



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**February 13, 2024
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

Vicky Jo Carey, Kibbee Walton, Ray Kimball, James Steffensen, Ross Schlotthauer, Nancy Hampe, Bobby Wilhelm

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

- a. National Wingman Day
- b. National Cheddar Cheese Day

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Meeting Minutes Planning and Zoning Meeting 1/9/2024
- b. The Post PUD and Subdivision Reasoned Decision File Nos. PUD-23-1 & SUBD-23-4

2. CITIZEN ISSUES

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

3. UNFINISHED / OLD BUSINESS

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

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. Legion Park Annexation File No ANNEX-23-7

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, Bobby Wilehlm, Kibbee Walton



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**January 9, 2024
5:30 PM**

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

REGULAR MEETING – 5:30 PM

**CALL TO ORDER
5:30 PM**

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

Kibbee Walton, Ray Kimball, James Steffensen, Ross Schlotthauer, Nancy Hampe, Bobby Wilhelm, Vicky Jo Carey

Kibbee Walton, Ray Kimball, James Steffensen, Ross Schlotthauer, Nancy Hampe, Bobby Wilhelm - **Present**

Vicky Jo Carey - **Excused**

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

Steffensen – We have an announcement. Bobby Wilhelm was recently appointed as a council member to the planning and zoning commission. Welcome, Bobby.

- a. National Apricot 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:

- a. Meeting Minutes Planning and Zoning Meeting December 12, 2023
- b. Mullan Villas Special Use Permit Reasoned Decision File No. SUP-23-2
- c. Post Falls Food Bank Special Use Permit Reasoned Decision File No. SUP-23-3

Motion by Planning and Zoning Commissioner Hampe to accept the Consent Calendar as presented

Second by Planning and Zoning Commissioner Kimball

Vote: Steffensen - Aye, Kimball - Aye, Hampe - Aye, Schlotthaues - Aye, Walton - Aye, Wilhelm - Not Voting as he was not part of the last meeting.

Motion Carried

2. CITIZEN ISSUES

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None

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

None

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Boyd's Landing First Addition Subdivision File No. SUBD-23-5

Public Hearing Opened at 5:33 PM

Staff Report

Ethan Porter, Associate Planner presenting: Drew Dittman of Lake City Engineering, Inc. has

requested, on behalf of the property Northern Lights Development, LLC, to subdivide approximately 4.87 acres into 19 single family lots within the Single-Family Residential (R-1) zoning designation. The Planning & Zoning Commission is being asked to review and approve the proposed subdivision, determining that it meets the requirements of the Post Falls Municipal Code (PFMC). The property is located north of E. Bogie Dr, halfway between N. Cecil Rd. and N. Greensferry Rd. Currently, the land use is large lot single family homes, the water provider is Ross Point Water District, the wastewater provider is the City of Post Falls.

Hampe: Is the 5-acre parcel development of the property to the west already being built?

Porter: Yes, that's Boyd's First Addition. To my knowledge, it is already being built.

Hampe: Will the developer make any improvements to Bogie Avenue?

Porter: Yes, that is outlined in the conditions of the staff report as well as their frontage improvements for the subdivision, so that is part of that requirement.

Applicant Drew Dittman, Lake City Engineering, Inc. Lake City Engineering, Inc. has requested, on behalf of the property owner Northern Lights Development, LLC to subdivide approximately 4.87 acres into 19 single family lots within the Single-Family Residential (R-1) zoning designation. Hallmark Homes is the development arm that is currently building homes in the original Boyd's Landing phase. They were able to purchase this property subsequently and are going to use it as an extension of that project, same developer, same builder. This is a straight forward subdivision infill project R1 zoning, completely surrounded by R1 zoning.

Testimony: None

In Favor: None

Neutral: None

In Opposition: None

Public Hearing Closed: 5:43 PM

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.

Hampe: Yes, it's being serviced by Ross Point Water District.

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

Hampe: Yes, the City said they have capacity.

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

Kimball: They will be widening Bogie Avenue, which is the collector across the frontage which is consistent with the transportation master plan, and their local streets provide the connectivity to the adjoining parcels for future connectivity as well as the existing streets, so it meets that part of the transportation master plan.

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.

Hampe: Yes, there are none.

Kimball: There are none identified.

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

Kimball: It meets the requirements of the R1 zoning, all the lots meet the requirements with regard to square footage and lot width. Connectivity is taken care of, there isn't any part of the code that it's in violation of.

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.

Kimball: This is a small enough project where impact fees are the appropriate way to deal with any offsite mitigation and impacts on the greater community.

MOTION TO APPROVE BY Planning and Zoning Commissioner Kimball to Approve Boyd's Landing First Addition File No SUBD-23-5 finding that it meets the approval criteria contained in the Post Falls Municipal Code outlined in our deliberation criteria 1 through 6 adopting conditions 1 through 10 contained in the Staff Report and direct staff to prepare a Reasoned Decision.

SECOND BY: Planning and Zoning Commissioner Hampe

VOTE: Kimball-Yes, Hampe-Yes, Steffensen-Yes, Wilhelm-Yes, Schlotthauer-Yes, Walton-Yes

MOVED

- b. Zoning Recommendation for the Arche Annexation File No. ANN-23-4

Public Hearing Opened at 5:48 PM

Staff Report

Ethan Porter, Associate Planner presenting: Olson Engineering is requesting, on behalf of Arche Idaho LLC, the property owner, approval to annex approximately 14.7-acres between two parcels into the City of Post Falls with a zoning request of Community Commercial Services (CCS). The Planning & Zoning Commission is being asked to conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. We are not looking at the annexation tonight, we're just looking at the zoning request or recommendation to City Council. The property is located east of Cedar Street and north of Seltice Way and south of Interstate 90. Current land use is large lot residential. The property is over the Rathdrum Prairie Aquifer and has a steep slope on the northern property edge that is not detrimental to the project. Water and wastewater is provided by the City of Post Falls. Looking at the surrounding land use, to the north is W Interstate 90 right of way, and south is E Seltice Way right-of-way. Directly west is a vacant parcel and directly east is an industrial business building.

Steffensen: A lot of the recent annexations that have come before us have been combined with a subdivision application. In this one we're not sure what they want to do yet.

Parker: I'll let the applicant speak about that, but I don't believe we have a subdivision for this submitted, so I think it's just the annexation.

Applicant Jeramie Terzulli, Olsen Engineering, Inc. Olsen Engineering has requested, on behalf of the property owner Arche Idaho LLC, to annex approximately 14.7acres between two parcels into the City of Post Falls with a zoning request of Community Commercial Services (CCS). The reason there's no subdivision here is the piece to the west is also a part of this overall development. The current owner purchased all three parcels together. The plan is to have common ownership for the whole thing, do some boundary line adjustments and do a business park. There will be three separate parcels, the topography of the site creates three natural benches as you move from Seltice Way up to Interstate 90. The plan is to do more traditional retail along Seltice Way. On the middle bench, we are requesting a zone change to CCS, so we can do a warehouse/office-retail hybrid that is an allowed use in the CCS zoning. The third tier by the highway will be the last phase and be market driven. We will wait and see about that phase. I wanted to comment on Review Criteria 3. my opinion is, not only will this not have an adverse

impact on services by any incorporated subdivision, the annexation would likely require dedication of water rights as well as a utility easement along Seltice Way that doesn't currently exist, so it would probably help some of those service providers.

Testimony: None

In Favor: None

Neutral: None

In Opposition: None

Public Hearing Closed: 6:05 PM

Review Criteria

1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?

Hampe: Yes.

Walton: Yes, it's already designated Business Industrial.

Kimball: CCS is an implementing zone under Business Industrial.

2. Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration?

Kimball: It is a county island surrounded by Post Falls, it's an internal island and priority should be given to those types of annexations. It supports land use patterns, it's on an arterial where Business Commercial should be located on high functioning and high-classification roads such as Seltice Way. Regarding infrastructure and service, there's water and sewer in front, so it can be served without extensive infrastructure extended to it.

3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

Kimball: None were presented.

Motion by Planning and Zoning Commissioner Hampe to Approve the CCS Zoning for Arche Annexation File No ANNX-23 4 finding that the zoning meets the approval criteria in the Post Falls Municipal Code as outlined in our deliberations and direct staff to prepare that recommendation for City Council.

Second by Planning and Zoning Commissioner Walton

VOTE: Kimball-Yes, Hampe-Yes, Steffensen-Yes, Wilhelm-Yes, Schlotthauer-Yes, Walton-Yes

MOVED

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

Steffensen: Ross Schlotthauer and Vicky Jo Carey were both reappointed, so thank you for continuing to serve. Everyone else, thank you for continuing and welcome Bobby.

7. ADJOURNMENT

6:11 PM

Date: _____

Chair: _____

Attest: _____

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Chair: James Steffensen Vice Chair: Ray Kimball
Members: Vicky Jo Carey, Nancy Hampe, Ross Schlotthauer, Bobby Wilehlm, Kibbee Walton

The Post PUD & Subdivision File Nos. PUD-23-1 & SUBD-23-4 Planning and Zoning Commission Reasoned Decision

A. INTRODUCTION:

APPLICANT: Connie Krueger

LOCATION: Generally located on the northwest corner of E. Poleline Avenue and N. Cecil Rd.

REQUEST: Planned Unit Development (PUD) and Subdivision of approximately 8.72 acres into 87 Single-Family Residential Lots with modifications to city code, as depicted in Exhibit A-2 and A-3.

B. RECORD CREATED:

1. A-1A PUD Application
2. A-1B Subdivision Application
3. A-2 Narrative
4. A-3 Preliminary Plan
5. A-4 Architectural Plan
6. A-5 Letter of Authorization
7. A-6 Title Report
8. A-7 Warranty Deed
9. A-8 Radius Report
10. A-9 Ross Point Water Will Serve
11. S-1 Vicinity Map
12. S-2 Zoning Map
13. S-3 Future Land Use Map
14. PA-1 PHD Comments
15. PA-2 PHD Comments
16. PA-3 Phillips 66 Comments
17. PA-4 PFPD Comments
18. PC-1 Welton Comments
19. PC-2 Hardt Comments
20. PZ Staff Report
21. Testimony at the December 12, 2023, Planning and Zoning Commission ("Commission") hearing including:

The Planning and Zoning Commission (hereinafter "Commission"), conducted a public hearing in-person which was live-streamed on the City of Post Falls YouTube Channel. The request was for the Commission to review the requested PUD and subdivision of approximately 8.72 acres into 87 single-family lots within the Limited Commercial (LC) zoning designation. The request is evaluated under the standards of Post Falls Municipal Code ("PFMC") § 17.12.060 and 18.20.080.

Ethan Porter, Associate Planner

Mr. Porter presented the staff report to the Commission. He testified that the owner of the property is SL Investment Properties, represented by the Applicant Connie Krueger. He testified that the

applicant requests review and approval of the proposed subdivision into 85 residential lots and approval that the PUD design modifications meet the requirements of the Post Falls Municipal Code.

Mr. Porter explained that the property is generally located on the northwest corner of E. Poleline Avenue and N. Cecil Road. 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 Road to the east is zoned CCS. Public Reserve zoning district is located south across E. Poleline Avenue. The land is vacant undeveloped land. It is over the Rathdrum Prairie Aquifer. The water provider is Ross Point Water District and the wastewater provider will be the City of Post Falls.

Mr. Porter testified regarding the first review criteria under the PUD review process, Subsection A, stating that the proposed PUD was ensuring a public water supply system with adequate capacity as demonstrated by receipt of a will serve letter from Ross Point Water District. Continuing under Subsection B, that there is the provision of public wastewater collection system with sufficient capacity and adequate flows for this site and it is within the service area of the 12th Avenue lift station. Further that under Subsection C, the provides accommodations for other necessary utilities by identifying corridors for additional utilities along the private and public roadways and alleyways. Subsection D reviews if the development provides adequate parking to meet the parking needs of all uses proposed, and this proposal provides more than the minimum requirements for parking, including additional parking consisting of garage spaces, driveways, and overflow. While the requirement for parking is 174 spaces the proposal is identifying 408 parking spaces, satisfying the criteria.

Mr. Porter continued regarding the second review criteria, for an integrated transportation network, by providing for the continuation of arterial and collector streets by providing private roadway connections to N. Cecil Road and E. Poleline Avenue, which have sufficient capacity to serve the proposed development traffic flows beyond the current planning window. Additionally, in considering Subsection B, ensuring adequate traffic circulation and snow storage, the development has private roadways and alleyways, with two separate access points to public roadways, and parking on internal streets is restricted to one side only to support that finding. Under Subsection C, providing for pedestrian and bicycle system to provide circulation, the development shows pedestrian pathways which congregated in the center of the property.

Regarding review criteria three, Subsection A, the development maintains the existing pipeline easement across the property and is designated as a no build area and shown as an open greenspace and pedestrian pathways as well. As to Subsection B, the proposed development is considered compatible with the single-family residential subdivision to the west and creates diversified housing near public uses such as the high school and nearby elementary schools. For Subsection C, the proposal blends diversified housing options by providing a single-family product with modifications to the existing minimum square foot requirements, while the lot size ranges would vary. Subsection D, is supported as shown on Exhibits A-2 and A-3, setting aside 1.51 acres of open space, equating to about 17.5 % of the entire property exceeding the 10% minimum requirement.

Mr. Porter testified that under review criteria four, Subsection A, the Applicant proposes the development in a single phase, eliminating concerns with ensuring that development blocks be independent. With respect to Subsection B, the proposal's layout shows that alleyways and private roadways would be utilized while maintaining necessary fire requirements and access and city standards. Subsection C requires a finding that a funding mechanism exists to maintain private common areas and the proposal meets this aspect by requiring an homeowner's association ("HOA") for the subdivision to maintain both the frontages along N. Cecil Road and E. Poleline Avenue and the internal open spaces.

Mr. Porter summarized the proposed modifications to the city code under Exhibit A-2 including minimum lot area, zoning, and subdivision requirements.

In response to questions from the Commission, Mr. Porter explained the access points to the proposed subdivision in location to the school and any traffic studies.

Mr. Palus addressed the Commission questions as to the classifications of the roadways and peak traffic flows, the need for the second access and the current city classification and standards for roadway volumes. He also addressed questions regarding restricting access to the main roadways via turning restrictions and that such restrictions were not warranted.

The Commission raised questions as to the propriety of a sinking fund as a condition of the approval with respect to the roadway maintenance in the future.

Mr. Porter then testified as to Subdivision Review criteria one and two that adequate water and sewer service was provided for as previously recognized by receipt of a will serve letter from the Ross Point Water District and that the City of Post Falls acknowledged that it has adequate capacity to provide sewer service to the subdivision.

Review criteria three analyzes whether the proposed streets are consistent with the transportation element of the comprehensive plan and Exhibit A-3 demonstrates consistency in the proposal. With respect to Review criteria four, Mr. Porter testified that the location is over the Rathdrum Prairie Aquifer and the Yellowstone pipeline runs through the property and they have submitted comment on the proposed layout. No other conditions were presented which could present hazards. As to Review criteria five, the proposed townhomes of six units or less per structure is an outright allowed use in the Limited Commercial (LC) zoning district and if the accompanying PUD modification to design standards were approved, the proposed subdivision would conform with the zoning.

Mr. Porter continued as to Subdivision Review criteria number six, stating that the proposed development would be assessed impact fees upon individual building permits for streets, parks, and public safety to assist in mitigating the off-site impacts of the development and would ensure that the community wasn't bearing more than its fair share of providing such services.

Mr. Porter reviewed the comments by agencies stating that Phillips 66 responded that they weren't against the subdivision but desired to review the development prior to work commencing within the 50-foot easement. Panhandle Heath responded with no comments. Post Falls Police remained neutral.

Connie Krueger, Applicant

Ms. Krueger testified that the project would be built by Architerra Homes and the proximity of the project to Post Falls High School and the main arterial roadways and services. The description of the project was for approval of both a PUD and preliminary plat. Townhomes as proposed are a permitted use in the Limited Commercial Zone. Ms. Krueger reiterated the staff report points as to open space, density limitations, private roadways, alleys and parking. The perimeter would be fences with larger lots on the exterior and frontage improvements. The design detail is intended to improve community closeness among residents.

Ms. Krueger summarized the park amenities and landscaping and the townhome design elements, including that it is an HOA managed project with an in-house HOA manager regarding the maintenance of the roadways. The Post HOA will also operate and maintain the irrigation system and will be the storm water maintenance provider and will provide for snow removal and storage on such tracts designated to the HOA. Further that some of the deviations to code would be addressed at the building permit stage.

Ms. Krueger addressed Commission questions as to locations of private backyards, fencing and open space designated areas.

Public Testimony:

The hearing was opened for public testimony.

Seth Owenstreet

Mr. Owenstreet testified in favor of the project as the pastor of a church which was the prior owner of the land, stating that the prior history of the land, including a prior rezone request which was denied for multi-family housing. The current proposal meets that direction that was previously provided by the Council and the community. The proposal goes above and beyond what they are looking for and meets the needs of the city to see positive growth.

Rob Orth

Mr. Orth testified in favor of the project as a real estate agent stating that it was an exciting project which provides opportunities for people which don't have such opportunities currently. He also testified as to the average price of local housing options and the availability of local entry level housing, and this would be the right project as a good example of an in-fill project.

Dean McConicky

Mc. McConicky testified in favor of the project, as a realtor and the uniqueness of the PUD as a concept for the community, providing for greater open space and lower density than would be otherwise achievable. He also was in favor of the well-structured HOA management structure and to increase the availability of local affordable housing and this alleviates the increased cost of land normally seen in other traditional types of developments.

Todd Taylor

Mr. Taylor, attorney, representing SL Property Investments, addressed comments received from Phillips 66 and the professed need for consent or approvals by Phillips of the development by reason of the Yellowstone pipeline easement. Mr. Taylor disagreed with the commentary and stated that their rights are fully encapsulated in a prior recorded easement.

Deliberations: The Chair closed the hearing upon completion and the Commission progressed to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code ("PFMC") §§ 18.20.080 and 17.12.060.

- C. PUD REVIEW CRITERIA:** (Post Falls Municipal Code Title 18.20.080): In order to approve a proposed PUD plan, the Commission must determine that the proposal meets each of the following criteria:
 - C1. The proposed PUD provides for adequate utilities, services, and parking to service the proposed development by:**
 - C1a. Providing a public water supply system that has adequate supply to serve the proposed development.**

The Commission determined that Ross Point Water District will provide water service to the project. The applicant had provided a will-serve letter from the water district stating they have the capacity, willingness, and intent to serve the subdivision as proposed.

C1b. 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.

The Commission determined that the City would provide sanitary wastewater collection to the development and that there was adequate capacity to accommodate the proposed development.

C1c. Providing adequate accommodation for other utilities to support the proposed development.

The Commission determined that the applicant was providing utility easements via identified corridors adjacent to the roadways which would support the proposed development.

C1d. Providing sufficient parking throughout the development to adequately meet the parking needs of all uses proposed in the PUD.

The Commission determined that the included tables, parking plans and testimony showed adequate on-site, garage and additional parking spaces which would meet all proposed parking needs.

C2. The proposed PUD provides for an integrated transportation network that adequately serves the proposed development by:

C2a. 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.

The Commission determined that the proposal had met the requirements as it only had two options for access, and the proposal met the approach separation requirements for the location. The applicant is also widening N. Cecil Road, providing for the continuation of the existing collector and arterial streets through the development and such collector and arterial streets were identified to have the capacity to support the development.

C2b. Providing a local street network that allows adequate traffic circulation and snow storage throughout the entire development.

The Commission determined that the proposal provides for its local street network through a combination of private streets and alleyways with adequate widths for snow storage and that on street parking would be restricted to one side providing sufficient space for adequate circulation.

C2c. Providing a pedestrian and bicycle system designed to provide adequate circulation throughout the entire development and to all open space areas.

The Commission determined that the proposal identified an internal pedestrian network connecting with the city's existing multi-use pathways along its exterior. The internal integrated pedestrian and bicycle paths provided adequate non-motorized circulation.

C3. The proposed PUD provides enhanced community design by:

C3a. Conserving and incorporating the sites significant natural, scenic and/or historic features in the development, if any.

The Commission determined that the only applicable feature is the existing Yellowstone pipeline and the limited use of the pipeline easement for open green space satisfied this requirement.

C3b. Integrating a mix of compatible land uses in the development and adequately buffering and/or separating any incompatible uses in the development.

The Commission found that the entire development is proposed as internally compatible being single-family townhomes, as well as being compatible with neighboring residential uses. The proposed land use remains compatible as its location adjacent to local schools supports such residential uses.

C3c. Locating the proposed uses and lot sizes in the proposed PUD in a manner that blends with the surrounding uses, neighborhoods and public facilities in the city.

The Commission determined that Applicant satisfied this requirement by situating the larger lots on the exterior while placing the smaller residential lots interior to the development.

C3d. 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.

The Commission determined that the proposal exceeded the minimum of the 10% open space requirement and provided interconnected walkways and greenspaces.

C4. The proposed PUD provides for timely development of the property and security for future completion and maintenance by:

C4a. Ensuring that each development block contains all the necessary elements to exist independently from future blocks.

The Commission determined this development would be a single phase developed within two years and would meet this requirement.

C4b. 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.

The Commission determined that the proposal meets all zoning and subdivision design standards to provide sufficient space and access for maintenance and emergency services. The proposal will also be required to meet all building and fire codes.

C4c. Ensuring that a funding mechanism exists to adequately maintain common areas that are not publicly maintained.

The Commission determined that the subdivision and PUD are required to create a homeowner's association (HOA) to maintain all common areas including the frontages along the public streets.

D. SUBDIVISION REVIEW CRITERIA: (Post Falls Municipal Code Title 17.12.060, Subsection H):
No subdivision shall receive approval unless findings and conclusions are made that:

D1. 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.

The Commission determines that the requirement was met as shown under subsection C1a above.

D2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.

The Commission determines that the requirement was met as shown under subsection C1b above.

D3. Proposed streets are consistent with the transportation element of the comprehensive plan.

The Commission determines that the subdivision and proposed private street layouts are consistent with the city's Transportation Master Plan with access to N. Cecil Road once it is fully constructed. The Commission determined that the accesses meet the requisite standards for approach spacing and are consistent.

The Commission determined that the proposed layout provides connectivity to the local collector and arterial roadways and the Applicant was constrained by reason of the location of the subject property at the intersection of these roadways and the development of the adjacent subdivision to the west to provide any other manageable alternatives.

The Homeowners Association for the project will be responsible for the maintenance of landscaping and irrigation, including snow removal.

D4. 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.

The Commission determines that other than the Yellowstone Pipeline as noted, no testimony or evidence was presented that identified any soil or topographical conditions that would prevent or hinder the development of the property.

D5. The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this code.

The Commission determines that this subdivision and the proposed 6 Townhomes are an outright allowed use and conform to Title 18 requirements for the Limited Commercial (LC) zoning. The accompanying PUD requests approval of design standard modifications which will allow the proposed subdivision to conform to the zoning of the proposed use.

D6. 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.

The Commission determines that the frontage improvement requirements and impact fees will be assessed on individual building permits to mitigate the off-site impacts to parks, public safety, streets, Kootenai County Fire and Rescue, and Kootenai County Emergency Management Services.

E. Additional Recommended Conditions necessary to ensure compliance with the adopted standards:

The Commission determines that the requested PUD should be approved and the subdivision can meet the city's standards. However, certain conditions will need to be completed to meet the criteria. Those conditions, 1-11 listed below, when imposed, will ensure that the four criteria found in PFMC 18.20.080.E and the six criteria found in PFMC 17.12.060.H are met. Based upon the presentations made to the Commission at a properly noticed public hearing, the record compiled in this matter, the applicant must meet 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 E. 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. The Developer is required to establish a HOA dues structure that adequately covers the annual and long-term maintenance expenses for private streets, alleys, and sidewalks. This structure must include a reliable method for the ongoing collection of funds necessary to ensure the upkeep and longevity of these private improvements.
11. The location of the Yellowstone and Williams gas pipelines will need to be reflected on the final plat.

F. STEPS THE APPLICANT CAN TAKE TO OBTAIN APPROVAL:

Not Applicable, approval has been granted, subject to the conditions noted above.

G. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

PUD-23-1: Based upon the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Post Falls Planning and Zoning Commission that the request, The Post, PUD-23-1, meets

REASONED DECISION

the approval criteria of Post Falls Municipal Code, and the Idaho Local Land Use Planning Act, and is hereby approved with conditions contained herein.

SUBD-23-4: Based upon the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Post Falls Planning and Zoning Commission that the request, The Post, SUBD-23-4, meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with conditions contained herein.

Approved by the Planning and Zoning Commission on _____

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

**CITY OF POST FALLS
STAFF REPORT**

DATE: February 7, 2024

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: FINAL STAFF REPORT FOR THE FEBRUARY 13, 2023, P&Z COMMISSION MEETING
LEGION PARK ANNEXATION FILE NO. ANNX-23-7

INTRODUCTION:

Van Houten Consulting & Design, LLC is requesting on behalf of Blackwell Homes, LLC, the property owner, approval to annex approximately 1.21-acres into the City of Post Falls with a zoning request of Single-Family Residential (R-1) (Exhibit S-1). The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?
2. Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration.
3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city.

PROJECT INFORMATION:

Project Name / File Number: Legion Park Annexation File No. ANNX-23-7

Owner(s): Blackwell Homes, LLC, 2229 Dakota Ave., Hayden, ID 83835

Applicant: Merle Van Houten, 401 ½ E. Sherman Ave. Ste. #208, Coeur d' Alene, ID 83814

Project Description: Annex approximately 1.21-acres into the City of Post Falls with a zoning request of Single Family Residential (R-1).

Project Location: The property is located on the northeast corner of E. Legion Rd. and N. Syringa St.

Surrounding Land Uses: There are single-family households to the north and east of the subject property. On the west and south are public roadway rights-of-way to that include N. Syringa St. and E. Legion Rd.

AREA CONTEXT (proposed site hatched red in following map):



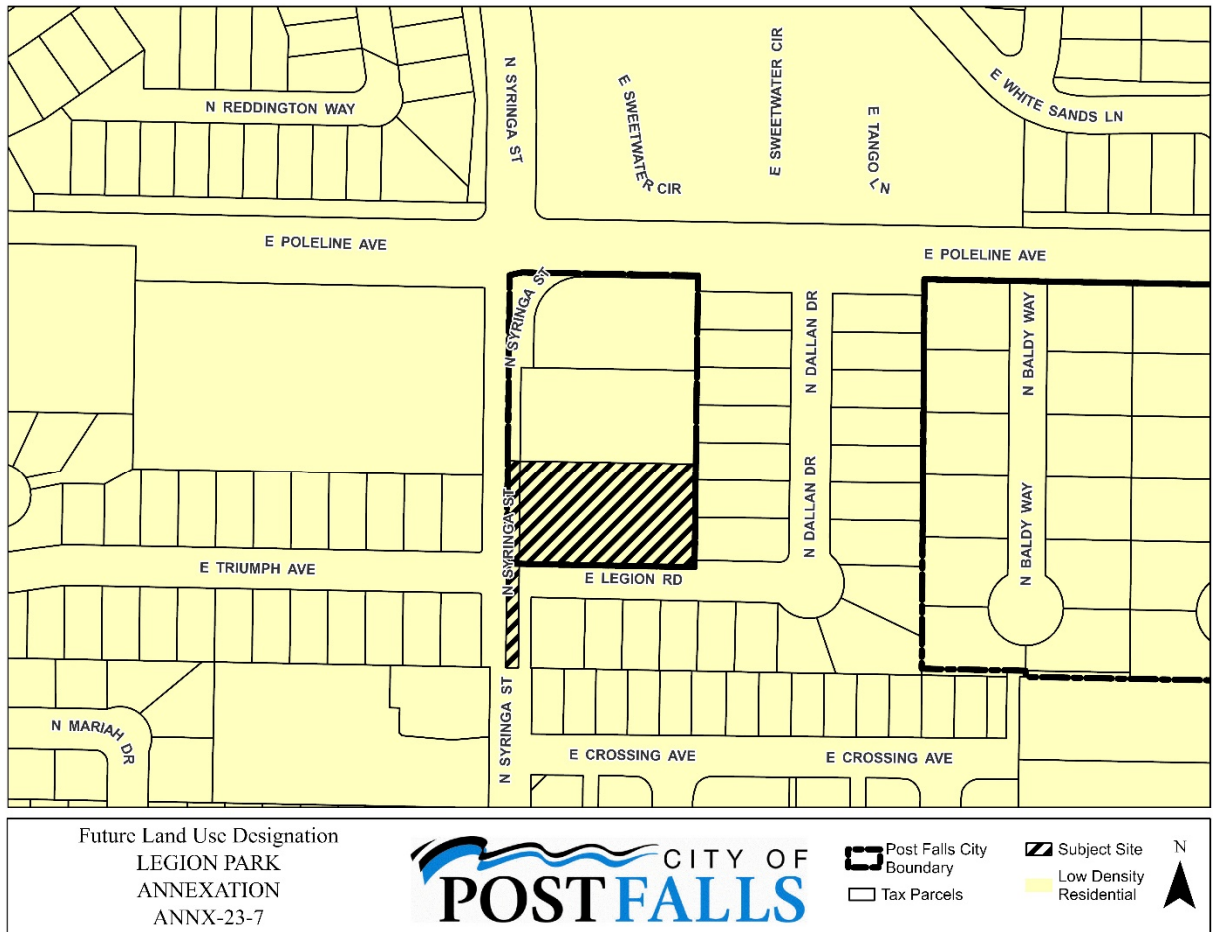
EVALUATION OF ZONING APPROVAL CRITERIA:

The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria provides the framework for decision making for the Planning Commission and City Council.

ZONE CHANGE REVIEW CRITERIA

1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?

The Future Land Use Map classifies this property with the land use designation of **Low Density Residential** (See Following Image). This category encompasses all types of single-family residential uses up to eight dwelling units per acre and supports land uses such as parks, schools, and public facilities. Densities may vary as appropriate to location, street, and infrastructure capacities, planned development patterns and compatibility with existing development. The following are the Implementing Zoning Districts: R-1-S, **R-1**, R-2, RM, SC3, Per Focus Area.



The proposed annexation is located within the Central Island Focus Area, which states the following:

A particular challenge for Post Falls has been the incorporation of "county islands" into City Limits, particularly in this portion of town. A mix of agricultural uses and large-lot single-family uses has remained in place for decades, resistant to surrounding development pressures. As it transforms over time, challenges will include struggles to match and blend street network design and connections, ensure land use compatibility, and orchestrating improvements to utility systems. Successful development of this area and incorporation into City Limits will likely rely on incentives rewarding developers with higher density or modified design standards in exchange for forward-thinking integration of the land into its surrounding context. This area could benefit from a sub-area transition plan to ease the incorporation of these "county islands" into City Limits.

Staff Comment: The proposed single family residential (R-1) zone is near other R-1 zones and is consistent with the focus area above regarding "county islands". There is an existing round-about to the north at the intersection of N. Syringa St. and E Poleline Ave. to help facilitate traffic. The existing surrounding area is primarily built out as residential homes for this area.

2. Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration;

Goals and Policies (listed by policy number) that may be relevant to this annexation request are shown below, followed by staff comments.

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

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

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base with a supportive housing stock within City limits.

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

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

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

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

Goal 12: Maintain the City of Post Falls’ long-term fiscal health.

Services that cities provide cannot be sustained without fiscal balance and accountability. This goal serves to anchor the City of Post Falls’ obligation to sustain its fiscal health – achieved through the gathering of income in responsible, equitable ways, and through decisions, investments and actions that provide ratepayers with efficient, effective services now and in the future.

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

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

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

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

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

Staff Comment: Additional housing may help further long-term fiscal health of the City by supporting both the Industrial and Commercial uses by supporting employment and commerce objectives.

- Maintain and enhance resident quality of life.

Staff Comment: Annexing this property in the City would maintain the resident's quality of life and further development could help enhance quality of life through improvements.

- Promote compatible, well-designed development.

Staff Comment: Development will be required to meet City design standards.

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

Staff Comment: Transportation impacts, and sewer and water capacity are reviewed by City staff. Any anticipated inadequacies identified are addressed and/or have a plan on how to be brought into compliance with the relevant agreements and city processes through the public hearing process and land use action proposals.

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

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

Staff Comment: Existing use, currently for the subject site, is single-family residential and would be compatible with the surrounding residential subdivisions. The request of R-1 would help future uses be compatible with the surrounding single-family homes.

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer for the site is located adjacent to the site along N. Syringa St. and E. Legion Rd. Sewer services have been stubbed to the site, with past development work, from Syringa Street and Legion Road. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

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

Water service for the site would be provided by the Ross Point Water Association.

- Existing and future traffic patterns.

Staff Comment: The property's west boundary is adjacent to N. Syringa St., a classified Minor Collector roadway that connects to Poleline Ave. (Minor Arterial) 600 ft. to the north. Additional roadway service is provided by E. Legion Rd. along the property's southern boundary. 0.25 miles east. Additional rights-of-way dedication would be required with annexation, along with dedication of a sidewalk, drainage, and utility

easement, complying with adopted City Design Standards:

Syringa Street – Minor Collector, 80-foot road rights-of-way, as measured from the existing western rights-of-way line for Syringa Street. A 10-foot sidewalk, drainage, and utility easement shall be provided adjacent to the dedicated rights-of-way.

Legion Road – Local Street, 65-foot road rights-of-way, as measured from the existing southern rights-of-way line for Legion Road. A 10-foot sidewalk, drainage, and utility easement shall be provided adjacent to the dedicated rights-of-way.

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

Staff Comment: The response to this is embedded within the analysis of this staff report.

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

Staff Comment: This site would be considered a compatible infill development area and within the exclusive tier of the Area City Impact. Having this approved to be incorporated into the City may help meeting this policy.

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

- Surrounded by incorporated areas.

Staff Comment: The site is currently surrounded, except the north, by incorporated City and is considered to be within a County “island”.

- That have readily available service infrastructure and capacity.

Staff Comment: The City of Post Falls is the purveyor for Sanitary Sewer and Ross Point Water would be the water purveyor. Sanitary sewer infrastructure is located adjacent to the property and sewer services have been stubbed to the property from both N. Syringa St. and E. Legion Rd. The City has capacity and is willing to provide service to the site.

- That support increased development intensity near the urban core.

Staff Comment: The site size and requested zoning would limit the intensity for development and it is not located near an urban core.

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

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

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

price levels.

Staff Comment: The Single-Family Residential (R-1) zoning may provide for future development of diverse housing for all ages, incomes, and abilities with diversified housing opportunities.

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

Staff Comment: Additional rights-of-way and easement would need to be provided as part of annexation. Annexation shall include all rights-of-way adjoining the site and currently within the County.

Policy 26: Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls.

Staff Comment: Upon the development of the site, frontage improvements will be required to be completed. This allows for continuity of pedestrian pathways that currently exist along N. Syringa St. and E. Legion Rd.

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

Staff Comment: Upon the development of the site from a subdivision, roadway and pedestrian improvements will be required to be completed. This allows for continuity of roadways and pedestrian pathways.

Policy 45: Guide annexation decisions guided by and considering:

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

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

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

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

- Studies that evaluate environmental and public service factors.

Staff Comment: No known environmental studies have been conducted however Panhandle Health District and the Department of Environmental Quality have been notified of this request and have been given the chance to comment on the request. The site is south of the Phillips 66 pipeline and north of the Northwest

Pipeline Corp. Identification of the pipelines will need to be shown and noted on any future platting of the property, per Idaho Code.

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

Staff Comment: The property is abutting the City of Post Falls on three (3) sides. Utilities are located adjacent to the property and capable of providing service to the property. The City of Post Falls currently maintains and operates the transportation and water reclamation facilities adjoining the site. Annexation of the property would create no net increase in the operational and maintenance costs of the adjoining City infrastructure.

- Comprehensive plan goals and policies.

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

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

Staff Comment: Frontage improvements associated with future development, including the planting of street trees and adequate irrigation, are required. Policy 71 will be met through these plans as existing trees are assessed and any new proposed trees to help identify the below bulleted items.

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

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

Staff Comment: All development associated with this proposal will be connected to municipal wastewater systems and will not utilize a septic system. With site redevelopment, two (2) septic systems will be removed from service. Stormwater management will be reviewed through the subdivision review process.

3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city.

Staff Comment: There have been no identified "Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city" at this point in time.

Agencies Notified:

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

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

- **Exhibit PA-1 YPL** – No comments
- **Exhibit PA-2 KCFR** – Reserves comments for permitting process
- **Exhibit PA-3 PFPD** – Remains neutral
- **Exhibit PA-4 KCCD** – No comments
- **Exhibit PA-5 PFHD** – In favor as it is consistent with the City of Post Falls Comprehensive Plan

PUBLIC PROCESS: Notice of the proposed annexation was sent to appropriate jurisdictions and mailed to property owners within 300 feet of the proposed project on January 23, 2024. Notice has been published in the Coeur d'Alene Press on January 25, 2024. The property posting was posted January 31, 2024, on the subject site by.

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Prior to commencement of development of the property, the Owners shall grant to the City or to a municipal water purveyor designated by the City all water rights associated with the land being annexed, but may continue the use of the water for agricultural purposes from the well located on site, if any, until such time that the annexed area is fully developed, at which time Owners shall discontinue the use of any well serving the property and the use of the water for agricultural purposes.
2. Dedication of Rights-of-way and easements along Syringa Street
 - a. 80-feet, full road rights-of-way dedication, measured from the existing western rights-of-way lane of Syringa Street.
 - b. A 10-foot sidewalk, drainage, and utility easement is required.
3. Dedication of Rights-of-way and easements along Legion Road
 - a. 65-feet, full road rights-of-way dedication, measured from the existing southern rights-of-way lane of Legion Road.
 - b. A 10-foot sidewalk, drainage, and utility easement is required.
4. Existing structures will be required to pay appropriate Capacity Fees and connect to City's sanitary sewer system at the time of subdivision or other site development.
5. Existing Septic systems shall be abandoned, in accordance with Panhandle Health Standards, at the time of connection to the City's sanitary sewer system.

MOTION OPTIONS: The Planning and Zoning Commission must provide a recommendation of zoning to City Council along with an evaluation of how the proposed development does/does not meet the required

evaluation criteria for the requested annexation. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1 – Annexation Application
Exhibit A-2 – Narrative
Exhibit A-3 – Vicinity Map
Exhibit A-4 – Owner Authorization
Exhibit A-5 – Title Report

Staff Exhibits:

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

Testimony:

Exhibit PA-1 – YPL comments
Exhibit PA-2 – KCFR comments
Exhibit PA-3 – PFPD comments
Exhibit PA-4 – KCCD comments
Exhibit PA-5 – PFHD comments

Annexation

ANNX-23-7

Submitted On: Nov 29, 2023

Applicant

 Merle Van Houten
 2089304000
 merle@vanhoutencd.com

Application Information

Did an Annexation Pre-app take place?

Yes

Applicant Type

Engineer

Description of Project/Reason for Request

Subdivision Annexation

Existing Zoning

AG-Suburban

Adjacent Zoning

R-1

Current Land Use

Residential

Adjacent Land Use

Residential

Proposed Zone

R-1, Cottage Home Residential Code (18.24.032)

Owner Information

Name

Benjamin Steckman

Company

Blackwell Homes, LLC

Phone

208-661-5871

Email

ben.steckman@blackwellhomesLLC.com

Address

2229 Dakota Ave

City, State, Zip Code

Hayden, ID 83835

Application Certification

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

true

Exhibit A-1

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

true

Project Narrative
Annexation of:
Parcel #0-6360-35-004-AD
Kootenai County, Idaho

For:
Blackwell Homes, LLC
2229 Dakota Ave
Hayden, ID 83835

Prepared by:
Merle Van Houten, P.E., LEED AP



Van Houten Consulting and Design, LLC
401 ½ E Sherman Ave Ste. #208
Coeur d'Alene, ID 83814
(208) 930-4000

November 30th, 2023

Exhibit A-2

Project Narrative For Parcel #0-6360-35-004-AD ANNEXATION Legion Park

Existing Conditions

The subject property is the current site of a single-family residence situated on approximately 1.06 acres. The southwestern portion of the property is comprised of a residence, detached garage and mature trees. The remainder of the property is comprised of grassed lawns and gardens. The terrain is nearly level and typical of land on the Rathdrum Prairie.



Looking at Existing House from Syringa



Legion Rd with Existing House in Background

The parcel lies in a small pocket of unincorporated land surrounded by Syringa Court to the south and east, and Legion Manor to the West. These existing communities have been developed in the City of Post Falls as R-1. The property to the north is currently unannexed and is not a part of this request.

Syringa Street runs along the west side of the property while Legion Road abuts the south. None of the surrounding communities provide an opportunity for vehicular access. Legion Road is the is a local residential road while Syringa Street is a minor collector, making Legion the preferred point of access.

Mainline connections for domestic water and wastewater are available in the adjacent right-of-way. Ross Point Water District is the water purveyor while the City of Post Falls has jurisdiction over sewer.



Existing Conditions Aerial Image

Annexation Narrative

The subject land is currently addressed as 2218 Syringa Street, and described as Parcel #0-6360-35-004-AD. It is in a small pocket of unincorporated land surrounded by residential developments in the City of Post Falls on three sides. The parcel does not border any other city, making Post Falls the sole opportunity for annexation and development. An annexation map and legal description of the subject parcel has been prepared and stamped by a surveyor licensed in the State of Idaho.

Zoning

Kootenai County currently designates the subject parcel in the Ag-Suburban Zone. The request being made in this application is to designate Legion Park as an R-1 development. The R-1 designation is consistent with the existing developments to the east, west and south of the property.

Future Land Use Map (at right): Light yellow shading designates the area as 'Low Density Residential'. The R-1 request is consistent with the characteristics of the City's intended use.



2020 Comprehensive Plan Compatibility

The vision for Legion Park was developed with City of Post Falls' 2020 Comprehensive Plan in mind. The subject parcel falls within the "Central Island"

Focus Area for which the Comprehensive Plan states, "Successful development of this area and incorporation into city limits will likely rely on incentives rewarding developers with higher density or modified design standards in exchange for forward-thinking integration of the land into its surrounding context". The Comprehensive Plan's action items for this area are to "Promote infill development, prioritize annexation opportunities and focus growth of higher-density residential uses near higher classified roadways".

Consistency with the Goals and Policies of the Comprehensive Plan

- i. Legion Park was evaluated for compliance with the goals and policies found in Appendix B of the Comprehensive Plan and fits the large majority of those with the "Land Use" or "LU" designation. Specific goals and policies being met are:
 - G-01 – Grow and sustain a balanced, resilient economy for Post Falls, providing community prosperity and fiscal health.
 - Legion Park provides achievable housing in close proximity to places of employment. It provides a diverse population of citizens an opportunity for a good quality of life and the ability to work and reside in the same neighborhood.

- G-02 – Maintain and improve the provision of high-quality, affordable and efficient community services in Post Falls.
 - The proposal allows for the development of single-family homes with minimal expansion of city infrastructure. Legion Park will have a privately maintained road and park which will serve to benefit its residents without burdening the City’s resources.
- G-03 - Maintain and improve Post Falls’ small-town scale, charm and aesthetic beauty.
 - Legion Park in an infill development which follows the walkable, small-lot development pattern discussed in this goal. It provides connectivity to the City’s attractive features without detracting from them.
- G-05 – Keep Post Falls’ neighborhoods safe, vital, and attractive.
 - Providing pedestrian connectivity and a centrally located greenspace will encourage residents to be active and get to know one another. Many residents could be achieving home ownership for the first time, creating pride in their home and community. This will lead to a safe, active and aesthetically pleasing neighborhood.
- G-07 – Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City’s long-term sustainability.
 - Presently, there is a need for achievable housing. It is a community need that constantly grabs local headlines. This proposal was developed with that demographic in mind and will thereby bolster long-term sustainability.
- P.01 –Support land use patterns that: Maintain or enhance community levels of service; Foster the long-term fiscal health of the community; Maintain and enhance resident quality of life; Promote compatible, well-designed development; Implement goals and policies of the comprehensive plan, related master plan and/or facility plans.
 - The Applicant’s design team and city staff worked closely together to identify the best potential land-use for this infill development. The final concept was recognized by both sides as a means to benefit the City and its citizens with achievable housing and common open space in close proximity to places of employment.
- P.02 - Apply or revise zoning designations with careful consideration of factors including: Future land use mapping; Compatibility with surrounding land uses; Infrastructure and service plans; Existing and future traffic patterns; Goals and policies of the comprehensive plan, related master plan and/or facility plans.

- Annexing into the R-1 zone is a good example of optimizing infill development and is compatible with traditional neighborhoods as well as the Smart Code developments just 160' to the south. Legion Park will access Syringa Street without traveling through an existing neighborhood and thereby won't impact existing local traffic patterns.
- P.06 - Encourage residential development patterns typically featuring: Housing that faces the street edge; An interconnected grid or small-block streets network; Street sections designed for safety, traffic calming and aesthetic appeal, including narrower lanes, sidewalks, landscaping and lighting; Development and utilization of alleys for parking and service access; Vertical or horizontal mixed use where appropriate along the ID-41 corridor and in neighborhood and regional centers.
 - The proposed development offers housing that faces the street edge; a small-block streets network; and street sections designed for safety, traffic calming and aesthetic appeal, including narrower lanes, sidewalks, landscaping and lighting.
- P.08 - Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits.
 - Legion Park is an infill development project which is compatible with traditional neighborhoods as well as the Smart Code developments just 160' to the south.
- P.09 - Encourage annexation of County "islands" within the City, with priority given to areas: Surrounded by incorporated areas; That have readily-available service infrastructure and capacity; That support increased development intensity near the urban core.
 - The subject property is within an infill island and has readily-available service infrastructure and capacity as demonstrated by the will-serve letter issued by Ross Point Water District.
- P.14 - Follow all annexation procedures established by Idaho State statutes and applicable City ordinances.
 - This application seeks to demonstrate clear and firm compliance with all applicable statutes and ordinances.
- P.15 - Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provision of diverse housing types and price levels.
 - Legion Park has been designed with a conscious choice to help serve residents of all ages, incomes and abilities through provision of diverse housing types and price levels.

- P.19 - Encourage clustering of units in new residential development, providing service efficiencies and creating opportunities for private or community open space.
 - Legion Park has all the elements of development the City chose to write into this policy of its Comprehensive Plan. The proposal features clustered new development, service efficiencies and private open space which make it a perfect match to this policy.
 - P.33 - Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways.
 - Legion Park will access the nearest collector road (Syringa Street) without traveling through an existing neighborhood and thereby won't impact existing local traffic patterns.
 - Syringa Street and Legion Road will be widened and improved to be consistent with the City's transportation plans.
 - P.44 - Annexation should leverage existing capital facilities, with minimal need for expansion or duplication of facilities.
 - The subject parcel is considered an infill development because it is surrounded by city infrastructure. Access to public roads and utilities are readily available at the subdivision's boundaries.
 - P.45 - Guide annexation decisions guided by and considering: Master plans for water, sewer, transportation, parks, schools and emergency services; Provision of necessary rights-of-way and easements; Studies that evaluate environmental and public service factors; Timing that supports orderly development and/or coordinated extension of public services; Comprehensive plan goals and policies.
 - Annexation of the subject parcel brings a small pocket of county land into the city without conflict to a single item of this policy. When viewing a map of City boundary, it is hard to draw any conclusion other than this property should be incorporated into the City of Post Falls.
- ii. Proper Zoning Assignment – The subject parcel is bordered on three sides by R-1 developments in the City of Post Falls. The parcel to the north remains unannexed and is not a part of this request.
- iii. How this annexation benefits the City of Post Falls – Legion Park will provide infill development of single-family homes consistent with nearby neighborhoods. Existing public utilities are available to serve the project. Adjacent portions of Syringa Street and Legion Road will be widened and improved to meet the City's Transportation plan. The development will provide much sought after achievable housing with the added benefit of a private open space.

RECORD OF SURVEY

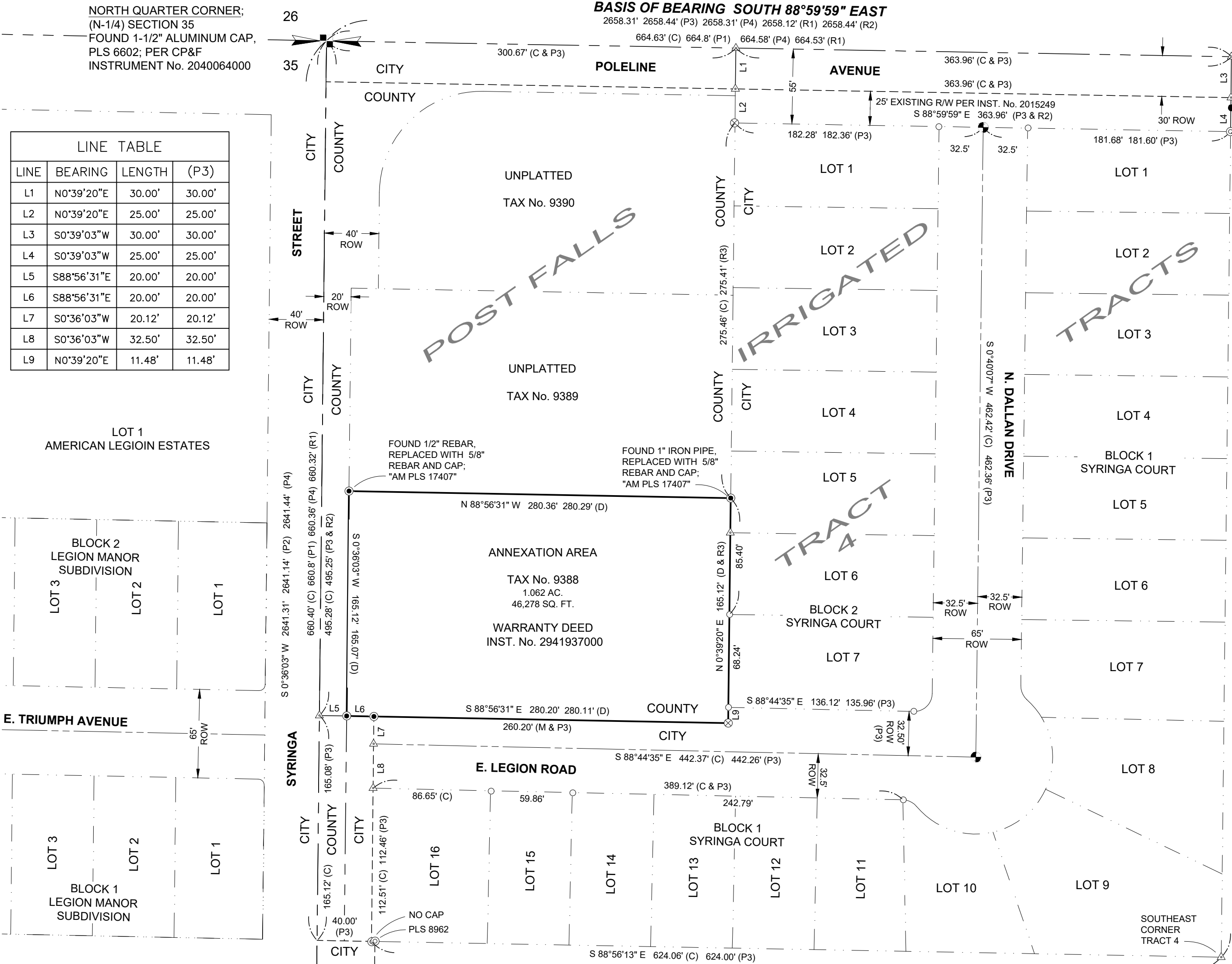
CITY OF POST FALLS ANNEXATION MAP
A PORTION OF TRACT 4, BLOCK 35, POST FALLS IRRIGATION TRACTS,
LOCATED IN THE NE 1/4 OF SECTION 35, T51N, R5W, B.M., KOOTENAI COUNTY, IDAHO

Exhibit A-3

THE VILLAGE AT SYRINGA GARDENS 2ND ADD
BOOK K PAGE 489

NORTHEAST SECTION CORNER;
SECTION 35
FOUND 1-1/2" ALUMINUM CAP IN
MONUMENT CASE, PLS 6602;
PER CP&F INSTRUMENT No.
2133358000

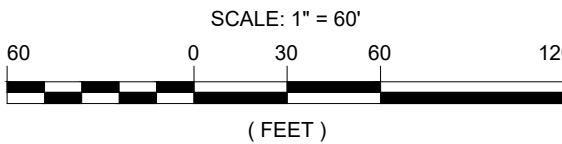
BOOK _____ PAGE _____
INSTRUMENT No. _____
KOOTENAI COUNTY, IDAHO
AT THE REQUEST OF:
ACCURATE MEASURES
At _____ minutes past _____ o'clock, _____ M
Date: _____
KOOTENAI COUNTY _____
By: _____ Deputy
Fee: _____



LINE TABLE			
LINE	BEARING	LENGTH	(P3)
L1	N0°39'20"E	30.00'	30.00'
L2	N0°39'20"E	25.00'	25.00'
L3	S0°39'03"W	30.00'	30.00'
L4	S0°39'03"W	25.00'	25.00'
L5	S88°56'31"E	20.00'	20.00'
L6	S88°56'31"E	20.00'	20.00'
L7	S0°36'03"W	20.12'	20.12'
L8	S0°36'03"W	32.50'	32.50'
L9	N0°39'20"E	11.48'	11.48'

LEGEND

- SET 5/8" x 24" REBAR WITH 1-1/4" ORANGE PLASTIC CAP, (OPC) STAMPED "AM PLS 17407"
- FOUND SECTION MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP, PLS 7047
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS 8798
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS AS NOTED
- FOUND 1/2" REBAR WITH 1" YELLOW PLASTIC CAP, PLS 7047
- FOUND 1" IRON PIPE
- COMPUTED POINT, NOTHING FOUND OR SET
- (C) CALCULATED
- (M) MEASURED



REFERENCES

- (D) WARRANTY DEED RECORDED AS INSTRUMENT No. 2941937000
- (P1) THE PLAT "POST FALLS IRRIGATION TRACTS," RECORDED IN BOOK C OF PLATS, PAGE 78, 1900.
- (P2) THE PLAT "LEGION MANOR," RECORDED IN BOOK J OF PLATS, PAGES 358 & 358A, BY ERNEST M. WARNER, PLS 4565, DATED AUGUST 16, 2006.
- (P3) THE PLAT "SYRINGA COURT," RECORDED IN BOOK K OF PLATS, PAGE 108 & 108A, BY R. BRUCE NOBLE, PLS 7047, DATED JANUARY 28, 2008.
- (P4) THE PLAT "CROSSINGS," RECORDED IN BOOK K OF PLATS, PAGE 288 & 288A, BY MATHEW B. MAYBERRY, PLS 8962, DATED APRIL 28, 2010.
- (R1) RECORD OF SURVEY BY CHARLES D. CUDDY, PLS 885, FILED AS INSTRUMENT No. 1423933, DATED NOVEMBER 24, 1995.
- (R2) RECORD OF SURVEY BY JOHN STEARNS, PLS 8798, FILED AS INSTRUMENT No. 2007715, DATED JANUARY 17, 2006.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE, RE-ESTABLISH OR ESTABLISH THE MONUMENTATION FOR TAX No. 9388, PER THE WARRANTY DEED.

UN-MONUMENTED LINES SHOWN HEREIN ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN FOR REFERENCE ONLY.

THIS SURVEY WAS PERFORMED BY USING TOPCON GR-5 DUAL FREQUENCY RECEIVERS AND DATA PROCESSED USING TOPCON MAGNET SOFTWARE.

BASIS OF BEARINGS

A BEARING OF SOUTH 88°59'59" EAST WAS ASSUMED ALONG THE NORTH LINE OF SECTION 35, BETWEEN THE NORTH QUARTER CORNER (N-1/4) AND THE NORTHEAST SECTION CORNER OF SAID SECTION, AS SHOWN HEREIN.

CENTER QUARTER CORNER;
(C-1/4) SECTION 35
FOUND 2" ALUMINUM CAP IN
MONUMENT CASE; PER CP&F
INST. No. 2056460000

NOTES:

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMPANY COMMITMENT POLICY FILE No. KT-500797, DATED JUNE 7, 2023 PREPARED BY KOOTENAI COUNTY TITLE COMPANY.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY.



SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY PERFORMED BY ME IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO, COMPLETED IN NOVEMBER 2023, AT THE REQUEST OF BLACKWELL HOMES & DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY.

RON C. HEIDEMANN, PLS 17407 DATE

Accurate
Measures

881 W. Cheyenne Ave.
Hayden, Idaho 83835
(208) 512 - 4832

DATE:	DRAWN BY:	CHECKED BY:	DWG:	SHEET:
11-8-23	LSW / RCH	RCH	23022-SYRINGA COTTAGES	1/1

Authorized Representative:
Van Houten Consulting & Design
401 ½ E. Sherman Ave. #211
Coeur d'Alene, ID 83814
Phone:208-930-4000
Email: merle@vanhoutencd.com

November 28, 2023

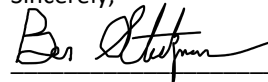
Re: Client Letter of Authorization

To Whom it May Concern,

I, Benjamin Steckman, herby authorize Van Houten Consulting and Design, LLC to act on my behalf in all manners relating to the development at 2218 N Syringa St. Post Falls, ID, including representation with the City of Post Falls, Ross Point Water District and all other applicable agencies. Any and all acts carried out by Van Houten Consulting and Design on our behalf shall have the same effect as acts of our own.

This authorization is valid until further notice from Blackwell Homes, LLC.

Sincerely,



Benjamin Steckman
Managing Member
Blackwell Homes, LLC

11/28/2023

Date

Exhibit A-4



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

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.

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

ALTA Commitment for Title Insurance 8-1-16

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Page 1 of 8

Exhibit A-5





CHICAGO TITLE INSURANCE COMPANY

- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

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ALTA Commitment for Title Insurance 8-1-16

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CHICAGO TITLE INSURANCE COMPANY

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

Countersigned:

Nikki Droll
Kootenai County Title Company
1450 Northwest Boulevard
Suite 200
Coeur d'Alene, ID 83814

CHICAGO TITLE INSURANCE COMPANY

By:
Michael J. Nolan
President

ATTEST:
Marjorie Nemura
Secretary

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ALTA Commitment for Title Insurance 8-1-16





CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Kootenai County Title Company
Issuing Office: 1450 Northwest Boulevard, Suite 200, Coeur d'Alene, ID 83814
ALTA® Universal ID: 1068807
Loan ID Number:
Issuing Office File Number: KT-501888
Commitment Number: KT-501888
Revision Number:
Property Address: 2218 North Syringa Street, Post Falls, ID 83854

SCHEDULE A

1. Commitment Date: 11/07/2023 at 5:00 PM
2. Policy to be issued:
 - a) ALTA Owner's Policy \$20,000.00 Premium: \$319.00

PROPOSED INSURED:

Purchaser with contractual rights under a purchaser agreement with the vested owner identified at Item 4 below

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:
Blackwell Homes & Development, LLC, an Idaho limited liability company
5. The Land is described as follows:
Property description set forth in "Exhibit A" attached hereto and made a part hereof.

CHICAGO TITLE INSURANCE COMPANY

By its Issuing Agent Kootenai County Title Company

Nikki Droll
Authorized Signatory

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ALTA Commitment for Title Insurance 8-1-16





**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 conveyances within and/or immediately prior to the past 24 months:

A. Warranty Deed, by and between Suzanne Reid and Tana Reid, Co-Personal Representatives of The Estate of Nada Reid, deceased and Tana Reid, an unmarried woman and Suzanne Reid, an unmarried woman, as grantor, and Blackwell Homes & Development, LLC, an Idaho limited liability company, as grantee, recorded July 13, 2023 as Instrument No. [2941937000](#), records of Kootenai County, Idaho.
8. We find the following address to be associated with the Land described herein:

2218 North Syringa Street
Post Falls, ID 83854

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ALTA Commitment for Title Insurance 8-1-16

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**SCHEDULE B, PART II
Exceptions**

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

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

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by Public Records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments of real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Property taxes and assessments for the year 2023, which are a lien, not yet due or payable.

Parcel No.: 0636035004AD
AIN.: 131429

8. The lien for any taxes deferred by virtue of the designation of the insured land or any portion thereof as forest lands as provided by Section 63-1701 et. seq., of the Idaho Code
9. Assessments of the Ross Point Water Association.
10. 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 Page 79](#) , records of Kootenai County, Idaho.
11. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: United States of America
Purpose: public utilities
Recorded: June 11, 1946 [Book 130 of Deeds at Page 524](#) , records of Kootenai County, Idaho.

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ALTA Commitment for Title Insurance 8-1-16

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CHICAGO TITLE INSURANCE COMPANY

Declaration of Abandonment by the United States Department of the Interior Bureau of Reclamation
Recorded: July 31, 1995
Instrument No.: [1407713](#) , 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: Washington Water Power Company
Purpose: public utilities
Recorded: March 19, 1990 [Book 95 of Deeds at Page 67](#) , records of Kootenai County, Idaho.
13. Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby
Amount: \$913,500.00
Grantor: Blackwell Homes & Development, LLC, an Idaho limited liability company
Trustee: Kootenai County Title Company, Inc.
Beneficiary: Mountain West IRA, Inc., FBO David R. English Acct #10961-01, as to an undivided 17% interest; Gadd Properties, LLC, an Idaho limited liability company, as to an undivided 44% interest and Sunview LLC, an Idaho limited liability company, as to an undivided 22% interest
Dated: July 5, 2023
Recorded: July 13, 2023
Instrument No.: [2941938000](#) , records of Kootenai County, Idaho.
14. The terms Land and Improvement as used and defined herein shall not include any mobile, manufactured, modular or trailer home located thereon.

END OF SCHEDULE B

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

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EXHIBIT A
Property Description

Issuing Office File No.: KT-501888

All that portion of Lot 4, Block 35, POST FALLS IRRIGATED TRACTS, according to the plat recorded in Book C of Plats at Page 78, described as follows:

Commencing at the Southeast corner of said Lot 4; thence

North 89°58' West, along the South line of said Lot 4, 363.96 feet; thence

North 0°21' West, 165.12 feet to the POINT OF BEGINNING of this description; thence

Continuing North 0°21' West, 165.12 feet; thence

West, 280.29 feet, more or less, to a point on the West line of said Lot 4, which bears North 0°24'50" West, 330.15 feet from the Southwest corner of said Lot 4; thence

South 0°24'50" East, 165.07 feet; thence

East 280.11 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion within the road right of way.

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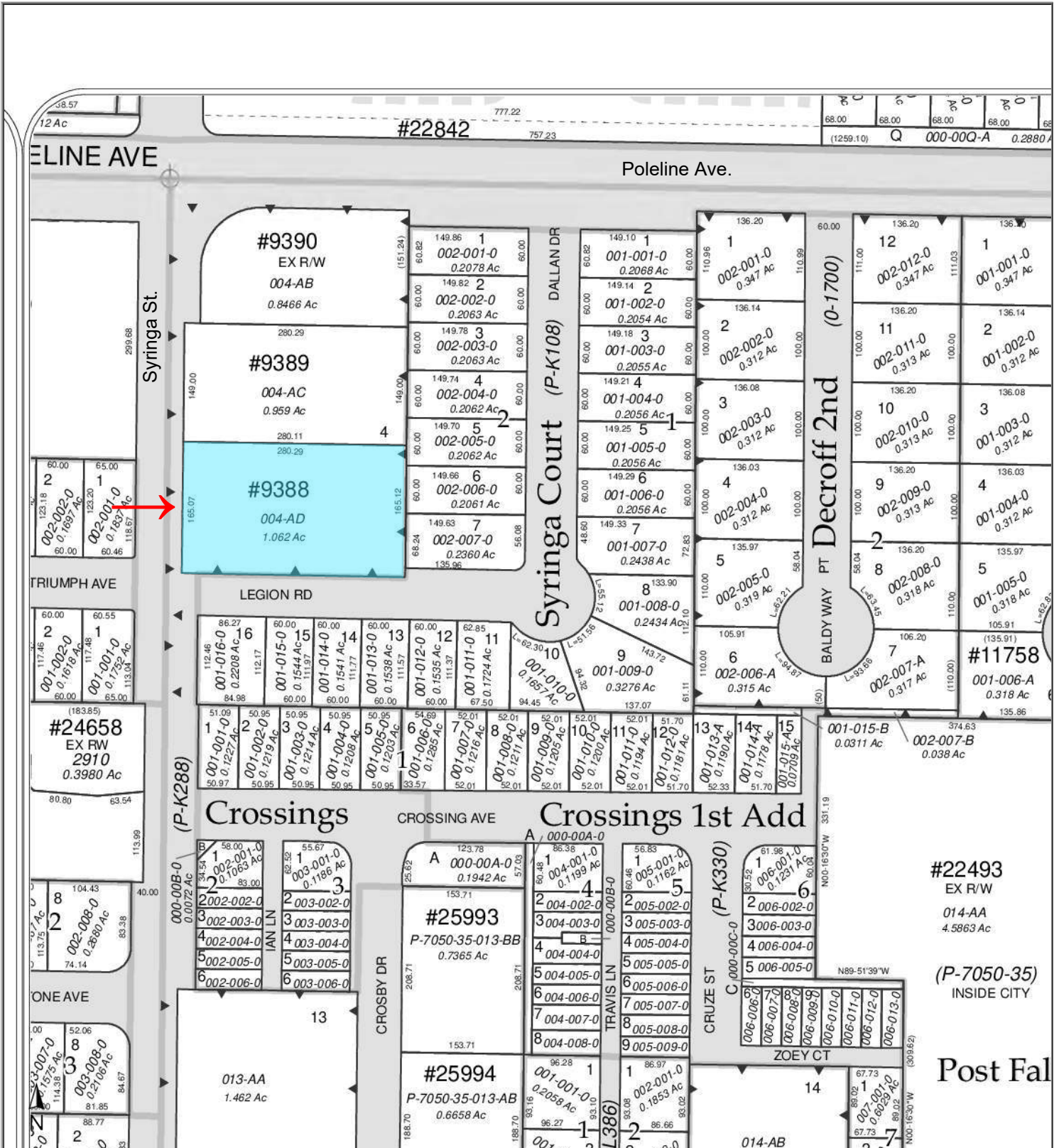
ALTA Commitment for Title Insurance 8-1-16

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

ParcelID: 0636035004AD
Tax Account #: 131429
2218 N Syringa St, Post Falls ID 83854

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

NE1/4 35-51N-5W

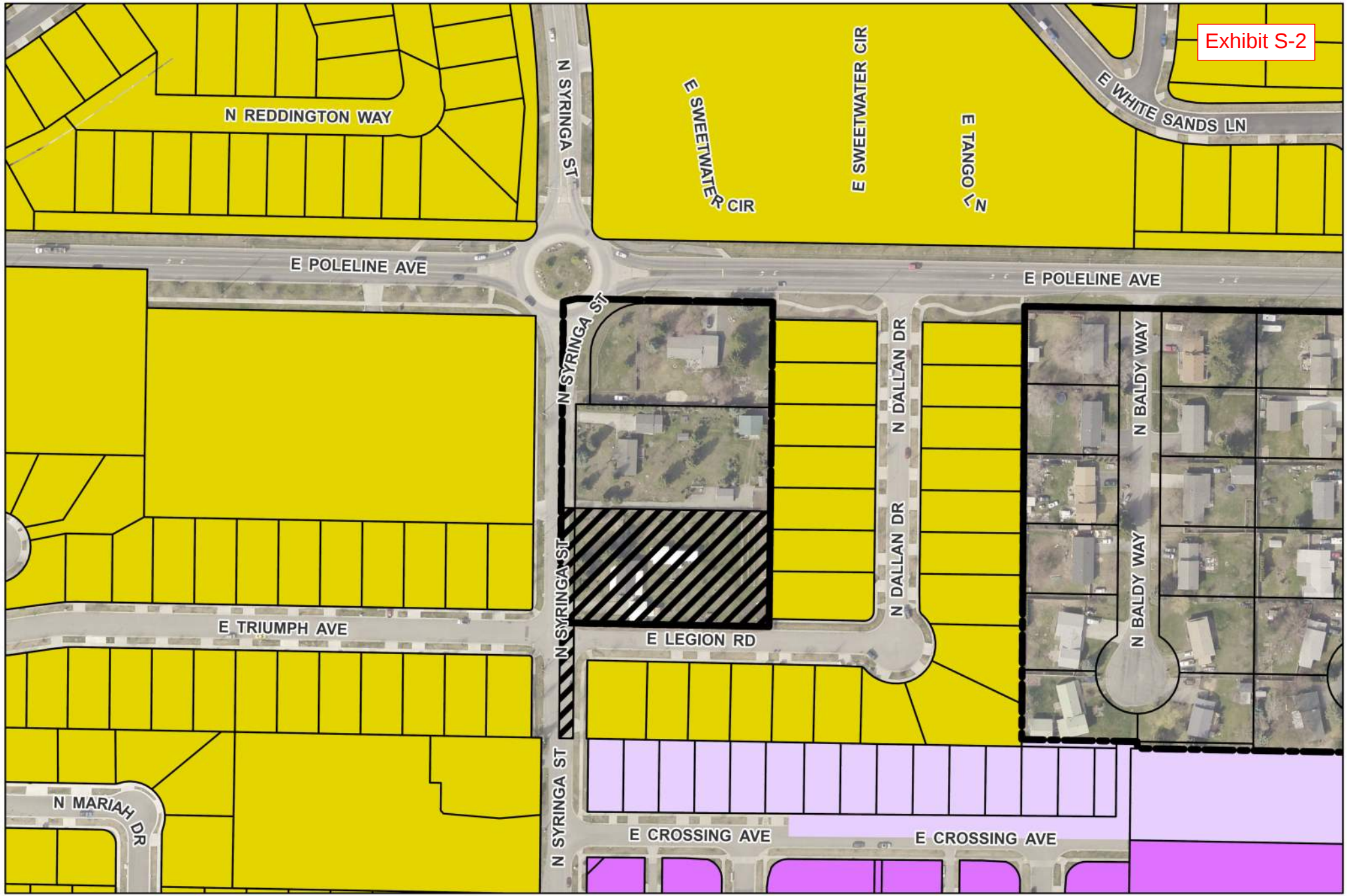


Project Location
LEGION PARK
ANNEXATION
ANNX-23-7



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site





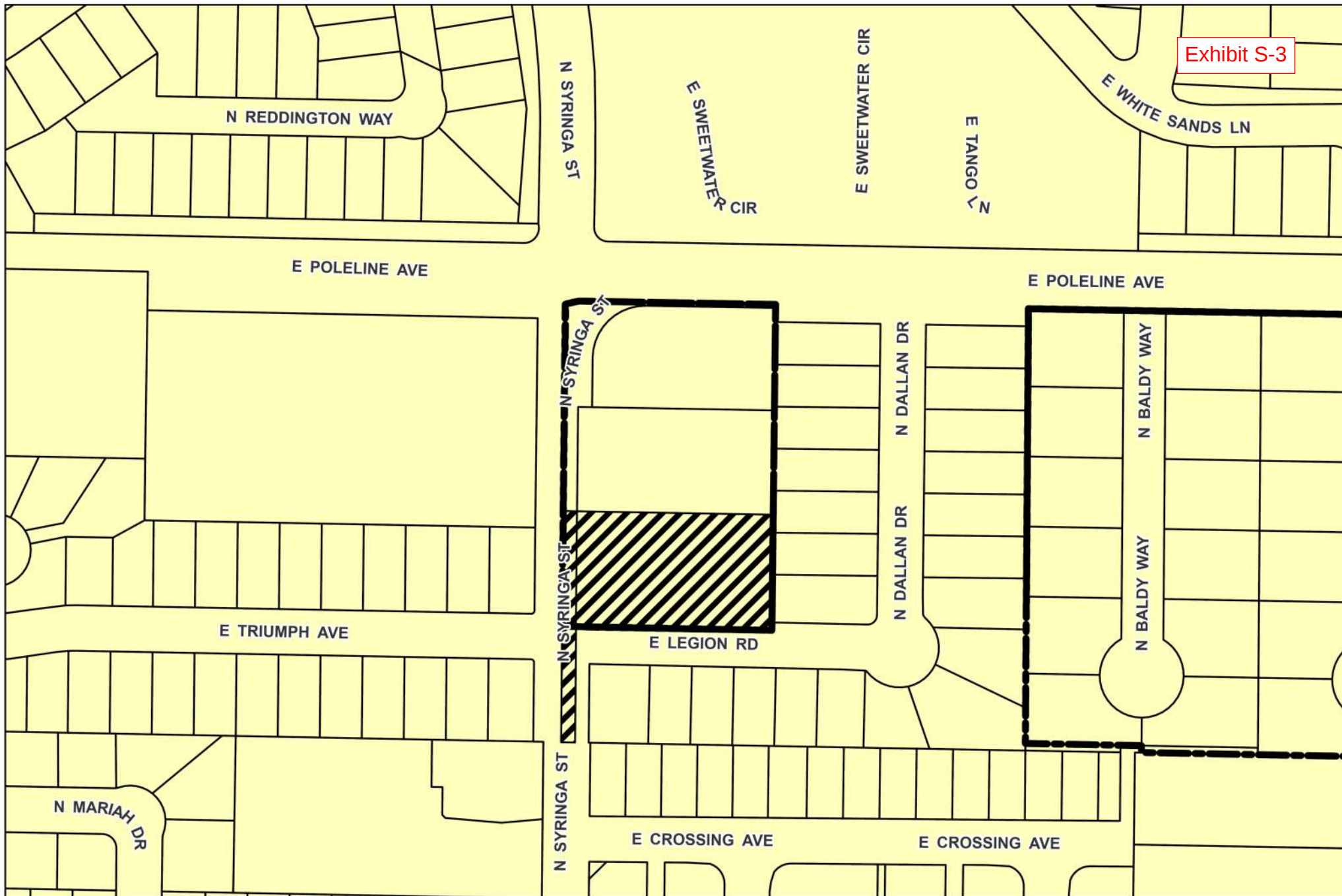
Zoning Map
LEGION PARK
ANNEXATION
ANNX-23-7



- Post Falls City Boundary
- Tax Parcels
- Subject Site

- R-1
- SC3
- SC4





Future Land Use Designation
LEGION PARK
ANNEXATION
ANNX-23-7



Post Falls City Boundary
 Tax Parcels

Subject Site
 Low Density Residential



Nancy Thurwachter

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Thursday, January 25, 2024 8:29 AM
To: Nancy Thurwachter
Subject: FW: Notice to Jurisdictions - Legion Park Annexation File No ANNX-23-7
Attachments: PH-2 PZ NTJ_Legion Park ANNX-23-7.pdf

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

Good Morning Nancy,

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

Sincerely,

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Thursday, January 25, 2024 9:24 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Audie Neuson <audie.neuson@williams.com>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carrie Ann Hewitt <carriann.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 Phillips <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>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <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

Kootenai County Fire & Rescue

Fire Marshal's Office

5271 E. Seltice Way
Post Falls, ID 83854
Tel: 208-777-8500
Fax: 208-777-1569
www.kootenaifire.com

January 25, 2024

Nancy Thurwatcher
Planning Administrative Specialist
nthurwatcher@postfalls.gov

RE: Notice to Jurisdiction Response

Nancy,

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

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

Respectfully,

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

Exhibit PA-2



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

January 25th, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Legion Park Annexation File No ANNEX-23-7

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

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

Exhibit PA-3

Nancy Thurwachter

From: David Callahan <dcallahan@kcgov.us>
Sent: Thursday, January 25, 2024 10:47 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Legion Park Annexation File No ANNX-23-7

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

Hi Nancy,
Thanks for the chance to review. We have no comments or concern with this annexation.

David Callahan, AICP
Director



Kootenai County
Community Development

451 N Government Way • P.O. Box 9000
Coeur d'Alene, Idaho 83816-9000

Phone: 208 446 1082 • Email: dcallahan@kcgov.us
Mobile: 208 660 3029

From: Nancy Thurwachter [mailto:nthurwachter@postfalls.gov]
Sent: Thursday, January 25, 2024 8:24 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Audie Neuson <audie.neuson@williams.com>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@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 <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 Phillips <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>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <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

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Monday, February 5, 2024 8:48 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Legion Park Annexation File No ANNX-23-7

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The PFHD is in favor of this Annexation as it is consistent with the City of Post Falls comprehensive plan.

Jonie Anderson
Post Falls Highway District
208.765.3717
contactus@postfallshd.com



From: contactus@postfallshd.com <contactus@postfallshd.com> **On Behalf Of** Nancy Thurwachter
Sent: Thursday, January 25, 2024 8:24 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>; Avista <cdaconst@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 <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 Phillips <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>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <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 <eport@postfalls.gov>; Field