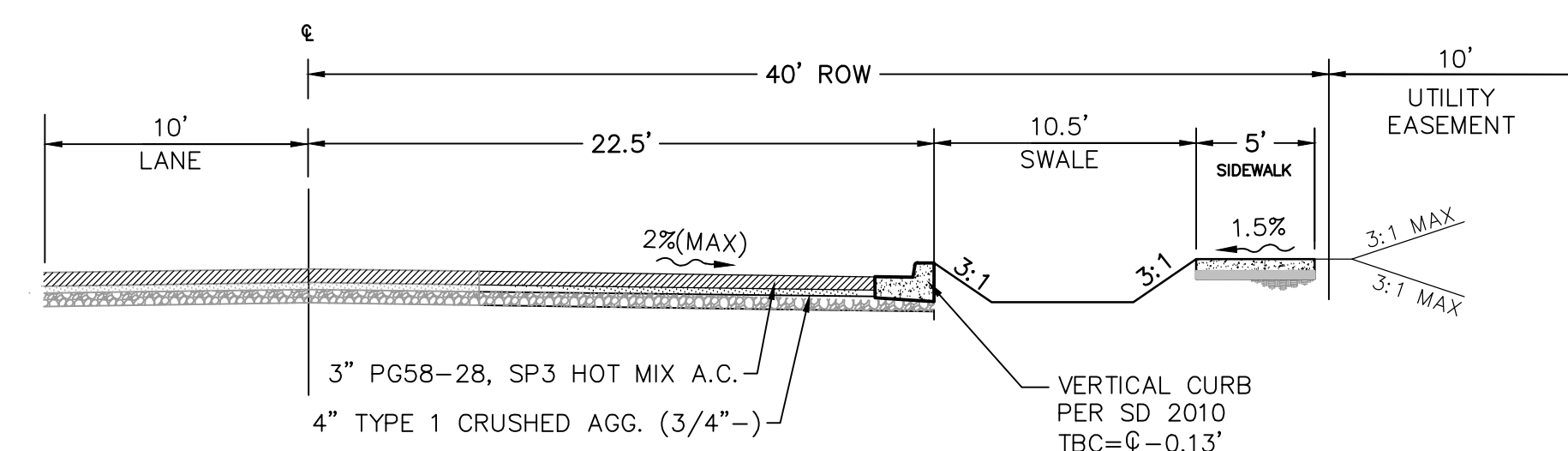
THAT PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 05 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF TRACT 54, BLOCK 25, ACCORDING TO THE PLAT OF POST FALLS IRRIGATED TRACTS AS RECORDED IN BOOK C AT PAGES 78 AND 79, RECORDS OF KOOTENAI COUNTY, IDAHO.

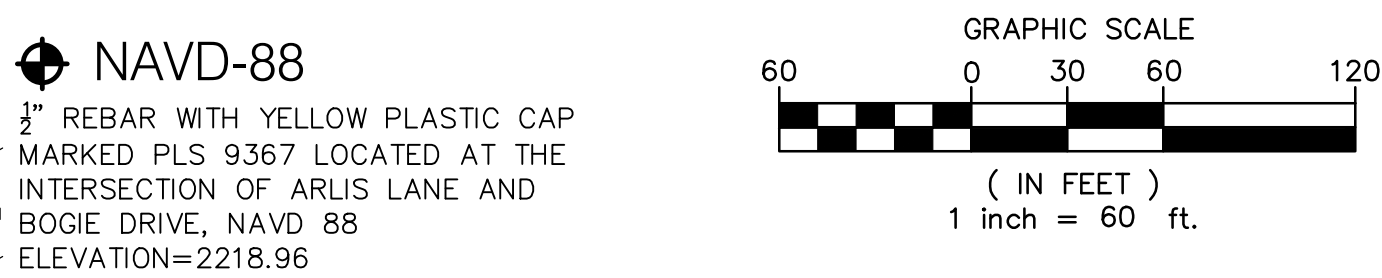
NOTE: ALL EXISTING BUILDINGS TO BE DEMOLISHED.



TYPICAL CROSS SECTION
NOT TO SCALE
NEPTUNE DRIVE



BOGIE DRIVE CROSS SECTION
NOT TO SCALE



NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=60'
VERTICAL:

PROJ #: 22-3384
DATE: 12/19/22
DRAWN:
REVIEWED: RDK

WCE
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-826-0227

**MILLSAP LANDING
SUBDIVISION PLAN - PRELIMINARY PLAT
POST FALLS, ID**

**SHEET
1 OF 1**

JOB NUMBER
22-3384

ROSS POINT WATER DISTRICT

December 8, 2022

TO: Bill Melvin, P.E.
City Engineer, City of Post Falls
408 Spokane Street
Post Falls ID 83854

RE: MILLSAP SUBDIVISION

Dear Mr. Melvin:

Ross Point Water District has reviewed the preliminary plans for on-site improvements for the above referenced project and found them to be acceptable. We will need to review the completed construction plans before we can give final approval of the water system.

Ross Point Water District's Consulting Engineer, Whipple Consulting Engineers, Inc., have completed a study, which analyses the impact the proposed subdivision will have on our water supply and distribution system. The study identifies improvements that if made by the Developer, will allow the District to provide service to the subject project and maintain the existing level of service in the Ross Point Water District.

Ross Point Water District will provide water service to the Millsap Subdivision, conditioned upon the developer completing off-site improvements, if any.

Additional requirements include:

1. Annexation of the subdivision into the Ross Point Water District service area, if applicable.
2. Satisfactory completion and dedication of approved on-site and off-site water system improvements.
3. Payment of all applicable fees and charges.
4. Compliance with all Ross Point Water District policies, rules and regulations.
5. The water is currently serviced to this property by Prairie Water Association and all of the water rights associated with project property **must** be transferred to Ross Point Water District.

If work on the project is not begun within one year this "Will Serve" letter becomes void.

If you have any questions regarding this matter please call.

Sincerely,



Christine Waller
Ross Point Water District

Cc: Ray Kimball, Whipple Consulting Engineers, Inc.
Idaho Department of Quality
Panhandle Health District
Wild Horse Investments



Wild Horse Investments, LLC

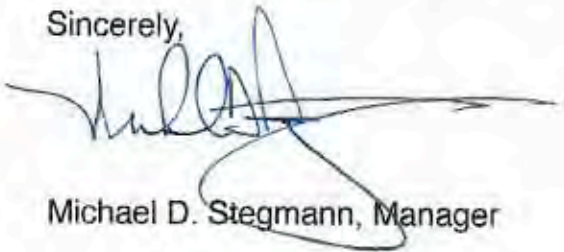
14899 W Stub Ave
Rathdrum, ID 83858

December 20, 2022

To Whom It May Concern:

Until further notice, Wild Horse Investments, LLC hereby authorizes Ray Kimball of Whipple Consulting Engineers to act as its agent and representative for the purposes of submitting annexation requests, rezoning requests, boundary line adjustments, and any other land entitlement application to the City of Post Falls on its behalf.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael D. Stegmann", with a long horizontal flourish extending to the right.

Michael D. Stegmann, Manager

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I - Requirements have not been met within 90 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

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- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; [and]
 - (f) Schedule B, Part II—Exceptions[; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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

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

8. PRO-FORMA POLICY

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

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Commitment No.: 418292

SCHEDULE A

Escrow Officer: Alicia Mills - alicia@kootenaititle.com
Title Officer: Kristin Scott - kristin@kootenaititle.com

1. Commitment Date: June 10, 2022 at 12:00 AM

2. Policy to be issued:

a. Owner's Policy	(ALTA Owners Policy (06/17/06))	Amount:	\$
Proposed Insured:		Premium:	\$
Wild Horse Investments, LLC, an Idaho limited liability company		Total::	\$

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:

William R. Millsap, an unmarried man

5. The Land is described as follows:

The West half of Tract 54, Block 25, POST FALLS IRRIGATED TRACTS, according to the plat thereof recorded in Book C of Plats at Page 78, records of Kootenai County, Idaho.

Old Republic National Title Insurance Company

Kristin Scott

By: _____
Kootenai County Title Company, Inc.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *Mark Bibeau* President
Attest *David Wald* Secretary

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SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Note 1: In the event this transaction fails to close and this commitment is cancelled, a fee will be charged to comply with the state insurance code.

Note 2: The address of the herein described property is:
2752 E. Bogie Dr.
Post Falls, ID 83854

Note 3: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

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SCHEDULE B, PART II Exceptions

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

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

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- B. General Exceptions:
 - 1. Rights or claims of parties in possession not shown by the Public Records.
 - 2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - 3. Easements, or claims of easements, not shown by the Public Records.
 - 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 - 5. (a) Unpatented mining claims; (b) reservations in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by Public Records.
 - 6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments of real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- C. Special Exceptions:
 - 7. General Taxes and Assessments, which are a lien, for the year 2021, of which the 1st installment is due December 20 of the tax year and the 2nd installment is due June 20 of the subsequent year (amounts do not include penalty and interest if delinquent) :
Total: \$1,740.80, Paid
Parcel No.: 0636025054AB
AIN No.: 165857
 - 8. General taxes for the year 2022, which are a lien, not yet due or payable.

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9. Special Assessments, if any, for the City of Post Falls.
10. Assessments of the Ross Point Water District.
11. Assessments of the Prairie Water Association.
12. Restrictions, conditions, dedications, notes, easements and provisions delineated and / or described on the plat recorded in Book C of Plats at Page 78, as Post Falls Irrigated Tracts, Kootenai County, Idaho.
13. Covenants, conditions and restrictions governing Prairie Water Association, Inc. as set forth in the document, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: December 19, 1978
Book 97 of Misc. at Page 607, records of Kootenai County, Idaho
14. Covenants, conditions and restrictions as set forth in the document, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: September 21, 1979
Book 302 of Deeds at Page 83, records of Kootenai County, Idaho
15. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Kootenai Electric Cooperative, Inc.
Purpose: public utilities
Recorded: February 9, 1988
Instrument No.:1108477, records of Kootenai County, Idaho.
16. Statement of Intent to Declare Manufactured Home Real Property
Recorded: March 10, 1992
Instrument No.:1250504, records of Kootenai County, Idaho
17. Deed of Trust to secure an indebtedness in the amount shown below
and any other obligations secured thereby
Amount: \$151,500.00

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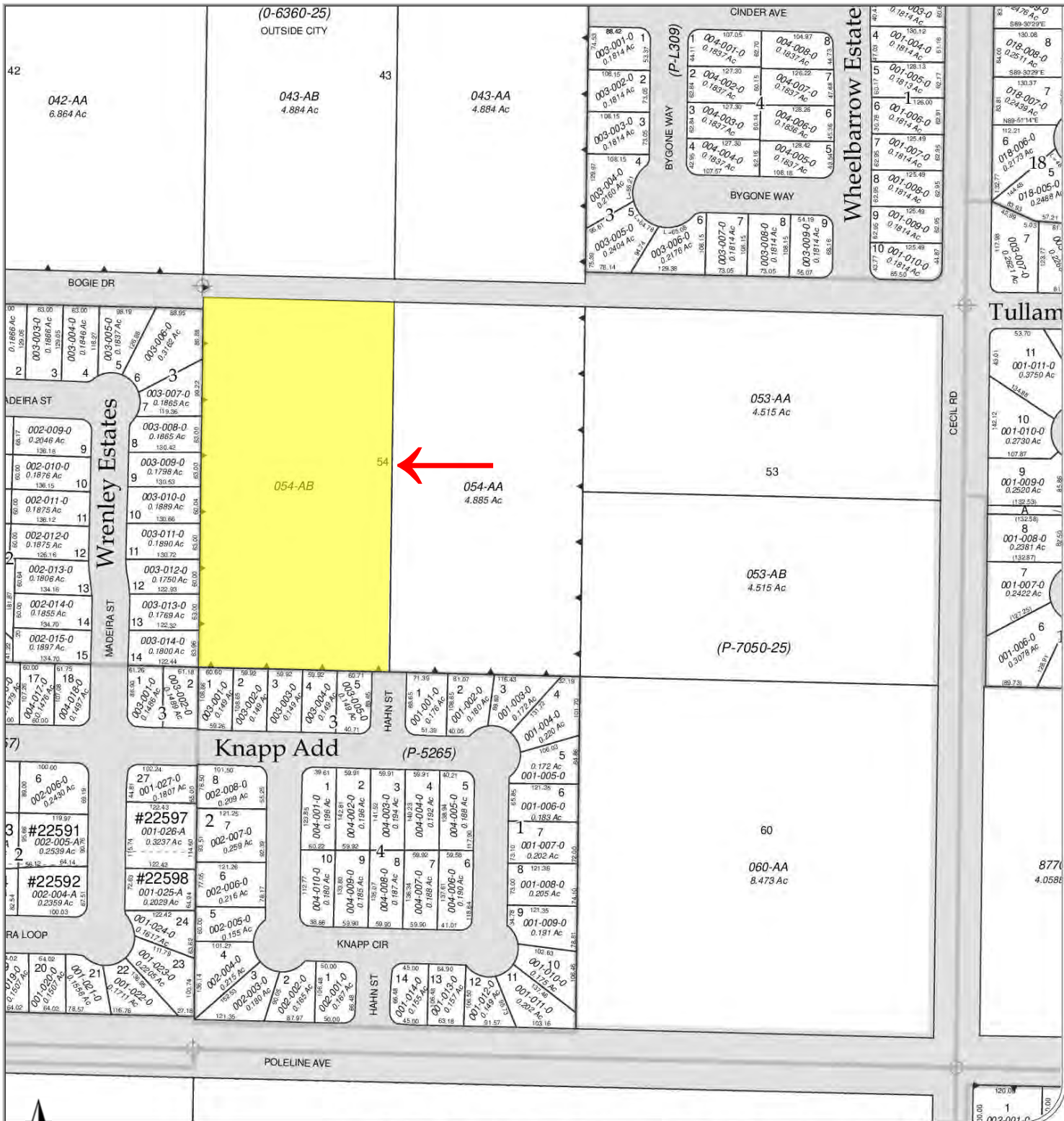
Dated: November 2, 2006
Recorded: November 8, 2006
Instrument No.:2065908000, records of Kootenai County, Idaho
Grantor: William R. Millsap, an unmarried man
Trustee: Pioneer Title Company of Ada County
Beneficiary: Wells Fargo Bank, N.A.

END OF SCHEDULE A

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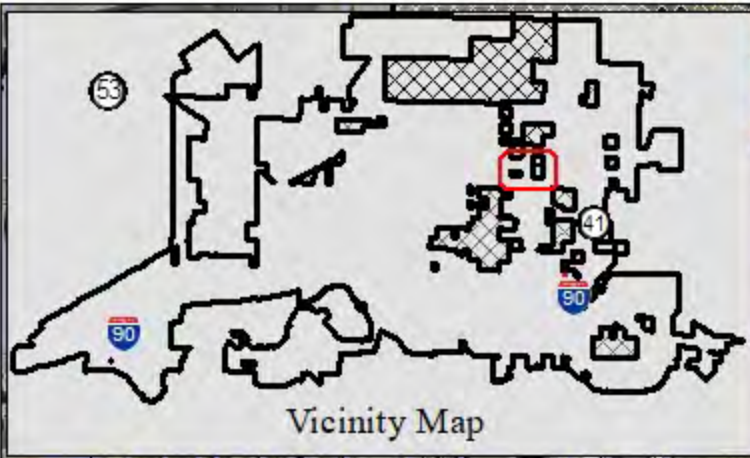
SW Sec. 25 Twp 51 N. R. 5 W. B. M.



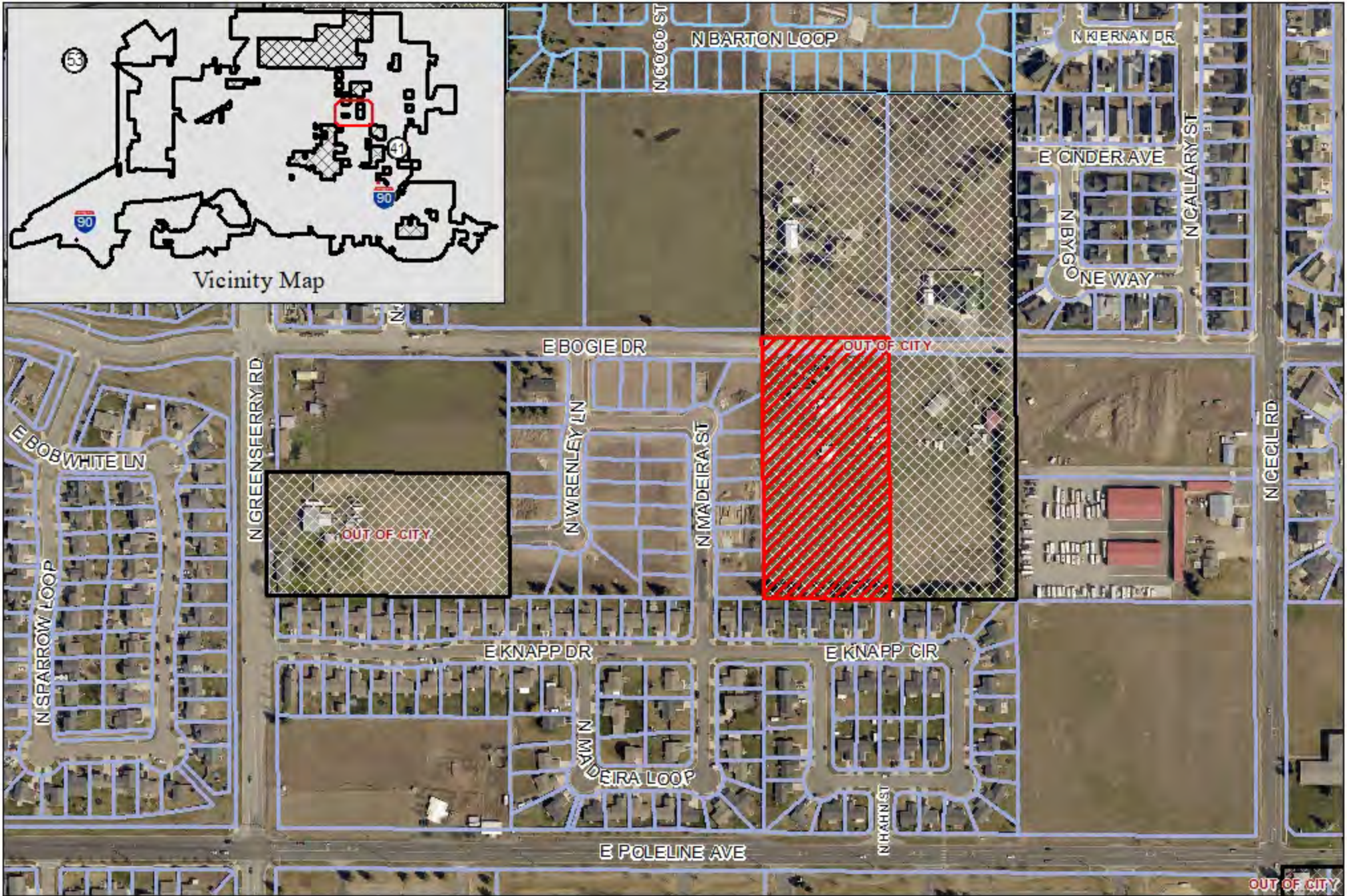
1450 Northwest Blvd Ste 200 Coeur d'Alene, ID 83814
 Phone: (208)667-9431 Fax: (208)208-666-0410

ParcelID: 0636025054AB
 Tax Account #: 165857
 2752 E Bogie Dr, Post Falls ID 83854

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.






Vicinity Map

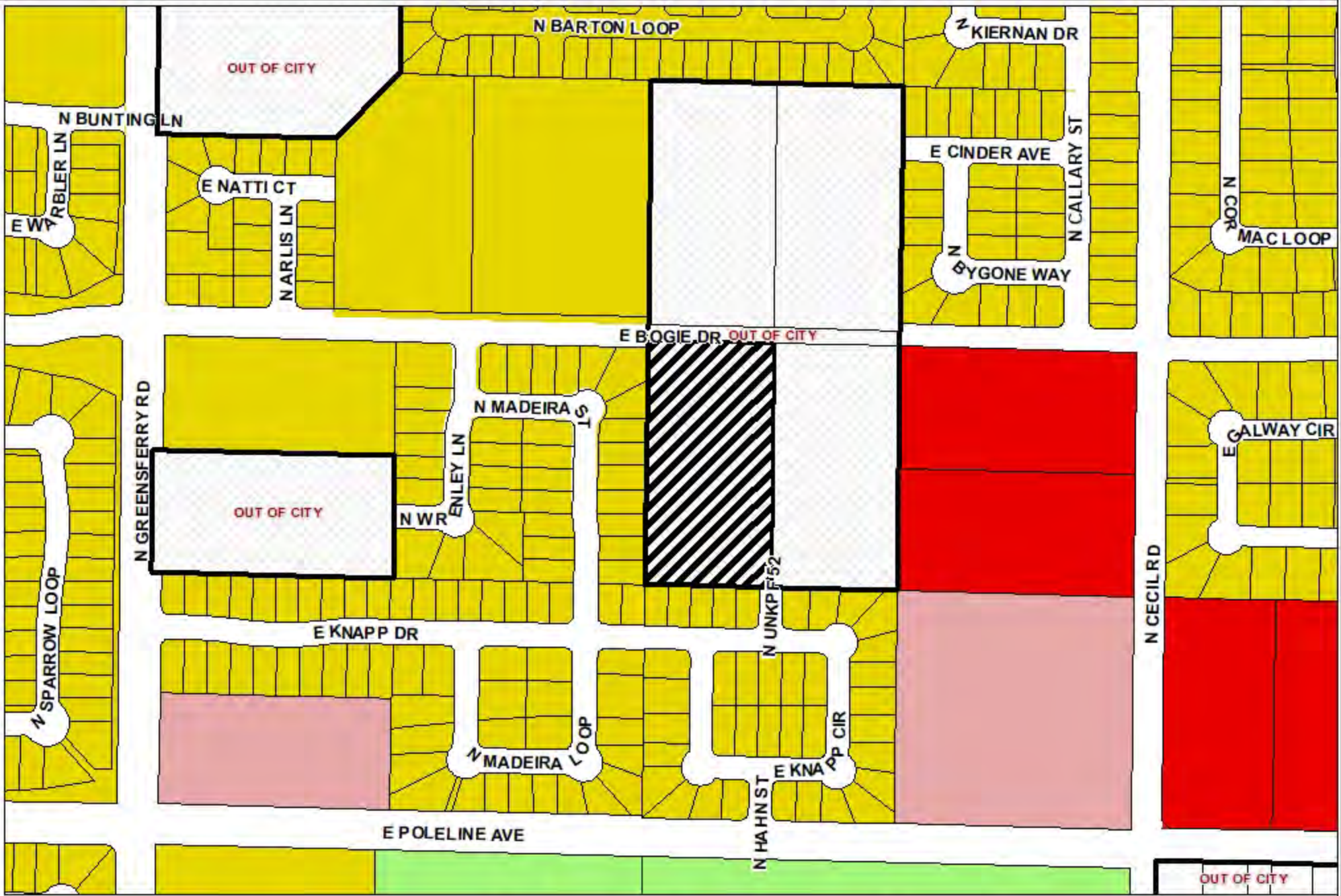


Vicinity Map
 Millsap Landing Annexation
 ANNX-22-16



-  Subject Site
-  City Boundary
-  Tax Parcels



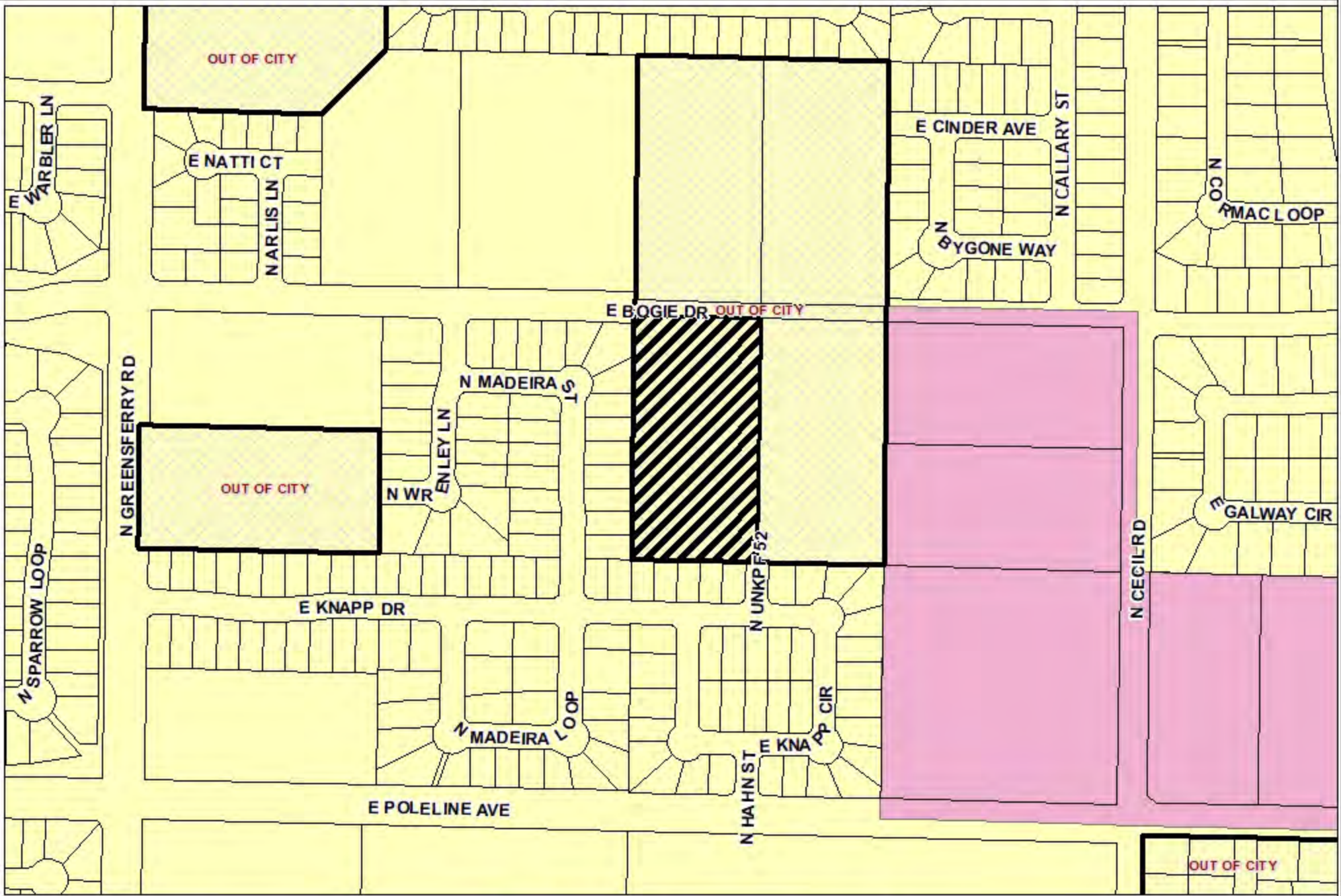


Zoning Map
 MILLSAP LANDING
 ANN-22-16



- City Boundary
- Subject Site
- CCS
- PR
- LC
- R-1





Future Land Use Map
 MILLSAP LANDING
 ANN-22-16



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



Amber Blanchette

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Monday, March 20, 2023 10:11 AM
To: Amber Blanchette
Subject: RE: Millsap Landing Annexation and Subdivision File No.(s) ANNX-22-16/SUBD-22-16

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 would request that the City of Post Falls Annex all the way across Bogie Dr to the Northern Right-of-Way line.

Regards,
Jonie
for Michael Lenz, Director of Highways

From: contactus@postfallshd.com <contactus@postfallshd.com> On Behalf Of Amber Blanchette
Sent: Friday, March 17, 2023 11:45 AM
To: Ali Marienau <AMarienau@kmpo.net>; Andy Obermueller <aobermueller@cdapress.com>;
audie.neuson@williams.com; Avista <c01_Real_Estate@avistacorp.com>; Bill Melvin <bmelvin@postfalls.gov>; Bill
Roberson <william.roberson@itd.idaho.gov>; Brittany Stottlemire <brittany.stottlemire@avistacorp.com>; CDA
GARBAGE <jennifer@cdagarbage.com>; CDA Press <BBLITZ@cdapress.com>; Chad Polak <Chad.M.Polak@p66.com>;
Charles Lane <Charles.Lane@charter.com>; CHARTER <DLwest-pnw-construction@charter.com>; Chris Riedeman
<criedeman@kec.com>; D1Permits <d1permits@itd.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden
<danselden@hotmail.com>; Dana Marsh <dana.marsh@tdstelecom.com>; David Callahan <dcallahan@kcgov.us>; David
Fair <dfair@postfalls.gov>; David Sauer (ZiPLY) <david.sauer@ziPLY.com>; Dena Naccarato <dnaccarato@273.com>;
Devin Weeks <dweeks@cdapress.com>; Dewey, Kristina <kristina.a.dewey@usps.gov>; Diane URA
<dianepfura@gmail.com>; Dylan Owens <dylan.owens@tdstelecom.com>; Ellen Smith <ellen.smith@itd.idaho.gov>;
Erik Ketner <eketner@phd1.idaho.gov>; Erin Butler <ebutler@sd273.com>; Ethan Porter <eporter@postfalls.gov>; Field
Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>;
Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell
<jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner
<jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter
<jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi
Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley
<jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tranacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>;
Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>;
Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>;
Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe
<kristie.mcenroe@deg.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sandsor,
AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn
<marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>;
Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller
<momiller@quantatel.com>; Naomi Tierney <ntierney@postfalls.gov>; Pat Knight <pknight@postfallspolice.com>;
PFHD <contactus@postfallshd.com>; PFPD <admin@postfallspolice.com>; Phillip Evander <PEvander@kec.com>; Post
Falls Chamber <pam@postfallschamber.com>; Preston Hill <phill@postfallsidaho.org>; Rob Palus
<rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Rod CDA Garbage <Rod@cdagarbage.com>; Ross Point
Water <rosspointwater@frontier.com>; Scott Davis <sdavis@kec.com>; Shannon Howard <showard@postfalls.gov>;

Shelly Enderud <senderud@postfalls.gov>; Stacy Simkins <stacy.simkins@itd.idaho.gov>; Stephanie Herman <speugh@postfallsidaho.org>; Steven Kjergaard <skjergaard@kcgov.us>; Symone Legg <symone.legg@itd.idaho.gov>; Teresa Benner <tbenner@postfalls.gov>; Thomas Gwin <thomas.gwin@twcable.com>; Tisha Gallop <tgallop@postfalls.gov>; Towry, Kristie <kmtowry@bpa.gov>; Wade Meyer <wmeyer@postfalls.gov>; Warren M <warrenm@kootenaifire.com>; Warren Wilson <wwilson@postfallsidaho.org>; Wilson, Ron <Ron@eastgreenacres.org>; James Steffensen <james.steffensen@bannerbank.com>; Kevin Ward (gatheredfamilyrestaurant@gmail.com) <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Nancy Hampe <nancyradiantlake@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Ross Schlotthauer <ross@burlyproducts.com>; Vicky Jo Carey <vjcarey@aol.com>

Subject: Millsap Landing Annexation and Subdivision File No.(s) ANNX-22-16/SUBD-22-16

Good morning,

Please see the attached notice to jurisdiction for the named annexation and subdivision for Planning and Zoning on April 11th. The draft staff report will be on the city's website shortly.

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

Thank you,

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



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

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

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

Amber Blanchette

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Thursday, March 23, 2023 10:35 AM
To: Amber Blanchette
Subject: FW: Millsap Landing Annexation and Subdivision File No.(s) ANNX-22-16/SUBD-22-16
Attachments: Millsap ANNX_SUBD NTJ FORM.pdf

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

Hi Amber,

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

Sincerely,

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

From: Amber Blanchette <amberb@postfalls.gov>
Sent: Friday, March 17, 2023 12:45 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 <eporter@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; Greta Gissel <greta@connectkootenai.org>; Heidi <heidig@inlander.com>; Heidi Varney <hvarney@postfallsidaho.org>; J Mcmillin <jmcmillin@postfallspolice.com>; Jacob Bell <jacob.bell@tdstelecom.com>; Jame Davis <jame.davis@intermaxteam.com>; Jason Faulkner <jfaulkner@postfallsidaho.org>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jennifer Poindexter <jcresci@postfallsidaho.org>; Jeryl Archer <jeryla@kootenaifire.com>; jhofer@kec.com; JHolderman@KEC.com; Jodi Meyer <jmeyer@postfallsidaho.org>; John Beacham <jbeacham@postfallsidaho.org>; Jonathon Manley <jmanley@postfalls.gov>; Judah Lopez <judah_lopez@tracacanaca.com>; Justin Miller <jmiller@postfallsidaho.org>; Keeler <keeler.white@twcable.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kirk <Kirk.Hobson@charter.com>; Kirk Hobson <kirk.hobson@twcable.com>; KMPO <Gmiles@kmpo.net>; Kootenai Electric <mblyton@kec.com>; Kootenai Electric <mnewcomer@kec.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Laura Jones <ljones@postfalls.gov>; lauriep@kootenaifire.com; Lynn Sandsor, AECOM <lynn.sandsor@aecom.com>; Martina <martina@eastgreenacres.org>; Marvin Fenn <marvin.fenn@itd.idaho.gov>; Matthew Jones, BNSF <matthew.jones@bnsf.com>; Media <media@postfallsidaho.org>; Michael Allen <MAllen@postfallspolice.com>; Michael Thomas, P.E. <mthomas@kec.com>; Monica Miller

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

Subject: [EXTERNAL]Millsap Landing Annexation and Subdivision File No.(s) ANNX-22-16/SUBD-22-16

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good morning,

Please see the attached notice to jurisdiction for the named annexation and subdivision for Planning and Zoning on April 11th. The draft staff report will be on the city's website shortly.

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

Thank you,

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



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

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Kootenai County Fire & Rescue

Fire Marshal's Office

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

April 3, 2023

Amber Blanchette
Planning Administrative Specialist
amberb@postfallsidaho.org

RE: Notice to Jurisdiction Response

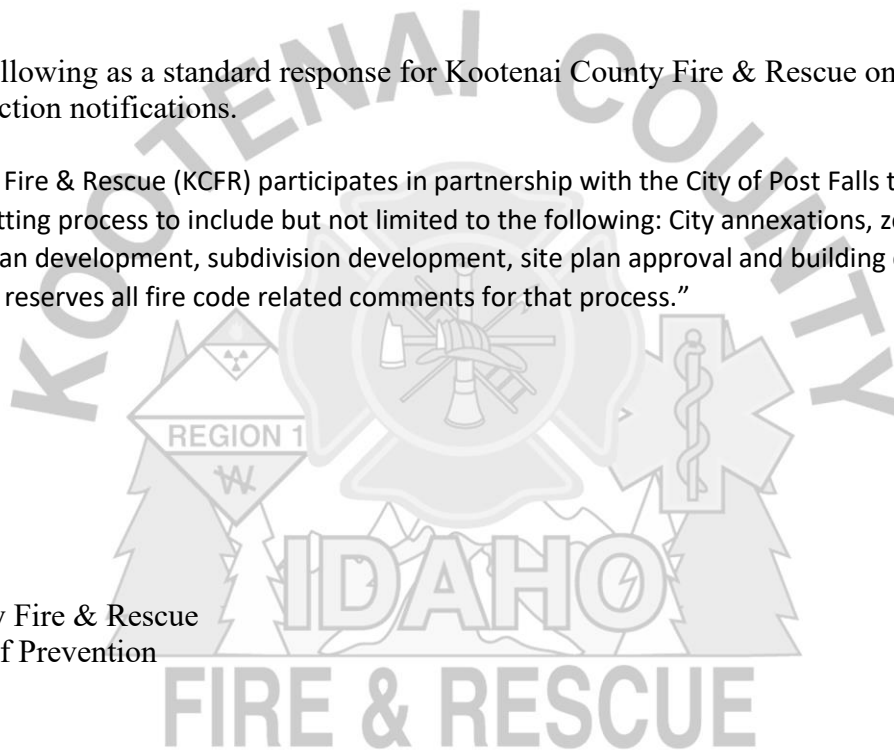
Amber,

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

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

Respectfully,

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





POST FALLS
SCHOOL DISTRICT #273

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

June 20, 2022

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

Dear Bob,

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

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

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

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

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

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

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

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

Treaty Rock Elementary	415	525
West Ridge Elementary	430	525
Post Falls Middle School	870	920
River City Middle School	630	750
Post Falls High School	1560	1800
New Vision High School	160	225

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

Sincerely,



Dena Naccarato
Superintendent

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

CITY OF POST FALLS AGENDA REPORT

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

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

APPLICANT: CITY OF POST FALLS PLANNING DIVISION

COMPREHENSIVE PLAN AMENDMENT REQUEST:

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

Focus Area Descriptions

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

ATTACHMENTS:

STAFF EXHIBITS:

Exhibit S-1: Figure 1.04 - Focus Area Diagram

Comp Plan 2020 located at following link:

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

Testimony:

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

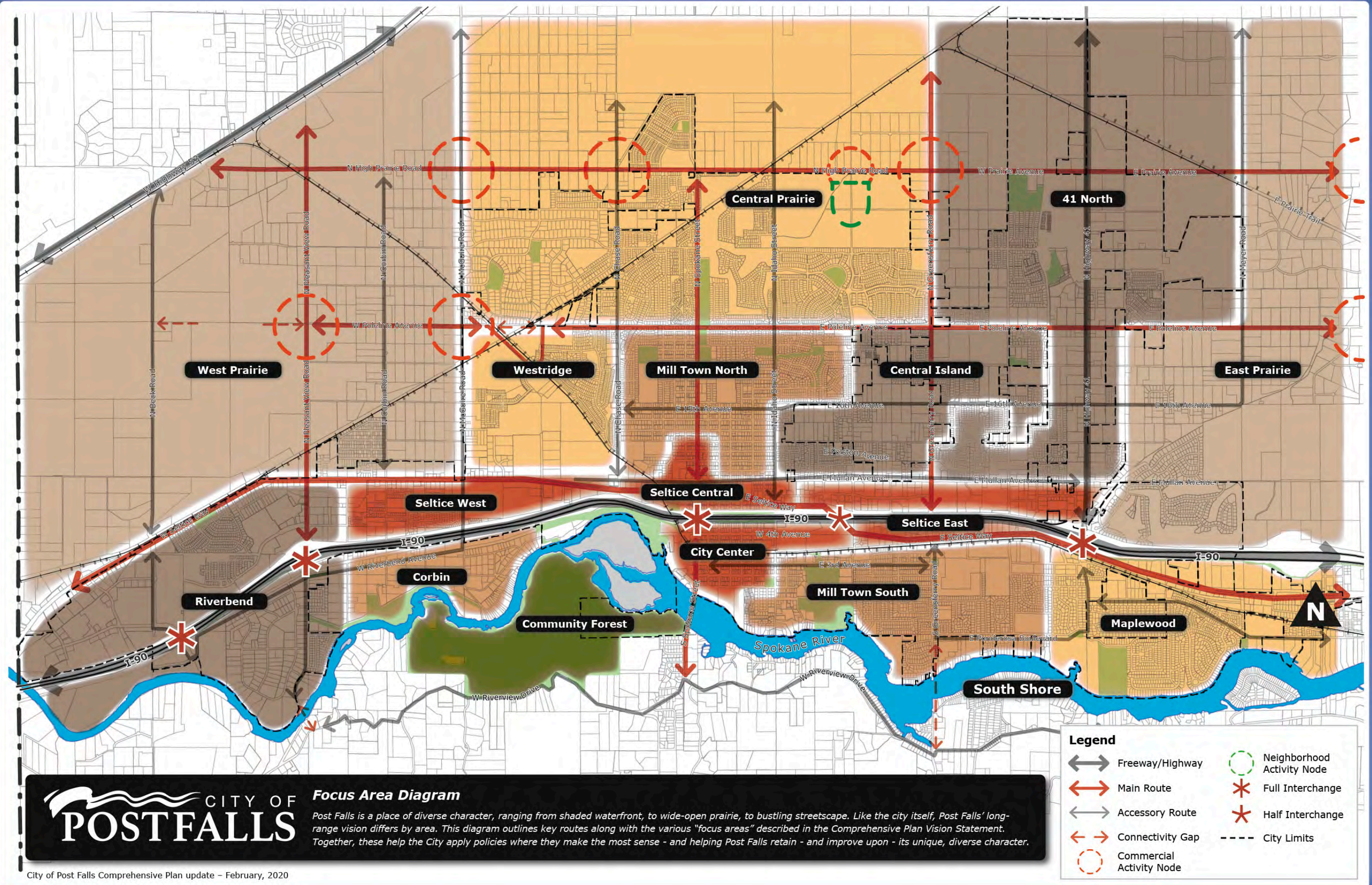


Figure 1.04 – Focus Area Diagram, for use with descriptive text on following pages and the Future Land Use map in Chapter 2.

Amber Blanchette

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

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

Good Afternoon,

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

Thank you,
Kristie

Kristie May | Admin Assistant II

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

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

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

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

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

Good morning,

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

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

Thank you,

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



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Amber Blanchette

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

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PFHD has no comment

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

Good morning,

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

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

Thank you,

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



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Exhibit PA-2