



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**December 12, 2023
5:30 PM**

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

James Steffensen, Ray Kimball, Vicky Jo Carey, Nancy Hampe, Ross Schlotthauer, Kibbee Walton, Kevin Ward

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

- a. National Ding-A-Ling Day

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Minutes - Planning and Zoning Meeting November 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. The Post PUD-23-1 / SUBD-23-4

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 Carey, Nancy Hampe, Ross Schlotthauer, Kevin Ward, Kibbee Walton



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**November 14, 2023
5:30 PM**

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

REGULAR MEETING – 5:30 PM

**CALL TO ORDER
BY CHAIR STEPHENSEN 5:30 P.M.**

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

**Steffensen, Walton, Carey, Kimball, Hampe - Present
Schlotthauer, Ward - Absent**

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

- a. World Diabetes Day
- b. National Pickle Day

AMENDMENTS TO THE AGENDA

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

None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

None

1. CONSENT CALENDAR

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ACTION ITEMS:

**Motion by Kimball to approve the Consent Calendar as presented.
Second, by Hampe.**

Vote - Stephensen - Aye, Carey - Aye, Hampe - Aye, Walton - Aye, Kimball - Aye.

Motion moved.

- a. Minutes - October 10, 2023 Planning & Zoning Meeting
- b. Minutes - October 30, 2023 Planning and Zoning Special Meeting
- c. Bogie Annexation File No ANNX-23-2 - Zoning Recommendation
- d. DeAtley Annexation File No ANNX-23-1 - Zoning Recommendation
- e. Copper Basin-Prairie Annexation File No ANNX-23-3 - Zoning Recommendation

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None

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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

Kimball: Spoke about a cottage project going on in Spokane Valley. It meets the Spokane Valley code, which is similar to the Post Falls code. They are small, very attractive homes on individual lots, it gives you a visual of what a development like that looks like.

Walton: Do we have something like that in the pipeline in Post Falls that we could look at?

Manley, Planning Manager: Possibly. There is one project that may apply next year.

7. ADJOURNMENT

Steffensen moved to adjourn.

All commissioners say Aye.

Meeting adjourned at 5:37 P.M.

Date: _____

Chair: _____

Attest: _____

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Chair: James Steffensen Vice Chair: Ray Kimball

Members: Vicky Jo Carey, Nancy Hampe, Ross Schlotthauer, Kevin Ward, Kibbee Walton

**CITY OF POST FALLS
STAFF REPORT**

DATE: December 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 DECEMBER 12, 2023, P&Z COMMISSION MEETING
THE POST SUBDIVISION & PUD

PROJECT NAME/FILE NUMBER: The Post Subdivision/File No. SUBD-23-4

The Post PUD/File No. PUD-23-1

OWNERS: SL Investment Properties, 717 W Sprague Ave. #800, Spokane, WA 99201

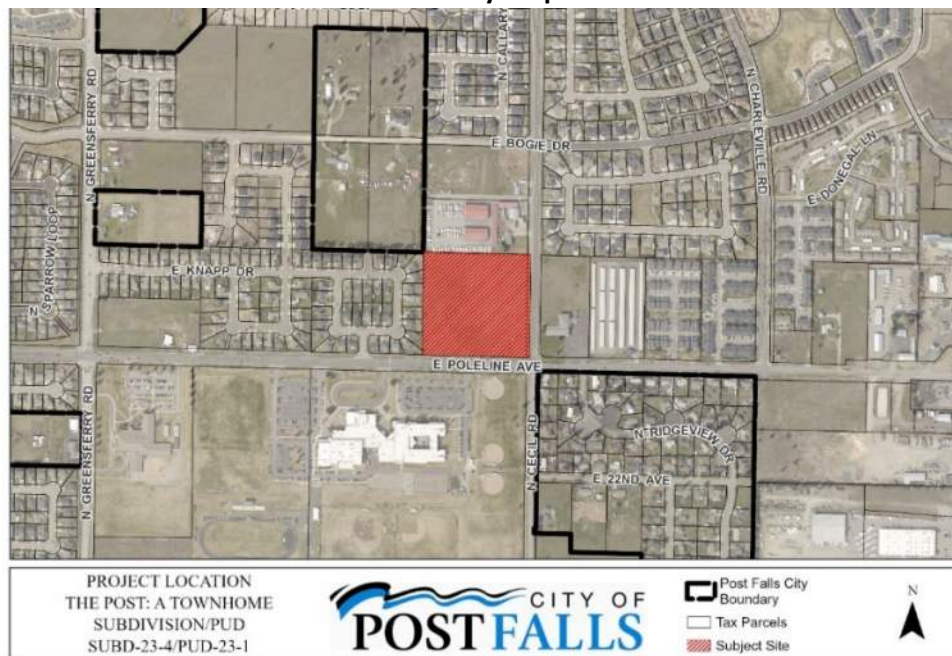
APPLICANT: Connie Krueger, 1859 N Lakewood Dr. Suite 102, Coeur d'Alene, ID 83814

PROJECT DESCRIPTION: Connie Krueger has requested, on behalf of the property owner SL Investment Properties, to subdivide approximately 8.72 acres into 87 single family residential lots within the Limited Commercial (LC) zoning designation. A Planned Unit Development (PUD) is requested to propose design modifications per Post Falls Municipal Code (PFMC) section 18.20.080 and to subdivide the property to meet subdivision requirements per PFMC 17.12.060.

REQUESTED ACTION: The Planning & Zoning Commission is being asked to review and approve the proposed subdivision and PUD modifications determining that it meets the requirements of the PFMC.

PROJECT LOCATION: The property is generally located on the northwest corner of E. Poleline Ave. and N. Cecil Rd. See the following vicinity map.

Vicinity Map:



PARCEL INFORMATION:

Property Size: 8.72

Current Land Use: Vacant

Current Zoning: Limited Commercial (LC) zoning

Proposed Land Use: The proposed subdivision will serve a single-family residential housing development that is within a PUD.

Surrounding Land Use: The land uses surrounding the subject site include the Knapp Addition, which is a single-family residential subdivision within the City of Post Falls to the west. Directly north is a commercial storage business within the City of Post Falls. Public rights-of-way are located east and south, which include E. Poleline Ave. and N. Cecil Rd.

Surrounding Zoning Districts: The properties directly to the west are zoned Single-Family Residential (R-1) and north of the subject site is zoned as Community Commercial Services (CCS). Across N. Cecil Rd. to the east is zoned CCS. Public Reserve zoning district is located south across E. Poleline Ave.

Water Provider: Ross Point Water District

Sewer: City of Post Falls

PUD REVIEW CRITERIA (Post Falls Municipal Code Title 18.20.080, Subsection E):

The Planning and Zoning Commission will hold a public hearing to consider the proposed PUD plan following the quasi-judicial hearing procedures contained in section [18.20.060](#) of this chapter. In order to approve a proposed PUD plan, the commission must determine that the proposal meets each of the following approval criteria:

1. The proposed PUD provides for adequate utilities, services, and parking to service the proposed development by:

- a. Providing a public water supply system that has adequate supply to serve the proposed development; and

Staff's Response: The project is proposing to connect to the existing Ross Point Water District facilities (Exhibit A-9).

- b. Providing a public wastewater collection system that is designed in accordance with the City's adopted Wastewater Master Plan and has sufficient capacity to accommodate the proposed sewer flows; and

Staff's Response: Sanitary Sewer was stubbed to the site with the construction of the Poleline/Cecil Roundabout. There is adequate capacity in the system to accommodate the proposed development. The site is within the service area of the 12th Ave. Lift Station; however, it is not subject to any sewer surcharges as it was part of the original SH41 LID.

- c. Providing adequate accommodation for other utilities necessary to support the proposed development; and

Staff's Response: The application identifies corridors for other utilities in easements along the private and public roadways and alleyways.

- d. Providing sufficient parking throughout the development to adequately meet the parking needs of all uses proposed in the PUD.

Staff's Response: The applicant intends to provide 2 off-street parking stalls for each residence as required per Post Falls Municipal Code (PFMC). Additionally, the applicant identifies two garage

spaces being provided per unit, 30 roadside parallel parking spaces and 30 supplemental parking lot spaces.

2. The proposed PUD provides for an integrated transportation network that adequately serves the proposed development by:

- a. Providing for the continuation of arterial and collector streets, meeting City standards for traffic volume, in a manner consistent with the City's adopted Transportation Master Plan; and

Staff's Response: The proposed layout of improvements provides private roadway connections from the development to N. Cecil Road (Major Collector) and E. Poleline Ave. (Minor Arterial). The adjoining roadway sections of N. Cecil Road and E. Poleline Ave. are identified to have sufficient capacity to handle the proposed development through and beyond the current 2035 master planning window.

- b. Providing a local street network that allows adequate traffic circulation and snow storage throughout the entire development; and

Staff's Response: The internal local street network is a combination of private roadways and alleyways allowing two separate access points to the public roadway system. Private roadway will be restricted to parking on one side only and no on street parking is being allowed on the alleys.

- c. Providing a pedestrian and bicycle system designed to provide adequate circulation throughout the entire development and to all open space areas.

Staff's Response: The Development has an internal pedestrian network that connects to City multiuse paths along the development's exterior. Sidewalks along internal private roadway are proposed to have a sidewalk on one side only, which complies with City Code.

3. The proposed PUD provides enhanced community design by:

- a. Conserving and incorporating the sites significant natural, scenic and/or historical features in the development, if any; and

Staff's Response: The proposed layout maintains the pipeline easement across the property as a no build area and is shown integrating a green/open space area throughout said easement.

- b. Integrating a mix of compatible land uses in the development and adequately buffering and/or separating any incompatible uses in the development; and

Staff's Response: Proposed use would be considered compatible with the Single-Family residential subdivision to the west as this is a planned Single-Family development as well. Additionally, the proximity to Post Falls High School would be beneficial to all residents nearby, including the proposed PUD.

- c. Locating the proposed uses and lot sizes in the proposed PUD in a manner that blends with the surrounding uses, neighborhoods and public facilities located in the City;

Staff's Response: Typical proposed Townhome lots for single family are 25' wide and are a minimum of 2,400 sq.ft. The applicant is applying for a diverse single-family product with modifications through a Planned Unit Development per Exhibit B in Exhibit A-2 and graphically per Exhibit A-3.

- d. Providing at least ten percent (10%) of the gross land area for open space that meets the recreational needs of the users of the development and provides for a variety of recreational uses; and

Staff's Response: Per Exhibits A-2 and A-3 the applicant proposes 1.51-acres between tracts A-D to provide for open space, which equates to approximately 17.5% open space.

There is a gas line easement throughout the development within the proposed open space. PPMC section 18.20.080(C)(2)(a) states: Areas dedicated or set aside for public rights-of-way, private streets, street side stormwater swales or utility easements, required landscape buffers, setback areas, and/or common private parking areas (other than parking areas necessary to meet parking standards for the open space areas) cannot be included in the calculation of the required minimum open space. Stormwater management areas and utility easements are generally excluded from the calculation of open space areas unless the primary use and design of the area is for recreational purposes and the use of the area for stormwater management or utilities does not impair the use of the area for its designed recreational use.

The latter part of the above code section as staff has reviewed, does allow the proposed layout and open space for recreational use while not being impaired by the gas line utility easement or stormwater management.

4. The proposed PUD provides for timely development of the property and security for future completion and maintenance by:

- a. Ensuring that each development block contains all the necessary element to exist independently from future blocks; and

Staff's Response: The proposed development plan would meet this criterion, as it is being completed in a single phase per Exhibit A-2.

- b. Ensuring that each building in the development lot has sufficient access around the structure to allow for continual maintenance of the building and access for emergency services.

Staff's Response: Referring to the attached exhibits, this project plans to meet all zoning and subdivision design standards to provide sufficient access around the structure to allow for continual maintenance of the building and access for emergency services. Additionally, all buildings will be required to meet all applicable building and fire codes.

- c. Ensuring that a funding mechanism exists to adequately maintain common areas that are not publicly maintained.

Staff's Response: This Subdivision and PUD will be required to have a Homeowners Association (HOA) to maintain all common areas, including the frontage along N. Cecil Rd. and E. Poleline Ave.

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 development would be provided by Ross Point Water District. A will serve letter from the water district has been provided to the City stating the water district has the capacity, willingness and intent to serve the proposed subdivision (Exhibit A-9).

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 (Exhibit A-3) are consistent with the City's Transportation Master Plan.

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

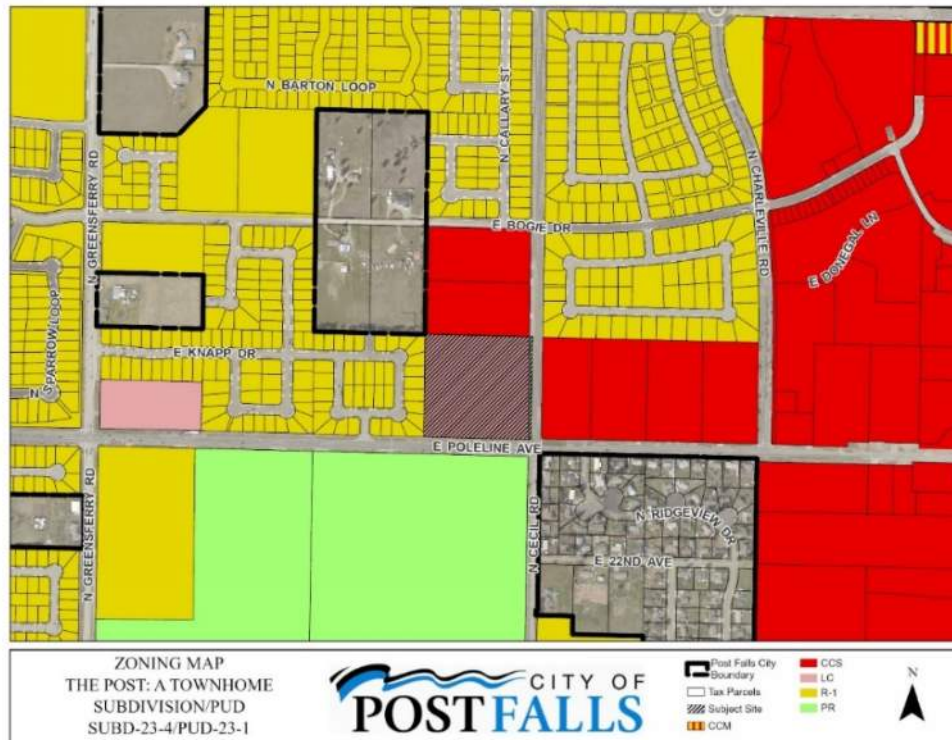
The Homeowners Association for the project will be responsible for maintenance of private roads and for landscaping and irrigation, including snow removal from sidewalks/trail, for the public rights-of-way along N. Cecil Road and E. Poleline Avenue.

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 subject property is located over the Rathdrum Prairie Aquifer. The Yellowstone Pipeline does run through the property and the required easements will be maintained as proposed through the subdivision layout, plus the Yellowstone Pipeline Company will have a chance to input comments/concerns during the notice to agencies and as part of the construction plan review process. No other soil or topographical conditions have been presented that could present 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: Townhomes, 6 or less units per structure, are allowed through the Land Use Table (18.20.030) within the Limited Commercial (LC) zoning district (Exhibit S-2). This PUD is being applied for due to the proposed modifications to the standards within City Code (See Exhibit B in Exhibit A-2). If PUD is approved the proposed subdivision would be consistent and conforming with the zoning of the proposed use.



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, streets and Kootenai County Fire and Rescue and Kootenai County Emergency Management Services.

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

Agency comments:

PA-1 & 2 Panhandle Health District (PHD) – No Comments

PA 3 Phillips 66 – Not against a subdivision change or a PUD, but desires to review development prior to any work commencing within 50' of pipeline.

Staff's Response: Easement cited on Exhibit A-3. City reviews applications meeting City code and City adopted design standards.

PA-4 Post Fall Police Department (PFPD) – Remains neutral

PUBLIC PROCESS: This proposal is processed as a Subdivision and PUD concurrently. 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 November 21, 2023. Notice has been published in the Coeur d'Alene Press on November 21, 2023. The property will be posted by December 1, 2023.

MOTION OPTIONS FOR THE PUD: The Planning and Zoning Commission shall make a reasoned decision of approval as presented, approval with conditions or modifications, or disapproval of the proposed PUD. 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.

MOTION OPTIONS FOR THE SUBDIVISION: 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 The Post Subdivision and PUD. The Commission may adopt additional conditions from review of the application or from discussion at the Commission meeting.

PUD & 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. The Bulk and Placement for this development shall adhere to the design standards set forth in Post Falls Municipal Code along with Exhibit A-2 for requested modifications, unless otherwise stated through the decision of the Planning and Zoning Commission.
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 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.
7. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards.
 - Proposed section of Private Roadway on far west end of the east/west roadway in the project is acceptable to not have sidewalk on either side of the roadway.
8. Direct access from residential lots to Poleline Avenue and N. Cecil Road shall be prohibited on the face of the plat.
9. 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.
10. The Homeowners Association (HOA) for the project shall be required to maintain the common right-of-way frontage along E. Poleline Avenue and N. Cecil Road, including all landscaping, irrigation, and removal of snow from sidewalks and trails.
11. The location of the Yellowstone and Williams gas pipelines will need to be reflected on the final plat.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1A	PUD Application
Exhibit A-1B	Subdivision Application
Exhibit A-2	Narrative
Exhibit A-3	Preliminary Plan
Exhibit A-4	Architectural Plan
Exhibit A-5	Letter of Authorization
Exhibit A-6	Title Report
Exhibit A-7	Warranty Deed
Exhibit A-8	Radius Report
Exhibit A-9	Ross Point Water Will Serve

Staff Exhibits:

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

Testimony:

Exhibit PA-1	Panhandle Health District (PHD)
Exhibit PA-2	Panhandle Health District (PHD)
Exhibit PA-3	Phillips 66
Exhibit PA-4	Post Falls Police Department (PFPD)
Exhibit PC-1	Welton Comment
Exhibit PC-2	Hardt Comment

PUD Application · 414 – THE POST: A TOWNHOME COMMUNITY

 **Expiration Date**

Active

Request Changes
(/##/explore/request-changes/40939)



PUD-23-1



Details
Submitted on Jun 9, 2023 at 11:16 am



Attachments
1 file



Activity Feed
Latest activity on Sep 12, 2023



Applicant
Connie Krueger

 0



Location
3087 E POLELINE AVE, POST FALLS, ID 83854



Timeline

Add New

PUD Fees

Paid Jun 9, 2023 at 2:02 pm

Engineering Review

Completed Jun 23, 2023 at 3:53 pm

GIS Review

Completed Jun 26, 2023 at 8:53 am

Completeness Review

Completed Sep 12, 2023 at 11:31 am

Jun 16

Schedule Planning and Zoning Hearing

In Progress



Polygon Creation

In Progress



Map Creation

In Progress



Draft Staff Report

In Progress



Engineering Review

Review



Parks Review

Review



Waste Water Review

Review



Notice

Review



Site Posting

Review



Draft Reasoned Decision

Review



Consent Calendar - Planning and Zoning

Review



Planned Unit Development Agreement

Review



Engineering Review

Review



Final Planning Review

Review



Applicant Signature/Review

Review



City Council Consent Agenda

Review



Route Recorded PUD Agreement

Review



View Profile



**Connie Krueger**

Email Address

ckrueger@stonehenge-us.com (mailto:ckrueger@stonehenge-us.com)

Phone Number

208-500-9268

Address

1859 N Lakewood Drive Suite 102, Couer d' Alene, ID 83814

Guests

Other users that have the ability to add attachments, request inspections, and pay fees on this record.

Guest's Email**Grant Access**

No guests with access to this record yet



SUBD-23-4

Subdivision Application

Status: Active

Submitted On: 6/9/2023

Primary Location

3087 E POLELINE AVE

POST FALLS, ID 83854

Owner

SL Investment Properties,
LLC

717 W Sprague Ave Spokane,
WA 99201

Applicant

 Connie Krueger

 208-500-9268

 ckrueger@stonehenge-
us.com

 1859 N Lakewood Drive
Suite 102
Couer d' Alene, ID 83814

Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Other

Proposed Subdivision Name*

THE POST: A Townhome Community

Number of Lots*

87

Size of Site

8.65

Average Size of Lots

—

Existing Zoning

LC--Limited Commercial

Adjacent Zoning

CCS--North and East, R1-S--West; PR-
South

Current Land Use

Vacant Undeveloped

Adjacent Land Use

Manufacturing/storage--North; Church-
-East; Residential--West; School--South

Exhibit A-1B

Density

10.1 du/ac proposed--18.15 du/ac
allowed

Description of Project*

A Planned Unit Development consisting of townhome block development with parks and open space.

Site Information**Comprehensive Plan Designation****Location of Proposed Access to Site**

An approach onto N Cecil Rd and an approach onto E Poleline Ave

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

N Cecil Rd --80' ROW--36' Pavement Width ; E Poleline Ave 100' ROW--50' Pavement Width

Size & Point of Water Connection

N Cecil 12 "; E Poleline 8"

Size & Point of Sewer Connection

Enclave Way, Downing and Adnesite--8" all (assumed)

Name & Location of Nearest School

Post Falls Highway District

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

16th and Highway 41; less than one mile

Physical Description of Site (topography, cover, features)

Undeveloped, flat

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

No

Water District*

—

Owner Information

Name*

Melissa Wells, Gabe Gallinger

Company

SL Investment Properties

Phone*

509-991-9033

Email*

gabe@thinklakeside.com

Address*

717 W Sprague Ave #800

City, State, Zip Code

Spokane, WA 99201

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. *

✓ Connie Krueger
Jun 9, 2023

Attachments

	Narrative The Post Narrative 6-9-23 VF.pdf Uploaded by Connie Krueger on Jun 9, 2023 at 11:18 AM	REQUIRED
	Will Serve Letter The Post Ross Point Water Will Serve Letter VF.pdf Uploaded by Connie Krueger on Jun 9, 2023 at 3:33 PM  2 Versions	REQUIRED
	Owner Authorization The_Post_Letter_of_Authorization_VF_Fri_Jun_9_2023_11-14-21.pdf Uploaded by Nancy Thurwachter on Sep 12, 2023 at 4:14 PM	REQUIRED
	Subdivision Plans The Post Preliminary PUD Drawings - 5-22-23 VF.pdf Uploaded by Connie Krueger on Jun 9, 2023 at 11:19 AM	REQUIRED
	Legal Description (Word Doc Format) The Post Legal Description Word Version VF.docx	REQUIRED



Uploaded by Connie Krueger on Jun 9, 2023 at 3:32 PM



2 Versions



The Post SUBD Completeness Letter.pdf

The Post SUBD Completeness Letter.pdf

Uploaded by Jon Manley on Jul 5, 2023 at 9:53 AM



SUBD Post Completeness Letter 9.12.23.pdf

SUBD Post Completeness Letter 9.12.23.pdf

Uploaded by Jon Manley on Sep 12, 2023 at 11:39 AM



Title Report

The_Post_Title_Report_VF_Fri_Jun_9_2023_15-34-17.pdf

Uploaded by Nancy Thurwachter on Sep 12, 2023 at 4:17 PM



Warranty Deed

The_Post_Warranty_Deed_VF_Fri_Jun_9_2023_15-36-05.pdf

Uploaded by Nancy Thurwachter on Sep 12, 2023 at 4:19 PM



THE POST

A Townhome Community

| Post Falls, ID |

PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT NARRATIVE

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PROPERTY INFORMATION

Tax Assessor Information and Ownership

This 8.65-acre property is assigned tax parcel number P-7050-25-060-AA and AIN100887. It is owned by SL Investment Properties, LLC located at 717 W Sprague Avenue Suite #800, Spokane, WA 99201.

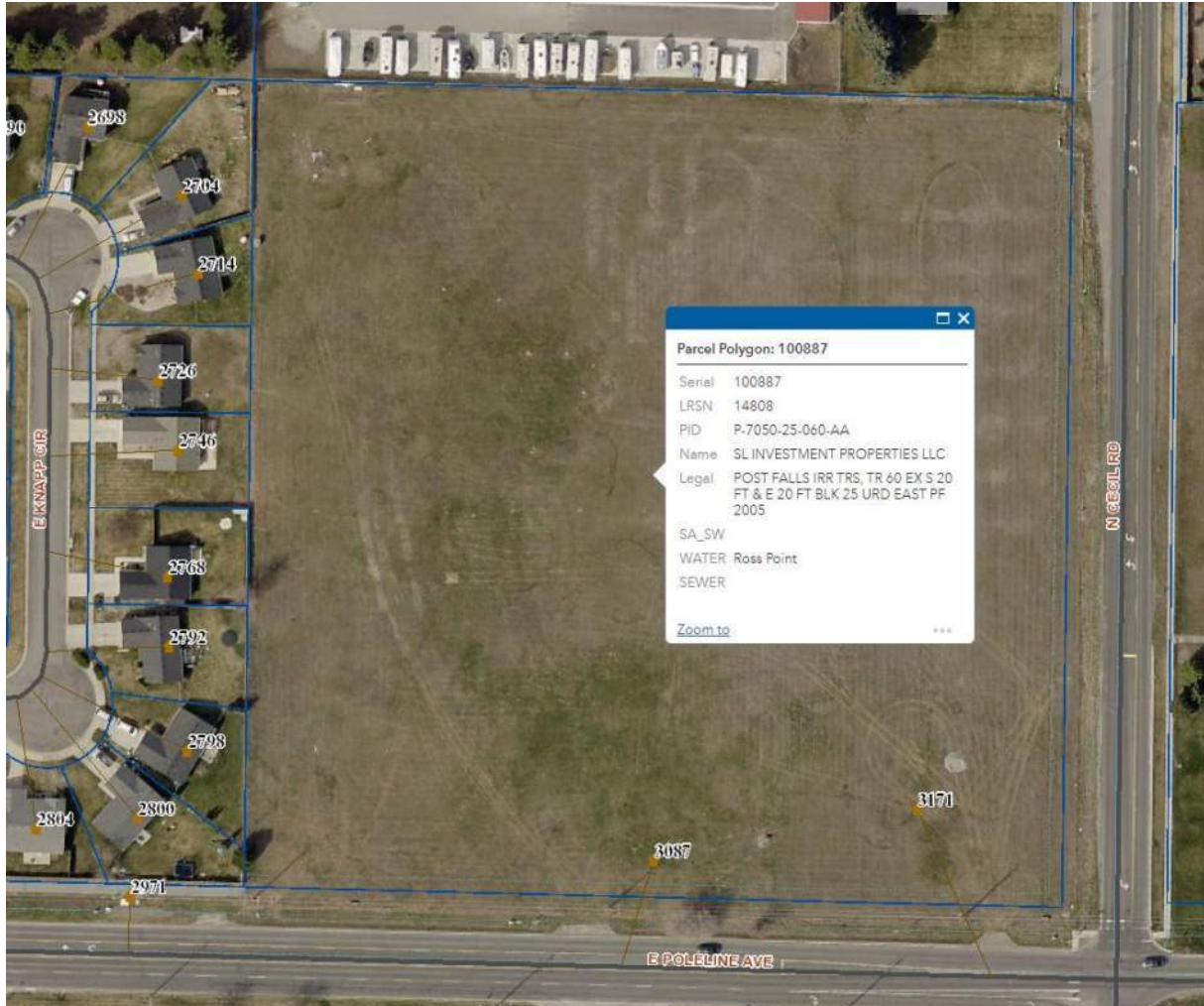


Figure 1: KC Earth Aerial View of Property with Parcel Information

Location

The property is located at the northwest corner of E Poleline Ave and N Cecil Rd. It is located in the southeast quarter of the southwest quarter of Section 25, Township 51 North, Range 05 West, Boise Meridian, Kootenai County, Idaho.

Zone Districts and Land Uses

Zoning: This property is zoned Limited Commercial. Pursuant to Post Falls City Code PFCC 18.16.010.B.1:

B. Commercial Zones:

“1. Limited Commercial (LC): The LC Zone permits neighborhood compatible commercial retail and service uses of modest scale in areas not conveniently served by existing or proposed commercially

designated lands. This zoning district is compatible with residential lands that would accommodate medium density residential land uses. Residential uses may be allowed at densities permitted by the Medium Density Residential (R2) Zone by special use permit. Lot area and building bulk and placement requirements shall agree with the values set forth in section 18.20.040, “Official Bulk and Placement Regulations Table,” of this title.

Pursuant to the City Code of Post Falls 18.20.030 Land Use Table, Townhomes, 6 units or less per structure, are a use which is permitted outright use within the LC zone.

Below are the applicable excerpts from the City’s “Official Bulk and Placement Regulations Table” addressing townhomes: ”

District	Maximum Height (Ft.)	Minimum Yard Requirements				Minimum Lot Width (Ft.)	Maximum Lot Coverage (%)	Minimum Lot /Area Dwelling Unit (Sq. Ft.)
		Front (Ft.)	Rear (Ft.)	Interior Side (Ft.)	Street Side (Ft.)			
R2 (TH)	35	15	20	0-5	15	25	70	2,400

Figure 2: Excerpt from Post Falls City Code Official Bulk and Placement Regulations Table

The following zoning designations and land uses adjoin the property.

North	CCS (red)
East	CCS (red)
South	PR (green)
West	R-1

Figures 3 and 4
Surrounding Zoning
Table and Surrounding
Zoning Map



PROPOSAL

Summary Description



THE POST is a townhome community of 87 single family residential lots designed for the homebuyer who is seeking housing within the median price range for Kootenai County. THE POST will provide needed home ownership opportunities for the greater Post Falls community.

The Yellowstone Pipeline bisects the property, providing opportunities for open space, walking paths, a park with amenities, and supplemental parking; all of which will serve THE POST community, and which will enhance the quality of life for the future homeowners. This will be a Homeowners Association (HOA) managed property.



Figure 5: THE POST Conceptual Landscaping Plan

THE POST is ideally located in an area of Post Falls where there are a variety of land uses in near proximity which support the townhomes. This variety of land uses includes a traditional neighborhood to the west, Post Falls High School to the south, a church to the east, and a ministorage facility to the north. These uses provide storage, educational, and ecumenical support services to the future residents. There is also a multifamily development located east of the church along Poleline Avenue, which along with THE POST, provides a concentration of higher density residential uses along a minor arterial. Such density patterns reduce traffic impacts and alleviate the demand for intensified density within other established areas of the city. These density patterns also lessen demand to intensify the more rural areas of the city as they redevelop.

THE POST immediately accesses E Poleline Ave easily connecting with other collector and arterial road systems as well as Highway 41 (less than half a mile) with its variety of support services and businesses.

The near proximity of food services, retail, and various personal service on Highway 41; as well as the various commercial nodes that are in development on Prairie Avenue, reduces the viability of additional business opportunities along W. Poleline, an area already largely characterized by residential development.

THE POST will add additional benefits to the overall Post Falls community by providing valuable local greenspace, overflow parking areas, and road systems; all of which are all privately operated and maintained, thereby reducing the community tax burden. The owner will also construct frontage improvements and sidewalk connections on the west side of N Cecil Rd, which will provide connectivity for the greater Post Falls community. The provision of housing ownership opportunities at a reasonable price point is also greatly needed within Post Falls and the surrounding cities and is beneficial to the residents of the region.



Figure 6: THE POST Aerial View Surrounding Land Uses

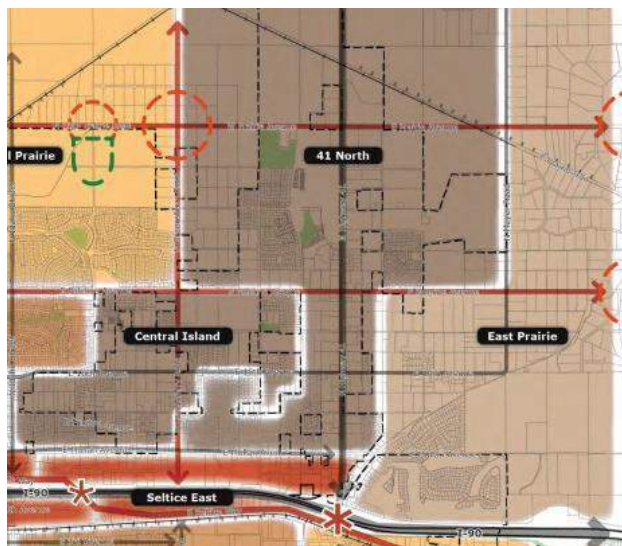


Figure 7: Comprehensive Plan Commercial Nodes

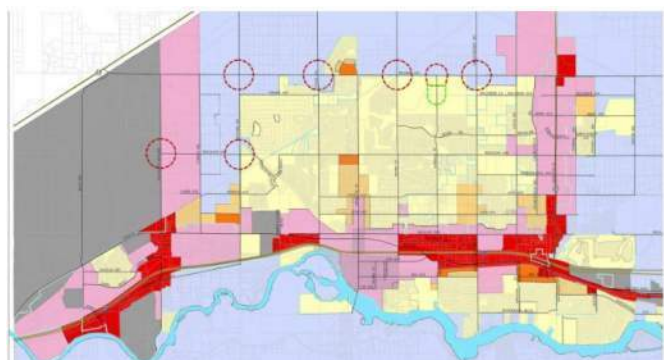


Figure 8: Comprehensive Plan Commercial Nodes and Planned Lands Uses along Prairie Ave and Highway 41

Advantages of Planned Unit Developments pursuant to the American Planning Association

A planned unit development (PUD) is a large, integrated development adhering to a comprehensive plan and located on a single tract of land or on two or more tracts of land that may be separated only by a street or other right-of-way. A PUD is a form of development that, although conceived decades ago, can be used today to advance a number of important smart growth and sustainability objectives. A PUD has a number of distinct advantages over conventional lot-by-lot development. Properly written and administered, a PUD can offer a degree of flexibility that allows creativity in land planning, site design, and the protection of environmentally sensitive lands not possible with conventional subdivision and land development practices. Moreover, properly applied, a PUD is capable of mixing residential and nonresidential land uses, providing broader housing choices, allowing more compact development, permanently preserving common open space, reducing vehicle trips, and providing pedestrian and bicycle facilities. In exchange for design flexibility, developers are better able to provide amenities and infrastructure improvements and find it easier to accommodate environmental and scenic attributes.

*Planning Advisory Service Quick Notes No. 22
A publication of the American Planning Association*

Feature of THE POST PUD:

Density:

The gross acreage of the property is 8.65 acres. Of this, 5.31 acres will be in residential lots. This equates to a density of 10.1 dwelling units per acre. Per City Code 18.20.040 –R2 (TH), 18.15 dwelling units per acre are allowed.

Open space:

There are five private open space tracts planned within THE POST .

Details are as follows:

Tracts A-D

Open Space and Parks:

Approximately 1.51 acres will be in four common open space tracts with a park, pathways, sidewalks, parking, stormwater, and utilities. These four tracts are approximately 17.5% of the property.

Tract E

Streets and Utilities:

Approximately 1.83 acres will be in one common open space tract with streets, alleys, sidewalks, stormwater, utilities, and parking. This tract is approximately 21.2% of the site.

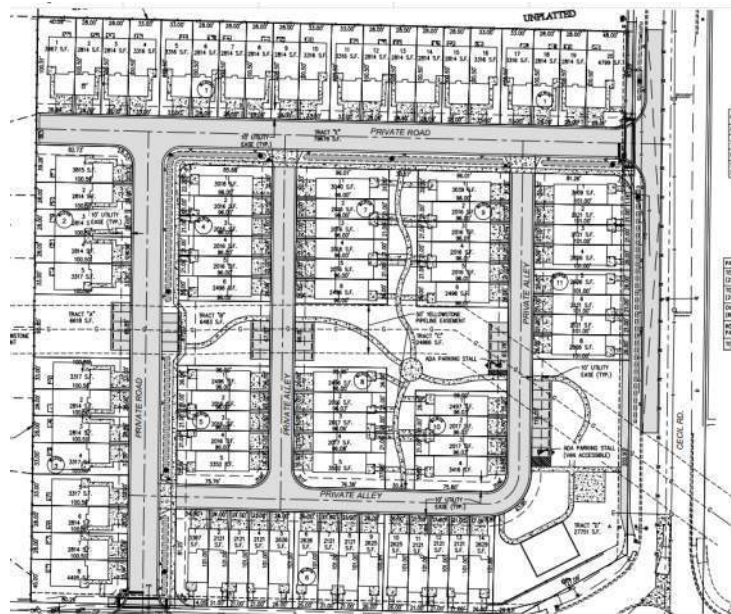


Figure 9: THE POST Planned Unit Development and Plat Map

Structures:

With a PUD approval process, design elevations of the proposed structures are provided by an applicant, often without supporting detailed architectural plans for the interior and exterior of the individual units. This is because the design of the actual structures has not been completed, rather the owner is waiting for their PUD concept to be approved before creating detailed design drawings.

This is not the case with THE POST. Because the property is small, encumbered by the Yellowstone Pipeline, served by private infrastructure maintained by the future HOA, and contains individual lots; much time and attention has been placed into interior and exterior designs of the individual townhome structures and townhome block structure, as well as the individual lot plans. As for future single family-owned homes, careful attention has been paid to livability.

Exterior features:

Each townhome structure holds 4, 5, or 6 single family residential living units. These individual single family residential living units are designed to be 21' and 28' wide. The elevations and floor plan details can be viewed in the attached architectural drawing sets. Here are the summary details of these plans.

21' Single Family Residential Units (with alley loaded garages)



Figure 10: THE POST Elevations 21' Single family Residential Units

Residence Type—21' Units	Living Area	Garage Area	Bedrooms		Bathrooms	Upper deck/covered porch	Special Features
End Unit	1787 sq. ft.	490 sq. ft.	3 Upper		2 Upper 1 Lower (part)	Covered porch	Separate first floor powder room; separate second floor laundry; large bedrooms, understairs storage; separate mechanical room in garage
Interior Unit	1845 sq. ft.	490 sq. ft.	3 Upper		2 Upper 1 Lower (part)	Covered porch and balcony	
Middle Unit *only on 5-unit bldg.	1787 sq. ft.	490 sq. ft.	2 (primary) Upper		2 Upper 1 Lower (part)	Covered porch	

28' Single Family Residential Units (with front loaded garages)



Figure 11: THE POST Elevations 28' Single family Residential Units

Residence Type—28' Units	Living Area	Garage Area		Bedrooms	Bathrooms	Upper deck/covered porch	Special Features
End/Middle Unit	1904 sq. ft.	490 sq. ft.		3 Upper 1 Lower	2 Upper 1 Lower	Covered porch	Lower floor full bathroom; lower floor separate laundry; large bedrooms
Interior Unit	2103 sq. ft.	490 sq. ft.		3 Upper 1 Lower	2 Upper 1 Lower	Covered porch	

Lots:

The lots will range from 21'-48' wide. The minimum lot area proposed is 2,000 sq. ft. The minimum lot frontage proposed is 21'. Individual lot coverage will not exceed the 70% allowed by City Code

Access: All lots will be accessed via an internal private road system. Thirty-three (33) of the lots (along the north and west property lines) will be front-loaded from the private road system, and 54 of the lots will be rear loaded from the private alley system. Private road approaches will be constructed onto N Cecil Rd and E Poleline Ave.

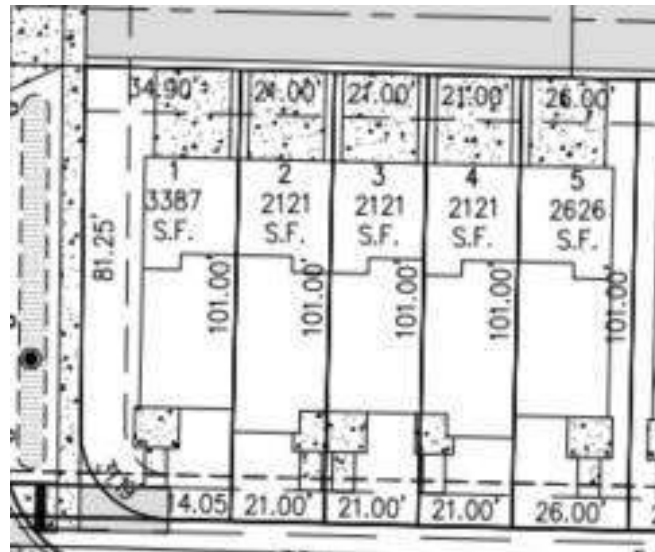


Figure 12: THE POST Lot Width Example

Parking:

Each townhome will have two interior garage parking spaces and two exterior driveway spaces for a total of 4 spaces per residence. This equates to 348 private parking spaces in THE POST. There are also 30 roadside parallel parking stalls and 30 overflow parking stalls in parking areas throughout the development.



Figure 13: THE POST Two Vehicle Garage Example

Landscaping and amenities:

The conceptual landscaping plan is attached. Here are some summary details.

The open space tracts have walking paths, landscaping, and a variety of use amenities. The Owner is proposing to construct the following items within the common open space areas:

- 5' asphalt or concrete walking paths
- Irrigated turf grass and mulched landscape beds
- Trees, bushes, and grasses
- Benches
- Picnic table
- Shade structure (30'X30')
- Play structure with engineered wood fiber play area
- Bollard lights along pathways



Figure 14: THE POST Landscaping Concept Plan

Fences and gates:

The west and north boundaries of the property will be fenced. The lots abutting the north and west boundaries may have backyard areas which are individually fenced.

THE POST is not planned as a gated community.

Design Modifications

The requested design modifications are detailed in Exhibit B. These modifications enhance the concept of a master planned community with a heightened level of site and architectural design. This design promotes healthy and interactive residential lifestyles with communal walkways, gathering areas, park spaces, and additional internal parking. The buildings are designed with aesthetic enhancements and variation. There is also a feeling of community closeness and interactivity with the alley-loaded home fronting onto shared greenspace.

Infrastructure

Potable water: Ross Point Water District is the water service provider. Water mains are located within both the E Poleline Ave (8" diameter) and N Cecil Rd (12" diameter) rights of way. 8- inch PVC water mains will extend from the mains in both roads internal to this project and will be installed under the new road surface within the street tracts. Appropriate easements will be reserved allowing the Water District

to access the infrastructure. All mains, laterals, and meters boxes will be installed per the Ross Point Water District specifications.

Fireflow: Kootenai Fire and Rescue is the emergency fire and life/safety response service provider. The new 8" water mains discussed above will serve to provide fire service to the new development. New fire hydrants will be installed throughout the development. Appropriate easements will be reserved allowing the Fire District to access the infrastructure. All infrastructure will be installed per the Kootenai Fire and Rescue District specifications and regulations.

Sewer: The City of Post Falls is the sewer service provider. Sewer mains are located at Enclave Way, Downing, and Andesite. 8-inch PVC mains will be installed under the road surface within the street tracts. Appropriate easements will be reserved allowing for the city to access the infrastructure. All mains, utility access holes, and laterals will be constructed per the City's specifications. Individual sewer services will extend a minimum of five feet internal to individual lots.

Irrigation: THE POST HOA will be the irrigation service provider. Irrigation systems will be installed in the various tracts. System sizes will vary depending on location. These tracts will be dedicated to the HOA allowing the HOA to access the tracts for maintenance.

Stormwater: THE POST HOA will be the stormwater maintenance provider. Stormwater infrastructure will be installed in the various tracts. Stormwater systems sizes will vary depending on location. All ponds, basins, swales, catch basins, pipes, and curb inlets will be constructed per the City's specifications. These tracts will be dedicated to the HOA: allowing the HOA to access the tracts for maintenance.

Snow: THE POST HOA will be the snow removal and storage maintenance provider. Snow will be removed and stored in the various tracts. The storage area sizes will vary depending on location. These tracts will be dedicated to the HOA allowing the HOA to access the tracts for storage and maintenance.

Streets: The owner is proposing that internal circulation within the PUD will be via a private street and alley system. As this is a private community, this will be a low volume, low speed street system, which is designed for internal traffic calming. The street infrastructure will be dedicated to the HOA allowing the HOA to access the tracts for maintenance. Materials and structural sections for streets, curbing, and sidewalks are proposed to be per city standards, but there are some slight design modifications proposed. The owner is proposing the following two street types:

Private Road Typical Section A is proposed for the streets serving the larger front-loaded lots in the PUD. The owner is requesting a modification to allow for one side of the street to contain the on-street parking, sidewalk, swale, and landscape buffer.

Below is the typical section for this road design.

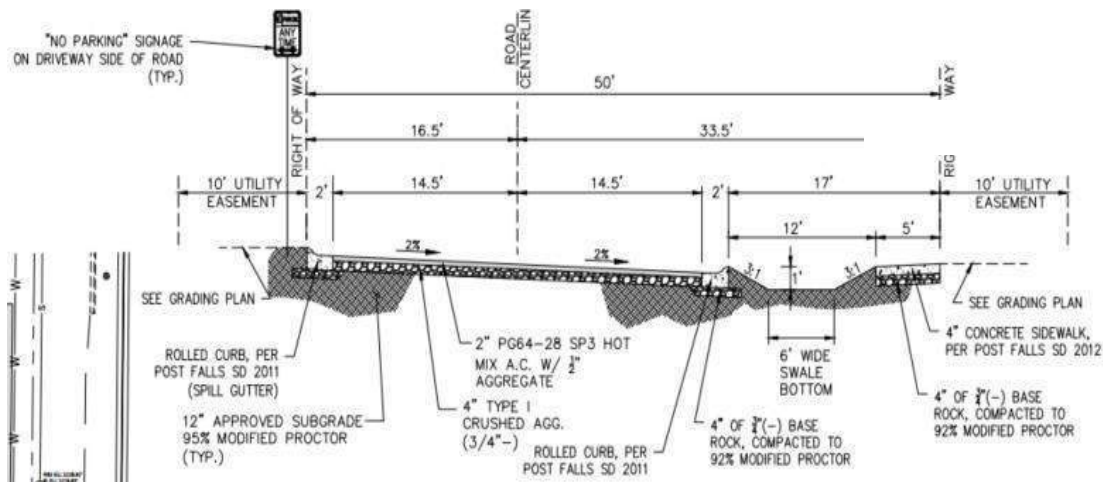


Figure 15: Private Residential Street Typical Section A (w/ parking, sidewalk, swale, and landscaping on one side)

Private Alley Typical Section B is proposed for other internal roads. This alley is designed to provide access to the rear loaded lots. The owner is requesting modification for these streets to be a surfaced road with of 26' but without the on-street parking, sidewalks, swale, vertical curb and gutter, and landscaping that are part of a traditional street section.

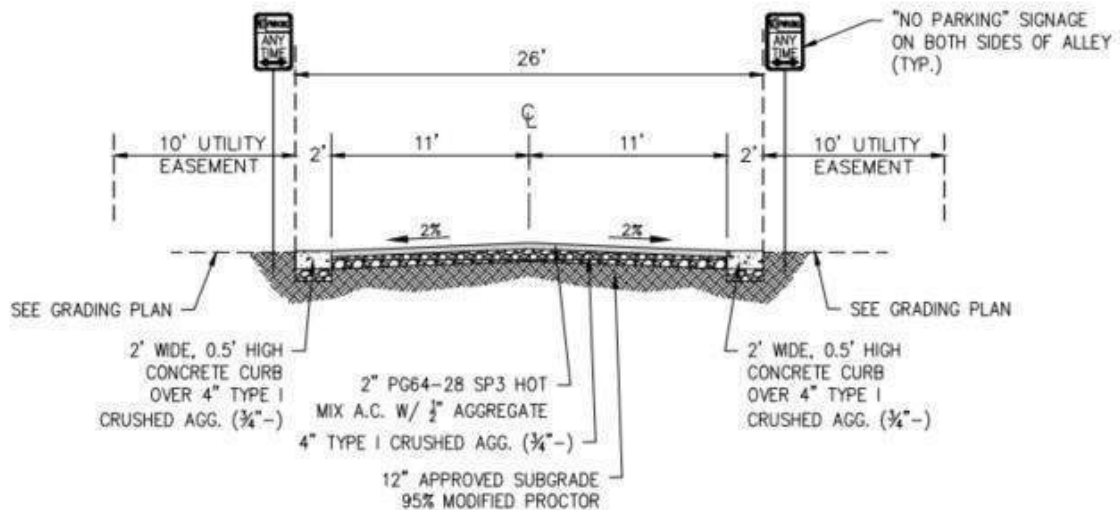


Figure 16: Private Residential Alley Typical Section B (with street structural section and flush concrete curbs)

Below is the proposed typical section for the Cecil Road Widening.

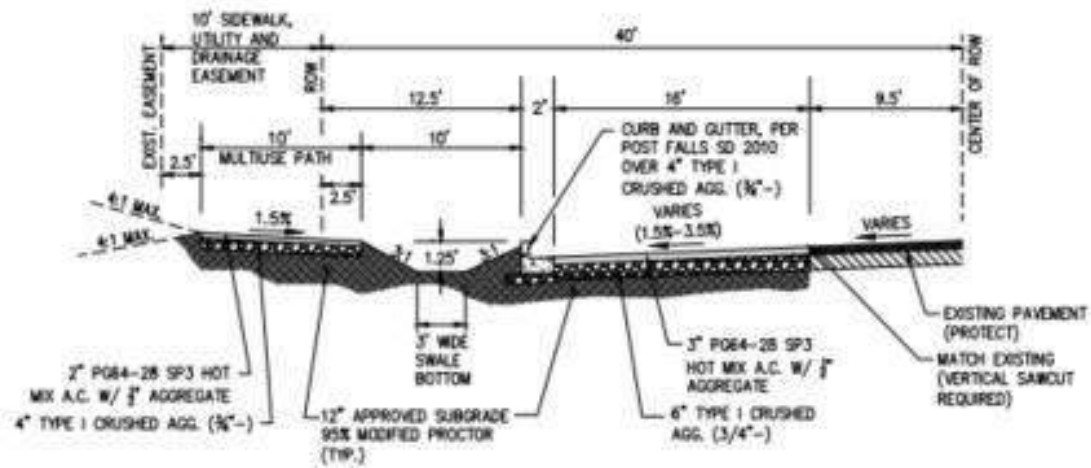


Figure 17: Cecil Street Typical Section

Parking: In addition to the two garage spaces per unit and two exterior spaces onsite for each townhome there are additional provisions for 30 roadside parallel parking spaces and 30 supplemental parking lot spaces throughout THE POST. All parking spaces are designed per the City's specifications. The parking areas will be in the street tract and will be owned by the HOA who will have rights of access to the tract for maintenance.

Recreational paths: Recreational paths will be provided through THE POST, its private park area, and externally on Cecil Rd and Poleline Avenue. Paths sizes and materials may vary, with 5' asphalt or concrete sidewalks planned in most internal areas. The paths will be in the various tracts. These tracts will be dedicated to the HOA: allowing the HOA to access the tracts for maintenance.

Power, street lighting, and private utilities: Utilities will be established in road-side easements and tracts and maintained by the service provider. Appropriate easements will be reserved allowing the service providers to access the infrastructure.

Management of Common Areas

The owner is proposing the following infrastructure that will be maintained by the HOA:

- Streets, alleys, and parking areas (street surface, curb/gutters, markings, sidewalks, landscape buffers, and any signage)
- Stormwater systems
- Snow removal and storage
- Paths/sidewalks
- Structures within common areas
- Supplemental parking areas
- Irrigation (stormwater infrastructure, street and common area landscaping)
- Mailbox station

Schedule

The project is proposed as a single-phase PUD/subdivision. Construction of the PUD/subdivision infrastructure is anticipated to commence and be completed in late 2023 or 2024 with home construction beginning in 2024.

CODE ANALYSIS

Post Falls City Code 18.28.080

E. PUD Review And Approval Criteria: The Planning and Zoning Commission will hold a public hearing to consider the proposed PUD plan following the quasi-judicial hearing procedures contained in section [18.20.060](#) of this chapter. In order to approve a proposed PUD plan the commission must determine that the proposal meets each of the following approval criteria:

1. The proposed PUD provides for an integrated transportation network that adequately serves the proposed development by:
 - a. Providing a public water supply system that has adequate supply to serve the proposed development; and
 - b. Providing a public wastewater collection system that is designed in accordance with the City's adopted Wastewater Master Plan and has sufficient capacity to accommodate the proposed sewer flows; and
 - c. Providing adequate accommodation for other utilities necessary to support the proposed development; and
 - d. Providing sufficient parking throughout the development to adequately meet the parking needs of all uses proposed in the PUD.

THE POST will be served by adequate public and water systems. Appropriate agencies have provided will serve letters where required by code. THE POST will exceed the City's parking standards with overflow parking areas provided strategically throughout the community.

2. The proposed PUD provides for an integrated transportation network that adequately serves the proposed development by:
 - a. Providing for the continuation of arterial and collector streets, meeting City standards for traffic volume, in a manner consistent with the City's adopted Transportation Master Plan; and
 - b. Providing a local street network that allows adequate traffic circulation and snow storage throughout the entire development; and
 - c. Providing a pedestrian and bicycle system designed to provide adequate circulation throughout the entire development and to all open space areas.

THE POST will access directly onto existing public streets with improvements made as required to meet current city standards. THE POST is served by a looped outer street system and an internal alley system which provide a well-organized local street network. Sidewalks are provided on public roads and additionally there are internal path systems providing for pedestrian and bicycle circulation throughout the community.

3. The proposed PUD provides enhanced community design by:
 - a. Conserving and incorporating the sites significant natural, scenic and/or historical features in the development, if any; and

- b. Integrating a mix of compatible land uses in the development and adequately buffering and/or separating any incompatible uses in the development; and
- c. Locating the proposed uses and lot sizes in the proposed PUD in a manner that blends with the surrounding uses, neighborhoods and public facilities located in the city; and
- d. Providing at least ten percent (10%) of the gross land area for open space that meets the recreational needs of the users of the development and provides for a variety of recreational uses; and

THE POST is innovatively designed around the Yellowstone Pipe corridor, actively taking advantage of the pipeline location to provide for interconnected green spaces, trail systems, gathering, and recreation areas making up 17.5% of the property. THE POST is in an area with a mixture of land uses that supply localized services as well as access to significant commercial and service offerings within a short distance on the Highway 41 system.

- 4. The proposed PUD provides for timely development of the property and security for future completion and maintenance by:
 - a. Ensuring that each development block contains all the necessary element to exist independently from future blocks; and
 - b. Ensuring that each building in the development lot has sufficient access around the structure to allow for continual maintenance of the building and access for emergency services.
 - c. Ensuring that a funding mechanism exists to adequately maintain common areas that are not publicly maintained
 - d.

THE POST is a small project that will be built in one phase. Each development block will have the necessary infrastructure to be independent. There is adequate area around each building to meet building and fire codes as well as to provide entry to maintenance purposes. As with all Architerra projects, THE POST will be managed by an internal HOA management company.

Respectfully submitted,



Connie Krueger, AICP

Exhibit A:

Existing Physical Environment

Existing use: The property is currently undeveloped.

Topography: The property is generally flat, sloping very slightly (approx. 1%) downward from the northwest corner of the property both to the south and to the east.

Soils: The United States Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) defines the soil as Garrison Gravelly Silt loam (0%-7% slopes). This soil type is generally characterized as deep, somewhat excessively drained, soil formed in outwash terraces with gravelly ash and loams in the upper portion. This is not a hydric soil.

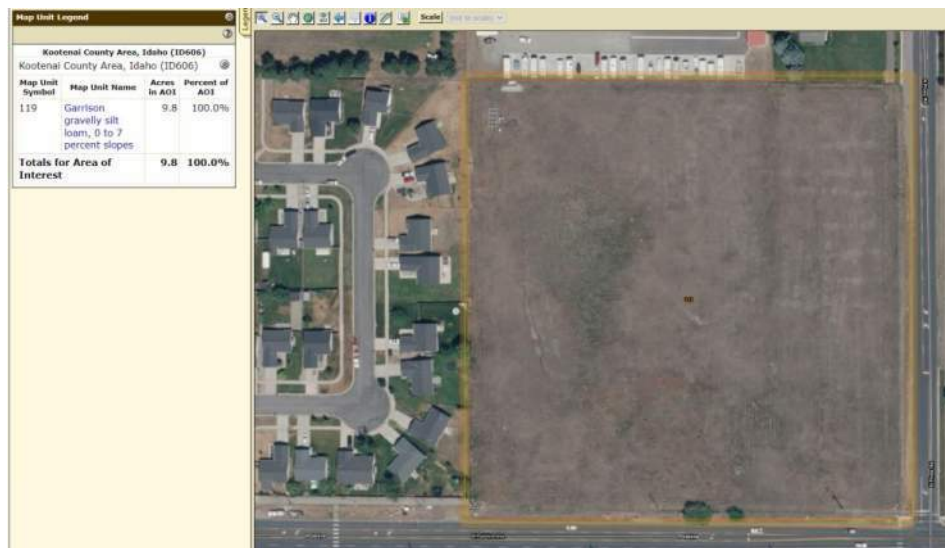


Figure 18: USDA NRCS Web Soil Survey

Wetlands and Riparian Areas: Pursuant to the National Wetlands Inventory Surface Waters and Wetlands Map, there are no natural riparian areas or wetlands on or near the property.

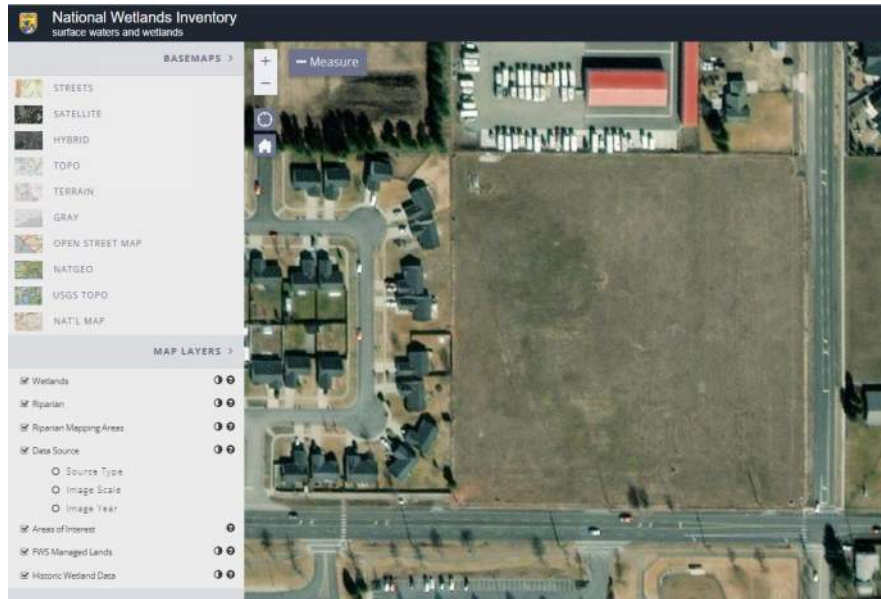


Figure 19: US Fish and Wildlife Service National Wetlands Inventory Wetlands Mapper

Flood Zone Designation: Pursuant to the National Flood Insurance Program Flood Map 16055C0385E, the property is located entirely in a Zone X Area of Minimal Flood Hazard (outside the 0.2% annual chance floodplain).

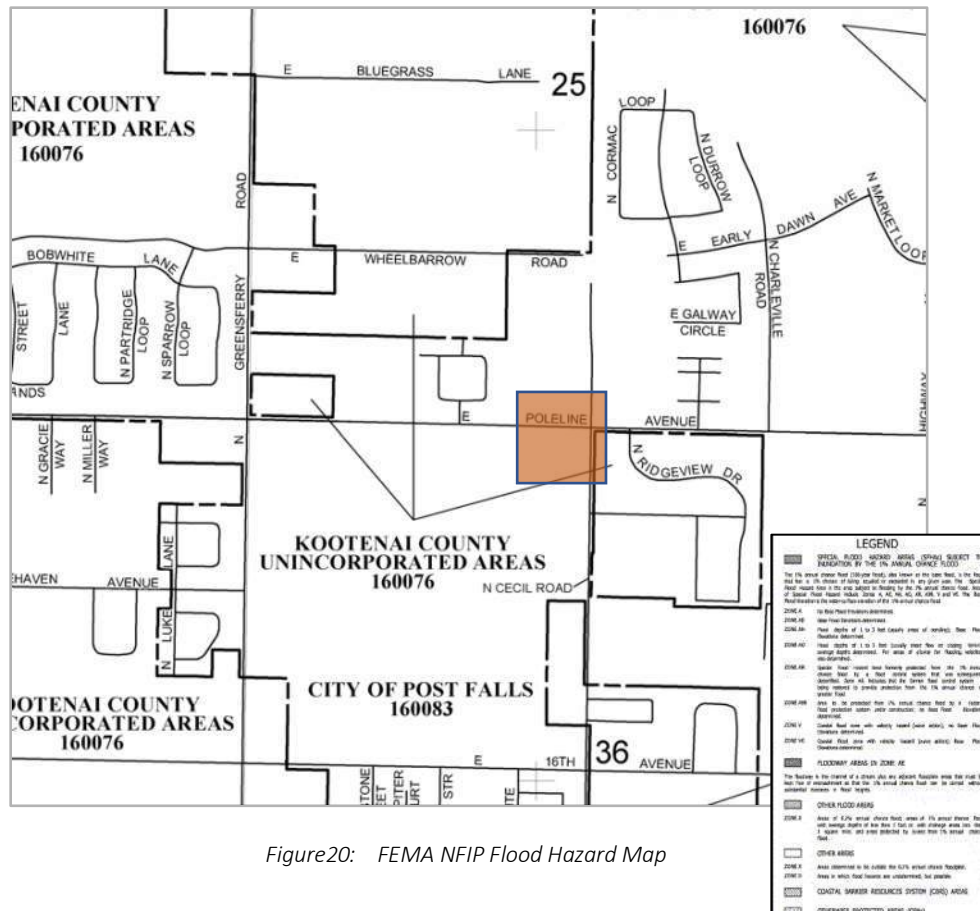


Figure20: FEMA NFIP Flood Hazard Map

Exhibit B:

Design Modifications

ZONING/STREET STANDARD CODE CITATIONS	Modifications proposed as allowed by PFCC 18.20.080.b. Pursuant to 18.20.080.b.3, the following modifications to the city's standards are discussed in the applicable sections below.
18.20.040 2400 sq. ft. minimum lot area Modification per 18.20.080.B.3.c	Proposing a 2000 sq. ft. minimum lot area
18.20.040 25' minimum lot width Modification per 18.20.080.B.3.c	Proposing a 21' minimum lot width, with widths ranging up to 48' wide
18.20.040 15' flanking yard setback Modification per 18.20.080.B.3.a	Proposing a 10' flanking street setback
18.20.040 R2 (SF) lot 45' or less must be alley/rear loaded Modification per 18.20.080.B.3.a	Proposing 33 of 87 units as front-loaded townhome units
12.12.060.A Driveway approach widths 40% Exception per Zoning Administrator per 12.12.060 and modification per 18.20.080.B.3.d	Proposing driveway approach widths that exceed 40% of individual lot frontages
17.28.040.A.8 Street Circulation and Design Standards Modification per 18.20.080.B.3.d	Proposing private street; private streets and associated streetlights shall meet city public street and illumination standards
17.28.040.A.9 Street Circulation and Design Standards Modification per 18.20.080.B.3.d	Proposing private alleys with maintenance administered by the HOA
17.28.050 Pedestrian Walkways Modification per 18.20.080.B.3.d	Proposing small area at east/west private road turning tee that will not have sidewalks on either side
17.28.090 Street Trees Modification per 18.20.080.B.3.d	Proposing street trees on one side of private road; this will be supplemented by trees in open space and park areas; thus
17.28.110 Residential Street Design Modification per 18.20.080.B.3.d	Proposing alley-loaded lots built to IFC standards

TOWNHOME

CODE CITATIONS

Modifications proposed:

Post Falls City Code 18.24.030.c.3 requires specific access and design features for townhomes. THE POST is designed holistically, with the site designed integral to the structures and the structures designed integral to the site. With the depth of design that has been completed to THE POST, the owner would like to ensure that there are no process concerns at the time of future building permit, thus, the proposed modifications to the townhome standards are detailed below. The owner requests that these be memorialized and/or addressed as required by Code through this PUD process.

Proposing 33 of 87 total units as front-loaded townhome units. The Yellowstone Pipeline has necessitated innovative design with private streets and alleys. The property fronts on Poleline Ave and Cecil Rd, minor arterial/major collector roads where direct driveway access would not be allowed and where it is not desirable to front the structures outward to these roads.

18.24.030.C.3.

Unless otherwise approved through site plan review, vehicular access will be from the rear

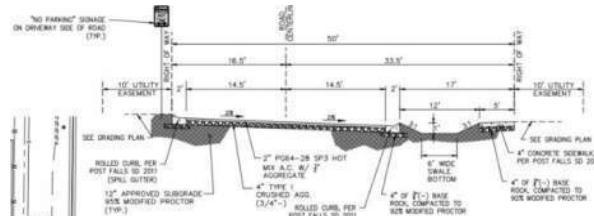


Figure 21: Excerpt from PUD and Plat depicting lot orientation

18.24.030.C.4

An offset face shall not create two adjoining principal faces

Proposing design variations that meet the intent of the City's townhome design standards. See the attached architectural plans. The ability to strictly comply with each of these City standards on each individual unit is offset by the owners' desire to provide covered patio shelter, usable and safe interior spaces, and ample onsite parking with multiple car garages and driveways.

18.24.030.C.5

Offset face setback 5' from principal face

The project architect worked with the City's townhome design standards in hand and has created visual interest and distinction on each building through off-set front faces and the use of multiple and alternating siding materials.

Additional visual interest and distinction is provided on each unit using alternating glazing (window) and door placement, covered patios, and steel framed balconies.

18.24.030.C.6

3/4 width offset face

The architect has worked to ensure that the concepts of articulation and visual distinction encapsulated in this code section are addressed thoroughly in the design.

18.24.030.C.8

Street screens

Proposing to screen parking areas through surrounding vegetative buffers. See concept landscaping plan.

Code Interpretations

CODE INTERPRETATIONS PER POST FALLS CITY STAFF -Included to memorialize interpretation per city staff

18.16.010.B.1

Residential densities may be allowed at densities permitted by the Medium Density Residential Zone by special use permit.

This PUD process will substitute for a special use permit approval process.

18.24.030C.1.

Open porches may extend 5' from principal plane

Porches currently extend into the 15' setback. The city staff clarified that this code section allows for this extension without the need for a modification request and that the intent of the code is a 5' exception to yard setback requirements.

18.24.030.C.2

Walkway connecting each unit to the adjacent sidewalk

Walkways are provided where there are adjacent sidewalks at the roadside or within common open space. There are areas, primarily on the north and west side of the perimeter street, where there are no adjacent sidewalks and as such, walkways are not shown. The staff has interpreted that the connection of a walkway to an adjacent sidewalk is only required where sidewalks will also exist.

18.24.030.C.3.

Unless otherwise approved through site plan review, vehicular access will be from the rear

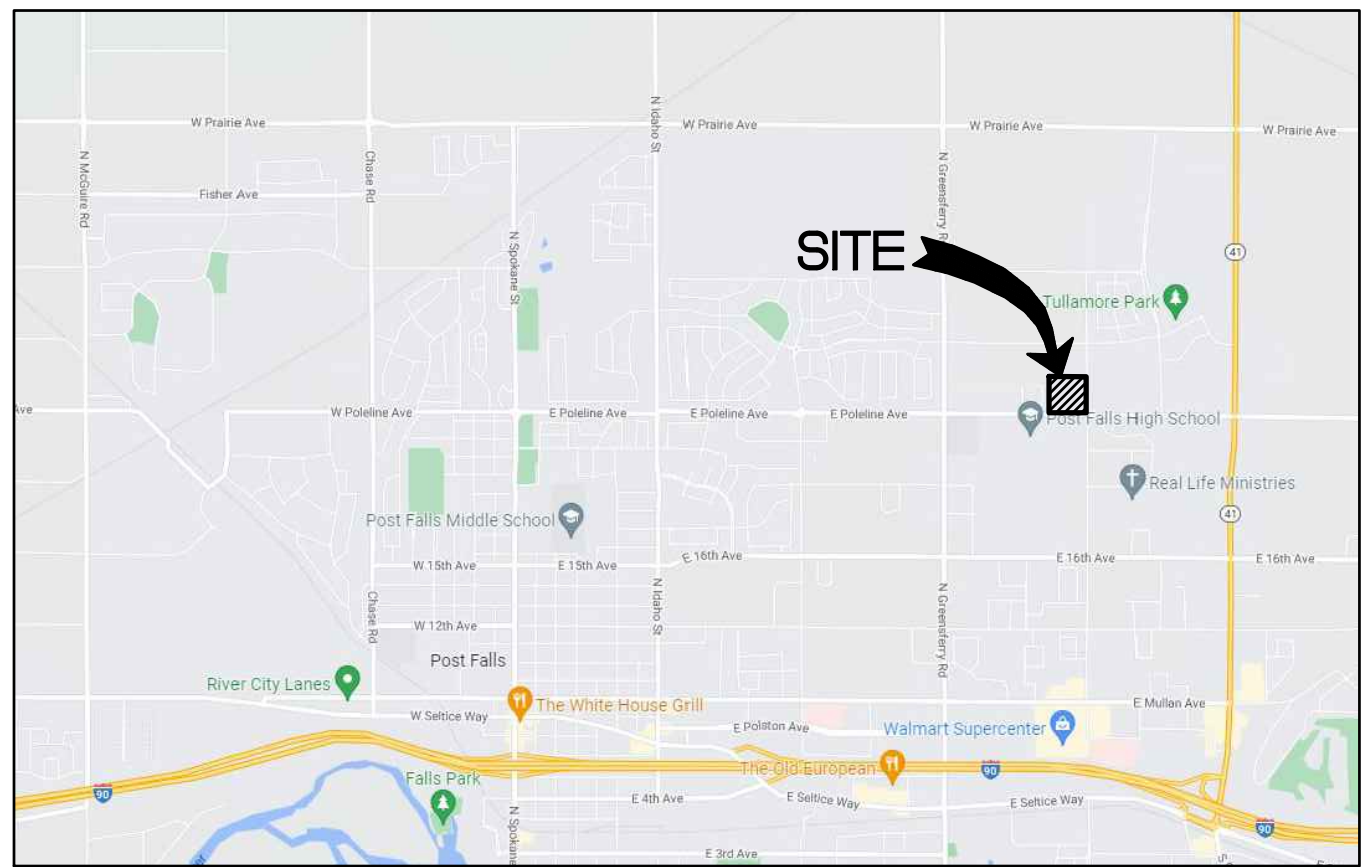
This PUD process will substitute for a site plan review approval process.

Sidewalks on both sides of private street

See attached preliminary plat, requesting one-side only in limited areas on the perimeter street

THE POST

A PORTION OF SW1/4 OF SEC. 25, T.51N., R.05W., B.M.,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO



VICINITY MAP

PROPERTY SETBACK INFORMATION

PROPERTY LINE	PROPOSED MINIMUM SETBACK
FRONT YARD	15'-0"
SIDE YARD	0'-0" - 5'-0"
REAR YARD	20'-0"
STREET SIDE (FLANKING YARD)	10'-0"

PROPOSED HOUSING TYPE AND COUNT

HOUSING TYPE	NUMBER OF UNITS
TOWNHOME (FRONT LOAD)	33
TOWNHOME (REAR LOAD)	54

PROPOSED SITE PARKING COUNTS

PARKING STALL LOCATION	NUMBER OF STALLS
TOWNHOME GARAGE (2 STALLS PER UNIT)	174
TOWNHOME DRIVEWAY (2 STALLS PER UNIT)	174
OVERFLOW PARKING STALLS (INCL. 2 ADA STALLS)	30
ROADSIDE PARALLEL PARKING	30
TOTAL	408

PRELIMINARY SUBDIVISION INFORMATION

PROJECT DATA	THE POST
PARCEL NUMBER	P-7050-25-060-AA
SITE ADDRESS	POLELINE & CECIL
TOTAL PROJECT AREA	±8.65 ACRES
COMMON OPEN SPACE AREA	±1.51 ACRES
PRIVATE STREET AREA	±1.83 ACRES
LOT AREA	±5.31 ACRES
EXISTING ZONE	LIMITED COMMERCIAL (LC)
TYPE OF UNITS PROPOSED	TOWNHOMES
NUMBER OF LOTS PROPOSED	87 LOTS
MAX DENSITY ALLOWED (LC)	18.2 UNITS PER ACRE
PROPOSED DENSITY	10.1 UNITS PER ACRE
MINIMUM TOWNHOUSE LOT AREA PERMITTED IN (LC) ZONE	2,400 S.F.
MINIMUM LOT AREA PROPOSED	2,000 S.F.
MINIMUM TOWNHOUSE FRONTAGE PERMITTED IN (LC) ZONE	25 FEET
MINIMUM FRONTAGE PROPOSED	21 FEET
TOWNHOUSE BUILDING COVERAGE PERMITTED IN (LC) ZONE	70% MAXIMUM
BUILDING COVERAGE PROPOSED	70% MAXIMUM

COMMON OPENSACE INFORMATION

TRACT	AREA (S.F.)	PROPOSED USES AND FUNCTION
A	6,618	YELLOWSTONE PIPELINE EASEMENT, PARKING AND LANDSCAPING
B	6,483	YELLOWSTONE PIPELINE EASEMENT, AMENITY STRUCTURES, PATHWAYS & SIDEWALKS, PARKING AND STORMWATER
C	24,966	YELLOWSTONE PIPELINE EASEMENT, AMENITY STRUCTURES, PATHWAYS & SIDEWALKS, PARKING, STORMWATER AND UTILITIES
D	27,751	YELLOWSTONE PIPELINE EASEMENT, AMENITY STRUCTURES, PATHWAYS & SIDEWALKS, PARKING, STORMWATER AND UTILITIES
E	79,678	PRIVATE STREETS, ALLEYS, SIDEWALKS, STORM DRAINAGE, UTILITIES, PARKING AND YELLOWSTONE PIPELINE EASEMENT

COMMON OPENSACE AREA=1.51 ACRES OR 17.5% OF TOTAL PROJECT AREA.
PRIVATE STREET AREA =1.83 ACRES OR 21.2% OF TOTAL PROJECT AREA.

ALL COMMON OPENSACE AND STREET TRACTS WILL BE OWNED AND MAINTAINED BY THE POST HOME OWNER'S ASSOCIATION. THE HOME OWNER'S ASSOCIATION WILL ALSO MAINTAIN ALL COMMON FACILITIES LOCATED IN TRACTS INCLUDING PATHWAYS, STORM DRAINAGE FACILITIES, AMENITIES, LANDSCAPING AND IRRIGATION.

LEGEND

	PROJECT BOUNDARY LINE
	NEW LOT LINE
	ROAD CENTERLINE
	UTILITY EASEMENT
	CONCRETE CURB
	PEDESTRIAN RAMP
	STORM DRAINAGE POND
	10' MULTI-USE PATHWAY
	CONCRETE SIDEWALK/DRIVEWAY
	PUBLIC/PRIVATE STREET

Exhibit A-3

OWNER/DEVELOPER

MELISSA WELLS
SL INVESTMENT PROPERTIES, LLC. 1859 N. LAKEWOOD DR., STE #200 COEUR D'ALENE, ID 83814
PHONE: (208) 292-1616

ENGINEER OF RECORD

GABE GALLINGER, P.E.
COEUR DEVELOPMENT, LLC
1859 N. LAKEWOOD DR., STE #200
COEUR D'ALENE, ID 83814
PHONE: (509) 991-9033

COEUR
DEVELOPMENT, LLC
1859 LAKEWOOD DR. COEUR D'ALENE, ID 83814
PHONE: (509) 991-9033

THE POST PUD
PRELIMINARY PLAT MAP

CITY OF POST FALLS
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
408 N. SPOKANE STREET
POST FALLS, ID 83854
PHONE #: (208) 773-3511
VERTICAL DATUM - NAVD 88

REVISION
PRELIMINARY PUD/SUBDIVISION SUBMITTAL TO CITY

BY

GRG

DATE

5-22-2023

#

1

SCALE

HOR.

VERT.

PROJECT #:
DESIGNED BY:
CHECKED BY:

23-001
ML
GRG

1 OF 8

A PORTION OF SW1/4 OF SEC. 25, T.51N., R.05W., B.M.,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

COEUR
DEVELOPMENT, LLC

1859 LAKEWOOD DR. COEUR D'ALENE, ID 83814
PHONE: (509) 991-9033

THE POST PUD

EXISTING CONDITIONS

CITY OF POST FALLS
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION

908 N. SPOKANE STREET
POST FALLS, ID 83854
PHONE #: (208)773-3511

 VERTICAL DATUM - NAVD 88

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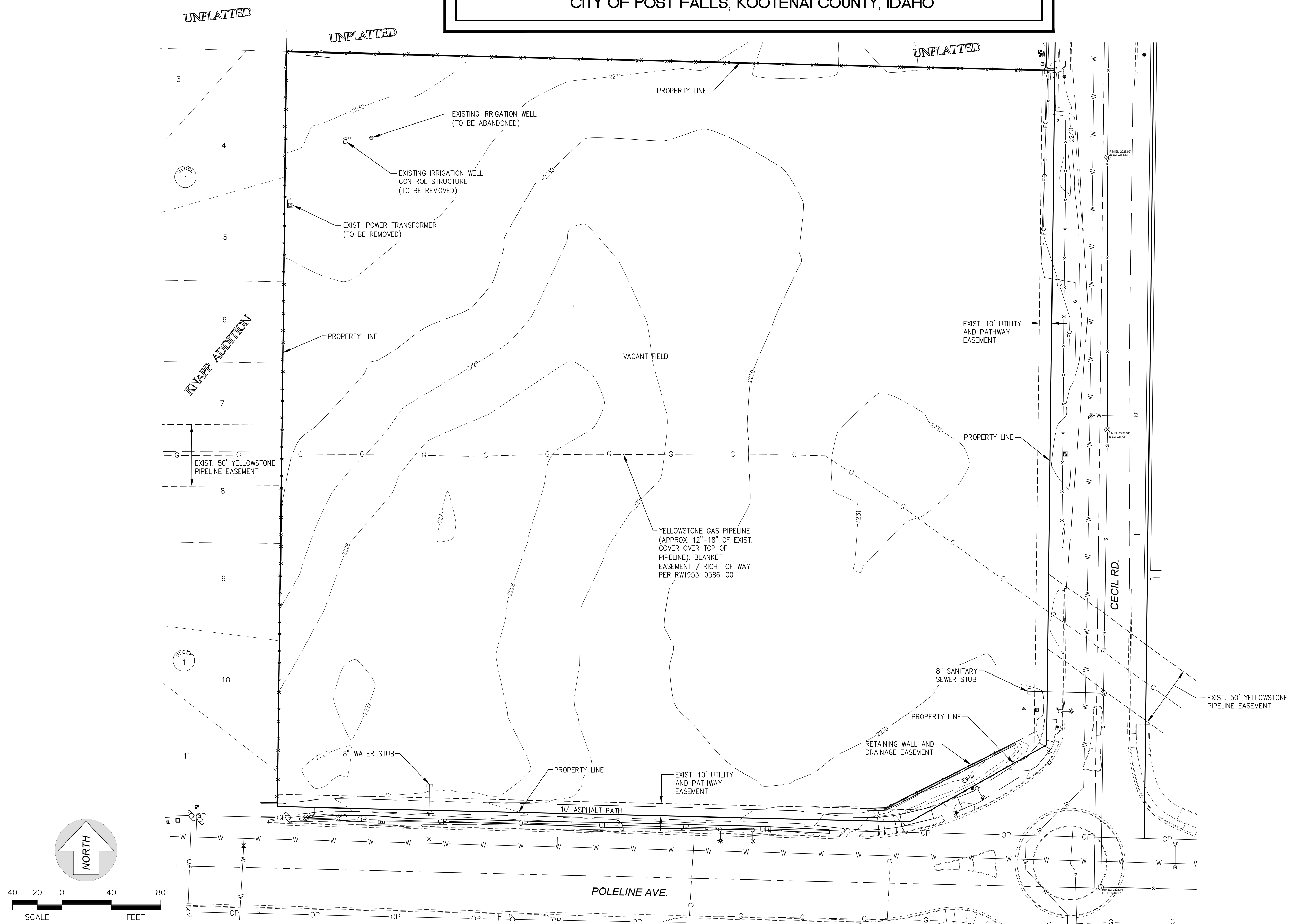
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PROJECT #: 23-001
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2 OF 8

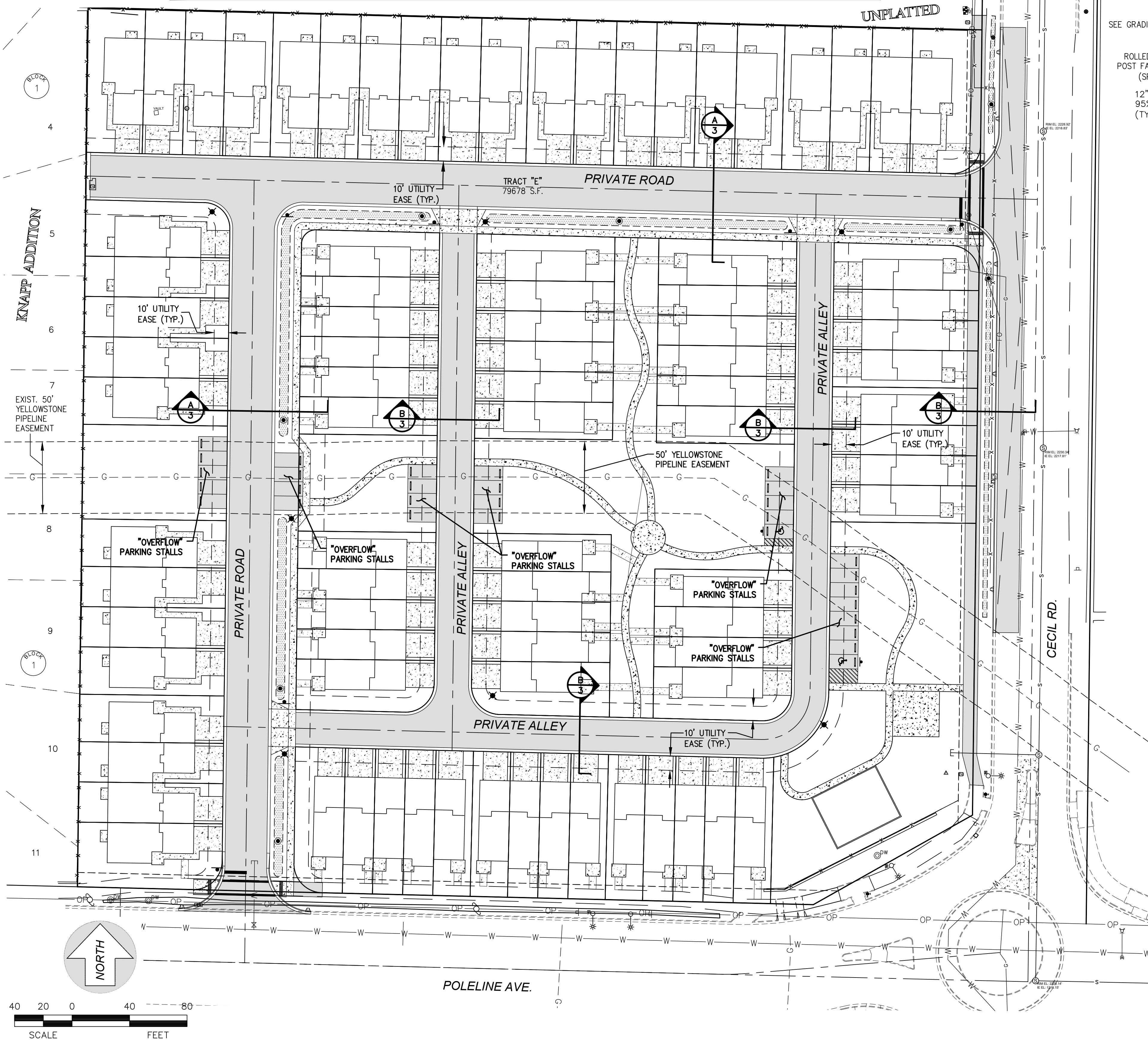


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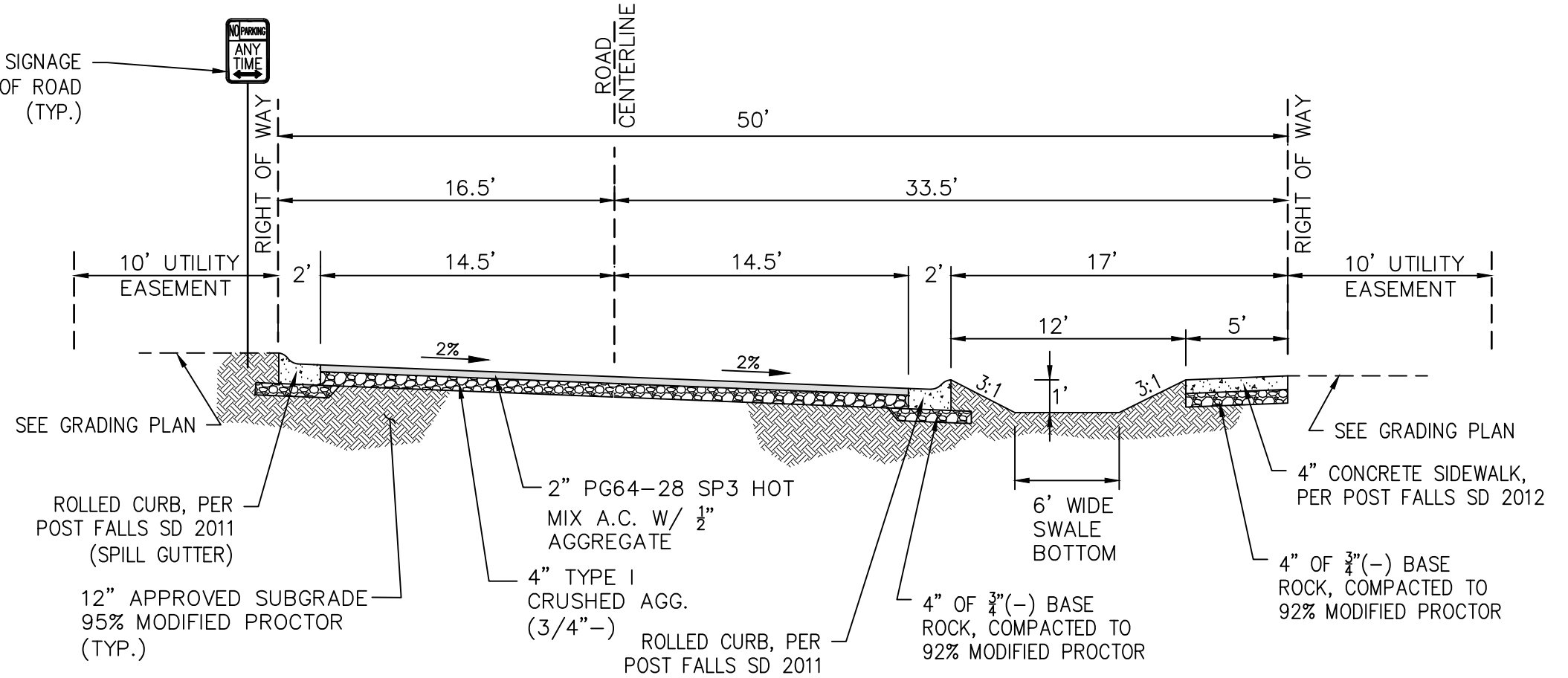
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CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

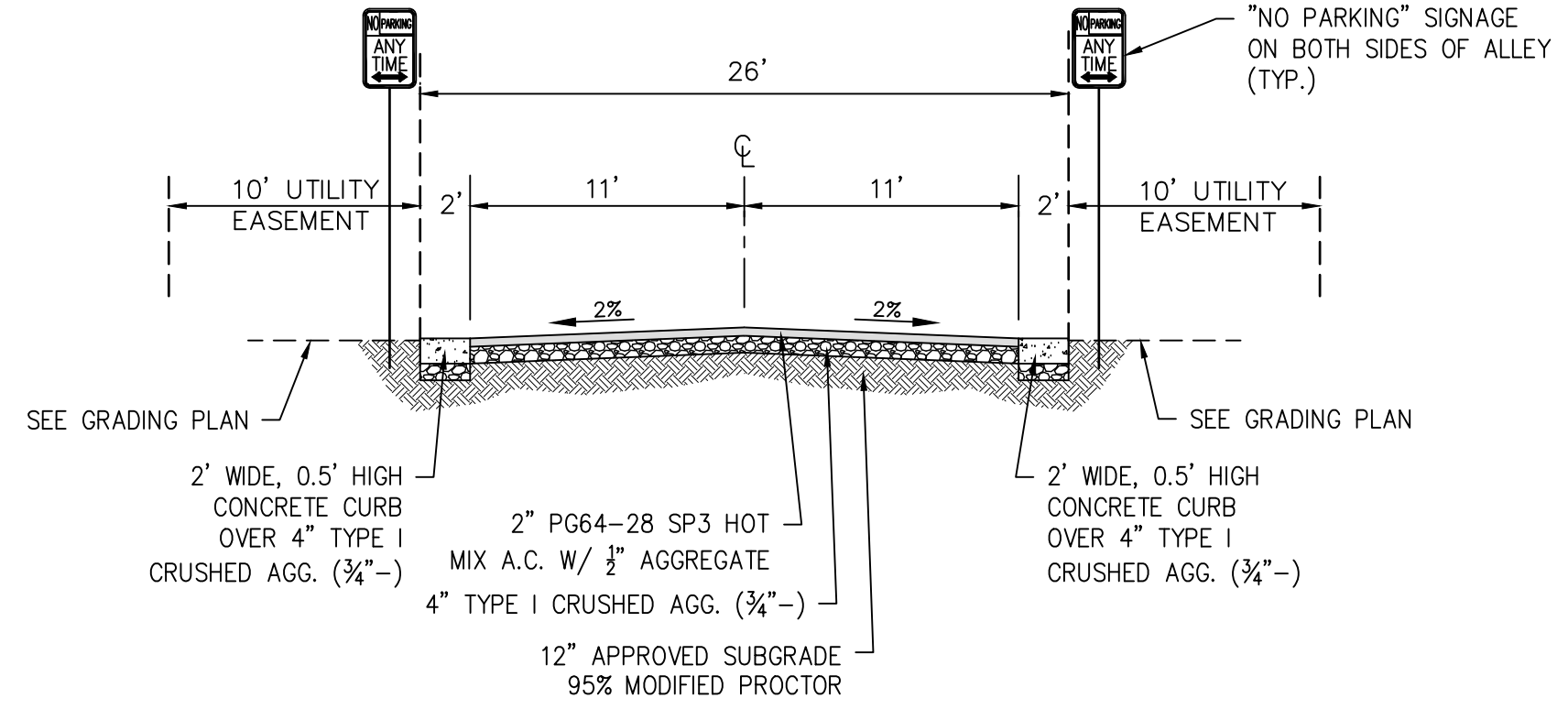


"NO PARKING" SIGNAGE
ON DRIVEWAY SIDE OF ROAD
(TYP.)



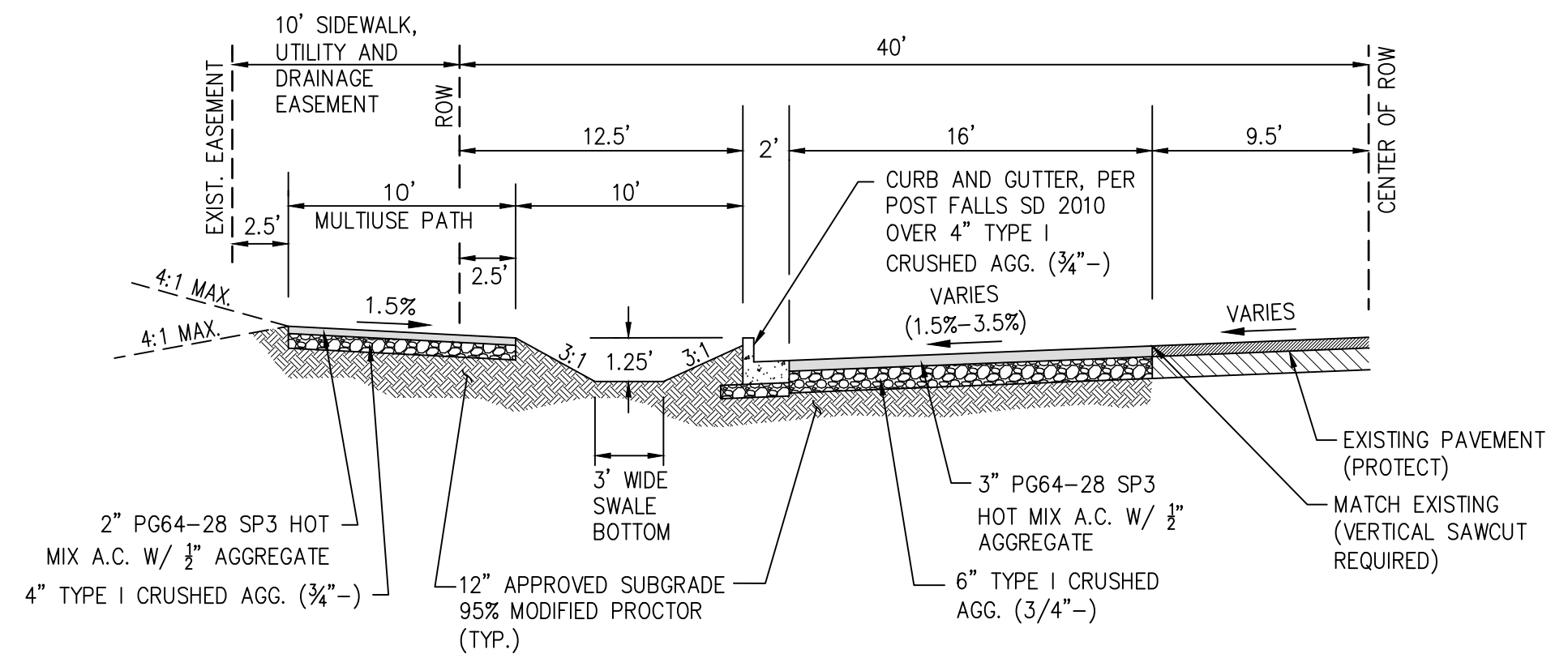
PRIVATE ROAD - TYPICAL SECTION

NOT TO SCALE



PRIVATE ALLEY - TYPICAL SECTION

NOT TO SCALE



CECIL ROAD WIDENING - TYPICAL SECTION

NOT TO SCALE

LEGEND

- PROJECT BOUNDARY LINE
- NEW LOT LINE
- ROAD CENTERLINE
- UTILITY EASEMENT
- CONCRETE CURB
- PEDESTRIAN RAMP
- STORM DRAINAGE POND
- 10' MULTI-USE PATHWAY
- CONCRETE SIDEWALK
- PUBLIC/PRIVATE STREET

OWNER/DEVELOPER

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THE POST PUD
OVERALL ROADWAY PLAN
AND
TYPICAL SECTIONS

CITY OF POST FALLS
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
408 N. SPOKANE STREET
POST FALLS, IDAHO 83854
PHONE #: (208) 773-5311

VERTICAL DATUM - NAVD 88

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BY
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PRELIMINARY PUD/SUBDIVISION SUBMITTAL TO CITY

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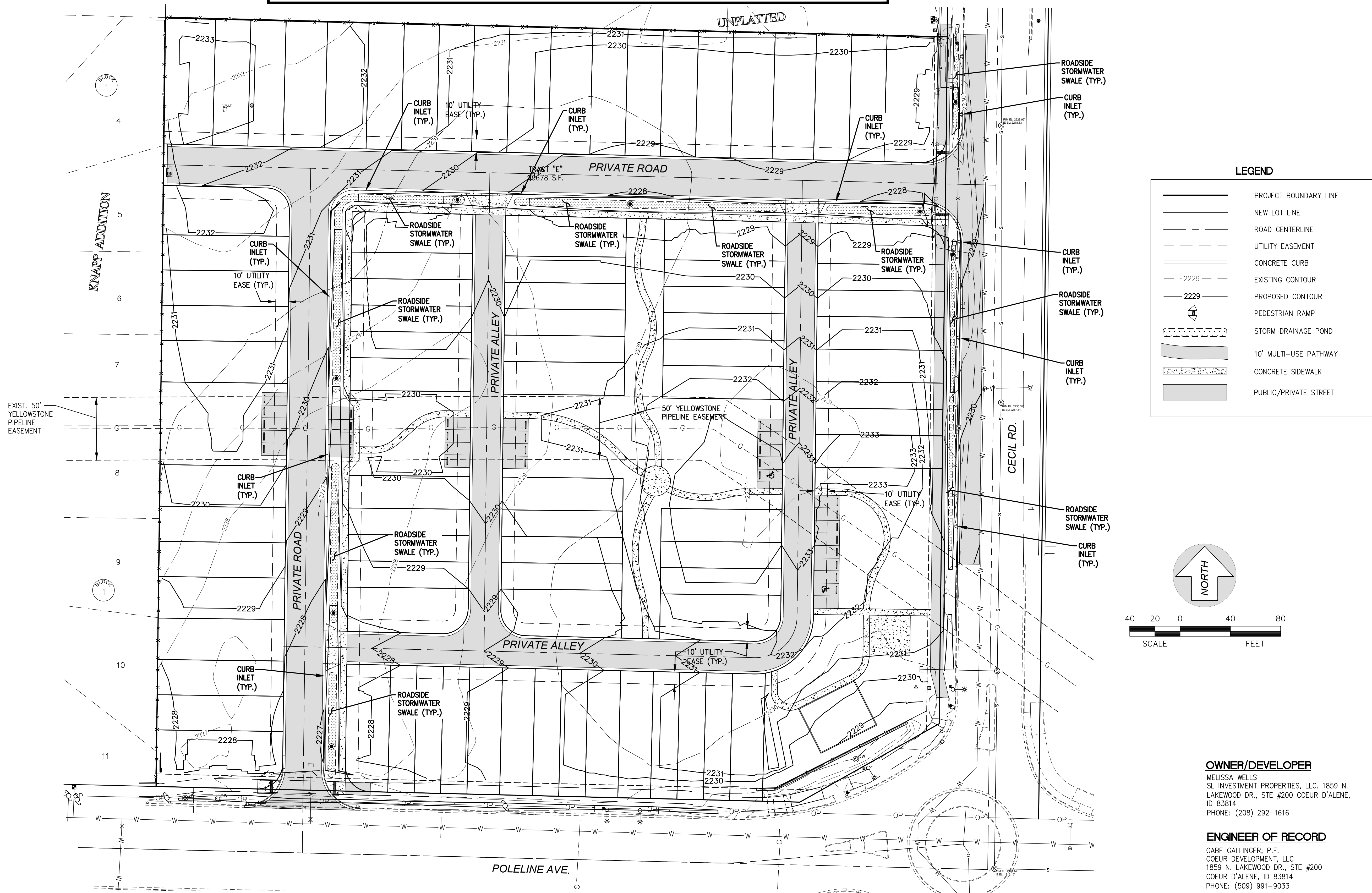
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3 OF 8

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COEUR
DEVELOPMENT, LLC
1859 LAKEWOOD DR. COEUR D'ALENE, ID 83814
PHONE: (509) 991-9033

THE POST PUD
GRADING AND DRAINAGE
PLAN

CITY OF POST FALLS
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
408 N. SPOKANE STREET
POST FALLS, ID 83854
PHONE #: (208) 773-3511
VERTICAL DATUM - NAVD 88

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4 OF 8

THE POST

A PORTION OF SW1/4 OF SEC. 25, T.51N., R.05W., B.M.,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

ROSS POINT WATER SPECIFICATIONS

GENERAL

THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING FINAL APPROVAL BY THE ENGINEER. ALL WORK SHALL BE GOVERNED BY THE SPECIFICATIONS FOR IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, AND BE SUBJECT TO THE APPROVAL OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, ROSS POINT WATER DISTRICT, AND THE ONE OR MORE OF THE FOLLOWING AGENCIES AS DETERMINED BY JURISDICTION: THE KOOTENAI COUNTY FIRE DISTRICT, THE CITY OF POST FALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AS SOON AS POSSIBLE AT THE CONTRACTOR'S EXPENSE. ALL WATER SYSTEM COMPONENTS SHALL BE NSF 61 COMPLIANT.

PIPE, FITTINGS & VALVES

POLYVINYL CHLORIDE (PVC) PIPE FOR MAIN LINES SHALL CONFORM TO THE REQUIREMENTS OF C-900 CLASS DR-18 PVC. PIPE JOINTS SHALL BE STANDARD RUBBER RING. FITTINGS SHALL BE CAST IRON FLANGE AND MECHANICAL JOINTS SHOWN ON THE PLANS. VALVES SHALL BE RESILIENT SEAT GATE VALVES CORRESPONDING TO THE LATEST I.S.P.W.C. SPECIFICATION 402-2.2 OR BUTTERFLY VALVES CORRESPONDING TO THE LATEST I.S.P.W.C. SPECIFICATION 402-2.3 AND SHALL HAVE CAST IRON VALVE BOXES AND LIDS.

SERVICES

SERVICES SHALL BE INSTALLED TO EACH LOT AS NOTED ON THE PLAN AND DETAIL SHEET. THE PLUGGED END OF THE SERVICE LINE SHALL BE MARKED BY A EIGHT FOOT LENGTH OF #2 REBAR (1/4"), BENT INTO A "U", AND BURIED WITH AN EIGHT FOOT WOODEN 2" X 4". THE REBAR SHALL BE PLACED VERTICALLY FROM THE PLUGGED END TO A POINT SIX INCHES BELOW THE GROUND SURFACE AND THE 2" X 4" PLACED VERTICALLY ALONGSIDE WITH FIVE FEET BURIED AND THREE FEET STICKING OUT OF THE GROUND. THE EXPOSED PORTION SHALL BE PAINTED BRIGHT BLUE.

TRENCHING, TESTING, DISINFECTION

CONSTRUCTION SHALL BE IN ACCORDANCE WITH DIVISION 300 AND DIVISION 400 OF THE LATEST I.S.P.W.C. PIPE BEDDING AND BACKFILL MEETING THE REQUIREMENTS OF SECTION 305 AND SECTION 306 SHALL BE REQUIRED FOR THE ENTIRE LENGTH OF PIPE LAID. THE CONTRACTOR IS RESPONSIBLE TO SECURE ALL PERMITS REQUIRED AND INCLUDE ANY ASSOCIATED FEES IN BID AMOUNT. HYDROSTATIC TESTING AND DISINFECTION WILL BE IN ACCORDANCE WITH SECTIONS 401-3.6 AND 401-3.9 OF THESE SPECIFICATIONS, AND SEPARATION OF WATERMAINS AND SEWERS AS PER SECTION 405. MINIMUM DEPTH OF COVER TO THE TOP OF THE PIPE SHALL BE AS NOTED ON THE TRENCH DETAIL. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PUBLIC SAFETY REGULATIONS. TRAFFIC CONTROL AND SIGNING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

NOTIFICATIONS & INSPECTIONS

THE CONTRACTOR SHALL NOTIFY THE ROSS POINT WATER DISTRICT AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING WATERMAINS. THE CONTRACTOR SHALL ALSO PROVIDE A CONSTRUCTION SCHEDULE AND PROVIDE AT LEAST 24 HOURS NOTICE BEFORE ANY BACKFILLING, DISINFECTION, OR HYDROSTATIC TESTING. THE CONTRACTOR SHALL NOTIFY THE KOOTENAI COUNTY FIRE DISTRICT AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OR TESTING OF ANY FIRE HYDRANTS. FIRE DEPARTMENT APPROVAL SHALL BE REQUIRED PRIOR TO BACKFILLING. NO PIPING OR FITTINGS SHALL BE BACKFILLED PRIOR TO INSPECTION AND APPROVAL BY THE ENGINEER.

ENGINEER OF RECORD

GABE GALLINGER, P.E.
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1859 N. LAKEWOOD DR., STE #200
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SL INVESTMENT PROPERTIES, LLC. 1859 N.
LAKEWOOD DR., STE #200 COEUR D'ALENE,
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PHONE: (208) 292-1616

UTILITY STATEMENT

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COEUR
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1859 LAKEWOOD DR. COEUR D'ALENE, ID 83814
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THE POST PUD
OVERALL WATER SYSTEM PLAN

CITY OF POST FALLS
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
408 N. SPOKANE STREET
POST FALLS, ID 83854
PHONE #: (208) 773-3511
VERTICAL DATUM - NAVD 88

REVISION
PRELIMINARY PUD/SUBDIVISION SUBMITTAL TO CITY

BY

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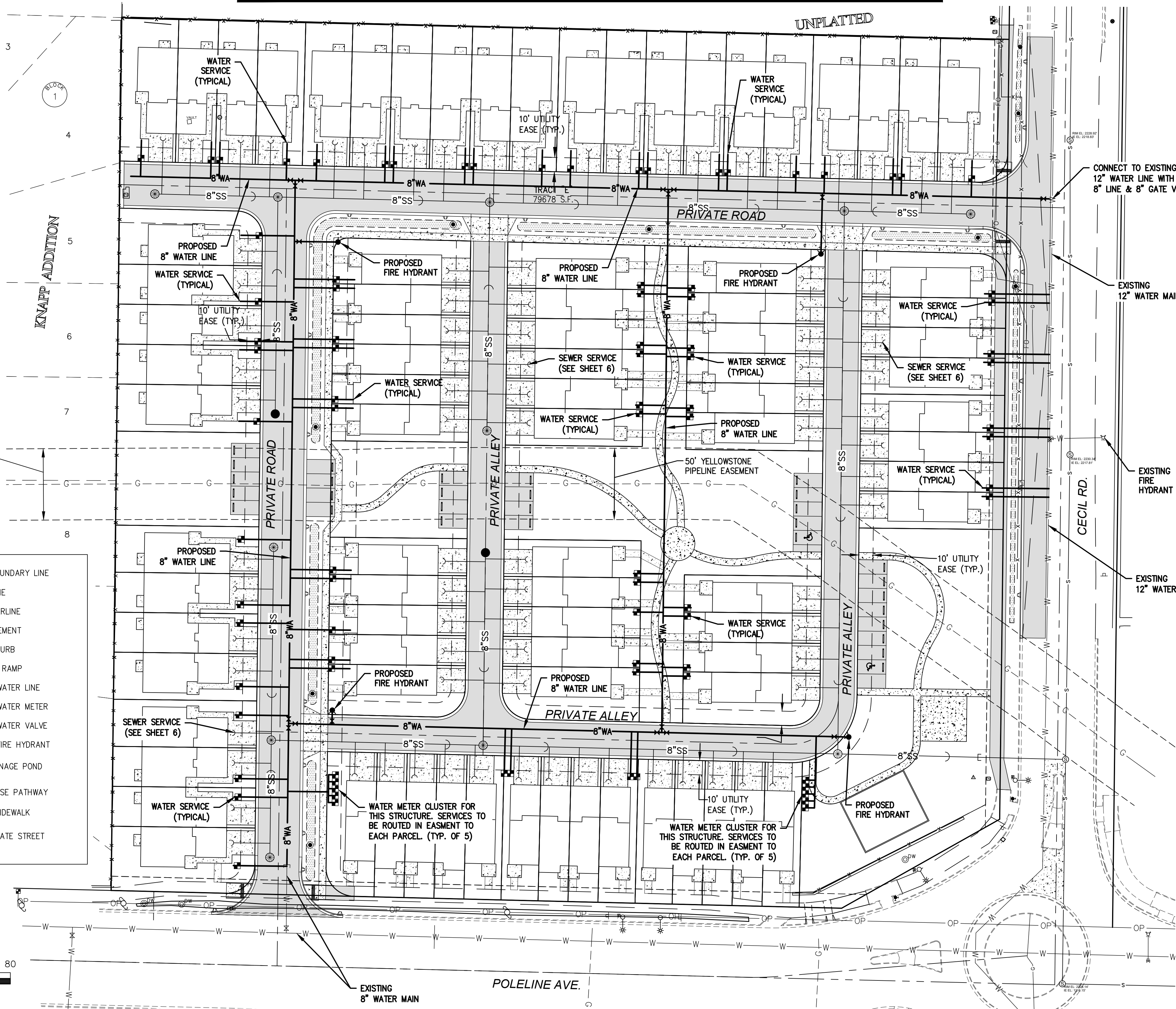
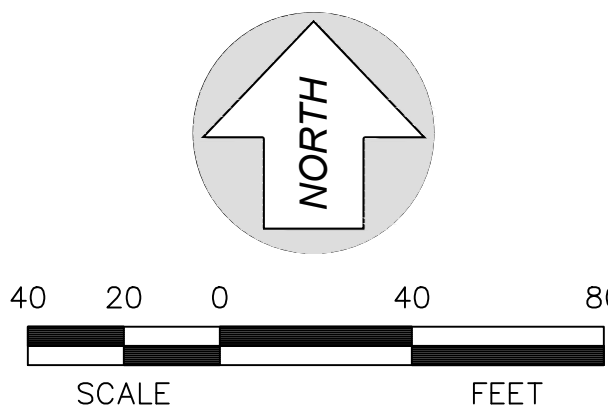
DESIGNED BY:

CHECKED BY:

5 OF 8

LEGEND

- PROJECT BOUNDARY LINE
- NEW LOT LINE
- ROAD CENTERLINE
- UTILITY EASEMENT
- CONCRETE CURB
- PEDESTRIAN RAMP
- PROPOSED WATER LINE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- STORM DRAINAGE POND
- 10' MULTI-USE PATHWAY
- CONCRETE SIDEWALK
- PUBLIC/PRIVATE STREET



THE POST

A PORTION OF SW1/4 OF SEC. 25, T.51N., R.05W., B.M.,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

SANITARY SEWER NOTES:

- SANITARY SEWER MAINS UP TO 15-INCH DIAMETER SHALL BE PVC, ASTM D 3034, SDR 35 WITH FLEXIBLE GASKETED JOINTS. SEWER SERVICE CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN, OR A TEE BRANCH FROM A NEW MAIN CONNECTED ABOVE THE SPRING LINE OF THE PIPE. SERVICE CONNECTIONS LESS THAN 45' ABOVE HORIZONTAL SHALL BE ALLOWED ONLY WHEN APPROVED BY THE CITY ENGINEER, AND AT THOSE LOCATIONS INDICATED ON THE PLANS. SERVICE CONNECTIONS TO MANHOLES ARE PROHIBITED.
- FORCE MAINS SHALL BE PVC AWWA C905 DR 18 PIPE. ALL FORCE MAINS SHALL BE CONSTRUCTED TO THE LINE AND GRADE INDICATED ON THE APPROVED PLANS, AND HAVE A MINIMUM BURY OF 4.5 FEET TO THE TOP OF THE PIPE FROM FINISH GRADE. FORCE MAINS SHALL BE HYDROSTATICALLY TESTED PER ISPPWC, SECTION 401.
- FORCE MAINS SHALL BE INSTALLED WITH CONTINUOUS TRACER WIRE AND PLASTIC MARKING TAPE. TRACER WIRE SHALL BE TESTED PRIOR TO SUB GRADE APPROVAL, LOCATING BALLS (AVAILABLE TO BE PURCHASED FROM THE CITY OF POST FALLS PUBLIC WORKS DEPARTMENT) SHALL BE PLACED AT EACH BEND.
- SEWER SERVICES SHALL BE SIZED AS SHOWN ON THE CONSTRUCTION PLANS, AND FIELD STAKED FOR GRADE AND ALIGNMENT. A MINIMUM INVERT DEPTH OF 5 FEET BELOW TOP OF CURB AT THE PROPERTY LINE IS REQUIRED. AS-BUILT PLANS SHALL SHOW SERVICES WITH STATIONING, OFF-SET AND DEPTH.
- SEWER SERVICES SHALL BE AT RIGHT ANGLES TO THE SEWER MAIN, EXCEPT IN CUL-DE-SACS OR STREET KNUCKLES.
- DISRUPTION OF EXISTING SEWER SERVICES WHILE MAKING CONNECTION TO EXISTING MAINS IS PROHIBITED, WITHOUT THE SPECIFIC APPROVAL OF THE CITY ENGINEER.
- ALL SEWER MAINS SHALL BE MARKED WITH CONTINUOUS PLASTIC MARKING TAPE. THE ENDS OF ALL SERVICES SHALL BE MARKED WITH A MARKER INDICATING THE DEPTH OF BURY TO THE NEAREST INCH, AND A LOCATING BALL (LOCATING BALLS AVAILABLE TO BE PURCHASED FROM THE CITY OF POST FALLS PUBLIC WORKS DEPARTMENT).
- ALL PUBLIC SEWER LINES SHALL BE VIDEO INSPECTED, AND AN ELECTRONIC COPY ALONG WITH A TRANSCRIPT SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW. UPON REVIEW, THE ENGINEER OF RECORD SHALL FORWARD THE VIDEO AND TRANSCRIPT, ALONG WITH A LETTER DETAILING RECOMMENDATIONS FOR REMEDIATION OR APPROVAL TO THE CITY ENGINEER. PAVING SHALL NOT PROGRESS WITHOUT THE CITY ENGINEER'S APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ANY DEBRIS WITHIN NEWLY CONSTRUCTED PIPES, OR THEIR CONNECTIONS TO EXISTING SYSTEMS. ALL LINES AND MANHOLES SHALL BE CLEANED AND INSPECTED PRIOR TO PAVING. HYDRANT FLUSHING OF SEWERS IS NOT AN ACCEPTABLE MEANS OF CLEANING.
- ALL SEWER MAINS SHALL BE AIR TESTED IN ACCORDANCE WITH ISPPWC, SECTION 501.
- ALL THRUST BLOCKING SHALL BE FORMED IN PLACE AGAINST UNDISTURBED OR COMPACTED SOIL, AND CONFORM TO THE MINIMUM DIMENSIONS SHOWN IN SD 403. THE USE OF PRE-CAST THRUST BLOCKS IS PROHIBITED. ALL BOLTS AND NUTS SHALL BE FREE OF CONCRETE AND ACCESSIBLE BY WRENCH.
- ALL SANITARY SEWER MAINS SHALL BE SEPARATED A MINIMUM OF 10 FEET HORIZONTALLY FROM DOMESTIC WATER LINES. CROSSINGS OF WATER MAINS AND SEWER SYSTEMS SHALL HAVE A MINIMUM 18-INCH VERTICAL SEPARATION WITH THE WATER MAIN BEING CENTERED OVER THE SANITARY SEWER. ANY ANTICIPATED SEPARATION DIFFERING FROM THE MINIMUM STANDARDS CONTAINED HEREIN SHALL CONFORM TO THE IDAHO RULES FOR WASTE WATER, (IDAPA 58.01.16).
- THE INTERNAL COATING OF SEWER FORCE MAIN FITTINGS SHALL BE 40 MILS OF PROTECTO 401 CERAMIC EPOXY COATING AS MANUFACTURED BY PACIFIC STATES CAST IRON PIPE CO. OR AN APPROVED EQUAL.
- FOR FORCE MAINS THAT HAVE A 12-INCH DIAMETER OR LARGER PLUG VALVES SHALL BE UTILIZED, FOR FORCE THAT HAVE A DIAMETER LESS THAN 12 INCHES GATE VALVES SHALL BE UTILIZED.

ENGINEER OF RECORD
GABE GALLINGER, P.E.
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THE POST PUD
OVERALL SANITARY SEWER SYSTEM PLAN

CITY OF POST FALLS
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
408 N. SPOKANE STREET
POST FALLS, ID 83854
PHONE #: (208) 773-3511
VERTICAL DATUM - NAVD 88

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6 OF 8

THE POST

A PORTION OF SW1/4 OF SEC. 25, T.51N., R.05W., B.M.,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

COEUR
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PHONE: (509) 991-9033

THE POST PUD
OVERALL SIGNAGE, STRIPING
AND LIGHTING PLAN

CITY OF POST FALLS
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
408 N. SPOKANE STREET
POST FALLS, ID 83854
PHONE #: (208) 773-3511
VERTICAL DATUM - NAVD 88

REVISION
PRELIMINARY PUD/SUBDIVISION SUBMITTAL TO CITY

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7 OF 8

LEGEND

	PROJECT BOUNDARY LINE
	NEW LOT LINE
	ROAD CENTERLINE
	UTILITY EASEMENT
	CONCRETE CURB
	PEDESTRIAN RAMP
	STREET LIGHT "TOWN & COUNTRY"
	SIGN
	STORM DRAINAGE POND
	10' MULTI-USE PATHWAY
	CONCRETE SIDEWALK
	PUBLIC/PRIVATE STREET

ENGINEER OF RECORD

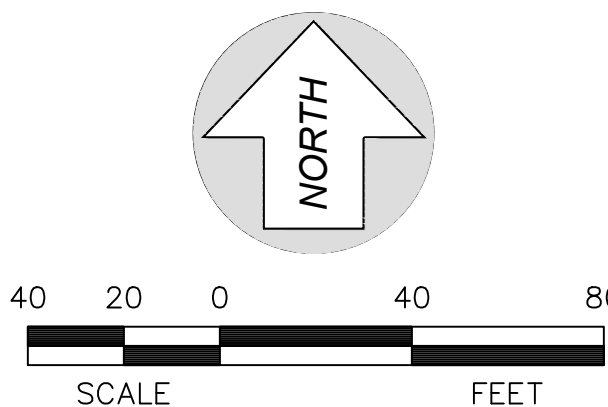
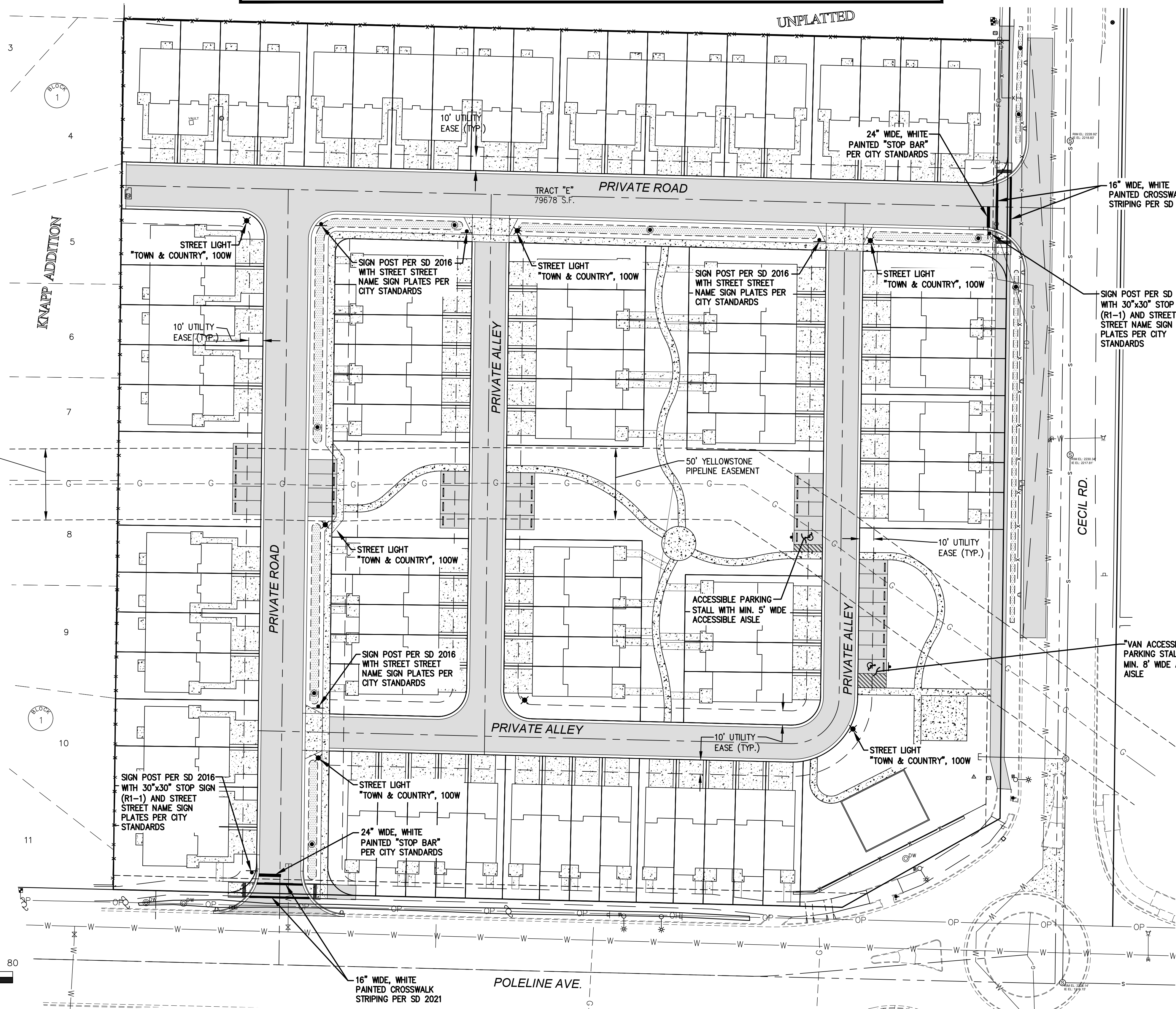
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LAKEWOOD DR., STE #200 COEUR D'ALENE,
ID 83814
PHONE: (208) 292-1616

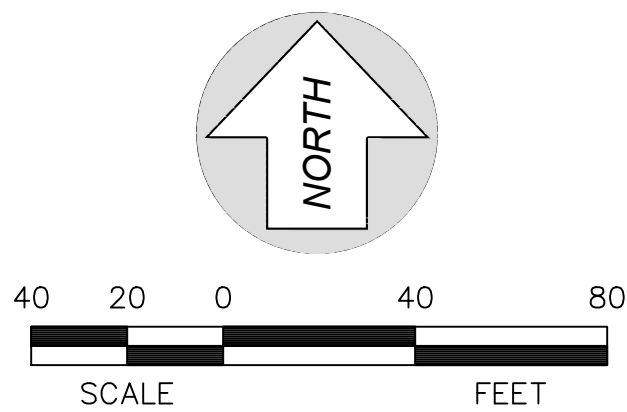
UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY AND EXISTING DRAWINGS. COEUR DEVELOPMENT, LLC MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.





A CONCEPTUAL LANDSCAPE PLAN
SCALE: AS SHOWN



THE POST

A PORTION OF SW1/4 OF SEC. 25, T.51N., R.05W., B.M.,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

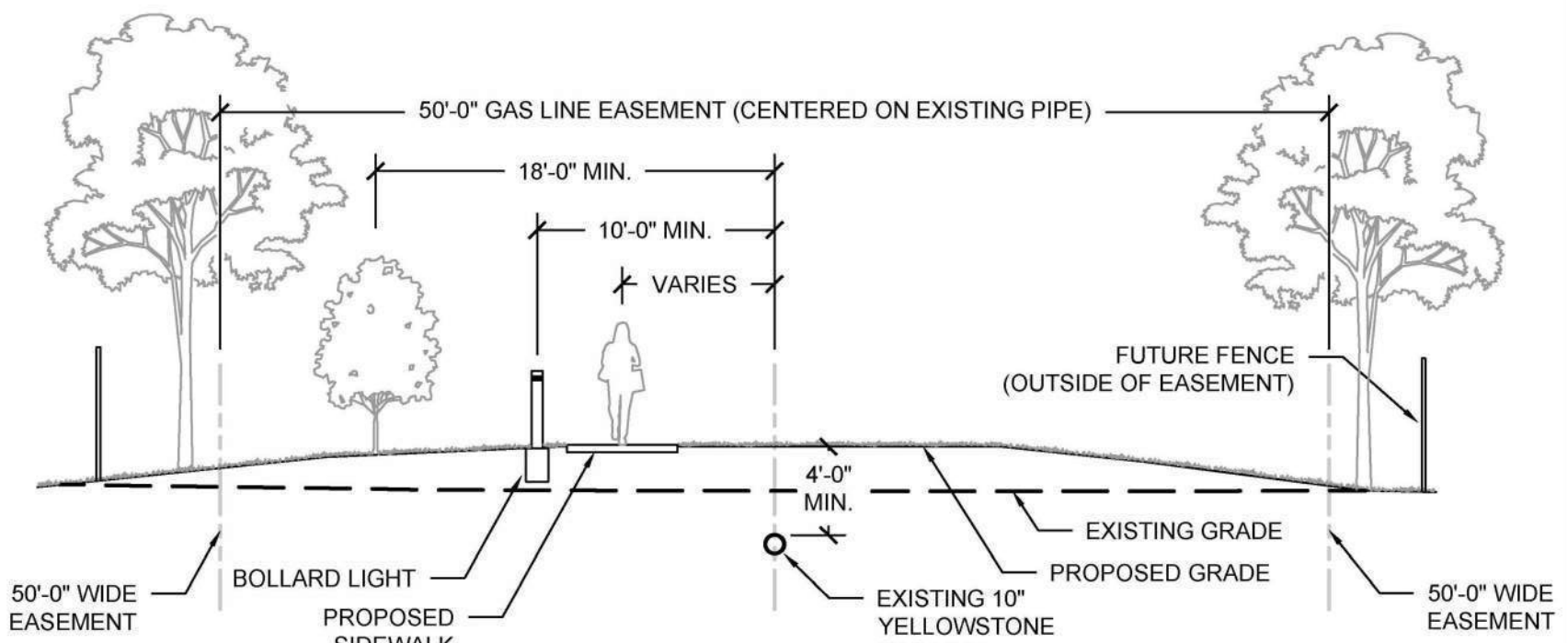
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	LARGE TREE, TYP. (LOCATED OUTSIDE OF GAS EASEMENT ONLY)	
2	MEDIUM TREE, TYP.	
3	SMALL TREE, TYP.	
4	BOLLARD LIGHT, TYP.	12
5	6'-0" BENCH, TYP.	5
6	8'-0" CONCRETE PICNIC TABLE	4
7	UTILITY/SIGN OFFSET FOR STREET TREES, 10' TYP.	
8	5'-0" WIDE CONCRETE WALK - TYP.	
9	30'X30' SHADE STRUCTURE. STRUCTURE AND FOOTINGS TO BE LOCATED OUTSIDE OF GAS EASEMENT AS SHOWN.	
10	ENGINEERED WOOD FIBER PLAY AREA, PLAY STRUCTURES TO BE DETERMINED.	
11	STREET LIGHT POST OFFSET FOR STREET TREES, 20' TYP.	
12	40' CLEAR VIEW SIGHT TRIANGLE.	

SYMBOL	DESCRIPTION	QTY
	TURFGRASS	64,036
	EXISTING MULCHED LANDSCAPE AREA	2,716
	COMPACTED ENGINEERED WOOD FIBER SAFETY SURFACING	2,306

CONCEPT PLANT SCHEDULE

	SMALL TREE (CLASS I) CERCIS CANADENSIS / EASTERN REDBUD MAACKIA AMURENSIS / AMUR MAACKIA ZELKOVA SERRATA 'SCHMIDTLOW' / WIRELESS® JAPANESE ZELKOVA	22
	MEDIUM TREE (CLASS II) CERCIDIPHYLLUM JAPONICUM / KATSURA TREE GLEDTSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST® HONEY LOCUST NYSSA SYLVATICA / TUPELO	33
	LARGE TREE (CLASS III) GYMNOCALADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE QUERCUS RUBRA / RED OAK ULMUS PARVIFOLIA 'EMER II' / ALLEE® LACEBARK ELM	51



1 TYPICAL SECTION
SCALE: AS SHOWN

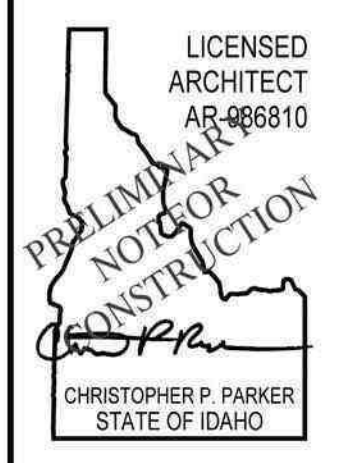
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CONTACT INFORMATION
DESIGNER OF RECORD:
ARCHITERRA HOMES, LLC
1859 N. LAKEWOOD DRIVE
SUITE 200
COEUR D'ALENE, ID 83814
(208) 599-4404 (MOBILE)
EMAIL: ARCHITERRA@MYARCHITERRA.COM

CONTRACTOR:
ARCHITERRA HOMES, LLC
1859 N. LAKEWOOD DRIVE
SUITE 200
COEUR D'ALENE, ID 83814



CONSTRUCTION DRAWINGS FOR:
the Post
AIN: 100887
POST FALL, IDAHO

SHEET CONTENTS:
21' WIDE UNITS
BUILDING ELEVATIONS &
FLOOR PLAN OPTIONS

SCALE: AS NOTED
JOB:
DRAWN BY: CPP
DATE:

A-2.1

Exhibit A-4



4 UNIT FRONT ELEVATION

SCALE: 1/8" = 1'-0"



5 UNIT FRONT ELEVATION

SCALE: 1/8" = 1'-0"

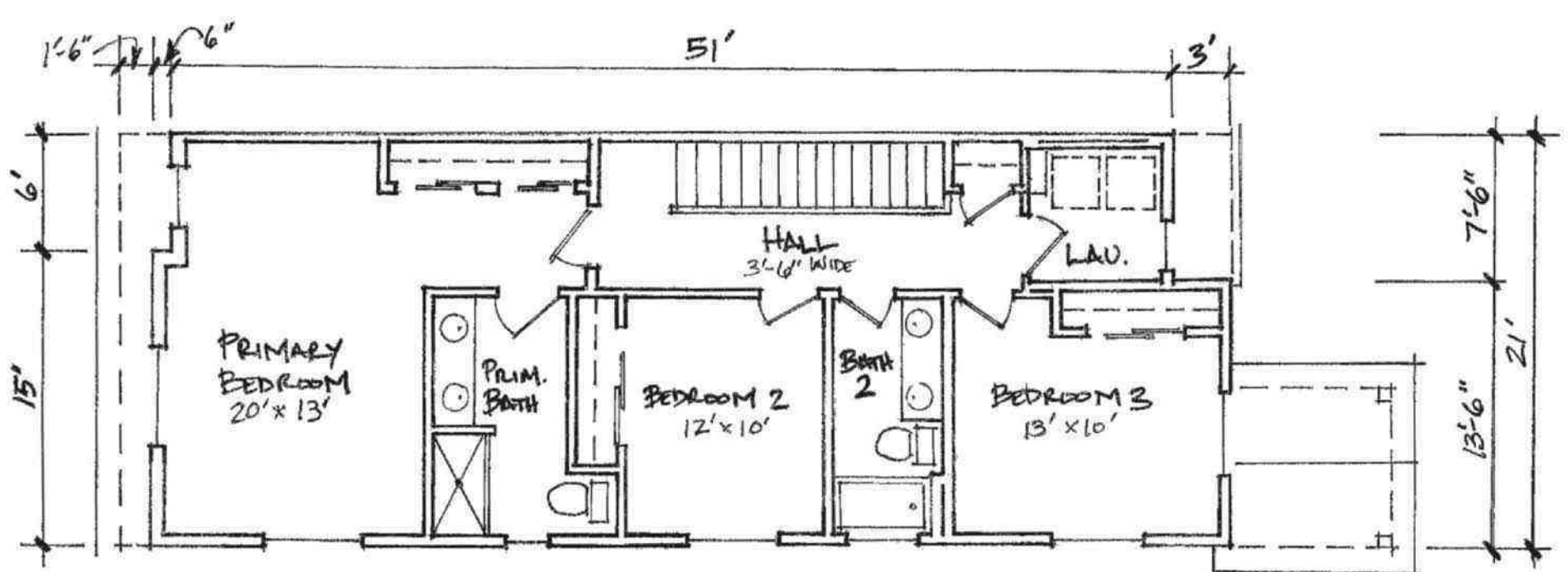


6 UNIT FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

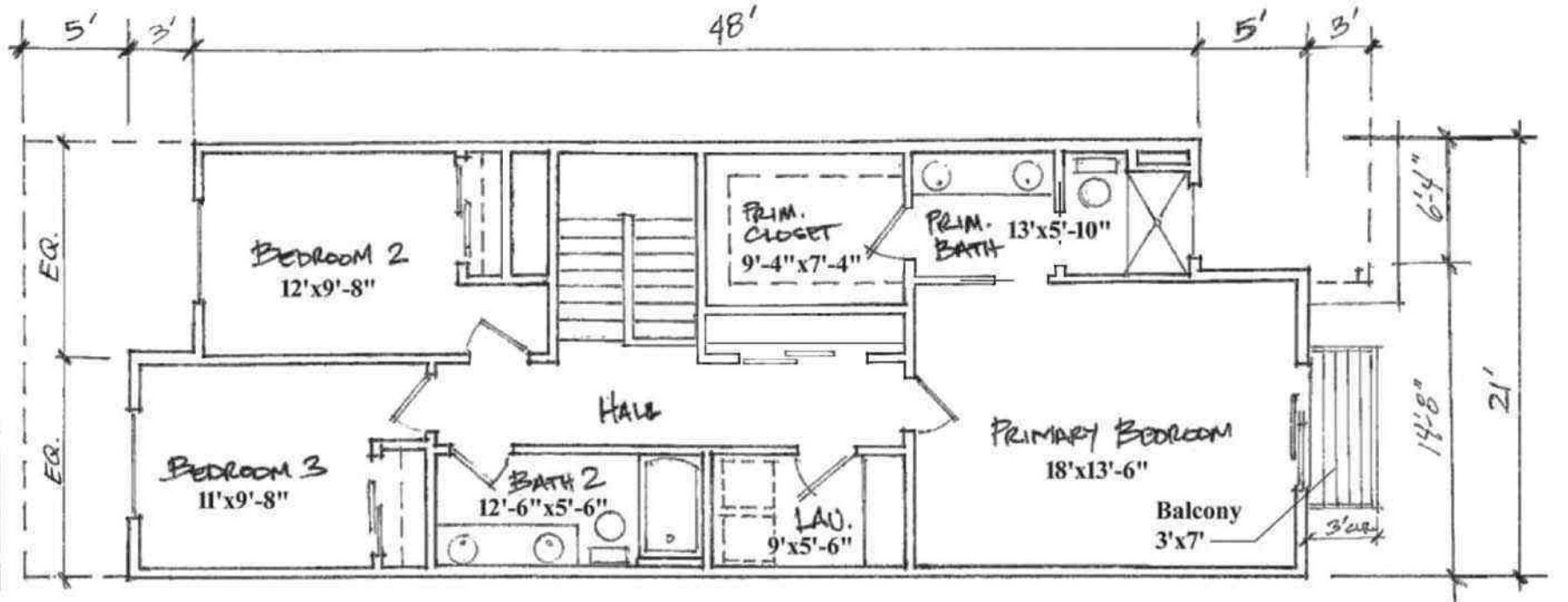
- 1 COMPOSITION SHINGLE ROOFING
- 2 FIBER CEMENT HORIZONTAL LAP SIDING
- 3 FIBER CEMENT VERTICAL 'BOARD & BATTEN' SIDING
- 4 FIBER CEMENT WINDOW, DOOR & CORNER TRIM
- 5 5/4x10 FIBER CEMENT BELLY BAND TRIM
- 6 DUAL PANE, LOW-E VINYL WINDOWS
- 7 ALUMINUM GUTTERS WITH DOWNSPOUTS
- 8 STEEL FRAMED BALCONY
- 9 FIBER CEMENT WRAPPED AND PAINTED POSTS
- 10 4/4 x 8" FASCIA TYPICAL AT EAVES WITH GUTTER
- 11 4/4 x 8" FASCIA WITH 4/4 x 4" FINISH FASCIA AT GABLES



UPPER FLOOR PLAN

END UNITS

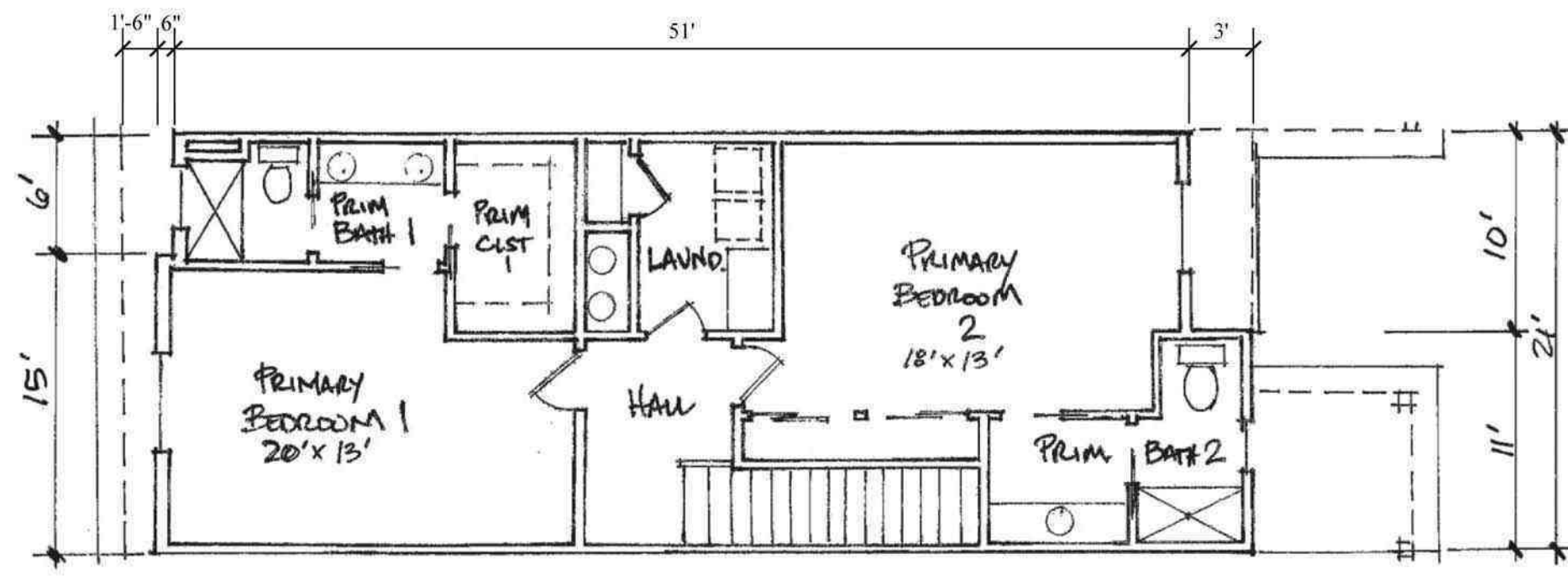
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN

INTERIOR UNITS

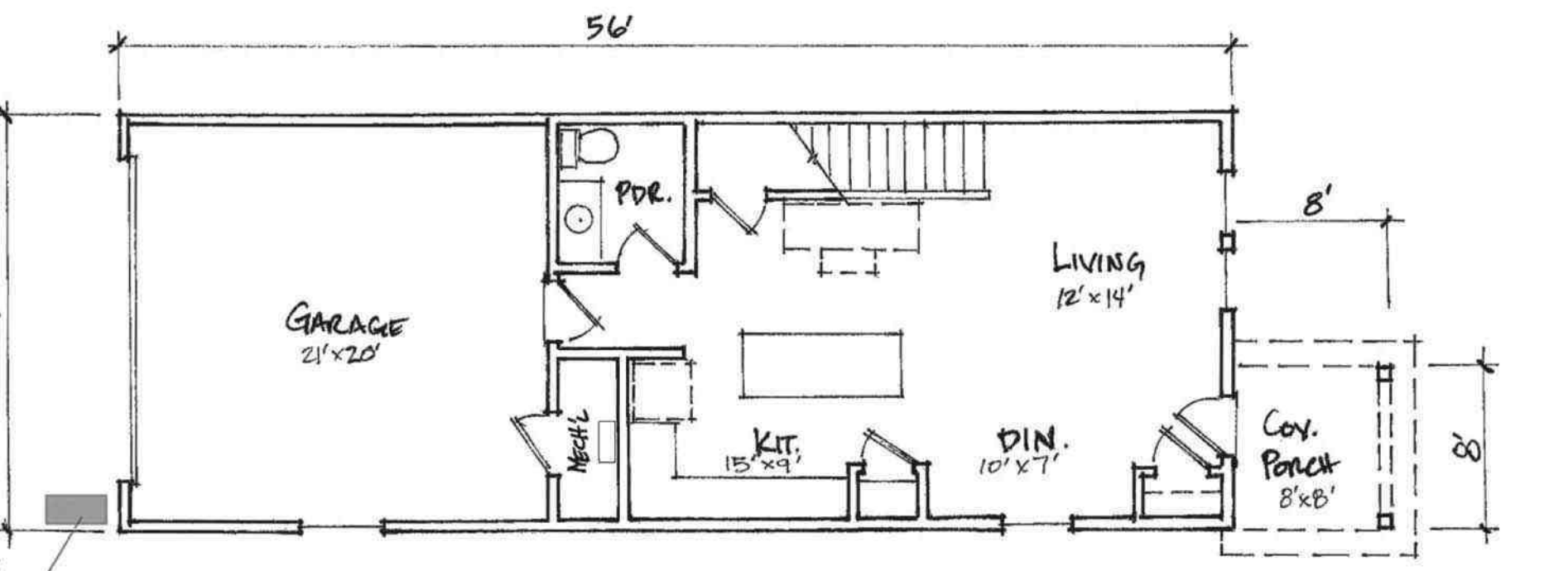
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN

MIDDLE UNITS (ONLY ON 5 UNIT BLDG.)

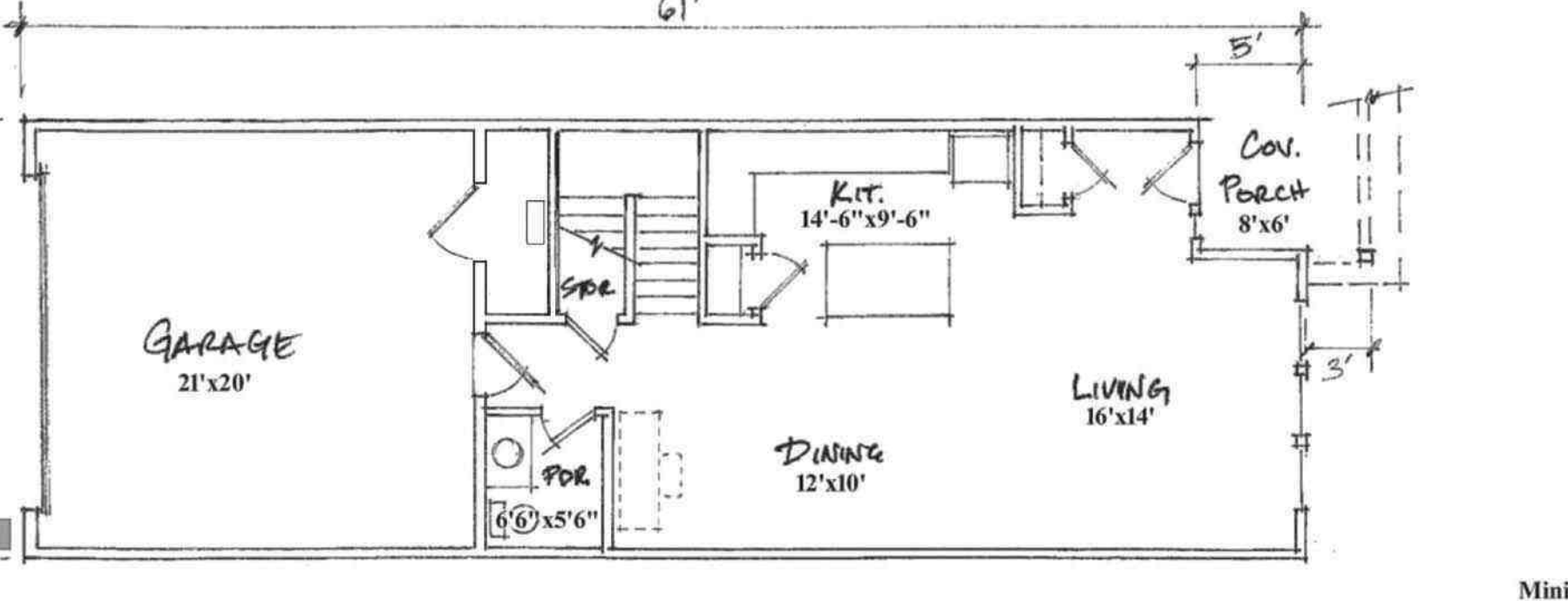
SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN

END UNITS

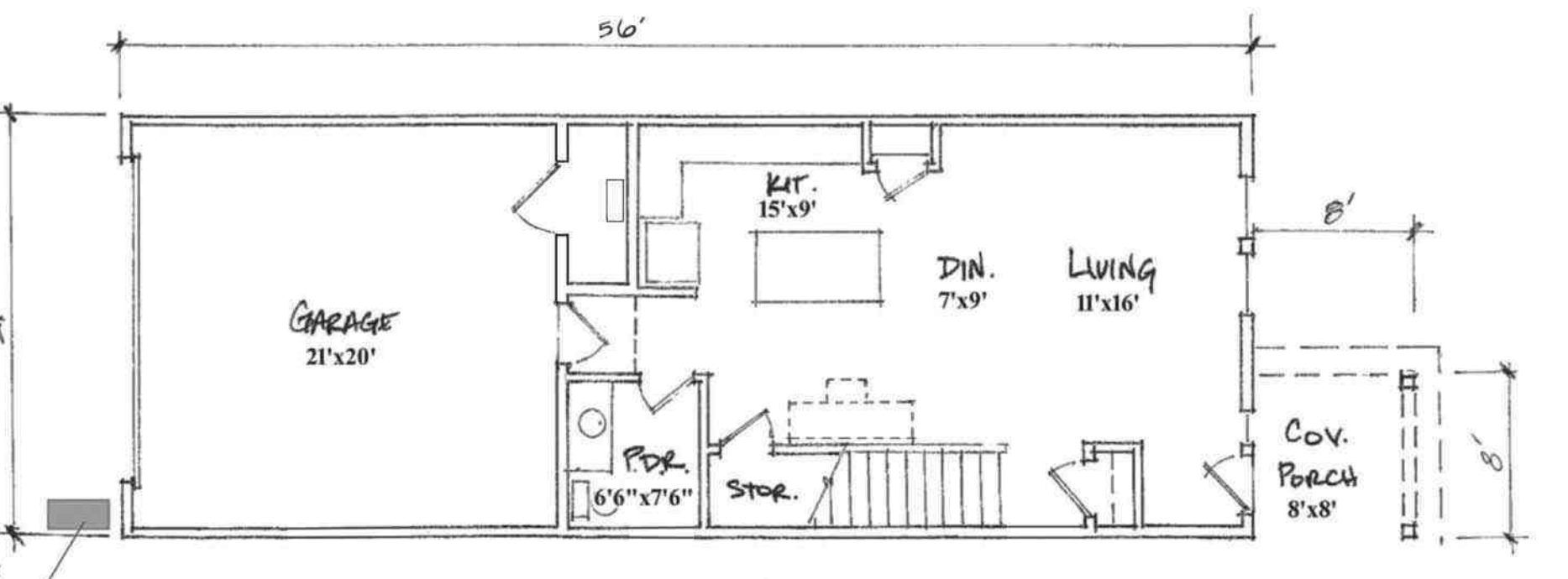
SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN

INTERIOR UNITS

SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN

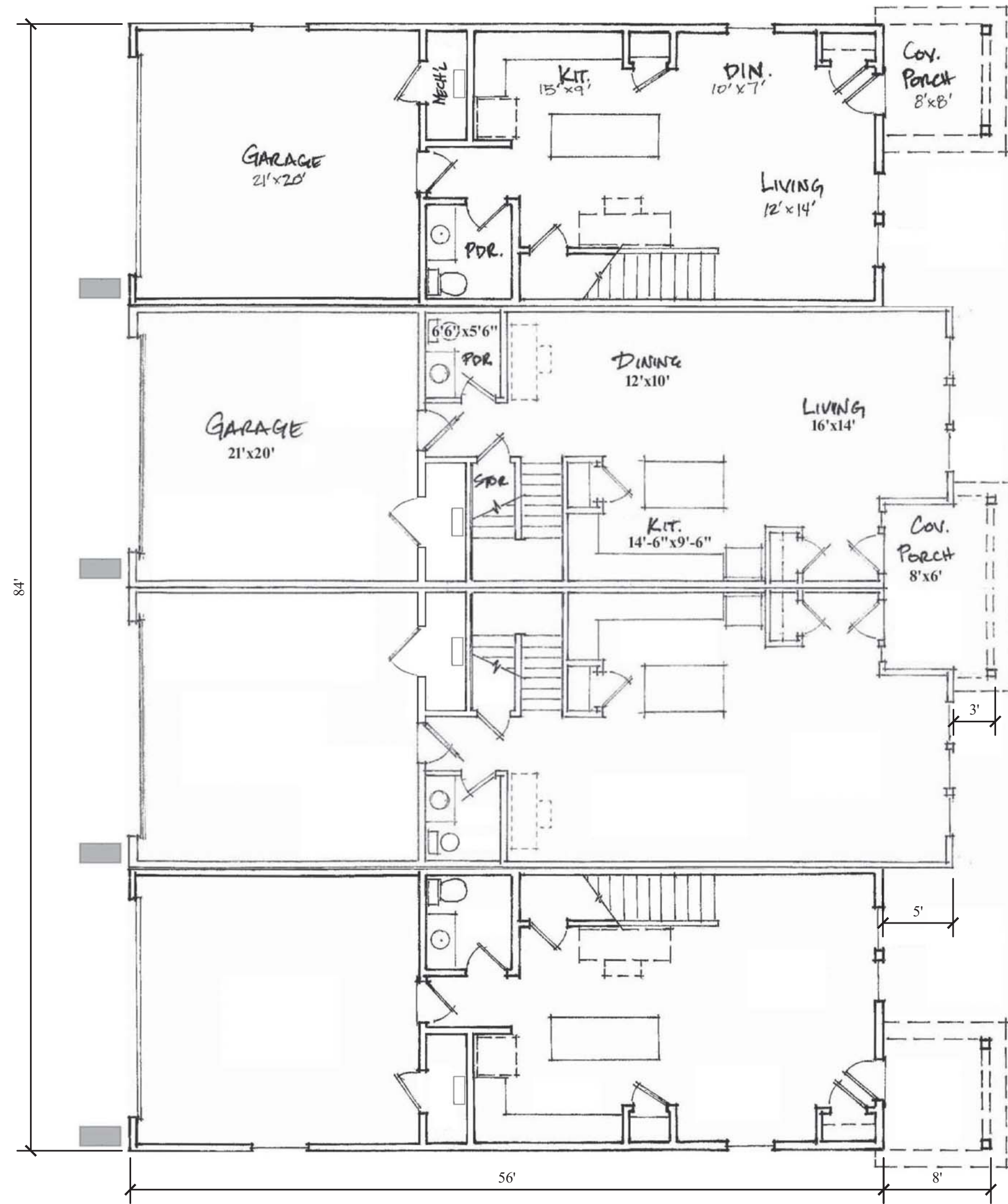
MIDDLE UNITS (ONLY ON 5 UNIT BLDG.)

SCALE: 1/8" = 1'-0"

END UNIT AREA:
LIVING AREA: 1,787 SF
GARAGE AREA: 490 SF

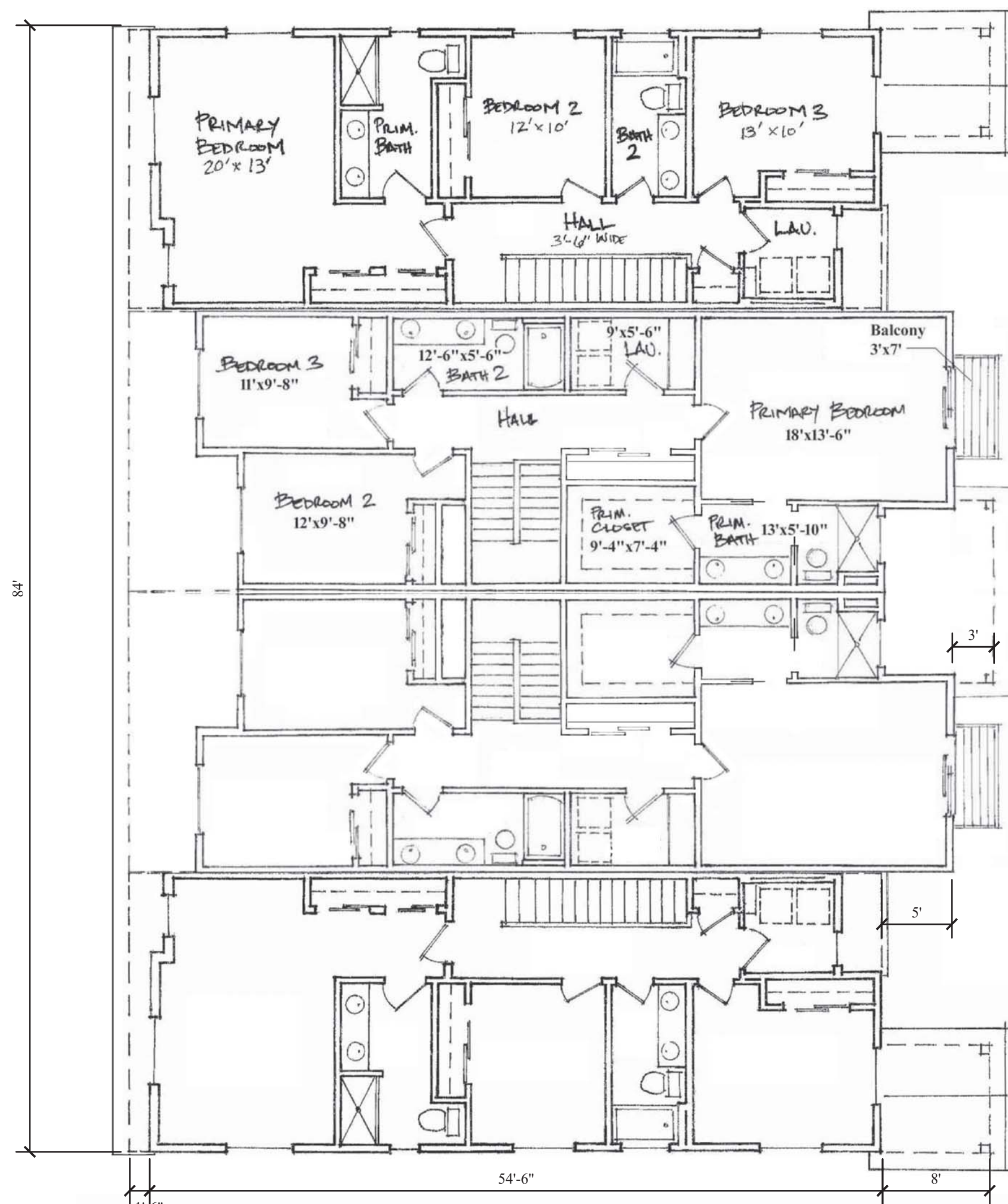
INTERIOR UNIT AREA:
LIVING AREA: 1,845 SF
GARAGE AREA: 490 SF

MIDDLE UNIT AREA:
LIVING AREA: 1,787 SF
GARAGE AREA: 490 SF



LOWER FLOOR PLAN
4 UNIT BUILDING

SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
4 UNIT BUILDING

SCALE: 1/8" = 1'-0"

4-UNIT BUILDING AREA:
LIVING AREAS: 7,264 SF
GARAGE AREAS: 1,960 SF

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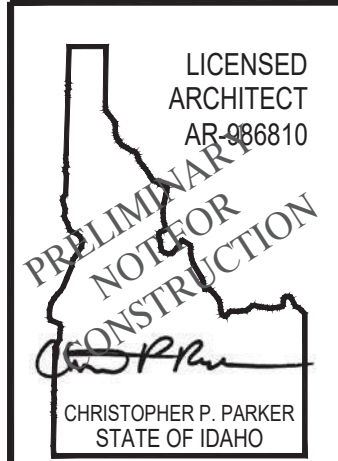


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CONTACT INFORMATION

DESIGNER OF RECORD:
ARCHITERRA HOMES, LLC
1859 N. LAKEWOOD DRIVE
SUITE 200
COEUR D'ALENE, ID 83814
(208) 599-4404 (MOBILE)
EMAIL: ARCHITECTURE@MYARCHITERRA.COM

CONTRACTOR:
ARCHITERRA HOMES, LLC
1859 N. LAKEWOOD DRIVE
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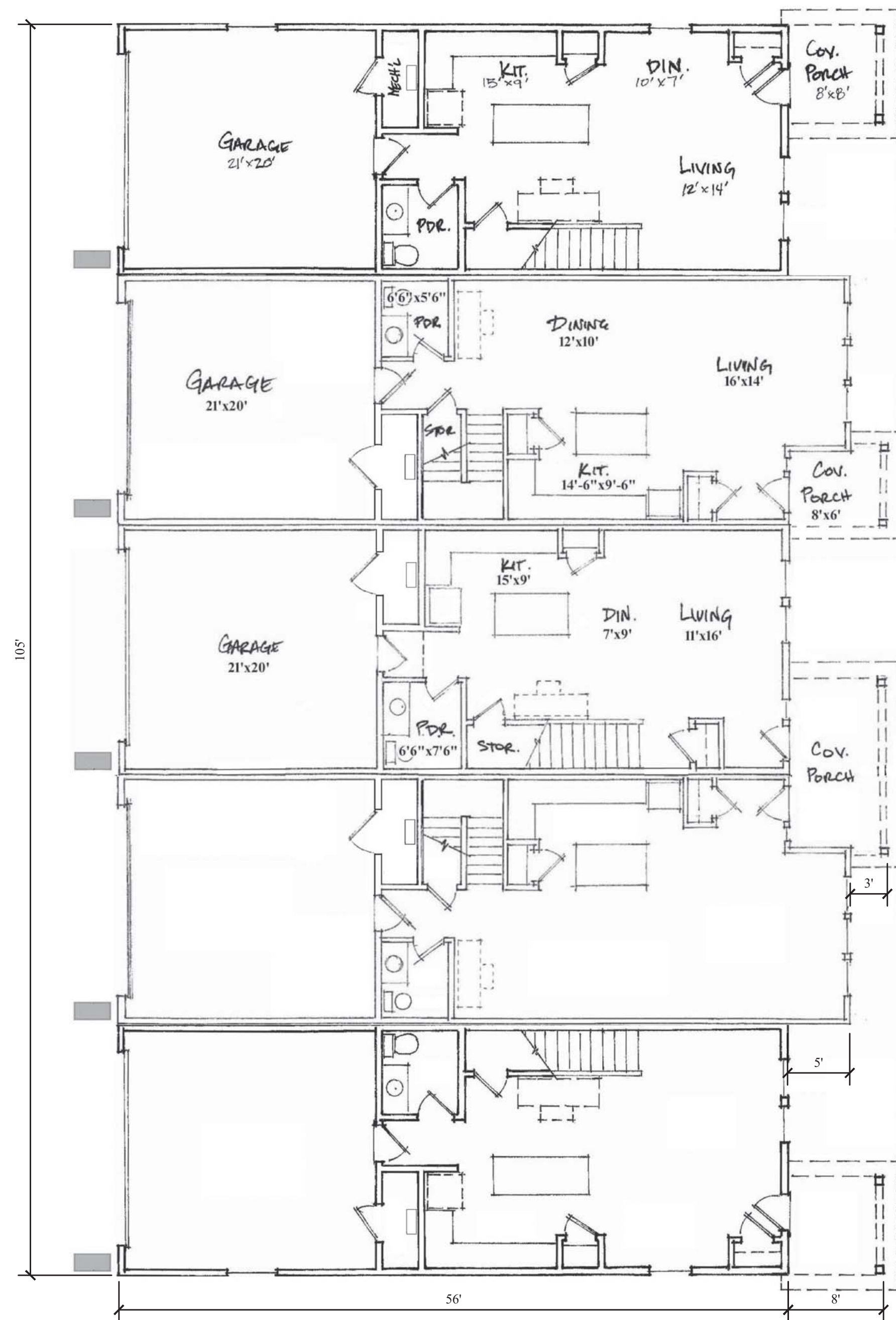


CONSTRUCTION DRAWINGS FOR:
the Post
AIN: 100887
POST FALL, IDAHO

SHEET CONTENTS:
21' WIDE UNITS
FLOOR PLANS - 4 UNIT BLDG.

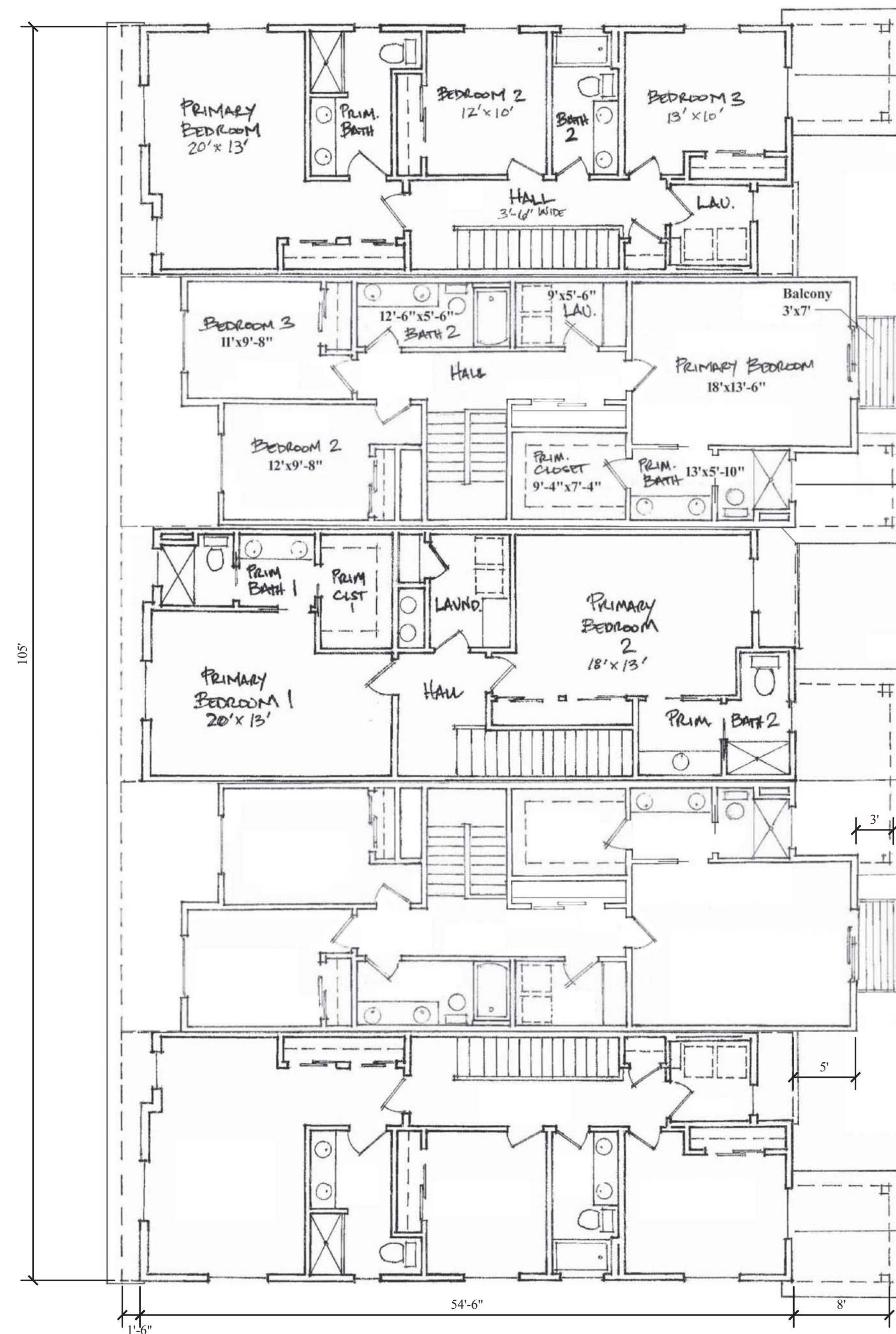
SCALE: AS NOTED
JOB:
DRAWN BY: CPP
DATE:

A-2.2



LOWER FLOOR PLAN
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"

5-UNIT BUILDING AREA:
LIVING AREAS: 9,051 SF
GARAGE AREAS: 2,450 SF

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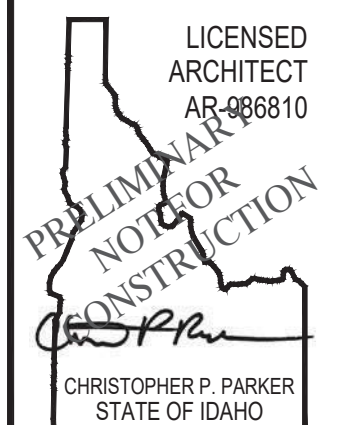


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SUITE 200
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(509)597-4404 (MOBILE)
EMAIL: ARCHITECTURE@MYARCHITERRA.COM

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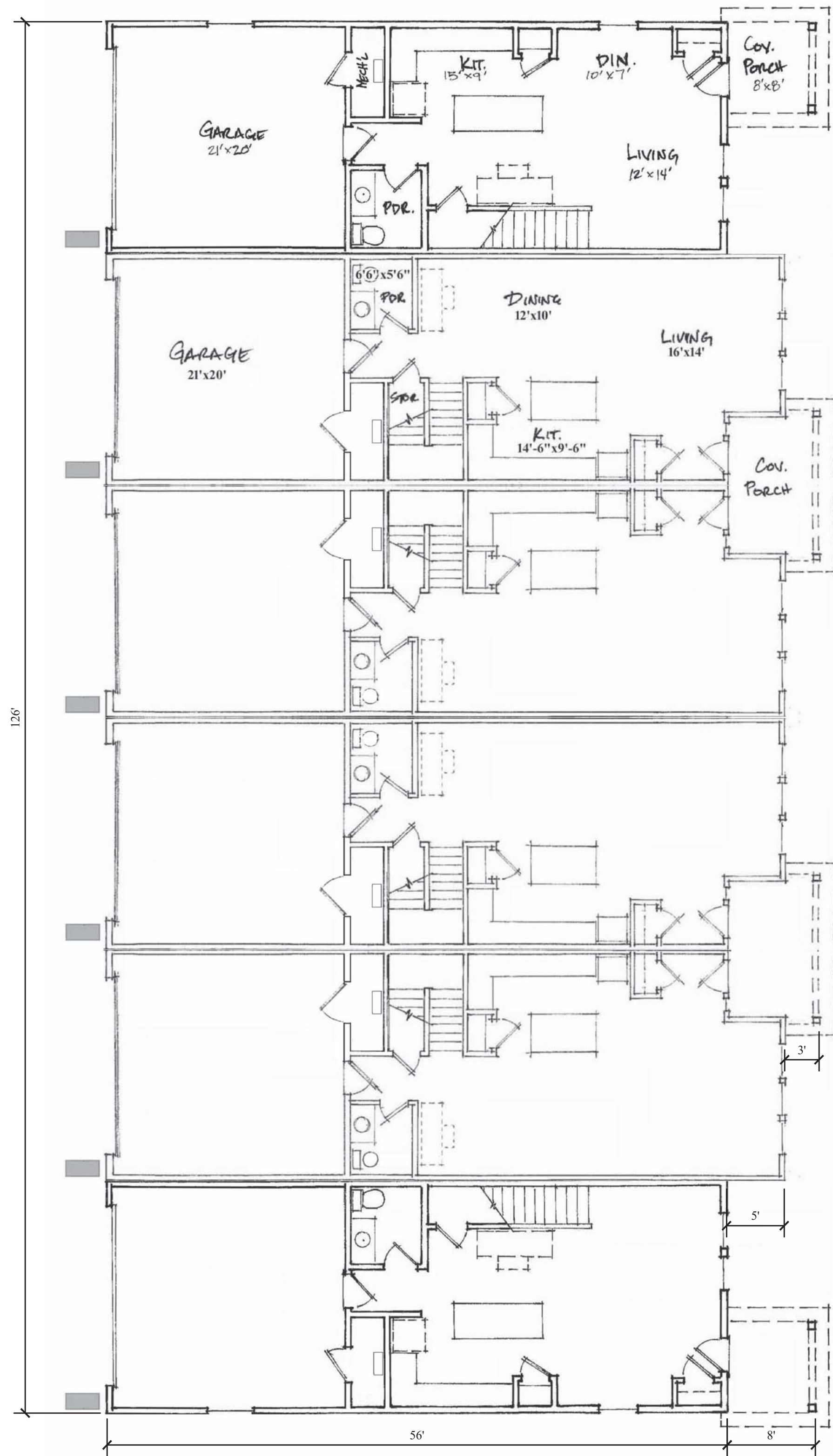


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SHEET CONTENTS:
21' WIDE UNITS
FLOOR PLANS - 5 UNIT BLDG.

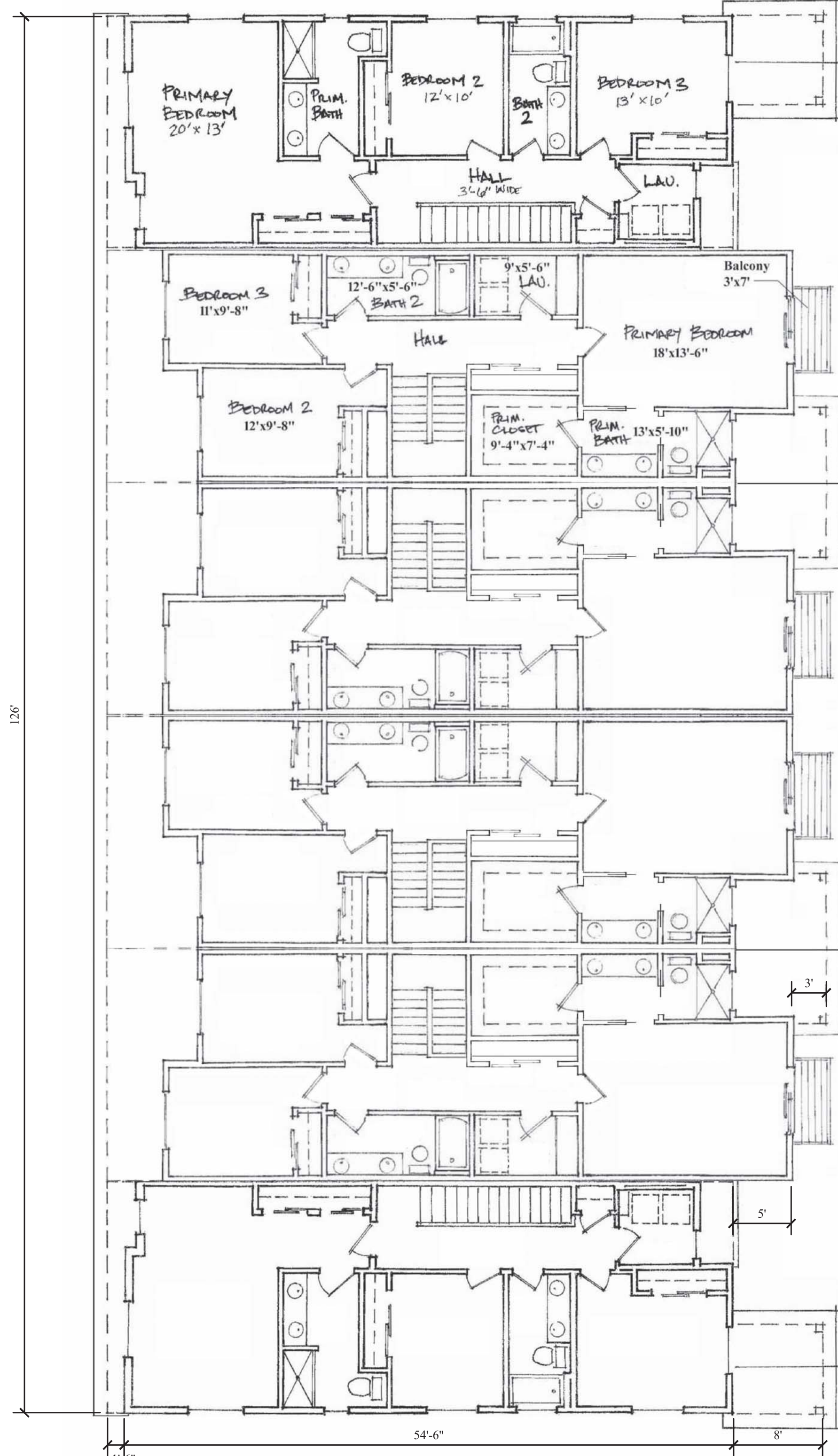
SCALE: AS NOTED
JOB:
DRAWN BY: CPP
DATE:

A-2.3



LOWER FLOOR PLAN
6 UNIT BUILDING

SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
6 UNIT BUILDING

SCALE: 1/8" = 1'-0"

6-UNIT BUILDING AREA:
LIVING AREAS: 10,954 SF
GARAGE AREAS: 2,940 SF

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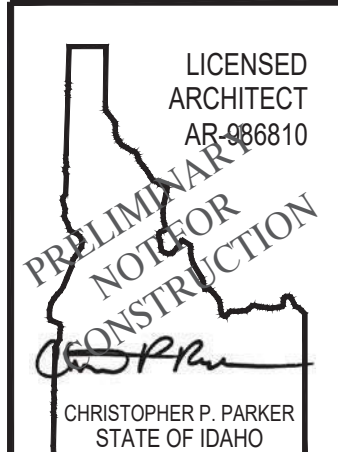


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SUITE 200
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AIN: 100887
POST FALL, IDAHO

SHEET CONTENTS:
21' WIDE UNITS
FLOOR PLANS - 6 UNIT BLDG.

SCALE: AS NOTED
JOB:
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DATE:

A-2.4



4 UNIT FRONT ELEVATION

SCALE: 1/8" = 1'-0"



5 UNIT FRONT ELEVATION

SCALE: 1/8" = 1'-0"

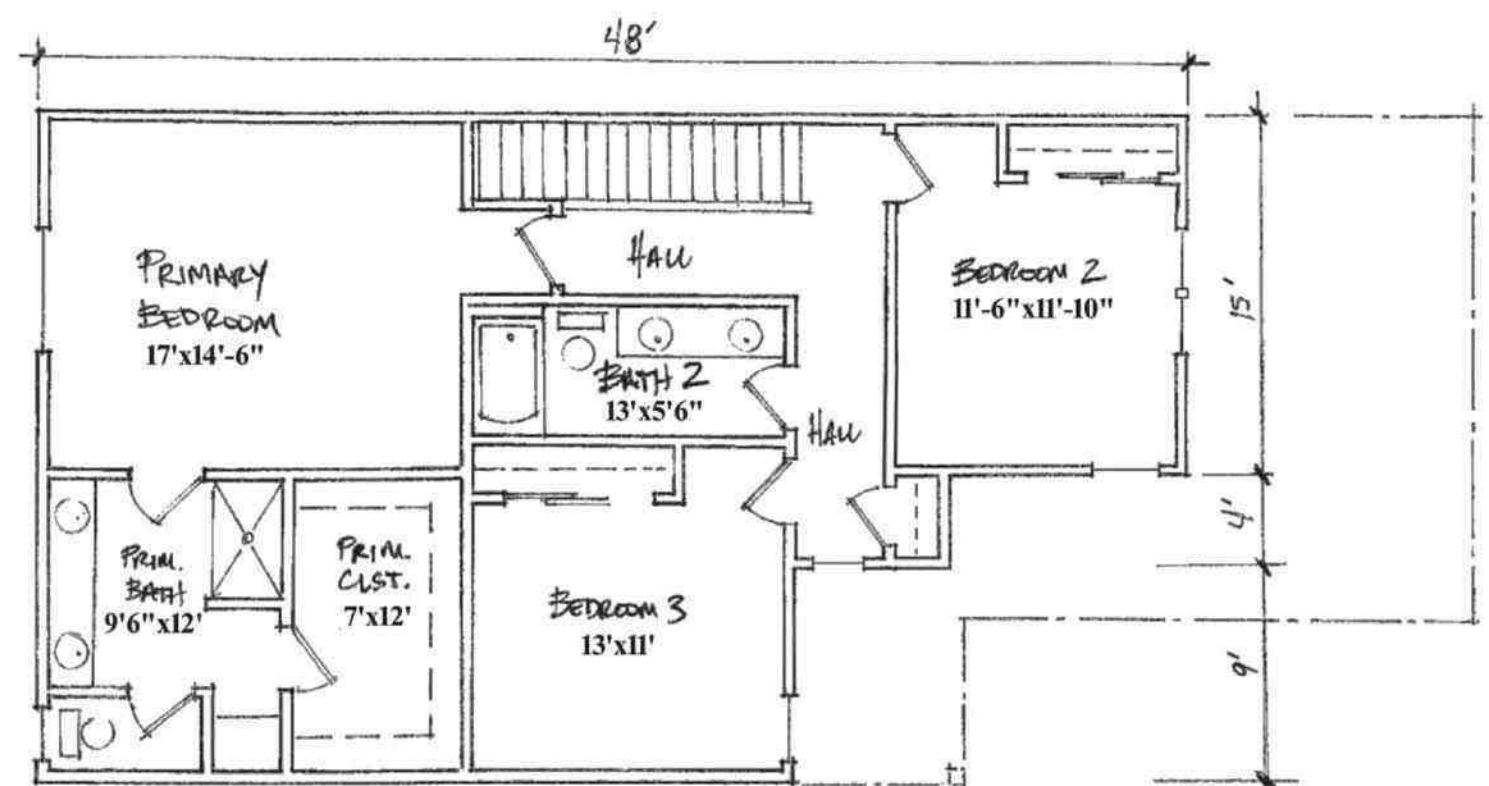


6 UNIT FRONT ELEVATION

SCALE: 1/8" = 1'-0"

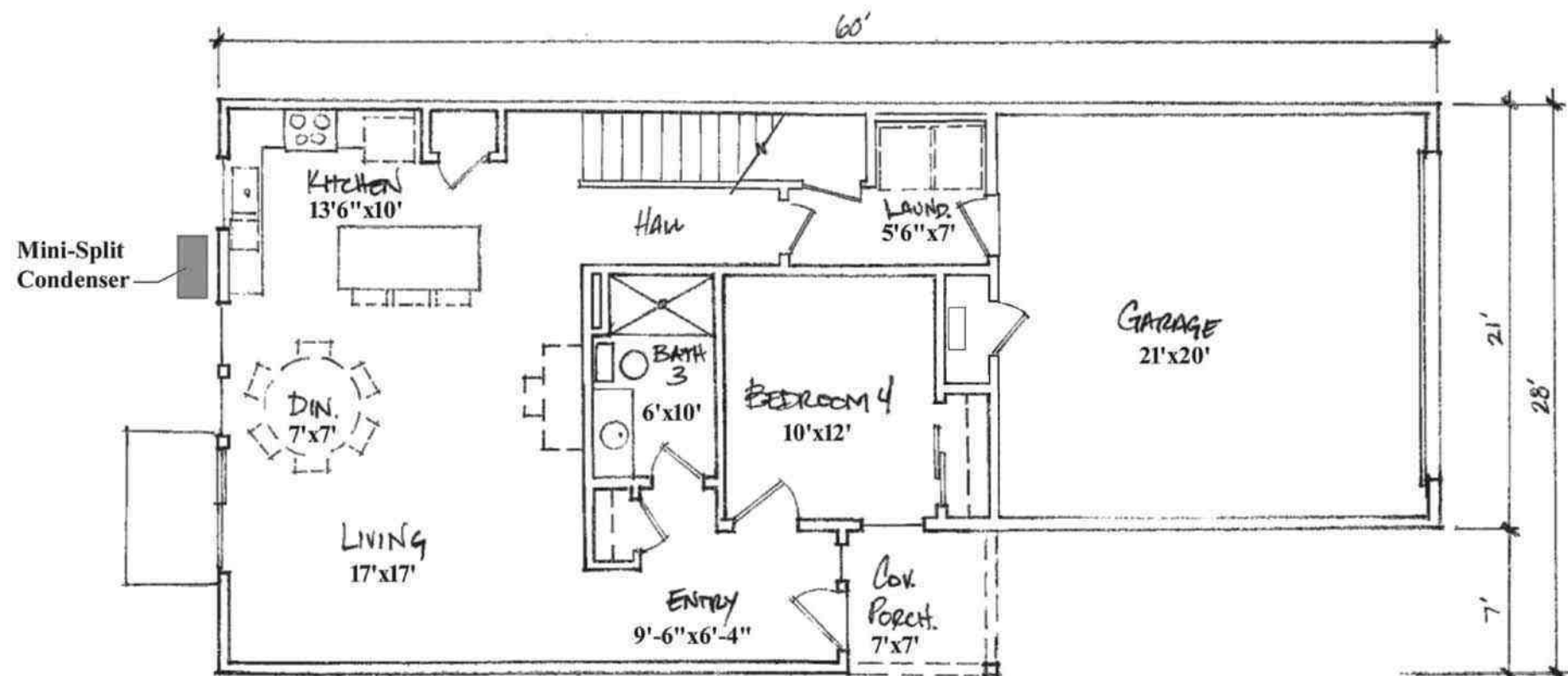
ELEVATION NOTES:

- COMPOSITION SHINGLE ROOFING
- FIBER CEMENT HORIZONTAL LAP SIDING
- FIBER CEMENT VERTICAL 'BOARD & BATTEN' SIDING
- FIBER CEMENT WINDOW, DOOR & CORNER TRIM
- 5/4x10 FIBER CEMENT BELLY BAND TRIM
- DUAL PANE, LOW-E VINYL WINDOWS
- ALUMINUM GUTTERS WITH DOWNSPOUTS
- STEEL FRAMED BALCONY
- FIBER CEMENT WRAPPED AND PAINTED POSTS
- 4/4 x 8" FASCIA TYPICAL AT EAVES WITH GUTTER
- 4/4 x 8" FASCIA WITH 4/4 x 4" FINISH FASCIA AT GABLES



UPPER FLOOR PLAN
INTERIOR UNITS

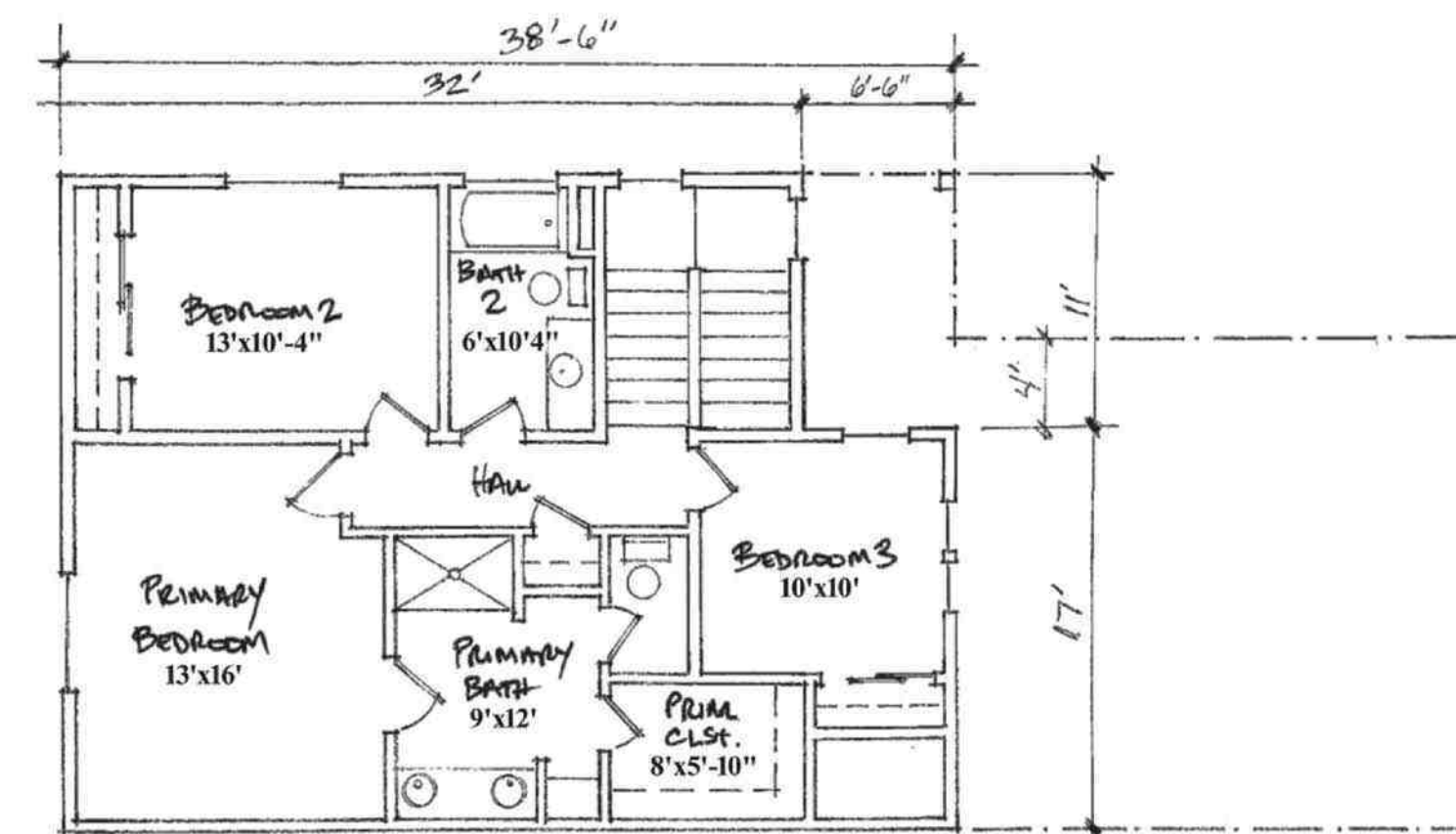
SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN
INTERIOR UNITS

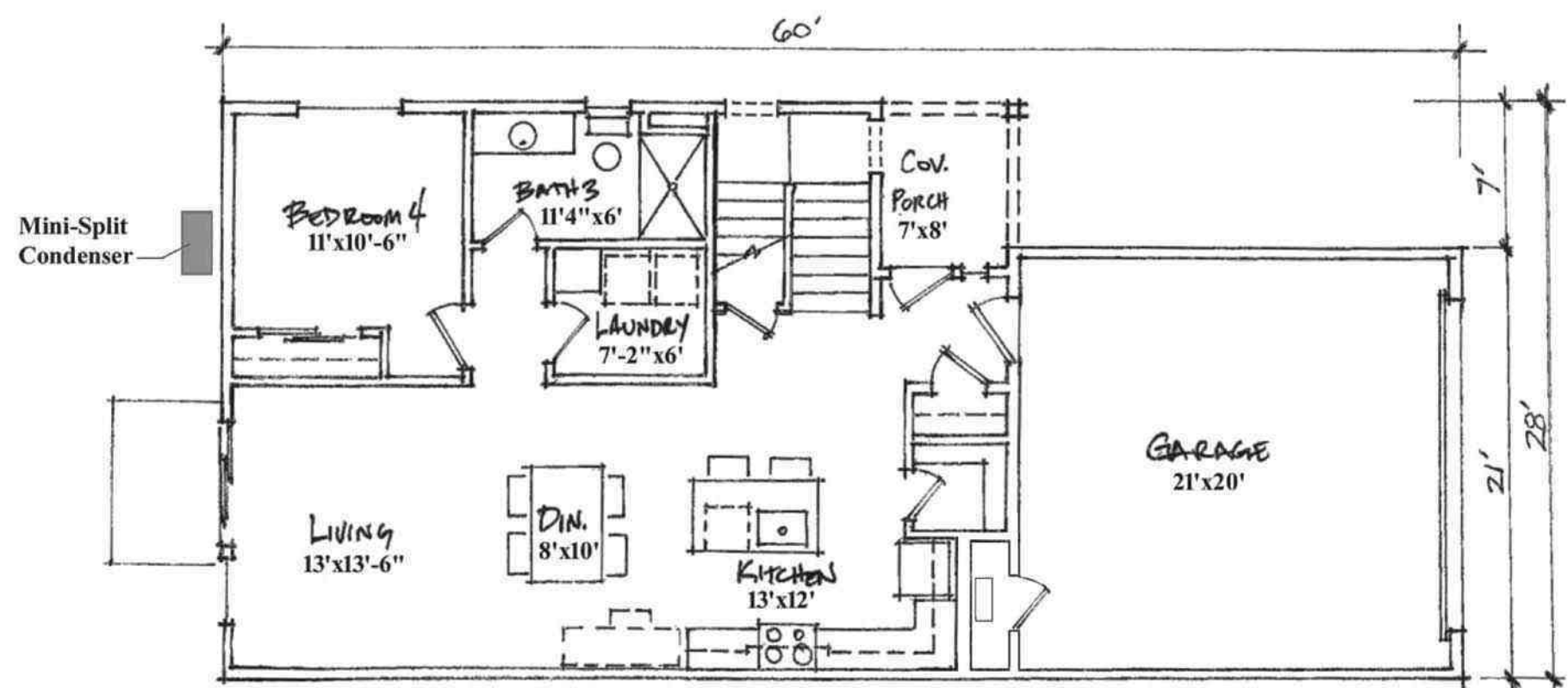
SCALE: 1/8" = 1'-0"

INTERIOR UNIT AREA:
LIVING AREA: 2,103 SF
GARAGE AREA: 490 SF



UPPER FLOOR PLAN
END / MID UNITS

SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN
END / MID UNITS

SCALE: 1/8" = 1'-0"

END / MID UNIT AREA:
LIVING AREA: 1,904 SF
GARAGE AREA: 490 SF

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CONTACT INFORMATION
DESIGNER OF RECORD:
ARCHITERRA HOMES, LLC
1859 N. LAKEWOOD DRIVE
SUITE 200
COEUR D'ALENE, ID 83814
(208) 599-4404 (MOBILE)
EMAIL: ARCHITERRA@MYARCHITERRA.COM

CONTRACTOR:
ARCHITERRA HOMES, LLC
1859 N. LAKEWOOD DRIVE
SUITE 200
COEUR D'ALENE, ID 83814

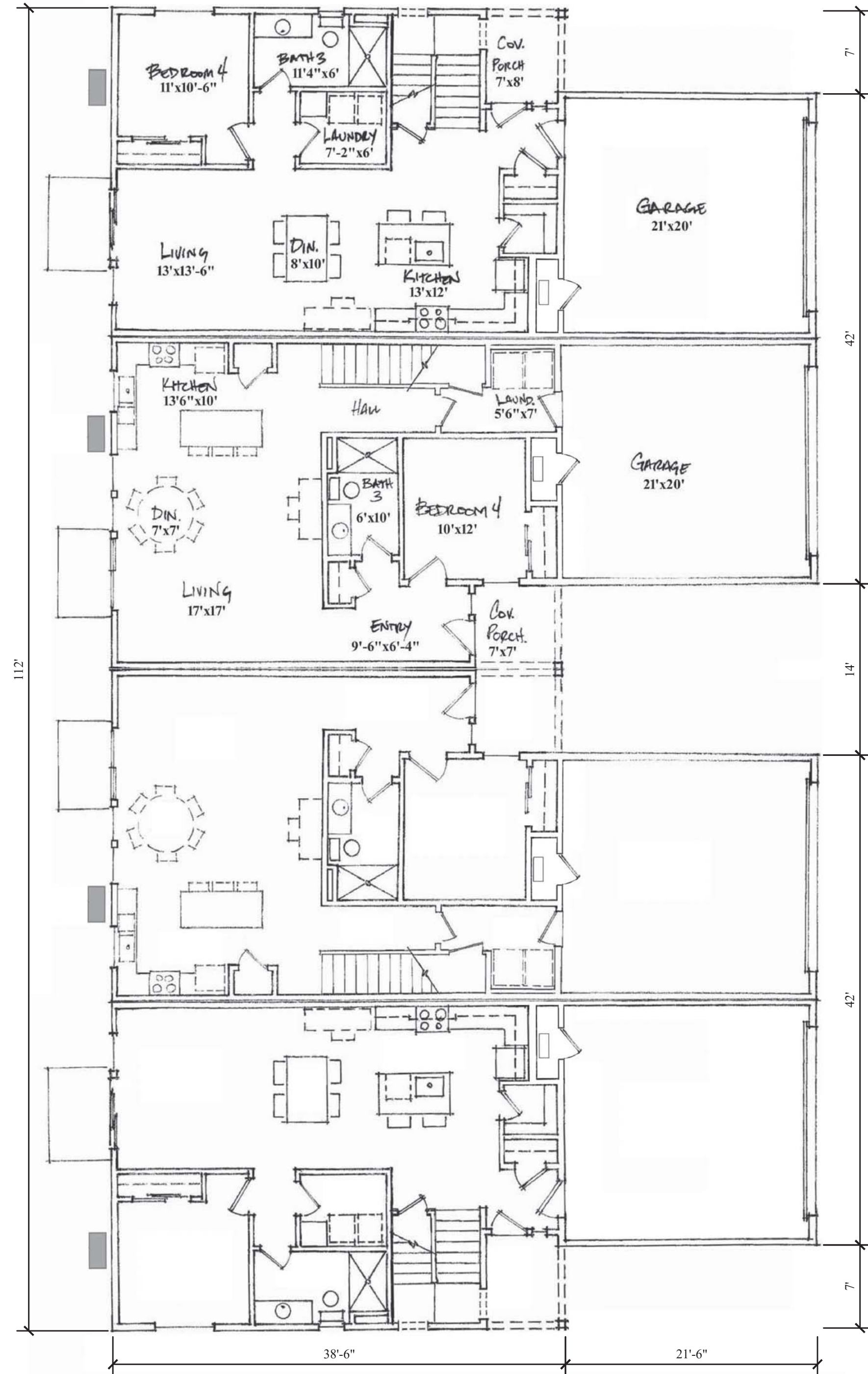


CONSTRUCTION DRAWINGS FOR:
the Post
AIN: 100887
POST FALL, IDAHO

SHEET CONTENTS:
28' WIDE UNITS
BUILDING ELEVATIONS &
FLOOR PLAN OPTIONS

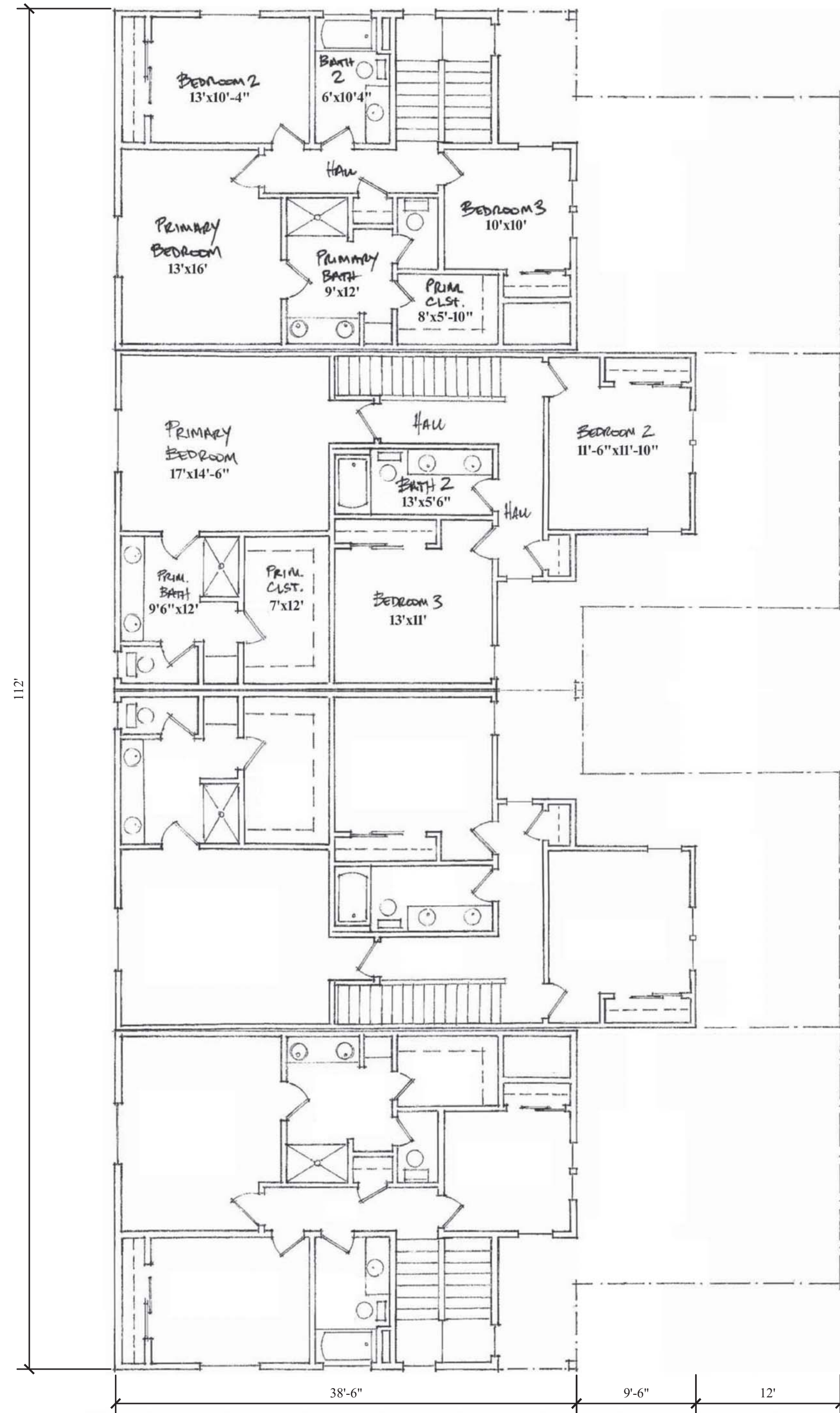
SCALE: AS NOTED
JOB:
DRAWN BY: CPP
DATE:

A-3.1



LOWER FLOOR PLAN
4 UNIT BUILDING

SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
4 UNIT BUILDING

SCALE: 1/8" = 1'-0"

4-UNIT BUILDING AREA:
LIVING AREAS: 8,014 SF
GARAGE AREAS: 1,960 SF

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DESIGNER OF RECORD:
ARCHITERRA HOMES, LLC
1859 N. LAKEWOOD DRIVE
SUITE 200
COEUR D'ALENE, ID 83814
(208) 597-4404 (MOBILE)
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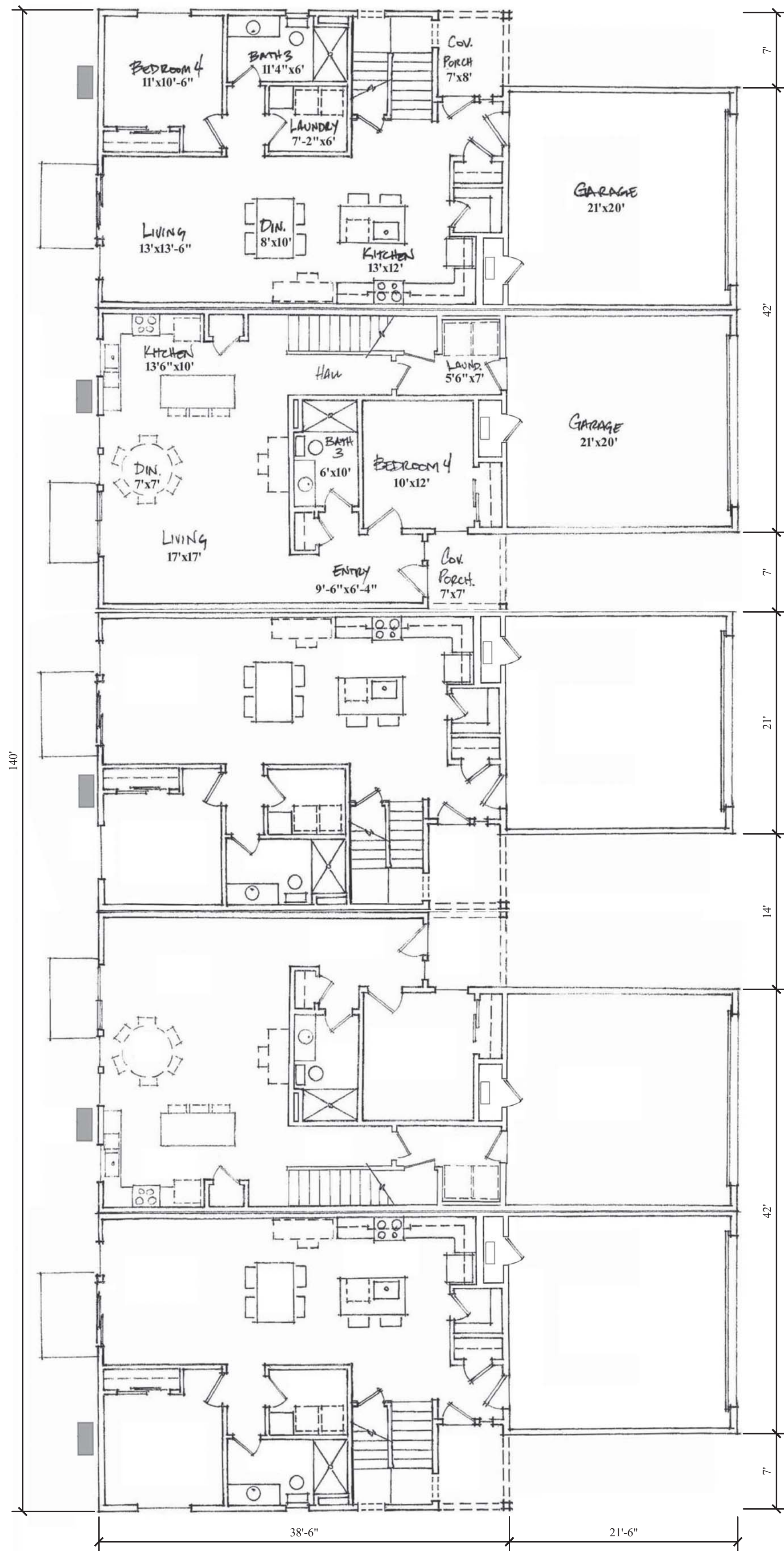
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STATE OF IDAHO

CONSTRUCTION DRAWINGS FOR:
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AIN: 100887
POST FALL, IDAHO

SHEET CONTENTS:
28' WIDE UNITS
FLOOR PLANS - 4 UNIT BLDG.

SCALE: AS NOTED
JOB:
DRAWN BY: CPP
DATE:

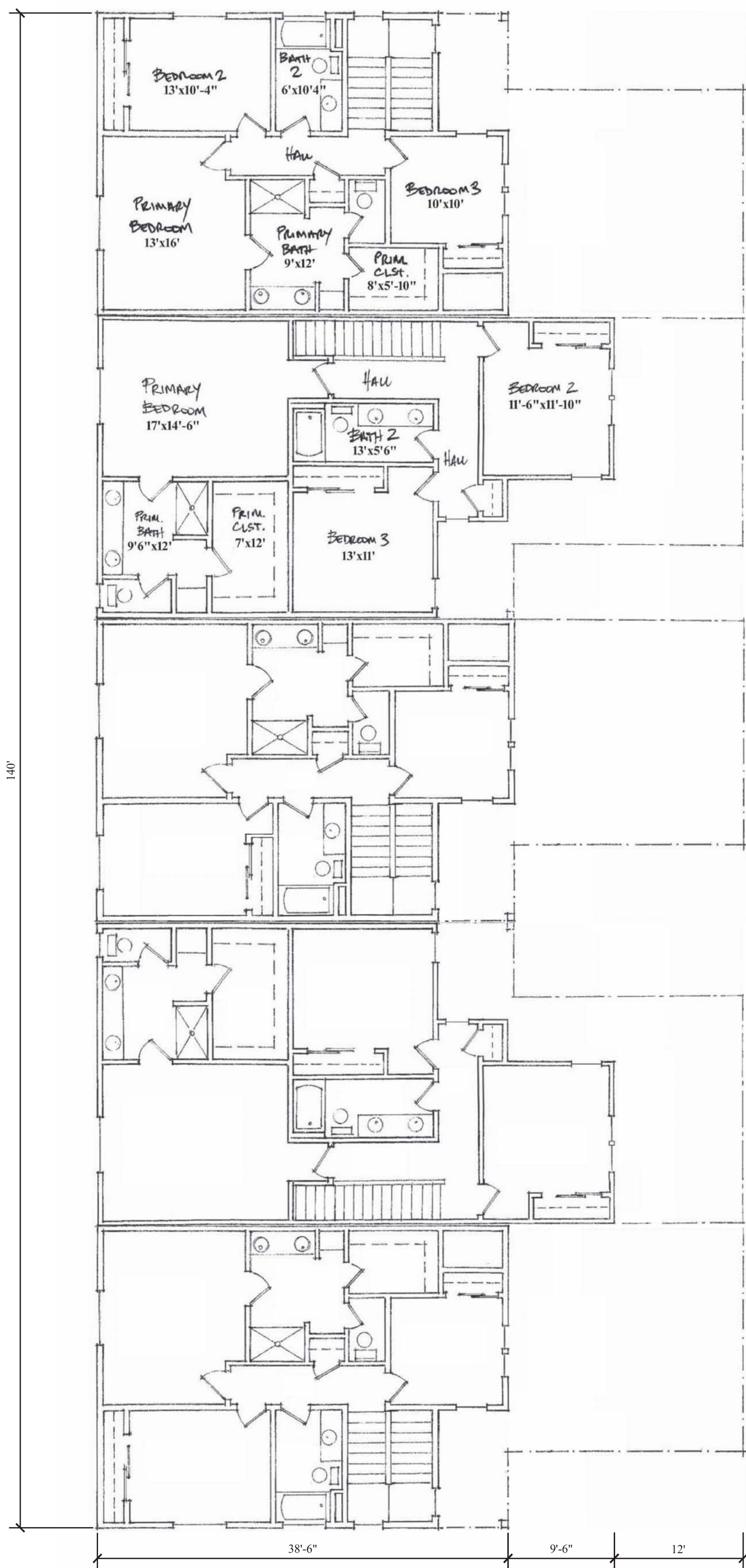
A-3.2



LOWER FLOOR PLAN
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"

5-UNIT BUILDING AREA:
LIVING AREAS: 9,918 SF
GARAGE AREAS: 2,450 SF



UPPER FLOOR PLAN
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"

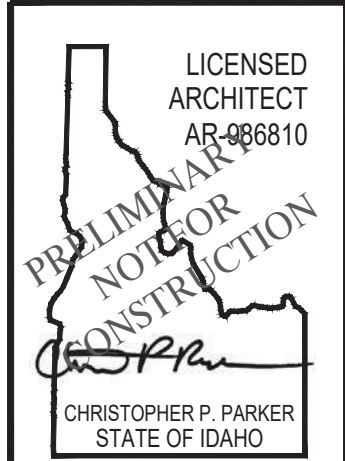
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SUITE 200
COEUR D'ALENE, ID 83814

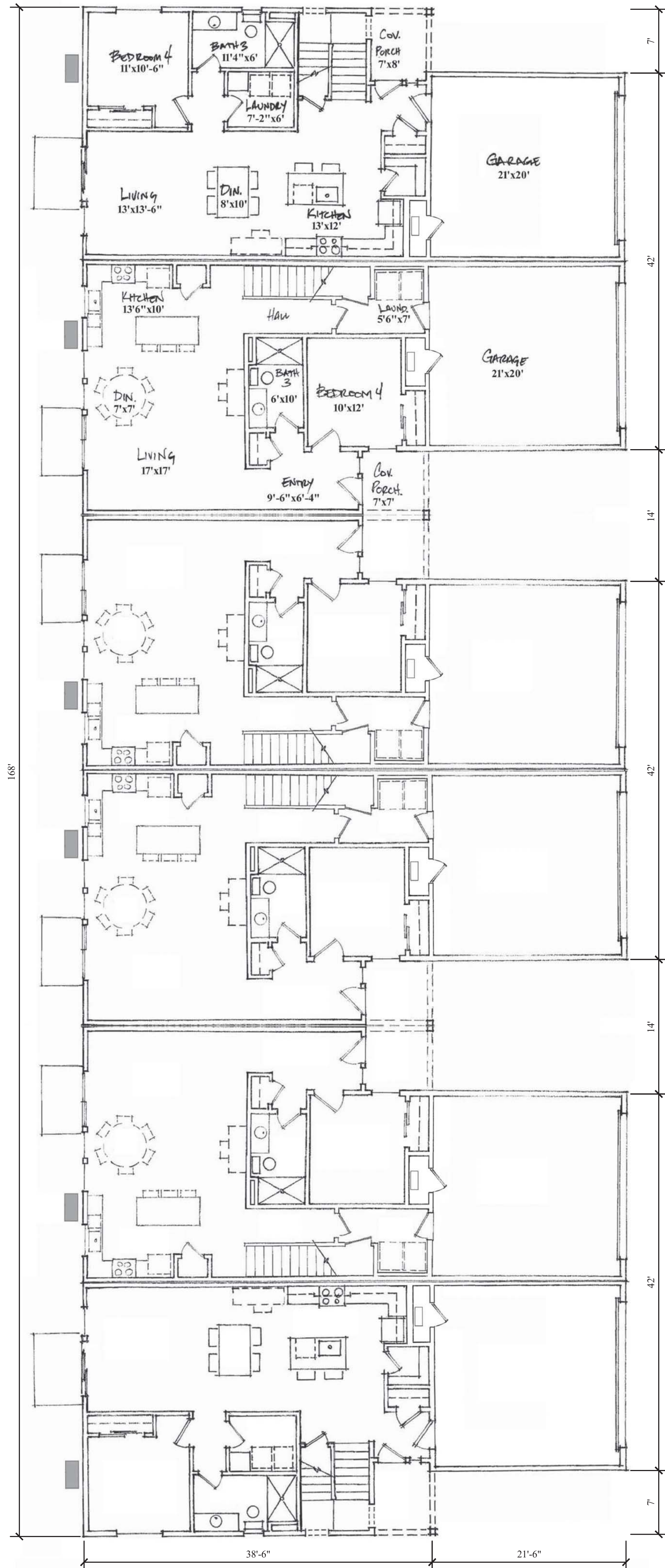


CONSTRUCTION DRAWINGS FOR:
the Post
AIN: 100887
POST FALL, IDAHO

SHEET CONTENTS:
**28' WIDE UNITS
FLOOR PLANS - 5 UNIT BLDG.**

SCALE: AS NOTED
JOB:
DRAWN BY: CPP
DATE:

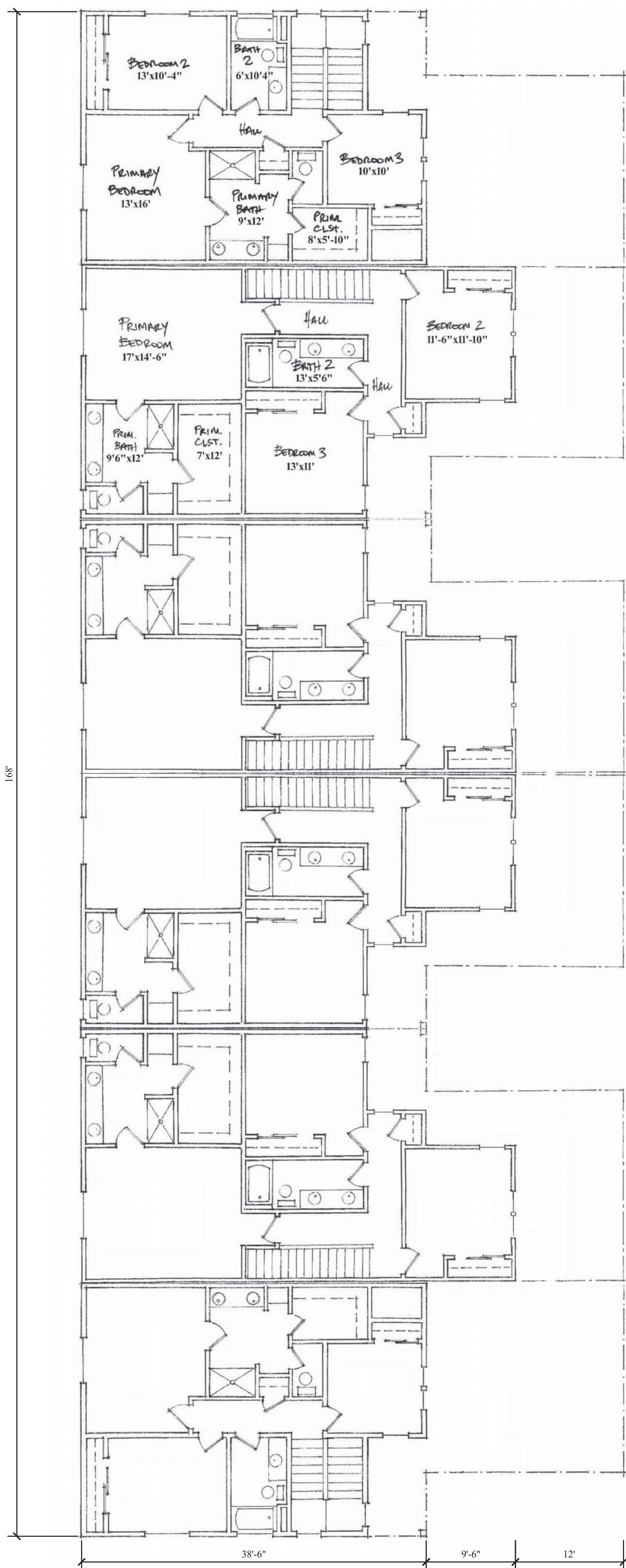
A-3.3



LOWER FLOOR PLAN
6 UNIT BUILDING

SCALE: 1/8" = 1'-0"

6-UNIT BUILDING AREA:
LIVING AREAS: 12,220 SF
GARAGE AREAS: 2,940 SF



UPPER FLOOR PLAN
6 UNIT BUILDING

SCALE: 1/8" = 1'-0"

PROPERTY OF
ARCHITERRA HOMES
THIS SHEET AND ITS COMPONENTS
ARE THE PROPERTY OF ARCHITERRA
HOMES AND ARE NOT TO BE USED
WITHOUT PRIOR WRITTEN
AUTHORIZATION NOR FOR ANY
PROJECT OTHER THAN THE ORIGINAL
INTENDED USE. PHOTOS, RENDERINGS,
IMAGES, FLOOR PLANS, AND
ILLUSTRATIONS ARE FOR
ILLUSTRATION PURPOSES ONLY AND
SHOULD NOT BE USED AS A
REPRESENTATION OF THE HOMES
PRECISE OR ACTUAL FEATURES.
IMAGES MAY NOT ACCURATELY
REPRESENT THE ACTUAL CONDITION,
FEATURES OR COLOR OF A HOME
AND/OR ITS FEATURES AS
CONSTRUCTED AND MAY CONTAIN
OPTIONS THAT ARE NOT STANDARD ON
ALL HOMES. IMAGES MAY ALSO
INCLUDE DECORATIVE ITEMS, DESIGN
ELEMENTS, AND FURNITURE WHICH
ARE NOT AVAILABLE FOR PURCHASE
EVEN UPON ADDITIONAL PAYMENT.

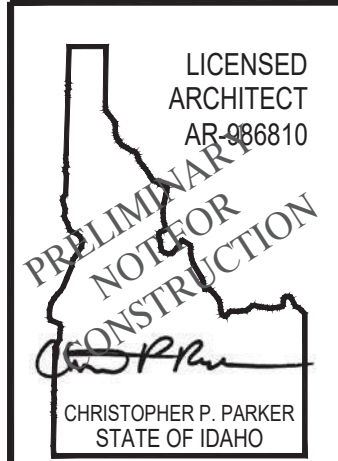


© COPYRIGHT 2023

CONTACT INFORMATION

DESIGNER OF RECORD:
ARCHITERRA HOMES, LLC
1859 N. LAKEWOOD DRIVE
SUITE 200
COEUR D'ALENE, ID 83814
(208) 599-4404 (MOBILE)
EMAIL: ARCHITERRA@MYARCHITERRA.COM

CONTRACTOR:
ARCHITERRA HOMES, LLC
1859 N. LAKEWOOD DRIVE
SUITE 200
COEUR D'ALENE, ID 83814



CONSTRUCTION DRAWINGS FOR:
the Post
AIN: 100887
POST FALL, IDAHO

SHEET CONTENTS:
**28' WIDE UNITS
FLOOR PLANS - 6 UNIT BLDG.**

SCALE: AS NOTED
JOB:
DRAWN BY: CPP
DATE:

A-3.4

Subject: Statement of Ownership, Ability to Make Applications, and Authorization of Representative

Date: 5/31/2023

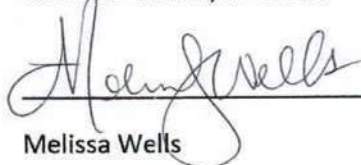
To: City of Post Falls

From: Melissa Wells

I represent the property which is identified in the records of Kootenai County as AIN: 100887 and Tax Parcel P-7050-25-060-AA. This property is currently addressed as 3087 E Poleline Avenue, Post Falls, ID.

I am authorized to consent to land use and subdivision applications and to grant authorization to representatives to act regarding matters concerning the administration and processing of application(s) for these properties. I understand there are no guarantees of approval of the application(s). My assigned representative is:

STONEHENGE DEVELOPMENT AND GOVERNMENT, JOHNSON SURVEYING NW, INC.
1859 N LAKEWOOD DR SUITE 102
COEUR D'ALENE, ID 83814


Melissa Wells

ACKNOWLEDGEMENT

STATE OF Idaho) s.s.

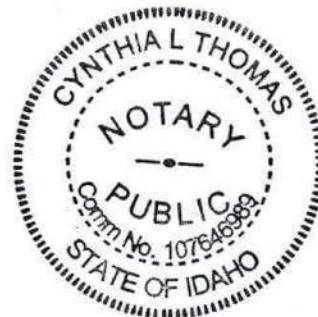
COUNTY OF Kootenai) s.s.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 9 ^{May} DAY OF 2023, BY MELISSA WELLS.

NOTARY PUBLIC: Cynthia L Thomas

RESIDING AT: Coeur d'Alene

MY COMMISSION EXPIRES ON: 6-7-28



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(n) California 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 5 business 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.
- (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.

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CHICAGO TITLE INSURANCE COMPANY

(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.

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CHICAGO TITLE INSURANCE COMPANY

- (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

Commitment No.: 414225
2nd Report

SCHEDULE A

1. Commitment Date: May 17, 2023 at 12:00 AM
2. Policy to be issued:
 - a. Owner's Policy (ALTA Owners Policy (06/17/06)) Amount: \$10,000.00
Proposed Insured: Premium: \$250.00
**Purchaser with contractual rights under a purchaser agreement
with the vested owner identified at Item 4 below.**
Total: \$250.00
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:
SL Investment Properties LLC, an Idaho Limited Liability Company
5. The Land is described as follows:
SEE SCHEDULE C ATTACHED HERETO

CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance Company

By: 
Kootenai County Title Company, Inc.



By:  President
ATTEST  Secretary

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ALTA Commitment for Title Insurance (08-01-16) - Schedule A

414225

CHICAGO 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. The Owners Policy contemplated hereby is an ALTA standard coverage Owners Policy, in which General Exceptions 1 through 6 shall remain on the final Policy. Any requests to delete any or all of said Exceptions shall require additional approval, Requirements and/or Exceptions, and incur an additional premium.
6. 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.
7. We find the following to be the last deed of record:

A. Warranty Deed, by and between Post Falls Baptist Church, Inc., an Idaho corporation, as grantor, and SL Investment Properties LLC, an Idaho Limited Liability Company, as grantee, recorded March 4, 2022 as Instrument No. 2889666000, records of Kootenai County, Idaho.
8. We find the following address to be associated with the Land described herein:

3087 E. Poleline Ave.
Post Falls, ID 83854

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CHICAGO 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:

- 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) of (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. Property taxes and assessments for the year 2023, which are a lien, not yet due or payable.

Parcel No.: P705025060AA
AIN No.: 100887
 - 8. Assessments of the City of Post Falls.
 - 9. Assessments of the City of Post Falls LID No. 2004-1

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CHICAGO TITLE INSURANCE COMPANY

10. Assessments of Ross Point Water District.
11. Easements, dedications, conditions, restrictions, notes and provisions created by or delineated, described or otherwise set forth in the plat of Post Falls Irrigated Tracts, as recorded in Book C of Plats at Pages 78, 79 and 80, records of Kootenai County, Idaho.
12. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Yellowstone Pipe Line Company
Purpose: Pipe line for transportation of liquids and/or gases
Recorded: September 18, 1953
Instrument No.: [Book 157 of Deeds at Page 21](#), records of Kootenai County, Idaho.
13. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Kootenai Electric Cooperative, Inc.
Purpose: Electric transmission and/or distribution line or system
Recorded: January 4, 1983
Instrument No.: [Book 321 of Deeds at Page 334](#), records of Kootenai County, Idaho.
14. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Kootenai Electric Cooperative, Inc.
Purpose: Electric transmission and/or distribution line or system
Recorded: May 11, 1999
Instrument No.: [1588552](#), 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: Post Falls Highway District
Purpose: Drainage
Recorded: August 1, 2000
Instrument No.: [1643892](#), records of Kootenai County, Idaho.
16. An Annexation Agreement, including the terms, conditions, covenants and provisions thereof
Between: Post Falls Baptist Church, Inc.
And: City of Post Falls
Recorded: July 15, 2004
Instrument No.: [1888394](#), records of Kootenai County, Idaho
17. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: City of Post Falls
Purpose: Public roadway, pipelines for water and sewer, sidewalks, and other utilities
Recorded: July 15, 2004
Instrument No.: [1888397](#), records of Kootenai County, Idaho.

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CHICAGO TITLE INSURANCE COMPANY

18. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: City of Post Falls
Purpose: Public roadway, pipelines for water and sewer, sidewalks, and other utilities
Recorded: July 15, 2004
Instrument No.: [1888398](#), records of Kootenai County, Idaho.

19. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Kootenai Electric Cooperative, Inc.
Purpose: Electric transmission and/or distribution line or system
Recorded: March 22, 2007
Instrument No.: [2089582000](#), records of Kootenai County, Idaho.

20. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Kootenai Electric Cooperative, Inc.
Purpose: Electric transmission and/or distribution line or system
Recorded: August 17, 2018
Instrument No.: [2657387000](#), records of Kootenai County, Idaho.

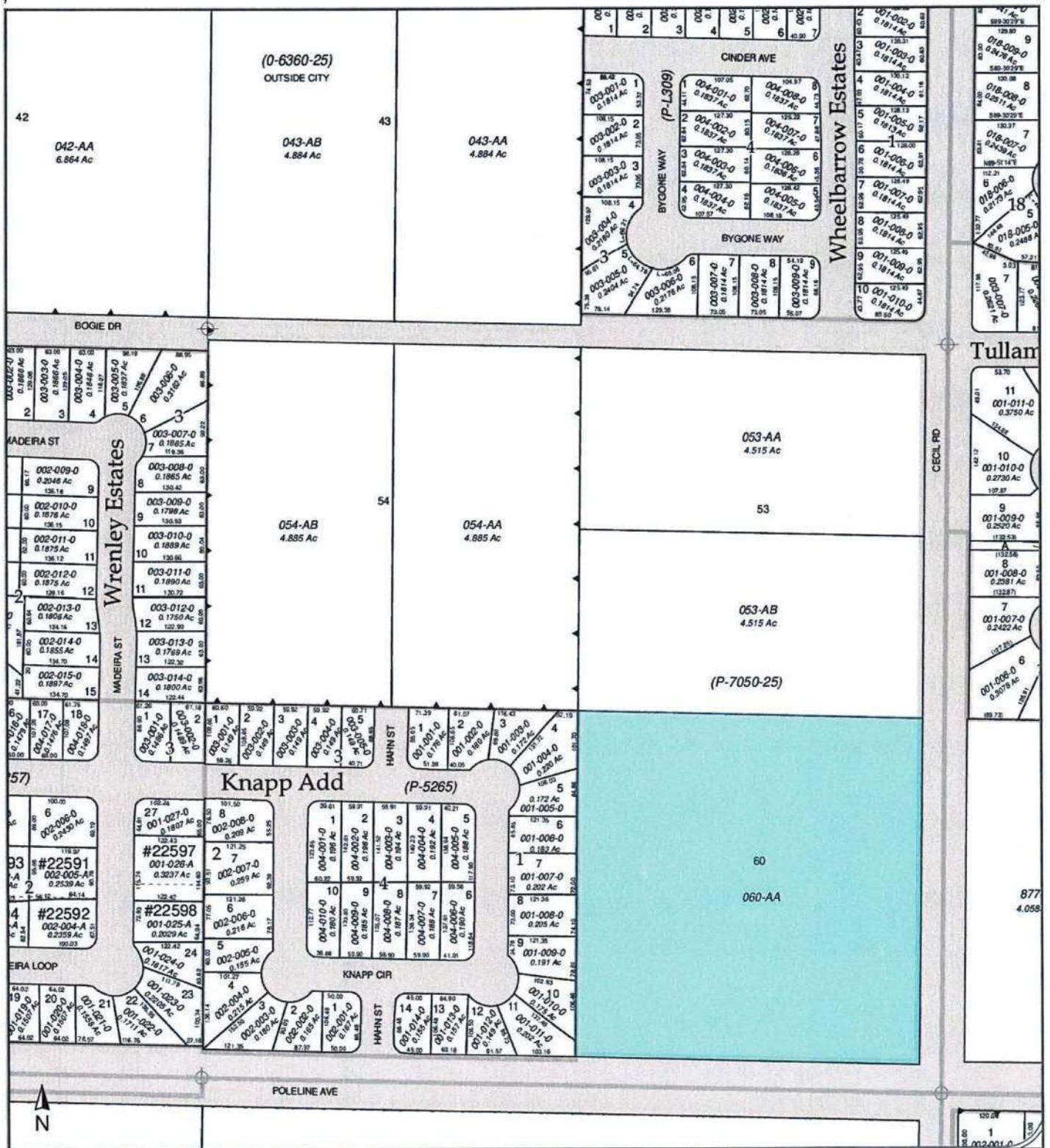
21. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: City of Post Falls
Purpose: Public stormwater drainage facility
Recorded: May 17, 2022
Instrument No.: [2900665000](#), records of Kootenai County, Idaho.

END OF SCHEDULE B

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KT KOOTENAI TITLE
MAKE A REQUEST FOR THE BEST

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

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.



File No. 417175-RH

WARRANTY DEED

For Value Received

Post Falls Baptist Church, Inc., an Idaho corporation

The Grantor, does hereby grant, bargain, sell and convey unto

SL Investment Properties LLC, an Idaho Limited Liability Company

Address: **717 W. Sprague Ave, Suite 800, Spokane, WA 99201**

The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

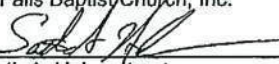
Tract 60, Block 25, Post Falls Irrigated Tracts, according to the plat thereof recorded in Book C of Plats at Pages 78, 79 and 80, records of Kootenai County, Idaho.

Excepting therefrom those portions conveyed to the City of Post Falls by Grants of Right-of-Way recorded July 15, 2004 as Instrument Nos. 1888395 and 1888396, records of Kootenai County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: March 1, 2022

Post Falls Baptist Church, Inc.

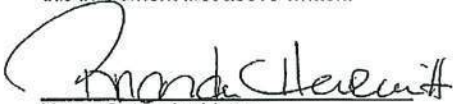
BY: 
Seth A. Hohenstreet
President

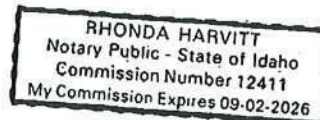
STATE OF IDAHO

COUNTY OF KOOTENAI

On this 3rd of March, 2022, before me, Rhonda Harvitt, a Notary Public in and for said State, personally appeared Seth A. Hohenstreet, known or identified to me to be the President of the corporation that executed this instrument or the person who executed this instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this instrument first above written.


Notary Public for Idaho
Residing at Hayden
My Commission Expires: 9/2/2026



300' RADIUS REPORT

Date: May 18, 2023

Johnson Surveying
Attn: Connie Krueger
1859 N. Lakewood Dr. Suite 102
Coeur d'Alene, ID 83814

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

PROPERTY:
AIN: 100887

And as of the Kootenai County Assessors roll dated May 9, 2023, we find the following:

SEE ATTACHED PAGES

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

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

Sincerely,
KOOTENAI COUNTY TITLE CO.

Tami Edmunds
Customer Service

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

Property Address: 3087 E Poleline Ave
Post Falls ID 83854

Owner Information

Name: SI Investment Properties LLC

Address: 717 W Sprague Ave #800

City State ZIP: Spokane WA 99201

Assessor Information

Property ID #: P705025060AA

Tax ID #: 100887

Section: 51N05W25

Instrument: 1888398

TCA Code: 011021

Legal Description: POST FALLS IRR TRS, TR 60 EX S 20 FT & E 20 FT BLK 25 URD EAST PF 2005 2551N05W

Property Class: 541 - Imp res lot/tract in city

Neighborhood Code: 2040 PRAIRIE-SOUTHEAST

Acres: 8.75

Taxes: \$2,017.75 - 2022

Assessments

Description	Value
Total Market Value	\$338,281.00
Assessed Land Value	\$338,281.00
Assessed Improvement Value	
Total Assessed Value	\$338,281.00
Exemption:	
Net Taxable Value (2022)	\$338,281.00

Land Information

Land Use / Land Use Standard: 541 - Imp res lot/tract in city / 100 - Residential (nec)

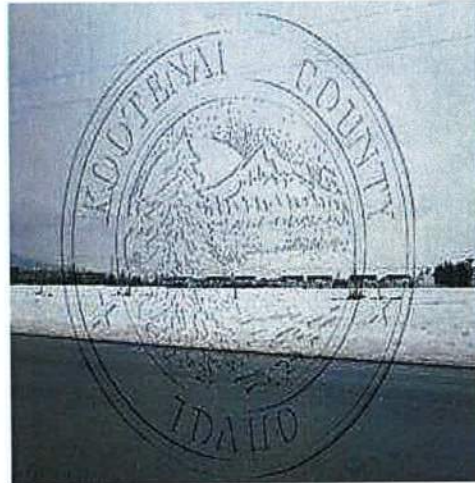
Zoning: Post Falls-LC - Limited Commercial

Sewer Available: Sewer

Waterfront:

Watershed: 1701030502 - Cedar Creek-Spokane River

Recreation:

Property Picture**Improvement Information**

Improvement Type:

Year Built:

Stories:

Heat:

Central Air:

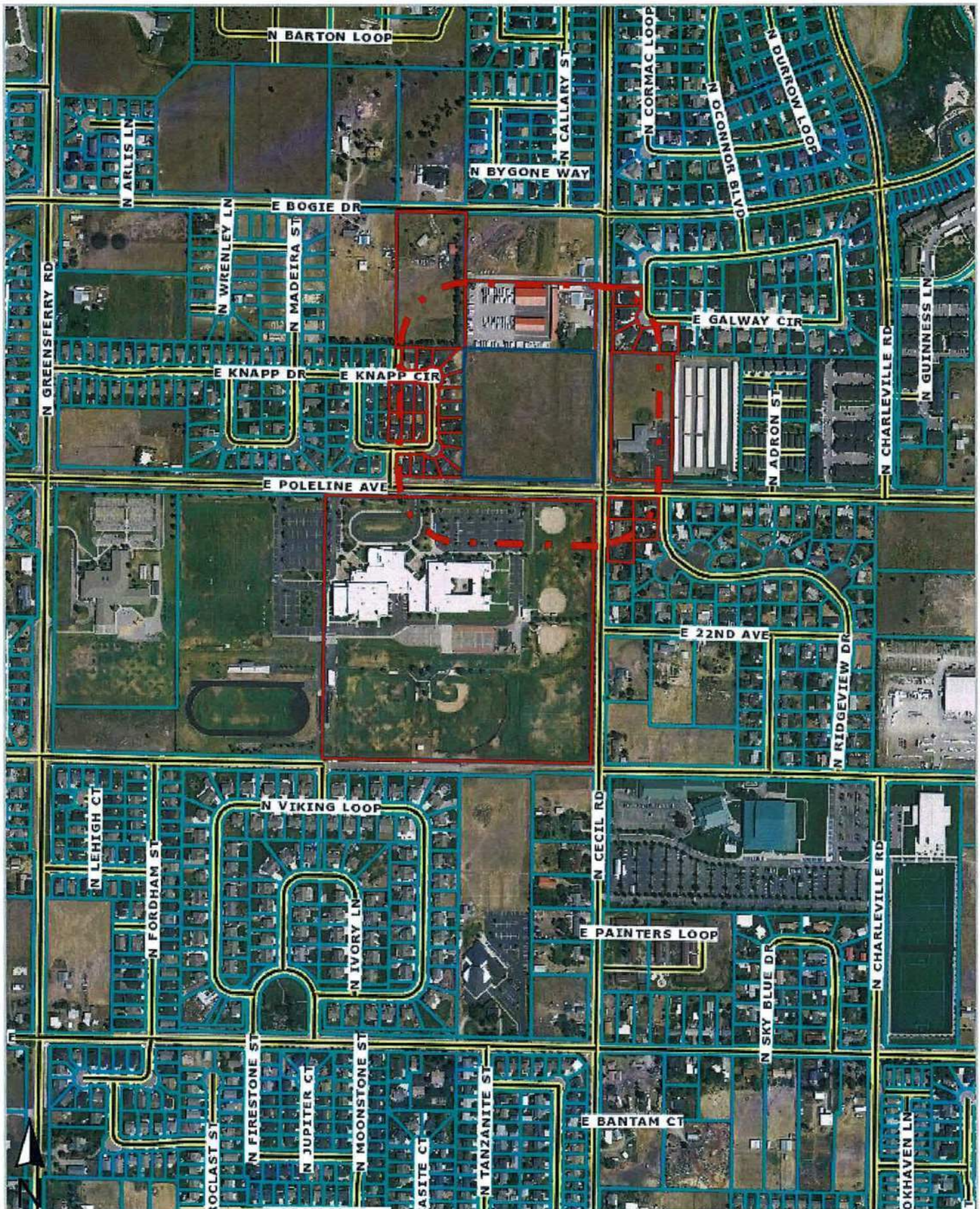
Foundation:

Construction Type:

Finished Sq. Ft.

Commercial Sq. Ft.

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



KT KOOTENAI TITLE
MAKE A REQUEST FOR THE BEST

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

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.

Owner Name: Anderson Krystine
Co-Owner: Anderson Brian
Site Addr: 2840 E Knapp Cir Post Falls ID 83854
Owner Addr: 2840 E Knapp Cir Post Falls ID 83854
Bedroom: 3 Bath: 2 Year Blt: 2005
Legal: KNAPP ADD, LT 14 BLK 1 2551N05W

Parcel ID: P52650010140 Tax ID: 255194
Recording Date: 04/01/2019
Use: Imp res lot/tract in city
Assessed Total: \$384,971.00 Sale Price:
Bldg SqFt: 1,158 SqFt Acres: 0.15 Acres

1

Owner Name: Bailey Rayeann R
Co-Owner: Bailey William J
Site Addr: 2675 E Knapp Cir Post Falls ID 83854
Owner Addr: 2675 E Knapp Cir Post Falls ID 83854
Bedroom: 3 Bath: 2 Year Blt: 2005
Legal: KNAPP ADD, LT 4 BLK 4 2551N05W

Parcel ID: P52650040040 Tax ID: 255211
Recording Date: 05/26/2016
Use: Imp res lot/tract in city
Assessed Total: \$379,203.00 Sale Price:
Bldg SqFt: 1,158 SqFt Acres: 0.19 Acres

2

Owner Name: Beck Anthony J
Co-Owner: Beck Holly L
Site Addr: 2655 E Knapp Cir Post Falls ID 83854
Owner Addr: 4171 W Lennox Loop Coeur D Alene ID 83815
Bedroom: 3 Bath: 2 Year Blt: 2005
Legal: KNAPP ADD, LT 3 BLK 4 2551N05W

Parcel ID: P52650040030 Tax ID: 255210
Recording Date: 08/13/2007
Use: Imp res lot/tract in city
Assessed Total: \$387,627.00 Sale Price:
Bldg SqFt: 1,244 SqFt Acres: 0.19 Acres

3

Owner Name: Boardway John
Co-Owner: Boardway Carol
Site Addr: 2804 E Knapp Cir Post Falls ID 83854
Owner Addr: 2804 E Knapp Cir Post Falls ID 83854
Bedroom: 3 Bath: 2 Year Blt: 2005
Legal: KNAPP ADD, LT 12 BLK 1 2551N05W

Parcel ID: P52650010120 Tax ID: 255192
Recording Date: 02/03/2022
Use: Imp res lot/tract in city
Assessed Total: \$433,292.00 Sale Price:
Bldg SqFt: 1,598 SqFt Acres: 0.15 Acres

4

Owner Name: Breitenberg Kyle R
Co-Owner: Breitenberg Richard L
Site Addr: 2270 N Cecil Rd Post Falls ID 83854
Owner Addr: 2270 N Cecil Rd Post Falls ID 83854
Bedroom: 3 Bath: 2 Year Blt: 1976
Legal: RIDGE VIEW ADD, LT 3 BLK 2 3651N05W

Parcel ID: 066000020030 Tax ID: 105630
Recording Date: 12/22/2021
Use: Imp res rural sub
Assessed Total: \$444,268.00 Sale Price:
Bldg SqFt: 1,916 SqFt Acres: 0.28 Acres

5

Owner Name: Burgess Megan R
Co-Owner:
Site Addr: 2817 E Knapp Cir Post Falls ID 83854
Owner Addr: 2817 E Knapp Cir Post Falls ID 83854
Bedroom: 3 Bath: 2 Year Blt: 2005
Legal: KNAPP ADD, LT 6 BLK 4 2551N05W

Parcel ID: P52650040060 Tax ID: 255213
Recording Date: 04/23/2015
Use: Imp res lot/tract in city
Assessed Total: \$367,620.00 Sale Price:
Bldg SqFt: 1,158 SqFt Acres: 0.19 Acres

6

Owner Name: Copper Basin Construction Inc
Co-Owner:
Site Addr: Post Falls ID 83854
Owner Addr: PO Box 949 Hayden ID 83835
Bedroom: Bath: Year Blt:
Legal: TULLAMORE 3RD ADD, TR A URD EAST PF 2005 2551N05W

Parcel ID: PK43200000A0 Tax ID: 329139
Recording Date:
Use: Common areas
Assessed Total: \$1,000.00 Sale Price:
Bldg SqFt: Acres: 0.05 Acres

7

Owner Name: Currie David A
Co-Owner:
Site Addr: 2746 E Knapp Cir Post Falls ID 83854
Owner Addr: 2746 E Knapp Cir Post Falls ID 83854
Bedroom: 3 Bath: 2 Year Blt: 2005
Legal: KNAPP ADD, LT 7 BLK 1 2551N05W

Parcel ID: P52650010070 Tax ID: 255187
Recording Date: 12/30/2005
Use: Imp res lot/tract in city
Assessed Total: \$367,619.00 Sale Price:
Bldg SqFt: 1,104 SqFt Acres: 0.20 Acres

8

Owner Name: Dean James M Jr
Co-Owner: Dean Cynthia R
Site Addr: 2493 N Ridgeview Dr Post Falls ID 83854
Owner Addr: 2493 N Ridgeview Dr Post Falls ID 83854
Bedroom: 3 Bath: 2 Year Blt: 1976
Legal: RIDGE VIEW ADD, LT 28 BLK 2 3651N05W

Parcel ID: 066000020280 Tax ID: 103352
Recording Date: 05/10/2017
Use: Imp res rural sub
Assessed Total: \$386,095.00 Sale Price:
Bldg SqFt: 1,296 SqFt Acres: 0.27 Acres

9

Owner Name: Derby Andrew	Parcel ID: P52650040050	Tax ID: 255212
Co-Owner:	Recording Date: 12/30/2021	
Site Addr: 2691 E Knapp Cir Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2691 E Knapp Cir Post Falls ID 83854	Assessed Total: \$362,565.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2005	Bldg SqFt: 1,104 SqFt	Acres: 0.19 Acres
Legal: KNAPP ADD, LT 5 BLK 4 2551N05W		
Owner Name: Dietrich Bruce L	Parcel ID: P52650010060	Tax ID: 255186
Co-Owner: Dietrich Barbara A	Recording Date: 03/20/2006	
Site Addr: 2726 E Knapp Cir Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 3708 N Tamarack Rd Coeur D Alene ID 83815	Assessed Total: \$372,253.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2005	Bldg SqFt: 1,226 SqFt	Acres: 0.18 Acres
Legal: KNAPP ADD, LT 6 BLK 1 2551N05W		
Owner Name: Duarte Michael W	Parcel ID: 0636025054AA	Tax ID: 133124
Co-Owner:	Recording Date:	
Site Addr: 2866 E Bogie Dr Post Falls ID 83854	Use: NREV	
Owner Addr: 2866 E Bogie Dr Post Falls ID 83854	Assessed Total: \$500,658.00	Sale Price:
Bedroom: Bath: Year Blt: 1987	Bldg SqFt: 1,620 SqFt	Acres: 4.88 Acres
Legal: POST FALLS IRR TRS, E2-TR 54 BLK 25 2551N05W		
Owner Name: Durlinger Robert O Etux	Parcel ID: 066000020010	Tax ID: 144309
Co-Owner:	Recording Date:	
Site Addr: 2362 N Cecil Rd Post Falls ID 83854	Use: Imp res rural sub	
Owner Addr: 2362 N Cecil Rd Post Falls ID 83854	Assessed Total: \$427,087.00	Sale Price:
Bedroom: 4 Bath: 2 Year Blt: 1975	Bldg SqFt: 1,556 SqFt	Acres: 0.28 Acres
Legal: RIDGE VIEW ADD, LT 1 BLK 2 3651N05W		
Owner Name: Farley Donne L	Parcel ID: PK4320010080	Tax ID: 329115
Co-Owner: Farley Leslie A	Recording Date: 10/14/2016	
Site Addr: 3126 E Galway Cir Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 3126 E Galway Cir Post Falls ID 83854	Assessed Total: \$684,844.00	Sale Price:
Bedroom: 4 Bath: 2 Year Blt: 2016	Bldg SqFt: 1,900 SqFt	Acres: 0.25 Acres
Legal: TULLAMORE 3RD ADD, LT 8 BLK 1 URD EAST PF 2005 2551N05W		
Owner Name: Fye Tony W	Parcel ID: P52650010080	Tax ID: 255188
Co-Owner: Ritter Erica M	Recording Date: 07/08/2014	
Site Addr: 2768 E Knapp Cir Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2768 E Knapp Cir Post Falls ID 83854	Assessed Total: \$365,069.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2005	Bldg SqFt: 1,104 SqFt	Acres: 0.20 Acres
Legal: KNAPP ADD, LT 8 BLK 1 2551N05W		
Owner Name: Harrington C J Living Trust	Parcel ID: P52650040070	Tax ID: 255214
Co-Owner:	Recording Date: 03/26/2020	
Site Addr: 2833 E Knapp Cir Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2833 E Knapp Cir Post Falls ID 83854	Assessed Total: \$376,851.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2005	Bldg SqFt: 1,158 SqFt	Acres: 0.19 Acres
Legal: KNAPP ADD, LT 7 BLK 4 2551N05W		
Owner Name: House Roger Charles	Parcel ID: 066000020270	Tax ID: 118857
Co-Owner: House Ronda Jane	Recording Date: 04/27/2006	
Site Addr: 2465 N Ridgeview Dr Post Falls ID 83854	Use: Imp res rural sub	
Owner Addr: 2465 N Ridgeview Dr Post Falls ID 83854	Assessed Total: \$366,630.00	Sale Price:
Bedroom: 3 Bath: 1 Year Blt: 1976	Bldg SqFt: 1,068 SqFt	Acres: 0.26 Acres
Legal: RIDGE VIEW ADD, LT 27 BLK 2 3651N05W		
Owner Name: Jones Katie A	Parcel ID: P52650010090	Tax ID: 255189
Co-Owner:	Recording Date: 09/29/2005	
Site Addr: 2792 E Knapp Cir Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 4039 W Loxton Loop Coeur D Alene ID 83815	Assessed Total: \$376,570.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2005	Bldg SqFt: 1,244 SqFt	Acres: 0.19 Acres
Legal: KNAPP ADD, LT 9 BLK 1 2551N05W		

Owner Name: Key Gary P II
Co-Owner: Key Kasey E
Site Addr: 3154 E Galway Cir Post Falls ID 83854
Owner Addr: 3154 E Galway Cir Post Falls ID 83854
Bedroom: 5 Bath: 3.5 Year Blt: 2014
Legal: TULLAMORE 3RD ADD, LT 6 BLK 1 URD EAST PF 2005 2551N05W

Parcel ID: PK4320010060 Tax ID: 329113
Recording Date: 10/22/2014
Use: Imp res lot/tract in city
Assessed Total: \$837,786.00 Sale Price:
Bldg SqFt: 3,365 SqFt Acres: 0.32 Acres

Owner Name: Lidfors Vernon D
Co-Owner: Lidfors Teresa M
Site Addr: 3192 E Galway Cir Post Falls ID 83854
Owner Addr: PO Box 1477 Post Falls ID 83877
Bedroom: 3 Bath: 2 Year Blt: 2014
Legal: TULLAMORE 3RD ADD, LT 4 BLK 1 URD EAST PF 2005 2551N05W

Parcel ID: PK4320010040 Tax ID: 329111
Recording Date: 06/12/2018
Use: Imp res lot/tract in city
Assessed Total: \$641,003.00 Sale Price:
Bldg SqFt: 1,711 SqFt Acres: 0.29 Acres

Owner Name: Loe Calvin
Co-Owner: Loe Megan
Site Addr: 2704 E Knapp Cir Post Falls ID 83854
Owner Addr: 2704 E Knapp Cir Post Falls ID 83854
Bedroom: 3 Bath: 2 Year Blt: 2005
Legal: KNAPP ADD, LT 4 BLK 1 2551N05W

Parcel ID: P52650010040 Tax ID: 255184
Recording Date: 07/21/2021
Use: Imp res lot/tract in city
Assessed Total: \$356,716.00 Sale Price:
Bldg SqFt: 1,158 SqFt Acres: 0.22 Acres

Owner Name: North Idaho Community Services Corporation Inc.
Co-Owner:
Site Addr: 2798 E Knapp Cir Post Falls ID 83854
Owner Addr: 1277 W Shoreline Ln Boise ID 83702
Bedroom: 3 Bath: 2 Year Blt: 2005
Legal: KNAPP ADD, LT 10 BLK 1 2551N05W

Parcel ID: P52650010100 Tax ID: 255190
Recording Date: 07/19/2017
Use: Imp res lot/tract in city
Assessed Total: \$376,055.00 Sale Price:
Bldg SqFt: 1,244 SqFt Acres: 0.17 Acres

Owner Name: Post Falls School Dist #273
Co-Owner:
Site Addr: 2832 E Poleline Ave Post Falls ID 83854
Owner Addr: PO Box 40 Post Falls ID 83877
Bedroom: Bath: Year Blt: 2000
Legal: NE-NW EX RW 3651N05W

Parcel ID: P00000362770 Tax ID: 146135
Recording Date:
Use: Com Imp lot/tract in city
Assessed Total: \$41,177,137.00 Sale Price:
Bldg SqFt: 320,505 SqFt Acres: 36.55 Acres

Owner Name: Powell William
Co-Owner:
Site Addr: 2851 E Knapp Cir Post Falls ID 83854
Owner Addr: 2851 E Knapp Cir Post Falls ID 83854
Bedroom: 3 Bath: 2 Year Blt: 2005
Legal: KNAPP ADD, LT 8 BLK 4 2551N05W

Parcel ID: P52650040080 Tax ID: 255215
Recording Date: 04/27/2015
Use: Imp res lot/tract in city
Assessed Total: \$417,052.00 Sale Price:
Bldg SqFt: 1,514 SqFt Acres: 0.19 Acres

Owner Name: Roots George M Etux
Co-Owner:
Site Addr: 2320 N Cecil Rd Post Falls ID 83854
Owner Addr: PO Box 728 Post Falls ID 83877
Bedroom: 3 Bath: 2 Year Blt: 1975
Legal: RIDGE VIEW ADD, LT 2 BLK 2 3651N05W

Parcel ID: 066000020020 Tax ID: 139681
Recording Date:
Use: Imp res rural sub
Assessed Total: \$426,461.00 Sale Price:
Bldg SqFt: 1,372 SqFt Acres: 0.28 Acres

Owner Name: Selby, Douglas L
Co-Owner: Selby, Linda V
Site Addr: 2820 E Knapp Cir Post Falls ID 83854
Owner Addr: 2820 E Knapp Cir Post Falls ID 83854
Bedroom: 3 Bath: 2 Year Blt: 2005
Legal: KNAPP ADD, LT 13 BLK 1 2551N05W

Parcel ID: P52650010130 Tax ID: 255193
Recording Date: 04/14/2023
Use: Imp res lot/tract in city
Assessed Total: \$375,014.00 Sale Price:
Bldg SqFt: 1,226 SqFt Acres: 0.16 Acres

Owner Name: Sharp Lori A
Co-Owner:
Site Addr: 2690 E Knapp Cir Post Falls ID 83854
Owner Addr: 2690 E Knapp Cir Post Falls ID 83854
Bedroom: 3 Bath: 2 Year Blt: 2005
Legal: KNAPP ADD, LT 2 BLK 1 2551N05W

Parcel ID: P52650010020 Tax ID: 255182
Recording Date: 12/14/2005
Use: Imp res lot/tract in city
Assessed Total: \$371,679.00 Sale Price:
Bldg SqFt: 1,158 SqFt Acres: 0.18 Acres

Owner Name: SI Investment Properties LLC**Parcel ID:** P705025060AA**Tax ID:** 100887**Co-Owner:****Recording Date:** 03/04/2022**Site Addr:** 3087 E Poleline Ave Post Falls ID 83854**Use:** Imp res lot/tract in city**Owner Addr:** 717 W Sprague Ave #800 Spokane WA 99201**Assessed Total:** \$338,281.00**Sale Price:****Bedroom:** **Bath:** **Year Blt:****Bldg SqFt:****Acres:** 8.75 Acres**Legal:** POST FALLS IRR TRS, TR 60 EX S 20 FT & E 20 FT BLK 25 URD EAST PF 2005 2551N05W**Owner Name:** Stafford Jesse D**Parcel ID:** P52650010030**Tax ID:** 255183**Co-Owner:****Recording Date:** 09/28/2010**Site Addr:** 2698 E Knapp Cir Post Falls ID 83854**Use:** Imp res lot/tract in city**Owner Addr:** 2698 E Knapp Cir Post Falls ID 83854**Assessed Total:** \$410,734.00**Sale Price:****Bedroom:** 4 **Bath:** 2 **Year Blt:** 2005**Bldg SqFt:** 1,754 SqFt**Acres:** 0.17 Acres**Legal:** KNAPP ADD, LT 3 BLK 1 2551N05W**Owner Name:** Startup, Tyson J**Parcel ID:** P52650010010**Tax ID:** 255181**Co-Owner:****Recording Date:** 03/08/2023**Site Addr:** 2672 E Knapp Cir Post Falls ID 83854**Use:** Imp res lot/tract in city**Owner Addr:** 2672 E Knapp Cir Post Falls ID 83854**Assessed Total:** \$373,728.00**Sale Price:****Bedroom:** 3 **Bath:** 2 **Year Blt:** 2005**Bldg SqFt:** 1,226 SqFt**Acres:** 0.18 Acres**Legal:** KNAPP ADD, LT 1 BLK 1 2551N05W**Owner Name:** Sternberg Investments LLC**Parcel ID:** P705025053AB**Tax ID:** 172641**Co-Owner:****Recording Date:** 07/15/2022**Site Addr:** 2615 N Cecil Rd Post Falls ID 83854**Use:** Mixed Use Comm/Ind**Owner Addr:** PO Box 895 Post Falls ID 83877**Assessed Total:** \$3,186,428.00**Sale Price:****Bedroom:** 4 **Bath:** 3 **Year Blt:** 1995**Bldg SqFt:** 2,400 SqFt**Acres:** 4.59 Acres**Legal:** POST FALLS IRR TRS, S2-TR 53 EX E 20 FT BLK 25 URD EAST PF 2005 2551N05W**Owner Name:** Stewart David W**Parcel ID:** P52650010050**Tax ID:** 255185**Co-Owner:****Recording Date:** 02/09/2021**Site Addr:** 2714 E Knapp Cir Post Falls ID 83854**Use:** Imp res lot/tract in city**Owner Addr:** 3623 Cedarbrea Ln San Diego CA 92108**Assessed Total:** \$361,220.00**Sale Price:****Bedroom:** 3 **Bath:** 2 **Year Blt:** 2005**Bldg SqFt:** 1,226 SqFt**Acres:** 0.17 Acres**Legal:** KNAPP ADD, LT 5 BLK 1 2551N05W**Owner Name:** Upper Columbia Mission Society Of Seventh Day Advent**Parcel ID:** P00000258770**Tax ID:** 102773**Co-Owner:****Recording Date:****Site Addr:** 3297 E Poleline Ave Post Falls ID 83854**Use:** Com Imp lot/tract in city**Owner Addr:** 3715 S Grove Rd Spokane WA 99224**Assessed Total:** \$1,745,953.00**Sale Price:****Bedroom:** **Bath:** **Year Blt:** 1980**Bldg SqFt:** 12,589 SqFt**Acres:** 4.05 Acres**Legal:** W2-SW-SW-SE EX RW EAST PF URD 2005 2551N05W**Owner Name:** Walton Gregory E**Parcel ID:** PK4320010070**Tax ID:** 329114**Co-Owner:** Walton Sharri L**Recording Date:** 02/29/2016**Site Addr:** 3146 E Galway Cir Post Falls ID 83854**Use:** Imp res lot/tract in city**Owner Addr:** 3146 E Galway Cir Post Falls ID 83854**Assessed Total:** \$781,100.00**Sale Price:****Bedroom:** 4 **Bath:** 2.5 **Year Blt:** 2015**Bldg SqFt:** 3,207 SqFt**Acres:** 0.26 Acres**Legal:** TULLAMORE 3RD ADD, LT 7 BLK 1 URD EAST PF 2005 2551N05W**Owner Name:** Welton David**Parcel ID:** P52650010110**Tax ID:** 255191**Co-Owner:****Recording Date:** 03/01/2021**Site Addr:** 2800 E Knapp Cir Post Falls ID 83854**Use:** Imp res lot/tract in city**Owner Addr:** 2800 E Knapp Cir Post Falls ID 83854**Assessed Total:** \$371,984.00**Sale Price:****Bedroom:** 3 **Bath:** 2 **Year Blt:** 2005**Bldg SqFt:** 1,216 SqFt**Acres:** 0.20 Acres**Legal:** KNAPP ADD, LT 11 BLK 1 2551N05W**Owner Name:** Wiseman Gary W**Parcel ID:** PK4320010050**Tax ID:** 329112**Co-Owner:** Wiseman Jennifer A**Recording Date:** 09/12/2014**Site Addr:** 3162 E Galway Cir Post Falls ID 83854**Use:** Imp res lot/tract in city**Owner Addr:** 3162 E Galway Cir Post Falls ID 83854**Assessed Total:** \$786,107.00**Sale Price:****Bedroom:** 4 **Bath:** 2 **Year Blt:** 2014**Bldg SqFt:** 2,044 SqFt**Acres:** 0.31 Acres**Legal:** TULLAMORE 3RD ADD, LT 5 BLK 1 URD EAST PF 2005 2551N05W

ROSS POINT WATER DISTRICT

May 4, 2023

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

RE: THE POST

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.

This letter is to advise you that Ross Point Water District is willing and able to provide water service to the proposed The Post subdivision, to the extent of its readily available capacity if the following prerequisites are met:

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. Transfer of all water rights associated with project property, if applicable.
6. The Applicant must petition to annex into the District, and such annexation must be approved by the District's Board at a properly noticed public hearing.
7. All cost associated with the annexation process will be covered by the applicant.
8. The Applicant must agree to be bound by the terms and conditions set by the Board if annexation is granted.

If work on the project is not begun within one year this "Will Serve" letter becomes void. If you have any questions, please feel free to contact the District.

Sincerely,

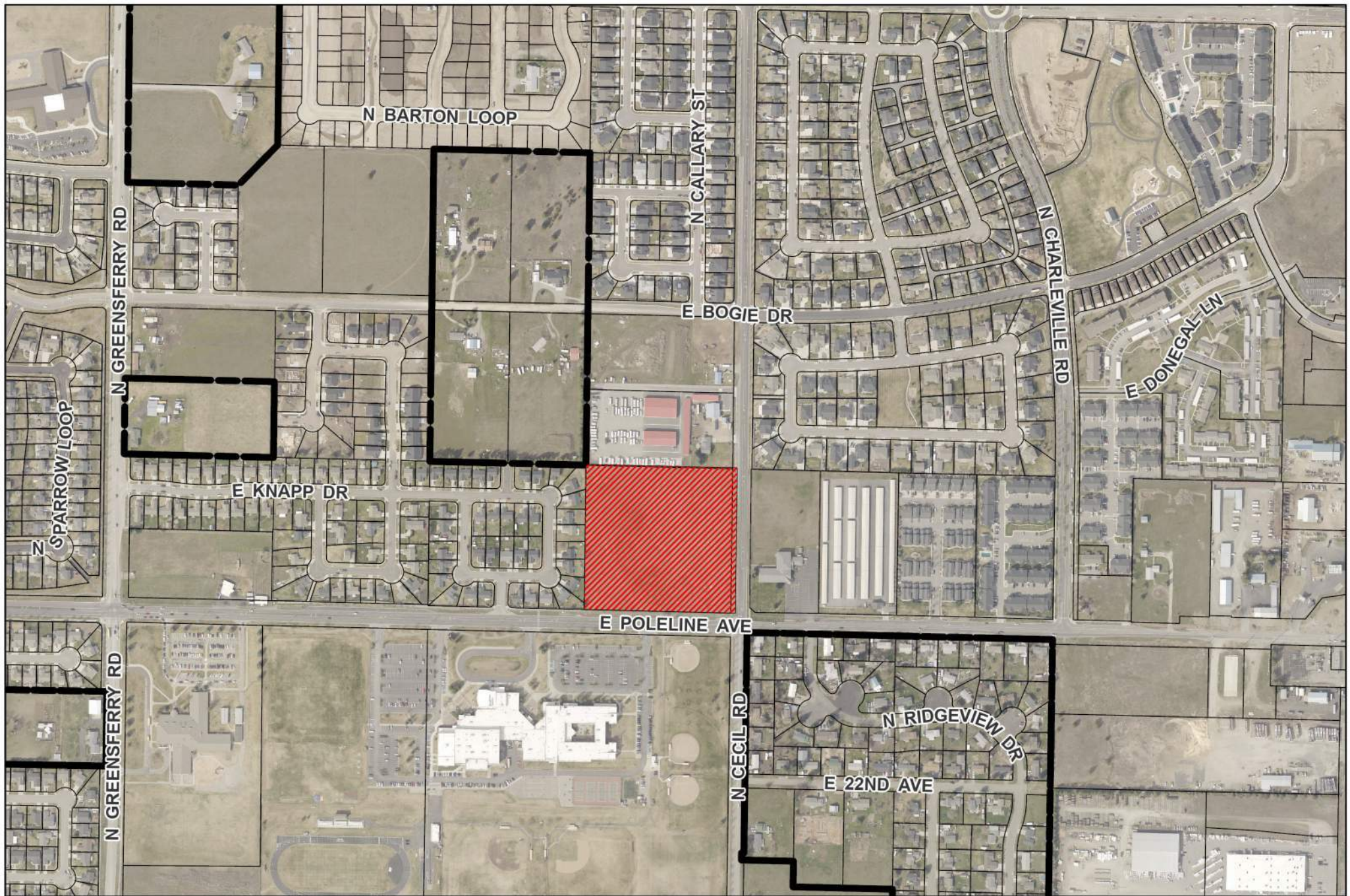


Christine Waller
Ross Point Water District

Cc: Ray Kimball, Whipple Consulting Engineers, Inc.
Idaho Department of Quality
Panhandle Health District
Gabe, Architerra Homes

Exhibit A-9



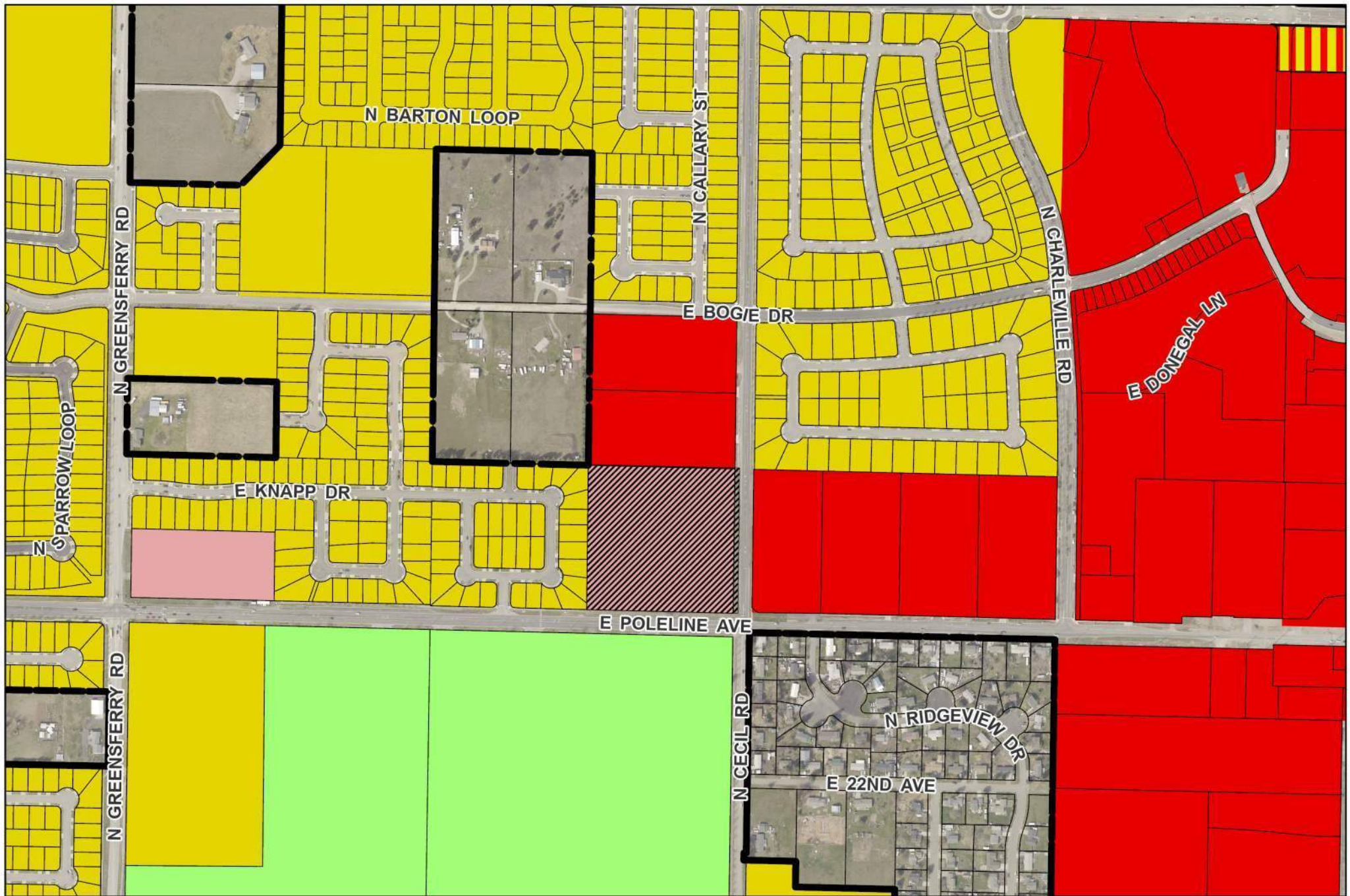


PROJECT LOCATION
THE POST: A TOWNHOME
SUBDIVISION/PUD
SUBD-23-4/PUD-23-1



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site





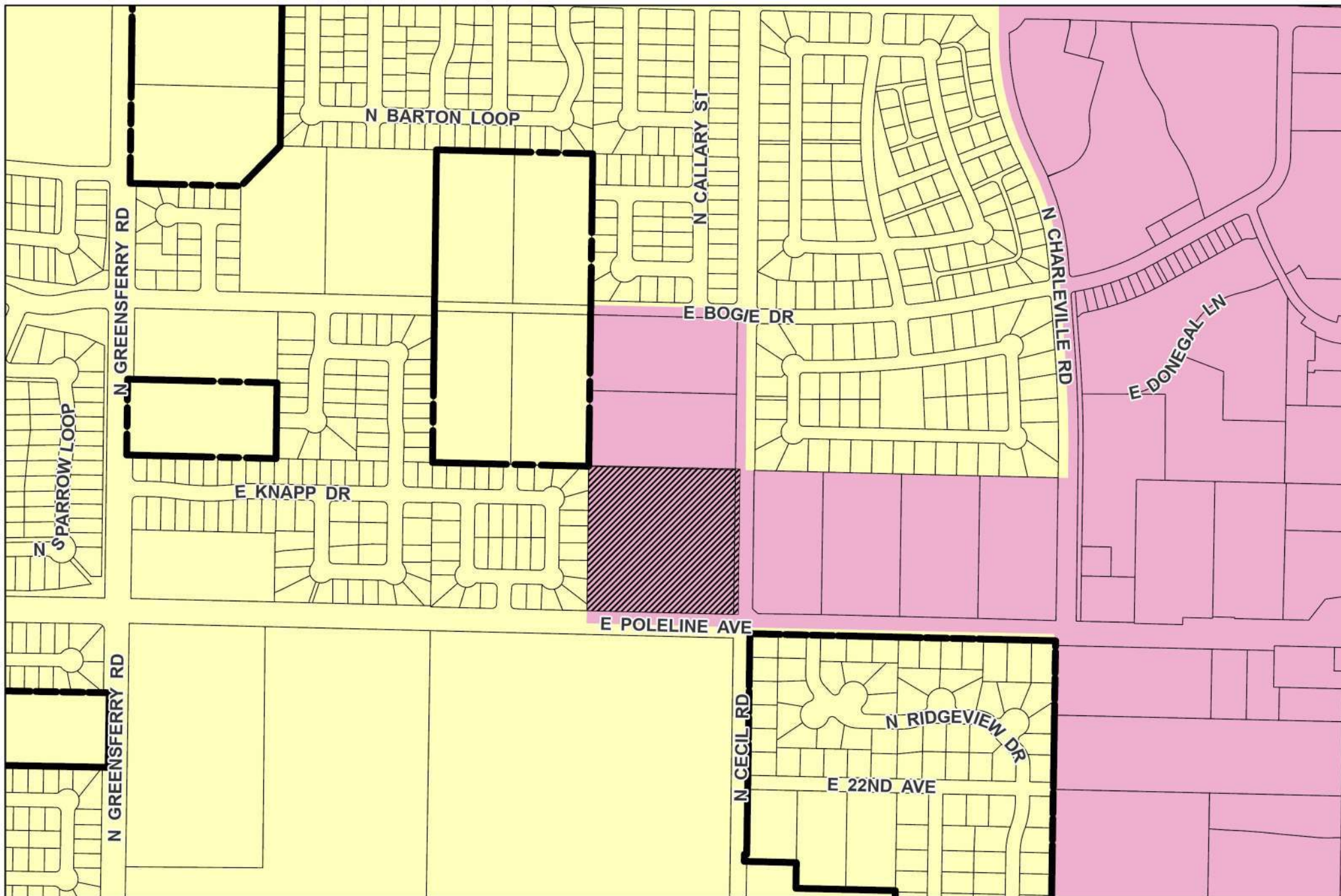
ZONING MAP
THE POST: A TOWNHOME
SUBDIVISION/PUD
SUBD-23-4/PUD-23-1



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCM

- CCS
- LC
- R-1
- PR





FUTURE LAND USE DESIGNATION
 THE POST: A TOWNHOME
 SUBDIVISION/PUD
 SUBD-23-4/PUD-23-1



Post Falls City
 Boundary
 Tax Parcels
 Subject Site

Low Density
 Residential
 Business/
 Commercial



From: [Ryan Johnsen](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdiction The Post File Nos. PUD-23-1 / SUBD-23-4
Date: Friday, November 24, 2023 3:14:08 PM
Attachments: [image003.png](#)

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.

If the parcels are served by municipal sewer and water then PHD has no jurisdiction.

Have a great weekend!



Ryan Johnsen | Sewage Program Coordinator, EHS
35 Wildcat Way, Suite A, Kellogg, ID 83837
P: 208-415-5209
W: Panhandlehealthdistrict.org

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you received this information in error. Also, please delete this email after replying to the sender.

From: Kristen Rondo <krondo@phd1.idaho.gov>
Sent: Friday, November 24, 2023 12:19 PM
To: Ryan Johnsen <rjohnsen@phd1.idaho.gov>
Subject: FW: Notice to Jurisdiction The Post File Nos. PUD-23-1 / SUBD-23-4

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, November 21, 2023 10:58 AM
To: Ali Marenau <AMarienu@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Audie Neuson <audie.neuson@williams.com>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; Chad Ingle <cingle@kcgov.us>; Chad Polak <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Dana Marsh <dana.marsh@tdstelecom.com>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; EHApplications <EHApplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; Post Falls Highway District <contactus@postfallshd.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Sherman <Sherman@cdagarbage.com>; Stephen Elliott <stephen.elliott@williams.com>; Tess Reasor

Exhibit PA-1

<tess@connectkootenai.org>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@ZiPLY.com>; URA <postfallsura@gmail.com>

Cc: Bill Melvin <bmelvin@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Ethan Porter <epor@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kevin Ward <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgall@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdiction The Post File Nos. PUD-23-1 / SUBD-23-4

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Good morning,

Please find attached the Notice to Jurisdictions for The Post PUD and subdivision File Nos. PUD-23-1 / SUBD-23-4 that is scheduled for the Planning and Zoning meeting on December 12, 2023. The draft staff report will be on the city's website shortly.

Thank you,

Nancy Thurwachter

Planning Administrative Specialist
408 N. Spokane Street
Post Falls, ID 83854
(208) 457-3338



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.

From: [Ryan Johnsen](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdiction The Post File Nos. PUD-23-1 / SUBD-23-4
Date: Wednesday, November 22, 2023 7:48:39 AM
Attachments: [image004.png](#)
[image005.png](#)

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If the subdivision is served by municipal utilities, drinking water and waste water, then PHD has no jurisdiction and no comment.



Ryan Johnsen | Sewage Program Coordinator, EHS
35 Wildcat Way, Suite A, Kellogg, ID 83837
P: 208-415-5209
W: Panhandlehealthdistrict.org

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you received this information in error. Also, please delete this email after replying to the sender.

From: EHApplications <EHApplications@phd1.idaho.gov>
Sent: Tuesday, November 21, 2023 12:04 PM
To: Ryan Johnsen <rjohnsen@phd1.idaho.gov>
Subject: FW: Notice to Jurisdiction The Post File Nos. PUD-23-1 / SUBD-23-4



Tara Bright | Office Support Supervisor
8500 N. Atlas Rd., Hayden ID 83835
P: 208-415-5203
E: ehapplications@phd1.idaho.gov
W: Panhandlehealthdistrict.org

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you received this information in error. Also, please delete this email after replying to the sender.

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Exhibit PA-2

<danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Dana Marsh <dana.marsh@tdstelecom.com>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aec.com>; Mark Brantl <mbrantl@postfallspolice.gov>; EHApplications <EHApplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; Post Falls Highway District <contactus@postfallshd.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Sherman <Sherman@cdagarbage.com>; Stephen Elliott <stephen.elliott@williams.com>; Tess Reasor <tess@connectkootenai.org>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>

Cc: Bill Melvin <bmelvin@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Ethan Porter <eporter@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kevin Ward <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdiction The Post File Nos. PUD-23-1 / SUBD-23-4

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Good morning,

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Thank you,

Nancy Thurwachter
Planning Administrative Specialist
408 N. Spokane Street
Post Falls, ID 83854
(208) 457-3338



Nancy Thurwachter

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Monday, November 27, 2023 3:09 PM
To: Nancy Thurwachter
Subject: FW: Notice to Jurisdiction The Post File Nos. PUD-23-1 / SUBD-23-4
Attachments: DRAFT PZ NTJ FORM - The Post.pdf

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

Good Afternoon Nancy,

In follow up to the below email for the attached PUD-23-1/SUBD-23-4. P66/YPL is not against a subdivision change or a PUD, but will require a review and approval along with the appropriate agreements to be executed before any work or development within 50' either side the pipeline can commence. Also, the developer will need to identify a 50' setback on each side (100' in total) of the Yellowstone Pipe Line on all development/construction/engineering drawings and identify it as a no dwelling zone. At this time, **no development has been approved by YPL/P66 and YPL/P66 has not permitted or approved the developer to build, create or construct any obstruction, engineering works, or other structure over said pipeline or to cross the pipeline with any construction equipment.**

Let me know if there are any questions or if the developer would like to discuss their project, please have them reach out to me.

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: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, November 21, 2023 11:58 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Audie Neuson <audie.neuson@williams.com>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; Chad Ingle <cingle@kcgov.us>; Polak, Chad M <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Dana Marsh <dana.marsh@tdstelecom.com>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; Dena Naccarato <dena.naccarato@sd273.com>; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor



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

December 4th 2023

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: The Post File Nos. PUD-23-1 / SUBD-23-4 (updated)

After reviewing the staff report on this development, the Police Department will remain neutral on this project.

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

Exhibit PA-4

To: Planning and Zone Commission of Post Falls
Date: 11/29/23
Re: File Nos. PUD-23-1/SUBD-23-4

This letter is intended to make the committee aware of the needs of our local community concerning the development attempting approval at the Corner of Cecil and Poleline, directly North of the Post Falls High School.

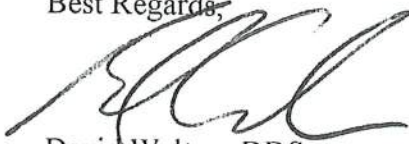
Post Falls High School is quite active 9mo out of the year. Adding 87 units and on average 160 more cars does not seem like a good solution.

Note the current *Premise* of the maps and surrounding neighborhood; this site should be single family homes or focus on a small commercial endeavor that would not drive significant traffic up in an already very busy and dangerous roundabout for high school and middle school crossing. Gas stations should be avoided to drive better choices for students who leave campus at lunch and avoid additional congestion.

Putting in two story dwellings will significantly affect my personal privacy as well as the remaining neighbors along the adjoining West border of the proposed property. Finally, please use jurisprudence when making decisions that affect the logistics of safety and congestion in fast areas of town and what you bring into it.

I don't speak for my neighbors, but they are more than welcome to voice their opinion and offer support for an alternative solution.

Best Regards,

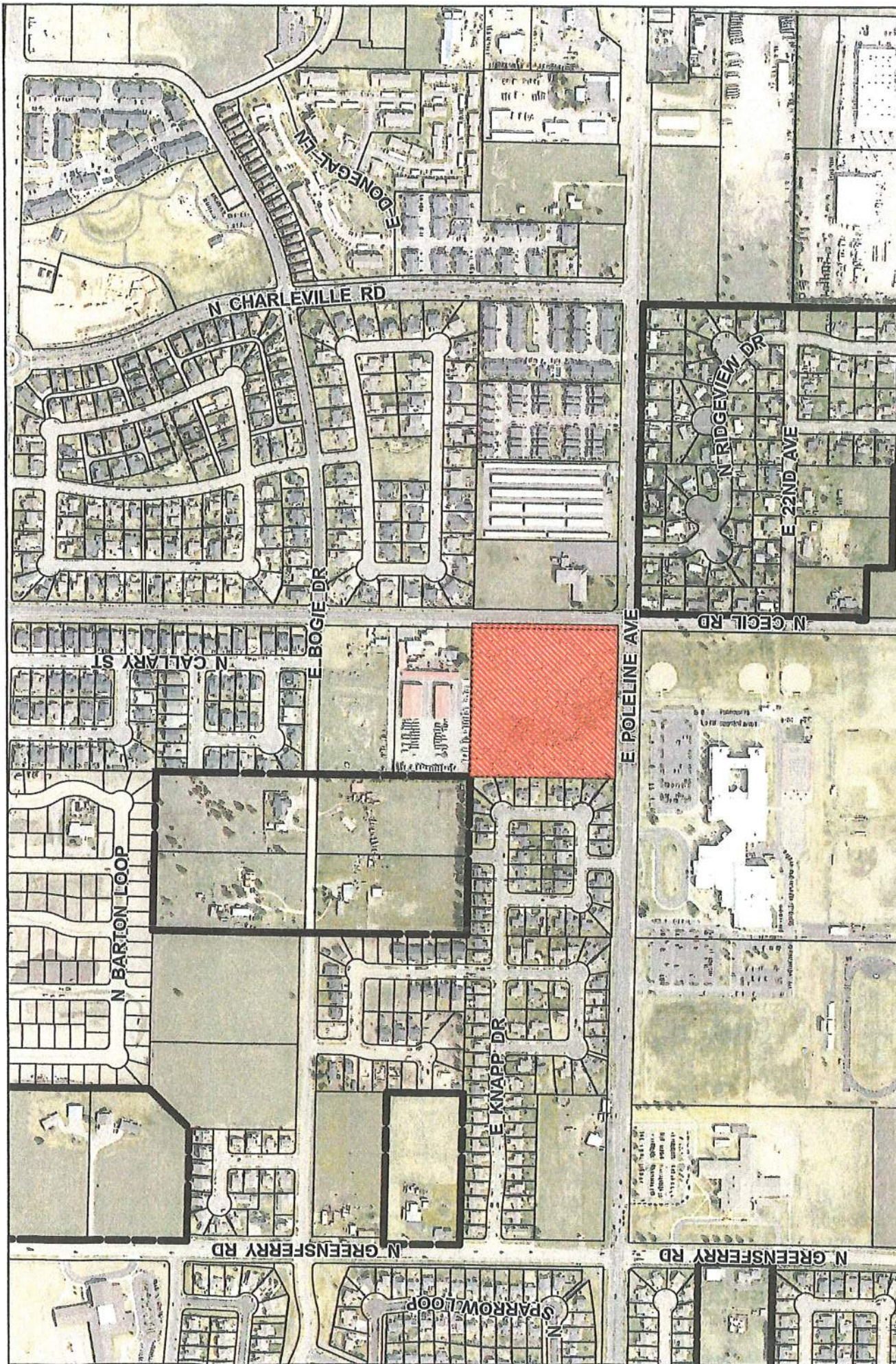


David Welton, DDS
2800 E Knapp Circle
Post Falls, ID. 83854

Exhibit PC-1

I vote NO on the proposal outlined in File Nos. PUD-23-1/SUBD-23-4

[illegible]



PROJECT LOCATION
 THE POST: A TOWNHOME
 SUBDIVISION/PUD
 SUBD-23-4/PUD-23-1

-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



2804 E. Knapp Circle
Post Falls, Idaho
83854

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SPokane WA 990
11:02:23 PM 3 L

9589 0710 5270 1475 1452 00

City of Post Falls Planning Division

ATTN: PUD-23-1/SUBD-23-4

408 N. Spokane Street

Post Falls, Idaho

83854

UNITED STATES POSTAL SERVICE®

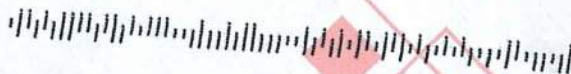
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83854-752808



Ethan Hardt

1000 E. Singing Hills Drive

Post Falls, Idaho 83854

Dear City of Post Falls Planning and Zoning Commission Chairman and Commissioners,

As a young married man starting fresh out of college, I would like to see an increase in the supply of more affordable housing options in Post Falls such as what is proposed in The Post. I was looking for housing in Post Falls just a few months ago and found very few good options for a starter home, either for sale or for rent. I have seen the presentation for the proposed layout of The Post, and I think that it looks like the type of place that I could be interested in one day living in. I liked the park space and paths provided and I think that the style of it fits right in with the type of existing development that I see in our area. I support this development and would personally like to see it move forward.

Ethan R. Hardt

Exhibit PC-2