



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**April 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

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 Unicorn Day
- b. National Former Prisoner of War Recognition Day
- c. National Winston Churchill 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 03/12/2024
- b. Our Next Venture File No ZC-23-4 Zoning Recommendation

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. Pleasant View Apartments SUP File No SUP-24-1
- b. Northshore Subdivision and PUD Amendment File No SUBD-23-3
- c. 1170 Mullan Ave File No SUP-24-2
- d. Legion Park Special Use Permit and Subdivision File Nos SUP-23-4 & SUBD-23-6

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 Wilehm, Kibbee Walton



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**March 12, 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

Present: Carey, Walton, Kimball, Schlotthauer, Hampe, Wilhelm

Excused: Steffensen

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

**** Planning and Zoning Commissioner Bobby Wilhelm Oath of Office.**

Nancy Thurwachter, Administrative Specialist Planning Department: Raise your right hand. Do you solemnly swear or affirm that you will faithfully perform the duties of your appointed office, and will support and honor to the best of your ability the Constitutions of the United States and the State of Idaho and all applicable laws, ordinances and policies of the State of Idaho and the City of Post Falls as well as the policies, procedures, code of ethics and code of conduct of the Post Falls Planning Commission?

Wilhelm: I do.

- a. National Working Mom's Day
- b. National Girl Scout 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 02-13-2024
- b. Legion Park Annexation Zoning Recommendation (ANNX-23-7)
- c. Arche Annexation Zoning Recommendation (ANNX-23-4)
- d. Boyd's Landing 1st Addition Reasoned Decision (SUBD-23-5)

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

Second by Planning and Zoning Commissioner Walton

Vote: Hampe - Yes, Wilhelm - Yes, Schotthauer - Yes, Kimball - Yes, Walton - Yes, Carey - Yes

Motion Carried

2. CITIZEN ISSUES

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None

3. UNFINISHED / OLD BUSINESS

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ACTION ITEMS:

None

4. PUBLIC HEARINGS

There are generally two types of public hearings. In a legislative hearing, such as adopting an ordinance amending the zoning code or Comprehensive Plan amendments, the Mayor and City Council may consider any input provided by the public. In quasi-judicial hearings, such as subdivisions, special use permits and zone change requests, the Mayor and City Council must follow procedures similar to those used in court to ensure the fairness of the hearing. Additionally, the Mayor and City Council can only consider testimony that relates to the adopted approval criteria for

each matter. Residents or visitors wishing to testify upon an item before the Council must sign up in advance and provide enough information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for submission of information from City staff, then presentation by the applicant (15 min.), followed by public testimony (4 min. each) and finally the applicant's rebuttal testimony (8 min.). Testimony should be addressed to the City Council, only address the relevant approval criteria (in quasi-judicial matters) and not be unduly repetitious.

ACTION ITEMS:

- a. Our Next Venture Zone Change File No ZC-23-4

Public Hearing Opened: 5:34 pm

Staff Report

Ethan Porter, Associate Planner Presenting: The applicant is Scott McArthur, McArthur Engineering and the property owner is Stan Groves, Our Next Venture LLC. They are requesting the Planning and Zoning Commission to recommend to City Council the approval to rezone approximately 3.1-acres of Industrial zoning to Community Commercial Services (CCS) zoning per their narrative and their exhibits in staff report. The project location is at the south-west corner of Cedar Street and E Seltice Way. It is currently vacant, it is made up of two parcels. The west parcel is vacant. On the far east parcel there is a coffee stand. It is over the Rathdrum Prairie Aquifer, the City of Post Falls is the water and the wastewater provider. The zoning around the property is a combination of commercial, Industrial, R3, R1, and some county jurisdictions. It's along the railroad right of way, industrial to the west and east across Cedar Street, commercial across the street from E Seltice Way.

Applicant: Scott McArthur, McArthur Engineering: Our clients, Our Next Venture, are a group of local people looking to enhance commercial opportunities in the surrounding areas, the cities of Rathdrum, Post Falls, and Coeur d'Alene. They found this 3.1-acres to be underutilized with the industrial zoning. The CCS zoning requested gives that development site more opportunity for commercial growth and commercial development due to it's width. It's a unique piece of property that is surrounded by public right of way of the city, Seltice Way and Cedar Road and also the railroad right of way that's adjacent to the rear that's not currently used. We've met with the city several times to discuss all the zoning criteria. We meet the goals and policies of the comprehensive plan. The Future Land Use map as shown, with the designation for the CCS zoning is current with that and the impact with any public services with this annexation request could be mitigated through the commercial side development which will go through staff in the future.

Testimony

In Favor: None

In Opposition: 4

Summer Bushnell: How many per acre is the CCS zoning type?

Kimball: We're not here tonight to answer questions, we're to take testimony..

Jon Manley, Planning and Zoning Manager: I can say that CCS doesn't allow residential outright, only if it's incidental to commercial. For a residential to be permitted in a CCS it would be through a special use permit, a separate public hearing like a multi-family use. With a CCS Zone only with a special use permit could permit some forms of housing.

Bushnell: I may be more neutral because of that.

Manley: For multi-family if it was part of a separate public hearing the base density on the max is 18 units per acre outside of other sort of density things.

Bushnell: I don't think the light at the intersection of Cedar and Seltice can handle more volume so traffic is a concern. I do not want to see high density multi-family or the shops on the bottom and the houses on top. It was saying there'd be a mixed use model for this property which can

lead to workforce housing which I would oppose due to traffic.

Manley: One clarification, mixed use is allowed in the CCS, so that is one caveat that housing can be in the CCS in some sort of mix use vertical construction.

Bushnell: That would be an extra hearing and permit then?

Manley: Not in that particular case. In addressing standalone residential my previous was correct but when you added the mixed use option I wanted to make sure I was clear on that for you. That aspect is allowed in the CCS being the fact that that lot is very long and skinny, access and parking would be difficult to attain that but I can't say that it couldn't be attained either.

Bushnell: I'm in opposition if it's multi-family high density but I'm neutral and happy it's getting developed.

Desha Deats: I'm definitely in opposition to high density. In regards to the mixed use, I would not like to see additional housing behind me. Just a little ways down (from there) is a bunch of apartments and that would be something that I would definitely be in opposition to. I have a question regarding the railroad tracks. Is that going to be incorporated into it, are the tracks being taken out, what's going on with that?

Fawn Owens: I live in Riverside Harbor. Cedar Street is so busy right now and we don't have any other access into our development besides Cedar. The traffic is going to be too much for that area and I don't want to see apartments there. I don't know where the signs were posted for this, but I just found out about this today. How do I find out where the signs were all posted and how long they were there?

Kimball: We'll have staff address that.

Owens: It says multiple stories, how many does that mean and are they talking about doing the businesses on the bottom and apartments on the top? I would oppose that. I am also concerned about the traffic.

Porter: It was posted at the intersection of Cedar Street and Seltice Way, the northeast corner right at the light. It was there around two weeks, we have a 15 day requirement for that.

Manley: We do an affidavit too. We post and then sign a notary that it was posted on that day.

Porter: A 300 foot radius report is provided in the staff report. The rentals do not get the notice, it went to the owner.

Kimball: So within 300 feet of the exterior boundary of the property of the zone change that's the mailing notice?

Porter: Yes.

Kimball: Beyond that it's noticed on the city website and the newspaper.

Porter: Yes.

Manley: We're just doing a zoning recommendation tonight, the decision on the zoning will go before City Council at a later date. There will be a separate noticing period on that, and we'll notice on our website. There'll be another opportunity to send notices and another opportunity to show up at a public hearing and bring matters before the City Council where they can decide to approve or not approve the zone change.

Megan Rounds: I live in the neighborhood there. The traffic on that road gets to be horrendous around work time. The residential concerns me. Are we going to hear about the meeting when they decide they are going to put some residential? I am opposed to businesses on the bottom and residences on the top. Is there another zone they could do so residential is not allowed? They can do commercial there if they figure out how to deal with the traffic.

Neutral: 1

Nicole Swallows: I live in the area, I'm totally fine with commercial as long as they address the traffic issue. I'm opposed to residential or the businesses on the bottom and residential on top. There's not enough parking, and it will cause more traffic issues. There's not a need for the residential high density or mixed housing.

Rebuttal:

McArthur: The value in this particular piece of property is in the commercial use. The CCS zoning is the most compatible zoning for the use we desire to have. At this point in time my clients have no intention of putting residential use in there as long as they own the property. Again that would go through a special use process and public notifications. We've only brought forward just commercial uses for this development at this time. Regarding the traffic, yes there's traffic issues. I think people that use this parking lot will egress from Cedar Street more than people will try to use this light to egress from this site. The railroad is not part of this project, I don't foresee the railroad giving that property up. Regarding parking and traffic that gets addressed in the site plan review process with city staff. Conditions will be applied at that time based on the proposed commercial use.

Wilhelm: It would need another special hearing to put residential on there and you (Manley) said something different.

Manley: For standalone multi-family apartments you would need a special use permit in a CCS. A mixed use structure where you have ground floor commercial and on the second and third floor residential mixed building is permitted outright in the CCS.

Schlotthauer: I have a question for Scott, it's a small lot. Is what the people here worried about is that even possible?

McArthur: Commercial use is the value in this property. I don't foresee it being a suitable location for residential use, that is not what my clients are seeking.

Public Hearing Closed: 6:15 p.m.

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?

Kimball: The future land use map is commercial in that area which is the designation that they're asking for. CCS is an implementing zone in the land use map. There were several items highlighted in the focus area and in the staff report of benefit.

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?

Schlotthauer: It's a much more appropriate zoning district for commercial there. An outright use would be an industrial user, that would be loud and dirty. It's an opportunity to meet the goals and policies outlined. Infill development of an underutilized property and helping expand existing and new businesses.

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 of the agencies or political subdivisions responded with anything that would basically mean that there was any adverse or demonstrable impact and there was no testimony or evidence provided to that effect.

Carey: In general I've heard your issues and worries about what would be done if it changed to a new zoning. Think about what the current zoning is and if they didn't change it what impact an industrial use might have on your area as opposed to this new zoning request.

Hampe: We've had quite a few people talk about their development that was built right next to an industrial zone property they were not aware of. A lot commercial activity is at night so quite a few people have said it has affected them negatively having industrial right up to their residential.

Kimball: When the truck stop went out of business it's been a blighted area. It could use an infusion of commercial growth there. Having the amenities of commercial close is a nice.

Walton: If it's appropriate to address Miss Owens question on the public notice, it shows here in the staff report the specific information that she was requesting. On property ordinance within

300 feet they were notified on February 16, 2024, the notice was published in the Coeur d'Alene Press on February 20, 2024 and the property was posted on March 1, 2024.

Motion by Planning and Zoning Commissioner Carey to recommend approval of Our Next Venture Zone Change File Number ZC-23-4 finding that the requested zoning meets the approval criteria in the Post Falls Municipal Code 18.20.100 as outlined in our deliberation and direct staff to prepare a zoning recommendation to be approved to City Council.

Second by Planning and Zoning Commissioner Walton.

Vote: Carey - yes, Walton - yes, Kimball - yes, Schlotthauer - yes, Wilhelm - yes, Hampe - yes

Moved

b. Kruger Annexation File No ANNX-23-5

Public Hearing Opened: 6:23 pm

Staff Report

Ethan Porter, Associate Planner Presenting: Verdis is requesting, on behalf of Daniel and Beverly Kruger, the property owners, a recommendation to the City Council to approve the zoning designation of Community Commercial Services (CCS) and high density residential on 4.49-acres as part of an annexation request in the City of Post Falls. Total annexation would include the rights-of way, which would equate to about 6.869 acres. They want to do CCS on the lower half and high-density residential on the northern half. The subject property is located on the southwest corner of W Echo Drive and N McGuire Road. Located to the north and east of the subject site are W Echo Drive and N McGuire Road. Current land use is large lot residential within Kootenai County. It is over the Rathdrum Prairie Aquifer, the water provider is East Greenacres Irrigation District and waste water is provided by the City of Post Falls. To the west and the north there are county parcels and to the south. To the east of McGuire is some industrial zoning and commercial. Further north is some residential multi-family and single family. South, Selctice Way, is commercial and higher roadway classification.

Carey: Should number three be included as a condition building on this property?

Rob Paluse, Assistant City Engineer: Regarding the location of access points, Post Falls Highway District is requesting that access be off of Mc Guire Road if this is annexed in and split with R3 on the north and the commercial use on the south. Commercial use on the south would make sense for that to access onto McGuire Road. The northern piece would most likely have two access points, one unto McGuire Road and one onto Echo Drive depending on what they put on that location. There are access standards within the City of Post Falls that require minimum spacing between each access point they could meet with 2.50 acres on each half and still allow for full access points onto McGuire Road.

Schlotthauer: Why do you think they are asking for that?

Paluse: I can't speak to why they are. Some of the issues now is Echo Drive is only about 18 to 20 feet wide. As Echo Drive is developed and brought up to city standards it will be wider and able to handle more traffic. To try to use Echo Drive as an east-west thorough fair would be problematic, but with development of the site putting in the urban improvements on the south half required, there would be ability to get traffic to McGuire Road to allow traffic in and out of there.

Schlotthauer: In general entering off a street would be better than between streets.

Paluse: It depends on how the roadway is configured and if it's set up to handle commercial

traffic or how the driveway approaches are accessing. Our standard says that if you have access basing so many feet apart for a certain classified roadway that should work adequately. The problem is if you try to get closer than that.

Wilhelm: If this were approved, Echo Drive would have to be improved by the developer. Does that also go into the northern piece of property?

Paluse: The developer would only be responsible for their improvements on Echo Drive from the center line to their property for the frontage improvements. If sanitary sewers are required to be extended down Echo Drive with their development, putting in sanitary sewer would destroy all of the existing road surface so in putting it back they would do the urban improvements on the south and the north shoulder of the roadway back to approximately where it is now. Until the property on the north annexes in I don't see the road widening to the north.

Kimball: Do you know what the current traffic volume is on McGuire Road? Is it over 4,000? Or projected to be over 4,000 in the 2040 Master Plan?

Paluse: Without looking at the hard numbers, I would say that the intersection on McGuire is currently operating in the 4,000 to 6,000 vehicle per day range. Our current Transportation Master Plan anticipates by 2035 McGuire Road will need to be a five lane arterial roadway from Seltice Way north to Midway Avenue. The Idaho Department of Transportation will be building an overpass and full interchange on Pleasant View Road at State Highway 53. Part of that project will require the closing of the current access point on McGuire Road to Highway 53 which changes the dynamics on McGuire Road possibly reducing the traffic. We will be looking at the future traffic projections to determine the roadway size and classification.

Carey: On number three are you saying this would be handled when they came in for development of the property?

Paluse: When they developed, it would be required to develop access points in conformance with the City of Post Falls access standards which would satisfy what Post Falls Highway District would generally be looking for as well.

Wilhelm: How many residents can you put on an acre for R3?

Porter: Per the comprehensive plan between 12.5 and 25 units per acre depending on parking and greenspace requirements.

Manley: If you look at the range, 18 is the max you can do without density bonuses, if they max it all out with density bonuses it would be around 46 units. 23 time 2.

Wilhelm: How many cars a day?

Paluse: In general calculations single family residential will generally create about ten trips per day per residence and multi family about nine and a half trips per day per residence. Using rough calculations, 40 units total about 400 trips a day for single family a little less for multi family. The number of peak hour trips in the a.m. and p.m. work/school hours is roughly equivalent to the number of units in the development.

Wilhelm: So if there's no access onto McGuire Road it would all be going to Echo Drive?

Paluse: Correct. Residential streets like Echo Drive would generally be anticipated to handle 2,000 or less trips per day.

Applicant: Stephanie Blalack, Land Use Planner, Verdis: I'm representing owners Daniel and Beverly Kruger in their annexation request. The subject property is about 4.50 acres, the zoning requested is both CCS and High Density Residential. The CCS will be on the southern 2.49 acres, the high density residential on the northern 2 acres. The applicant is requesting a provision in the annexation agreement for continued use of their existing business until a certain time to allow for the site to come into compliance with the City of Post Falls. Their current business on site is an asphalt concrete flatwork business. We are requesting commercial and high density residential classification consistent with the high density residential classification and land use for the area. This is one of five parcels with a high density residential designation. Given

the proximity to Seltice Way the site is a perfect fit to blend the commercial and high density residential. Frontage improvements will be installed for pedestrians to interconnect with other neighborhoods and the commercial businesses. The area has access to arterial and collector streets. The site is within the West Prairie Focus area to include mixed residential with higher densities near commercial corridors and arterials. Right of ways will front Echo Drive and McGuire Road. The annexation would provide diverse housing types and price levels, commercial uses and pedestrian connectivity improvements, and create additional revenue for the city. The surrounding zones consist of, to the north R2, to the northeast R1, to the east Industrial and to the south is commercial.

Schlotthauer: Is there a residence on the property?

Blalack: Yes, on the south side of the property is an occupied residence.

Schlotthauer: Is that being zoned CCS?

Blalack: Yes, they'll operate their existing concrete asphalt flatwork business and still live there.

Wilhelm: It's a CCS, they could put businesses in there and residences on top?

Blalack: Yes. They don't have any desire to do that, They have outgrown the county at this point.

Wilhelm: If they sold it someone could come in and put businesses on the bottom and residences on top?

Blalack: Yes, on 2.50 acres of it.

Hampe: CCS doesn't allow for single family residence.

Manley: It does if it's incidental to a business. They would have to meet City of Post Falls commercial standards and their residents would be incidental to their business.

Hampe: Would we allow that to be built if it wasn't currently there?

Manley: Yes, if you had any business you could build a residence with that business. Like a storage unit facility, you could build the facility and live on top.

Testimony:

In Favor:

Neutral:

In Opposition: 3

Donna Mae Roberts: Opposes, does not wish to speak.

Nancy Foster: Opposes, does not wish to speak.

Debi Vocca: This area is rural, people are raising cattle on the road on the north and south sides, there's no traffic so sidewalks are not necessary. Idaho Statute Title 67 Chapter 65 talks about keeping the property rights to where the land use does not diminish the property value. I feel that apartments or multi family would not benefit the value on our street street. They have an existing business which has not been in the zoning so it's great to get it in compliance but as far as developing, R1 would be better for that area. Please consider the area, we need to keep some rural area in Post Falls, that's why people move here because there's options not just cookie cutter homes and apartments. There are enough apartments all over Post Falls. We need to keep some land for agriculture.

Rebuttal:

Blalack: There's only five parcels with the future land use designation as high density residential, this is one of the five. The City of Post Falls envisions this area becoming a high density residential area.

Walton: There's a contingency to allow the continued operation of the business. Is that something we need to consider?

Manley: Currently they're in the county and meet county standards. When it's annexed into the city they will have to meet commercial standards. The annexation matters will go before City Council.

Hampe: Would the current business be considered a general service?

Manley: I believe it would be, as general construction.

Public Hearing Closed: 7:06 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?

Kimball: It is designated as high density on the comp plan map. R3 is an implementing zone for the high density comp plan designation. CCS is not, but it is immediately adjacent. Commercial use to the south and the focus area speaks to commercial uses on a high use high ADT street, 4,000 cars or more. Palus testified the range is 4,000 to 6,000 cars per day on McGuire, that would meet that focus area criteria.

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: That's addressed in the staff report and the applicant's narrative

Schlotthauer: It meets the future land use map, policy

Kimball: Policy 20 regarding multifamily being in areas that have arterial and collector streets to help buffer high density and lower density development patterns. It's compatible with existing land use, there's multifamily to the north. It hits policy 20 very well. Policy 8 encouraging infill development.

Walton: Policy 24, the rights of way, are addressed.

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: There was no evidence presented to that affect. The right of way or inclusion and dedication to the right of way will help provide public services in that area by allowing for road widening and ease of traffic in that area.

Walton: About 5 years ago there's 5 acres north of that City Council turned down R2 even though it met all these requirements. Down the road at McGuire an R1 was denied too. My belief is that this R3 mixed with commercial development is too close to Seltice. It may be in the comprehensive plan but I don't think it works out with Echo Drive, I think it's too much.

Schlotthauer: I feel more sympathetic to the neighboring property owners than I generally do on these things because of the rural pocket that still exists there. I always default to the individual property owners' rights, it's their right to request to be annexed into the city and our job is to say what zoning would be appropriate. It's hard to go against the comprehensive plan.

Hampe: I agree I am sympathetic to the neighboring owners but there are property rights and being on that busy road it's an appropriate place to put high density and CCS.

Motion to Approve by Planning and Zoning Commissioner Hampe to recommend approval of Kruger Annexation ANNEX-23-5 finding that the requested zoning of CCS on the south portion of the property and R3 on the remaining north end of the property meets the approval criteria in the Post Falls Municipal Code as outlined in our deliberation and direct staff to prepare a Zoning Recommendation to be provided to City Council.

Second by Planning and Zoning Commissioner Carey

Vote: Hampe - Yes, Wilhelm - Nay, Schlotthauer - Yes, Kimball - Yes, Walton - Yes, Carey - Yes

Moved

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

None

7. ADJOURNMENT

7:16 PM

Date: _____

Chair: _____

Attest: _____

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

**Our Next Venture
File No. ZC-23-4
Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: McArthur Engineering on behalf of Owner, Stan Groves, Our Next Venture, LLC

LOCATION: The southwest corner of East Seltice Way and North Cedar Street

REQUEST: Rezone from the existing zoning of Industrial (I) to Community Commercial Services (CCS)

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Title Report
4. A-4 Radius Report
5. A-5 Authorization Letter
6. A-6 Vicinity Map
7. S-1 Vicinity Map
8. S-2 Zoning Map
9. S-3 Future Land Use Map
10. PA-1 YPL Comments
11. PA-2 PFHD Comments
12. PA-3 PFPD Comments
13. PA-4 DEQ Comments
14. PA-5 PFSD Comments
15. P&Z Staff Report
16. Testimony at the public hearing on March 12, 2024, including:

The public hearing was properly noticed and conducted in accordance with the requirements of Idaho Code §§ 67-6511 and 67-6509, and Post Falls Municipal Code (PFMC) § 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to provide testimony and documentation to be taken by the Planning and Zoning Commission ("Commission") in their application of PFMC §§ 18.16.010 and 18.20.100 when making the Commission's recommendation to the City Council.

Ethan Porter, Associate Planner

Mr. Porter presented the staff report and testified that the requested action is for the Commission to review the request to rezone approximately 3.1 acres in the City of Post Falls

from Industrial (I) zoning to the Community Commercial Mixed (CCS) zoning district. He explained that the location is on the southwest corner of Cedar Street and Seltice Way and is made up of two parcels. The property is bound by Seltice Way to its north and the railroad right of way to the south. Currently the site is mostly vacant with the exception of a coffee stand located at the eastern most portion of the parcel.

Mr. Porter testified that the surrounding uses included a truck refiling station, a fabrication company and a vacant retail business across Seltice Way. To its east is a vacant undeveloped property and to the west is a truck repair business with a gas station. Mr. Porter explained that the city of Post Falls will supply water and sewer to the site. He noted that the site is over the Rathdrum Prairie Aquifer. He explained that there is more Commercial with additional Industrial bounding the property with some residential being R3 and R1 in the vicinity.

Mr. Porter testified that in reviewing zone changes, the zone change review criteria are contained in PFMC sections 18.16.010 and 18.20.100. The first criteria considers whether the proposed zoning district is consistent with the Future Land Use Map and Focus Area. The Future Land Use Map designates the site as commercial along with the majority of the properties on the south side of Seltice Way. North of the property across Seltice is designated as Industrial. To the southwest of the site the Future Land Sue map designates some medium and low-density residential areas.

Mr. Porter testified that the commercial land use designation includes commercial retail, professional office space, civic and cultural uses, mini storage and a mixture of uses is encouraged. The comprehensive plan does allow this to be implemented in the CCS zone.

Mr. Porter also testified that the site is located within the Maplewood Focus area which recognized that older industrial, warehousing and manufacturing uses in this area may evolve into new commercial and residential development taking advantage of the area's proximity to the larger adjacent cities and trail connections. Some of the Maplewood Focus Area's key policies and guidance for development support promoting infill development, encouraging development that is interconnected including access to paths and trails and looking for opportunities to beautify and add gateway signage along the Seltice corridor corresponding with Coeur d'Alene's westward expansion. These elements would be supported by the requested zone change by encouraging the development of pedestrian access and frontage improvements, along with the improvement of the aesthetic appeal along the corridor.

The second criteria consider whether the proposed zoning district is consistent with the goals and policies in the Comprehensive Plan relevant to this area. Mr. Porter testified that goals one, six, and seven to possibly be relevant and applicable goals. He testified that policies one, two, eight, twenty-six, and eighty-six, may appropriate for consideration by the Commission.

The third criteria considers demonstrable adverse impacts to the delivery of public services. No adverse comments from the public service agencies notified.

Applicant's Presentation
Scott McArthur, McArthur Engineering

Mr. McArthur testified that clients are looking to enhance commercial opportunities in the surrounding areas and identified this 3.1-acre piece to be underutilized with the existing industrial zoning. The CCS zoning designation gives the development site more opportunity for commercial growth and development because of its narrow width and the unique fact that it is bounded by public right-of-way to the north, Cedar Street to the west and is railroad adjacent to the south.

Mr. McArthur testified that the proposed CCS zoning request met with the applicable criteria and the future land use map zoning designations and any impacts to public services would be mitigated through the commercial development process.

Public Testimony:

The Commission opened the hearing for public testimony.

Summer Bushnell

Ms. Bushnell questioned how many people per acre was permitted in a CCS zoning and was informed that CCS doesn't allow residential as an outright permitted use. She then stated that she would be more neutral based on that information. She stated that with respect to the transportation network, the volume of traffic created would be detrimental to the Cedar intersection and would be insufficient. Additionally, she opined that persons driving from the subject property would be more apt to turn west from the site across several lanes of traffic rather than utilizing the Cedar and Seltice intersection. Additionally, she testified that she does not want to see high density multi-family on that parcel or mixed uses such as Riverstone, with shops on the ground floor and houses on the top because of the volume of traffic it would generate. She is not opposed to it being developed but is against really tall apartments or Riverstone-like development. She testified that she is also concerned about mixed uses because that can lead to workforce housing which she opposes mainly due to traffic at that intersection.

Desha Deats

Ms. Deats echoed Ms. Bushnell's opposition to high density residential because it would adjoin her back fence. With respect to a mixed-use concept, she would not like to see additional housing behind her because of the lack of the space and that she does not want to see development similar to Riverstone with just a bunch of apartments. She also raised questions as to the status of the existing railroad tracks.

Fawn Owens

Ms. Owens testified that she is nervous about the potential of utilizing a multi-use permit to construct apartments at that site because of the amount of traffic already on Cedar Street. She

was against apartments at that location. She testified that the city already asks residents to conserve water and raised concerns that bringing in an additional 300 apartments wouldn't make sense. She also expressed concerns with the notice and posting of the hearing on the property. She also said that the proposal didn't specify the size of the structure, or if it would be mixed use. Ms. Owens testified that we should be going down the path to responsible growth because the community is bursting at the seams.

Staff responded to questions from the Commission about the posting and mailing notifications for the rezone request. Additionally, that the zoning recommendation made would go to Council for action, at which time additional comments and testimony could be considered.

Megan Rounds

Ms. Rounds testified that she is aware of the traffic coming onto Seltice is dangerous and the backup is very high. She also testified that the residential potential of this property is a slippery slope and was concerned that the neighboring property owners would not be provided notice. Ms. Rounds requested that the zoning recommendation remove residential from being available. She did not object commercial development as long as traffic is addressed.

Nicole Swallows

Ms. Swallows testified that she was also in agreement with commercial as long as traffic is addressed, and that residential or mixed residential/commercial should not be allowed because of the lack of parking and increased traffic. Additionally, that she did not believe there is a need for residential or mixed housing.

Applicant's Rebuttal

Scott McArthur, McArthur Engineering

Mr. McArthur testified that the value of this particular property is in the commercial use and the requested CCS zoning is the most compatible zone for that and that there is no intention to put residential use in that piece and only commercial uses are being considered. He clarified that the railroad is an adjacent property that is not part of the applicant's proposal and parking issues, and traffic circuitry would be addressed at site plan review at the time a particular development is brought forward.

The Commission received response from city staff that while a stand-alone residential development in the CCS zone would require a special use permit and additional hearings, a mixed use including a residential component is an outright permitted use. Mr. McArthur responded to Commission's comments that because of the size and shape of the property being very narrow support the commercial uses envisioned.

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

C. EVALUATION OF ZONE CHANGE APPROVAL/REVIEW CRITERIA:

C1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?

Based on the testimony supplied and the staff report, The Future Land Use Map in the Comprehensive Plan designates this area as Commercial and it is within the Maplewood Focus Area.

The Commission finds that the applicable focus area promotes infill development, encourages interconnected and looks for opportunities to add gateway signage along the Seltice corridor which is what this proposal will provide opportunity for at development.

The Commission finds that the proposed CCS zoning is consistent with the Future Land Use Map and aligns with the commercial uses identified in the Maplewood Focus Area.

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

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

Goals:

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

The Commission finds that the proposed zoning amendment to commercial builds economic diversity and assists in developing a strong business base by increasing commercial opportunities in this location.

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

The Commission finds that this area's development would improve the existing roadways and pedestrian facilities.

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.

The Commission finds that commercial development may assist with community fiscal health as providing for variety of land uses and promoting higher valued parcels

and investments with diverse land uses. As such, this proposal supports an allocation of land use types that support the community needs and foster the City's long-term sustainability by growing the local economy.

Policies:

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service;
Impact Fees are paid at the time of permit issuance to aid in mitigating impacts and maintain/enhance community levels of service.
- Foster the long-term fiscal health of the community;
The rezone will supply an opportunity for more new business(es) that will help further long-term fiscal health of the community.
- Maintain and enhance resident quality of life;
The proposed CCS zone could provide safer and better pedestrian access to future businesses in the area.
- Promote compatible, well-designed development;
Development will be required to meet City design standards through the Site Plan Review process.
- Implement goals and policies of the comprehensive plan, related master plan and/or facility plans;
Transportation impacts, and sewer and water capacity are reviewed by City staff. Any predicted inadequacies identified are addressed and/or have a plan on how to be brought into compliance with the relevant master plans. No inadequacies were found by staff about the revised zoning request.

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

The subject site is considered a redevelopment opportunity for infill development of a vacant and under-utilized property. The current property is underutilized and is vacant and the rezone request furthers that policy.

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

- Helping retain, promote and expand existing businesses and industry;
The subject site will be an ideal location for the opportunity for a new or existing business venture based on the location.
- Attracting new businesses and clean industry;

By providing commercial zoning and redevelopment opportunity it may help to expand additional businesses as well as attracting new business to the area, assisting in diversifying the economic base.

C3. 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?

The Commission has determined that the political subdivisions were notified, and the city received no written comments in opposition. There is no evidence of any demonstrable adverse impact on the delivery of services by any other political subdivisions. As such, the Commission finds that this criterion has been satisfied.

D. CONCLUSIONS AND RECOMMENDATION OF THE COMMISSION:

Our Next Venture Zone Change, File No. ZC-23-4: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence, testimony, and comments. A motion to recommend approval of the recommended zoning was made, the motion carried unanimously. The Planning and Zoning Commission hereby recommends that City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets all the applicable approval criteria for applicant’s request for rezone to Community Commercial Services (CCS) zoning.

_____	_____	_____
Date	Chairman	Attest

NOTICE OF RIGHTS:

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

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

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

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

**CITY OF POST FALLS
AGENDA REPORT**

DATE: April 3rd, 2024

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: ANNA STAAL, PLANNER I, 208-457-3336, astaal@postfalls.gov

SUBJECT: FINAL STAFF REPORT FOR April 9, 2024, P&Z COMMISSION MEETING – PLEASANT VIEW APARTMENTS SPECIAL USE PERMIT FILE NO. SUP-24-1 PUBLIC HEARING

INTRODUCTION:

Raymond Kimball of Whipple Consulting Engineers has requested on behalf Eucon Corp., approval for a Special Use Permit in the Community Commercial Services (CCS) Zone to allow for 80 multi-family units to be developed on 3.97 acres per Exhibit A-3. The Planning & Zoning Commission must conduct a public hearing and determine if the proposed request meets the approval criteria contained in PFMC Section 18.20.070 (B). Following the public hearing, the Planning Commission will direct staff to prepare a Reasoned Decision, along with any appropriate conditions, that explains how the approval criteria are/are not met. The Planning Commission will review and approve the final Reasoned Decision at a subsequent meeting. The approval criteria are:

- A. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.
- B. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.
- C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.
- D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

PROJECT INFORMATION:

Project Name/File Number: Pleasant View Apartments Special Use Permit (SUP-24-1)

Owner Matt DeAtley, Eucon Corp., 4307 Snake River Ave., Lewiston, ID 83501

Applicant: Ray Kimball, 21 S. Pines Road, Spokane Valley, WA 99206

Project Description: The applicant is intending to develop 80 multi-family units on 3.97 acres per Exhibit A-3.

Project Location: Generally located near the northeast corner of Seltice Way and Pleasant View Road.

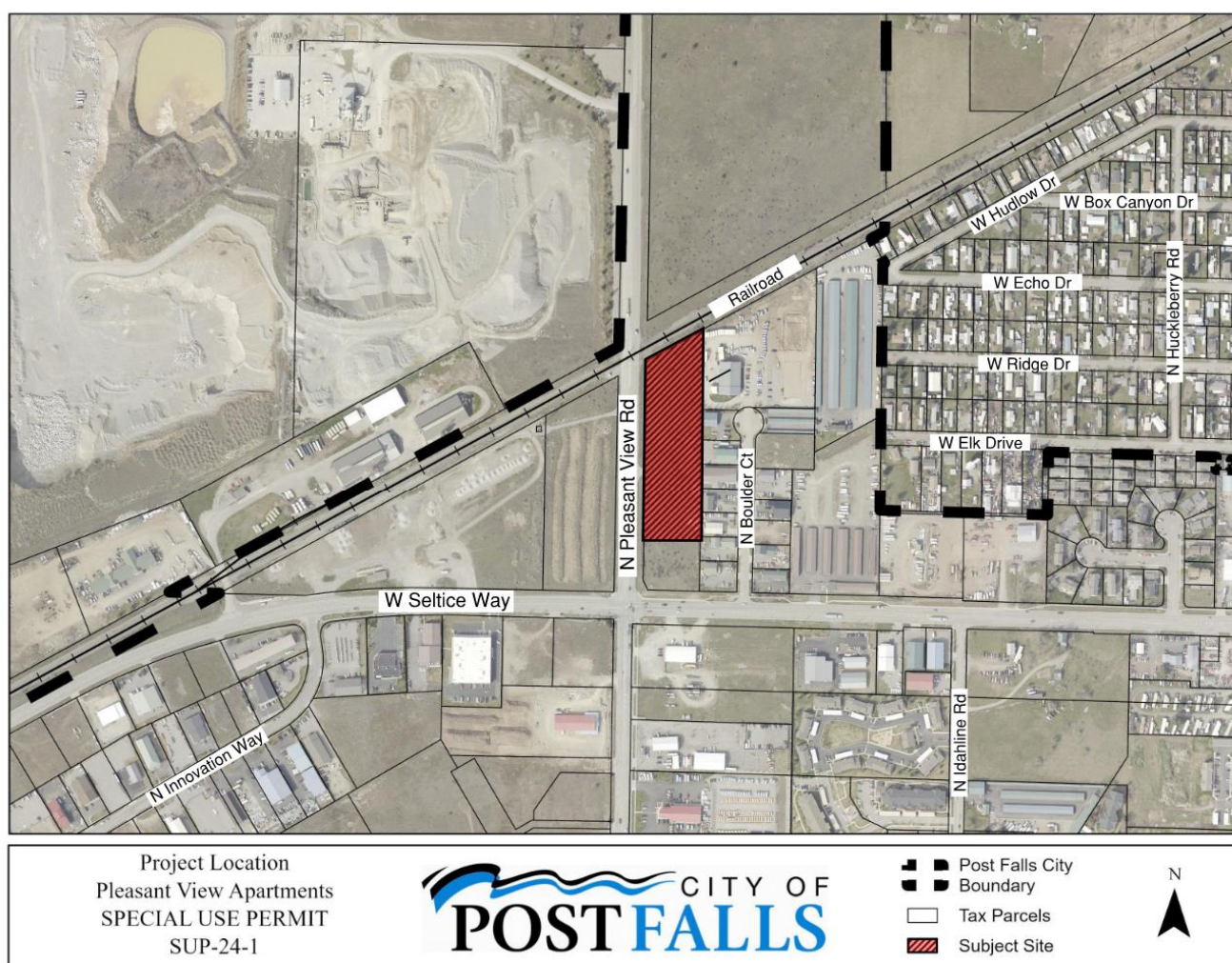
Water Provider: City of Post Falls

Sewer Provider: City of Post Falls

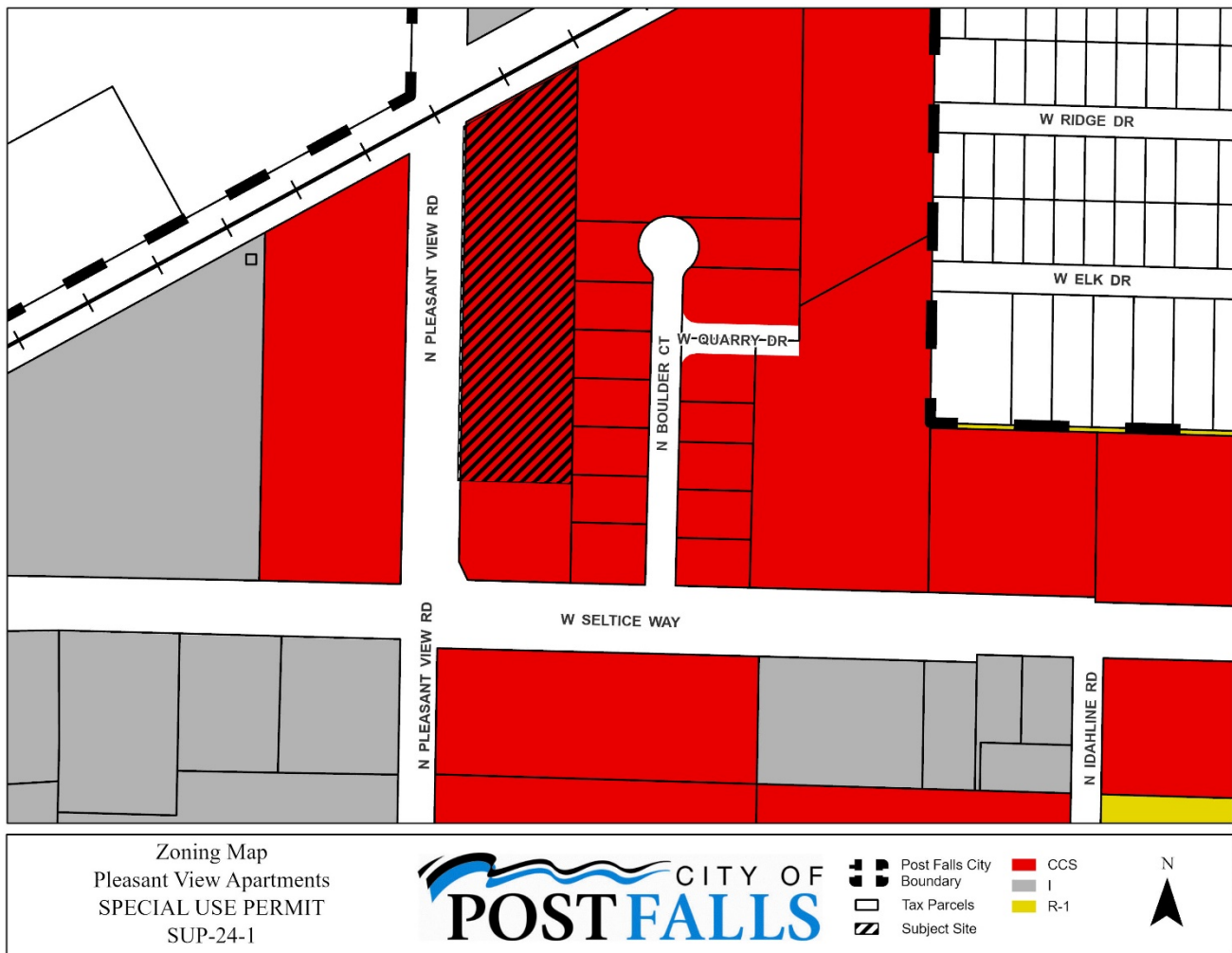
AREA CONTEXT:

Surrounding Land Uses: Adjacent to the east of this area are commercial properties. West of N. Pleasant View Road is a vacant parcel. South of W. Seltice Way is a commercial property. The property across the railroad tracks to the north is a vacant lot.

Area Context Vicinity Map:



Surrounding Zoning Districts: Adjacent to the east of this area is within a Community Commercial Services zoning district. Across W. Seltice Way to the south, and across N. Pleasant View Rd. to the north are also within a Community Commercial Services zoning district. Across the railroad tracks to the north is within an Industrial zoning district. (See Following Map).

Zoning Map:**EVALUATION OF SPECIAL USE PERMIT APPROVAL/ REVIEW CRITERIA:****A. Implementation of the special use will/will not conform to the purposes of the applicable zoning district.**

The proposed multi-family within the Community Commercial Services (CCS) zoning district is an allowed use with a Special Use Permit at densities permitted by the High-Density Multi-Family Residential (R3) Zone per PFMC Bulk and Placement Table 18.20.040 and per PFMC Establishment of zoning districts 18.16.010.

R3 multi-family sites require a minimum of 2,400 square feet per dwelling unit per the PFMC Bulk and Placement Table; this site being 3.97 acres allows for 72 units without a density bonus. The proposed 80 units necessitates an approximate 11% increase which would equal 2 additional amenities above the required 2 per PFMC 18.24.030, subsection 7d. Applicant is providing 4 total amenities, therefore meets the requirements of the Post Falls Municipal Code and this review criteria.

Per PFMC Residential performance standards 18.24.030 For each additional amenity provided beyond the two (2) required amenities, a ten (10) percent density increase, in excess of the maximum allowed density, is available up to a maximum of three (3) bonuses.

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

See following excerpt from the Land Use Table, allowed with a Special Use Permit:

P = Permitted use

S = Special use

- = Nonpermitted use

Land Use Category	Zoning Classifications										LBCS Code
	R1S	R1	R2	R3	LC	CCS	I	TM	CCM	RM	
Twinhome	-	S	P	P	S	S	-	-	-	P	
Townhome, 6 or less units per structure	-	S	S	P	P	S	-	P	P	P	
Multi-family, 3 or more units per structure	-	-	-	P	S	S	-	P	P	P	1103

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

Per PFMC Land Use Table 18.20.030 and being that the proposed project is allowed through a Special Use Permit, suggests that multi-family uses can be compatible with commercial uses. Additionally, the absence of a buffer requirement between multi-family and Commercial Land uses indicates the land uses may be compatible as well. The railroad provides a separation between this project site and the industrially zoned property to the north. The accessibility of this project site to principal and minor arterials offer good connectivity for potential residents.

Transportation: Pleasant View Road is classified as a Principal Arterial and additionally identified as a Critical Arterial Corridor by the Kootenai Metropolitan Planning Organization (KMPO). Access to the property can be configured to comply with City of Post Falls site access standards. Existing development to the east and the railroad to the north, preclude full compliance with all attributes of the adjoining Critical Arterial designation. Multi-family use establishment at the proposed density would produce less daily traffic than many retail / commercial uses that are currently allowed by the current zoning on the property. The proposed special use is not anticipated to produce impacts that would adversely impact the adjoining transportation systems. The current roadway network has capacity, with identified impact fee projects in the immediate vicinity further facilitating long term traffic operations.

Water Reclamation: The site will be connected to the City's Water Reclamation Facilities. Existing facilities are located at the properties southeast corner and have the capacity and capability to handle the requested use. Service to the site is being constructed with the underlying Eucon Minor Subdivision which has been approved and is in final development. Site-specific issues would be handled with site plan review. The property is not subject to any Sewer Surcharges or Local Improvement Districts.

Domestic Water: The proposed special use will be serviced by the City of Post Falls. Existing facilities are located along Seltice Way. Service to the site is being constructed with the underlying Eucon Minor

Subdivision which has been approved and is in final development. Site-specific issues, including fire protection, would be handled at the time of Site Plan Review.

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

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

Development of workforce housing choices may assist capitalizing on access to neighboring job centers, which would assist attaining this goal.

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. Diversification in housing choices may assist in achieving this goal.

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

Through development of the multi-family site, park impact fees would be paid at the time of permitting to assist parks and recreational development needs in all related plans and actions.

Goal 15: Maintain and Improve the City's water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions.

Provision of clean, safe water and responsible treatment and disposition of wastewater are essential services for any community. This special use permit development would extend the City of Post Falls sewer and water services north of W. Seltice Way.

The following policies may or may not assist the review of this Special Use Permit request.

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

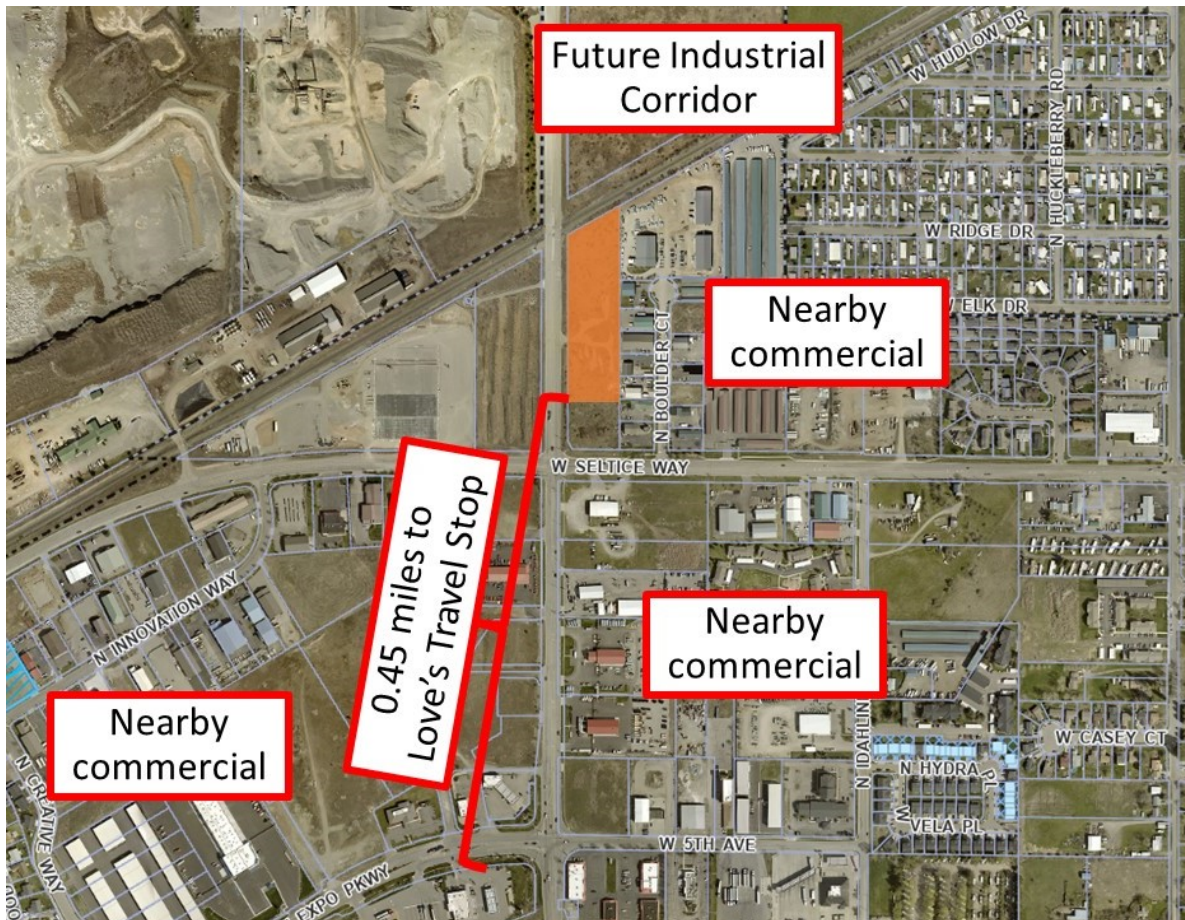
Staff Comment: Impact Fees will be paid at the time of permit issuance to assist maintaining the community levels of service.

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

Staff Comment: Diversified housing opportunities bolsters the long-term health of the housing sector within a community. The industrial and commercial sectors within a community benefit by having a healthy and diverse housing sector as it either offers securities that their employees have a place to live, or it puts rooftops to provide commerce.

- Maintain and enhance resident quality of life.

Staff Comment: The proposed location of the special use permit is within walking distance to a commercial businesses that provide for some daily needs, potentially improving quality of life. The proximity to commercial businesses and the future industrial corridor to the north provides potential existing and future employment opportunities within walking distance as well. See following image (Site is highlighted in Orange):



- Promote compatible, well-designed development.

Staff Comment: The proposed development is on a Community Commercial Services (CCS) zoned property surrounded by adjacent and neighboring commercial, as well as vacant lots. The nearest intersection is the signalized intersection of Pleasant View/Seltice Way (Principal Arterial/Principal Arterial) 200 feet to the south. The proximity to arterial connections is compatible with the proposed high-density development. The underlying minor subdivision (Eucon Subdivision) has been approved and in the process of developing and constructing the frontage improvements for this lot, and the lot immediately to the south. Improvements will include sidewalks and street trees. City design standards assist creating compatible, well-designed developments.

With the Union Pacific Railroad (UPRR) along the property's northern boundary and the requested residential use, a 6-foot barrier fence should be required, as part of any special use approval, along the Railroad Rights-of-Way for public safety.

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

Staff Comment: The analysis within this staff report addresses this policy point.

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

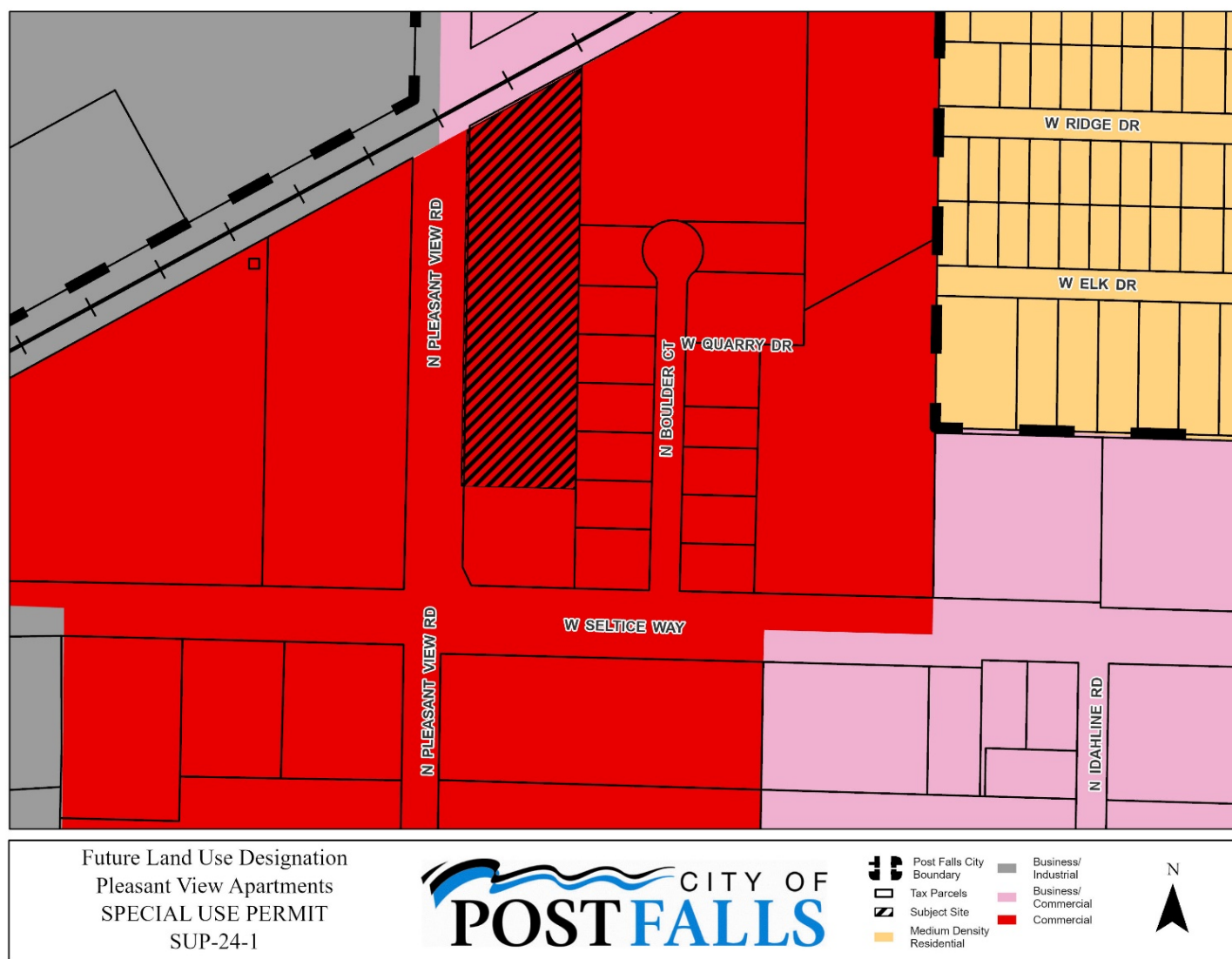
- Future land use mapping.

Staff Comment: The site has a future land use designation of Commercial (see following map). This land use designation provides for a wide variety of uses – including commercial and multi-family – that serve local and regional residents as well as the traveling public. Multi-story

buildings are encouraged in this land use designation as well. Design standards that enhance the character of these areas, improve pedestrian connections, and promote compatibility between permitted uses are important. This site is in the West Prairie Focus Area where it does state, “A mix of residential, commercial and industrial uses are envisioned Between Corbin Road and Pleasant View Road. Generally, residential would be appropriate closer to Corbin Road, with higher densities near commercial corridors and arterials”.

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

Future Land Use Designation Map



- Compatibility with surrounding land uses;

Staff Comment: Per PPMC Land Use Table 18.20.030 and cited in Criteria A, Multi-family being allowed through a Special Use Permit in CCS zones suggests that it is compatible with Commercial land uses.

- Infrastructure and service plans.

Staff Comment: The site is located adjacent to existing sanitary sewer and water infrastructure. Existing facilities have sufficient capacity to provide service for the anticipated

land uses. The city does not have any existing capital plans for Sewer or Water infrastructure that are required to provide service at this location.

- Existing and future traffic patterns.

Staff Comment: The site is located adjacent to Pleasant View Road (Principal Arterial), that provides connection to Interstate 90 (0.5 miles south) along with other roadways providing local and regional connectivity. Capacity exists on N. Pleasant View Road to facilitate the proposed land use.

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

Staff Comment: The analysis within this staff report addresses this policy point.

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

Staff Comment: The analysis within this staff report addresses this policy point.

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

Staff Comment: This lot could be considered as under-utilized and infill. Redevelopment with a higher density could offer some relief to the housing concerns within the city.

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 proposed special use permit could help created additional housing in the Community Commercial Services zoning designation.

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

Staff Comment: Th proposed special use permit is an example of clustered residential units that will also develop private open space for residents. Per PFMC section 18.24.030, subsection D (7), Post Falls multi-family performance standards require 300 square feet of common open space for each 2-bedroom unit. Additionally multi-family performance standards require sites greater than 2-acres to consolidate the majority of the required open space into a primary open space.

The proposed 80-unit development necessitates a minimum of 24,000 square feet of open space. The proposal includes 47,042 square feet of open space, 52% of which is consolidated into a primary open space (see Exhibit A-8).

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

- Have access to arterial and collector streets;

Staff Comment: The proposed special use permit would develop multi-family adjacent to and in close proximity to arterial roadways.

- Help buffer higher and lower-intensity development patterns;

Staff Comment: This land use feature does not exist with this development.

- Abut compatible existing uses;

Staff Comment: This criterion is addressed in Policy 1.

- Are part of projects involving mixed use or master planned areas.

Staff Comment: This land use feature does not exist with this development.

Policy 21: Maintain standards for multi-family housing that encourage quality building design, landscaping and usable open space, supporting long-term family living.

Staff Comment: This criterion is addressed in Policy 19.

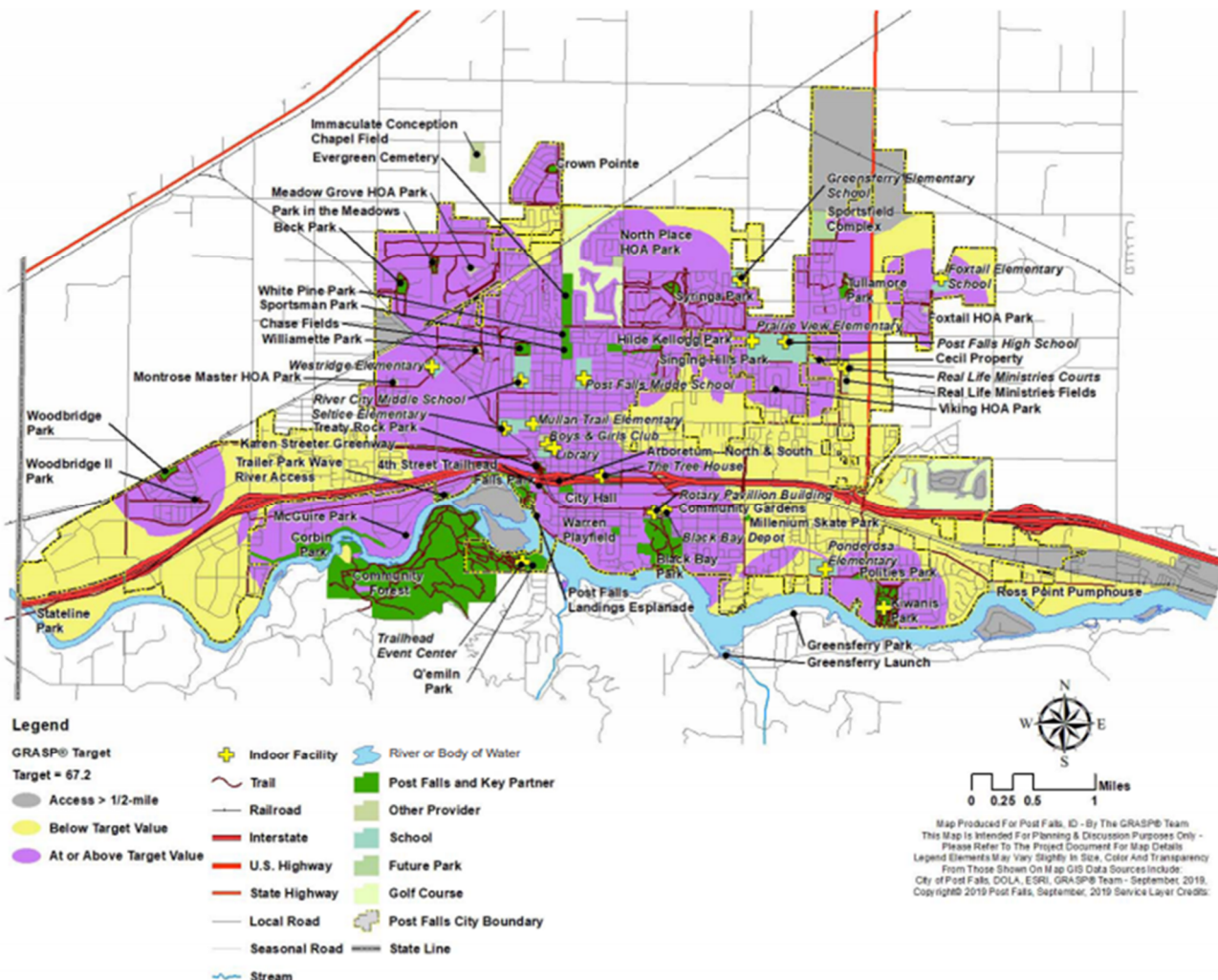
Policy 38: Plan new development to ensure provision of public services at current Levels of Service (LOS) or the LOS identified in City-adopted master plans.

Staff Comment: This criterion is discussed in Policy 19 and Policy 60.

Policy 60: Maintain adopted Levels of Service (LOS) for parks, recreation and open space, and continue to identify opportunities to acquire parkland.

Staff Comment: This project is located in an area identified in the Parks and Recreation Master Plan as below the established level of service. There are no current plans to add parks and recreation facilities within the ½ mile radius of this project. Referring to Policy 19, open space requirements are provided in PPMC for multi-family projects to assist mitigating this matter. Additionally, as mentioned earlier, Park Impact Fees are paid at time of issuance of building permits.

Parks and Recreation LOS Analysis



OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

Post Falls Post Office	PF Park & Rec	East Greenacres Irrigation 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

Exhibit PA-1: Post Falls School District – Remain neutral

Exhibit PA-2: Kootenai County Fire Department – Coordinate at time of development

Exhibit PA-3: Post Falls Police Department – Remain neutral

Exhibit PA-4: Yellowstone Pipeline – No impact to YPL ROW

Exhibit PA-5: Post Falls Highway District – No comment

Exhibit PA-6: Idaho Department of Environmental Quality – Water and Sewer Main extensions will be reviewed prior to construction

PBULIC PROCESS: Notice of the proposed subdivision was mailed to property owners within 300 feet of the proposed project March 15, 2024. Notice has been published in the Post Falls Press on March 19, 2024 and was sent to appropriate jurisdictions on March 19, 2014. The property is scheduled to be posted by March 29, 2024.

MOTION OPTIONS: The Planning Commission may approve the requested Special Use Permit as presented, approve with conditions, or deny the Special Use Permit request.

CONDITIONS (If any are applied):

1. Site Access points will be required to conform with City Access Management requirements.
2. Provide a 6-foot barrier fence along the property's northern boundary with the UPRR rights-of-way

ATTACHMENTS:APPLICANT'S EXHIBITS:

Exhibit A-1: Application

Exhibit A-2: Narrative

Exhibit A-3: Conceptual Plan

Exhibit A-4: Vicinity map

Exhibit A-7: Owner Authorization

Exhibit A-8: Open Space Calculation

STAFF EXHIBITS:

Exhibit S-1: Vicinity Map

Exhibit S-2: Zoning Map

Exhibit S-3: Future Land Use Map

TESTIMONY:

Exhibit PA-1: Post Falls School District Comment

Exhibit PA-2: Kootenai County Fire Department Comment

Exhibit PA-3: Post Falls Police Department Comment

Exhibit PA-4: Yellowstone Pipeline Comment

Exhibit PA-5: Post Falls Highway District Comment

Exhibit PA-6: Idaho Department of Environmental Quality Comment

SUP-24-1

Special Use Permit

Status: Active

Submitted On: 1/8/2024

Applicant

 Raymond Kimball

 509-893-2617

 rkimball@whipplece.com

 21 S. Pines Road
Spokane Valley, WA 99206

Applicant Information

Applicant Type*

Engineer

Applicant Name*

Ray Kimball

Phone*

509.893.2617

Email*

rkimball@whipplece.com

Address*

21 S. Pines Road

City, State & Zip Code

Spokane Valley, WA 99206

Owner Information

Exhibit A-1

Name*	Company
Matt DeAtley	Eucon Corp
Phone*	Email*
208.743.6550	Matt@deatleycrushing.com
Address*	City, State & Zip Code
4307 Snake River Avenue	Lewiston, ID 83501

Site Information

Proposed Project Name*	
Pleasant View Apartments SUP	
Description of Project*	
80 Unit apartment development	
Existing Zoning	Adjacent Zoning
CCS	CCS
Current Land Use	Adjacent Land Use
vacant	commercial
Size of Site	Site Density, if applicable
3.97 Acres	20.15

Application Certification

All exhibits presented will need to be identified at the meeting, will be entered into the record, and retained on file.*



The applicant (or representative) must be at the meeting representing this proposal or the application will not be heard. The applicant will be responsible for costs in re-noticing the public hearing.*



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



Raymond Kimball

Jan 8, 2024



Whipple Consulting Engineers, Inc.

Pleasant View Apartments
Special Use Permit Narrative

The site of the proposed 80 unit Pleasant View Apartment multifamily Special Use Permit is located in the southwest $\frac{1}{4}$ of section 29, T51N, R5W near the northeast corner of Seltice Way and Pleasant View Road. The site is vacant and consists of the northern lot of the proposed Eucon minor subdivision. The property is zoned CCS and the City's Future Land Use Map designates the property as commercial and within the West Prairie Focus Area.



Figure 1: Vicinity Map

Commercial properties in the area have been slowly developing over the course of the last 20 years, with a recent uptick in the rate of development. The property in question was recently annexed and is subject to a two lot minor subdivision application currently in process. That subdivision will create a prime commercial lot at the intersection of Seltice Way and Pleasant View Road and the subject site immediately to the north. Similar to the other multifamily residential developments in the area the proposed Pleasant View Apartments will provide much needed housing in close proximity to work hubs and a variety of retail services.

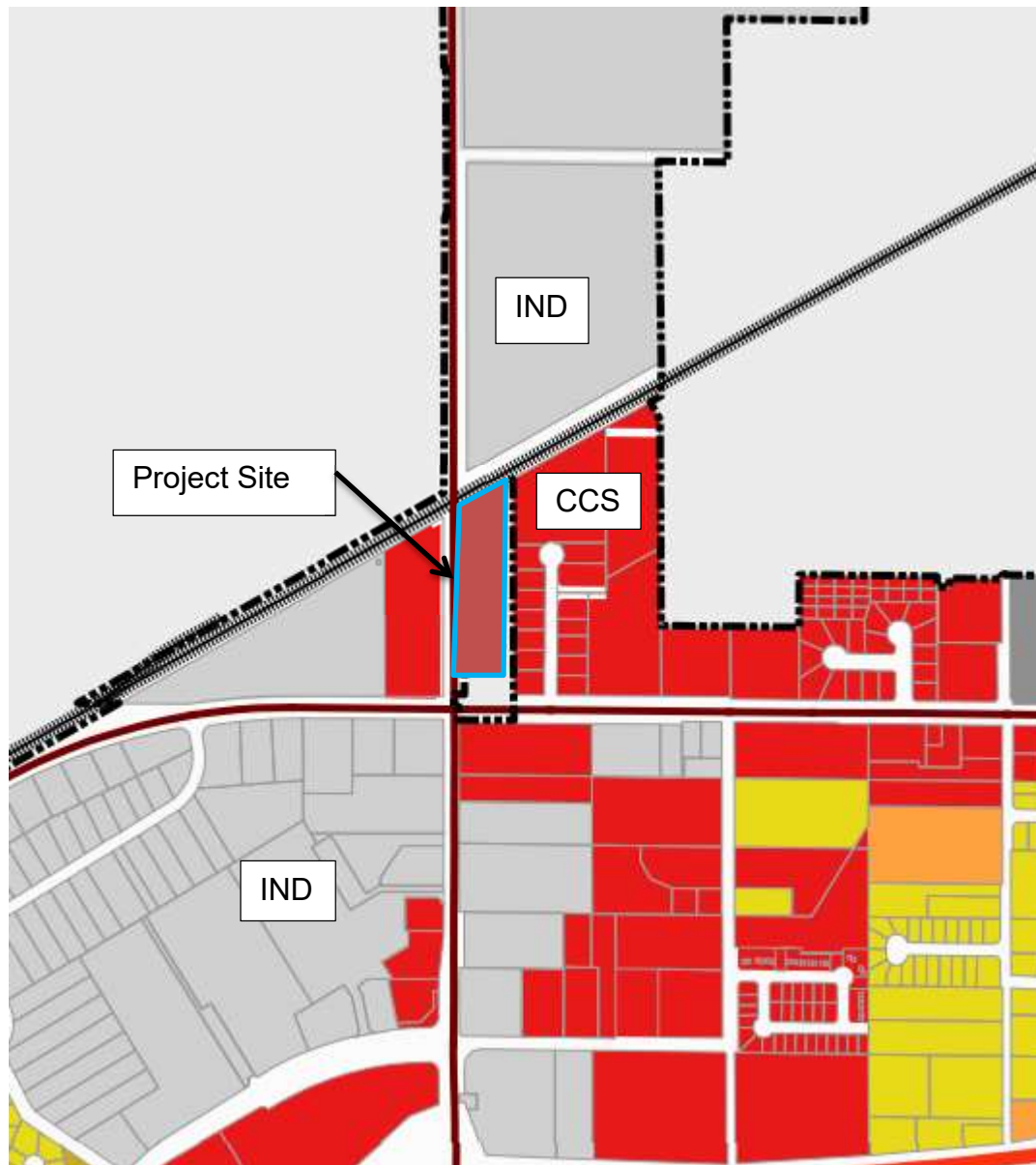


Figure 2: Existing Zoning

Utilities and Access:

Primary access to this property will be from Pleasant View Road from the existing approach onto the site. Pedestrian connectivity is provided throughout the property, and a multimodal pathway will be constructed across the frontage of the property along Pleasant View. Water and sewer are immediately adjacent to the property, and although infrastructure extensions will be required, both are adequate to serve the proposed development.

Code Analysis:

Below is an analysis of section 18.20.070 of the City code in *italics* regarding Special Use Permits followed by a response illustrating how this application meets that code.

18.20.070.A. A completed special use permit application shall be submitted to the zoning administrator which shall include a description of the use proposed, the manner of implementation of the proposed use including information about appearance and configuration, how it would be compatible with infrastructure and land uses present and future, and why the proposal would be in the public interest.

Response: A completed special use permit application is included in the submittal package along with the above description of the proposed use. The site is designed such that primary access is limited to a single access point onto Pleasant View Road. Parking for the apartments is provided between the street and the buildings, providing for both landscape strips and a 10' wide multimodal pathway along Pleasant View. The buildings are set back at varying distances from the east property line so as to provide for some usable open space for the residents to walk their pets or otherwise enjoy the outdoor space while being shielded from the traffic along Pleasant View Road. The site will also include amenities for use by the residents including an outdoor communal gazebo and barbeque area, community garden boxes, an indoor workout facility, and an indoor lounge area for resident gatherings. These amenities will be centered around the small building where the lower floor is intended to serve as a leasing office, the lounge area, and the workout facility.

Under the Post Falls Comprehensive Plan, multifamily residential is considered compatible with commercial development, and as discussed herein, mixing multifamily and commercial uses is encouraged in this part of the West Prairie Focus Area. Current land uses in the vicinity are both residential and commercial. Immediately to the east on Boulder Court, there are existing commercial businesses including Bill's Heating and A/C, Up North Distillery, C&S Glass Company, and several other construction related businesses. As such, the proposed special use permit is compatible with the nearby land uses, both existing and contemplated in the future.

With regards to compatibility with infrastructure, the single access point onto Pleasant View (a 5 lane arterial) is both adequate and desirable. The center turn lane on Pleasant View provides

for safe refuge for those turning left into the parking area, as does the seldom used northbound right lane for those turning right into the property. The access point is far enough away from the intersection so as to not interfere with its proper operation, yet close enough that the “platoon effect” of cars leaving the signal will provide for adequate gaps for those residents leaving the parking area.

With regards to ensuring that this proposal is in the public interest, it’s well established that Post Falls and the surrounding area is currently experiencing a significant housing shortage. Shortages in housing when there is persistent demand for that housing has and will continue to put upward pressure on housing prices. This upward pressure has rapidly outpaced wage growth, which has limited the options for those seeking housing in our community. With home ownership becoming difficult for many, the housing market for them shifts to the rental market. This highly competitive market allows for prospective tenants to choose where they live based on cost, location, amenities, and quality. Lease agreements also allow for multiple tenants to share a unit(roommates), thus providing an affordability option that is not available to those applying for a mortgage.

Because affordability is such an issue for those seeking to enter into the single family home market, there is unprecedented demand for rental housing. As such, this proposed use will help to satisfy that demand, which in turn will help alleviate upward pressure on prices. For that reason, and many other, approving this proposal would be in the best interest of the public and our community as a whole.

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

Response: According to the City’s zoning code section 18.16.010.B.2 regarding CCS zoning, “Residential uses may be allowed within this zone at densities permitted by the high density multi-family residential (R3) zone by special use permit when they will not compromise present uses.” The present uses in the vicinity are a mix of commercial and multifamily residential and are completely compatible with multifamily development. Nearby businesses are likely to be the type of businesses that have employees that have been priced out of the single family housing market and are left living in apartments. Because apartments are typically leased on a 12 month rotation, it is conceivable that many of those working in close proximity to this proposed apartment project will eventually move here, for the sheer convenience as well as the cost savings associated with a negligible commute time. As such, the use will not compromise present uses, and in fact will compliment them.

18.20.070.B.2. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.

Response: According to the land use table in section 18.20.030 of the City code, Multifamily is an allowable special use in the CCS zoning district. All applicable codes including the performance standards found within section 18.24 of the City code will be adhered to within the site plan review process. This includes but is not limited to screening of trash enclosures, providing parking lot lighting that prevents glare on adjacent lands, providing parking above and beyond the required amount, providing buffer yards, and providing landscaping and maintenance for the entire site.

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

Response: As described above, the proposed apartment development will be completely compatible with the adjacent commercial and residential uses and will serve as a customer base for any future retail or service based businesses in the area. The multifamily use will also provide for the potential for those who work in the vicinity of this property to live in such close proximity that they can cut their commute time to essentially nothing. The extension of the multimodal pathway along Pleasant View Road will provide for an important and safe link in the City's pathway system as it expands northward along Pleasant View Road.

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

Response: With regards to the comprehensive plan, this portion of Post Falls is addressed specifically within the West Prairie Focus area of the Comprehensive plan as well as generally within the City's overall Comprehensive Plan. As shown below, the property falls within the commercial area of the future land use map and a full comprehensive plan analysis with regards to this application follows:

Future Land Use:

The proposed development area is depicted on the City's Future Land Use Map as commercial. The approval of this Special Use Permit provides for that transition by constructing multifamily housing, which is compatible with both residential and commercial uses. The commercial land use designation provides for a wide variety of uses including mixed commercial and residential multi-family. In this designation, mixed use development is encouraged. This development is a horizontal mixed use development where commercial uses are located to the south and east, and this special use permit application makes up the multi-family residential component. This provides for a pedestrian oriented commercial/residential center where commercial businesses benefit from the inherent customer base, and the residents benefit from the convenience associated with being in close proximity to both retail shopping and centers of employment.

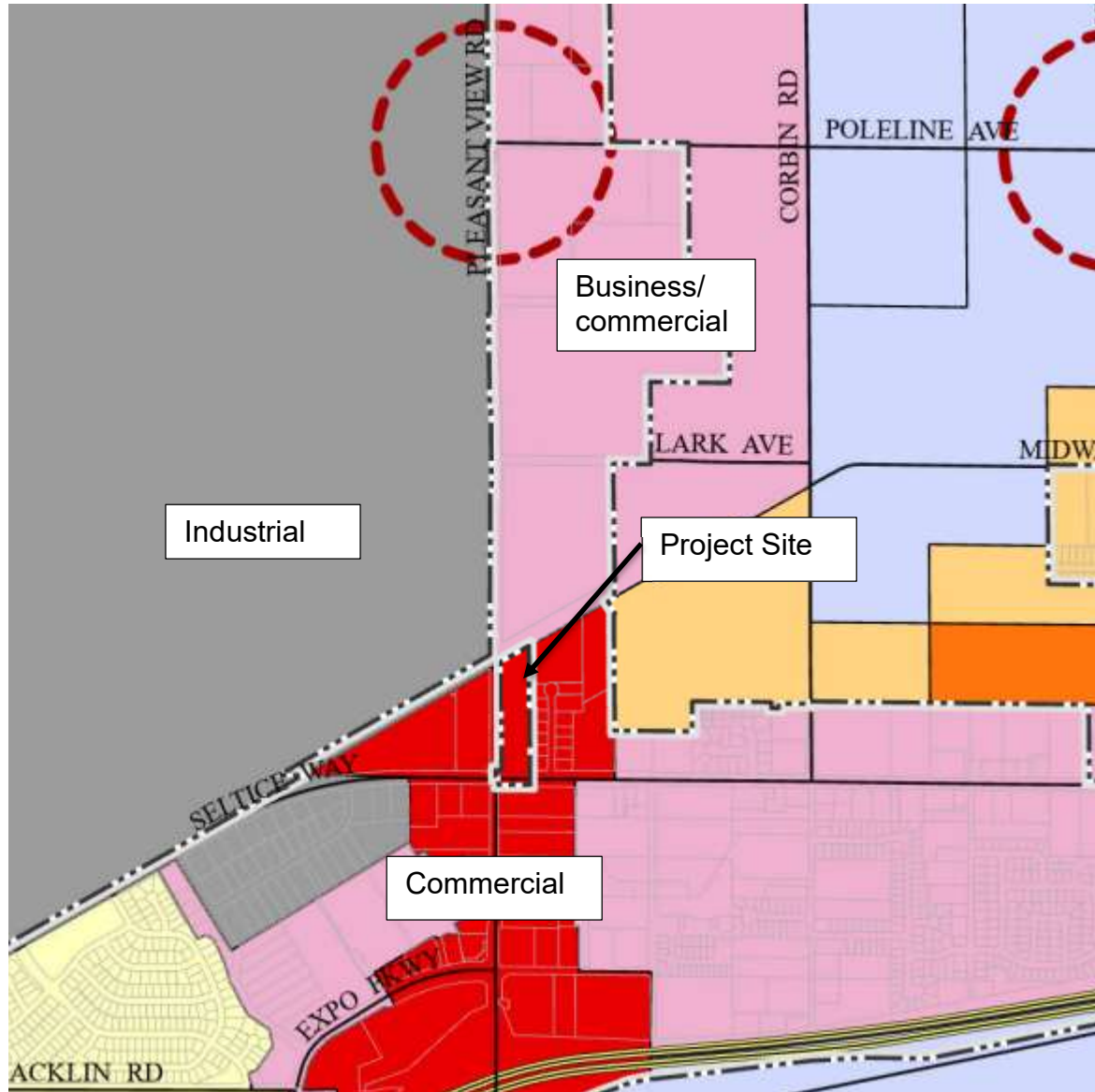


Figure 3: Future Land Use Map

Comprehensive Plan Analysis:

The proposed special use permit complies with the City's adopted comprehensive plan as follows (*policy in italics*):

Future Land Use: Overall Policies:

7. Encourage a balance of land uses to help Post Falls remain a desirable, stable, and sustainable community. The approval of this special use permit will provide for a balance of land uses within a historically under developed area of the City. It will provide for both a transitional and compatible use to the commercial properties to the east.

10. Growth strategies should encourage infill development of property within the city.
This special use permit request is an infill development.

Residential Policies:

1. Most ordinary activities should occur within walking distance of most residences, allowing for a measure of independence for those who do not drive. The close proximity of this project to commercial uses within the Seltice Way and Pleasant View corridor will provide for the opportunity for residents to live within walking distances of many vital commercial services, both existing and future.

2. Throughout the community, a range of housing types and price levels should be provided to accommodate diverse ages and incomes and provide effective affordable housing. The vast majority of the housing in Post Falls consists of single family detached housing. Approval of this Special Use Permit will help provide a variety to the housing choices available within the City which could support both workforce and retiree housing.

5. Encourage compatible infill development in all neighborhoods based on policies found in the Comprehensive Plan and proposed future land uses. This infill development is compatible with the surrounding neighborhood. It not only complements the adjacent commercial properties to the east, but is nearly identical to the development pattern on nearby Idahline Road where apartments are located next to similar commercial properties.

Cultural and Historic Resources, Housing & Community Design Element - Housing Policies:

2. Within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes and provide effective workforce housing. Multifamily housing, as proposed, accommodates a diverse population. Much of that population consists of working class individuals and couples who are transitioning between academia (high school or college) and home ownership. Another significant population served by this type of housing is the retiree (downsize) market. The price levels for this housing type reflects the needs and incomes of its occupants, and meets the housing policy goals of the comprehensive plan.

Utility Services:

1. The wastewater and Water Master Plans approved by the City are the guiding documents and should be used to review all development proposals. The project will be extending sanitary sewer from Seltice Way throughout the property. Water infrastructure will be installed per the City's master plan.

10. Continue to provide storm water collection and treatment through use of grassed infiltration areas and encourage the use of new or improved technology whenever practical. This project will collect and treat stormwater in grassed infiltration areas per the City's adopted stormwater policy.

Transportation:

6. Develop access management standards than maintain safe and efficient traffic flows. The primary project access is from Pleasant View Road in accordance with the access standards adopted by the Transportation Master Plan. As discussed above, this access point is both safe and efficient for both the residents and the motoring public.

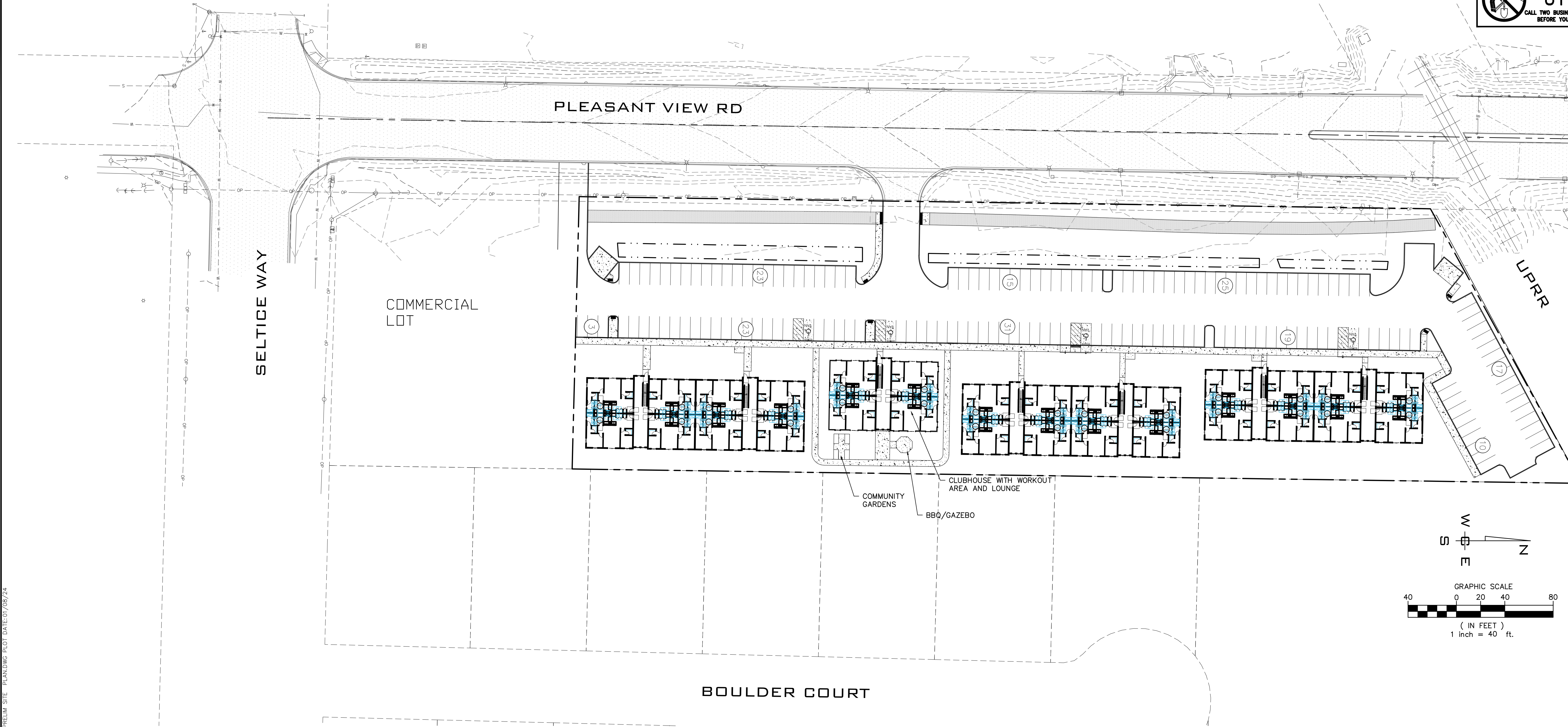
9. The city should increase opportunities to use alternative modes of transportation (walking, bicycling, rideshare/carpooling, etc) through improve access, safety, convenience, and service. The development of multifamily residential housing in close proximity to commercial and retail uses promotes and increases opportunities to utilize pedestrian access to goods and services that would otherwise be vehicular based. The construction of a 10' multimodal pathway along the east side of Pleasant View Road completes an important part of the City's transportation system and provides for alternative means of transportation for those in the area.

Conclusion:

As presented, the proposed Special Use Permit application meets all of the requirements of the City's zoning code and complies with the goals and policies of the City's comprehensive plan. Therefore, we are respectfully requesting approval of this application.

SEC.29, T.51N., R.05W., BM

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



SITE DATA TABLE	
GENERAL DESIGN DATA	
EXISTING ZONING	CCS
PROPOSED ZONING	CCS-SUP
TOTAL AREA	3.97 ac
DOMESTIC WATER	CITY OF POST FALLS
SANITARY SEWER DISPOSAL	CITY OF POST FALLS
RESIDENTIAL UNIT COUNT	80
RESIDENTIAL DENSITY	20.15 DU/AC
DATUM	NAVD 88
PARCEL NUMBER	TBD
PARKING DATA	
PARKING STALLS REQUIRED (2 BED)	160
ADA PARKING STALLS REQUIRED	4
PARKING STALLS REQUIRED (TOTAL)	164
STANDARD STALLS	162
ADA STALLS PROVIDED	4
TOTAL PARKING PROVIDED	166

Exhibit A-3

City of Post Falls
Approval

Approved By:

City Engineer Date

SHEET
1 OF 1

JOB NUMBER
23-3669

NAVD - 88
NGS R-352: FOUND 3" BRASS CAP (SV0627)
ELEVATION: 2142.19

NO.	DATE	BY	REVISIONS
1	8/16/23	JED	ORIGINAL PREPARATION

SCALE:
HORIZONTAL:
1"= 1'
VERTICAL:
1"= 1'

PROJ #: 23-3669
DATE: 12/26/23
DRAWN: RDK
REVIEWED: RDK

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

PLEASANT VIEW APARTMENTS
SPECIAL USE PERMIT
PLEASANT VIEW ROAD
POST FALLS, ID

Vicinity Map



12/26/2023

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

RE: Letter of Authorization
Pleasant View Apartments

To Whom it May Concern,

Until further notice, Eucon Corp hereby authorizes Ray Kimball of Whipple Consulting Engineers to act as its agent and representative for the purposes of submitting a special use permit application to the City of Post Falls for its property on Pleasant View Road (Parcel # 0306032022AA).

Sincerely,

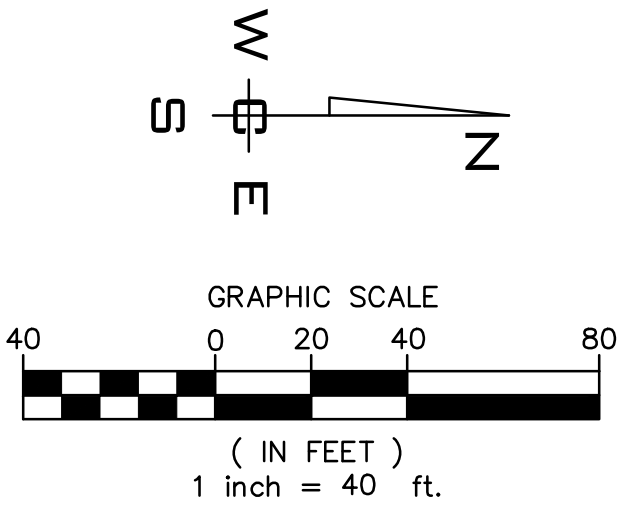
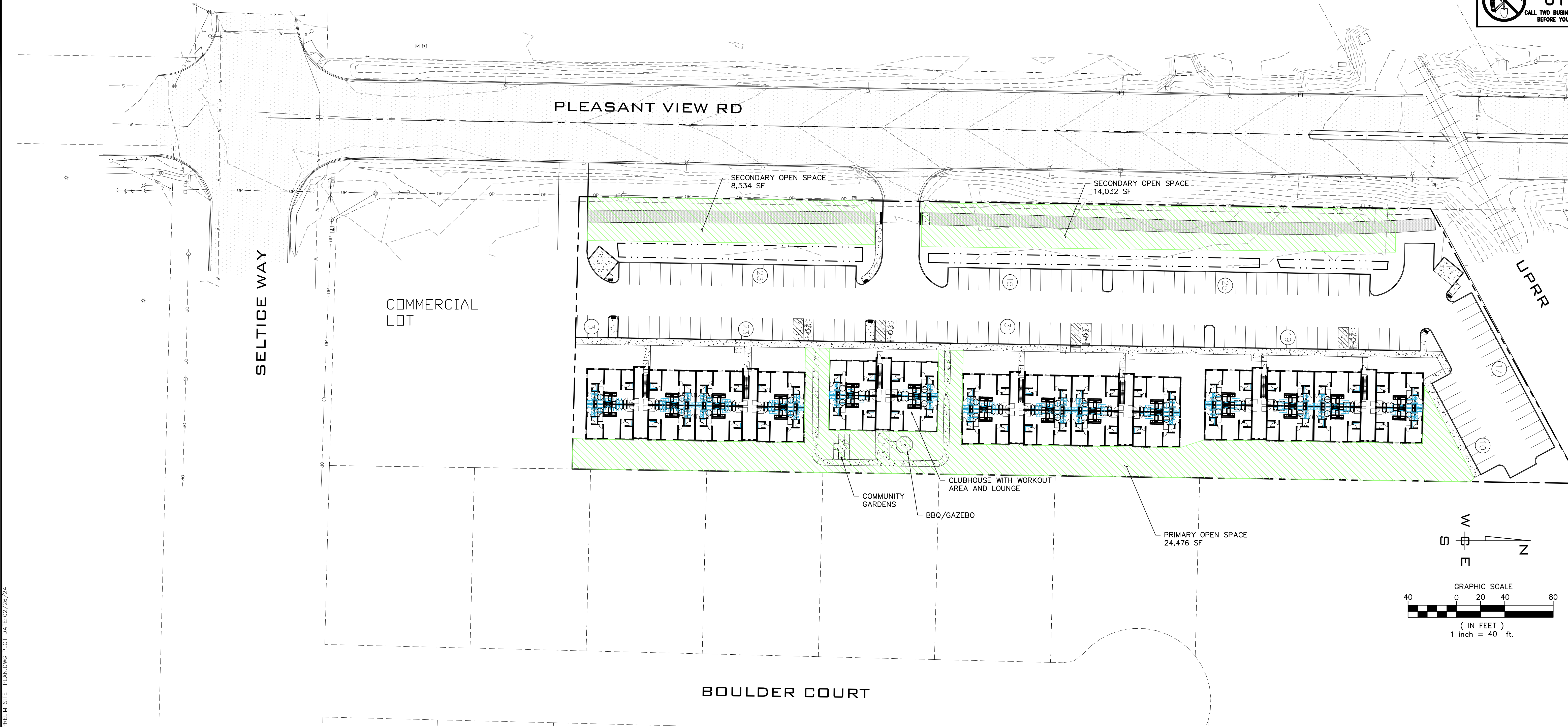
DocuSigned by:

9255144C7E744A1...
12/29/2023

Exhibit A-7

SEC.29, T.51N., R.05W., BM

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



SITE DATA TABLE	
GENERAL DESIGN DATA	
EXISTING ZONING	CCS
PROPOSED ZONING	CCS-SUP
TOTAL AREA	3.97 ac
DOMESTIC WATER	CITY OF POST FALLS
SANITARY SEWER DISPOSAL	CITY OF POST FALLS
RESIDENTIAL UNIT COUNT	80
RESIDENTIAL DENSITY	20.15 DU/AC
DATUM	NAVD 88
PARCEL NUMBER	TBD
PARKING DATA	
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ADA PARKING STALLS REQUIRED	4
PARKING STALLS REQUIRED (TOTAL)	164
STANDARD STALLS	162
ADA STALLS PROVIDED	4
TOTAL PARKING PROVIDED	166

Exhibit A-8

City of Post Falls
Approval

Approved By:

City Engineer Date

SHEET
1 OF 1

JOB NUMBER
23-3669

NAVD - 88
NGS R-352: FOUND 3" BRASS CAP (SV0627)
ELEVATION: 2142.19

NO.	DATE	BY	REVISIONS
1	8/16/23	JED	ORIGINAL PREPARATION

SCALE:
HORIZONTAL:
1"= '
VERTICAL:
1"= '

PROJ #: 23-3669
DATE: 12/26/23
DRAWN: RDK
REVIEWED: RDK

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

PLEASANT VIEW APARTMENTS
SPECIAL USE PERMIT
PLEASANT VIEW ROAD
POST FALLS, ID



Exhibit S-1

Project Location
Pleasant View Apartments
SPECIAL USE PERMIT
SUP-24-1



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



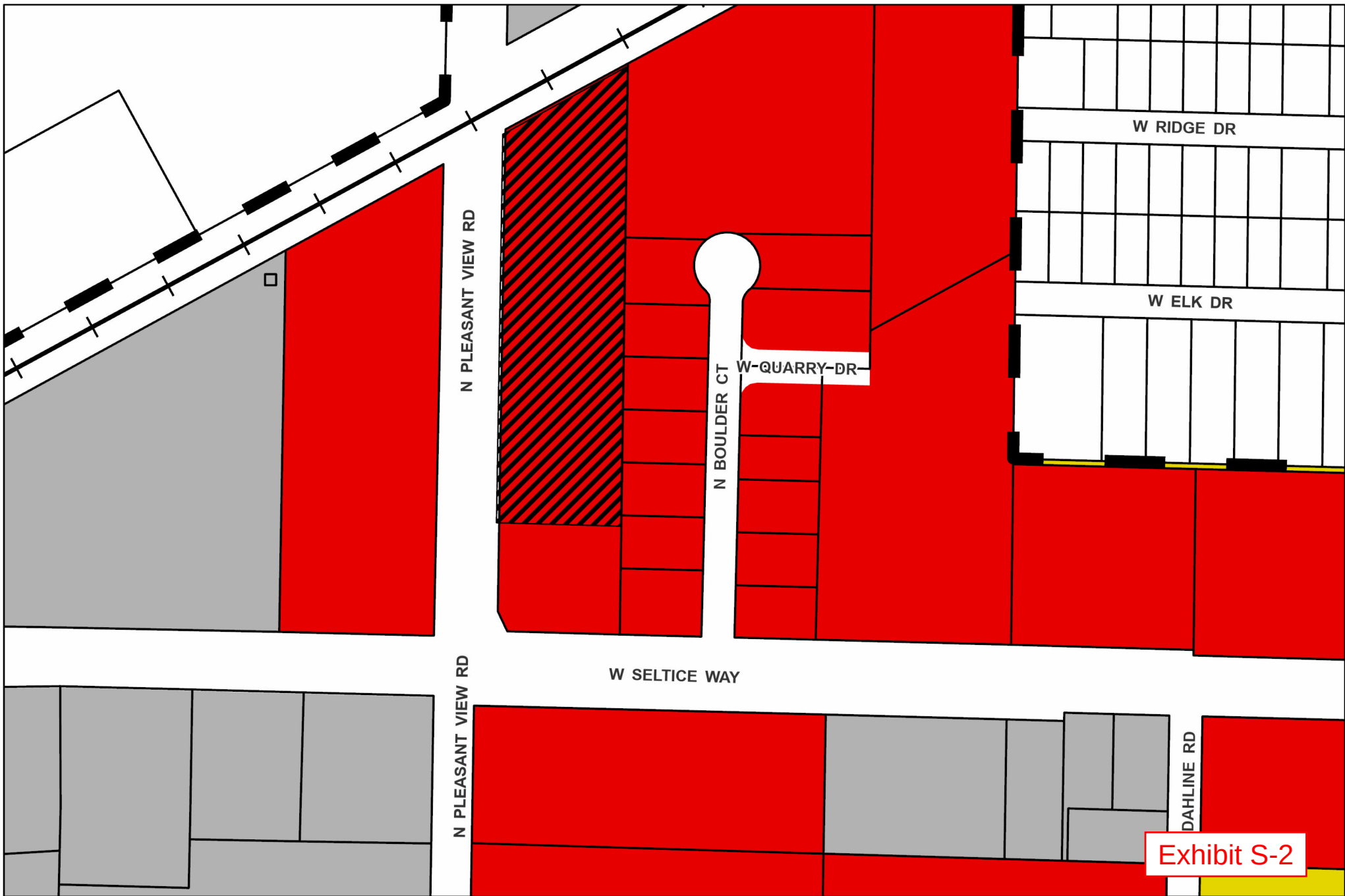


Exhibit S-2

Zoning Map
Pleasant View Apartments
SPECIAL USE PERMIT
SUP-24-1



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCS
- I
- R-1



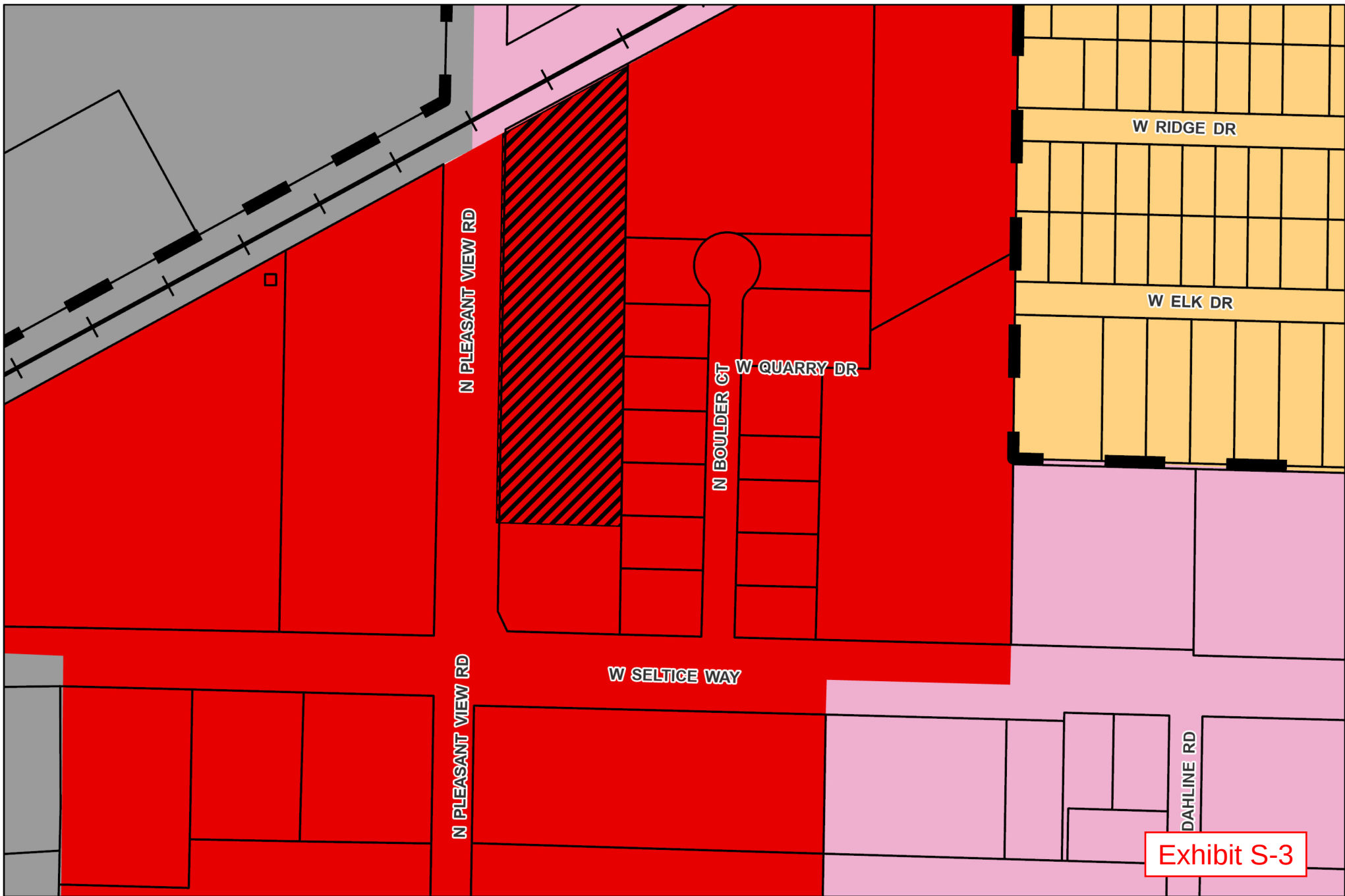


Exhibit S-3

Future Land Use Designation
Pleasant View Apartments
SPECIAL USE PERMIT
SUP-24-1



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- Medium Density Residential

- Business/Industrial
- Business/Commercial
- Commercial





POST FALLS

SCHOOL DISTRICT #273

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

September 8, 2023

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

Dear Bob,

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

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

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

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

The enrollment status and capacity of each school for the 2023-2024 school year are listed below.

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

School	2023-2024 Enrollment	Building Capacity
Greensferry Elementary	400	525
Mullan Trail Elementary	341	500
Ponderosa Elementry	440	570
Prairie View Elementary	328	525
Seltice Elementary	410	560
Treaty Rock Elementary	432	525
West Ridge Elementary	415	525
Post Falls Middle School	765	920
River City Middle School	597	750

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

Exhibit PA-1

Post Falls High School	1645	1800
New Vision High School	144	225

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

Sincerely,



Dena Naccarato
Superintendent

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

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 18, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@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

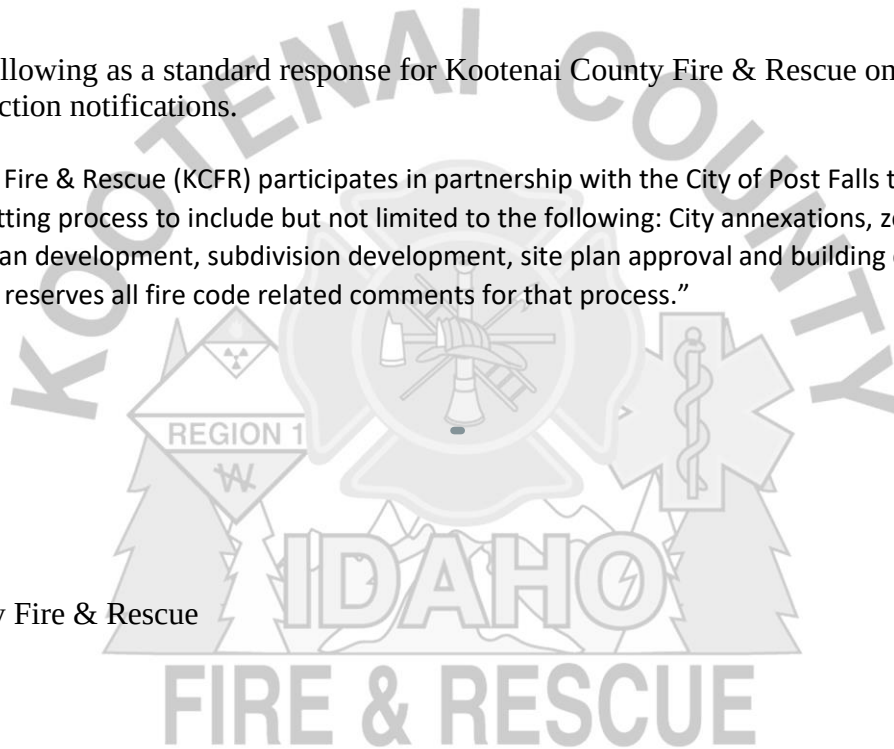


Exhibit PA-2



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

March 19th, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Pleasant View Apartments Special Use Permit File No SUP-24-1

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

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

Exhibit PA-3

Nancy Thurwachter

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Wednesday, March 20, 2024 7:32 AM
To: Nancy Thurwachter
Subject: FW: Notice to Jurisdictions File - Pleasant View Apartments Special Use Permit File No SUP-24-1
Attachments: NTJ_PZ_Pleasant View Apartments.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 of the project, there is no impact to the YPL pipeline or ROW and we do not have any questions/comments.

Sincerely,

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, March 19, 2024 12:07 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; 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>; Polak, Chad M <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Dana Marsh <dana.marsh@tdstelecom.com>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; Dena Naccarato <dena.naccarato@sd273.com>; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <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

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, March 20, 2024 9:07 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions File - Pleasant View Apartments Special Use Permit File No SUP-24-1

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

The PFHD has no comment.

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: Tuesday, March 19, 2024 11:07 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; 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 <eporter@postfalls.gov>; Field

From: [Kristie May](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions File - Pleasant View Apartments Special Use Permit File No SUP-24-1
Date: Monday, April 1, 2024 3:16:58 PM
Attachments: [image001.png](#)

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

Thank you for the opportunity to comment on the application materials for the Pleasant View Apartments SUP-24-1. Engineering plans and specifications for water and sewer main extensions associated with this project will require review and approval by DEQ or a qualified licensed professional engineer (QLPE) in accordance with Idaho Code 39-118. If the QLPE process is utilized, the approved plans and specifications must be submitted to DEQ prior to beginning construction.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, March 19, 2024 11:07 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; 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>; 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

Exhibit PA-6

<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>; 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>

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Subject: Notice to Jurisdictions File - Pleasant View Apartments Special Use Permit File No SUP-24-1

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

Good morning,

Please find attached the Notice to Jurisdictions for Pleasant View Apartments Special Use Permit File No SUP-24-1 that is scheduled for the Planning and Zoning meeting on April 9, 2024. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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

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**CITY OF POST FALLS
AGENDA REPORT**

DATE: MARCH 19, 2024

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: JON MANLEY, PLANNING MANAGER

SUBJECT: STAFF REPORT FOR THE APRIL 9, 2024 P&Z COMMISSION MEETING
-THE NORTHSORE DISTRICT SUBDIVISION &PUD AMENDMENT

PROJECT NAME: The NorthShore District Subdivision and PUD Amendment

FILE NUMBER: SUBD-23-3

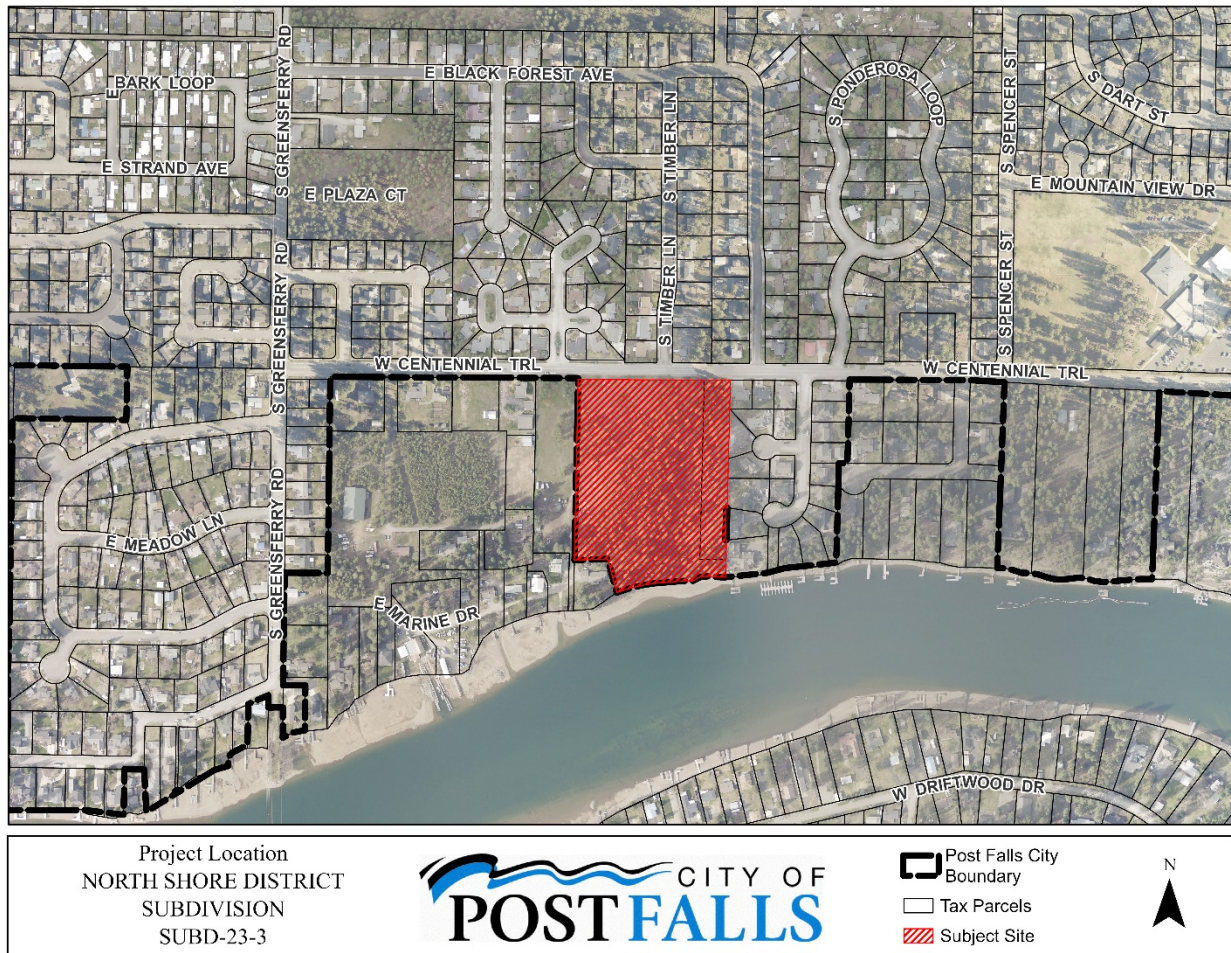
APPLICANT: Austin Fuller, Whipple Consulting Engineering, 21 S. Pines Rd., Spokane Valley, Washington, 99206

OWNER: Spokane River Northshore, LLC, 1836 Northwest Boulevard, Coeur d’Alene, ID 83814

PROJECT DESCRIPTION: The applicant has requested to subdivide approximately 10 acres into 22 lots. This project area has previously been approved as the “The Northshore District Subdivision and PUD” File No’s: SUBD-0001-2021/PUD-0001-2021, which allows for up to 47 lots on the 10 acres. This request would amend the previously approved PUD by removing the PUD and the project would be replaced with a 22-lot subdivision on 10 acres as proposed per the Preliminary Plat (Exhibit A-4) and as requested in the narrative (Exhibit A-2).

REQUESTED ACTION: The Planning & Zoning Commission is being asked to review the proposal, determine that the Subdivision meets the requirements of the City’s ordinances, and approve the Subdivision with appropriate conditions.

PROJECT LOCATION: The property is located approximately 1200 feet east of Greensferry Road, south of the Timber Ln. and E. Ponderosa Blvd. Intersection (see following image).

**PARCEL INFORMATION:**Property Size: 10.012 acresCurrent Land Use: Treed, single family large lotCurrent Zoning: Single family residential (R-1)Proposed Land Use: Single family detached lotsSurrounding Land Use: The surrounding land uses are other single-family homes at varying densities.Surrounding Zoning Districts: Within the City are other R-1 zoned single-family homes.Proposed Density: 2.2 du/ac gross and 3.3 du/ac netWater Provider: City of Post FallsSewer: City of Post Falls**SUBDIVISION REVIEW CRITERIA (Post Falls Municipal Code Title 17.12.060, Subsection H):**

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

Staff's Response: Water service to the project would be provided by the City of Post Falls. The City has adequate capacity to provide service to the project as proposed. Existing facilities in Ponderosa Blvd have sufficient pressure and available fire flow to meet the projected needs. Proposed improvements would not reduce service below applicable standards.

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

Staff's Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed. The layout of the sanitary sewer system as proposed is adequate. Sizing of the anticipated 2" HDPE Pressure sewer would be confirmed with full design. Appropriate calculations substantiating the sizing of the HDPE and details on how individual services will connect into the pressure sewer, will need to be provided with the full project plan review and address, as necessary, how the design provides adequate service for the number of homes anticipated.

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

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

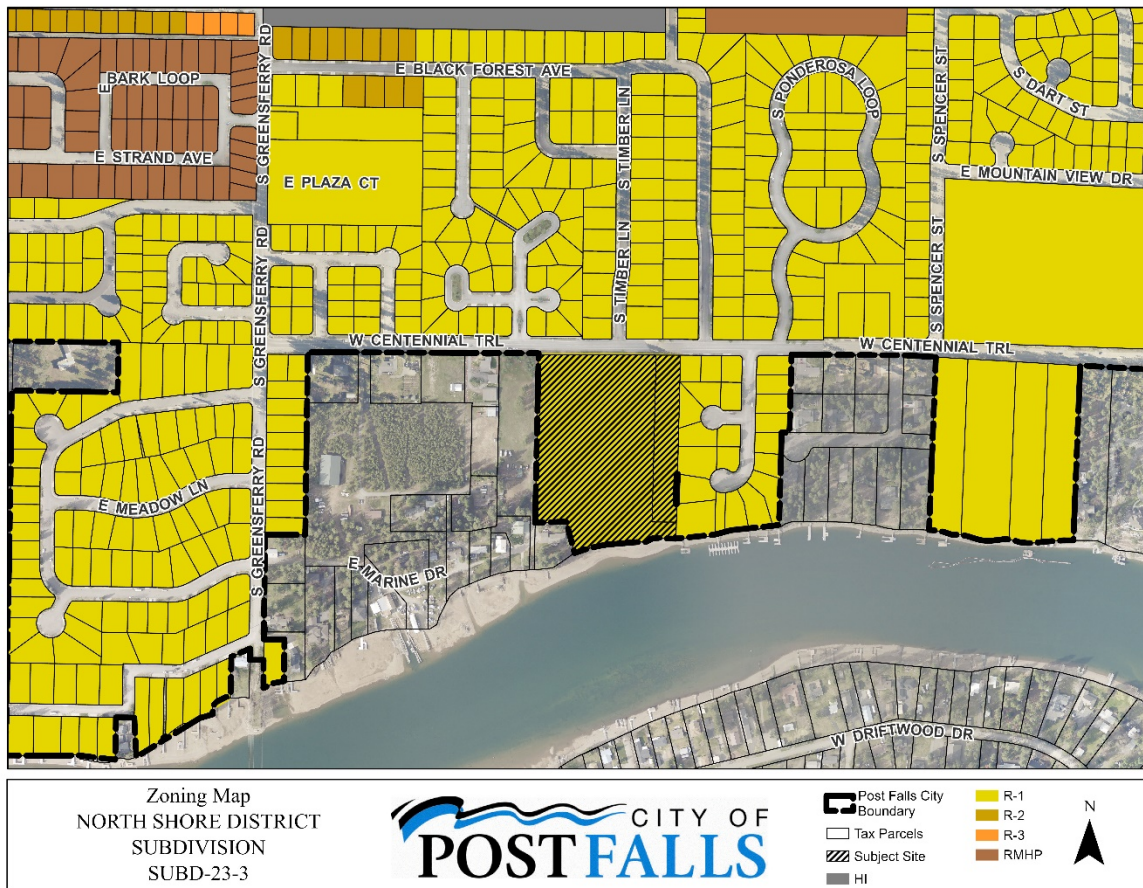
- Ponderosa Blvd. – Minor Collector, Curb to have the same offset from centerline as the existing curb immediately to the east of the project. No direct access to/from residential lots.
- Local roadways – Proposed internal roadways to the project are identified as private. On Street Parking will be allowed along Ravine Drive, on one side only.
 - The proposed Timber Lane connection to Ponderosa Blvd aligns with the existing Timber Lane alignment to the north. The layout complies with City of Post Falls intersection spacing standards.
- All new street names shall be confirmed with Kootenai County prior to construction plan approval.

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

Staff's Response: There are no soil or topographical conditions which have been identified as presenting hazards. Proposed finished slopes in the mass grading plan are flatter than the 1.5:1 maximum slope identified in the Geotechnical Report. The proposed retaining walls will require separate submittal and design approval by the City of Post Falls Building Division. Due to the proximity of the site to the Spokane River, and the resulting potential for storm water discharge to the river, a mass grading and Storm Water Pollution Prevention Plan will be required for submittal with the construction plans. A draft erosion control plan, mass grading plan and SWPP were provided in the preliminary construction plans.

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

Staff's Response: This subdivision request is located in an appropriately zoned area (refer to following map). This proposed subdivision is in an area designated Single-Family Residential (R-1) (see following image).



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

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

ADDITIONAL SUBDIVISION REVIEW CRITERIA:

PFMC 18.24.060: SITE DISTURBANCE:

A. Any person or agency planning or conducting a land disturbing activity involving the following sites shall submit a plan for erosion and sediment control (Refer to Sheets C2.0-C2.2 within Exhibit A-3) when applying for a building permit, special use permit, planned unit development or subdivision permit:

1. Sites that are in high erosion hazard areas as determined by the City Engineer by nature of the slope, soil characteristics or by concentration of drainage or by existing or proposed stormwater runoff influence.
2. Sites where the slope is fifteen percent (15%) or more.
3. Sites where disturbance could have water quality impacts on the Spokane River, as determined by the City Engineer.

4. Sites that have the potential to discharge stormwater to the surface waters of the United States (Spokane River) and are greater than one acre in size or less than one acre that are part of a larger project totaling more than one acre.

CHAPTER 15.44 FLOOD DAMAGE PREVENTION

15.44.140: SUBDIVISION STANDARDS

- A. All subdivision proposals shall be consistent with the need to minimize flood damage.

Staff's Response: Referring to the submitted FIRM (Exhibit A-6) map that cites the Base Flood Elevation (BFE) of 2131'. Referring to the submitted Exhibit A-3, all residential structures and roads will be required to be above the BFE. The submitted Exhibit A-3, details the open space area at the southwest portion of the proposed subdivision. The associated erosion control plan can be referenced in (Refer to Exhibit A-3, sheets C2.0-C2.2).

- B. All subdivision preliminary plats/development plans shall include the mapped flood hazard zones from the effective FIRM.

Staff's Response: Refer to the submitted FIRM (Exhibit A-6) map that cites the BFE of 2131.20'. The submitted Exhibit A-3, details that all residential structures and roads are above the BFE. There is a portion of the path that is within the BFE and will be required to attain the appropriate floodplain permitting.

- C. Base flood elevation data shall be generated and/or provided for subdivision proposals and all other proposed development, including manufactured home parks and subdivisions, greater than fifty (50) lots or five (5) acres, whichever is less.

Staff's Response: Refer to the submitted FIRM (Exhibit A-6) map that cites the BFE of approximately 2131'. The submitted Exhibit A-3, details that all residential structures and roads are planned to be above the BFE.

- D. All subdivisions shall have public utilities and facilities such as sewer, gas, electric and water systems located and constructed to minimize flood damage.

Staff's Response: Refer to the submitted Civil Construction Plan Northshore (Refer to Exhibit A-3), The public utilities and facilities are planned to be outside of the BFE of 2131'.

- E. All subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.

Staff's Response: Refer to the submitted erosion control plan (Refer to Exhibit A-3, sheets C2.0-C2.2)

OTHER AGENCY COMMENTS:

- **PA-1 KCFR:** Will coordinate with the City through the permitting process.
- **PA-2 PFSD:** Post Falls School District remains neutral.
- **PA-3 PFPD:** Post Falls Police Department remains neutral.
- **PA-4 YPL:** No Impact on YPL pipeline or ROW
- **PA-5 PFHD:** Has little to no impact in the PFHD system
- **PA-6 DEQ:** Recommend coordination with DEQ through the development process.

Agencies Notified:

PF Park & Rec	East Greenacres Irr. District	TransCanada GTN
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.	Post Falls Post Office	TDS

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

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

Notice of the proposed subdivision was mailed to property owners within 300 feet of the proposed project March 15, 2024. Notice has been published in the Post Falls Press on March 19, 2024 and was sent to appropriate jurisdictions on March 19, 2014. The property is scheduled to be posted by March 29, 2024.

MOTION OPTIONS: The Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision and removal of the previously approved PUD File No. PUD-0001-2021. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

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

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

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. The proposed subdivision must be completed in a single phase.
3. A Master Development Agreement shall be prepared by staff, reviewed and approved by the City Council, and signed by the parties prior to commencement of any construction.
4. Submitted Preliminary Plans were reviewed from a conceptual basis only. 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.

5. Except where an exception is granted, all streetlights and roadways shall be designed and constructed in accordance with City standards.
 - Private roadways are allowed
 - Streetlights shall be installed in conformance with City Standards
 - Ravine Drive shall be at least 30-feet wide, measured face of curb to face of curb.
6. A private association shall be responsible for maintenance of Community common areas, and all open space tracts and associated improvements and amenities within such; including snow removal from sidewalks and the irrigation and maintenance of swales and right-of-way landscaping along Ponderosa Boulevard.
7. 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.
8. Residential access to Ponderosa Blvd. shall be restricted on the plat.
9. All stormwater swales within any tract, receiving stormwater from public rights-of-way, shall include the appropriate easement to the City of Post Falls allowing for treatment, storage, and disposal of storm water.
10. An easement to the City of Post Falls shall be provide over the extent of the internal private roadways and emergency access, to allow for construction, operation and maintenance of the proposed sanitary sewer and water facilities.
11. The engineered design of all retaining walls shall be submitted for review and approval with a building permit issued prior to the commencement of any mass grading on the site.

ATTACHMENTS:

Applicant's Exhibits:

Exhibit A-1	Subdivision Application
Exhibit A-2	Applicant Narrative
Exhibit A-3	Northshore Construction Plans
Exhibit A-4	Preliminary Plat
Exhibit A-5	Site Disturbance Plans
Exhibit A-6	Northshore Firm
Exhibit A-7	Northshore SD Report
Exhibit A-8	Owner Authorization
Exhibit A-9	Title Report
Exhibit A-10	Radius Report
Exhibit A-11	Radius Map

Staff Exhibits:

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

Testimony:

Exhibit PA-1	KCFR Comment
Exhibit PA-2	PFSD Comment
Exhibit PA-3	PFPD Comment
Exhibit PA-4	YPL Comment
Exhibit PA-5	PFHD Comment

Exhibit PA-6	DEQ Comment
Exhibit PC-1	Attorney Magnuson on Behalf of Rashoodi

SUBD-23-3

Subdivision Application

Status: Active

Submitted On: 6/6/2023

Primary Location

0 NO STREET NAME
POST FALLS, ID 83854

Owner

Spokane River Northshore,
LLC
1836 Northwest Boulevard
Coeur d'Alene, ID 83814

Applicant

 Austin Fuller
 509-893-2617
 afuller@whipplece.com
 21 S. Pines Rd.
Spokane Valley,
Washington 99206

Mailing Fees

 Number of Notices* 

48

 Is this a Tiny/Cottage Home Subdivision*

—

Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Engineer

Proposed Subdivision Name*

North Shore

Number of Lots*

21

Size of Site

436144.5

Average Size of Lots

13787.79

Existing Zoning

R-1

Adjacent Zoning

R-1

Current Land Use

Vacant

Adjacent Land Use

Single-family residential

Density

2.1 du/ac gross

Description of Project*

Subdivide two parcels (P-0000-012-2770 & P-4175-000-034-A) into 21 single-family residential lots.

Site Information

Comprehensive Plan Designation

Low Density Residential

Location of Proposed Access to Site

Ponderosa Boulevard to the north

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

Ponderosa Boulevard 65' ROW

Size & Point of Water Connection

8" Water in Ponderosa Boulevard

Size & Point of Sewer Connection

15" Sanitary Sewer in Ponderosa Boulevard

Name & Location of Nearest School

Ponderosa Elementary School, 3483 E Ponderosa Blvd, Post Falls, ID 83854

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

404 N Idaho St, Post Falls, ID 83854, 2.3 miles

Physical Description of Site (topography, cover, features)

Forested, steep slopes

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

Yes

Description of Physical Limitations*

Steep slopes on south end and center of site.

Water District*

—

Owner Information

Name*

Company

Spokane River Northshore, LLC

Phone*

Email*

509.893.2617

toddw@whipplece.com

Address*

City, State, Zip Code

1836 Northwest Boulevard

Coeur d'Alene, ID 83814

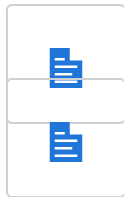
Application Certification

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

 Austin Joseph Fuller
Jun 6, 2023

Attachments

	Will Serve Letter 05. Will Serve Letter.msg Uploaded by Austin Fuller on Jun 6, 2023 at 1:39 PM	REQUIRED
	Owner Authorization 06. Owner Authorization Letter.pdf Uploaded by Austin Fuller on Jun 6, 2023 at 1:39 PM	REQUIRED
	Title Report 08. Title Commitment.pdf Uploaded by Austin Fuller on Jun 6, 2023 at 1:39 PM	REQUIRED
	Legal Description (Word Doc Format) 02. Legal Descriptions.docx Uploaded by Austin Fuller on Jun 6, 2023 at 1:39 PM	REQUIRED
	Preliminary Construction Plans.pdf 03. Updated Civil Plans.pdf Uploaded by Jon Manley on Oct 9, 2023 at 2:44 PM	

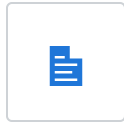


2 Versions

300' radius report

07a. 300' radius report.PDF

Uploaded by Austin Fuller on Jun 6, 2023 at 1:41 PM



300' radius map.pdf

07. 300' radius map.pdf

Uploaded by Austin Fuller on Jun 6, 2023 at 1:41 PM

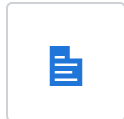
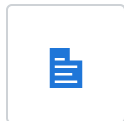


Exhibit NS FIRM.pdf

Exhibit NS FIRM.pdf

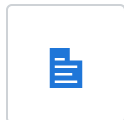
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Northshore Subdivision LOC_Incomplete6_16_23.pdf

Northshore Subdivision LOC_Incomplete6_16_23.pdf

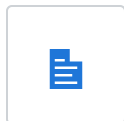
Uploaded by Jon Manley on Jun 16, 2023 at 11:11 AM



Updated Landscape Plans

04. Updated Landscape Plans.pdf

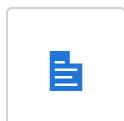
Uploaded by Austin Fuller on Sep 20, 2023 at 11:31 AM



Preliminary Storm Drainage Report

05. Preliminary Storm Drainage Report.PDF

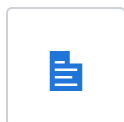
Uploaded by Austin Fuller on Sep 20, 2023 at 11:31 AM



02. PUD/Preliminary Plat Plans.pdf

02. Updated PUD.pdf

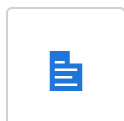
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10-27-23 Northshore Site Disturbance Plan.pdf

10-27-23 Northshore Site Disturbance Plan.pdf

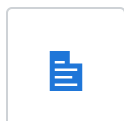
Uploaded by Austin Fuller on Oct 30, 2023 at 2:56 PM



11-10-23 Northshore Construction Plans.pdf

11-10-23 Northshore Construction Plans.pdf

Uploaded by Austin Fuller on Nov 10, 2023 at 9:00 AM



12-11-23 Northshore Construction Plans.pdf

12-11-23 Northshore Construction Plans.pdf

Uploaded by Austin Fuller on Dec 13, 2023 at 12:06 PM

- **12-11-23 Northshore PPlat.pdf**
12-11-23 Northshore PPlat.pdf
Uploaded by Austin Fuller on Dec 13, 2023 at 12:06 PM
- **12-11-23 Northshore SD Report.PDF**
12-11-23 Northshore SD Report.PDF
Uploaded by Austin Fuller on Dec 13, 2023 at 12:06 PM
- **12-11-23 Site Disturbance Plan.pdf**
12-11-23 Site Disturbance Plan.pdf
Uploaded by Austin Fuller on Dec 13, 2023 at 12:07 PM
- **Proposed development.msg**
Proposed development.msg
Uploaded by Austin Fuller on Dec 13, 2023 at 12:08 PM
- **RE_ Northshore comments.msg**
RE_ Northshore comments.msg
Uploaded by Austin Fuller on Dec 13, 2023 at 12:08 PM
- **AccessRoadwayPacket.pdf**
AccessRoadwayPacket.pdf
Uploaded by Austin Fuller on Dec 13, 2023 at 12:08 PM
- **response to determination.PDF**
response to determination.PDF
Uploaded by Austin Fuller on Dec 13, 2023 at 12:09 PM
- **North Shore narrative PUD 12-11-2023.pdf**
North Shore narrative PUD 12-11-2023.pdf
Uploaded by Austin Fuller on Dec 13, 2023 at 12:51 PM
- **Northshore District Completeness Letter.pdf**
20240117111751968.pdf
Uploaded by Jon Manley on Jan 17, 2024 at 11:09 AM

History

Date	Activity
5/30/2023, 2:18:01 PM	Austin Fuller started a draft of Record SUBD-23-3
5/30/2023, 2:19:34 PM	Austin Fuller altered Record SUBD-23-3, changed ownerCity from "" to "Coeur d'Alene"
5/30/2023, 2:19:34 PM	Austin Fuller altered Record SUBD-23-3, changed ownerName from "TEDDER PROPERTIES LLC" to "Spokane River Northshore, LLC"
5/30/2023, 2:19:34 PM	Austin Fuller altered Record SUBD-23-3, changed ownerPostalCode from "83854" to "83814"
5/30/2023, 2:19:34 PM	Austin Fuller altered Record SUBD-23-3, changed ownerState from "" to "ID"
5/30/2023, 2:19:34 PM	Austin Fuller altered Record SUBD-23-3, changed ownerStreetName from "4300 W RIVERBEND AVE" to "1836 Northwest Boulevard"
5/30/2023, 2:19:34 PM	Austin Fuller altered Record SUBD-23-3, changed ownerUnit from "" to ""
6/6/2023, 1:40:29 PM	Austin Fuller added attachment Preliminary Construction Plans.pdf to Record SUBD-23-3
6/6/2023, 1:41:36 PM	Austin Fuller added attachment 300' radius report to Record SUBD-23-3
6/6/2023, 1:41:54 PM	Austin Fuller added attachment 300' radius map.pdf to Record SUBD-23-3
6/6/2023, 1:57:13 PM	Austin Fuller submitted Record SUBD-23-3
6/6/2023, 1:57:13 PM	approval step Intake Review was assigned to Amber Blanchette on Record SUBD-23-3
6/7/2023, 9:08:35 AM	Amber Blanchette added Record SUBD-23-3 to project Northshore District
6/7/2023, 9:10:14 AM	Amber Blanchette changed Number of Notices from "" to "48" on Record SUBD-23-3
6/7/2023, 9:10:41 AM	Amber Blanchette approved approval step Intake Review on Record SUBD-23-3
6/7/2023, 9:16:25 AM	Austin Fuller added a guest: toddw@whipplece.com to Record SUBD-23-3
6/7/2023, 9:51:38 AM	completed payment step Custom Payment on Record SUBD-23-3
6/7/2023, 9:51:38 AM	approval step Completeness Review was assigned to Laura Jones on Record SUBD-23-3
6/7/2023, 9:51:38 AM	approval step Schedule for Public Hearing was assigned to Amber Blanchette on Record SUBD-23-3

Date	Activity
6/7/2023, 9:51:38 AM	approval step GIS Review was assigned to Bob Folsom on Record SUBD-23-3
6/7/2023, 9:51:38 AM	approval step Completeness Review was assigned to Rob Palus on Record SUBD-23-3
6/7/2023, 9:51:39 AM	changed the deadline to Jun 14, 2023 on approval step Completeness Review on Record SUBD-23-3
6/7/2023, 9:51:39 AM	changed the deadline to Jun 14, 2023 on approval step Completeness Review on Record SUBD-23-3
6/7/2023, 9:51:39 AM	changed the deadline to Jun 14, 2023 on approval step GIS Review on Record SUBD-23-3
6/7/2023, 10:04:10 AM	Amber Blanchette assigned approval step Completeness Review to Jon Manley on Record SUBD-23-3
6/7/2023, 10:53:22 AM	Bob Folsom approved approval step GIS Review on Record SUBD-23-3
6/9/2023, 11:31:59 AM	Jon Manley added attachment Exhibit NS FIRM.pdf to Record SUBD-23-3
6/16/2023, 8:58:58 AM	Jon Manley added attachment Northshore Subdivision LOC_Incomplete6_16_23.pdf to Record SUBD-23-3
6/16/2023, 8:59:24 AM	Jon Manley altered approval step Completeness Review, changed status from Active to On Hold on Record SUBD-23-3
9/20/2023, 11:30:46 AM	Austin Fuller added attachment Updated Narrative to Record SUBD-23-3
9/20/2023, 11:30:54 AM	Austin Fuller added attachment Updated PUD to Record SUBD-23-3
9/20/2023, 11:31:00 AM	Austin Fuller added attachment Updated Civil Plans.pdf to Record SUBD-23-3
9/20/2023, 11:31:10 AM	Austin Fuller added attachment Updated Landscape Plans to Record SUBD-23-3
9/20/2023, 11:31:17 AM	Austin Fuller added attachment Preliminary Storm Drainage Report to Record SUBD-23-3
10/9/2023, 2:17:50 PM	Jon Manley removed attachment Updated Narrative from Record SUBD-23-3
10/9/2023, 2:44:50 PM	Jon Manley removed attachment Updated Civil Plans.pdf from Record SUBD-23-3
10/9/2023, 3:34:16 PM	Jon Manley removed attachment Subdivision Plans from Record SUBD-23-3
10/9/2023, 3:34:35 PM	Jon Manley removed attachment Updated PUD from Record SUBD-23-3

Date	Activity
10/9/2023, 3:35:19 PM	Jon Manley added attachment 02. PUD/Preliminary Plat Plans.pdf to Record SUBD-23-3
10/30/2023, 2:53:56 PM	Austin Fuller added attachment North Shore narrative.pdf to Record SUBD-23-3
10/30/2023, 2:56:20 PM	Austin Fuller added attachment 10-27-23 Northshore Site Disturbance Plan.pdf to Record SUBD-23-3
10/30/2023, 2:56:57 PM	Austin Fuller added attachment North Shore narrative.pdf to Record SUBD-23-3
11/8/2023, 10:30:23 AM	Jon Manley removed attachment North Shore narrative.pdf from Record SUBD-23-3
11/8/2023, 10:30:34 AM	Jon Manley removed attachment North Shore narrative.pdf from Record SUBD-23-3
11/10/2023, 9:00:13 AM	Austin Fuller added attachment 11-10-23 Northshore Construction Plans.pdf to Record SUBD-23-3
11/17/2023, 11:47:20 AM	Jon Manley assigned approval step Schedule for Public Hearing to Jon Manley on Record SUBD-23-3
11/17/2023, 11:47:23 AM	Jon Manley assigned approval step Staff Report to Jon Manley on Record SUBD-23-3
11/17/2023, 11:47:39 AM	Jon Manley assigned approval step Polygon Creation to Nicole Lowe on Record SUBD-23-3
11/17/2023, 11:47:51 AM	Jon Manley assigned approval step Maps created to Ethan Porter on Record SUBD-23-3
11/17/2023, 11:48:03 AM	Jon Manley assigned approval step Engineering Review to Rob Palus on Record SUBD-23-3
11/17/2023, 11:48:10 AM	Jon Manley assigned approval step Parks Review to Bryan Myers on Record SUBD-23-3
11/17/2023, 11:48:18 AM	Jon Manley assigned approval step Waste Water Review to John Beacham on Record SUBD-23-3
11/17/2023, 11:48:29 AM	Jon Manley assigned approval step Notice to Jon Manley on Record SUBD-23-3
11/17/2023, 11:48:37 AM	Jon Manley assigned approval step Site Posting to Ethan Porter on Record SUBD-23-3
11/17/2023, 11:48:46 AM	Jon Manley assigned approval step Reasoned Decision to Nancy Thurwachter on Record SUBD-23-3
11/17/2023, 11:49:24 AM	Jon Manley assigned approval step Planning and Zoning Consent Calendar to Nancy Thurwachter on Record SUBD-23-3

Date	Activity
11/17/2023, 11:49:26 AM	Jon Manley assigned approval step MDA to Jon Manley on Record SUBD-23-3
11/17/2023, 11:49:33 AM	Jon Manley assigned approval step Engineering Review to Rob Palus on Record SUBD-23-3
11/17/2023, 11:49:36 AM	Jon Manley assigned approval step Planning Review to Jon Manley on Record SUBD-23-3
11/17/2023, 11:49:41 AM	Jon Manley assigned approval step Signature/Applicant Review to Jon Manley on Record SUBD-23-3
11/17/2023, 11:49:49 AM	Jon Manley assigned approval step City Council Consent Calendar to Nancy Thurwachter on Record SUBD-23-3
11/17/2023, 11:49:59 AM	Jon Manley assigned approval step Recorded Copy to Applicant to Nancy Thurwachter on Record SUBD-23-3
12/13/2023, 12:06:11 PM	Austin Fuller added attachment 12-11-23 Northshore Construction Plans.pdf to Record SUBD-23-3
12/13/2023, 12:06:26 PM	Austin Fuller added attachment 12-11-23 Northshore PPlat.pdf to Record SUBD-23-3
12/13/2023, 12:06:42 PM	Austin Fuller added attachment 12-11-23 Northshore SD Report.PDF to Record SUBD-23-3
12/13/2023, 12:07:00 PM	Austin Fuller added attachment 12-11-23 Site Disturbance Plan.pdf to Record SUBD-23-3
12/13/2023, 12:08:01 PM	Austin Fuller added attachment Proposed development.msg to Record SUBD-23-3
12/13/2023, 12:08:19 PM	Austin Fuller added attachment RE_ Northshore comments.msg to Record SUBD-23-3
12/13/2023, 12:08:39 PM	Austin Fuller added attachment AccessRoadwayPacket.pdf to Record SUBD-23-3
12/13/2023, 12:09:09 PM	Austin Fuller added attachment response to determination.PDF to Record SUBD-23-3
12/13/2023, 12:51:11 PM	Austin Fuller added attachment North Shore narrative PUD 12-11-2023.pdf to Record SUBD-23-3
1/16/2024, 3:58:16 PM	Rob Palus approved approval step Completeness Review on Record SUBD-23-3
1/17/2024, 11:09:07 AM	Jon Manley added attachment Northshore District Completeness Letter.pdf to Record SUBD-23-3
1/17/2024, 2:06:56 PM	Jon Manley altered approval step Completeness Review, changed status from On Hold to Complete on Record SUBD-23-3
1/17/2024, 2:07:17 PM	Jon Manley assigned approval step Schedule for Public Hearing to Nancy Thurwachter on Record SUBD-23-3

Date	Activity
1/17/2024, 2:07:28 PM	Jon Manley reactivated approval step Completeness Review on Record SUBD-23-3
1/17/2024, 2:07:35 PM	Jon Manley approved approval step Completeness Review on Record SUBD-23-3
1/18/2024, 8:16:16 AM	Nancy Thurwachter approved approval step Schedule for Public Hearing on Record SUBD-23-3
1/22/2024, 1:46:43 PM	Jon Manley removed attachment Narrative from Record SUBD-23-3

Timeline

Label	Activated	Completed	Assignee	Due Date
✓ Completeness Review	6/7/2023, 9:51:38 AM	1/17/2024, 2:07:35 PM	Jon Manley	6/13/2023
✓ Schedule for Public Hearing	6/7/2023, 9:51:38 AM	1/18/2024, 8:16:16 AM	Nancy Thurwachter	-
✓ GIS Review	6/7/2023, 9:51:38 AM	6/7/2023, 10:53:22 AM	Bob Folsom	6/13/2023
✓ Completeness Review	6/7/2023, 9:51:38 AM	1/16/2024, 3:58:16 PM	Rob Palus	6/13/2023
✓ Intake Review	6/6/2023, 1:57:13 PM	6/7/2023, 9:10:41 AM	Amber Blanchette	-
💰 Custom Payment	6/7/2023, 9:10:42 AM	6/7/2023, 9:51:38 AM	Austin Fuller	-
✓ Staff Report	1/17/2024, 2:07:43 PM	-	Jon Manley	-
✓ Maps created	1/17/2024, 2:07:50 PM	-	Ethan Porter	-
✓ Polygon Creation	1/17/2024, 2:07:46 PM	-	Nicole Lowe	-
✓ Engineering Review	-	-	Rob Palus	-
✓ Parks Review	-	-	Bryan Myers	-
✓ Waste Water Review	-	-	John Beacham	-
✓ Notice	-	-	Jon Manley	-

Label	Activated	Completed	Assignee	Due Date
✓ Reasoned Decision	-	-	Nancy Thurwachter	-
✓ Planning and Zoning Consent Calendar	-	-	Nancy Thurwachter	-
✓ MDA	-	-	Jon Manley	-
✓ Engineering Review	-	-	Rob Palus	-
✓ Planning Review	-	-	Jon Manley	-
✓ Signature/Applicant Review	-	-	Jon Manley	-
✓ City Council Consent Calendar	-	-	Nancy Thurwachter	-
✓ Recorded Copy to Applicant	-	-	Nancy Thurwachter	-
✓ Site Posting	-	-	Ethan Porter	-



Whipple Consulting Engineers, Inc.

February 1, 2024
W.O. No. 2022-3391

City of Post Falls Planning Division
Attn: Jon Manley, planning manager
1st Floor of City Hall
408 N. Spokane St.
Post Falls, ID 83854

Re: Project Narrative
North Shore – A Residential Subdivision and PUD Withdrawal of Amendment

Dear Mr. Manley:

Whipple Consulting Engineers on behalf of Spokane River Northshore, LLC, previously has made an application for a subdivision and PUD Amendment. Based upon conversations WCE has had with the City of Post Falls, the applicant intends to submit a subdivision application without PUD Modification and expects that the previously approved PUD will be vacated after the appeal period expires for this application, if approved. The applicant formally requests a preliminary plat to subdivide approximately 10.01 acres on parcel numbers P-0000-012-2770 and P-4175-000-034-A, located in the NE ¼ of Section 12, Township 50 N., Range 05 E., B.M. into a gated 22-lot subdivision in the R-1 Zone. The R-1 zone, and Low Density Residential comprehensive plan designation allow for a minimum lot size of 6,500 square feet. The project site is currently vacant hilly terrain. The property has been previously processed and approved as SUBD-0001-2021/PUD-0001-2021 and known as “The Northshore District Subdivision and PUD” Surrounding properties include single-family residences to the north, east and southwest; large-lot single family residences to the northwest; and the Spokane River to the south. Access to the future lots is proposed to be via Ponderosa Boulevard. This project proposes one north-south private road and two east-west private roads to access the lots.

Preliminary Civil Construction Plans

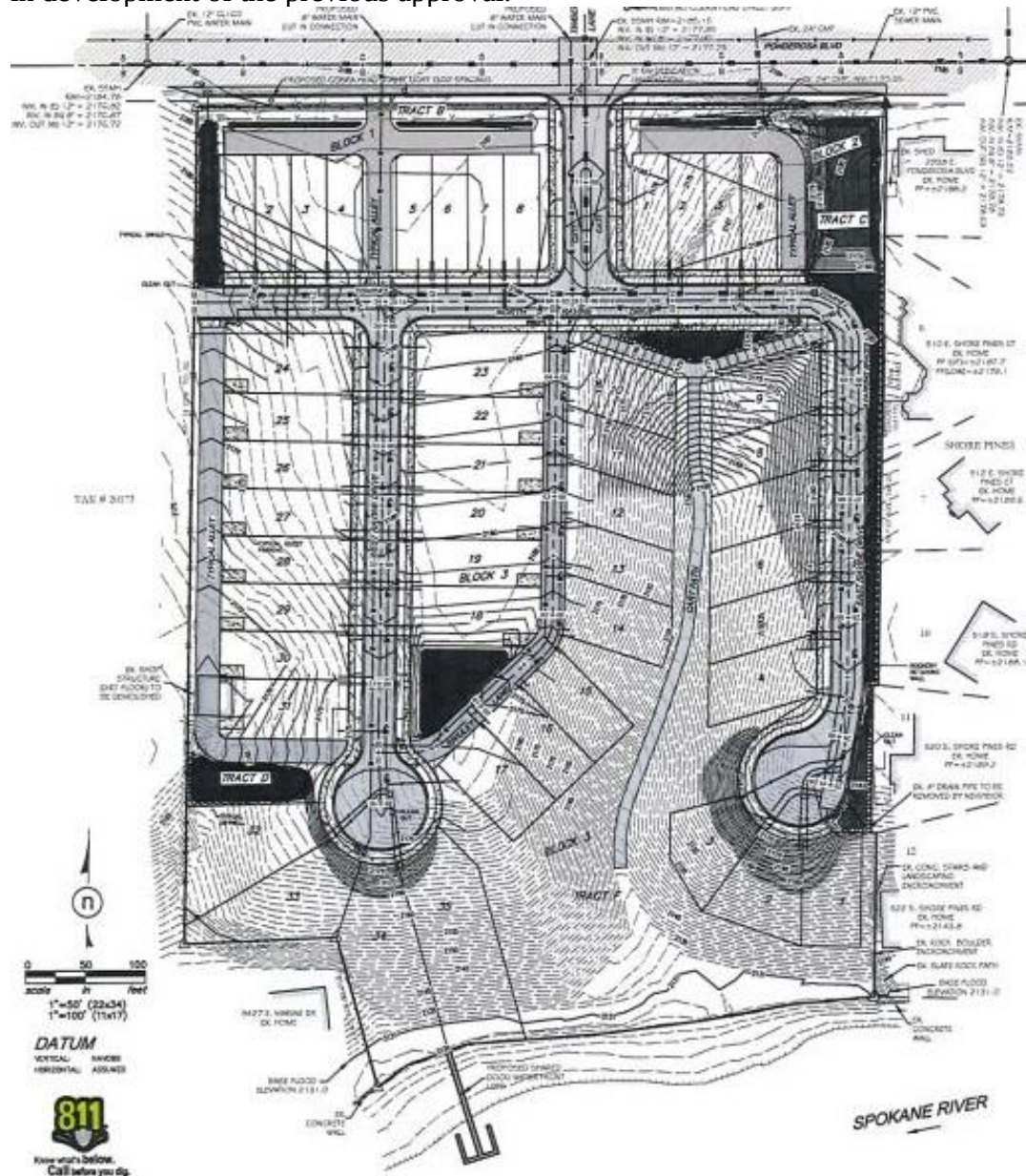
Due to the concerns related to the first/earlier project, we have prepared a set of preliminary civil construction plans to better illuminate the proposal.

Parcel Information

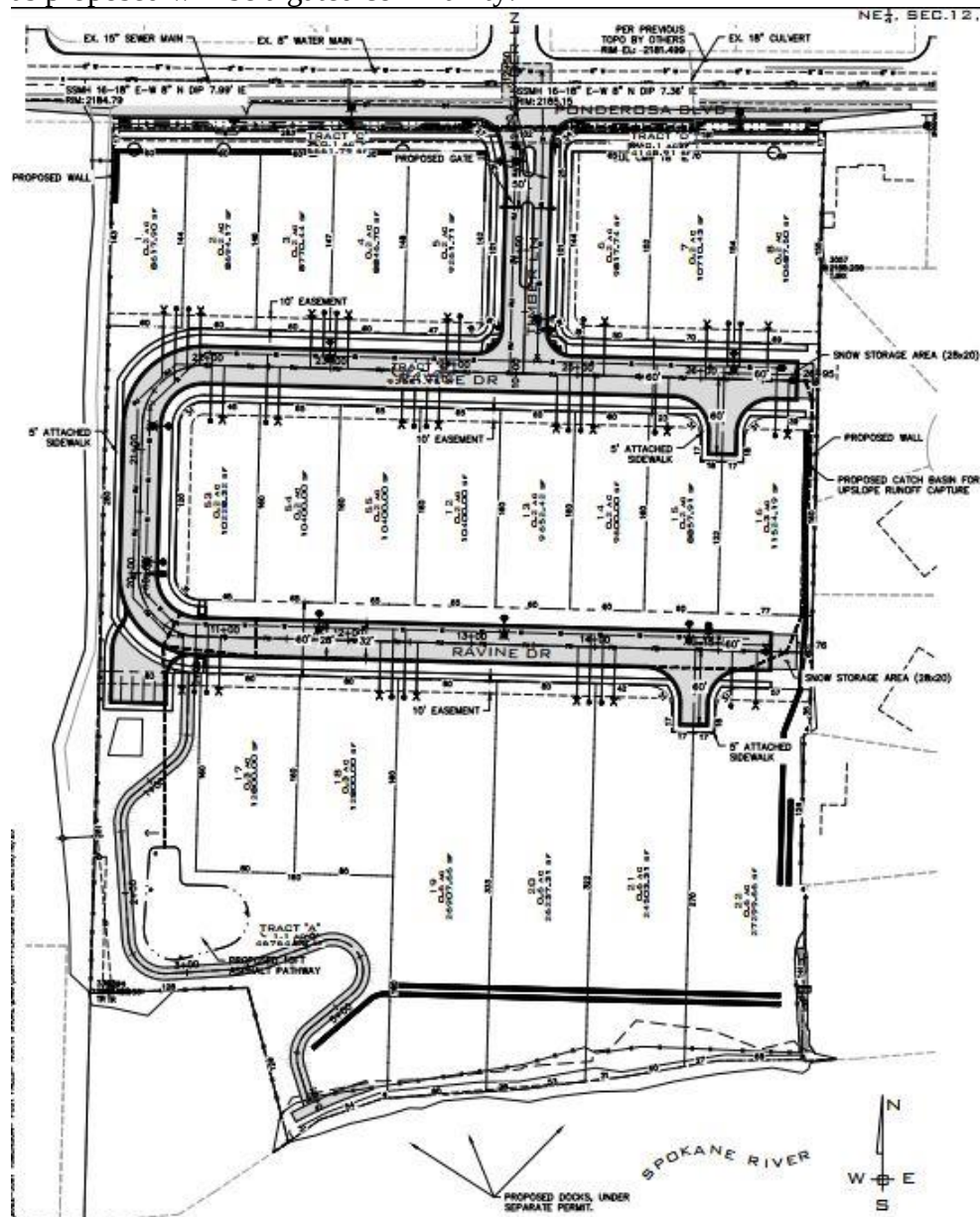
Property Size: 10.01 acres
Current Land Use: Vacant, sloped and treed, single-family large lot
Proposed Density: 2.2 du/ac gross, 3.3 du/ac net
Water and Sewer Provider: City of Post Falls
Surrounding Zoning Districts: R-1 to the north and east
Current Zoning: Single Family Residential (R-1)
Proposed Land Use: Single Family Residential
Surrounding Land Use: single-family homes at varying densities

Exhibit A-2

The site was previously approved for a 47-lot Planned Unit Development. In 2021, “The Northshore District Subdivision & PUD,” SUBD-0001-2021/PUD-0001-2021 was approved with a Master Development Agreement with the City of Post Falls. Below is an image of the preliminary plat as approved. Please note that the approved project contains a mixture of single-family and townhouse lots. Note that the approved layout will not be relinquished until a development plan is approved by the City of Post Falls, as failure of the new proposal may result in development of the previous approval.



Per a December 20, 2022, email between Mr. Todd Whipple and Mr. Jon Manley, due to the proposed changes in grading, site disturbance, and layout to the previously approved subdivision and PUD, the change to the new layout would require a subdivision application rather than an amendment to the previously approved project. As part of the application, WCE worked with the neighborhood to design a new site plan that more closely matches with adjacent property sizes, and we have spoken to adjacent neighbors to both allay their concerns and to resolve any encroachments onto the property. Additionally, WCE has letters of support from two of the neighboring property owners who opposed the original project. Below is an image of the preliminary subdivision that we are proposing. Please note that the site contains larger lots (min 8,617.90 sf, max 27,299.66 sf) to fit in with adjacent properties. Also please note that the project as proposed will be a gated community.



Changes from original PUD and withdrawal of amendment

The Northshore Subdivision as proposed has several differences from the approved PUD, and ultimately no longer requires a PUD overlay. The following changes are proposed:

- The proposed subdivision has fewer units, which better fits the surrounding single-family residential lots than the original project which contained townhomes.
- The proposed subdivision will have 22 dock slips within the open space tract for the homeowners.
- The proposed subdivision has a separate grading plan that maximizes flat ground on the site for residents.
- The proposed subdivision will use private roads and an entrance gate for the privacy of the residents within the development.
- As noted previously, the site has several changes to avoid encroachments and to better respect the boundaries of the adjacent residences.

Review Criteria

The City of Post Falls requires a response to the following items within the narrative. Please note that the review criteria will be indented and in *italic type*, whereas our responses will be left aligned and in roman (non-italicized) type.

Subdivision Requirements:

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.*

Applicant Response: WCE spoke with the City of Post Falls and was instructed that the above item applies only if water service is provided through another jurisdiction. Please see the attached will serve letter email. The City of Post Falls currently has an 8-inch water main in Ponderosa Boulevard which is proposed to serve this development; therefore, we believe that this criterion is met.

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

Applicant Response: The City of Post Falls currently has a 15-inch sanitary sewer main in Ponderosa Boulevard, which is proposed to serve this development. The project will use gravity sewer, if possible, but will utilize low pressure sewer for all lots not capable of gravity service; therefore, we believe this criterion is met. It should be noted that the preliminary plat contains a preliminary sewer model which identifies low-pressure sewer up to Ponderosa Boulevard.

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

Applicant Response: The roads on site are proposed to be private local streets. This project will provide frontage improvements to the adjacent Ponderosa Boulevard in fulfillment of Comprehensive Plan objectives. Ponderosa Boulevard is a minor collector and as such, no residences are proposed to access the street system directly from Ponderosa Boulevard. As a private access road with only one means of ingress and egress and therefore no pass-through traffic that may transit the site at dangerous speeds, this project meets transportation goal G.05 “Keep Post Falls’ neighborhoods safe, vital, and attractive”. It should be noted that the portion of

Ravine Drive on the southwest side of the project is intended to serve as parking spaces during the summer and as provision for snow plowing in the winter. We believe that this criterion is met.

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

Applicant Response: The site contains steep and erodible slopes particularly within the center of the site and on the southern end of the site. This project proposes significant amounts of grading that will make the associated slopes suitable for home construction, a preliminary grading profile is included with the preliminary plat. Where applicable, natural features such as trees and slopes will be preserved; and scenic features of the site from the Spokane River and from the proposed residences will be preserved or enhanced.

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

Applicant Response: This project is located within the R-1 zone and Low Density Residential comprehensive plan designation, which allow for a minimum lot size of 6,500 square feet. The minimum lot size of the project is approximately 8,617.90 feet, meeting the square footage criterion. All other regulations regarding the R1 zone have been met including a minimum lot width of 60 feet, maximum lot coverage of 40%, yard requirements of 30 feet for front and street facing side yards, 15 feet for interior side yards, and 15 feet for rear yards, as well as all other criteria in Title 18 of the Post Falls Municipal Code.

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.*

Applicant Response: This project will have a homeowner's association to fund maintenance of the proposed private road, trails, ingress/egress fences, and tracts across the development; therefore, all private common areas are proposed to be maintained. As mentioned before, Ponderosa Boulevard will receive frontage improvements. The project will pay any development impact fees as conditioned in the project approval.

Development Code Project Review

The proposed development is anticipated to follow City of Post Falls Design Standards, Zoning and Building Codes as they are established in the City Street Standards, the City Code, and the International Residential Code.

The project site is in the R-1 Residential category of the City of Post Falls Zoning Code, which allows for a minimum lot size of 6,500 sf.

As preparation for this application, we have reviewed the Post Falls Comprehensive Plan. This project generally meets all requirements written in the Comprehensive Plan; however, shown below are a few goals and policies that are most applicable to the proposed development:

Goal G.03 – Maintain and improve Post Falls’ small-town scale, charm and aesthetic beauty.

Policy P.08 – Encourage compatible infill development and redevelopment of vacant and underutilized properties within City Limits.

The vacant project site is located adjacent to single-family residences to the north, east and west and generally contains residential lots of similar size to surrounding development.

Goal G.05 – Keep Post Falls’ neighborhoods safe, vital, and attractive.

Policy P.23 – Develop and enhance a transportation system in post falls that:
(item 4) Promotes livable neighborhoods

As noted previously, the proposed lots front on an internal private road “Ravine Drive” that has one ingress/egress to Ponderosa Boulevard. Because there will not be any pass-through roadways and because the community will be gated, there is little risk of speeding vehicles within the subdivision.

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

Because the proposed project contains a tract and will be a gated community, a homeowner’s association will be formed for maintenance of the common open space area.

Policy P.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.

The project proposes to connect to public sewer, thereby protecting the aquifer from sewage.

Policy P.75 – Support and promote implementation of the city’s storm water management and erosion and sediment control program.

Policy P.76 – Encourage environmentally and economically sound measures to reduce, minimize or eliminate air, noise and water pollution.

The project will utilize best management practices to control stormwater and erosion, as well as to minimize air, water and noise pollution.

Post Falls City Code Section 18.24.060: Site Disturbance

Per the City Code of Post Falls Section 18.24.060(B), this preliminary plat is required to contain the following information for preliminary plat approval:

1. *Information thoroughly describing the construction of facilities, grading, filling or clearing of vegetation from the site, including resulting slopes, identification of runoff potential, soil depth, erosion potential and natural drainage.*

The construction of facilities, grading, filling or clearing of vegetation from the site including resulting slopes, identification of runoff potential, soil depth, erosion potential and natural

drainage is included within the site disturbance plan, which is a part of this preliminary submittal. Additionally, please see the geohazard evaluation which further identifies erosion potential and soil depth.

2. *Contours must be depicted at two foot (2') intervals for slopes up to fifteen percent (15%) and five foot (5') intervals for slopes over fifteen percent (15%), showing the topography of the ground to be graded, filled, or cleared and the topography of the ground within fifteen feet (15') of the site, before and after the proposed site work. Spot elevations must be provided at high and low points, grade breaks, and inlets to drainage control structures.*

Contours are depicted at 2' intervals across the entire site on the site disturbance plan. Spot elevations are indicated on the plan.

3. *Evaluations, proposed grading, dimensions and location of proposed construction, including calculated quantities of earth to be moved must be addressed.*

Evaluations, proposed grading, dimensions and location of proposed construction, including calculated quantities of earth movement are addressed on the site disturbance plan. This project will generate approximately 65,802 cubic yards of cut, 43,290 cubic yards of fill and a net cut of approximately 9,524 to 13,853 cubic yards depending on shrink/swell. The grading quantities may vary depending on shrink/swell and the intent of the project is to have a balanced site once grading is complete.

4. *The type and location of all temporary and permanent runoff control methods, including those to be used during construction to prevent the discharge of degraded runoff water into surface waters must be depicted and described.*

Please see the site disturbance plan for the type and location of all temporary and permanent runoff control methods. This project proposes permanent erosion control measures including site hydroseeding and an onsite storm drainage pond for infiltration, as well as temporary erosion control measures including fiber rolls, drain inlet protection, silt fences, and a stabilized construction entrance.

5. *Slope stabilization methods employed, identifying the location, design and specifications for slope stabilization that will be utilized during and after construction of the project.*

Please see the site disturbance plan for the location and specifications of slope stabilization. This project proposes an earth roughening technique at the south end of the site where slopes are steepest to prevent rills from forming.

6. *Revegetation/remediation strategy must be provided, specifying the methods to be used following completion of the project.*

This project will be hydroseeded upon completion of the project. Please see the attached site disturbance plan.

7. *A copy of the notice of intent (NOI), as required by the EPA, for projects greater than one acre in size, or less than one acre that are part of a larger project totaling more than*

one acre, and having the potential for runoff discharge to surface waters of the United States (Spokane River). (Ord. 1237, 2012)

A copy of the NOI will be required prior to issuance of permits for the subdivision's construction activity.

If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617.

Thank you,



Austin J. Fuller
Assistant planner, Whipple Consulting Engineers

Encl: Letters of support from Mike Pelissero and John Magnuson

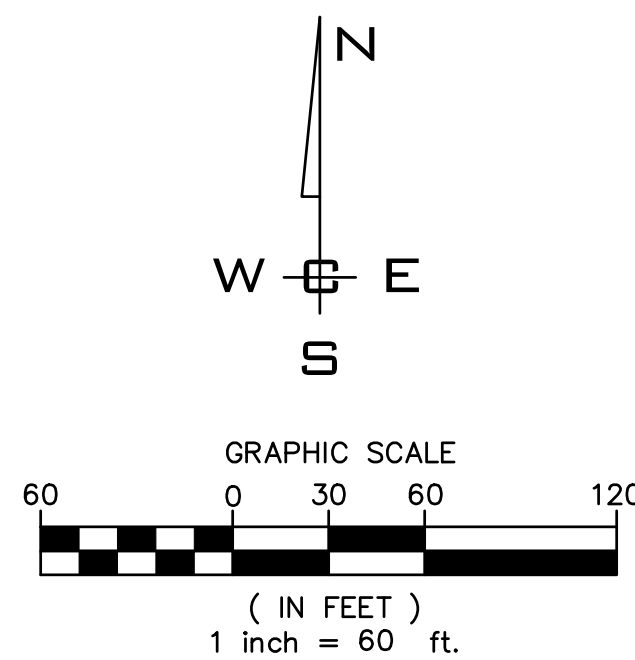
TRW/ajf

NE 1/4, SEC. 12, T. 50 N., R. 05 E., B. M.

CIVIL CONSTRUCTION PLANS

NORTHSHORE

LOCATED IN A PORTION OF THE
NE 1/4, SEC 12, T 50 N, R 05 E, B.M.
POST FALLS, KOOTENAI COUNTY, IDAHO



GEOTECH REPORT

AVAILABILITY

☐ NO, OWNER DEFERRED

☒ YES, PROVIDED BY **LIBERTY GEOTECH**

DATED 04/12/2021

SITE CONTRACTOR SHALL HAVE COPY
OF GOVERNING JURISDICTIONS
STANDARD PLANS, AND DETAILS ON
ONSITE.

SYMBOL/HATCHING LEGEND

	DOMESTIC WATER MAIN (SIZED AS SHOWN)		RIGHT OF WAY
	DOMESTIC WATER SERVICE		PROPERTY LINE
	FIRE HYDRANT ASSEMBLY		UTILITY EASEMENT
	WATER VALVE		PVC SLEEVE
	SANITARY SEWER MAIN		DRIVEWAY ACCESS RESTRICTION
	SANITARY SEWER MANHOLE		EXISTING PAVEMENT
	SANITARY SEWER SERVICE		SWALE AREA
	DRYWELL		PAVED ROAD
	STREET LIGHT		SIDEWALK
	STOP/STREET SIGN (AS INDICATED)		

SEWER / STREETS

CITY OF POST FALLS
408 SPOKANE STREET
POST FALLS, IDAHO 83854
PHONE: 208-457-3329
CONTACT: WILLIAM MELVIN, P.E.

WATER

EAST GREENACRES IRRIG. DIST.
2722 N. MCGUIRE
POST FALLS, IDAHO 83854
PHONE: 1-208-773-7579
CONTACT: TINA GREEN

FIRE

KOOTENAI CO. FIRE & RES.
P.O. BOX 2200
POST FALLS, IDAHO 83877
PHONE: 1-208-676-8739
CONTACT: JERYL ARCHER, F.M.

GAS / POWER

AVISTA UTILITIES
408 N SPOKANE STREET
POST FALLS, IDAHO 83854
PHONE: 208-769-1875
CONTACT: JAMIE HOWARD

HEALTH

PANHANDLE HEALTH DISTRICT
8500 NORTH ATLAS ROAD
HAYDEN, IDAHO 83836
PHONE: 1-208-415-5200
CONTACT: PHYLLIS SELLMER

SOLID WASTE

COEUR D'ALENE GARBAGE SERVICE
P. O. BOX 3010
POST FALLS, IDAHO 83877
PHONE: 1-208-457-1820

ENGINEER/CONTACT

WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

OWNER/DEVELOPER

SPOKANE RIVER NORTHSHORE LLC
1836 NORTHWEST BLVD
COEUR D ALENE ID 83814

SURVEYOR

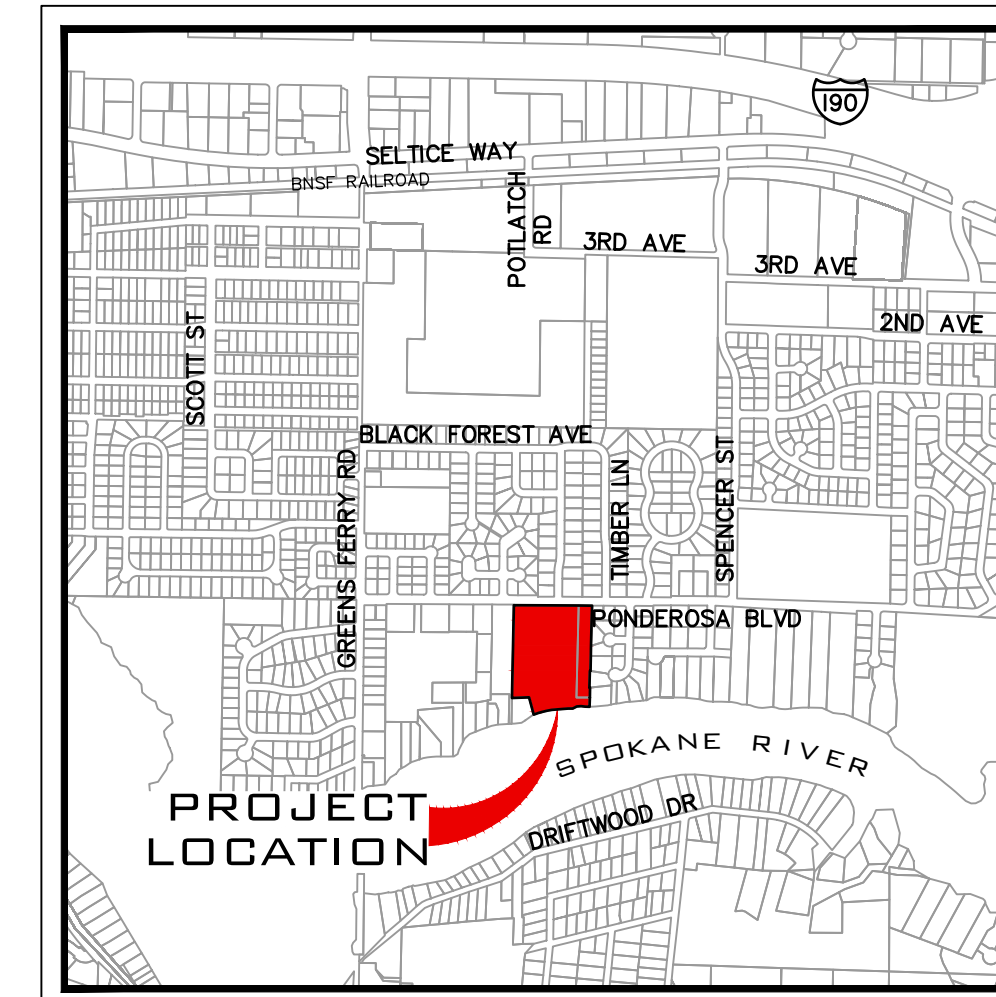
WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: WAYNE A LOCKMAN, P.L.S.



SITE PLAN

SCALE: 1"=60'

DOCKS ARE TO BE PERMITTED
THROUGH IDAHO DEPARTMENT
OF LAND AT A LATER DATE



VICINITY MAP

SHEET INDEX

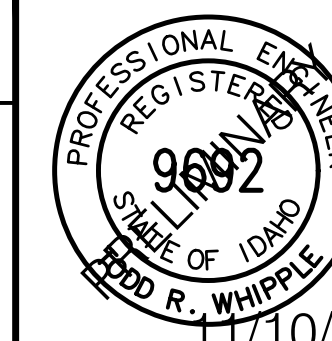
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	TYPICAL SECTIONS
C1.0	TOPOGRAPHY (REFERENCE ONLY)
C2.0	EROSION CONTROL PLAN
C2.1	EROSION CONTROL NOTES
C3.0	TIMBER LN PLAN & PROFILE
C3.1	RAVINE DR PLAN & PROFILE
C3.2	PONDEROSA BLVD PLAN & PROFILE
C3.3	PATHWAY PLAN & PROFILE
C4.0	GRADING PLAN
C4.1	SECTION PLAN
C4.2	WEST PROPERTY LINE P&P
C4.3	WEST PROPERTY LINE SECTIONS
C4.4	EAST PROPERTY LINE P&P
C4.5	EAST PROPERTY LINE SECTIONS
C4.6	LOT GRADING SECTIONS 1
C4.7	LOT GRADING SECTIONS 2
C4.8	LOT GRADING SECTIONS 3
C5.0	STORM PLAN & PROFILES
C10.0	POST FALLS STANDARD PLANS
C10.1	POST FALLS STANDARD PLANS CONTINUED
L1.0	LANDSCAPE PLAN

Exhibit A-3

**City of Post Falls
Approval**

Approved By:

City Engineer Date



**NORTHSHORE
COVER SHEET
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID**

**SHEET
C0.0**

JOB NUMBER
22-3391

NO.	DATE	BY	REVISIONS

SCALE:

HORIZONTAL:

1"=60'

VERTICAL:

N/A

PROJ #:

22-3391

DATE:

12/11/23

DRAWN:

JPP

REVIEWED:

TRW

☒ CIVIL
☐ STRUCTURAL
☐ SURVEYING
☐ TRAFFIC
☐ PLANNING
☐ LANDSCAPE
☐ OTHER



WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

CITY NOTES

GENERAL

1. All work shall conform to the "Idaho Standards For Public Works Construction", (ISPMC) current edition, and the City Of Post Falls Standard Drawings and Specifications. In the case of conflict, the most stringent standard shall apply.
2. No revisions shall be made to these plans without the approval of the City Engineer. All proposed revisions shall be submitted by the Engineer of Record for review and approval by the City.
3. No revisions shall be made to the City Standard Drawings or Notes without written approval of the City Engineer. Revisions of City Standard Drawings shall be clearly identified upon the approved drawings; revisions or additions to Standard Notes shall be provided only within the Supplemental Notes.
4. All safety standards and requirements shall be the responsibility of the Contractor and complied with as set forth by OSHA.
5. Existing utilities shall be located by contacting CALL BEFORE YOU DIG at 811, at least 48 hours prior to starting any excavations. The Contractor shall notify the appropriate utility companies prior to starting work near any facilities and shall coordinate their work with company representatives.
6. Work shall not begin until a permit and notice to proceed is issued by the City.
7. The Contractor shall notify the City Engineering Inspector at least 48 hours prior to starting work or proceeding with new phases of construction. All inspections shall be scheduled with a minimum 24-hour notice prior to testing.
8. An approved set of improvement plans shall be kept on the job site at all times.
9. The Contractor shall maintain the streets, sidewalks, and all other public rights-of-way in a clean, safe and useable condition. All soil, rock, or construction debris shall be promptly removed from the publicly owned property during construction, and upon completion of the project. All adjacent property, private or public, shall be maintained in a clean, safe and useable condition.
10. Existing property corners or survey monuments shall be protected during the course of construction. Any damaged or obliterated corners or monuments shall be re-established by professional surveyors, licensed to work in the State of Idaho, prior to final acceptance.
11. Trees not identified for removal shall be preserved or protected in an approved manner prior to commencement of grading operations.
12. The Engineer of Record shall verify the adequacy of erosion and sedimentation control measures prior to the start of construction, and as necessary during the course of the project. Erosion and sedimentation control measures shall be installed in accordance with these plans, and the "Catalog of Storm Water Best Management Practices for Idaho Cities and Counties" as prepared by the Idaho Division of Environmental Quality.
13. All projects having the potential for runoff discharge to any surface water body, shall file a Notice of Intent (NOI) with the EPA. Copies of any required Storm Water Pollution Prevention Plans (SWPPP) or NOI shall be provided to the City prior to start of construction.
14. All concrete, unless otherwise specified, shall be commercial grade Portland Cement with air entrainment (6.5% +/- 1.5%), and a minimum 28-day compressive strength of 3000 psi.
15. All underground utility laterals shall be installed and approved before construction of curbs, cross gutters, sidewalks or the surfacing of streets.
16. Surface restoration of roadway cuts shall comply with the City's roadway cut policy. Permanent roadway patching shall be placed within 7 days of the initial roadway cut. Temporary patching that utilizes a minimum of 2 inches of asphalt concrete (cold mix) shall be placed within 24 hours of the initial roadway cut. The Contractor shall be responsible for the maintenance of all temporary patching and shall warrant all permanent patching for a period of 2 years.
17. All trenches and roadway cuts within public easements or rights-of-way shall be compacted in accordance with SD 301. Compaction test results shall be certified by the Engineer of Record and submitted to the City Engineer for approval prior to any paving and final acceptance of work.
18. All operations conducted on the premises shall be restricted to the hours between 6:00 a.m. and 10:00 p.m., unless otherwise approved by the City. This includes the warming up, repair, arrival, departure or running of trucks, earthmoving equipment, construction equipment or any other associated equipment.
19. All improvements shall be joined or matched in a manner satisfactory to the City Engineer. This includes all utility connections and necessary saw cutting, removal, replacement, extension, and capping associated with curb and gutter, sidewalks, swales, asphalt, concrete or other paving.
20. The Engineer of Record shall be responsible for all project inspections, including materials testing and quality control. Copies of daily reports and test results shall be made available to the City Engineer for review on a weekly basis; failure to provide reports may result in suspension of construction. Project certification and as-built drawings shall be submitted to the City Engineer prior to final acceptance and in conformance with the City's electronic submittal standards.
21. The Contractor shall be responsible for all traffic control, in accordance with the M.U.T.C.D., current edition. At least 48 hours prior to disruption of any traffic, traffic control plans shall be prepared and submitted to the City Engineering Division for approval. No work shall commence until a permit is issued and all approved traffic control is in place.
22. All landscaping maintained by the Property Owners Association shall have an irrigation installed and functioning.
23. All disturbed areas of the public rights-of-way shall be top coated with a minimum of 1 inch of topsoil and seeded with a dry land mix equivalent to the City's storm drainage standards.
24. All paving projects will need to adhere to the City of Post Falls Pavement Cut Policy.

SPECIAL NOTE

AVAILABLE RECORDS AND FIELD RESEARCH HAS BEEN CONDUCTED, TO LOCATE EXISTING PROPERTY CORNERS ASSOCIATED WITH THE PROJECT. ALL EXISTING MONUMENTS ARE IDENTIFIED WITHIN THE PLANS; AND THESE LOCATIONS SHALL BE VERIFIED PRIOR TO, AND AT THE COMPLETION OF CONSTRUCTION, PER IDAHO CODE 55-1613. EXISTING MONUMENT SHALL BE PRESERVED AND PROTECTED THROUGHOUT THE COURSE OF CONSTRUCTION.

MASS GRADING AND GEOTECHNICAL NOTES

1. All cuts and fills shall be confined to the limits indicated within the approved grading plans.
2. The Contractor shall insure that all temporary slopes are stable and that appropriate erosion measures are in place and maintained.
3. Groundwater or unanticipated geologic conditions shall be reported to the Geotechnical Engineer for assessment and recommendations.
4. All compaction efforts shall be monitored and tested by an experienced Soils Technician, under the supervision of a Licensed Geotechnical Engineer representing the Owner.
5. All mass grading shall be monitored, tested, and certified by a Licensed Professional Engineer (Geotechnical Engineer).
6. Contractor is to notify the Geotechnical Engineering, the Engineer of record and City Engineering Inspector 48 hours prior to each and every start or stopping of construction, each time a lift of grading is ready for inspection, and each and every time the Contractor is requesting grading inspection from City. Failure to notify may result in Contractor removing any material that has not been inspected.
7. All areas shall be stripped of organic top soil and non-engineered fill; in addition to all brush, stumps, and roots. Onsite disposal of organic materials is not allowed. The Geotechnical Engineer shall review and approve all stripped and cleared areas prior to placement of fill. Prior to placing fill, the cleared areas shall be scarified and compacted.
8. Fills shall consist of well graded sands and gravels, with a maximum particle size of six inches, and no more than 20% passing the No. 200 sieve. The Geotechnical Engineer shall pre-approve all import soil sources.
9. Boulders and cobbles greater than 6 inches appearing in the excavation to a depth of at least 4 inches below subgrade shall be removed.
10. All fill material shall be dried or moistened to within 2% of the optimum moisture, prior to placement. Lifts shall not exceed eight inches. All fill shall be compacted to at least 90% of Modified Proctor (ASTM D-1557, AASHTO T-180), with the top 12 inches within the roadway prism compacted to 95% of the modified proctor. Material too coarse to test per the specified standards shall be placed in controlled lifts under a performance based method, as outlined within ISPMC.
11. Embankments shall not be constructed on frozen or snow-covered foundations, or with the use of frozen materials.
12. Embankments constructed on slopes greater than 5 horizontal to 1 vertical (5:1) shall be keyed into the undisturbed ground with horizontal benches of sufficient width to allow for the proper operation of compaction equipment.
13. The final limits of cut and fill shall be recorded with the boundary topography and survey by the Engineer or Record. The Geotechnical Engineer shall submit a certification of the fill, along with copies of observations and testing.
14. In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Engineer of Record shall be immediately notified in order to provide guidance to Contractor.

STORM DRAINAGE

1. Temporary erosion control and water pollution measures shall be installed, in accordance with the plans and accepted best management practices adjustments to accommodate differing field conditions shall be made, as necessary, throughout the construction process. At no time, will silts and/or debris be allowed to drain into an existing or newly installed facility.
2. Swales within areas of mass grading shall be scarified a minimum of 24 inches prior to shaping, and after installation of curb and gutter.
3. All disturbed areas shall receive a minimum 1-inch dressing of top soil and be hydro seeded or sodded, as indicated on the plans. Seeded areas will not be accepted until the seed has germinated, and the grass is thoroughly established. Sodded areas will not be accepted until the roots have taken hold, and the grass has received two cuttings.
4. Care shall be taken to prevent compaction of the sub-grade in the grass infiltration areas of swales. In the event the sub-grade should be compacted or insufficient percolation is observed, testing of the sub-grade may be required at the discretion of the City Engineer. If a sufficient percolation is not observed, the sub-grade must be removed and replaced, or scarified to a minimum depth of 24" and re-tested.
5. Topsoil placed within the swales shall be free draining, and placed at a depth greater than 1-inch and less than 3-inches. At concrete spillways, finished top soil shall be kept 1'-2" below the finished concrete surface. To prevent compaction of the sub-grade and topsoil, wheeled equipment should not be used within the swale area. The minimum percolation rate through a constructed swale shall meet design requirements. Testing of percolation rates through a constructed swale may be required at the discretion of the City Engineer.
6. Drywells shall be installed to the elevations indicated on the plans. The elevation of the drywell rim shall be at least 0.2 feet below lowest adjoining curb cut. Finished top soil adjacent to the drywell shall be at least 2-inches below the drywell rim.
7. Grass infiltration areas shall be hydro seeded with 50 lb. / 1,000 square feet, consisting of a mixture with equal portions of Canada Bluegrass, Crested Wheatgrass, Hard Fescue and Sheep Fescue. Seeded areas shall be fertilized with a commercial fertilizer per the manufactures specifications and mulched with "Silva Fiber Plus", or approved equal wood fiber cellulose at a rate of 1 ton per acre.
8. All sewer mains shall be air tested in accordance with ISPMC, Section 501.
9. Storm sewer pipes and drywells shall be separated a minimum of 10 feet horizontally from domestic water mains. Crossings of water mains and sewer systems shall have a minimum 18-inch vertical separation. Any anticipated separation less than minimum standards contained herein, shall conform to the Idaho Rules for Waste Water, (IDAPA 58.01.16)
10. Flood testing of all swales shall be conducted prior to final acceptance if required by the City Engineer.

SANITARY SEWER

1. Sanitary sewer mains up to 15-inch diameter shall be PVC, ASTM D 3034, SDR 35 with flexible gasketed joints. Sewer service connections shall be made by a tap to an existing main, or a tee branch from a new main connected above the spring line of the pipe. Service connections less than 45' above horizontal shall be allowed only when approved by the City Engineer, and at those locations indicated on the plans. Service connections to manholes are prohibited.
2. Force mains shall be PVC AWWA C905 DR 18 pipe. All force mains shall be constructed to the line and grade indicated on the approved plans, and have a minimum bury of 4.5 feet to the top of the pipe from finish grade. Force mains shall be hydrostatically tested per ISPMC, Section 401.
3. Force mains shall be installed with continuous tracer wire and plastic marking tape. Tracer wire shall be tested prior to sub grade approval, locating balls (available to be purchased from the City of Post Falls Public Works Department) shall be placed at each bend.
4. Sewer services shall be sized as shown on the construction plans, and field staked for grade and alignment. A minimum invert depth of 5 feet below top of curb at the property line is required. As-built plans shall show services with stationing, off-set and depth.
5. Sewer services shall be at right angles to the sewer main, except in cul-de-sacs or street knuckles.
6. Disruption of existing sewer services while making connection to existing mains is prohibited, without the specific approval of the City Engineer.
7. All sewer mains shall be marked with continuous plastic marking tape. The ends of all services shall be marked with a marker indicating the depth of bury to the nearest inch, and a locating ball (locating balls available to be purchased from the City of Post Falls Public Works Department).
8. All public sewer lines shall be video inspected, and an electronic copy along with a transcript submitted to the Engineer of Record for review. Upon review, the Engineer of Record shall forward the video and transcript, along with a letter detailing recommendations for remediation or approval to the City Engineer. Paving shall not progress without the City Engineer's approval.
9. The Contractor shall be responsible for cleanup of any debris within newly constructed pipes, or their connections to existing systems. All lines and manholes shall be cleaned and inspected prior to paving. Hydrant flushing of sewers is not an acceptable means of cleaning.
10. All sewer mains shall be air tested in accordance with ISPMC, Section 501.
11. All thrust blocking shall be formed in place against undisturbed or compacted soil, and conform to the minimum dimensions shown in SD 403. The use of pre-cast thrust blocks is prohibited. All bolts and nuts shall be free of concrete and accessible by wrench.
12. All sanitary sewer mains shall be separated a minimum of 10 feet horizontally from domestic water lines. Crossings of water mains and sewer systems shall have a minimum 18-inch vertical separation with the water main being centered over the sanitary sewer. Any anticipated separation differing from the minimum standards contained herein shall conform to the Idaho Rules for Waste Water, (IDAPA 58.01.16)
13. The internal coating of sewer force main fittings shall be 40 mils of Protecto 401 ceramic epoxy coating as manufactured by Pacific States Cast Iron Pipe Co. or an approved equal.
14. For force mains that have a 12-inch diameter or larger plug valves shall be utilized, for force that have a diameter less than 12 inches gate valves shall be utilized.

STREETS

1. All fill placed within the roadway prism shall be compacted to 90% of the modified proctor, with the exception of the top 12 inches of sub-grade that shall be compacted to 95% of the modified proctor (ASTM D-1557).
2. Prior to placing base material, the following shall be completed:
 - A. All public utilities shall be installed, tested and approved.
 - B. The Engineer of Record shall certify and provide copies of compaction test results to the City Engineer, for all trenches and sub-grade.
 - C. The line and grade of the sub-grade shall be inspected and approved.
 - D. A proof-roll of the sub-grade shall be performed and observed by the Engineer of Record and City Engineering Inspector.
 - E. Obtain authorization from the Engineer of Record and City Engineering Inspector, to proceed with placement of base material. The City Engineering Inspector shall be notified at least 24 hours prior to placement of base material.
3. Crushed aggregate base shall conform to the Idaho Standards for Public Works Construction, Section 802, (type 1) ¾-inch maximum aggregate size, and shall be compacted to the following specifications:
 - A. Roadway: 95%-modified proctor.
 - B. Curb base and driveway approaches: 92%-modified proctor.
 - C. Sidewalks or trails: 90%-modified proctor.
4. Prior to placing asphalt concrete, the following shall be completed:
 - A. The Engineer of Record shall certify and provide compaction test results for base material to the City Engineer.
 - B. All utilities shall be adjusted to grade and thickened collars installed.
 - C. Obtain authorization from the Engineer of Record and City Engineer to proceed with asphalt paving. The City Engineering Inspector shall be notified at least 24 hours prior to placement of asphalt pavement.
 5. Asphalt pavement shall conform with Idaho Transportation Department (ITD) specifications for Superpave. Pavement shall be SP3 PG 58-28 with 1½" max aggregate size. Pavements with a Section of 3" or less may be placed with 1 lift. Pavements with a section greater than 3" shall be placed with multiple lifts. Minimum lift thickness of 1.5" and maximum thickness of 3".

6. No asphalt shall be placed on wet or frozen surfaces, or when the air or ground temperature is less than 40°F. Top courses or pavement thickness less than 2.5 inches shall not be placed when air or ground temperature is less than 50°F, without approval by the City Engineer.
7. A tack coat shall be applied to all adjacent curbs and joints, prior to placement of asphaltic concrete.
8. During paving operations, the Engineer of Record shall observe paving operations, and perform compaction and quality control testing.
9. The City Engineer may require the pavement sections shown on the plans to be verified by "R" value tests taken from exposed sub-grade.
10. Extraction, coring, and gradation tests may be required at the discretion of the City Engineer to verify pavement thickness, compaction, and/or to verify compliance of materials to specifications.
11. Forms, sub-grade and string-line inspection is required prior to pouring concrete. A minimum notice of 24 hours is required prior to inspection.
12. Concrete shall not be placed on frozen surfaces, ice or snow, or surfaces with a temperature greater than 90 ° F. Unless otherwise authorized by the City Engineer, concrete placement shall be discontinued when air temperatures reach 35 ° F and falling.
13. Curb and gutter shall be constructed with full depth construction expansion joints adjacent to catch basins, at cold joints, and at all returns. Weakened plane joints are required every 10 feet.
14. Sidewalks shall be constructed with full depth expansion joints every 20 feet, at cold joints, and adjacent to structures. Weakened plane joints shall be located every 5 feet. Joints in the sidewalk shall be aligned with curb joints, as nearly as practical.

FLUSHING PRIOR TO DISINFECTION.

1. BEFORE CHLORINATION, FLUSH THE MAINS THOROUGHLY AFTER THE PRESSURE AND LEAKAGE TEST ARE COMPLETED.
2. USE A MINIMUM FLUSHING VELOCITY IN THE MAIN OF 2.5 FEET/SECOND.
3. IF NO HYDRANT IS INSTALLED AT THE END OF THE MAIN, PROVIDE A TAP OF THE SIZE SUFFICIENT TO PRODUCE A VELOCITY IN THE MAIN OF AT LEAST 2.5 FEET/SECOND.
4. STANDARD DETAIL W-10 SHOWS THE RATES OF FLOW REQUIRED TO PRODUCE A VELOCITY OF 2.5 FEET/SECOND IN VARIOUS SIZE PIPES.
5. EXERCISE EXTREME CARE AND CONDUCT A THOROUGH INSPECTION DURING THE WATER MAIN LAYING TO PREVENT AND DETECT SMALL STONES, PIECES OF CONCRETE, PARTICLES OF MATERIAL, OR OTHER FOREIGN MATERIAL THAT MAY HAVE ENTERED THE MAINS.
6. CLEAN LARGE MATERIAL BY FLUSHING AND INSPECTING ALL HYDRANTS ON THE LINES TO ENSURE THAT THE ENTIRE VALVE OPERATING MECHANISM OF EACH HYDRANT IS IN GOOD CONDITION.
- B. DISINFECTION OF WATER PIPES.
 1. GENERAL.
 - a. COMPLY WITH ANSI/AWWA C 651: DISINFECTING WATER MAINS, THESE SPECIFICATIONS, AND ENGINEER'S DIRECTION.
 - b. KEEP THE INTERIOR OF ALL PIPE, FITTINGS AND APPURTENANCES FREE FROM DIRT, HEAVY AND FOREIGN PARTICLES.
 - c. DISINFECT ALL WATER PIPES AND APPURTENANCES PRIOR TO PLACING IN SERVICE.
 2. FORM OF CHLORINE USED TO BE PRE-APPROVED BY THE ENGINEER.
 - a. LIQUID CHLORINE.
 - 1) FORM: LIQUID CONTAINING 100% AVAILABLE CHLORINE UNDER PRESSURE IN STEEL CONTAINERS.
 - 2) STANDARD: ANSI/AWWA B 301.
 - 3) EXECUTION: USED ONLY BY TRAINED PERSONNEL WITH APPROPRIATE GAS-FLOW CHLORINATORS AND EJECTORS.
 - 4) AUTHORIZATION: ONLY WITH WRITTEN AUTHORIZATION OF THE ENGINEER.
 - b. SODIUM HYPOCHLORITE.
 - 1) FORM: LIQUID CONTAINING APPROXIMATELY 5 TO 15% AVAILABLE CHLORINE.
 - 2) STANDARD: ANSI/AWWA B 300.
 - c. CALCIUM HYPOCHLORITE.
 - 1) FORM: GRANULAR OR IN 5G TABLETS CONTAINING APPROXIMATELY 65% AVAILABLE CHLORINE BY WEIGHT.
 - 2) STANDARD: ANSI/AWWA B 300.
 3. METHODS OF CHLORINATION USED TO BE PRE-APPROVED BY THE ENGINEER.
 - 1) TABLET OR GRANULE METHOD.
 - a. SOLUTION STRENGTH: 25 MG/L MINIMUM.
 - b. USE ONLY IF THE PIPES AND APPURTENANCES ARE KEPT CLEAN AND DRY DURING CONSTRUCTION. DO NOT USE ON SOLVENT WELDED PLASTIC OR SCHEDULE 40 STEEL PIPE.
 - c. PLACEMENT WHEN USING GRANULES: DURING CONSTRUCTION, PLACE CALCIUM HYPOCHLORITE GRANULES AT THE UPSTREAM END OF THE FIRST SECTION OF PIPE, AT THE UPSTREAM END OF EACH BRANCH MAIN, AND AT 500-FOOT INTERVALS.
 - d. GRANULAR QUANTITY: REFER TO TABLE 2.
 - 2) SOLUTION STRENGTH: 100 MG/L.
 - a. DOSING METHODS: PER ENGINEER'S DIRECTION.
 - b. FILLING PROCEDURE: USE APPROVED SOURCE TO FLOW CLEAN WATER AT A CONSTANT, MEASURED RATE INTO THE NEWLY LAID WATER MAIN. FILL AT A POINT NOT MORE THAN 10 FEET DOWNSTREAM FROM THE BEGINNING OF THE NEW MAIN. MEASURE THE CHLORINE CONCENTRATION AT REGULAR INTERVALS AND ENSURE A 25 MG/L DOSE. POSITION VALVES SO THAT THE CHLORINE SOLUTION IN THE MAIN BEING TREATED DOES NOT FLOW INTO WATER MAINS IN ACTIVE SERVICE. DO NOT STOP CHLORINE APPLICATION UNTIL THE ENTIRE MAIN IS FILLED WITH CHLORINATED WATER. RETAIN THE CHLORINATED WATER IN THE MAIN FOR AT LEAST 4 HOURS, OPERATING ALL VALVES AND HYDRANTS IN THE SECTION TREATED. AT THE END OF THE 24-HOUR PERIOD, VERIFY THE TREATED WATER IN ALL PORTIONS OF THE MAIN HAS A RESIDUAL OF 10 MG/L FREE CHLORINE.
 - c. SLUG METHOD.
 - 1) SOLUTION STRENGTH: 100 MG/L.
 - 2) DOSING METHODS: PER ENGINEER'S DIRECTION.
 - 3) FILLING PROCEDURE: USE APPROVED SOURCE TO FLOW CLEAN WATER AT A CONSTANT, MEASURED RATE INTO THE NEWLY LAID WATER MAIN. FILL AT A POINT NOT MORE THAN 10 FEET DOWNSTREAM FROM THE BEGINNING OF THE NEW MAIN. MEASURE CONCENTRATION AT REGULAR INTERVALS TO ENSURE 100 MG/L DOSE. APPLY THE CHLORINE CONTINUOUSLY AND FOR THE TIME REQUIRED TO DEVELOP A SOLID COLUMN OR "SLUG" OF CHLORINATED WATER THAT WILL, AS IT MOVES THROUGH THE MAIN, EXPOSE ALL INTERIOR SURFACES TO A 100 MG/L FOR AT LEAST 3 HOURS. MEASURE THE CHLORINE RESIDUAL IN THE SLUG AS IT MOVES THROUGH THE MAIN. IF AT ANY TIME IT DROPS BELOW 50 MG/L, STOP FLOW AND RELOCATE CHLORINATION EQUIPMENT AT THE HEAD OF THE SLUG. AND AS FLOW IS RESUMED, ADD CHLORINE TO RESTORE THE FREE CHLORINE IN THE SLUG TO NOT LESS THAN 100 MG/L. AS THE CHLORINATED WATER FLOWS PAST FITTINGS AND VALVES, OPERATE VALVES AND HYDRANTS TO DISINFECT APPURTENANCES AND PIPE BRANCHES.
 - C. FINAL FLUSHING.
 1. AFTER THE RETENTION PERIOD, FLUSH THE CHLORINATED WATER FROM THE MAIN UNTIL CHLORINE MEASUREMENTS SHOW THAT THE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT IN THE SYSTEM, OR IS ACCEPTABLE FOR DOMESTIC USE.
 2. DISPOSE OF FLUSHING WATER TO A LOCATION APPROVED BY THE ENGINEER.
 - D. BACTERIOLOGICAL TESTS.
 1. AFTER FINAL FLUSHING AND BEFORE THE WATER MAIN IS PLACED IN SERVICE, TEST SAMPLES COLLECTED FROM THE MAIN(S) FOR COLIFORM BACTERIA. TAKE 2 SAMPLES FROM EACH LOCATION AT LEAST 24 HOURS APART.
 2. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, COLLECT SAMPLES FROM EACH 1,200 FEET OF THE NEW MAIN AND ONE FROM EACH BRANCH.
 - E. REDISINFECTION.
 1. IF THE INITIAL DISINFECTION FAILS TO PRODUCE APPROVED BACTERIOLOGICAL SAMPLES, REFLUSH AND RESEAL THE MAIN.
 2. IF CHECK SAMPLES SHOW BACTERIAL CONTAMINATION, RE-CHLORINATE THE MAIN UNTIL APPROVED RESULTS ARE OBTAINED.
 - F. SWABBING.
 1. IF CONNECTIONS ARE NOT DISINFECTED ALONG WITH THE NEWLY INSTALLED MAIN, SWAB OR SPRAY THE INTERIOR OF ALL PIPE AND FITTINGS USED IN MAKING THE CONNECTIONS WITH A 1% HYPOCHLORITE SOLUTION BEFORE INSTALLATION.

Pipe Diameter (inches)	Amount (ounces)
4	1.7
6	3.3
8	6.7
10	10.5
12	15.1
18	26.8
24	34.0
24	41.9
24	50.4

Pipe Diameter (inches)	Number of 5g Tablets (2)
4	1
6	2
8	4
10	6
12	8
18	12
20	16
24	19

- (1) ADJUST FOR PIPE LENGTH OTHER THAN 18 FEET.
- (2) BASED ON 3.25G AVAILABLE CHLORINE PER TABLET.
- 7) FILLING PROCEDURE: WHEN GRANULE OR TABLET INSTALLATION HAS BEEN COMPLETED, FILL THE MAIN WITH CLEAN WATER AT A VELOCITY NOT EXCEEDING 1 FPS. TAKE PRECAUTIONS TO ASSURE THAT AIR POCKETS ARE ELIMINATED. LEAVE THIS WATER IN THE PIPE FOR AT LEAST 24 HOURS. IF THE WATER TEMPERATURE IS LESS THAN 41°F, LEAVE THE WATER IN THE PIPE FOR AT LEAST 48 HOURS. POSITION VALVE SO THAT THE CHLORINE SOLUTION IN THE MAIN BEING TREATED WILL NOT FLOW INTO WATER MAINS IN ACTIVE SERVICE.
- b. CONTINUOUS FEED METHOD.
 - 1) SOLUTION STRENGTH: DOSE AT 25 MG/L FOR 4 HOURS.
 - 2) RESIDUAL: 10 MG/L AT 24 HOURS.
 - 3) DOSING METHODS:



- a) LIQUID CHLORINE: SOLUTION FEED VACUUM-OPERATED CHLORINATOR IN COMBINATION WITH A BOOSTER PUMP.
- b) DIRECT FEED: NOT ALLOWED.
- c) HYPOCHLORITE SOLUTION: CHEMICAL FEED PUMP DESIGNED FOR FEEDING CHLORINE SOLUTIONS.
- d) CALCIUM HYPOCHLORITE GRANULES: REFER TO PREVIOUS SECTION.
- 4) FILLING PROCEDURE: USE APPROVED SOURCE TO FLOW CLEAN WATER AT A CONSTANT, MEASURED RATE INTO THE NEWLY LAID WATER MAIN. FILL AT A POINT NOT MORE THAN 10 FEET DOWNSTREAM FROM THE BEGINNING OF THE NEW MAIN. MEASURE THE CHLORINE CONCENTRATION AT REGULAR INTERVALS AND ENSURE A 25 MG/L DOSE. POSITION VALVES SO THAT THE CHLORINE SOLUTION IN THE MAIN BEING TREATED DOES NOT FLOW INTO WATER MAINS IN ACTIVE SERVICE. DO NOT STOP CHLORINE APPLICATION UNTIL THE ENTIRE MAIN IS FILLED WITH CHLORINATED WATER. RETAIN THE CHLORINATED WATER IN THE MAIN FOR AT LEAST 4 HOURS, OPERATING ALL VALVES AND HYDRANTS IN THE SECTION TREATED. AT THE END OF THE 24-HOUR PERIOD, VERIFY THE TREATED WATER IN ALL PORTIONS OF THE MAIN HAS A RESIDUAL OF 10 MG/L FREE CHLORINE.
- c. SLUG METHOD.
 - 1) SOLUTION STRENGTH: 100 MG/L.
 - 2) DOSING METHODS: PER ENGINEER'S DIRECTION.
 - 3) FILLING PROCEDURE: USE APPROVED SOURCE TO FLOW CLEAN WATER AT A CONSTANT, MEASURED RATE INTO THE NEWLY LAID WATER MAIN. FILL AT A POINT NOT MORE THAN 10 FEET DOWNSTREAM FROM THE BEGINNING OF THE NEW MAIN. MEASURE CONCENTRATION AT REGULAR INTERVALS TO ENSURE 100 MG/L DOSE. APPLY THE CHLORINE CONTINUOUSLY AND FOR THE TIME REQUIRED TO DEVELOP A SOLID COLUMN OR "SLUG" OF CHLORINATED WATER THAT WILL, AS IT MOVES THROUGH THE MAIN, EXPOSE ALL INTERIOR SURFACES TO A 100 MG/L FOR AT LEAST 3 HOURS. MEASURE THE CHLORINE RESIDUAL IN THE SLUG AS IT MOVES THROUGH THE MAIN. IF AT ANY TIME IT DROPS BELOW 50 MG/L, STOP FLOW AND RELOCATE CHLORINATION EQUIPMENT AT THE HEAD OF THE SLUG. AND AS FLOW IS RESUMED, ADD CHLORINE TO RESTORE THE FREE CHLORINE IN THE SLUG TO NOT LESS THAN 100 MG/L. AS THE CHLORINATED WATER FLOWS PAST FITTINGS AND VALVES, OPERATE VALVES AND HYDRANTS TO DISINFECT APPURTENANCES AND PIPE BRANCHES.
- C. FINAL FLUSHING.
 1. AFTER THE RETENTION PERIOD, FLUSH THE CHLORINATED WATER FROM THE MAIN UNTIL CHLORINE MEASUREMENTS SHOW THAT THE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT IN THE SYSTEM, OR IS ACCEPTABLE FOR DOMESTIC USE.
 2. DISPOSE OF FLUSHING WATER TO A LOCATION APPROVED BY THE ENGINEER.
- D. BACTERIOLOGICAL TESTS.
 1. AFTER FINAL FLUSHING AND BEFORE THE WATER MAIN IS PLACED IN SERVICE, TEST SAMPLES COLLECTED FROM THE MAIN(S) FOR COLIFORM BACTERIA. TAKE 2 SAMPLES FROM EACH LOCATION AT LEAST 24 HOURS APART.
 2. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, COLLECT SAMPLES FROM EACH 1,200 FEET OF THE NEW MAIN AND ONE FROM EACH BRANCH.
- E. REDISINFECTION.
 1. IF THE INITIAL DISINFECTION FAILS TO PRODUCE APPROVED BACTERIOLOGICAL SAMPLES, REFLUSH AND RESEAL THE MAIN.
 2. IF CHECK SAMPLES SHOW BACTERIAL CONTAMINATION, RE-CHLORINATE THE MAIN UNTIL APPROVED RESULTS ARE OBTAINED.
- F. SWABBING.
 1. IF CONNECTIONS ARE NOT DISINFECTED ALONG WITH THE NEWLY INSTALLED MAIN, SWAB OR SPRAY THE INTERIOR OF ALL PIPE AND FITTINGS USED IN MAKING THE CONNECTIONS WITH A 1% HYPOCHLORITE SOLUTION BEFORE INSTALLATION.

City of Post Falls
Approval

Approved By:

City Engineer Date



SHEET
C0.1

JOB NUMBER
22-3391

NORTHSHORE

GENERAL NOTES

PONDEROSA BLVD & TIMBER LN
POST FALLS, ID



PROJ #: 22-3391
DATE: 12/11/23
DRAWN: JPP
REVIEWED: TRW

SCALE:

HORIZONTAL:

N/A

VERTICAL:

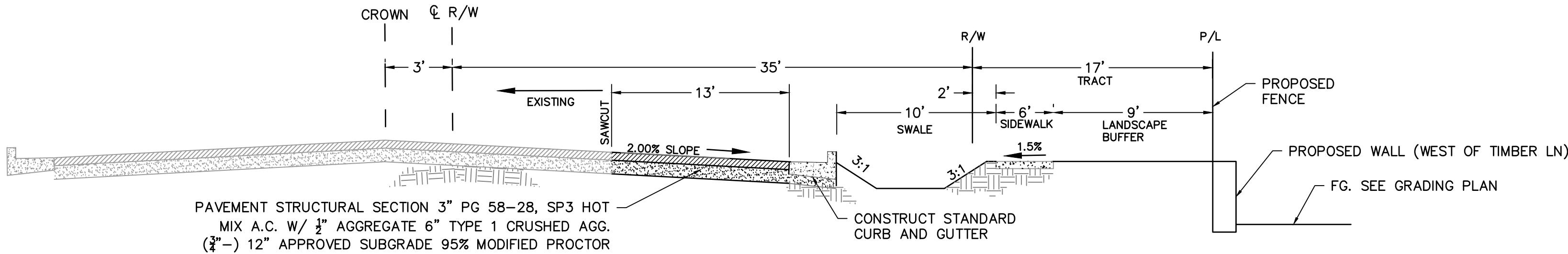
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NO.	DATE	BY	REVISIONS

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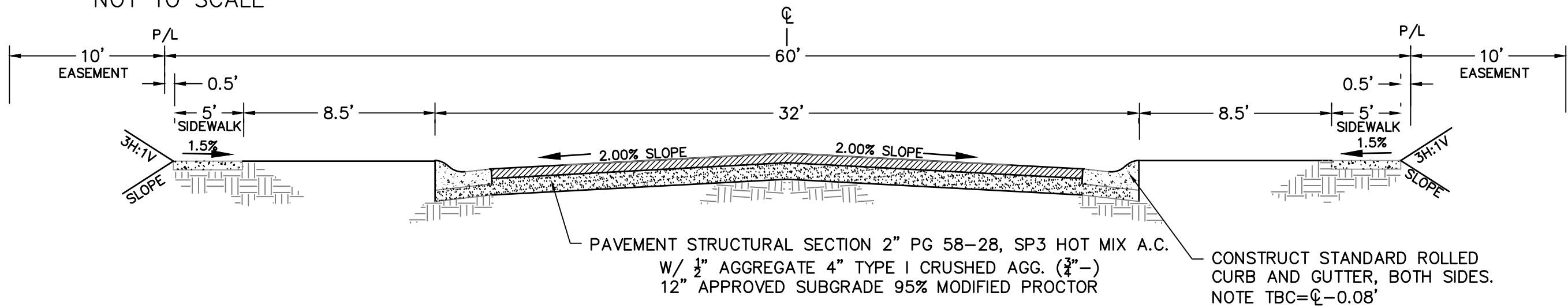
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UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



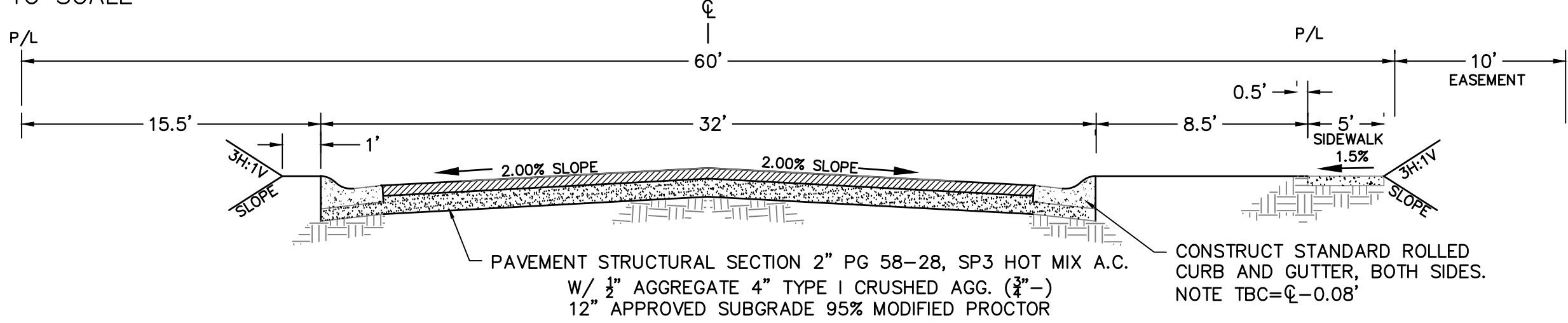
PONDEROSA BLVD TYPICAL CROSS SECTION

NOT TO SCALE



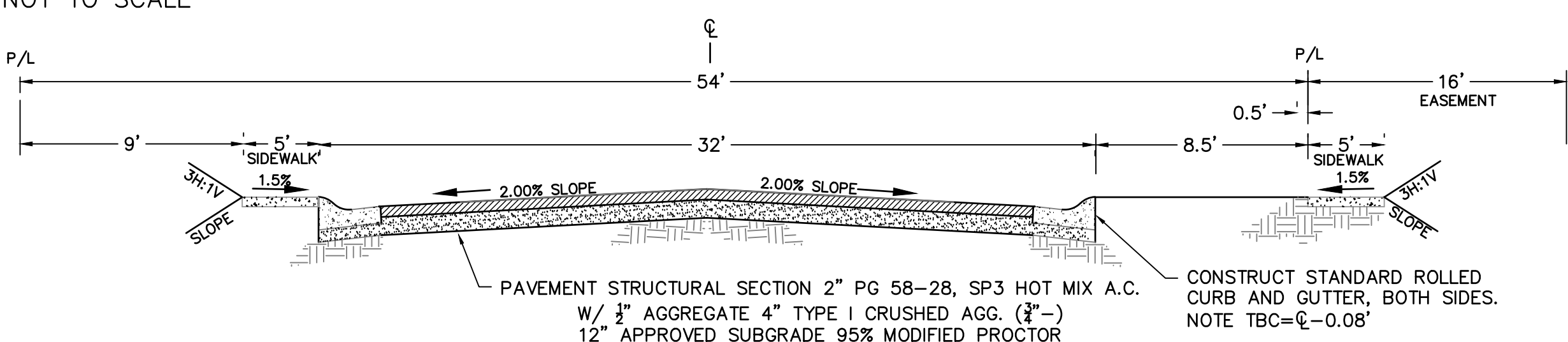
RAVINE DR TYPICAL CROSS SECTION

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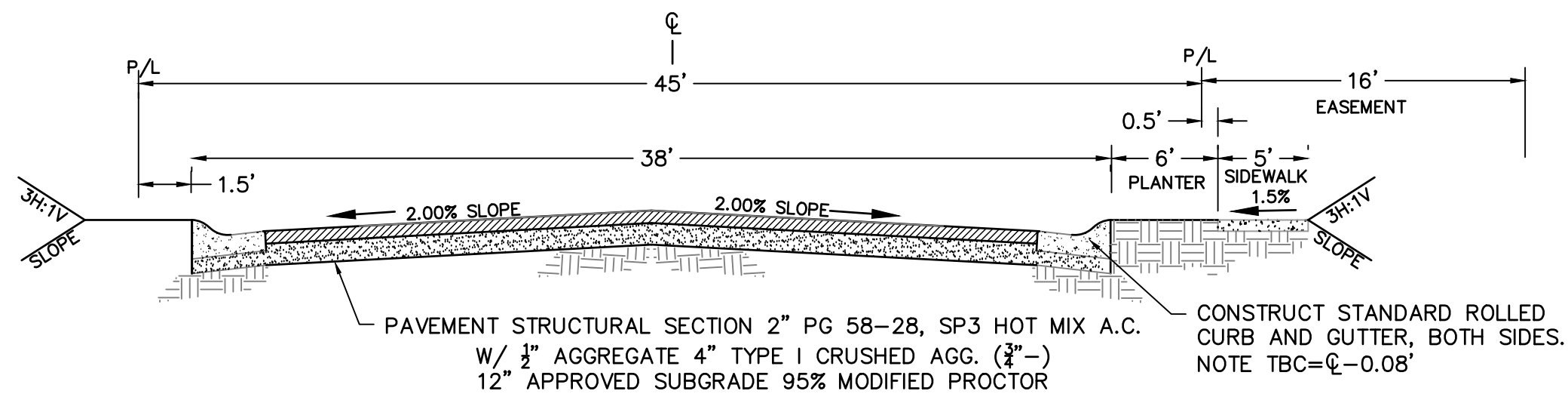
RAVINE DR TYPICAL CROSS SECTION

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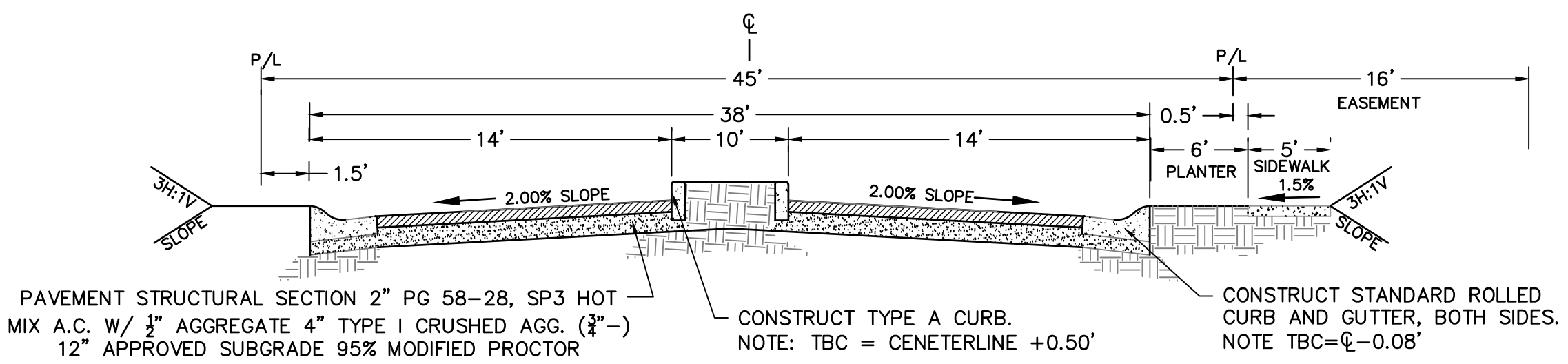
RAVINE DR TYPICAL CROSS SECTION

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TIMBER LN TYPICAL CROSS SECTION

NOT TO SCALE



TIMBER LN TYPICAL CROSS SECTION

NOT TO SCALE

P:\WCE\WORK\2022\WCE PROJECTS\2022-3391 TOMLINSON- POST FALLS- NORTH SHORE\DWG\CIVIL SHEET SET\3391-CO.X COVER.DWG PLOT DATE:12/11/23

NAVD - 88

NO	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
N/A
VERTICAL:
N/A

PROJ #: 22-3391
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DRAWN: JPP
REVIEWED: TRW

☒	CIVIL
☐	STRUCTURAL
☐	SURVEYING
☐	TRAFFIC
☐	PLANNING
☐	LANDSCAPE
☐	OTHER

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

NORTHSHORE
TYPICAL SECTIONS
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

City of Post Falls
Approval
Approved By:
City Engineer Date

PROFESSIONAL ENGINEER
REGISTERED
9002
STATE OF IDAHO
ROD R. WHIPPLE
11/10/23

SHEET
C0.2
JOB NUMBER
22-3391



City of Post Falls Approval	
Approved By: _____	11/10/23
_____ City Engineer Date	SHEET C1.0
REFERENCE ONLY)	JOB NUMBER 22-3391
& TIMBER LN S. ID	

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NORTHSHORE
TOPOGRAPHY (REFERENCE ONLY)
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

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

EROSION & SEDIMENT CONTROL

GENERAL NOTES AND INFORMATION

1. AN EROSION/SEDIMENT CONTROL (E.S.C.) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE E.S.C. PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE E.S.C. FACILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY D.E.Q., OR UNTIL VEGETATION IS ESTABLISHED THROUGHOUT THE SITE, AND ACCEPTED BY D.E.Q., WHICHEVER IS LATER.

2. APPROVAL OF THE E.S.C. PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE E.S.C. PLAN.

3. THE EROSION/SEDIMENT CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE E.S.C. MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS, OR GRAVEL GALLERIES.

4. GEOTEXTILE FABRIC IS TO BE PLACED ON THE RIMS, CATCH BASINS AND INLETS UNTIL SUCH TIME THAT THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.

5. THE SILT FENCES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO OTHER SITE WORK, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES OR APPROVED EQUAL AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. SEE DETAIL 2, SHEET C2.2.

7. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT IN A DOE APPROVED WASHOUT PIT, NOT LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA.

8. PROPERTY OWNER: SPOKANE RIVER NORTHSHORE LLC
PERMIT APPLICANT: WHIPPLE CONSULTING ENGINEERS, 509-893-2617
CONTACT PERSON ON SITE: TBD

9. PROJECT LOCATION: IN POST FALLS, IDAHO IN THE NE 1/4 OF SECTION 12, TOWNSHIP 50 N., RANGE 05 E. B.M.

10. PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF 22 LOTS ON APPROXIMATELY 18.32 ACRES. THE PROJECT WILL REQUIRE CONSTRUCTION OF NEW PAVING, WATER, SEWER AND STORM DRAINAGE FACILITIES.

11. DESCRIPTION OF E.S.C. MEASURES: USE OF SILT FENCES AND SEDIMENTATION FILTERS. ALL E.S.C. MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER SITE IS LANDSCAPED.

12. EXISTING VEGETATION: FIELD GRASS, TREES, SHRUBS, AND WEEDS

13. PLAN PREPARATION DATE: SEPTEMBER 2023

14. SOILS: 49.6% GARRISON VERY GRAVELLY ASHY LOAM, 0 TO 8 PERCENT SLOPES; 4.1% LENZ-OUTCROP COMPLEX, 15 TO 30 PERCENT SLOPES; 46.3% URBAN LAND-OPPORTUNITY, DISTURBED COMPLEX, 3 TO 8 PERCENT SLOPES

15. STABILIZATION OF DENUDED AREAS:
ANY DISTURBED AREAS, WHICH WOULD BE LEFT BARE FOR MORE THAN 7 DAYS AND ARE NOT INTENDED TO BE REWORKED WITHIN 30-45 DAYS SHALL BE SEEDED WITH A FAST STARTING NATIVE DRYLAND GRASS SUCH AS ANNUAL RYE, OR APPROVED EQUAL, AT A RATE OF 60 lbs/ACRE.

16. CONTROL OF POLLUTANTS:
ANY SPILLS WILL BE HANDLED ACCORDING TO D.E.Q.. GUIDELINES.

17. LIMITS OF GRADING:
DURING THE COURSE OF CONSTRUCTION, THE AMOUNT OF DISTURBED AREA SHALL BE KEPT TO A MINIMUM AND SHALL BE LIMITED TO THE AREA SHOWN AS "LIMITS OF GRADING" ON THIS SHEET OF THE EROSION CONTROL PLANS.

MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE TEMPORARY E.S.C. MEASURES.

2. SEDIMENT BARRIERS SHALL BE INSPECTED WEEKLY & IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER FABRIC SHALL BE ACCOMPLISHED PROMPTLY.

4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RUNOFF-PRODUCING RAINFALL. DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.

5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE E.S.C. STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

6. ALL TEMPORARY AND PERMANENT E.S.C. PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

7. ALL TEMPORARY E.S.C. MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING SWEEPING AND WATER TO WASH THE CONSTRUCTION DEBRIS FROM THE STREET.

9. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY USING WATER. APPLICATIONS OF WATER MAY BE REQUIRED SEVERAL TIMES PER DAY DURING CONSTRUCTION ACTIVITY.

E.S.C. STANDARD PLAN NOTES

1. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED IN ORDER TO BEST MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL PROBLEMS.

(A) CLEAR AND GRUB SUFFICIENTLY FOR INSTALL OF TEMPORARY E.S.C. BMP'S;

(B) INSTALL TEMPORARY E.S.C. BMPs, CONSTRUCTING SEDIMENT TRAPPING BMP'S AS ONE OF THE FIRST STEPS PRIOR TO GRADING;

(C) CLEAR, GRUB AND ROUGH GRADE FOR ROADS, TEMPORARY ACCESS POINTS AND UTILITY LOCATIONS;

(D) STABILIZE ROADWAY APPROACHES AND TEMPORARY ACCESS POINTS WITH THE APPROPRIATE CONSTRUCTION ENTRY BMP;

(E) CLEAR, GRUB AND GRADE INDIVIDUAL LOTS OR GROUPS OF LOTS;

(F) TEMPORARILY STABILIZE, THROUGH RE-VEGETATION OR OTHER APPROPRIATE BMP'S, LOTS OR GROUPS OF LOTS IN SITUATIONS WHERE SUBSTANTIAL CUT OR FILL SLOPES ARE A RESULT OF THE SITE GRADING;

(G) CONSTRUCT ROADS, BUILDINGS, PERMANENT STORMWATER FACILITIES. (I.E. INLETS, PONDS, U.I.C.FACILITIES, ETC.);

(H) PROTECT ALL PERMANENT STORMWATER FACILITIES UTILIZING THE APPROPRIATE BMP'S;

(I) INSTALL PERMANENT E.S.C. CONTROLS, WHEN APPLICABLE; AND,

(J) REMOVE TEMPORARY E.S.C. CONTROLS WHEN;

2. PERMANENT E.S.C. CONTROLS. WHEN APPLICABLE, HAVE BEEN COMPLETELY INSTALLED;

3. ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION AND SEDIMENTATION PROBLEMS HAVE CEASED; AND,

4. VEGETATION HAD BEEN ESTABLISHED IN THE AREAS NOTED AS REQUIRING VEGETATION ON THE ACCEPTED E.S.C. PLAN ON FILE WITH THE LOCAL JURISDICTION.

5. INSPECT ALL ROADWAYS, AT THE END OF EACH DAY, ADJACENT TO THE CONSTRUCTION ACCESS ROUTE. IF IT IS EVIDENT THAT SEDIMENT HAS BEEN TRACKED OFF SITE AND/OR BEYOND THE ROADWAY APPROACH, CLEANING IS REQUIRED.

6. IF SEDIMENT REMOVAL IS NECESSARY PRIOR TO STREET WASHING, IT SHALL BE REMOVED BY SHOVELING OR PICKUP SWEEPING AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

7. IF STREET WASHING IS REQUIRED TO CLEAN SEDIMENT TRACKED OFF SITE, ONCE SEDIMENT HAS BEEN REMOVED, STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE OR OTHERWISE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO WATERS OF THE STATE.

8. RESTORE CONSTRUCTION ACCESS ROUTE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION.

9. RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION IN AND UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICAL.

10. INSPECT SEDIMENT CONTROL BMP'S WEEKLY AT A MINIMUM, DAILY DURING A STORM EVENT, AND AFTER ANY DISCHARGE FROM THE SITE (STORMWATER OR NON-STORMWATER). THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE SITE IS STABILIZED AND INACTIVE.

11. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STATE AND/OR LOCAL AIR QUALITY CONTROL AUTHORITIES WITH JURISDICTION OVER THE PROJECT AREA.

12. STABILIZE EXPOSED UNWORKED SOILS (INCLUDING STOCKPILES), WHETHER AT FINAL GRADE OR NOT WITHIN 10 DAYS DURING THE REGIONAL DRY SEASON (JULY 1 TO SEPTEMBER 30) AND WITHIN 5 DAYS DURING THE REGIONAL WET SEASON (OCTOBER 1 THRU JUNE 30). SOILS MUST BE STABILIZED AT THE END OF A SHIFT BEFORE A HOLIDAY WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. THE TIME LIMIT MAY ONLY BE ADJUSTED BY A LOCAL JURISDICTION WITH A "QUALIFIED LOCAL PROGRAM," IF IT CAN BE DEMONSTRATED THAT THE RECENT PRECIPITATION JUSTIFIES A DIFFERENT STANDARD AND MEETS THE REQUIREMENTS SET FORTH IN THE CONSTRUCTION STORMWATER GENERAL PERMIT.

13. PROTECT INLETS, DRYWELLS, CATCH BASINS AND OTHER STORMWATER MANAGEMENT FACILITIES FROM SEDIMENT, WHETHER OR NOT FACILITIES ARE OPERABLE,

14. KEEP ROADS ADJACENT TO INLETS CLEAN.

15. INSPECT INLETS WEEKLY AT A MINIMUM AND DAILY FOR STORM EVENTS.

16. CONSTRUCT STORMWATER CONTROL FACILITIES (DETENTION/RETENTION STORAGE POND OR SWALES) BEFORE GRADING BEGINS. THESE FACILITIES SHALL BE OPERABLE BEFORE THE CONSTRUCTION OF IMPERVIOUS SITE IMPROVEMENTS.

17. STOCKPILE MATERIALS (SUCH AS TOPSOIL) ON SITE, KEEPING OFF OF ROADWAY AND SIDEWALKS.

18. COVER, CONTAIN AND PROTECT ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCT, AND NON-INERT WASTES PRESENT ON SITE FROM VANDALISM (SEE CHAPTER 173-304 W.A.C. FOR THE DEFINITION OF INERT WASTE), USE SECONDARY CONTAINMENT FOR ON-SITE FUELING TANKS.

19. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEMS REPAIRS, SOLVENT AND DEGREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF USING SPILL RECONVENTION MEASURES, SUCH AS DRIP PANS. CLEAN ALL CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. IF RAINING OVER EQUIPMENT OR VEHICLE, PERFORM EMERGENCY REPAIRS ON SITE USING TEMPORARY PLASTIC BENEATH THE VEHICLE.

20. CONDUCT APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, IN SUCH A MANNER, AND AT APPLICATION RATES, THAT INHIBITS THE LOSS OF CHEMICALS INTO STORMWATER RUNOFF FACILITIES. AMEND MANUFACTURER'S RECOMMENDED APPLICATION RATES AND PROCEDURES TO MEET THIS REQUIREMENT, IF NECESSARY.

21. INSPECT ON A REGULAR BASIS (AT A MINIMUM WEEKLY, AND DAILY DURING/AFTER A RUNOFF PRODUCING EVENT) AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP'S TO ENSURE SUCCESSFUL PERFORMANCE OF THE BMP'S. NOTE THAT INLET PROTECTIONS DEVICES SHALL BE CLEANED OR REMOVED AND REPLACE BEFORE SIX INCHES OF SEDIMENT CAN ACCUMULATE.

22. REMOVE TEMPORARY E.S.C. BMP'S WITHIN 30 DAYS AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. PERMANENTLY STABILIZE AREA THAT ARE DISTURBED DURING REMOVAL PROCESS.

ESC GENERAL NOTES

1. DUST EMISSIONS DURING DEMOLITION, CONSTRUCTION, AND EXCAVATION PROJECTS MUST BE CONTROLLED. THIS MAY REQUIRE THE USE OF WATER SPRAYS, TARPS, SPRINKLERS, OR SUSPENSION OF ACTIVITY DURING CERTAIN WEATHER CONDITIONS.

2. MEASURES MUST BE TAKEN TO AVOID THE DEPOSITION OF DIRT AND MUD FROM UNPAVED SURFACES ONTO PAVED SURFACES. IF TRACKING OR SPILLS OCCUR ON PAVED SURFACES, MEASURES MUST BE TAKEN IMMEDIATELY TO CLEAN THESE SURFACES.

3. DEBRIS GENERATED, AS A RESULT OF THIS PROJECT, MUST BE DISPOSED OF BY MEANS OTHER THAN BURNING (I.E., CONSTRUCTION WASTE, VEGETATIVE WASTE, ECT.).

4. ALL TRAVELED SURFACES (I.E., INGRESS, EGRESS, PARKING AREAS, ACCESS ROADS, ECT.) BE PAVED AND KEPT CLEAN TO MINIMIZE DUST EMISSIONS.

5. IF OBJECTIONABLE ODORS RESULT FROM THIS PROJECT, EFFECTIVE CONTROL APPARATUS AND MEASURES MUST BE TAKEN TO REDUCE ODORS TO A MINIMUM.

6. SPECIAL ATTENTION SHOULD BE GIVEN TO PROPER MAINTENANCE OF DIESEL POWERED CONSTRUCTION EQUIPMENT TO REDUCE THE IMPACT OF DIESEL EXHAUST, A SUSPECTED CARCINOGEN.

P:\WCE_WORK\2022 WCE PROJECTS\2022-3391 TOMLINSON- POST FALLS- NORTH SHORE\DWG\CIVIL SHEET SET\3391-CO.X COVER.DWG PLOT DATE:12/11/23

NAVD - 88
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NO	DATE	BY	REVISIONS	

SCALE:

HORIZONTAL:

N/A

VERTICAL:

N/A

PROJ #: 22-3391

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DRAWN: JPP

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☒	CIVIL
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WCE
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PH: 509-893-2617 FAX: 509-926-0227

NORTHSHORE
EROSION CONTROL NOTES
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

City of Post Falls
Approval

Approved By:

City Engineer Date



SHEET
C2.1

JOB NUMBER
22-3391



SILT FENCE

INFORMATION TAKEN FROM CHAPTER 7 OF THE EASTERN WASHINGTON STORMWATER MANAGEMENT MANUAL 2004 EDITION

PURPOSE: USE OF SILT FENCE REDUCES THE TRANSPORT OF COARSE SEDIMENT FROM A CONSTRUCTION SITE BY PROVIDING A TEMPORARY PHYSICAL BARRIER TO SEDIMENT AND REDUCING THE RUNOFF VELOCITIES OF OVERLAND FLOW. SEE FIGURE 7.3.20 OF THE EASTERN WASHINGTON STORMWATER MANUAL OR DETAIL BELOW FOR DETAILS ON SILT FENCE CONSTRUCTION.

CONDITIONS OF USE: SILT FENCE MAY BE USED DOWNSLOPE OF ALL DISTURBED AREAS. SILT FENCE IS NOT INTENDED TO TREAT CONCENTRATED FLOWS, NOR IS IT INTENDED TO TREAT SUBSTANTIAL AMOUNTS OF OVERLAND FLOW. ANY CONCENTRATED FLOWS MUST BE CONVEYED THROUGH THE DRAINAGE SYSTEM TO A SEDIMENT POND. THE ONLY CIRCUMSTANCE IN WHICH OVERLAND FLOW CAN BE TREATED SOLELY BY A SILT FENCE, RATHER THAN BY A SEDIMENT POND, IS WHEN THE AREA DRAINING TO THE FENCE IS ONE ACRE OR LESS AND FLOW RATES ARE LESS THAN 0.5 CFS.

SILT FENCES SHOULD NOT BE CONSTRUCTED IN STREAMS OR USED IN V-SHAPED DITCHES. THEY ARE NOT AN ADEQUATE METHOD OF SILT CONTROL FOR ANYTHING DEEPER THAN SHEET OR OVERLAND FLOW.

DESIGN AND INSTALLATION: DRAINAGE AREA OF 1 ACRE OR LESS OR IN COMBINATION WITH SEDIMENT BASIN IN A LARGER SITE.

MAXIMUM SLOPE STEEPNESS (NORMAL OR PERPENDICULAR TO FENCE LINE) 1:1.

MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE FENCE OF 100 FEET.

NO FLOWS GREATER THAN 0.5 CFS.

THE GEOTEXTILE USED SHALL MEET THE FOLLOWING STANDARDS. ALL GEOTEXTILE PROPERTIES LISTED BELOW ARE MINIMUM AVERAGE ROLL VALUES.

POLYMERIC MESH AOS (ASTM D4751)	0.60MM MAX. FOR SLIT WOVENS (#30 SEVE). 0.30MM MAX. FOR ALL OTHER GEOTEXTILE TYPES (#50 SIEVE). 0.15MM MAX. FOR ALL FABRIC TYPES (#100 SIEVE). 0.02"/SEC MIN.
WATER PERMITTIVITY (ASTM D4491)	180 LBS. MIN. FOR EXTRA STRENGTH FABRIC.
GRAB TENSILE STRENGTH (ASTM D4632)	100 LBS. MIN. FOR STANDARD STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D4335)	70% MIN.

STANDARD STRENGTH FABRICS SHALL BE SUPPORTED WITH WIRE MESH, CHICKEN WIRE, 2-INCH X 2-INCH, SAFETY FENCE, OR JUST MESH TO INCREASE THE STRENGTH OF FABRIC. SILT FENCE MATERIALS ARE AVAILABLE THAT HAVE SYNTHETIC MESH BACKING ATTACHED.

FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0°F. TO 120°F.

100 PERCENT BIODEGRADABLE. SILT FENCE IS AVAILABLE THAT IS STRONG, LONG LASTING, AND CAN BE LEFT IN PLACE AFTER THE PROJECT IS COMPLETED, IF PERMITTED BY LOCAL REGULATIONS.

CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCES AT THE LOCATIONS SHOWN IN THE PLANS. THE SILT FENCE SHALL BE CONSTRUCTED IN THE AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES. A SILT FENCE SHALL NOT BE CONSIDERED TEMPORARY IF THE SILT FENCE MUST OPERATE BEYOND THE LENGTH OF THE CONTRACT. THE SILT FENCE SHALL PREVENT SOIL CARRIED BY RUNOFF WATER FROM GOING BENEATH, THROUGH, OR OVER THE TOP OF THE SILT FENCE, BUT SHALL ALLOW WATER TO PASS THROUGH THE FENCE.

THE MINIMUM HEIGHT OF THE TOP OF SILT FENCE SHALL BE 2 FEET AND THE MAXIMUM SHALL BE 2.5 FEET ABOVE THE ORIGINAL GROUND SURFACE.

DESIGN AND INSTALLATION: (CONTINUED)

THE GEOTEXTILE SHALL BE SEWN TOGETHER AT THE POINT OF MANUFACTURE, OR AT AN APPROVED LOCATION AS DETERMINED BY THE ENGINEER, TO FORM GEOTEXTILE LENGTHS AS REQUIRED. ALL SEWN SEAMS SHALL BE LOCATED AT A SUPPORT POST. ALTERNATIVELY, TWO SECTIONS OF SILT FENCE CAN BE OVERLAPPED, PROVIDED THE CONTRACTOR CAN DEMONSTRATE, TO THE SATISFACTION OF THE ENGINEER, THAT THE OVERLAP IS LONG ENOUGH AND THAT THE ADJACENT FENCE SECTIONS ARE CLOSE ENOUGH TOGETHER TO PREVENT SILT LOADED WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP.

THE GEOTEXTILE SHALL BE ATTACHED ON THE UP-SLOPE SIDE OF THE POSTS AND SUPPORT SYSTEM WITH STAPLES, WIRE, OR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE GEOTEXTILE SHALL BE ATTACHED IN A MANNER THAT REDUCES THE POTENTIAL FOR GEOTEXTILE TEARING AT THE STAPLES, WIRE, OR OTHER CONNECTION DEVICE. SILT FENCE BACKUP SUPPORT FOR THE GEOTEXTILE IN THE FORM OF A WIRE OF PLASTIC MESH IS DEPENDENT ON THE PROPERTIES OF THE GEOTEXTILE SELECTED FOR SUE. IF WIRE OR PLASTIC BACK-UP MESH IS USED, THE MESH SHALL BE FASTENED SECURELY TO THE UP-SLOPE OF THE POSTS WITH THE GEOTEXTILE BEING UP-SLOPE OF THE MESH BACK SUPPORT.

THE GEOTEXTILE AT THE BOTTOM OF THE FENCE SHALL BE BURIED IN A TRENCH TO A MINIMUM DEPTH OF 4" BELOW THE GROUND SURFACE. THE TRENCH SHALL BE BACKFILLED AND THE SOIL TAMPED IN PLACE OVER THE BURIED PORTION OF THE GEOTEXTILE, SUCH THAT NO FLOW CAN PASS BENEATH THE FENCE AND SCOURING CAN NOT OCCUR. WHEN WIRE OR POLYMERIC BACK-UP SUPPORT MESH IS USED, THE WIRE OR POLYMERIC MESH SHALL EXTEND INTO THE TRENCH A MINIMUM OF 3".

THE FENCE POSTS SHALL BE PLACED OR DRIVEN A MIN. OF 18". A MIN. DEPTH OF 12" IS ALLOWED IF TOPSOIL OR OTHER SOFT SUBGRADE SOIL IS NOT PRESENT AND A MIN. DEPTH OF 18" CANNOT BE REACHED. FENCE POST DEPTHS SHALL BE INCREASED 6" IF THE FENCE IS LOCATED ON SLOPES PF 3:1 OR STEEPER AND THE SLOPE IS PERPENDICULAR TO THE FENCE. IF REQUIRED POST DEPTHS CANNOT BE OBTAINED, THE POSTS SHALL BE ADEQUATELY SECURED BY BRACING OR GUYING TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT LOADING.

SILT FENCES SHALL BE LOCATED ON CONTOUR AS MUCH AS POSSIBLE, EXCEPT AT THE ENDS OF THE FENCE, WHERE THE FENCE SHALL BE TURNED UPHILL SUCH THAT THE SILT FENCE CAPTURES THE RUNOFF WATER AND PREVENTS WATER FROM FLOWING AROUND THE END OF THE FENCE.

IF THE FENCE MUST CROSS CONTOURS, WITH THE EXCEPTION OF THE END OF THE FENCE, GRAVEL CHECK DAMS PLACED PERPENDICULAR TO THE BACK OF THE FENCE SHALL BE USED TO MINIMIZE CONCENTRATED FLOW AND EROSION ALONG THE BACK OF THE FENCE. THE GRAVEL CHECK DAMS SHALL BE APPROXIMATELY 1' DEEP AT THE BACK OF THE FENCE. IT SHALL BE CONTINUED PERPENDICULAR TO THE FENCE AT THE SAME ELEVATION UNTIL THE TOP OF THE CHECK DAM INTERCEPTS THE GROUND SURFACE BEHIND THE FENCE. THE GRAVEL CHECK DAMS SHALL CONSIST OF CRUSHED SURFACING TOP COURSE, GRAVEL BACKFILL FOR WALLS, OR SHOULDER BALLAST. THE GRAVEL CHECK DAMS SHALL BE LOCATED EVERY 10' ALONG THE FENCE WHERE THE FENCE MUST CROSS THE CONTOURS. THE SLOPE OF THE FENCE LINE WHERE THE CONTOURS MUST BE CROSSED SHALL NOT BE STEEPER THAN 3:1

WOOD, STEEL OR EQUIVALENT POSTS SHALL BE USED. WOOD POSTS SHALL HAVE MINIMUM DIMENSIONS OF 2"x2"x3' MIN. LENGTH, AND SHALL BE FREE OF DEFECTS SUCH AS KNOTS, SPLITS, OR GOUGES. STEEL POSTS SHALL CONSIST OF EITHER SIZE NO. 6 REBAR OR LARGER, ASTM A 120 STEEL PIPE WITH A MIN. DIAMETER. OR 1-INCH, U, T, L, OR C SHAPE STEEL POSTS WITH A MIN. WEIGHT OF 1.35 LBS./FT. OR OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE TO THE POST SIZES LISTED. THE SPACING OF THE SUPPORTS POSTS SHALL BE A MAXIMUM OF 6'.

FENCE BACK-UP SUPPORT, IF USED, SHALL CONSIST OF STEEL WIRE WITH A MAX. MESH SPACING OF 2', OR A PREFABRICATED POLYMERIC MESH. THE STRENGTH OF WIRE ON POLYMERIC MESH SHALL BE EQUIVALENT TO OR GREATER THAN 180 LBS. GRAB TENSILE STRENGTH. THE POLYMERIC MESH MUST BE AS RESISTANT TO ULTRAVIOLET RADIATION AS THE GEOTEXTILE IT SUPPORTS.

SILT FENCE INSTALLATION USING THE SLICING METHOD SPECIFICATION DETAILS FOLLOW.

THE BASE OF BOTH END POSTS MUST BE AT LEAST 2-4" ABOVE THE TOP OF THE SILT FENCE FABRIC ON THE MIDDLE POSTS FOR DITCH CHECKS TO DRAIN PROPERLY. USE A HAND LEVEL OR STRING LEVEL, IF NECESSARY, TO MARK BASE POINTS BEFORE INSTALLATION.

INSTALL POSTS 3-4' APART IN CRITICAL RETENTION AREAS. AND 6-7' APART IN STANDARD APPLICATIONS.

INSTALL POSTS 24" DEEP ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC. ENABLING POSTS TO SUPPORT THE FABRIC FROM THE UPSTREAM WATER PRESSURE.

INSTALL POSTS WITH NIPPLES FACING AWAY FROM THE SILT FENCE FABRIC.

ATTACH THE FABRIC TO EACH POST WITH THREE TIES. ALL SPACED WITH THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1 INCH VERTICALLY APART. IN ADDITION, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENING TO PREVENT SAGGING.

WRAP APPROXIMATELY 6 INCHES OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.

NO MORE THEN 24" OF A 36" FABRIC IS ALLOWED ABOVE GROUND LEVEL.

THE ROPE LOCK SYSTEM MUST BE USED IN ALL DITCH CHECK APPLICATIONS.

THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATION BEFORE COMPACTION. USE A FLAT-BLADED SHOVEL TO TUCK FABRIC DEEPER INTO THE GROUND IF NECESSARY.

COMPACTION IS VITALLY IMPORTANT FOR EFFECTIVE RESULTS. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE WITH THE FRONT WHEEL OF A TRACTOR, SKID STEER, OR ROLLER EXERTING 60 PSI. COMPACT THE UPSTREAM SIDE FIRST AND THEN EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS

ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.

IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT POND.

IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF THE FLOWS PARALLEL TO THE FENCE, IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.

SEDIMENT DEPOSITS SHALL EITHER BE REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-THIRD THE HEIGHT OF THE SILT FENCE, OR A SECOND SILT FENCE INSTALLED.

IF THE FILTER FABRIC OR GEOTEXTILE HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

STABILIZED CONSTRUCTION ENTRANCE

INFORMATION TAKEN FROM CHAPTER 7 OF THE EASTERN WASHINGTON STORMWATER MANAGEMENT MANUAL 2004 EDITION

PURPOSE:

CONSTRUCTION ENTRANCES ARE STABILIZED TO REDUCE THE AMOUNT OF SEDIMENT TRANSPORTED ONTO PAVED ROADS BY VEHICLES OR EQUIPMENT BY CONSTRUCTING A STABILIZED PAD OF QUARRY SPALLS AT ENTRANCES TO CONSTRUCTION SITES.

CONDITIONS OF USE:

CONSTRUCTION ENTRANCES SHALL BE STABILIZED WHEREVER TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND TRAVELING ON PAVED ROADS OR OTHER PAVED AREAS WITHIN 1,000 FEET OF THE SITE.

ON LARGE COMMERCIAL, HIGHWAY, AND ROAD PROJECTS, THE DESIGNER AND OR CONTRACTOR SHOULD INCLUDE ENOUGH MATERIALS IN THE CONTRACT TO ALLOW FOR ADDITIONAL STABILIZED ENTRANCES NOT SHOWN IN THE INITIAL CONSTRUCTION SWPPP. IT IS DIFFICULT TO DETERMINE EXACTLY WHERE ACCESS TO THESE PROJECTS WILL TAKE PLACE; ADDITIONAL MATERIALS WILL ENABLE THE CONTRACTOR TO INSTALL THEM WHERE NEEDED.

DESIGN AND INSTALLATION: SEE FIGURE 7.3.2 OF THE EASTERN WATER STORMWATER MANAGEMENT MANUAL OR DETAIL BELOW.

THE SURFACE MATERIAL SHALL BE 4"-8" QUARRY SPALLS. SMALLER CRUSHED ROCK SUCH AS BASE COURSE MAY BE APPROPRIATE IN SOME SITUATIONS BUT, SINCE IT IS MORE LIKELY TO BE TRACKED OFF-SITE, MUST BE APPROVED BY THE LOCAL JURISDICTION.

A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD. THE GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS:

GRAB TENSILE STRENGTH (ASTM D4751)	200 PSI MIN.
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
MULLEN BURST STRENGTH (ASTM D3786-80A)	400 PSI MIN.
AOS (ASTM D4751)	20-45 (U.S. STANDARD SIEVE SIZE)

IF SITE CONDITIONS DO NOT WARRANT THE USE OF GEOTEXTILE, IT IS NOT REQUIRED.

MAINTENANCE STANDARDS: IF QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.

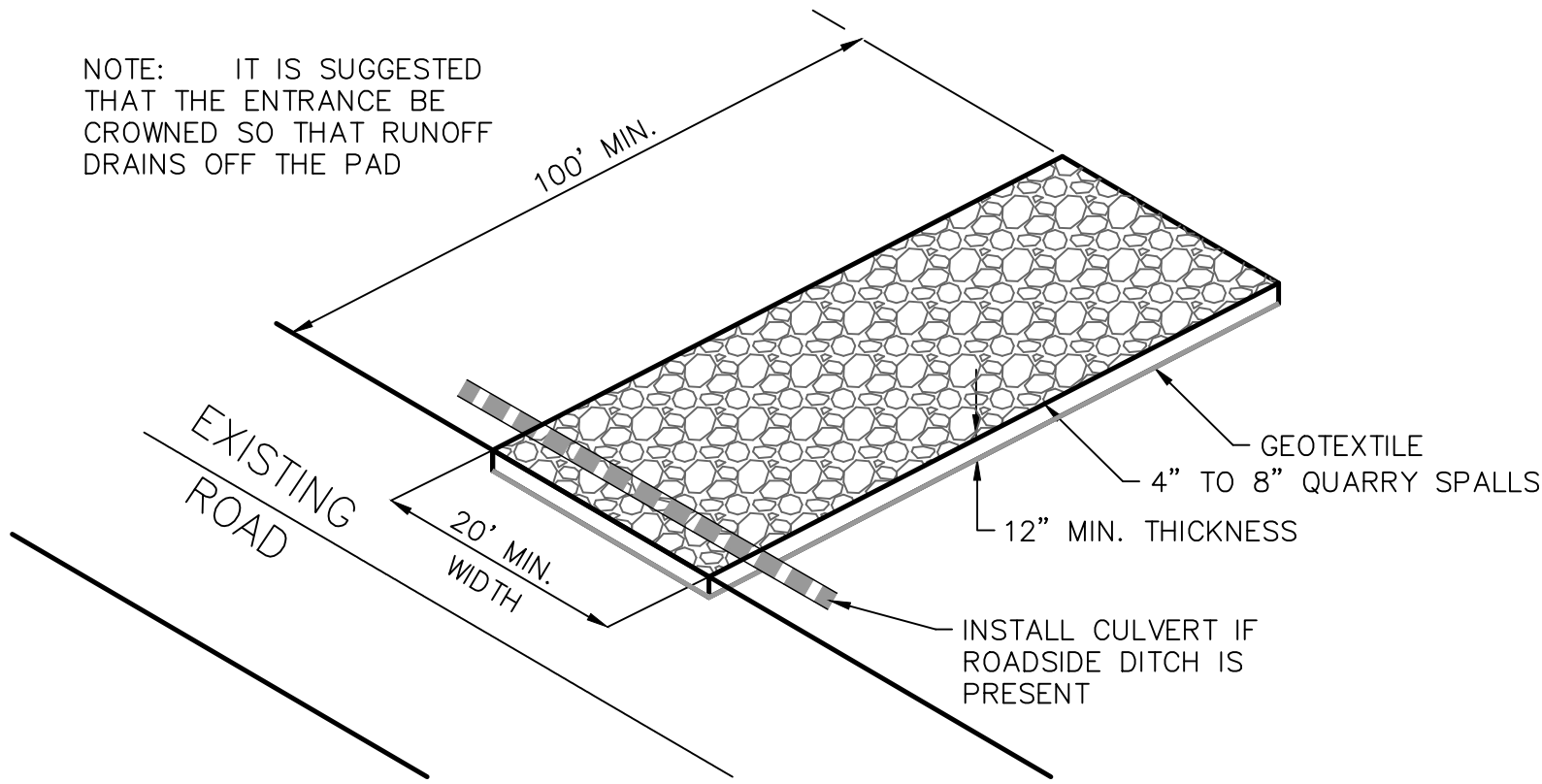
IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH.

ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED BY SHOVELING OR STREET SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP WHERE IT CAN BE CONTROLLED.

ANY QUARRY SPALLS THAT ARE LOOSEENED FROM THE PAD, WHICH END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.

IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SEE BMPs C103 AND C104) SHALL BE INSTALLED TO CONTROL TRAFFIC.

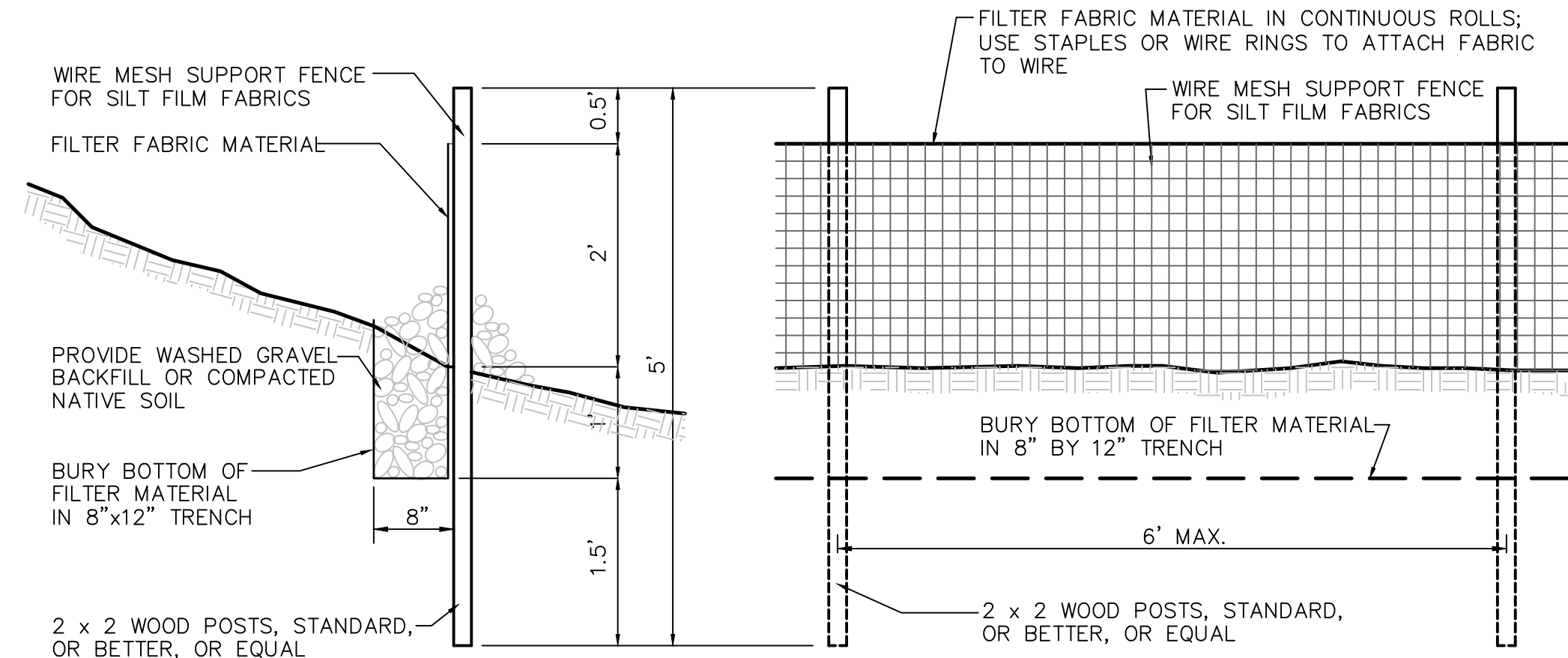
UPON PROJECT COMPLETION AND SITE STABILIZATION, ALL CONSTRUCTION ACCESSES INTENDED AS PERMANENT ACCESS FOR MAINTENANCE SHALL BE PERMANENTLY STABILIZED.



ROCK CONSTRUCTION ENTRY

NOT TO SCALE

2



SECTION

ELEVATION

SILT FENCE DETAIL

NOT TO SCALE

1

NO.	DATE	BY	REVISIONS

SCALE:

HORIZONTAL:

N/A

VERTICAL:

N/A

PROJ #:

22-3391

DATE:

12/11/23

DRAWN:

JPP

REVIEWED:

TRW

☒ CIVIL
☐ STRUCTURAL
☐ SURVEYING
☐ TRAFFIC
☐ PLANNING
☐ LANDSCAPE
☐ OTHER

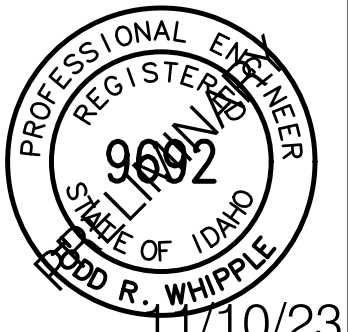


NORTHSHORE SWPPP BMP'S
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

City of Post Falls Approval

Approved By:

City Engineer Date



SHEET C2.2

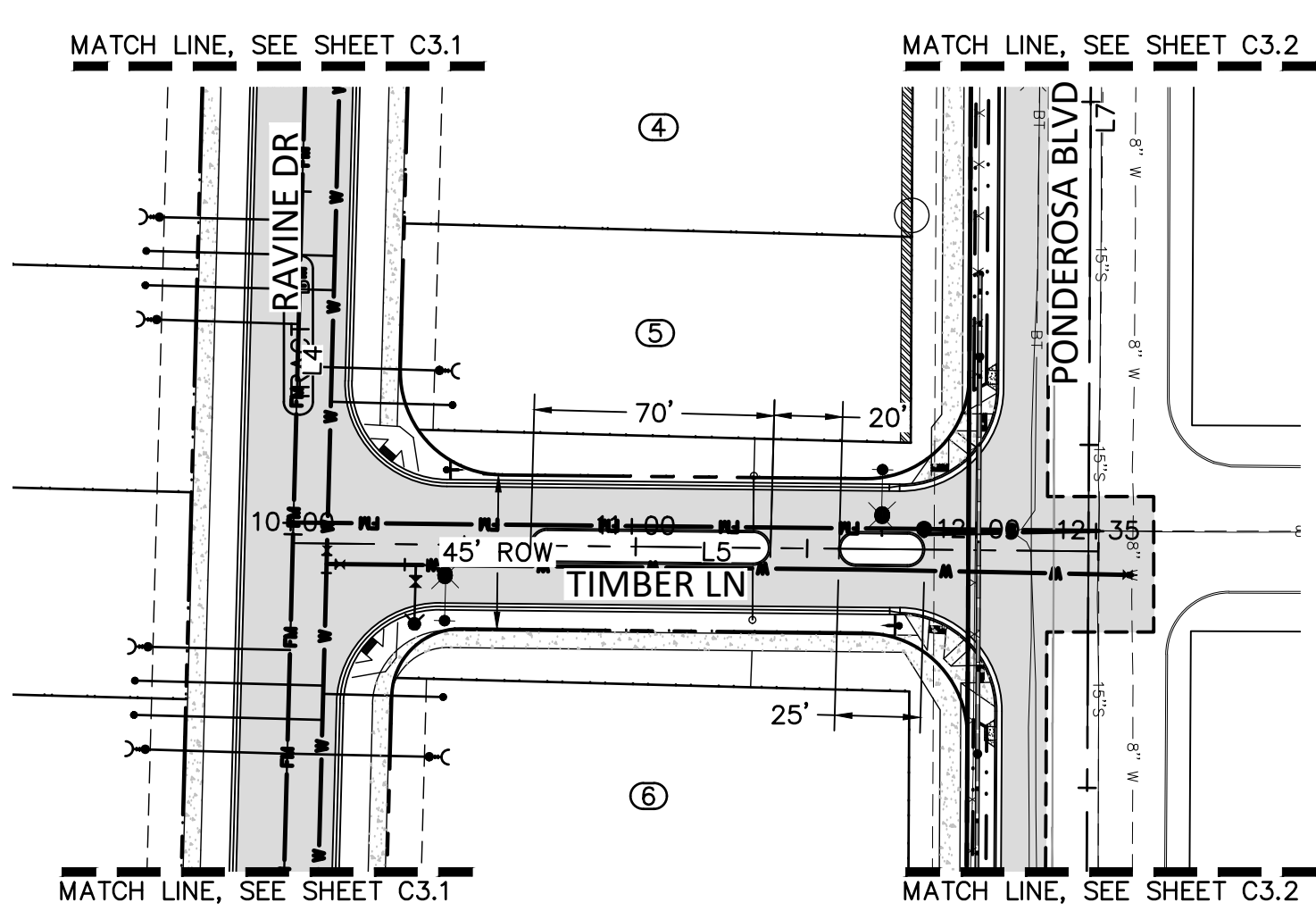
JOB NUMBER

22-3391

Page 95 of 272

NE 1/4, SEC.12, T.50N., R.05E., B.M.

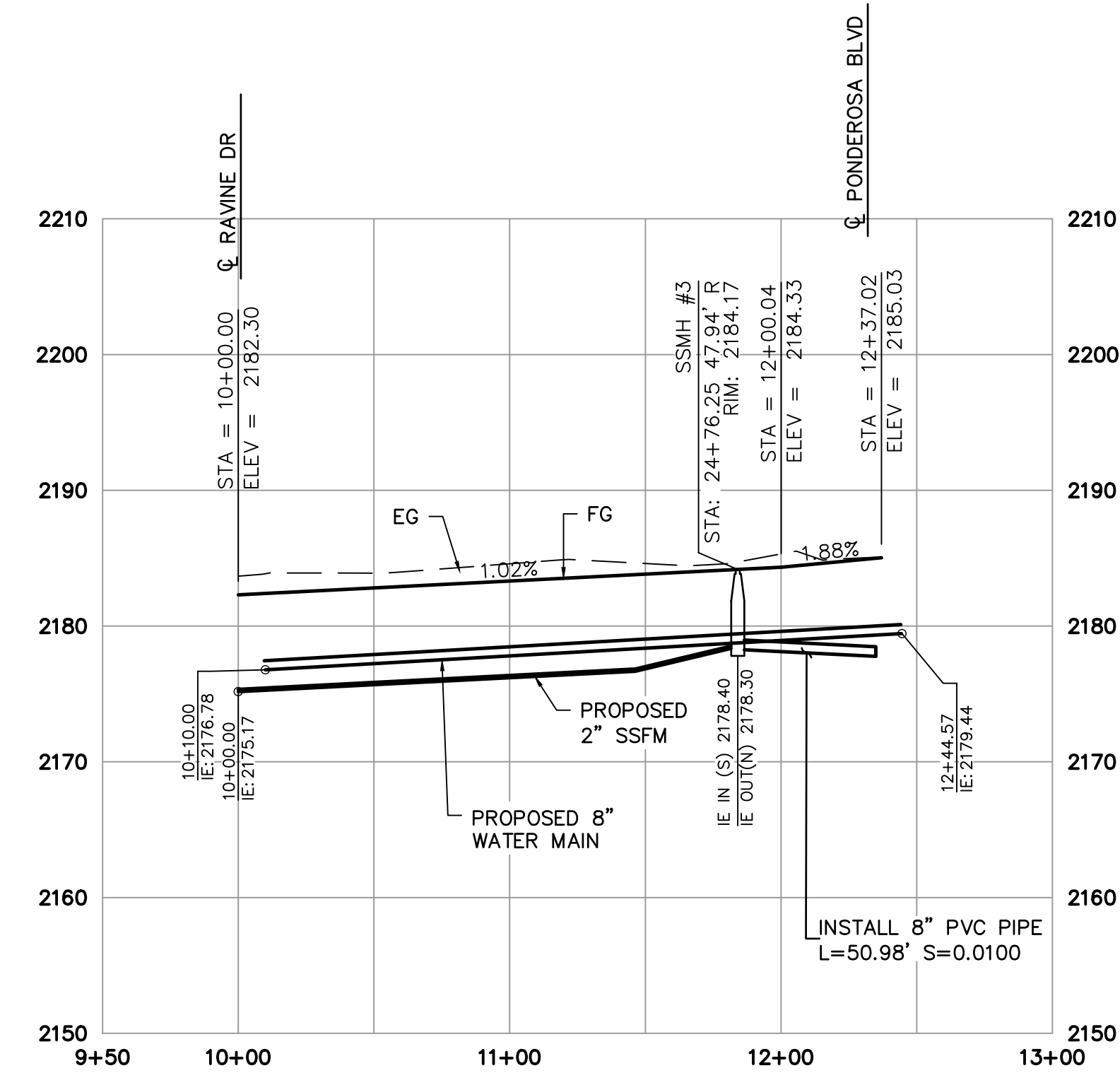
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



Line Table (ℓ)		
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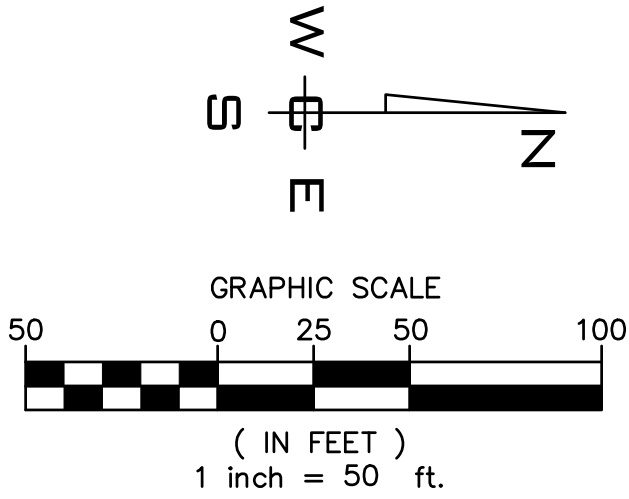
TIMBER LN PLAN

SCALE: 1"=50'



TIMBER LN PROFILE

SCALE(H): 1"=50'
SCALE(V): 1"=10'



City of Post Falls
Approval

Approved By:

City Engineer Date



SHEET
C3.0

JOB NUMBER
22-3391

SCALE:

HORIZONTAL:

1"=50'

VERTICAL:

1"=10'

PROJ #: 22-3391

DATE: 12/11/23

DRAWN: JPP

REVIEWED: TRW

☒	CIVIL
☐	STRUCTURAL
☐	SURVEYING
☐	TRAFFIC
☐	PLANNING
☐	LANDSCAPE
☐	OTHER

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

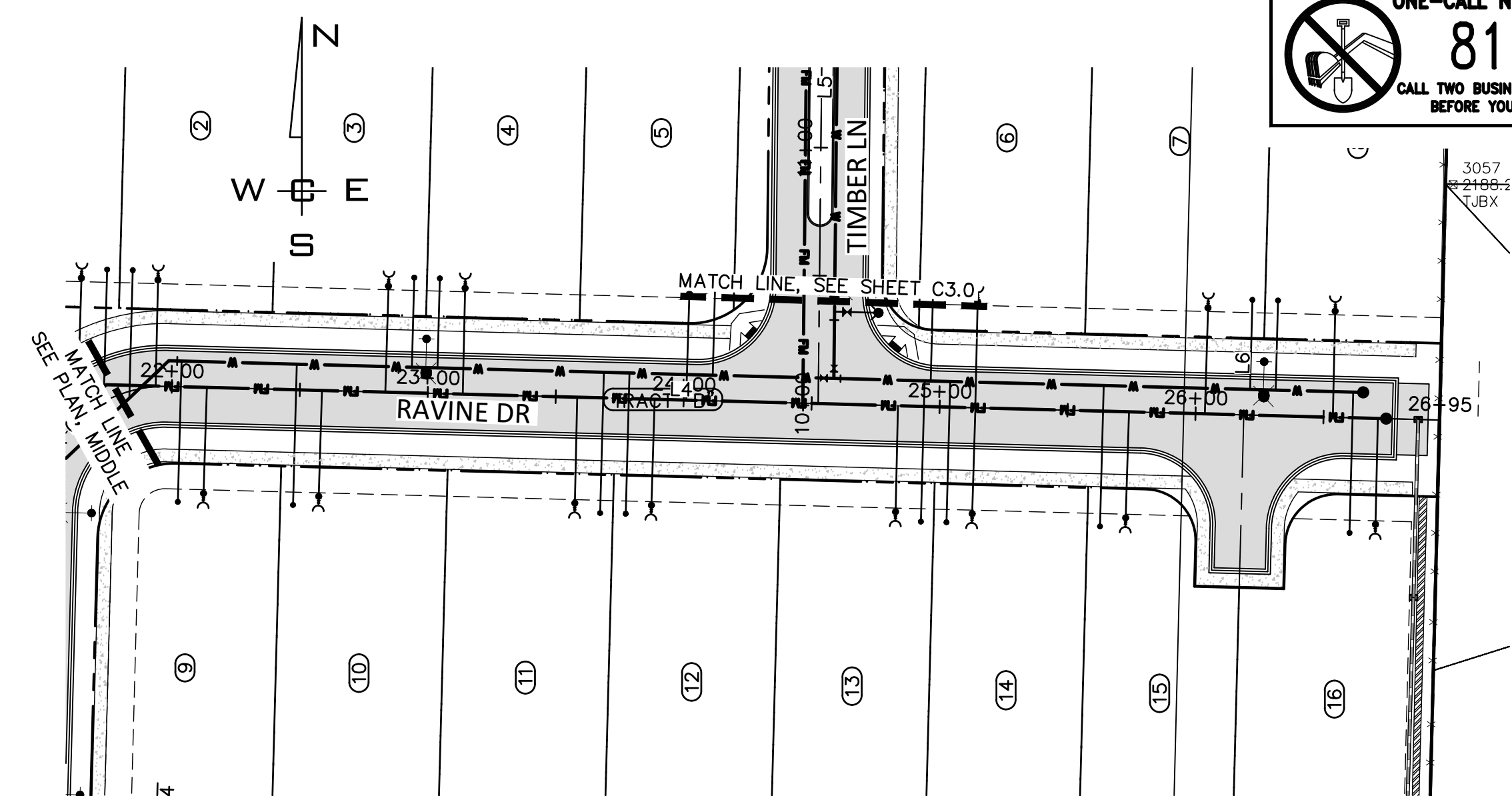
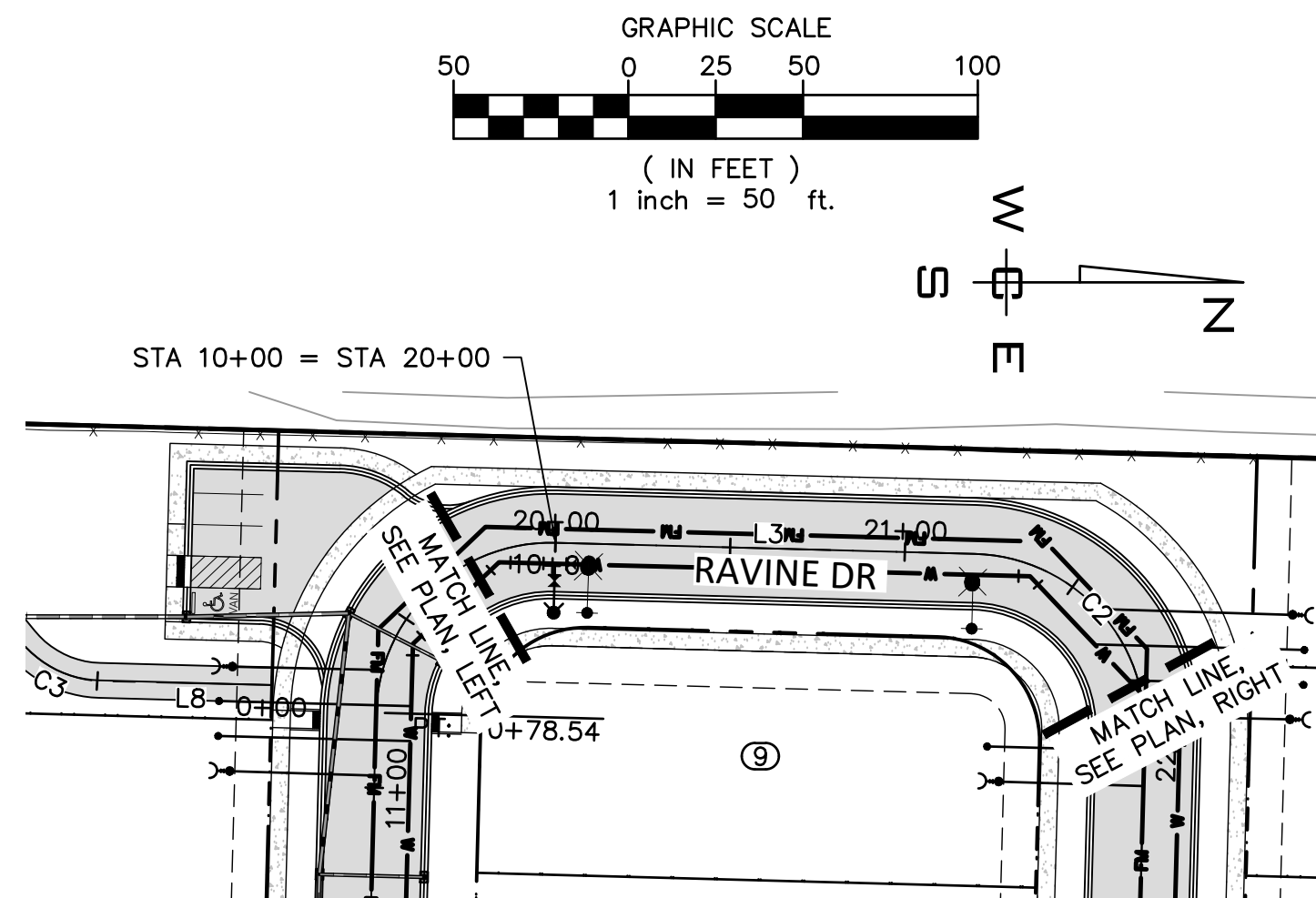
NORTHSHORE
TIMBER LN PLAN & PROFILE
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

F:\WCE_WORK\2022\WCE PROJECTS\2022-3391 TOMLINSON- POST FALLS- NORTH SHORE\DWG\CIVIL SHEET SET\3391-C3.0- STREETS.DWG PLOT DATE: 12/11/23

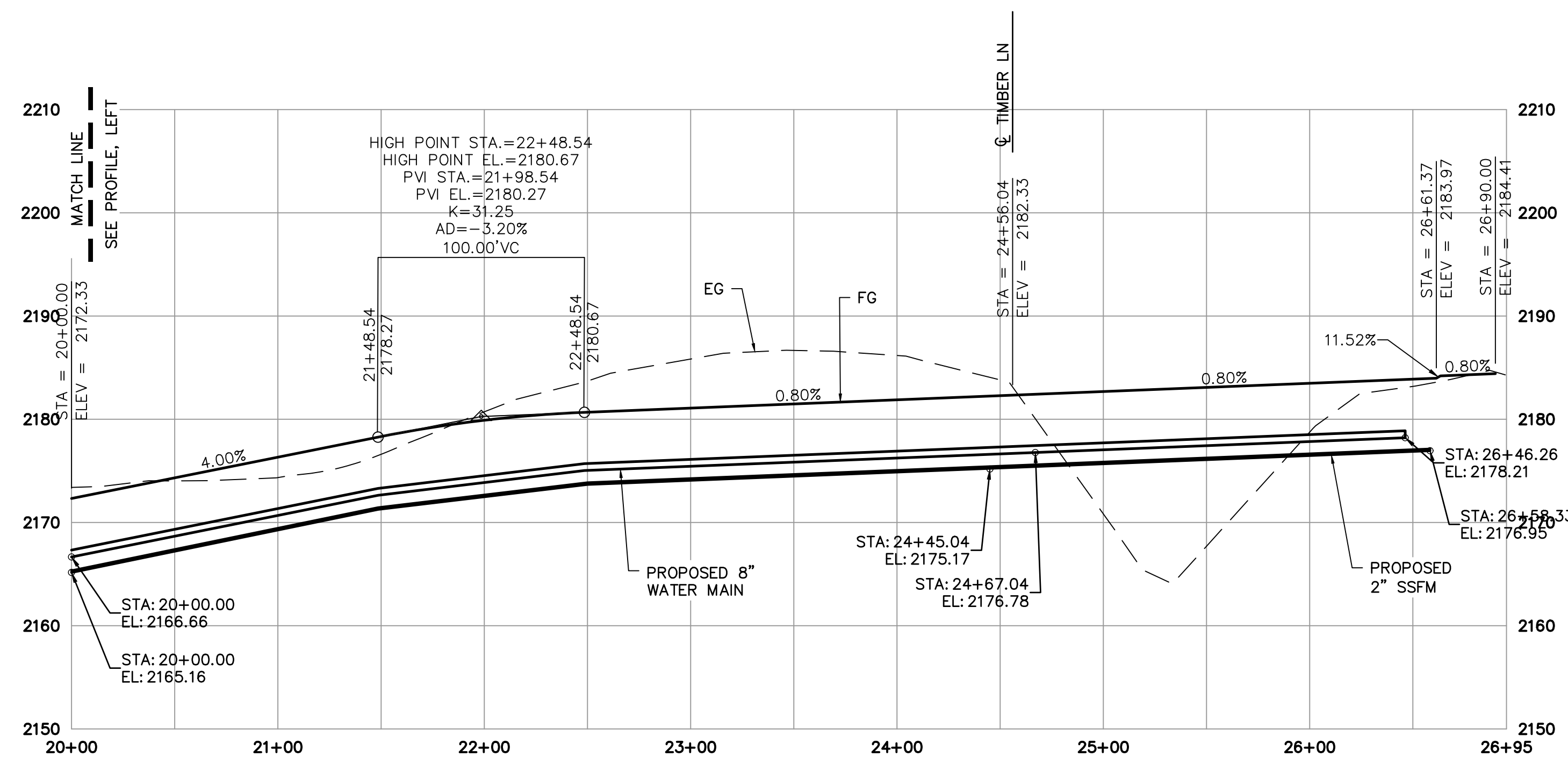
NAVD - 88
XXX

NO.	DATE	BY	REVISIONS

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



SCALE: 1"=50'

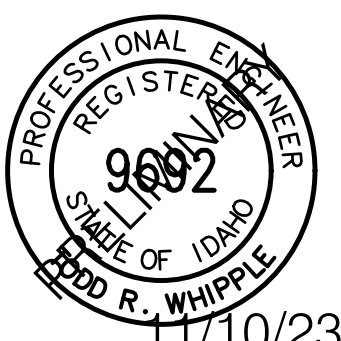


SCALE(H): 1"=50'
SCALE(V): 1"=10'

Line Table (C)		
Line #	Length	Direction
L1	120.00	S1° 31' 06"W
L2	416.00	N88° 28' 54"W
L3	100.00	N1° 31' 06"E
L4	416.00	S88° 28' 54"E
L6	120.00	S1° 31' 06"W

Curve Table (C)			
Curve #	Length	Radius	Delta
C1	94.25	60.00	90.00
C2	94.25	60.00	90.00

City Engineer Date



11/10/23

SHEET

C3.1

DB NUMBER
0000

2-339

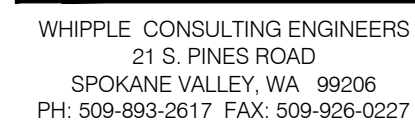
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NAVD - 88

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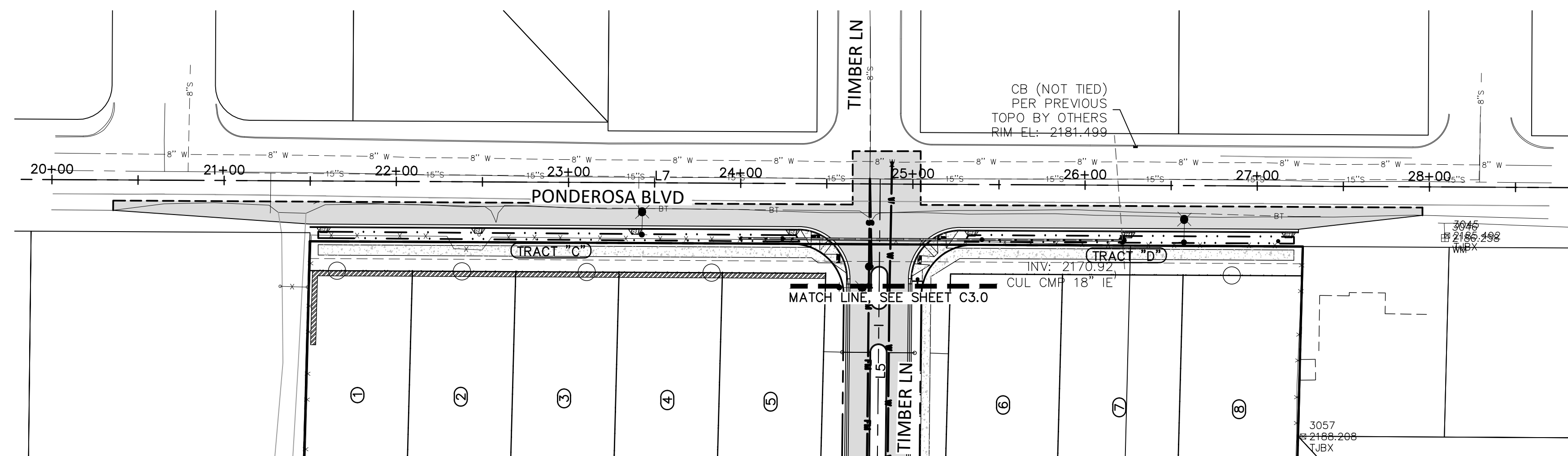
VERTICA

REVIEWED: TRW

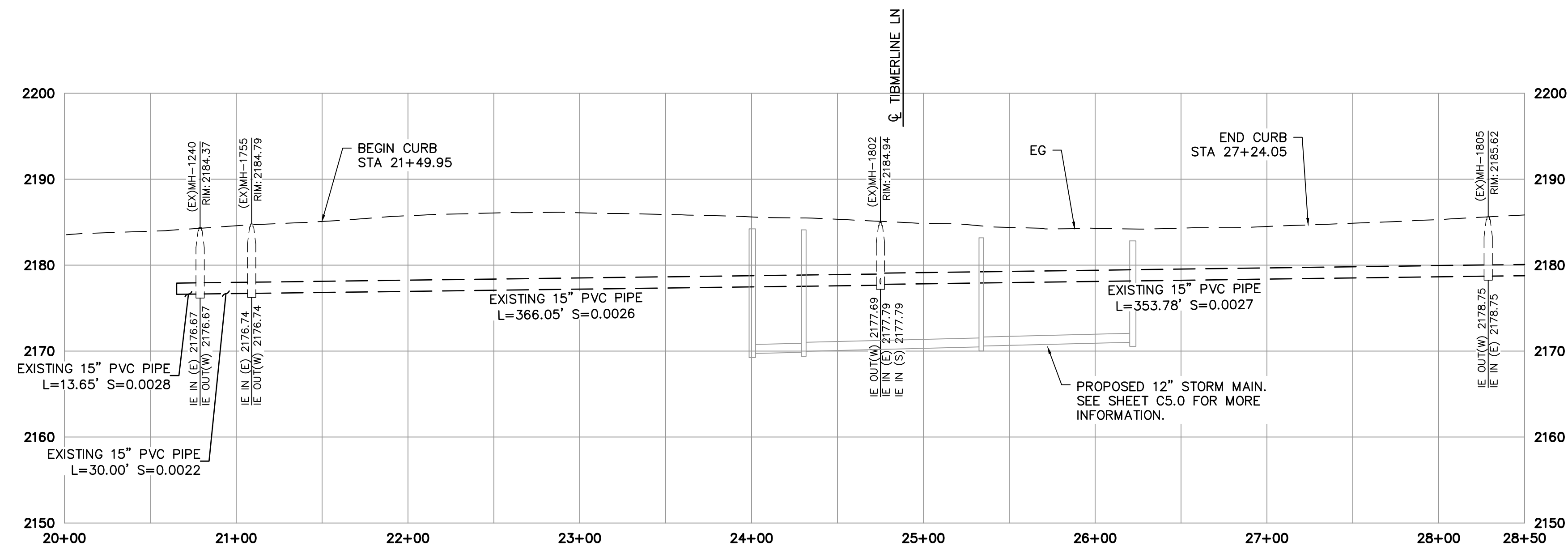


NORTHSHORE
RAVINE DR PLAN & PROFILE
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

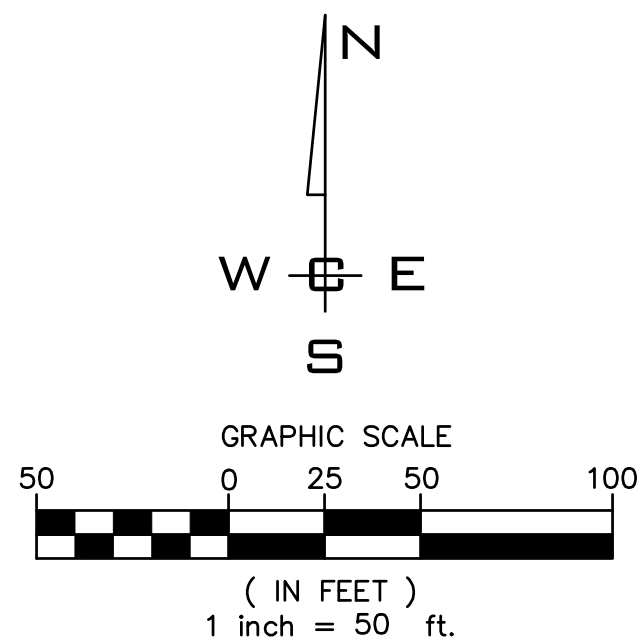
Line Table (¢)		
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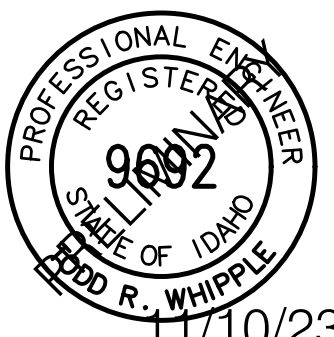
SCALE: 1"=50'



SCALE(H): 1"=50'
SCALE(V): 1"=10'



City of Post Falls Approval	
Approved By:	
City Engineer	Date

[illegible]

HORIZONTAL:

1"=50'

VERTICA

DATE: 12/11/23

DRAWN: JPP

REVIEWED: TRW

X	CIVIL
	STRUCTURAL
	SURVEYING
	TRAFFIC
	PLANNING
	LANDSCAPE
	OTHER

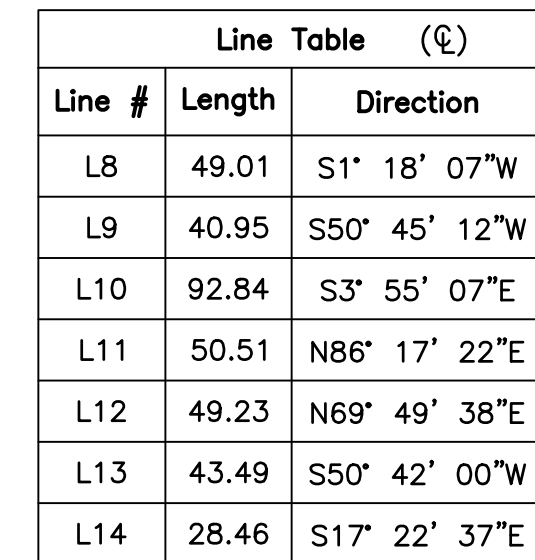


1
NORTHSHORE
PONDEROSA BLVD PLAN & PROFILE
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

SHEET
C3.2

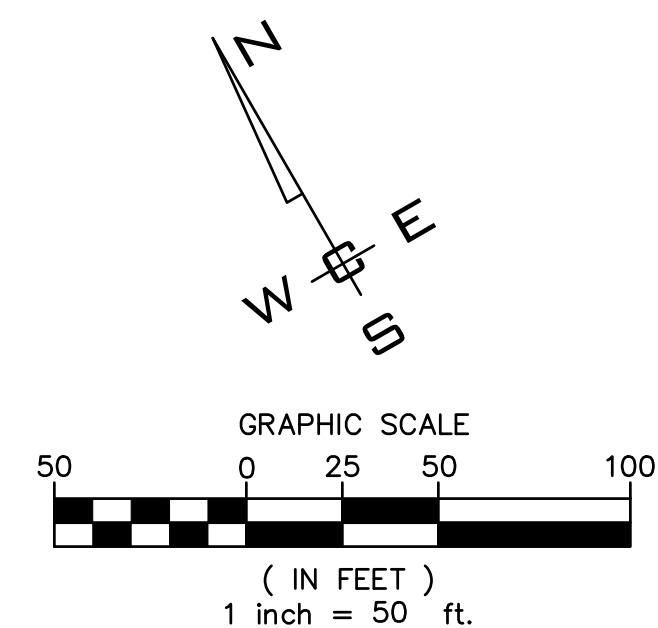
JOB NUMBER
22-3391

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



Curve Table (ℓ)			
Curve #	Length	Radius	Delta
C3	26.19	30.12	49.81
C4	28.63	30.00	54.67
C5	47.01	30.00	89.79
C6	28.73	100.00	16.46
C7	70.19	25.00	160.87
C8	35.64	30.00	68.08

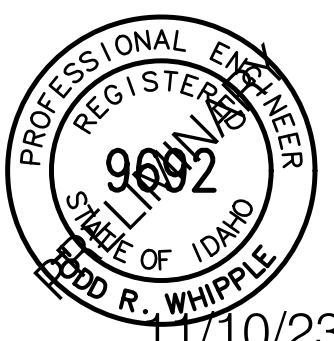
SCALE: 1"=50'



SCALE(H): 1"=50'
SCALE(V): 1"=10'

Approved By:

City Engineer Date



JOB NUMBER
22-339

\\WCE_WORK\2022 WCE PROJECTS\2022-3391 TOMLINSON- POST FALLS- NORTH SHORE\DWG\CIVIL SHEET SET\3391-C3.X STREET.DWG PLOT DATE:12/11/23

NAVD - 88

[illegible]

HORIZONTAL:

1"=50'

VERTICAL
1"=10'

DATE: 12/11/23

DRAWN: JPP

REVIEWED: TRW

X	CIVIL
	STRUCTURAL
	SURVEYING
	TRAFFIC
	PLANNING
	LANDSCAPE
	OTHER



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NORTHSHORE
PATHWAY PLAN & PROFILE
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

NE 1/4, SEC. 12, T. 50 N., R. 05 E., B. M.

CB (NOT TIED)
PER PREVIOUS
TOPO BY OTHERS
RIM EL: 2181.499

UNDERGROUND SERVICE ALERT
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811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG

GRADING QUANTITIES

CUT: 65,802 CY
FILL: 43,290 CY
NET: 22,512 CY (CUT)

N
W E
S

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

GRADING PLAN

SCALE: 1"=50'

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
N/A

PROJ #: 22-3391
DATE: 12/11/23
DRAWN: JPP
REVIEWED: TRW

☒ CIVIL
☐ STRUCTURAL
☐ SURVEYING
☐ TRAFFIC
☐ PLANNING
☐ LANDSCAPE
☐ OTHER

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21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

NORTHSHORE
GRADING PLAN
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

City of Post Falls
Approval

Approved By:

City Engineer Date

PROFESSIONAL ENGINEER
REGISTERED
9002
STATE OF IDAHO
ROD R. WHIPPLE

11/10/23

SHEET
C4.0

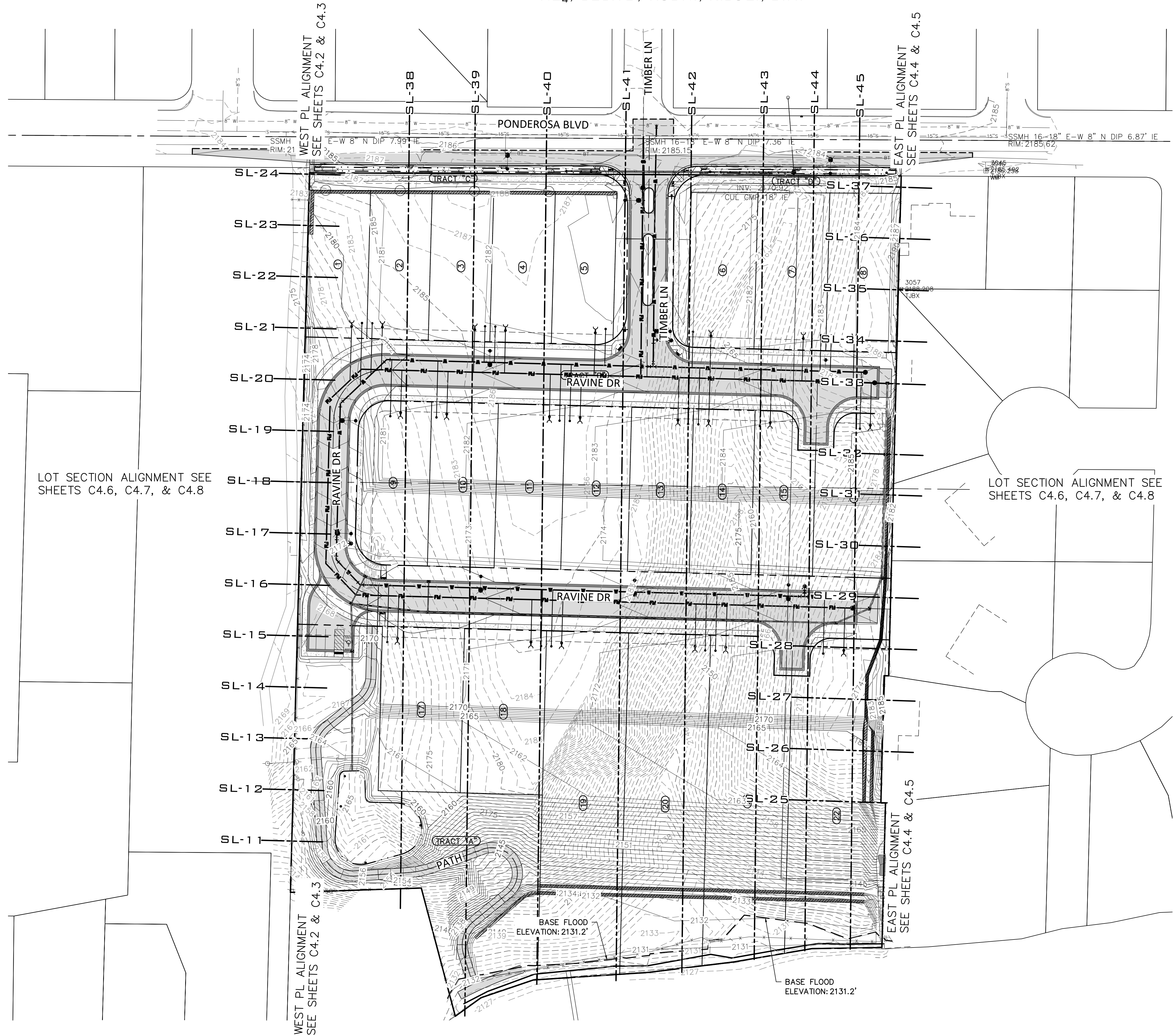
JOB NUMBER
22-3391

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NAVD - 88
XXX

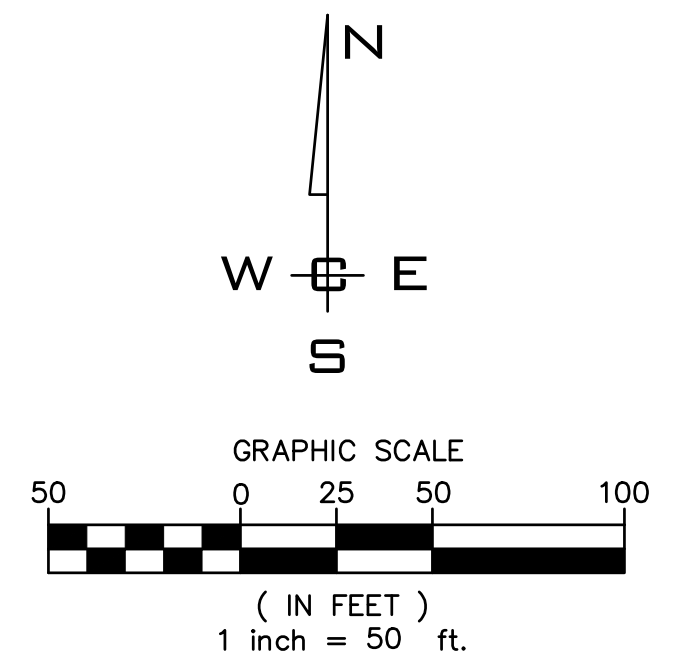
NE 1/4, SEC. 12, T. 50N., R. 05E., B.M.

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



LOT SECTION ALIGNMENT SEE
SHEETS C4.6, C4.7, & C4.8

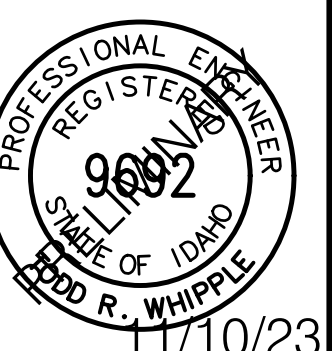
LOT SECTION ALIGNMENT SEE
SHEETS C4.6, C4.7, & C4.8



City of Post Falls
Approval

Approved By:

City Engineer Date



SHEET

C4.1

JOB NUMBER

22-3391

NORTHSHORE

SECTION PLAN

**PONDEROSA BLVD & TIMBER LN
POST FALLS, ID**



PROJ #: **22-3391**
DATE: **12/11/23**
DRAWN: **JPP**
REVIEWED: **TRW**

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
N/A

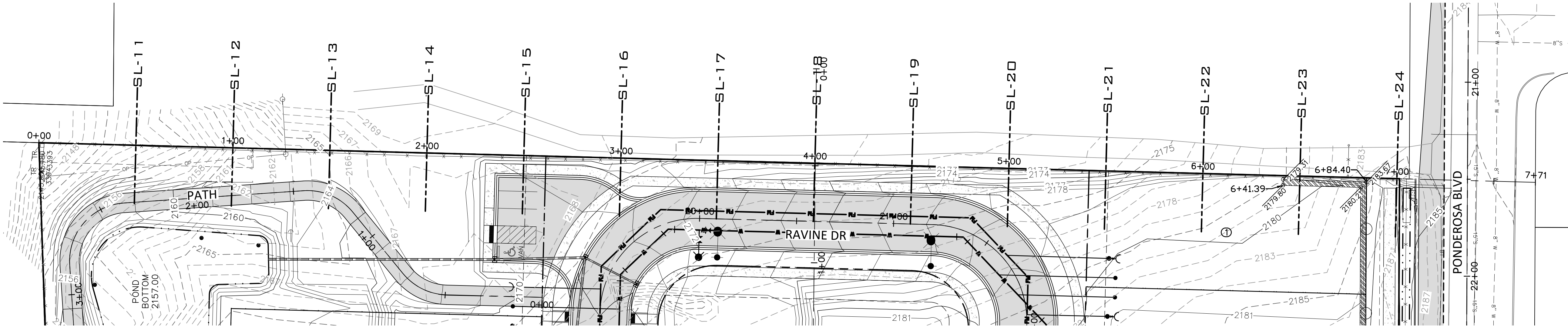
NO.	DATE	BY	REVISIONS

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NAVD - 88
XXX

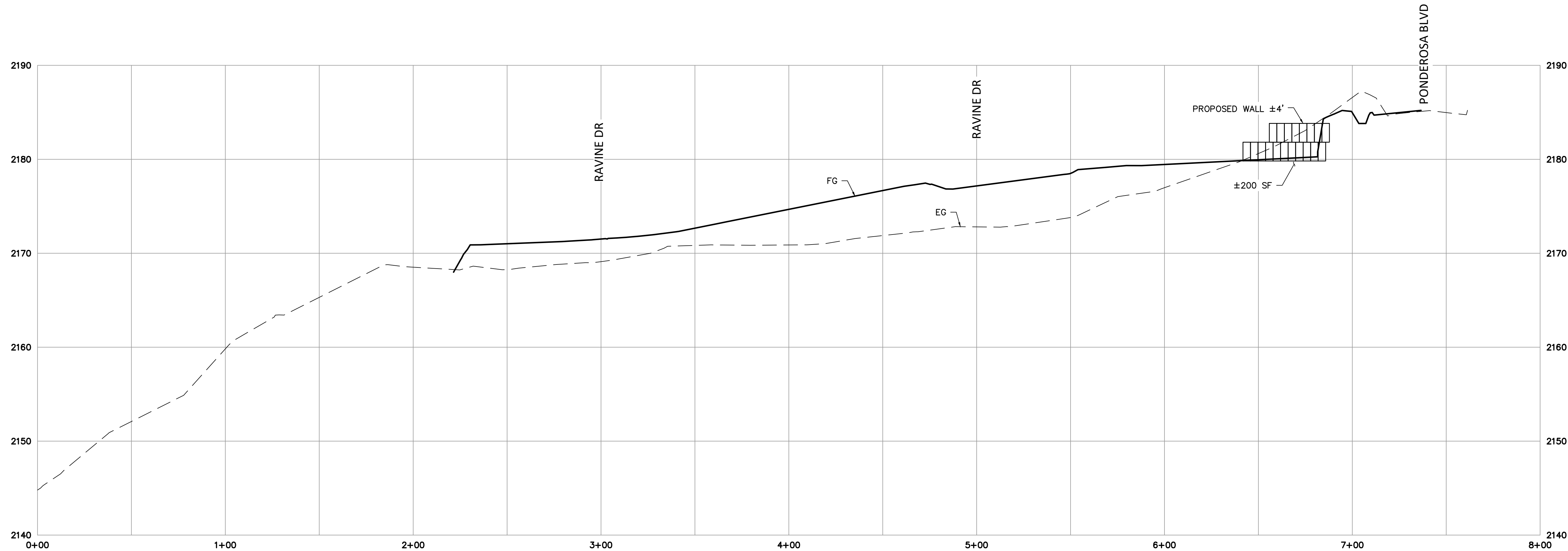
NE 1/4, SEC. 12, T. 50 N., R. 05 E., B. M.

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



WEST PROPERTY LINE SECTION PLAN

SCALE: 1"=30'



WEST PROPERTY LINE SECTION PROFILE

SCALE(H): 1"=30'
SCALE(V): 1"=6'

P:\WCE_WORK\2022\WCE PROJECTS\2022-3391 TOMLINSON- POST FALLS- NORTH SHORE\DWG\CIVIL SHEET SET\3391-C4.2 GRADING.DWG PLOT DATE: 12/11/23

NAVD - 88
XXX

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=30'
VERTICAL:
1"=6'

PROJ #: 22-3391
DATE: 12/11/23
DRAWN: JPP
REVIEWED: TRW

☒	CIVIL
☐	STRUCTURAL
☐	SURVEYING
☐	TRAFFIC
☐	PLANNING
☐	LANDSCAPE
☐	OTHER

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

NORTHSHORE
WEST PROPERTY LINE P&P
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

City of Post Falls
Approval
Approved By: _____
City Engineer Date

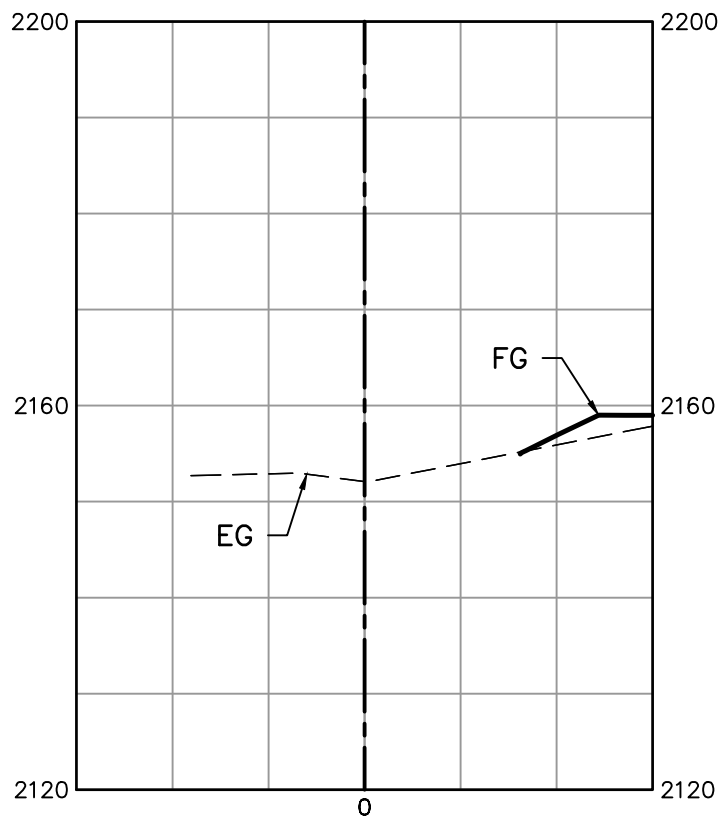
PROFESSIONAL ENGINEER
REGISTERED
9002
STATE OF IDAHO
ROD R. WHIPPLE
11/10/23

SHEET
C4.2
JOB NUMBER
22-3391

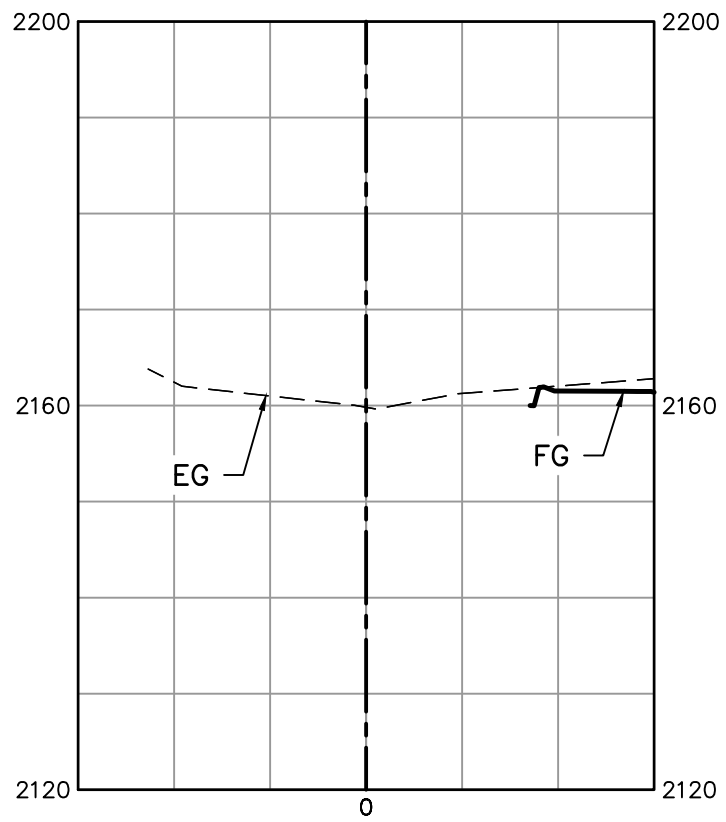
NE 1/4, SEC.12, T.50N., R.05E., B.M.

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

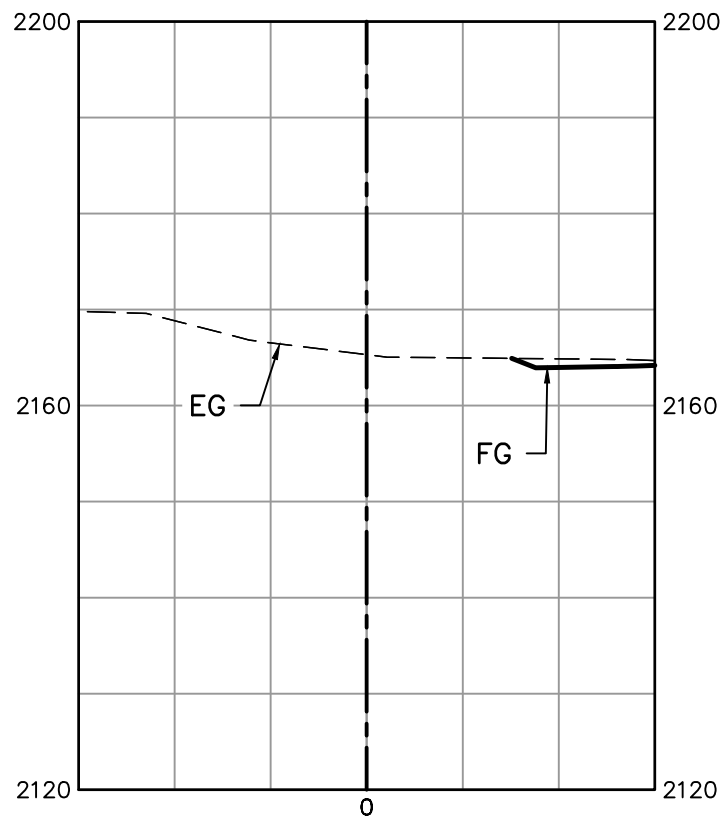
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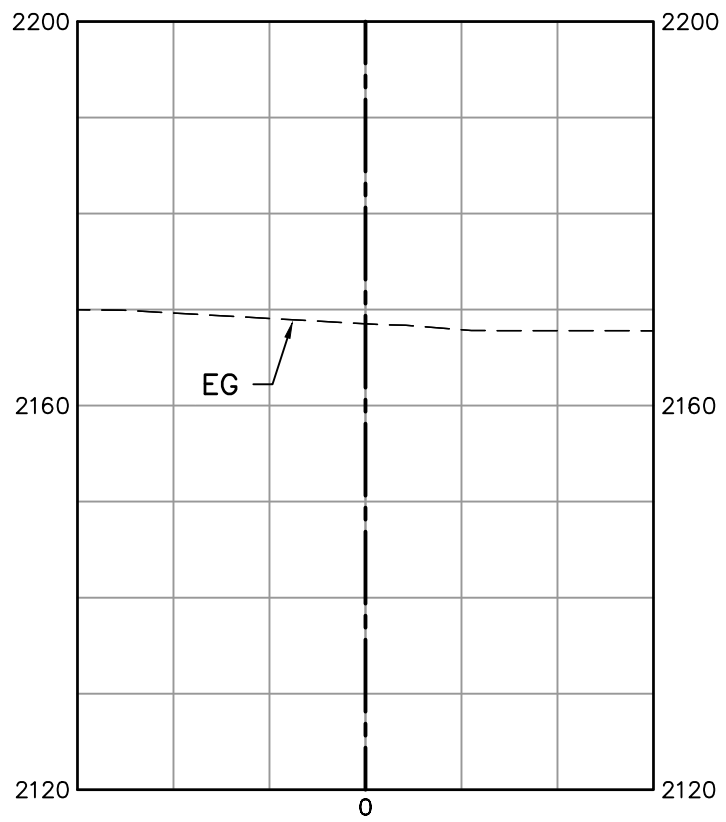
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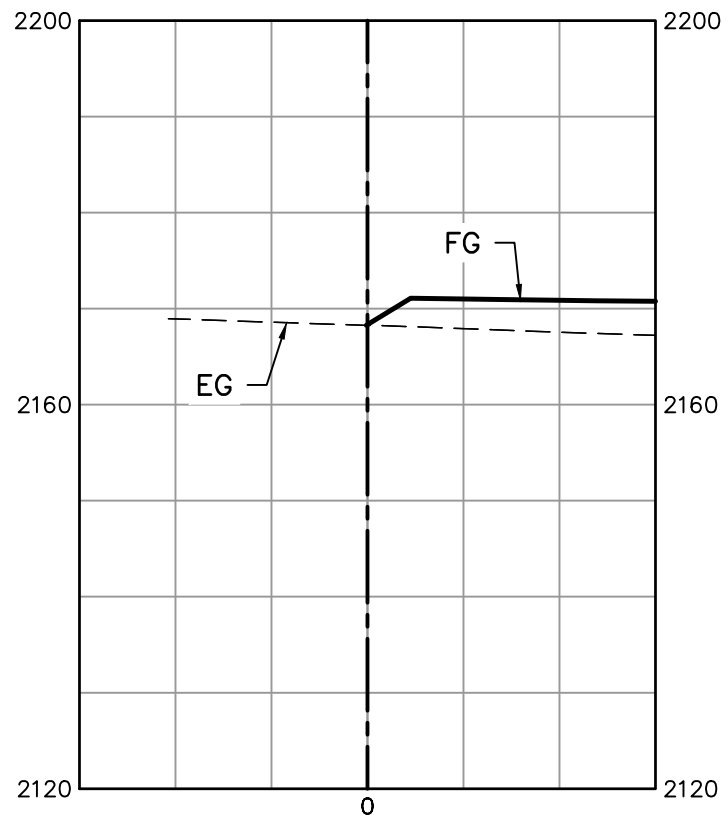
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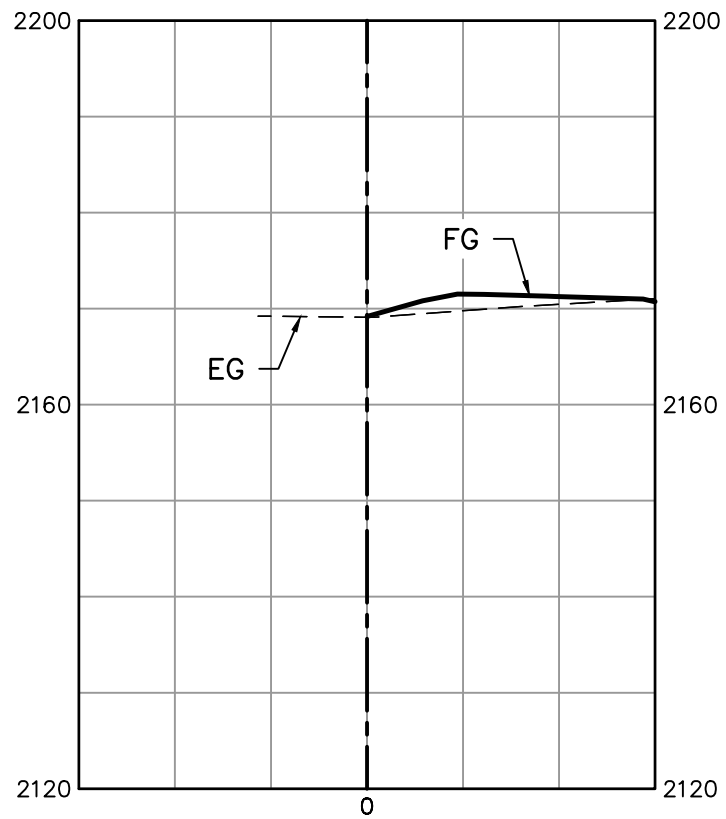
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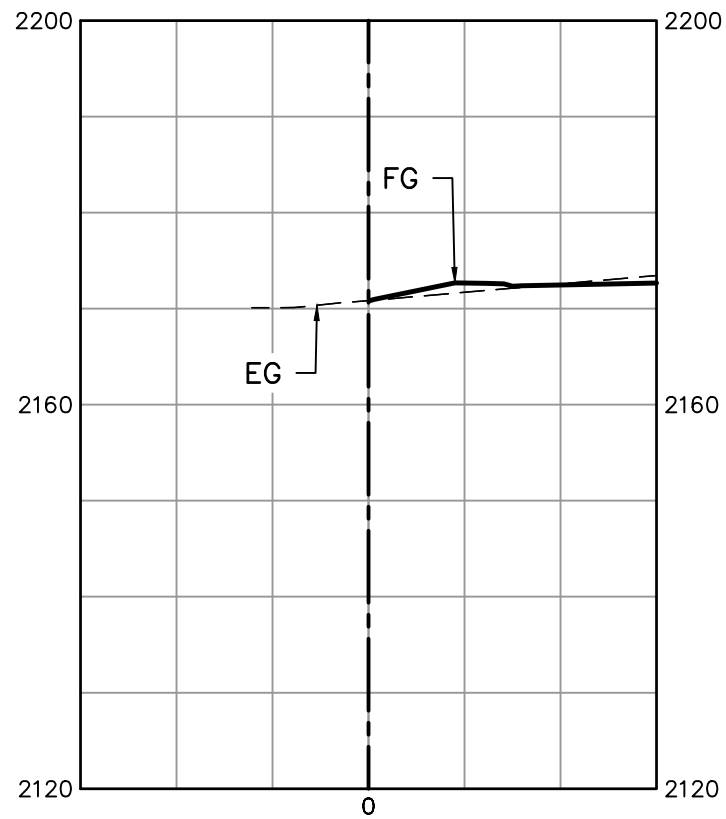
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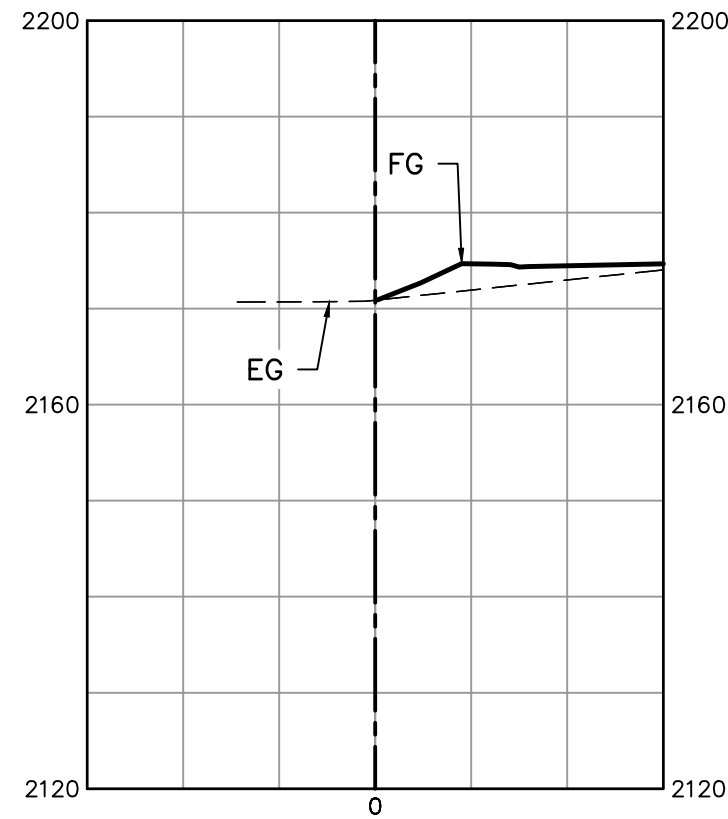
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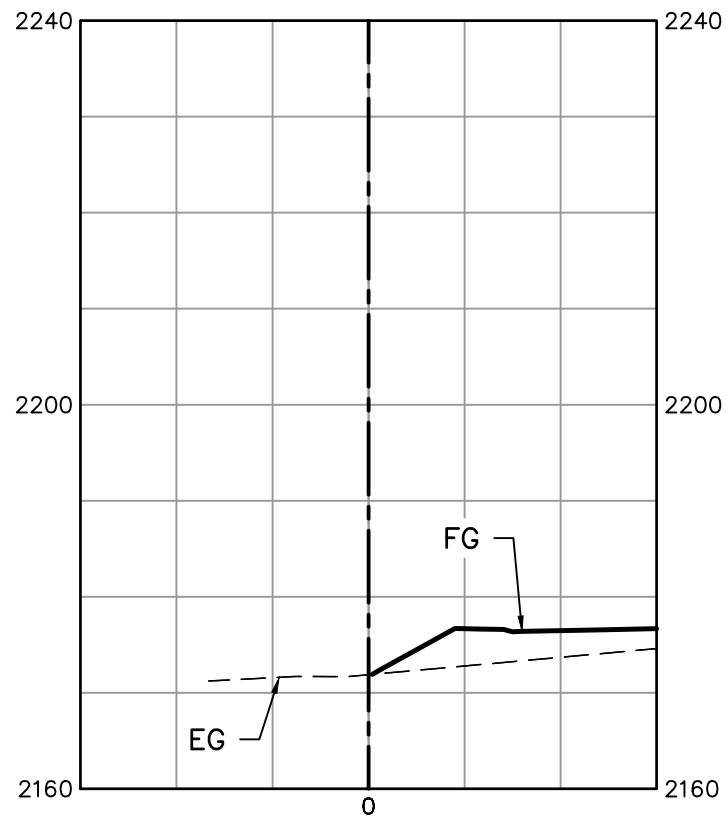
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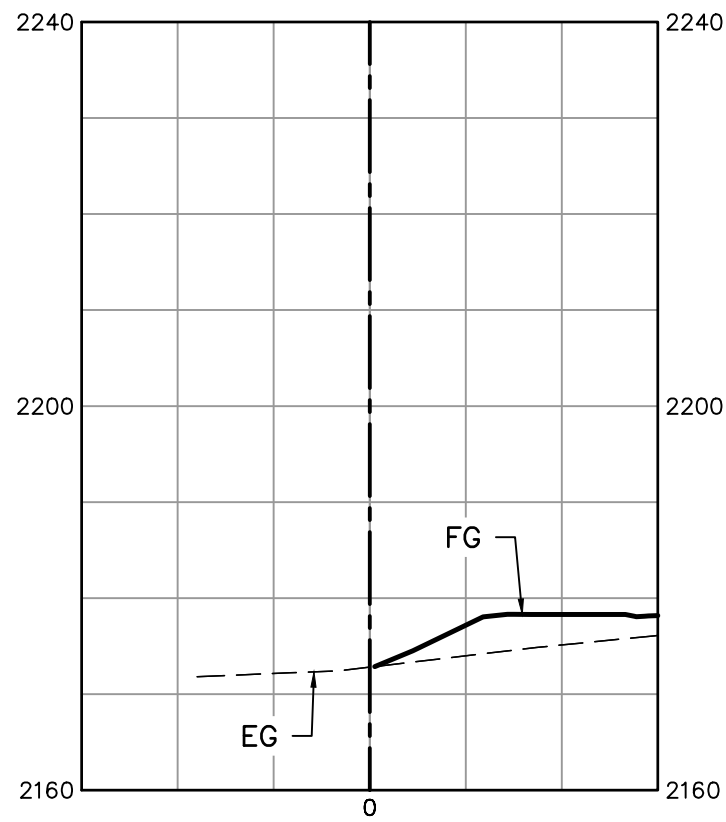
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4+00.00



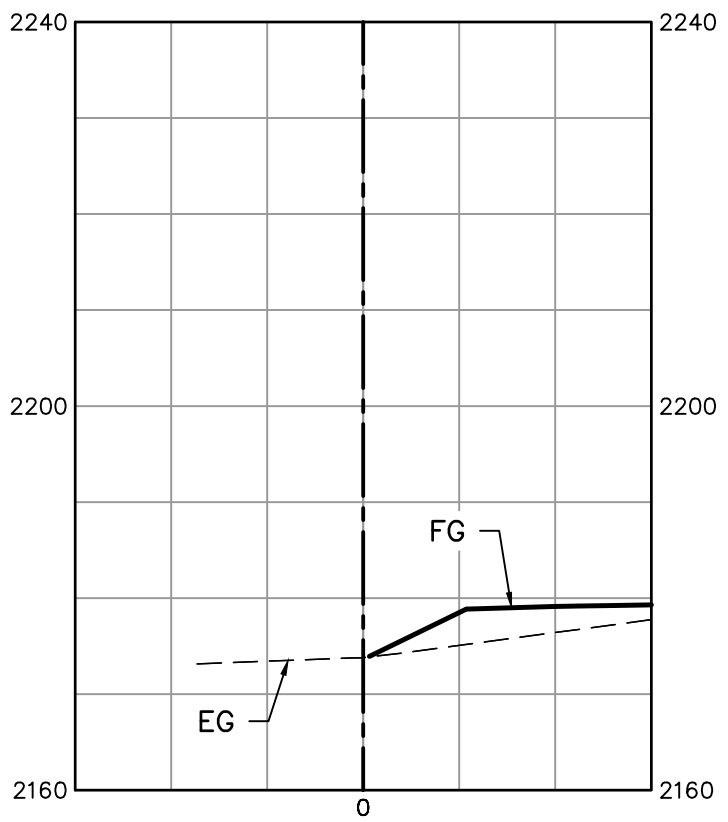
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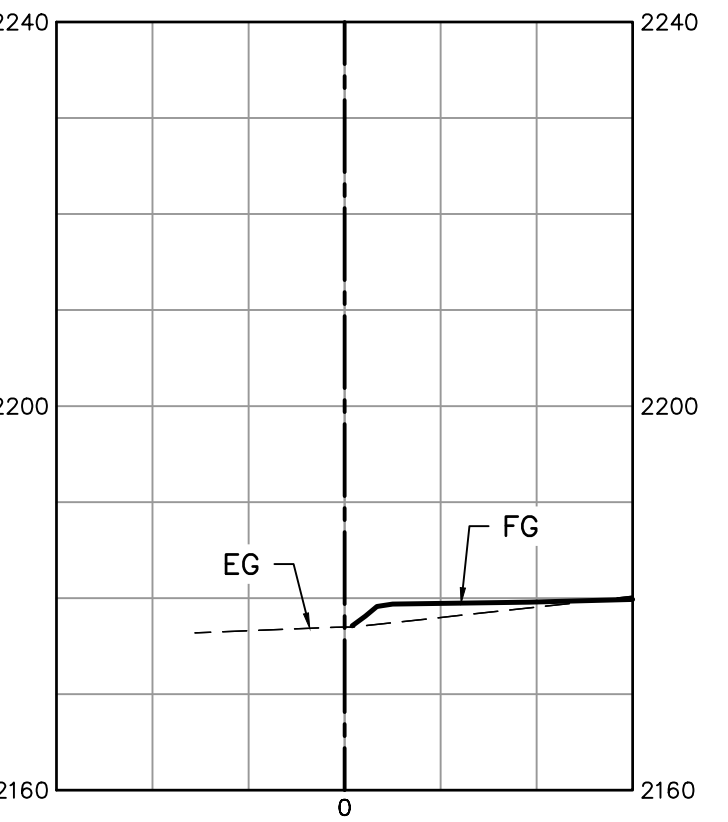
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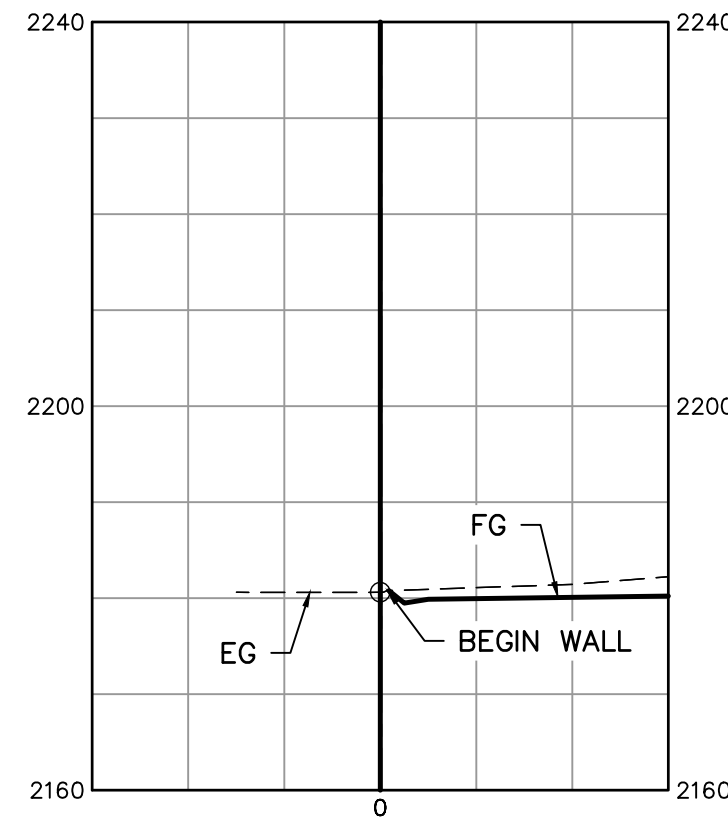
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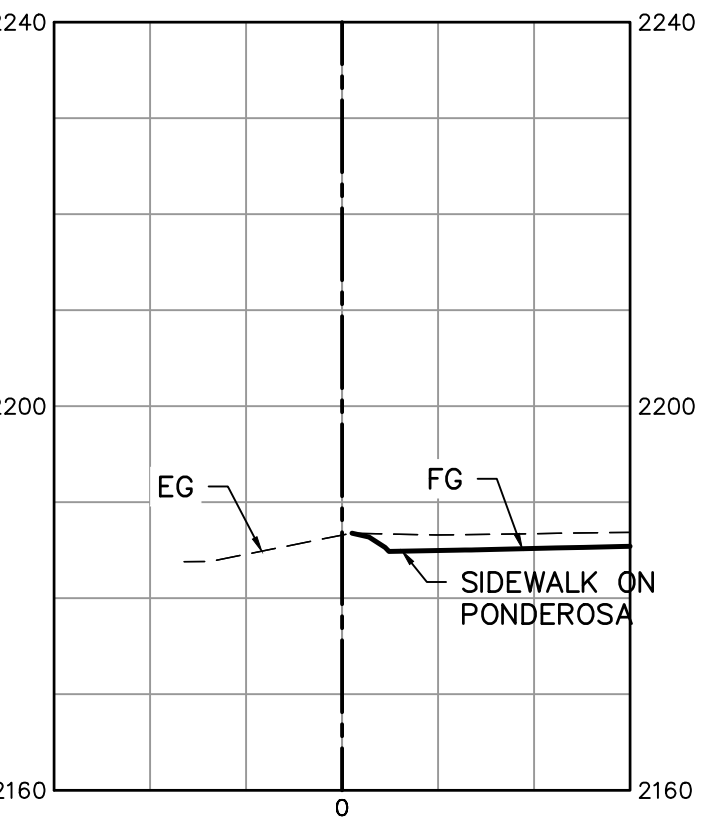
SL-22
6+00.00



SL-23
6+50.00



SL-24
7+00.00



City of Post Falls
Approval

Approved By:

City Engineer Date



SHEET
C4.3

JOB NUMBER
22-3391

NORTHSHORE
WEST PROPERTY LINE SECTIONS
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID



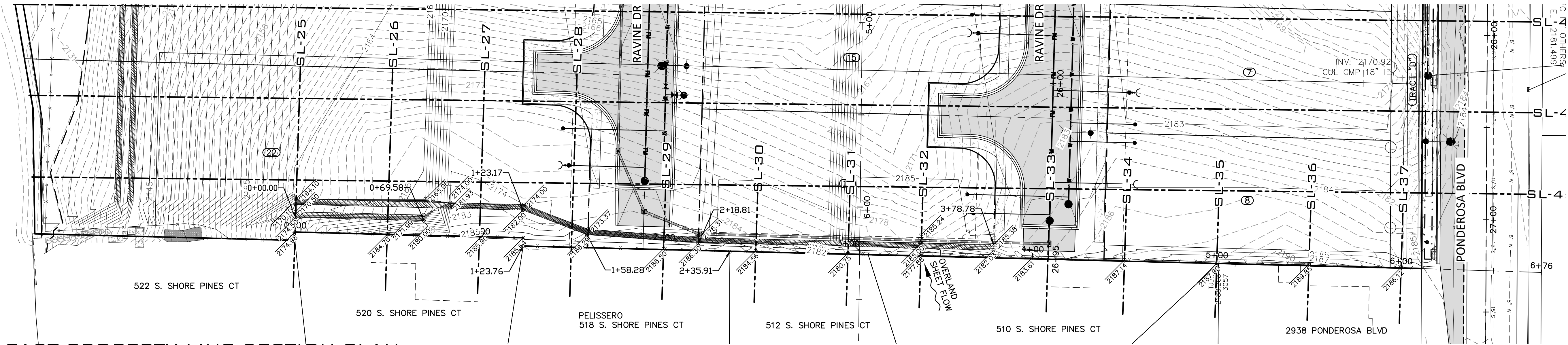
PROJ #: 22-3391
DATE: 12/11/23
DRAWN: JPP
REVIEWED: TRW

SCALE:
HORIZONTAL:
1"=30'
VERTICAL:
1"=30'

- ☒ CIVIL
- ☐ STRUCTURAL
- ☐ SURVEYING
- ☐ TRAFFIC
- ☐ PLANNING
- ☐ LANDSCAPE
- ☐ OTHER

NO.	DATE	BY	REVISIONS

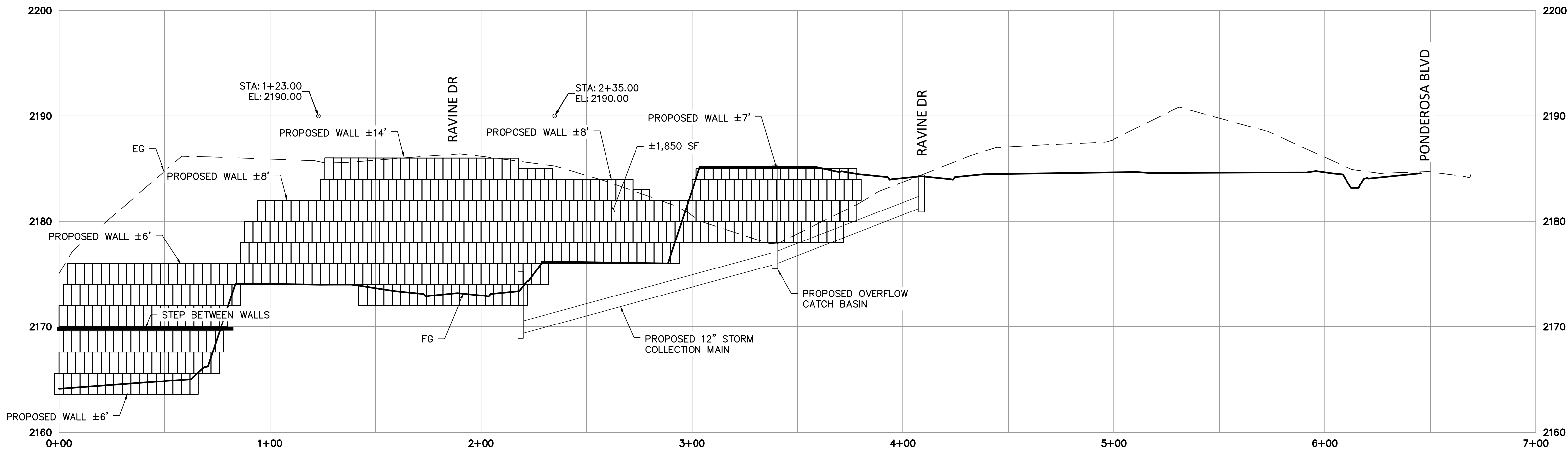
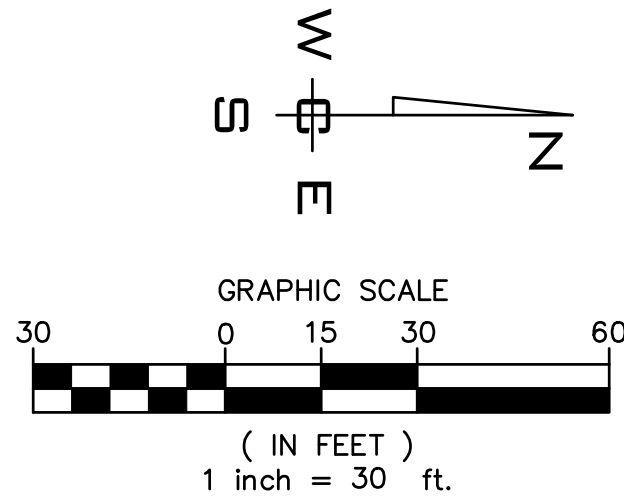
NE 1/4, SEC. 12, T. 50 N., R. 05 E., B. M.



EAST PROPERTY LINE SECTION PLAN

SCALE: 1"=30'

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



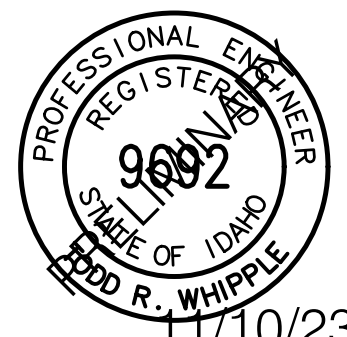
EAST PROPERTY LINE SECTION PROFILE

SCALE(H): 1"=30'
SCALE(V): 1"=6'

City of Post Falls
Approval

Approved By:

City Engineer Date



SHEET
C4.4

JOB NUMBER
22-3391

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=30'
VERTICAL:
1"=6'

PROJ #: 22-3391
DATE: 12/11/23
DRAWN: JPP
REVIEWED: TRW

☒ CIVIL
☐ STRUCTURAL
☐ SURVEYING
☐ TRAFFIC
☐ PLANNING
☐ LANDSCAPE
☐ OTHER

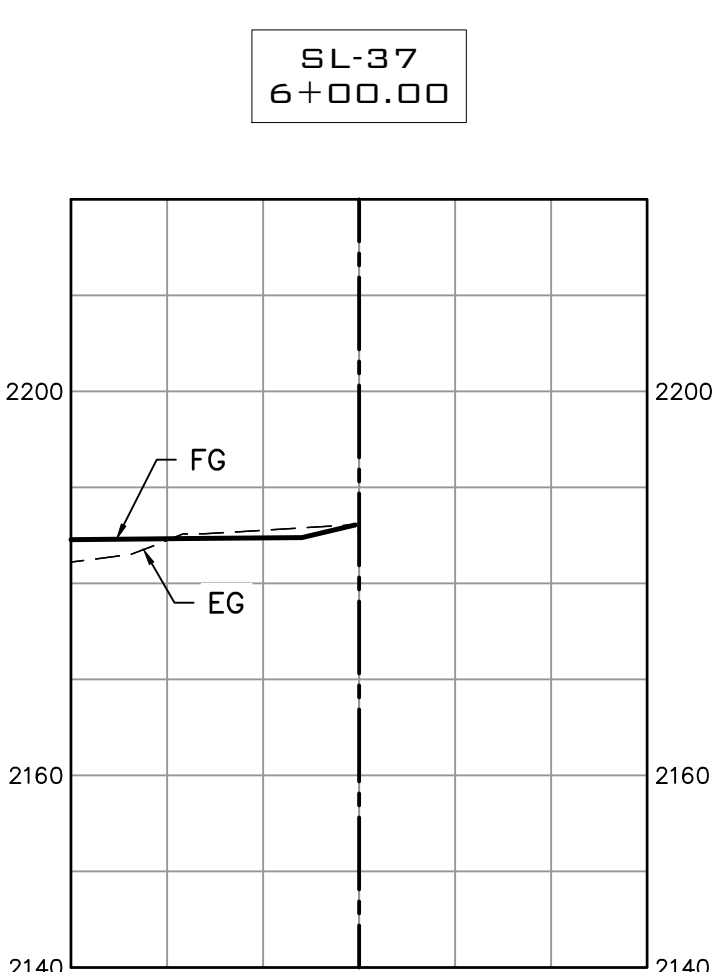
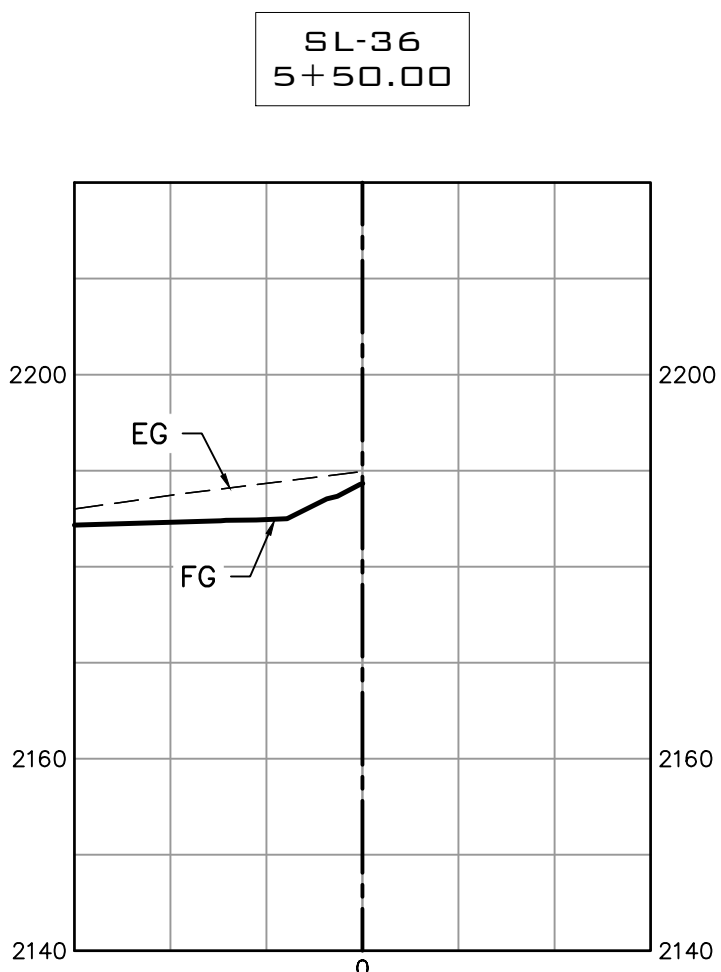
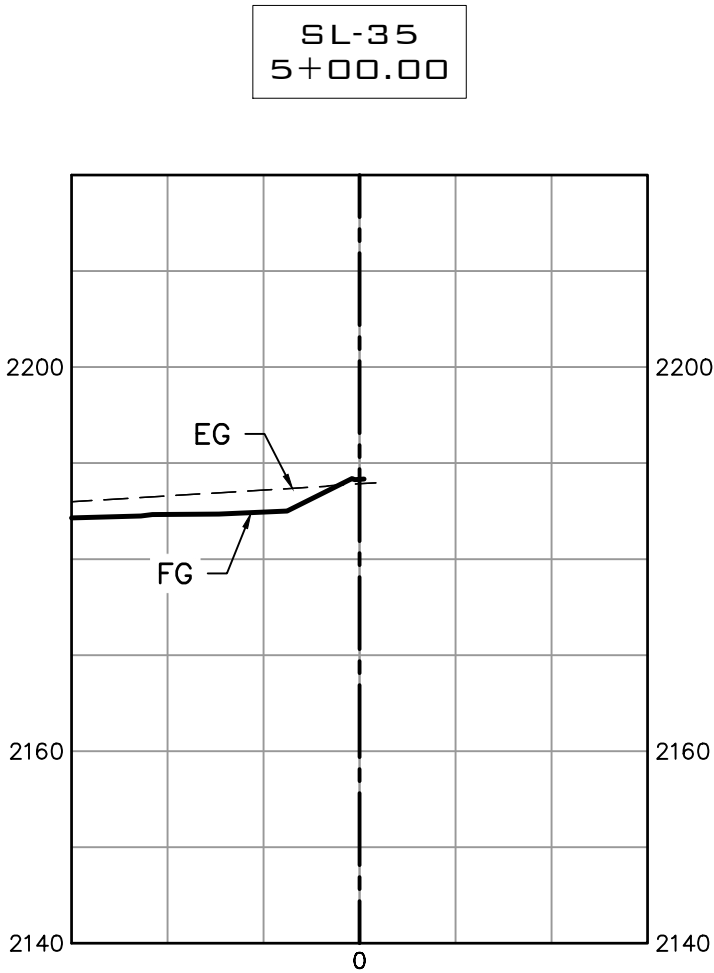
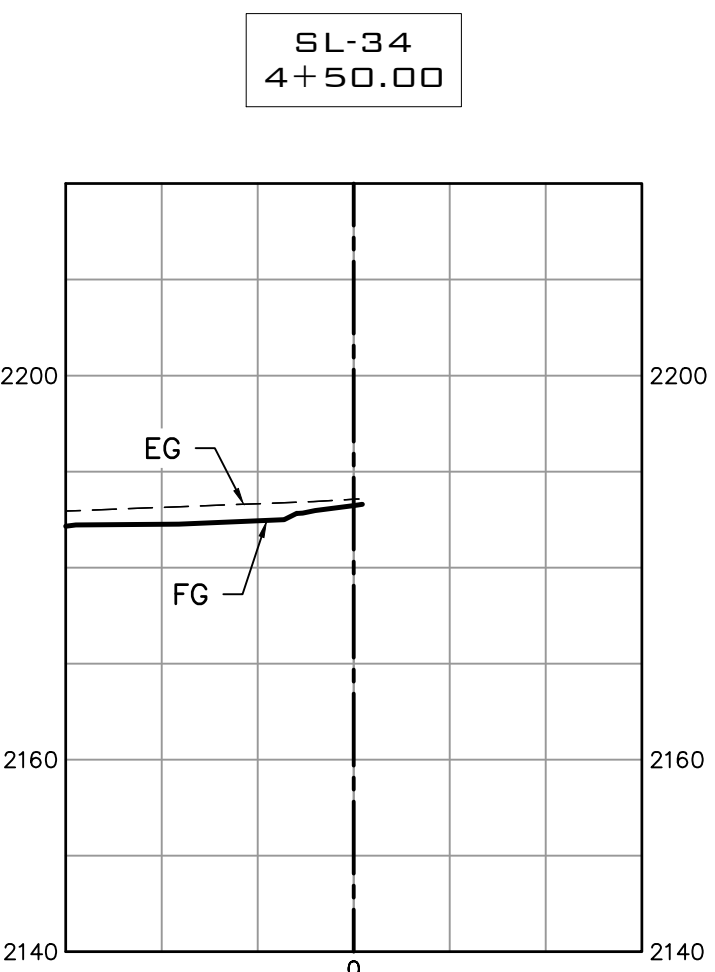
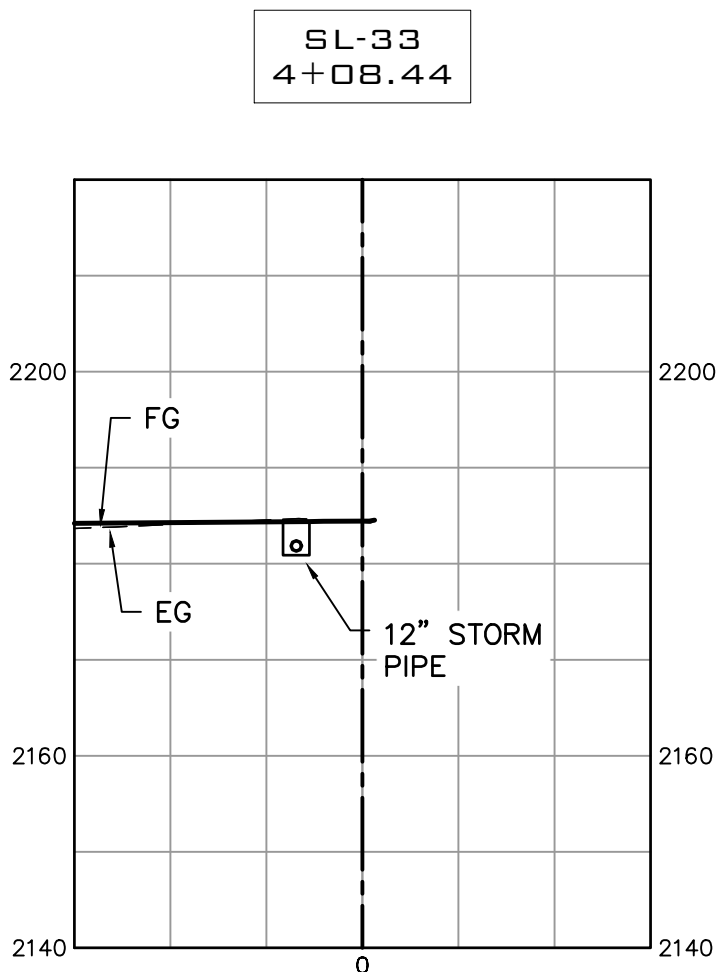
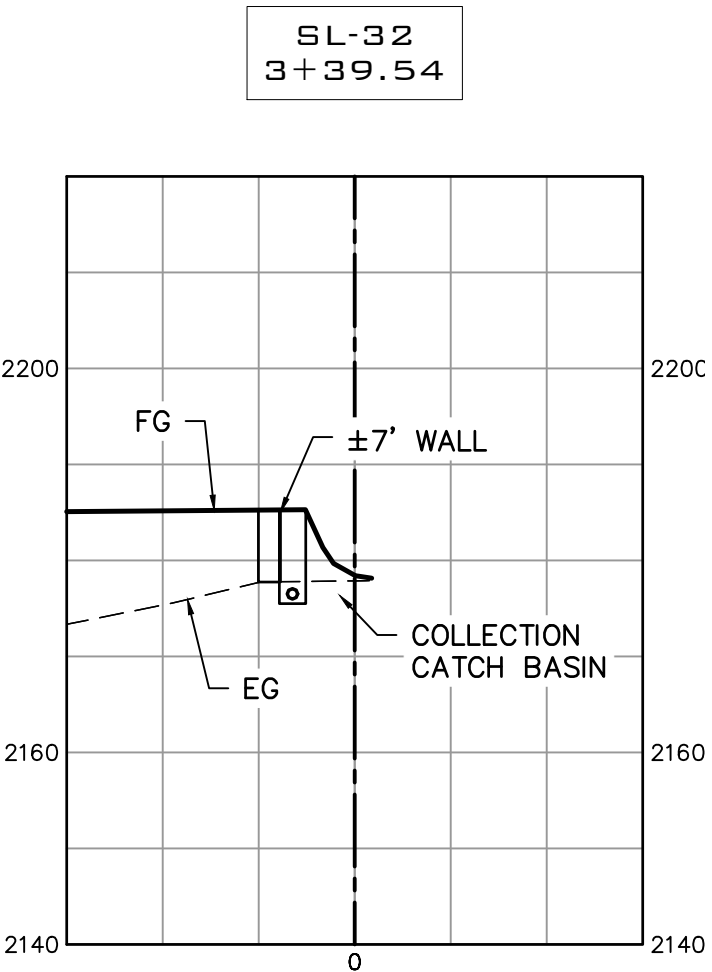
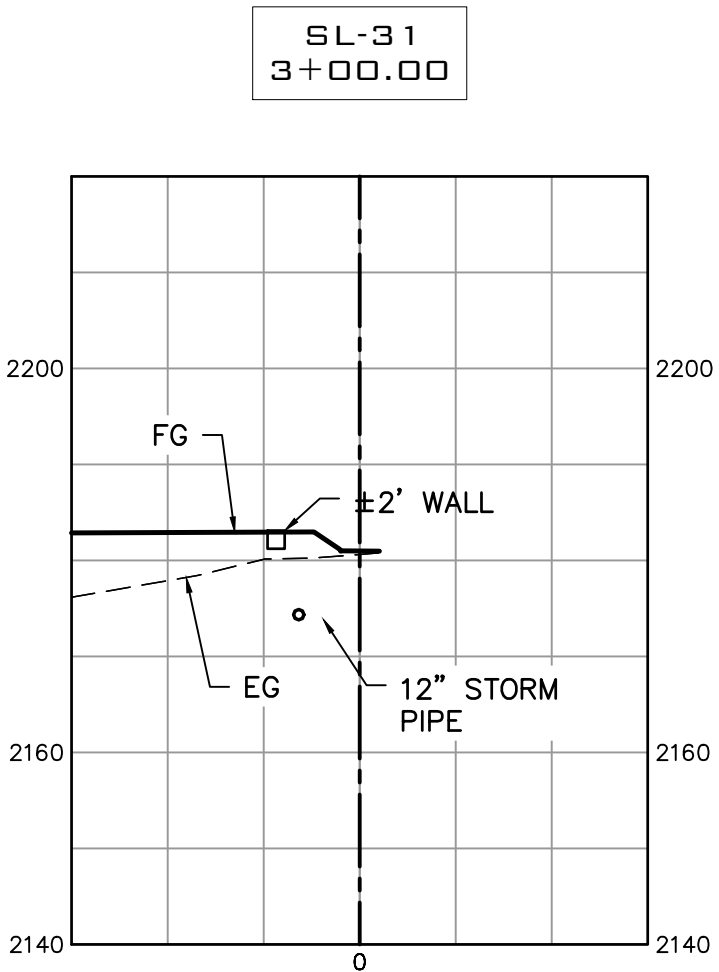
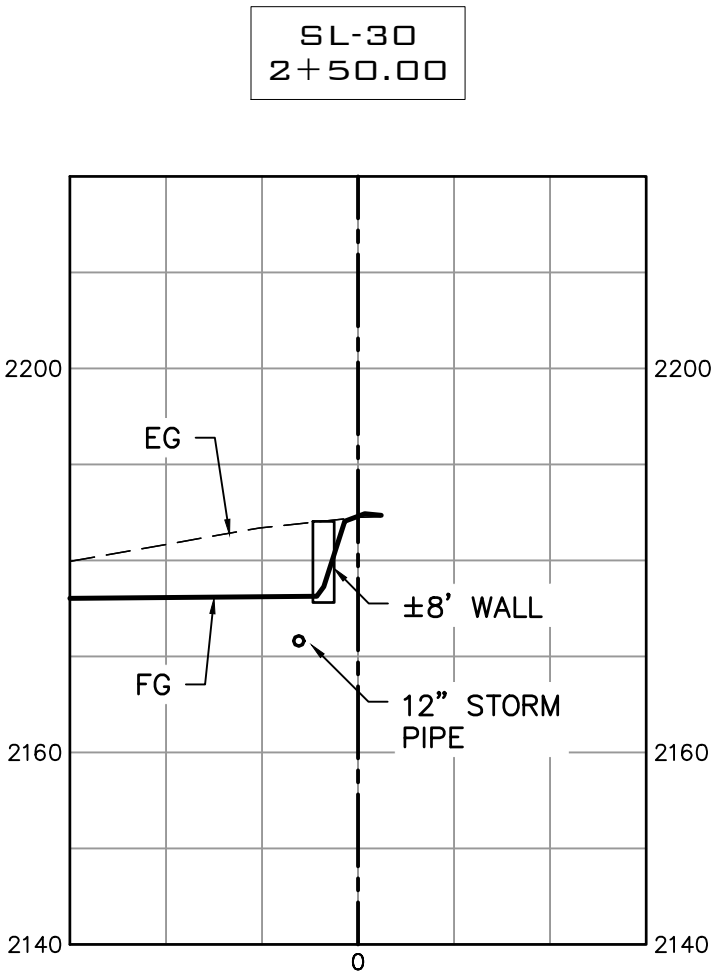
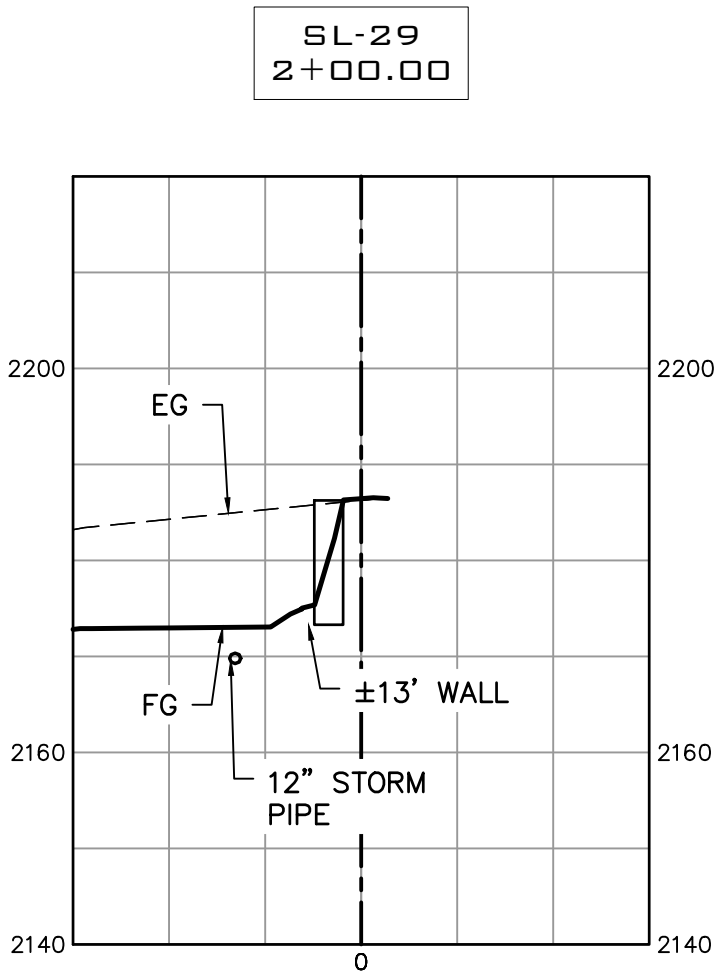
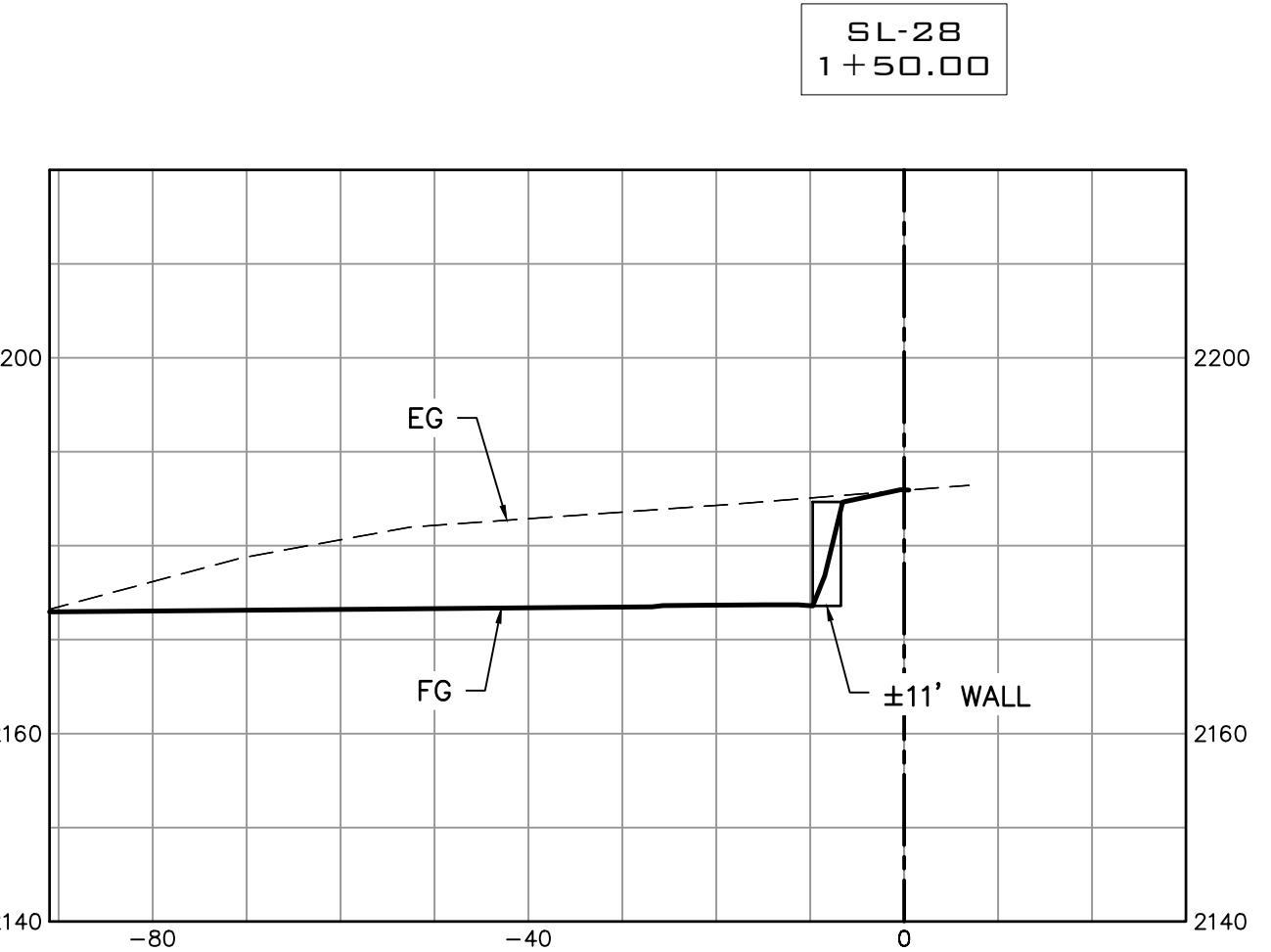
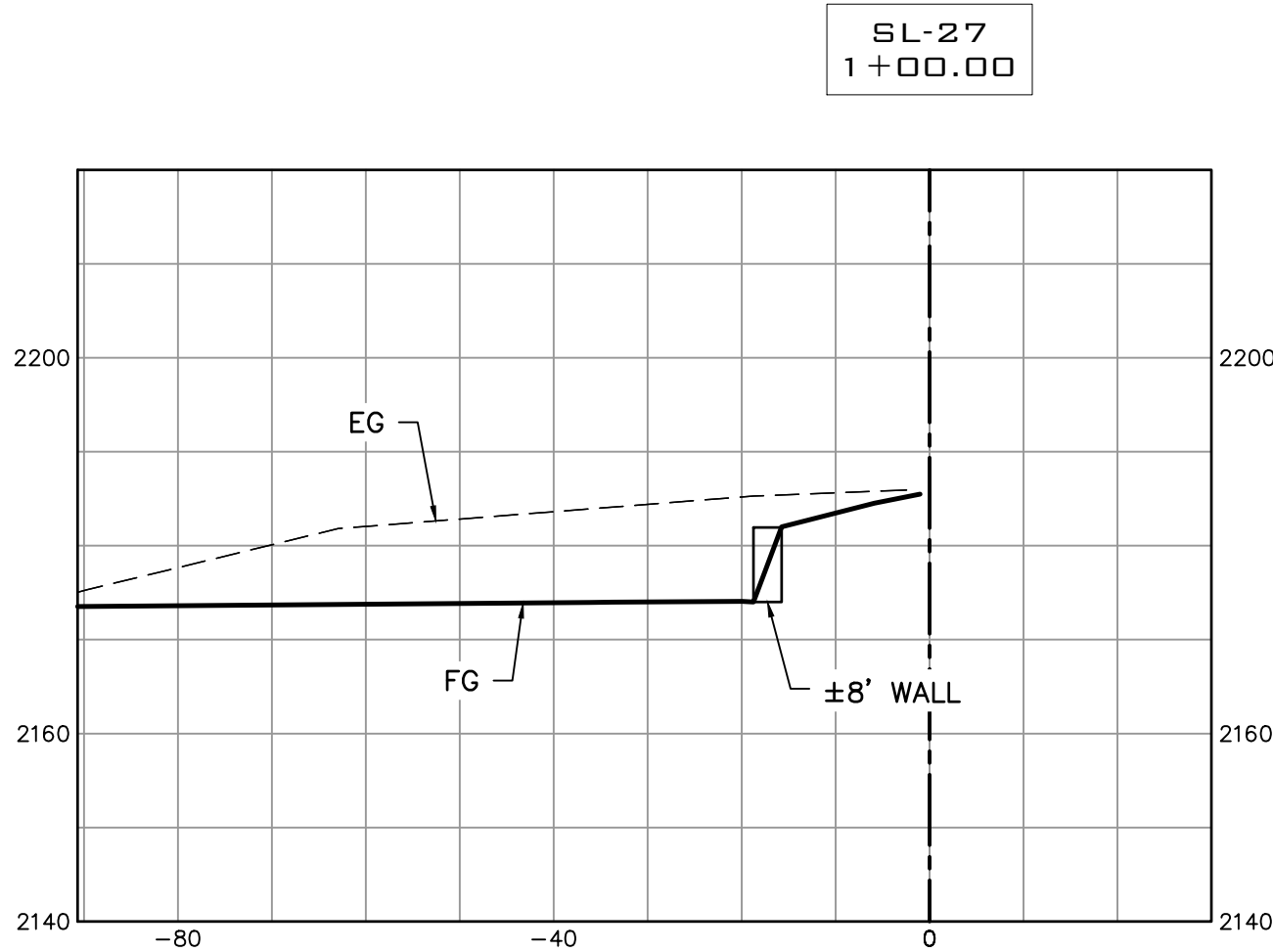
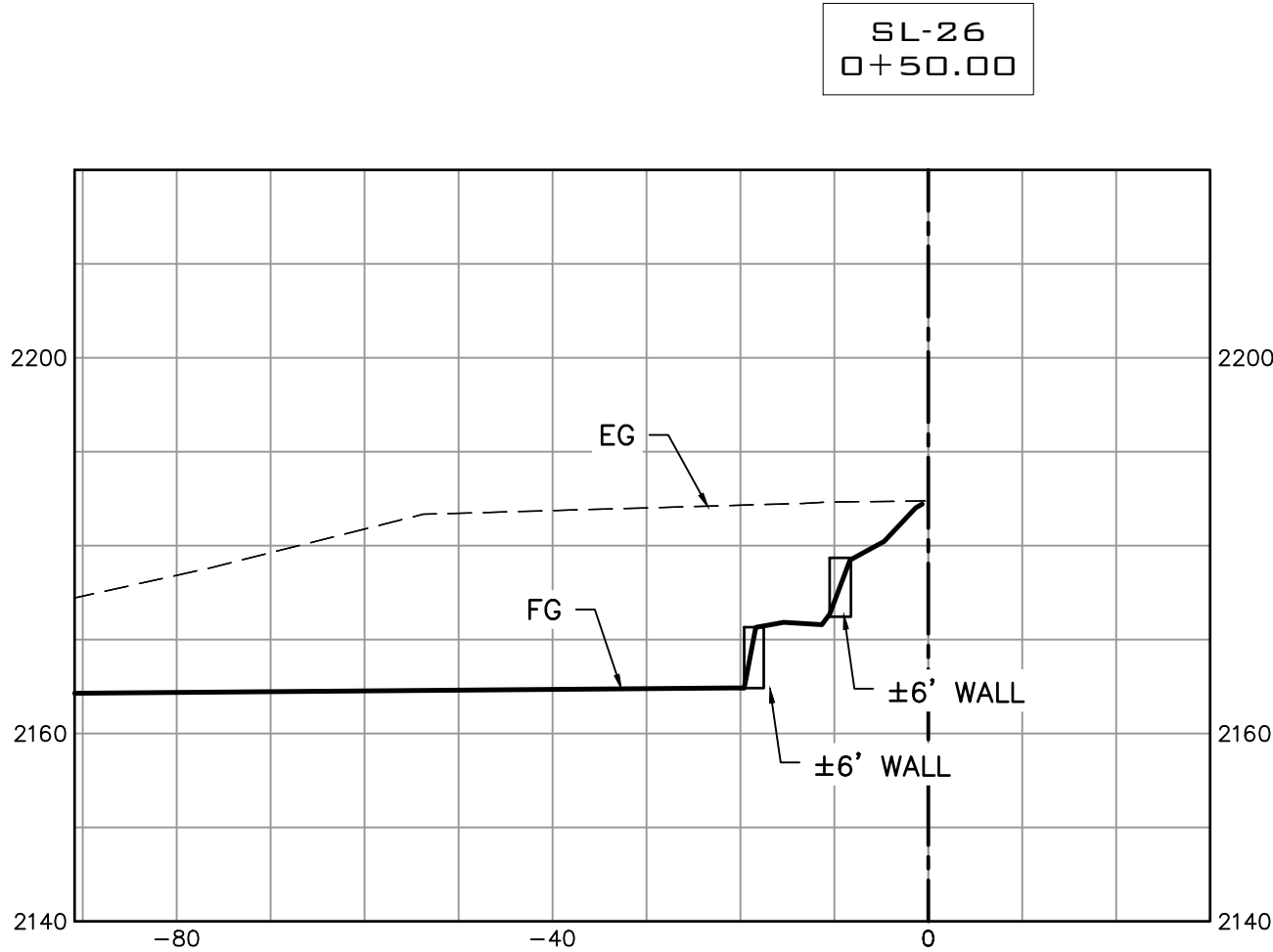
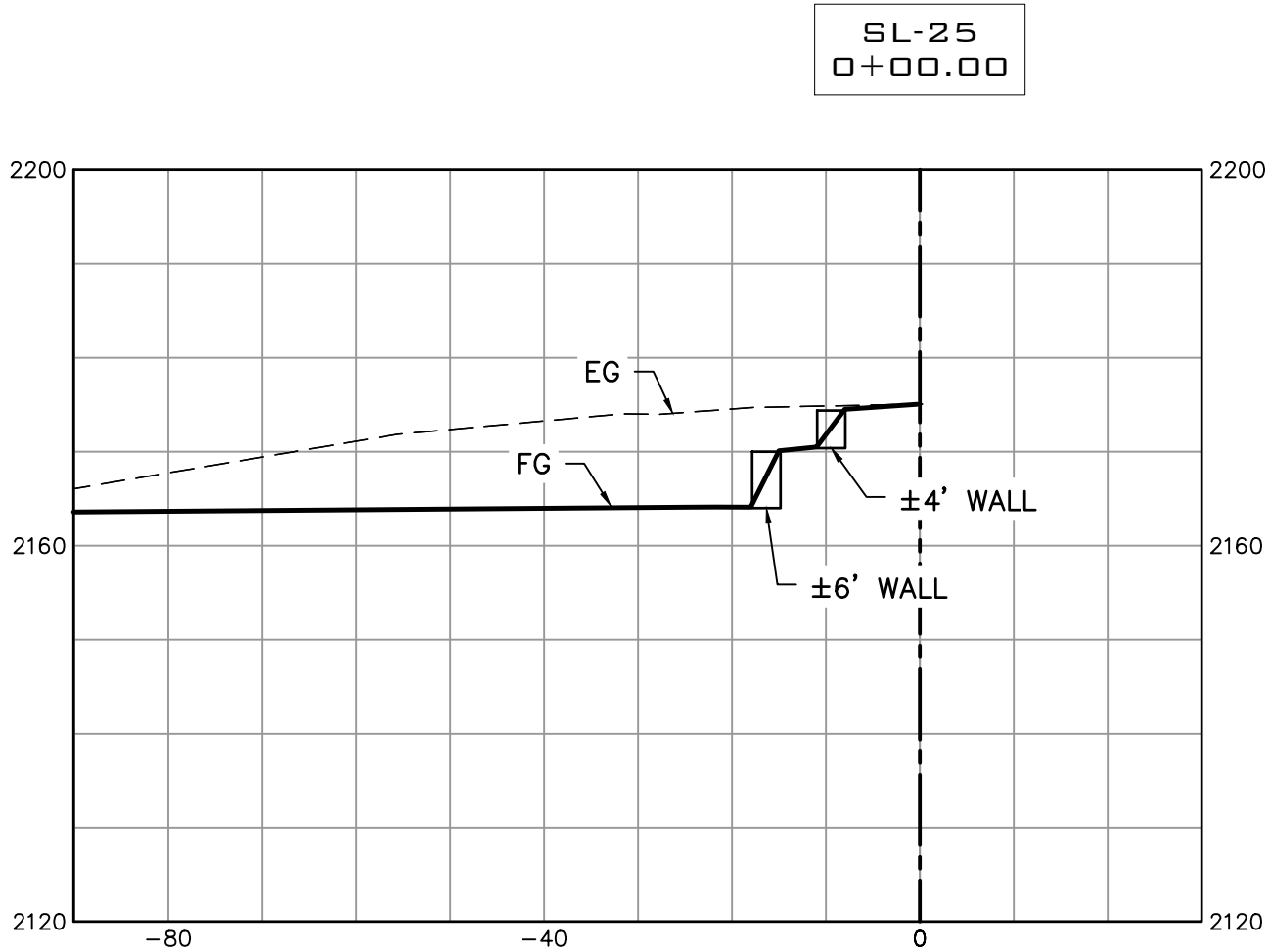


NORTHSHORE
EAST PROPERTY LINE P&P
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

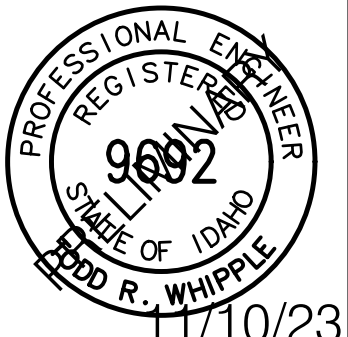
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NAVD - 88
XXX

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



City of Post Falls
Approval
Approved By: _____
City Engineer Date



SHEET
C4.5
JOB NUMBER
22-3391

NORTHSHORE
EAST PROPERTY LINE SECTIONS
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID



PROJ #: 22-3391
DATE: 12/11/23
DRAWN: JPP
REVIEWED: TRW

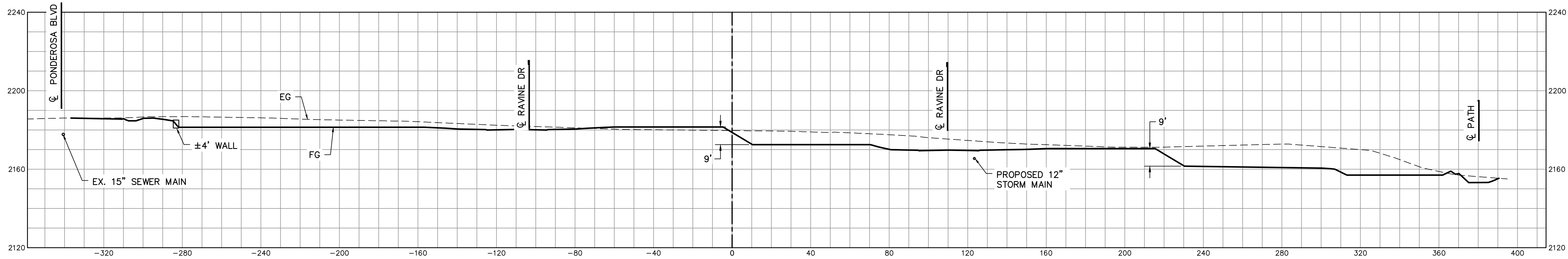
SCALE:
HORIZONTAL:
1"=30'
VERTICAL:
1"=30'

NO.	DATE	BY	REVISIONS

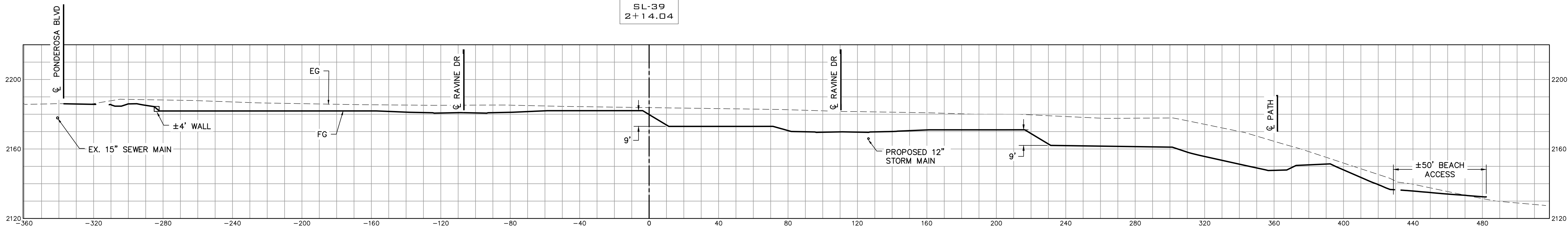
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NE 1/4, SEC.12, T.50N., R.05E., B.M.

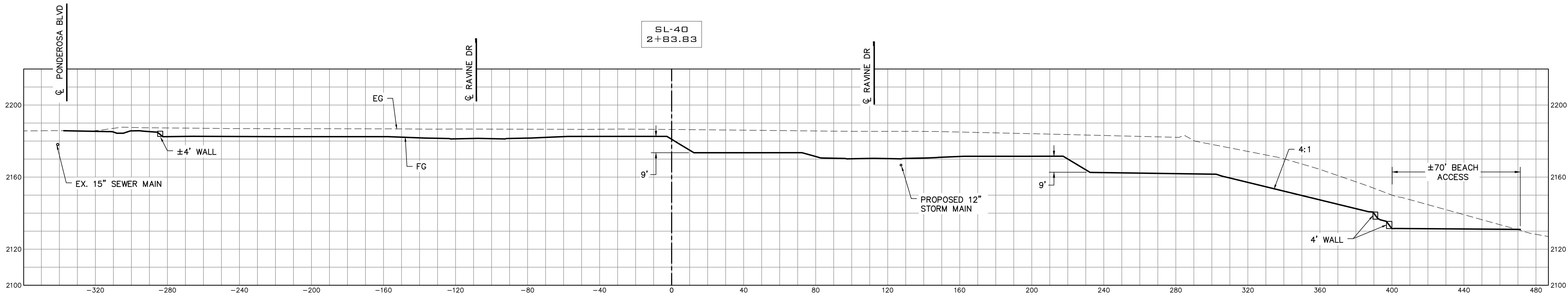
SL-38
1+50.00



SL-39
2+14.04



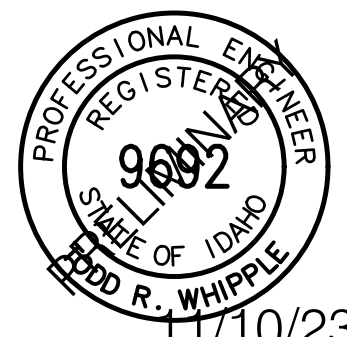
SL-40
2+83.83



City of Post Falls
Approval

Approved By:

City Engineer Date



SHEET
C4.6

JOB NUMBER
22-3391

NORTHSHORE
LOT GRADING SECTIONS 1
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID



PROJ #: 22-3391
DATE: 12/11/23
DRAWN: JPP
REVIEWED: TRW

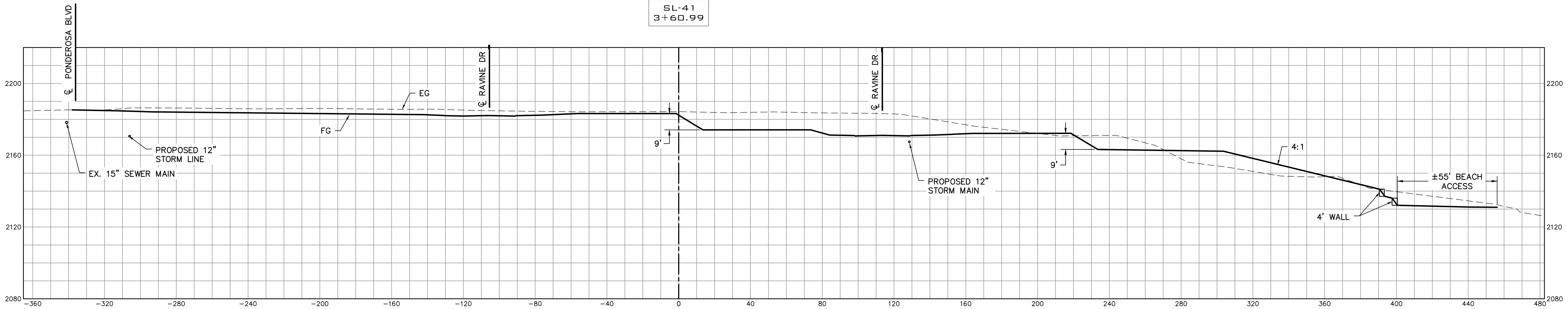
SCALE:
HORIZONTAL:
1"=30'
VERTICAL:
1"=30'

☒ CIVIL
☐ STRUCTURAL
☐ SURVEYING
☐ TRAFFIC
☐ PLANNING
☐ LANDSCAPE
☐ OTHER

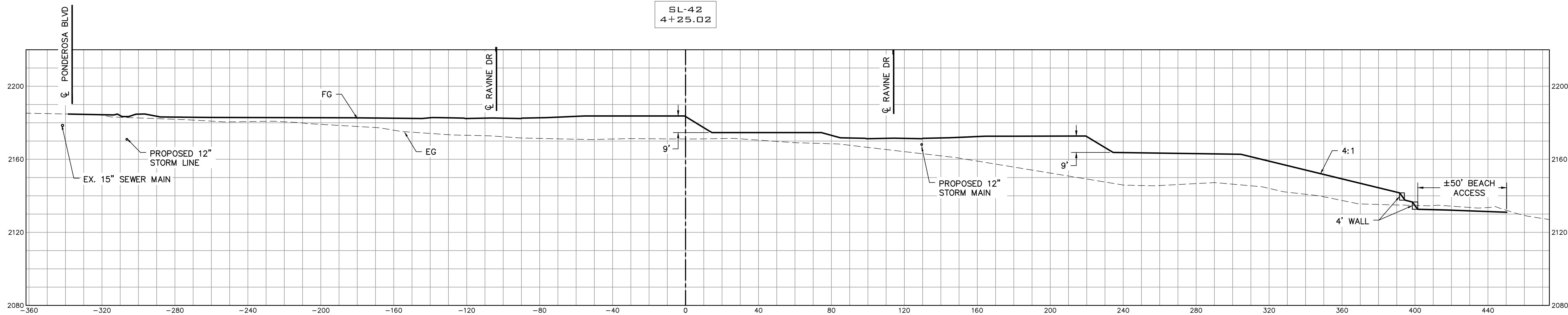
NO.	DATE	BY	REVISIONS

NE 1/4, SEC. 12, T. 50 N., R. 05 E., B. M.

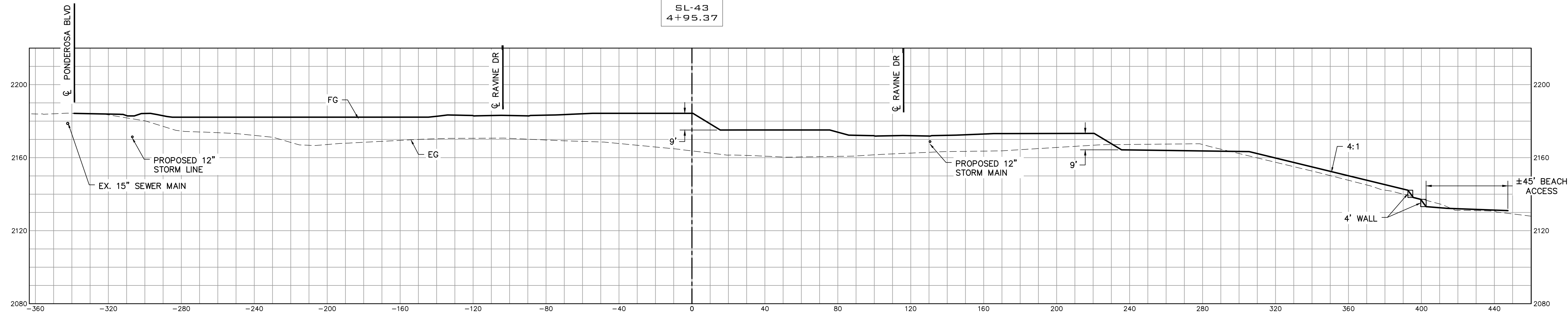
SL-41
3+60.99



SL-42
4+25.02



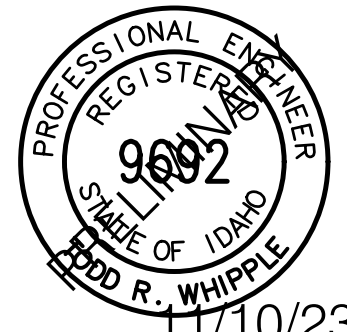
SL-43
4+95.37



City of Post Falls
Approval

Approved By:

City Engineer Date



11/10/23

SHEET
C4.7

JOB NUMBER
22-3391

SCALE:

HORIZONTAL:

1"=30'

VERTICAL:

1"=30'

PROJ #: 22-3391

DATE: 12/11/23

DRAWN: JPP

REVIEWED: TRW

☒	CIVIL
☐	STRUCTURAL
☐	SURVEYING
☐	TRAFFIC
☐	PLANNING
☐	LANDSCAPE
☐	OTHER



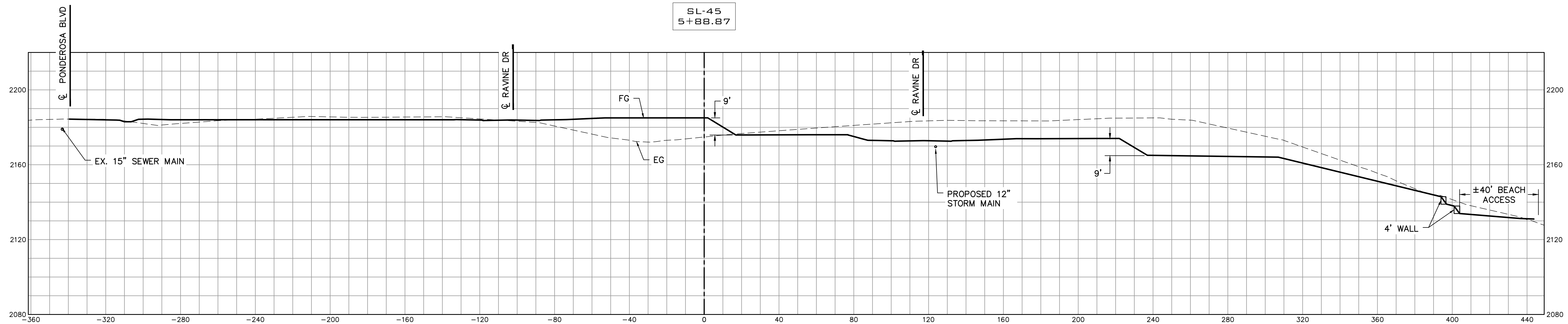
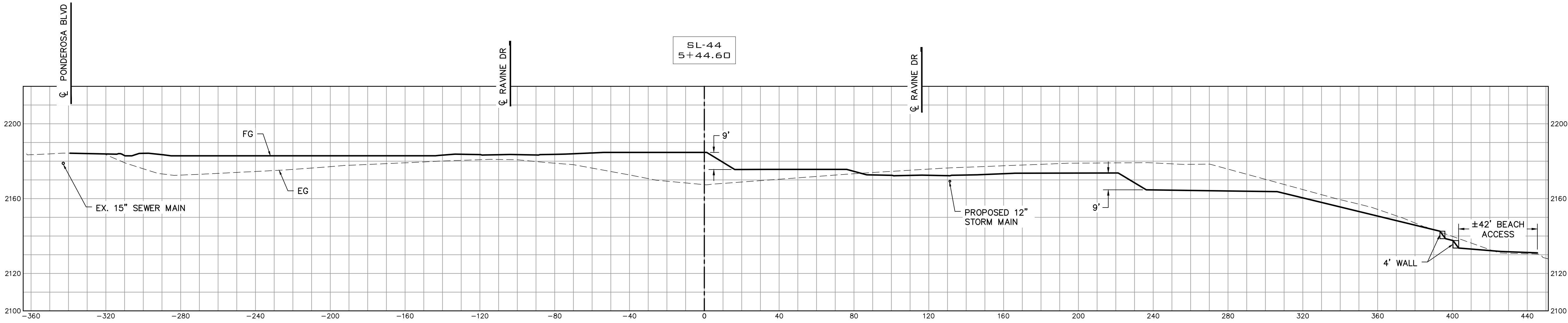
NORTHSHORE
LOT GRADING SECTIONS 2
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

F:\WCE\WORK\2022\WCE PROJECTS\2022-3391 TOMLINSON- POST FALLS- NORTH SHORE\DWG\CIVIL SHEET SET\3391-C4.7 GRADING.DWG PLOT DATE: 12/11/23

NAVD - 88

NE 1/4, SEC.12, T.50N., R.05E., B.M.

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



F:\WCE_WORK\2022\WCE PROJECTS\2022-3391 TOMLINSON- POST FALLS- NORTH SHORE\DWG\CIVIL SHEET SET\3391-C4.X GRADING.DWG PLOT DATE:12/11/23

NAVD - 88

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=30'
VERTICAL:
1"=30'

PROJ #: 22-3391
DATE: 12/11/23
DRAWN: JPP
REVIEWED: TRW

☒	CIVIL
☐	STRUCTURAL
☐	SURVEYING
☐	TRAFFIC
☐	PLANNING
☐	LANDSCAPE
☐	OTHER

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

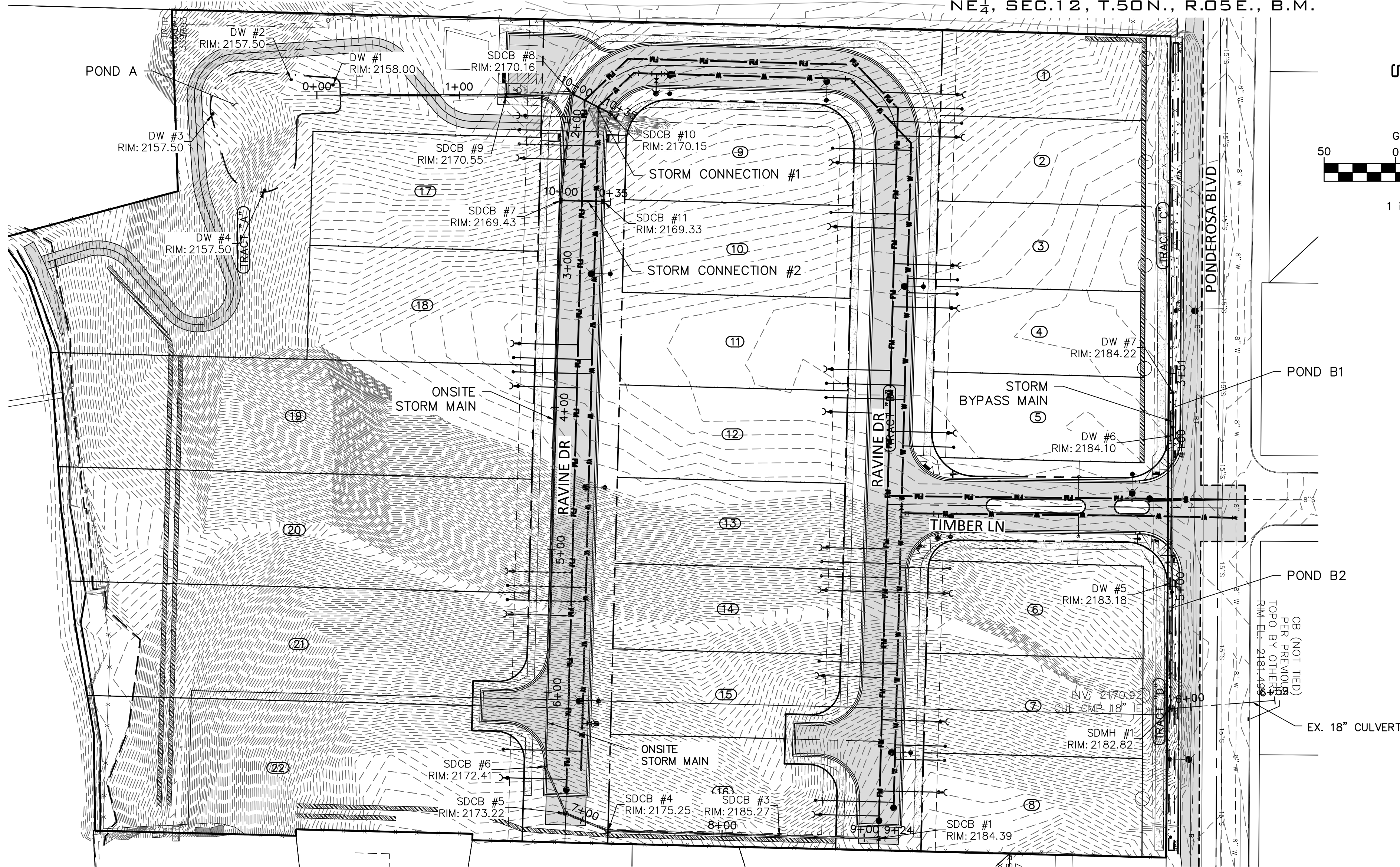
NORTHSHORE
LOT GRADING SECTIONS 3
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

City of Post Falls
Approval
Approved By:
City Engineer Date

PROFESSIONAL ENGINEER
REGISTERED
9002
STATE OF IDAHO
ROD R. WHIPPLE
11/10/23

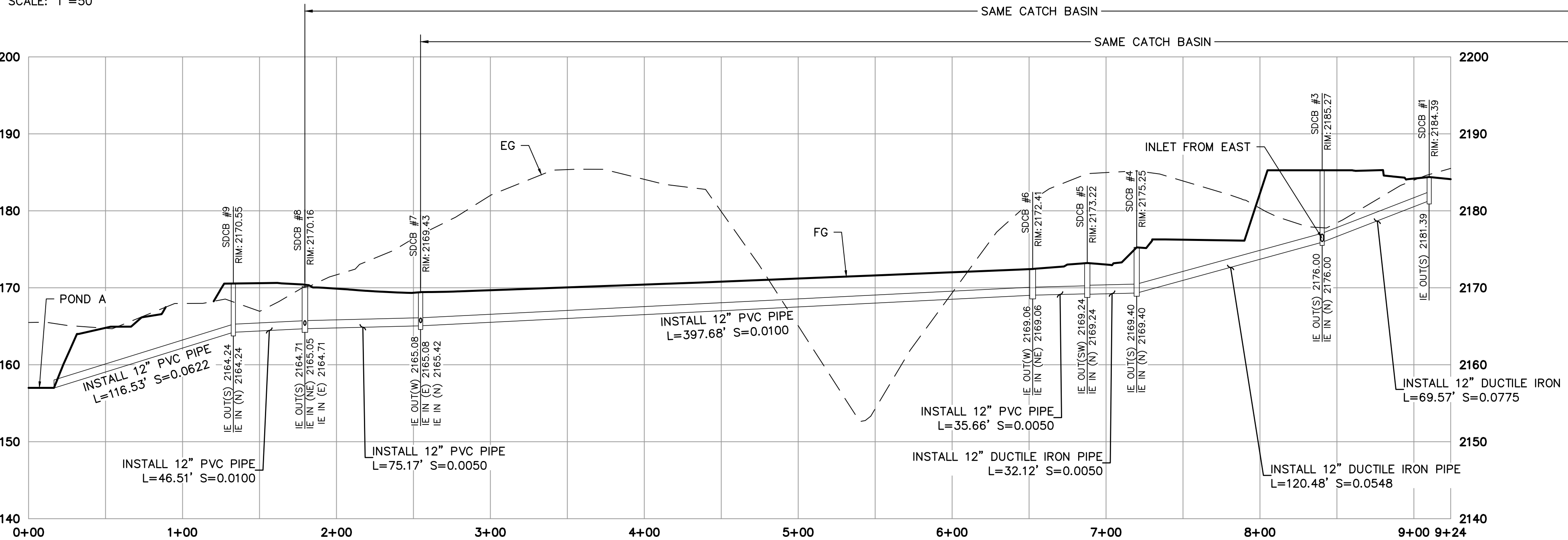
SHEET
C4.8
JOB NUMBER
22-3391

NE 1/4, SEC. 12, T. 50 N., R. 05 E., B.M.



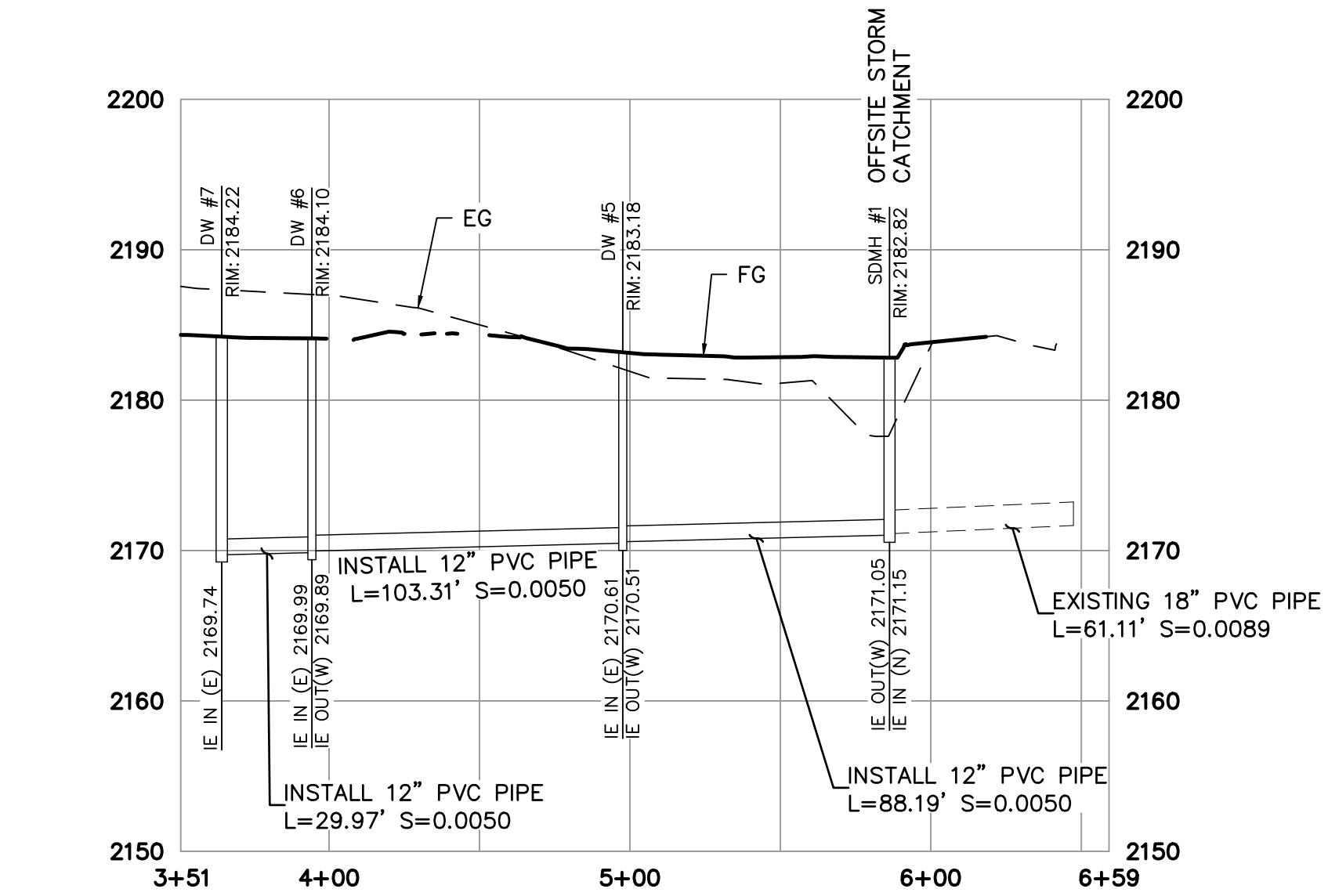
OVERALL STORM PLAN

SCALE: 1"=50'



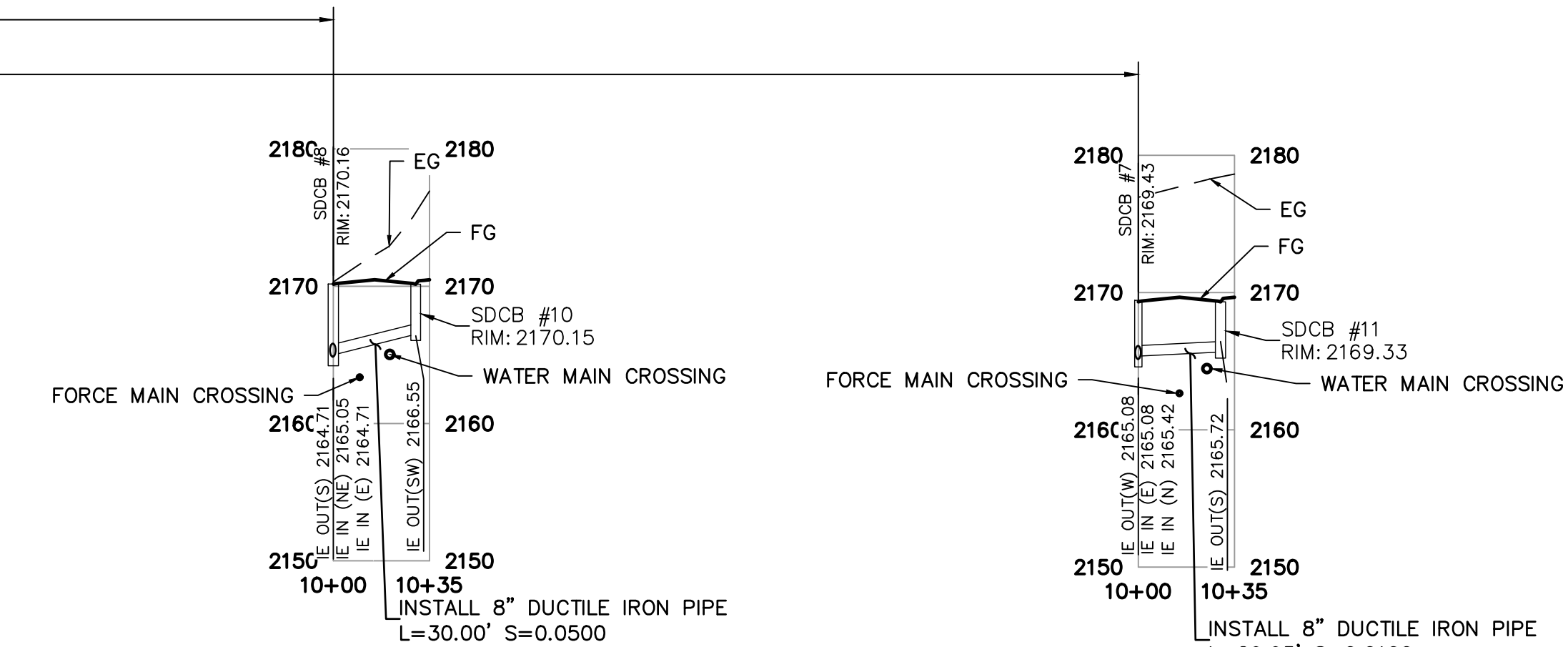
ONSITE STORM PROFILE

SCALE(H): 1"=50'
SCALE(V): 1"=10'



STORM BYPASS PROFILE

SCALE(H): 1"=50'
SCALE(V): 1"=10'



STORM CONN. 1 PROFILE

SCALE(H): 1"=50'
SCALE(V): 1"=10'

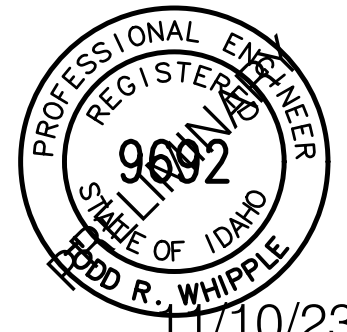
STORM CONN. 2 PROFILE

SCALE(H): 1"=50'
SCALE(V): 1"=10'

City of Post Falls
Approval

Approved By:

City Engineer Date



11/10/23

NAVD - 88
XXX

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
1"=10'

PROJ #: 22-3391
DATE: 12/11/23
DRAWN: JPP
REVIEWED: TRW

☒ CIVIL
☐ STRUCTURAL
☐ SURVEYING
☐ TRAFFIC
☐ PLANNING
☐ LANDSCAPE
☐ OTHER



NORTHSHORE
STORM PLAN & PROFILES
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

SHEET
C5.0
JOB NUMBER
22-3391

[illegible]

SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

PROJ #: 22-3391
DATE: 12/11/23
DRAWN: JPP
REVIEWED: TRW

X	CIVIL
	STRUCTURAL
	SURVEYING
	TRAFFIC
	PLANNING
	LANDSCAPE
	OTHER



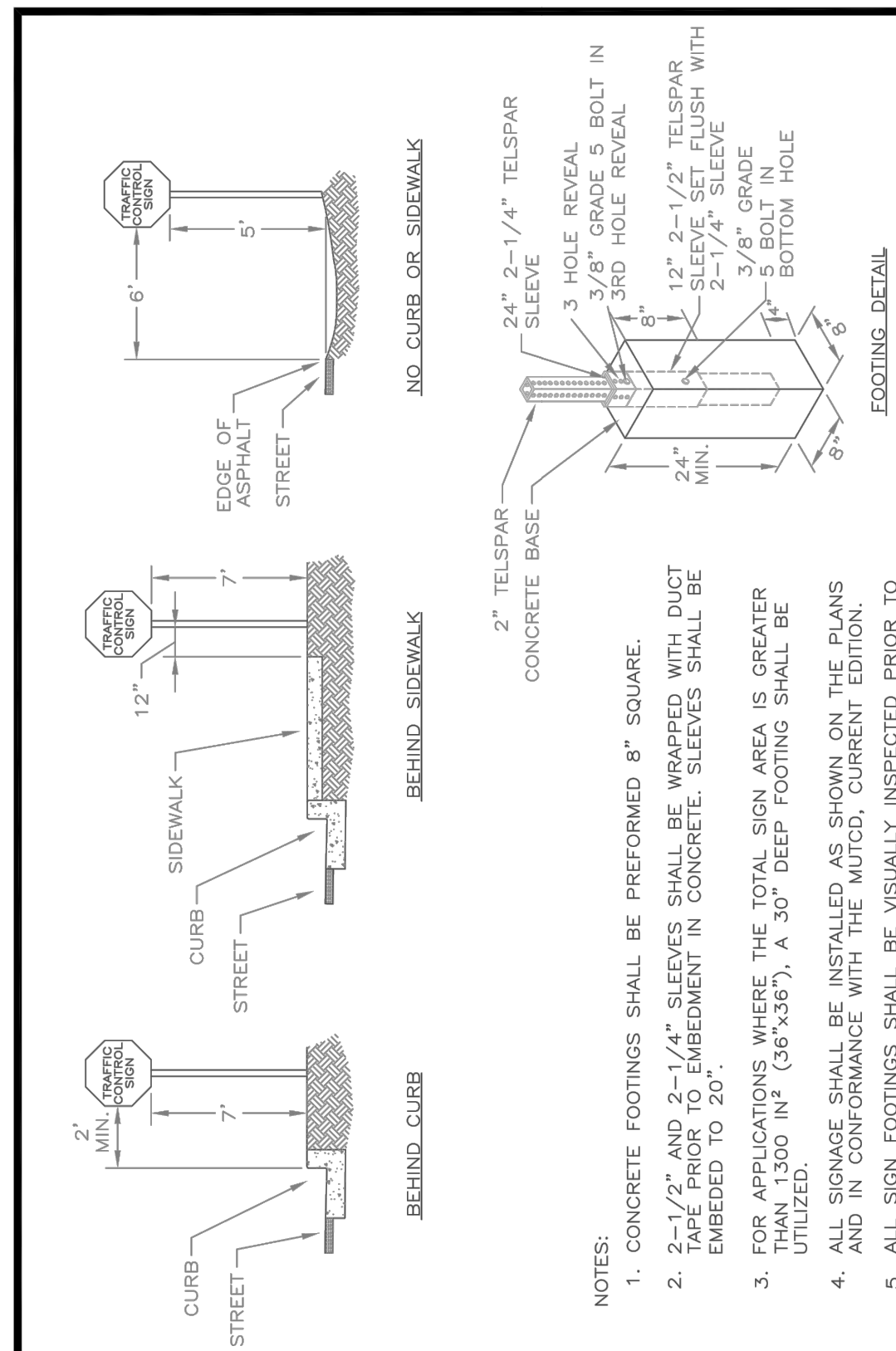
NORTHSHORE
POST FALLS DETAILS CONTINUED
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

City of Post Falls Approval	
Approved By:	
City Engineer	Date



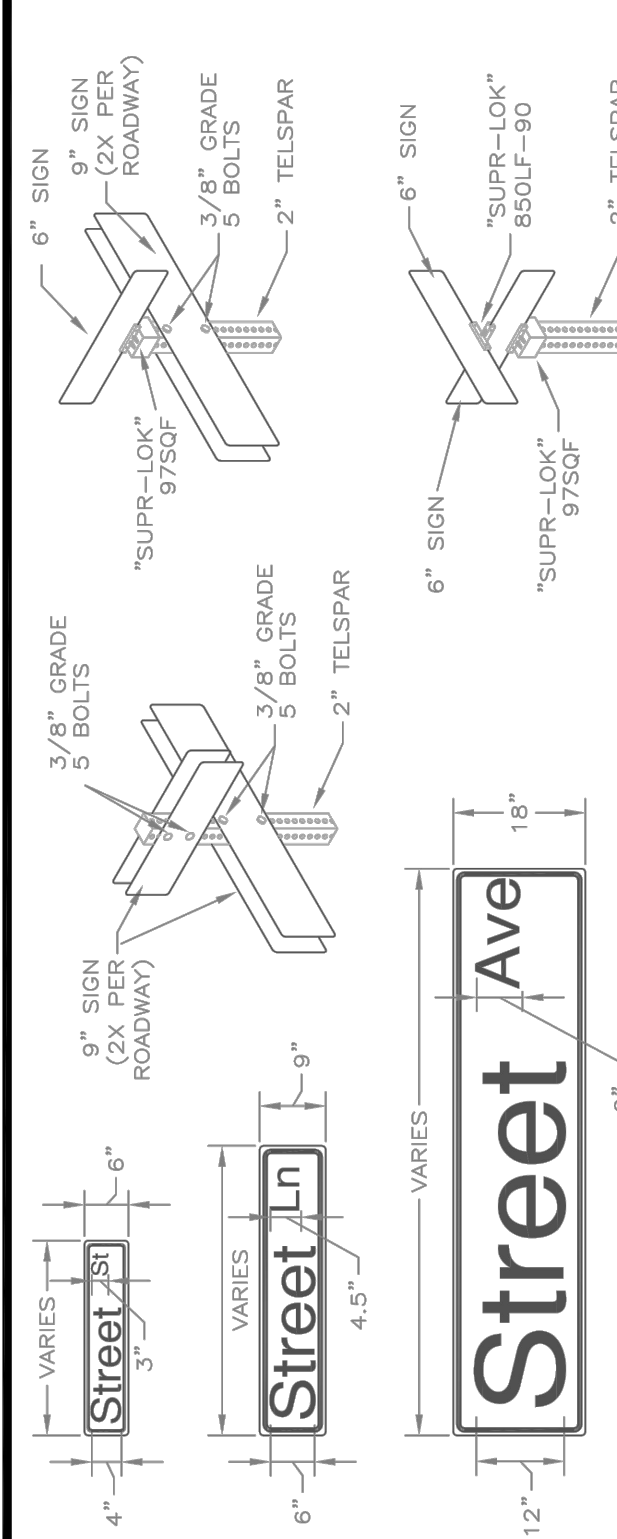
SHEET
C10.1

JOB NUMBER
22-3391



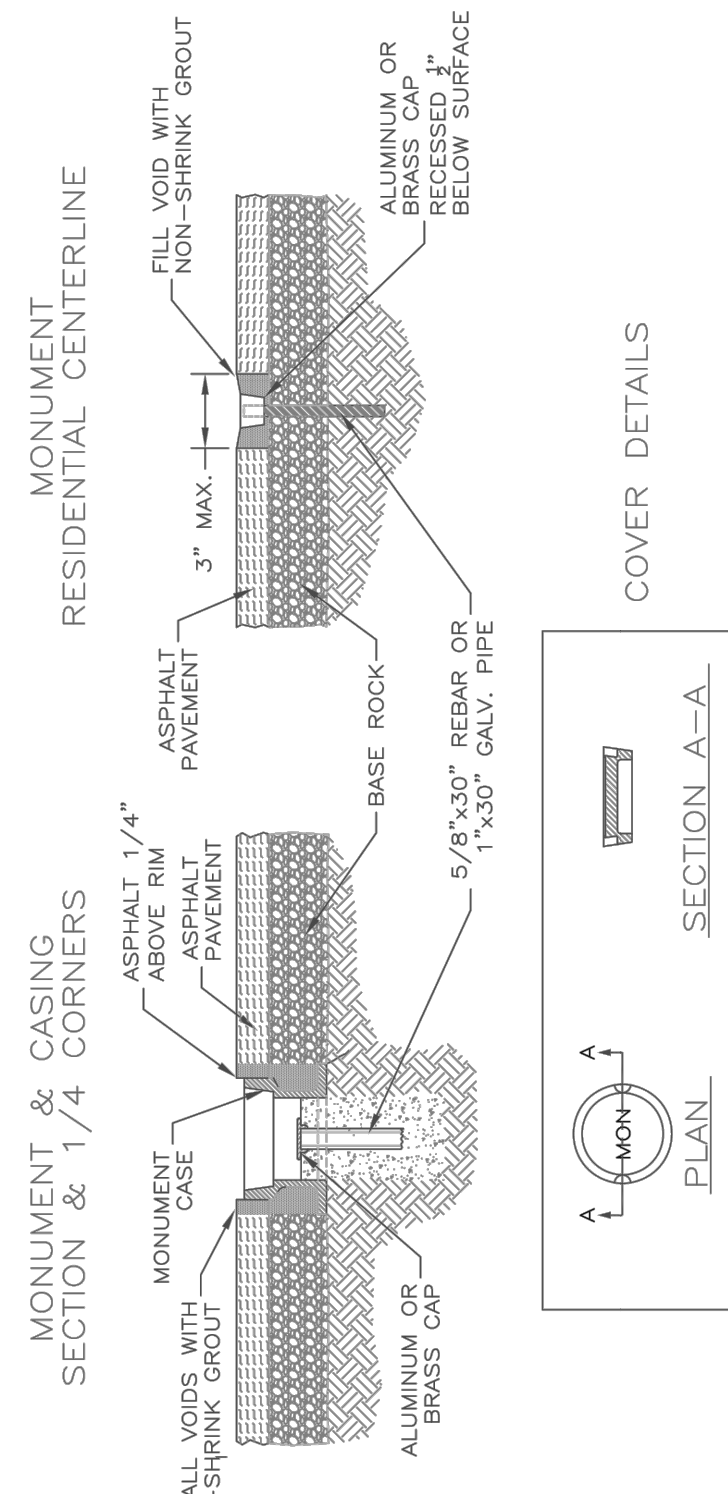
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APPROVED BY:  3/19/19	POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION	STANDARD DRAWING NO. SD 2016
CITY ENGINEER, P.E. DATE:		



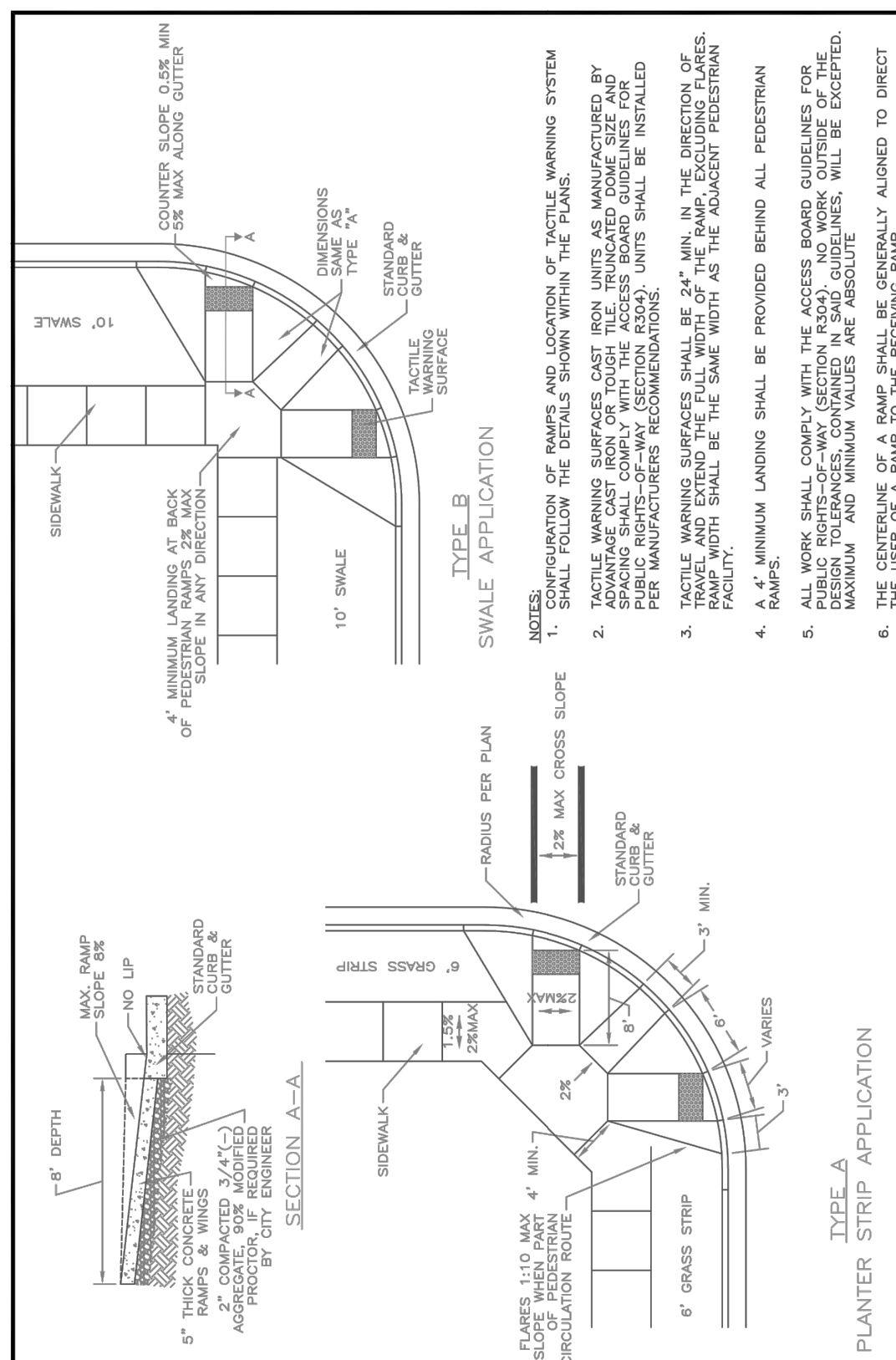
- 9'-1/2" TELSPAR
 11'
- NOTES:
 1. ALL PUBLIC STREET NAME SIGNS SHALL BE HIGH INTENSITY AND SHALL HAVE WHITE LETTERING ON A GREEN BACKGROUND. ALL BLADES SHALL HAVE A 1/2" WHITE BORDER. PRIVATE STREET NAME SIGNS SHALL BE HIGH INTENSITY AND SHALL HAVE WHITE LETTERING ON A BLUE BACKGROUND.
 2. LETTERING STYLE SHALL CONFORM TO HIGHWAY GOVT. FORM 435 SHOWING THE FOLLOWING: ALL SIGNS SHALL BE HIGH INTENSITY AND SHALL BE 18" X 24" UNLESS OTHERWISE SPECIFIED IN THE PROJECT MANUAL.
 3. 25% CHARACTER REDUCTION SHALL BE USED FOR THE LOWER CASE LETTERS: g j p q y.
 4. 6" STREET NAME SIGNS SHALL FACE ROADS WITH A POSTED SPEED LESS THAN 30 MPH.
 5. 18" STREET NAME SIGNS SHALL FACE ROADS WITH A POSTED SPEED 30 MPH OR GREATER.
 6. ALL STREET NAME SIGNS SHALL BE USED AT SIGNALIZED INTERSECTIONS.
 7. ALL STREET NAME SIGNS SHALL UTILIZE FLAT BLADE ALUMINUM AND INCORPORATE HIGH INTENSITY RETROREFLECTIVE MATERIAL.
 8. TREE MOUNTS SHALL NOT BE UTILIZED ON BLADES GREATER THAN 6".

APPROVED BY:	POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION	STANDARD DRAWING NO. SD 2018
 CITY ENGINEER, P.E.	STREET NAME SIGN DETAIL DATE: 3/19/19	



- NOTES:
1. SURVEY MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH IDAPA 50-1303, AND UTILIZE A
IRON, BRASS, ALUMINUM, OR OTHER NONFERROUS METAL CAP.
2. MONUMENT CASINGS SHALL BE UTILIZED FOR ALL GOVERNMENT SECTION CORNERS WITHIN THE
ROADWAY OR SURVEY MONUMENTS LOCATED WITHIN COLLECTOR OR ARTERIAL ROADWAYS.
3. ASPHALT PAVEMENT SHALL BE CORED WITH A HOLE DIAMETER EQUAL TO THE LARGEST DIAMETER
OF THE MONUMENT CASE. ALL VOIDS SHALL BE FILLED WITH NON-SHRINK GROUT.
4. MONUMENT CASE CASTINGS SHALL BE GREY IRON, ASTM A-48, CLASS 25.

APPROVED BY:	POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION	STANDARD	DRAWING
 CITY ENGINEER, P.E.	3/19/19 DATE:	NO.	SD 2022
SURVEY MONUMENT DETAIL			



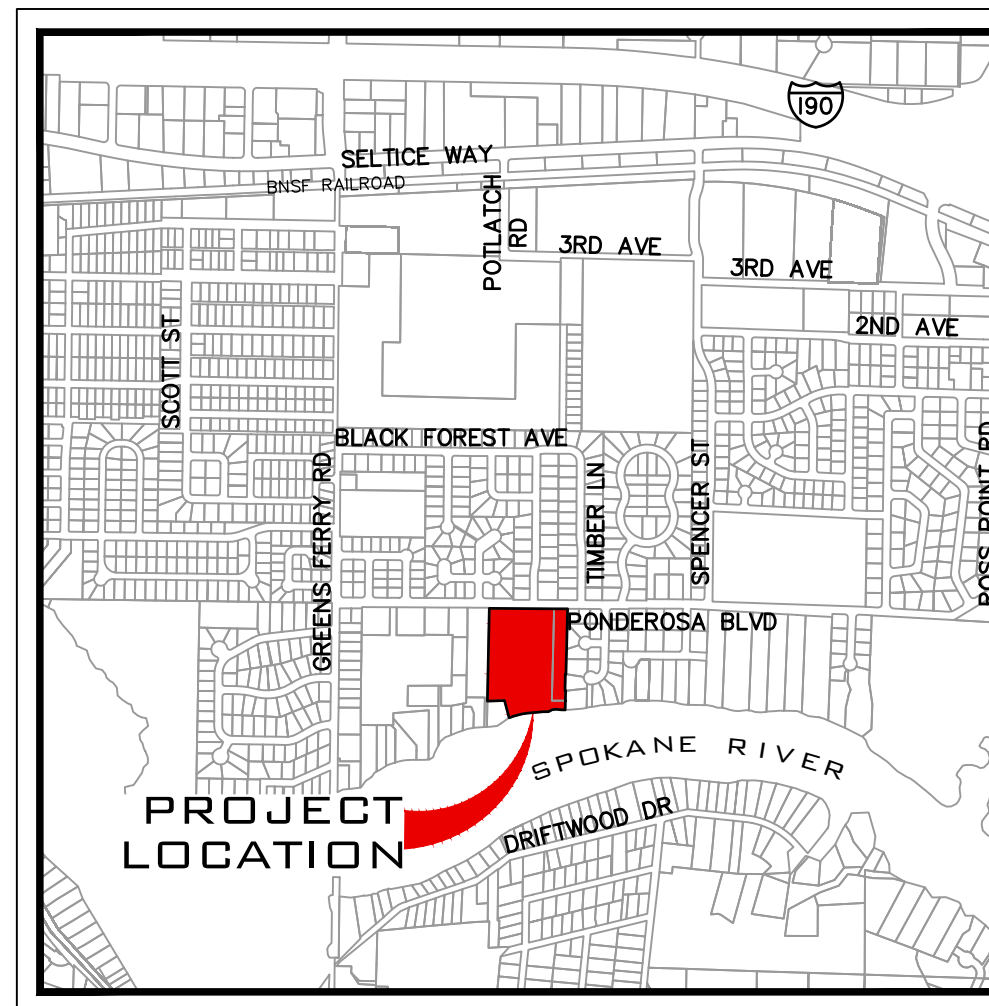
-
- 25' MAX CROSS SLOPE
- 25'
- 4' MIN
- 6' GRASS STRIP
- 3' MIN
- 3' MIN
- 3' MIN
- 3' MIN
- 25' MAX CROSS SLOPE
- TYPE A
- PLANTER STRIP APPLICATION
- NOTES:
1. CONFIGURATION OF DETAILS AND LOCATION OF TACTILE WARNING SYSTEM SHALL FOLLOW THE MAPS SHOWN WITH THIS PLAN.
 2. TACTILE WARNING SURFACES (CROSS IRON UNITS) ARE MANUFACTURED BY THE FLOORING COMPANY. THE ACCESSIBLE SURFACES SHALL BE COMPLETED BY THE FLOORING COMPANY. THE ACCESSIBLE SURFACES SHALL BE COMPLETED BY THE FLOORING COMPANY. THE ACCESSIBLE SURFACES SHALL BE COMPLETED BY THE FLOORING COMPANY.
 3. THE FLOORING COMPANY SHALL BE RESPONSIBLE FOR THE ACCESSIBLE SURFACES. THE FLOORING COMPANY SHALL BE RESPONSIBLE FOR THE ACCESSIBLE SURFACES. THE FLOORING COMPANY SHALL BE RESPONSIBLE FOR THE ACCESSIBLE SURFACES.
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APPROVED BY:	POST FALLS STANDARDS FOR PUBLIC WORKS CONSTRUCTION	STANDARD DRAWING
 CITY ENGINEER, P.E.	3/19/19 DATE:	NO. SD 2013
PEDESTRIAN RAMPS		



PRELIMINARY PUD OF
NORTH SHORE

LOCATED IN A PORTION OF THE
NE 1/4, SEC 12, T 50 N, R 05 E, B.M.
POST FALLS, KOOTENAI COUNTY, IDAHO



VICINITY MAP

SITE DATA		
PARCEL NUMBER	P-0000-012-2770 P-4175-000-034-A	
ZONING	R-1 W/ PUD OVERLAY	
PROJECT AREA	SF 436,144.50	AC 10.01
NUMBER OF LOTS	22	
NUMBER OF TRACTS	4	
AREA OF LOTS	SF 287,426.27	AC 6.60
AREA OF TRACT(S)	148,718.23	3.41
OPEN SPACE TRACT(S)	46,764.68	1.07
MIN LOT AREA	8,617.90	0.20
MAX LOT AREA	27,299.66	0.63
DENSITY CALCULATIONS		
DENSITY [MAX] (LOTS/AC)	5	
ALLOWED DENSITY (UNITS)	50	
NET	3.33	
PERCENT OPEN SPACE	10.72%	
PHASING PLAN		
NONE. CONSTRUCT ALL AT ONE TIME.		
SERVICE PROVIDERS		
FIRE DISTRICT	KOOTENAI COUNTY FIRE DEPT	
WATER SERVICE	CITY OF POST FALLS	
SANITARY SEWER SERVICE	CITY OF POST FALLS	
TRACT USE		
OPEN SPACE	A	
INGRESS/EGRESS, UTILITY, STORMWATER	B	
LANDSCAPE & UTILITY	C & D	

SHEET INDEX

PP1	PRELIMINARY PUD SITE PLAN
PP2	PRELIMINARY DESIGN PLAN
PP3	EXISTING TOPOGRAPHY
PP4	PRELIMINARY UTILITY PLAN
PP5	GRADING PLAN AND STREET SECTIONS
PP6	PRELIMINARY PROFILES
LS	LANDSCAPE PLAN

LEGAL DESCRIPTION

PROPERTY ID: P00000122770
TAX#4564 EX TX#13055 & EX TX#20586 & EX RW
[IN GL3 & 4] 1250N05W

PROPERTY ID: P4175000034A
HARDINGS ACRE TRACTS, TR 34 EX E 60.2 FT &
EX TX#24846 & EX RW 1250N05W

ENGINEER/CONTACT

WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

SURVEYOR

WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: WAYNE A LOCKMAN, P.L.S.

OWNER/DEVELOPER

SPOKANE RIVER NORTHSHORE LLC
1836 NORTHWEST BLVD
COEUR D'ALENE ID 83814

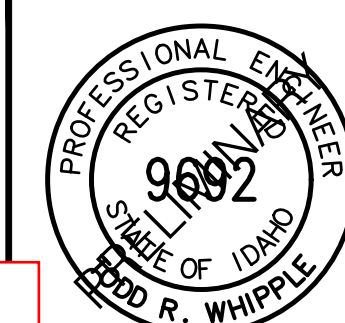
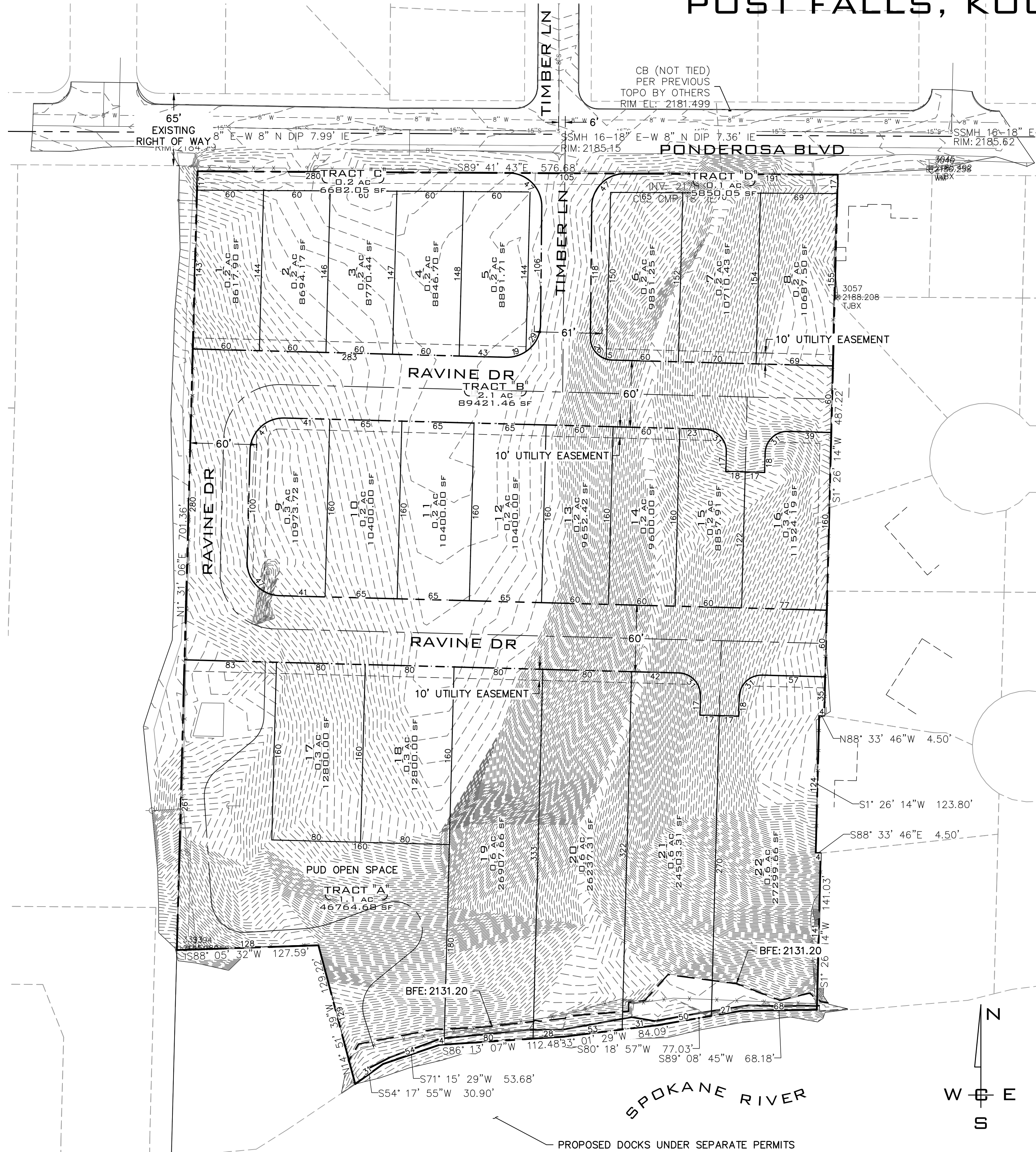


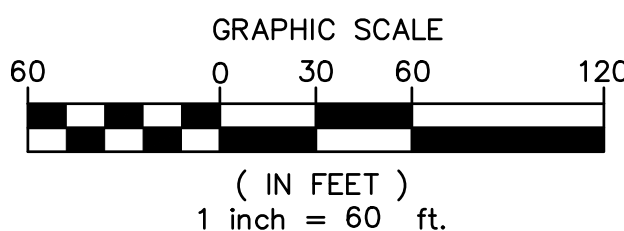
Exhibit A-4



PRELIMINARY PUD SITE PLAN

SCALE: 1"=60'

NAVD - 88
XXX



NO.	DATE	BY	REVISIONS

SCALE:

HORIZONTAL:

1"=60'

VERTICAL:

N/A

PROJ #: 22-3391

DATE: 12/11/23

DRAWN: JPP

REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER



WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

NORTH SHORE

PRELIMINARY PUD SITE PLAN

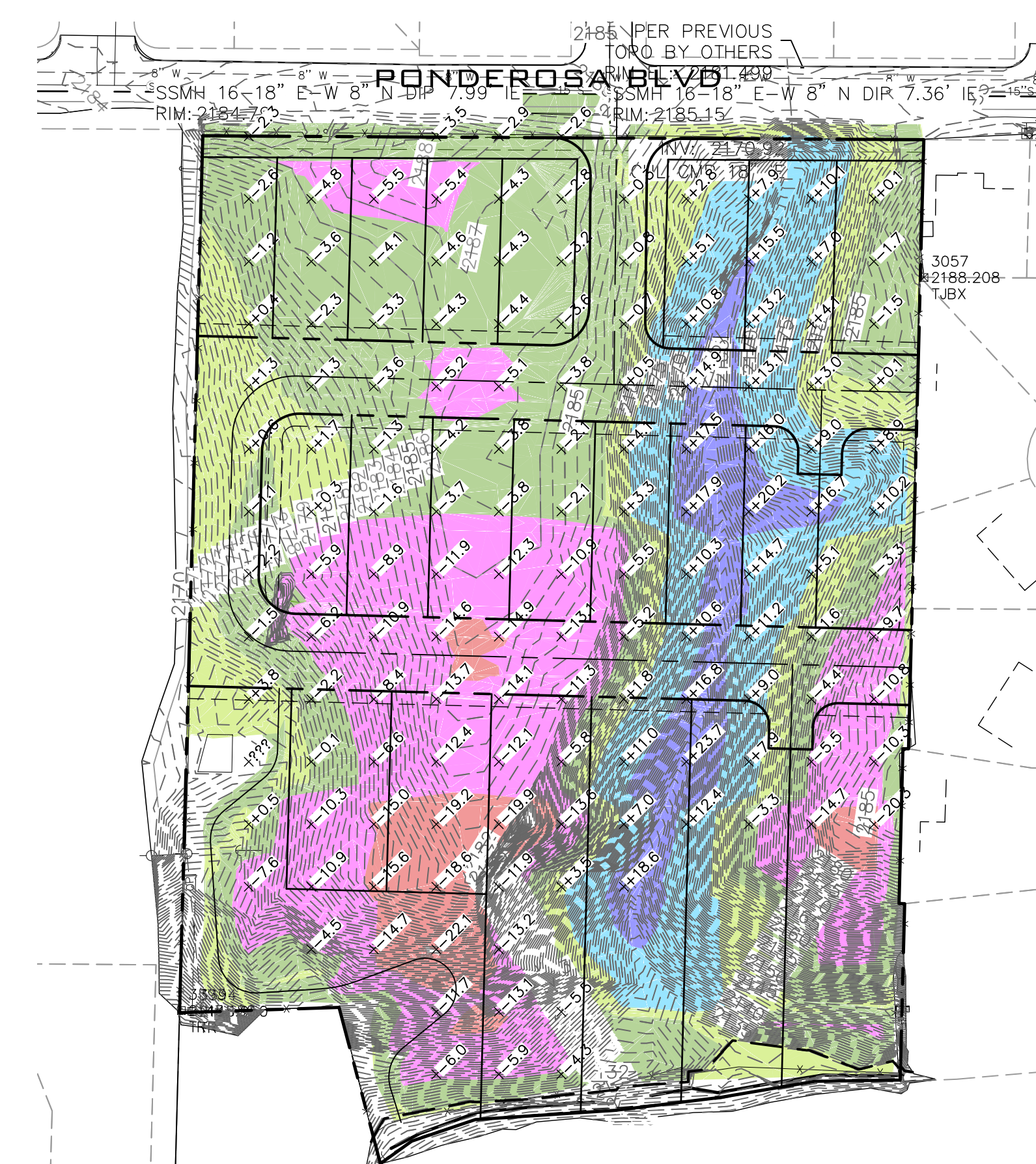
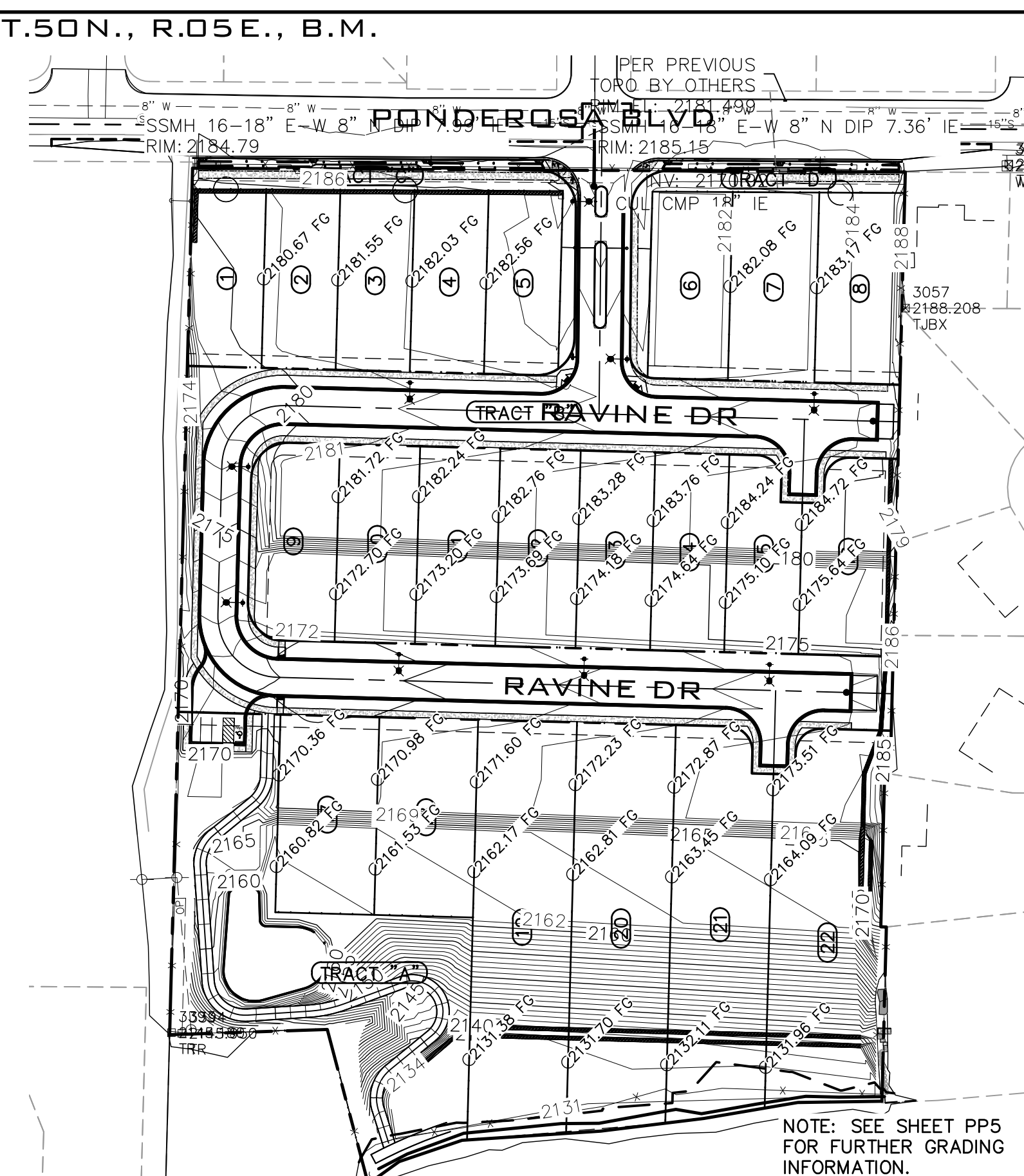
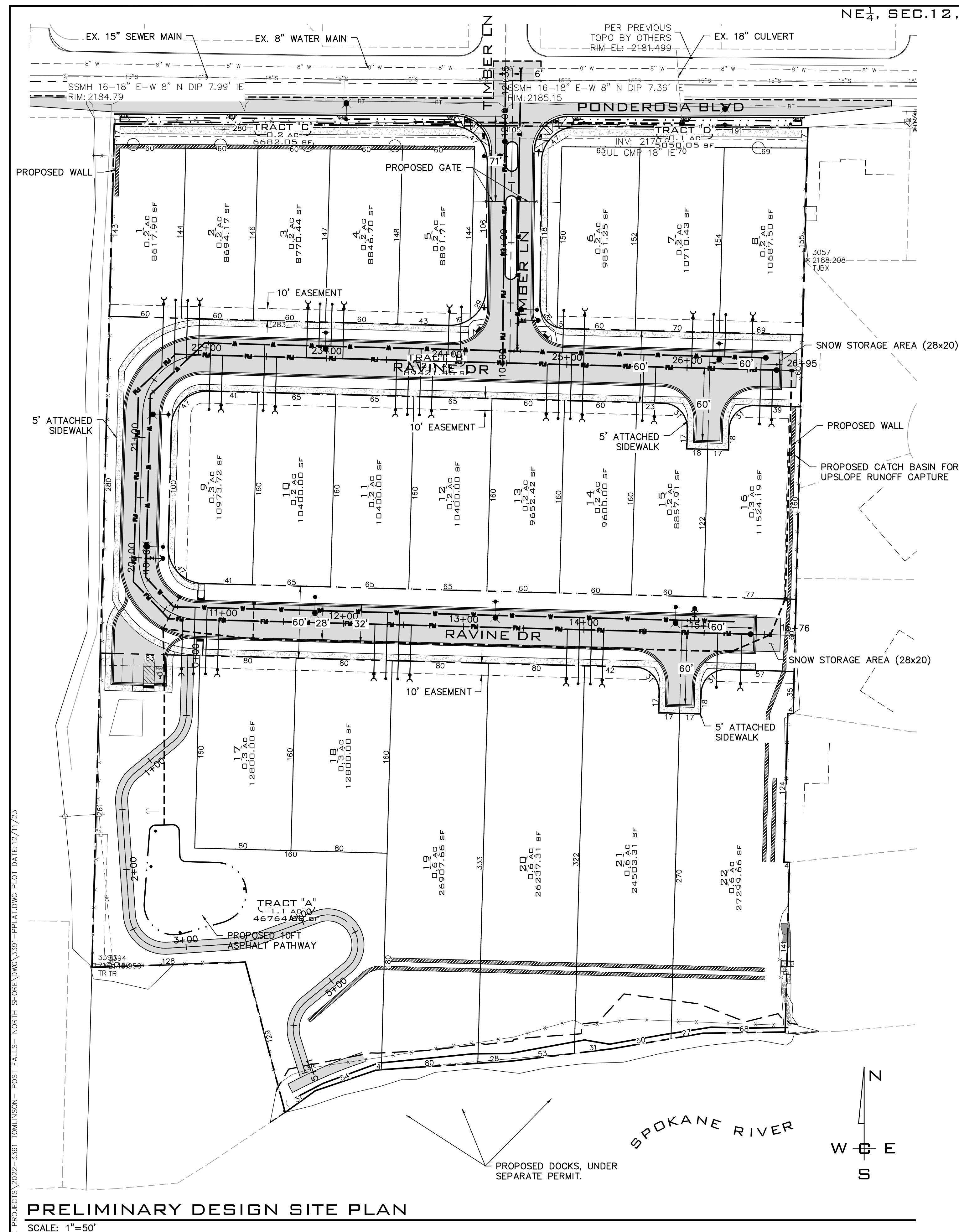
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

SHEET

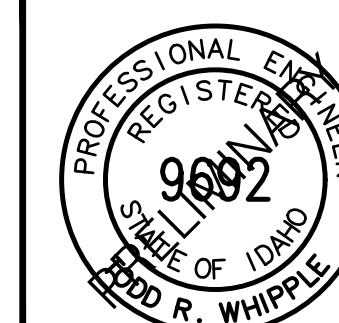
PP1

JOB NUMBER

22-3391



ELEVATION TABLE				
#	MIN. EL.	MAX. EL.	RANGE VOLUME (cy)	COLOR
1	-22.150	-15.000	677.10	Red
2	-15.000	-5.000	14,337.74	Pink
3	-5.000	0.000	32,197.42	Green
4	0.000	5.000	28,172.40	Yellow
5	5.000	15.000	27,694.50	Light Blue
6	15.000	34.142	8,833.28	Dark Blue



SHEET
PP2

JOB NUMBER
22-3391

NORTH SHORE
PRELIMINARY DESIGN
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

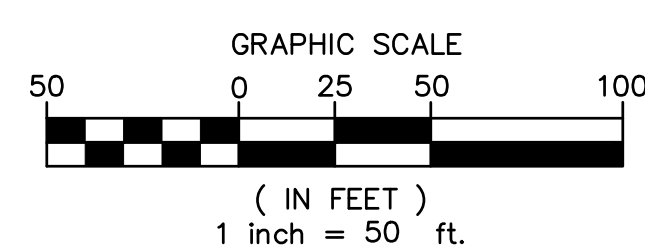
PROJ #:	22-3391
DATE:	02/18/23
DRAWN:	JPP
REVIEWED:	TRW

SCALE:
HORIZONTAL: AS SHOWN
VERTICAL: N/A

	CIVIL
	STRUCTURAL
	SURVEYING
	TRAFFIC
X	PLANNING
	LANDSCAPE
	OTHER

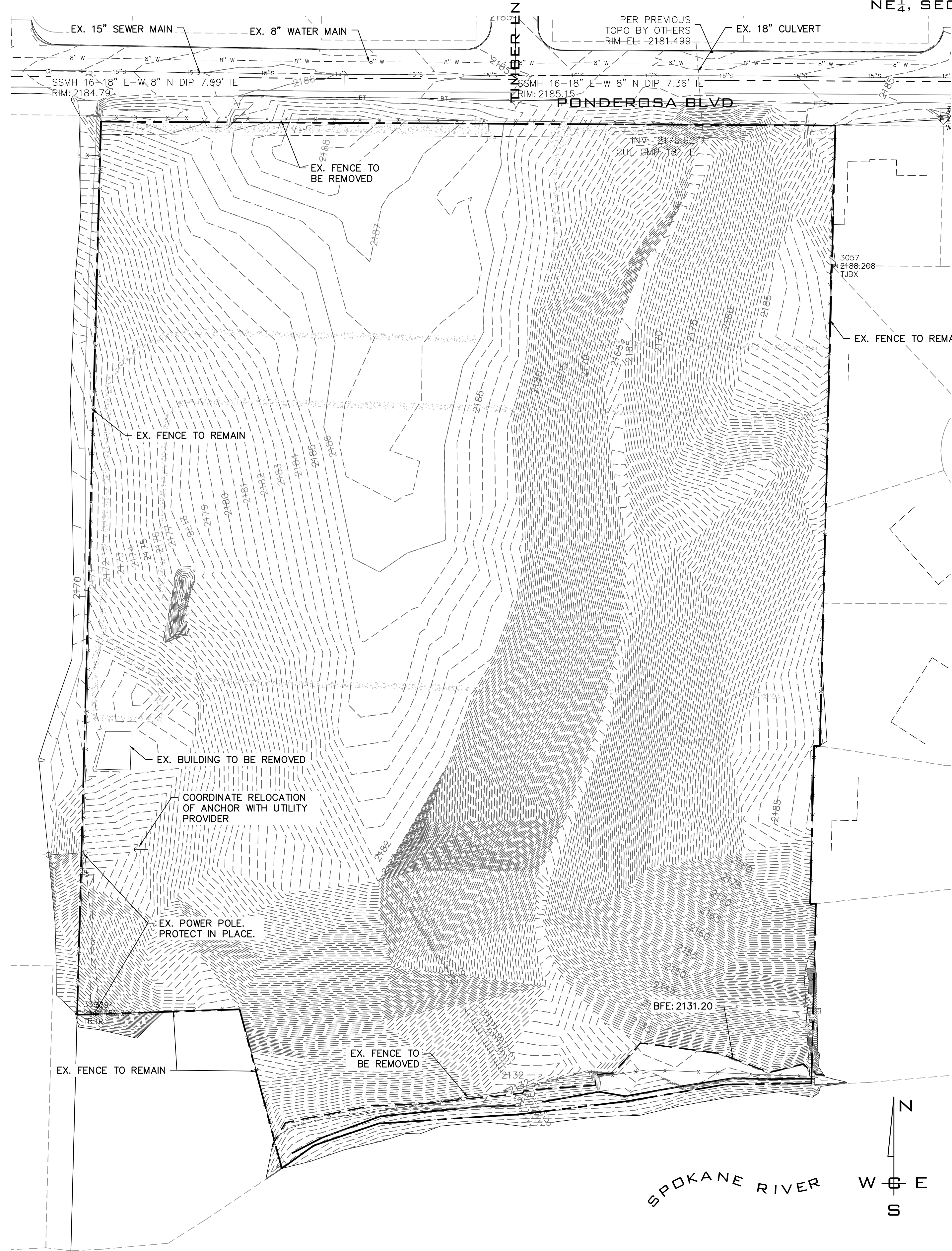


NAVD - 88
XXX

[illegible]

NE 1/4, SEC. 12, T. 50 N., R. 05 E., B. M.

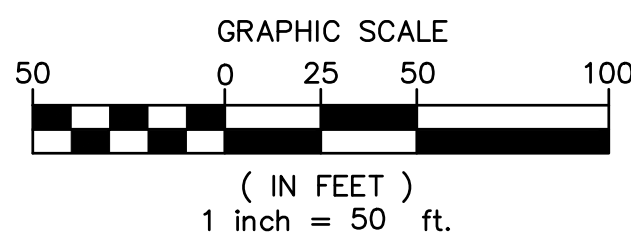
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



EXISTING TOPOGRAPHY

SCALE: 1"=50'

NAVD - 88



NO.	DATE	BY	REVISIONS

SCALE:

HORIZONTAL:

AS SHOWN

VERTICAL:

N/A

PROJ #: 22-3391

DATE: 02/18/23

DRAWN: JPP

REVIEWED: TRW

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

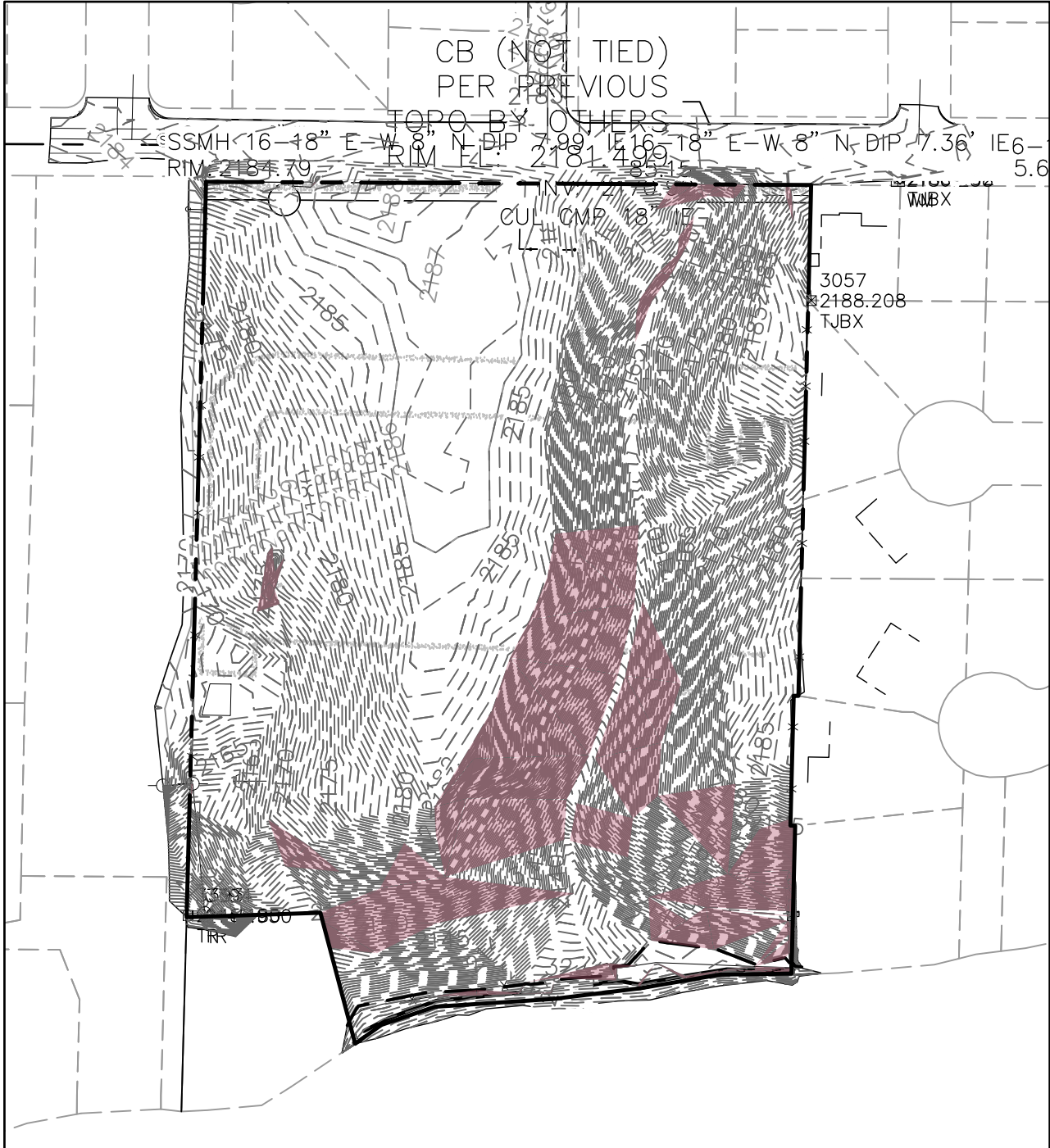
NORTH SHORE
EXISTING TOPOGRAPHY
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID



SHEET
PP3

JOB NUMBER
22-3391

SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	30%	1000%	71,733.02	

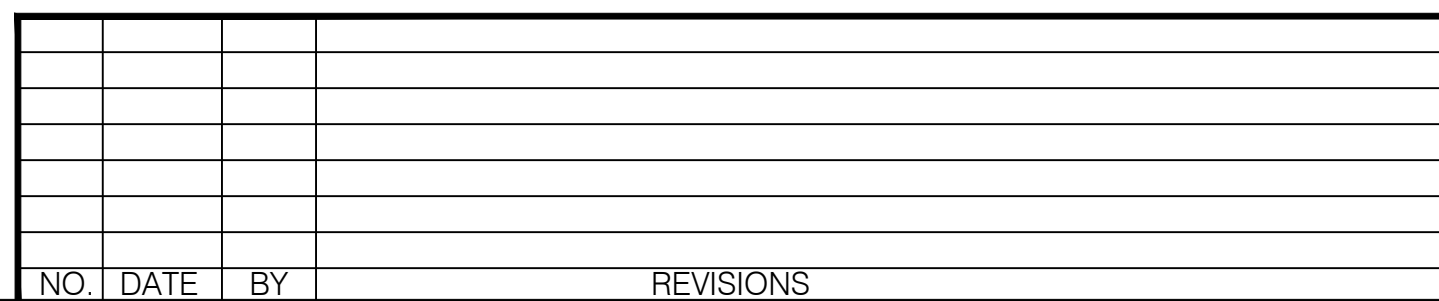


EXISTING GROUND SLOPE DATA

SCALE: 1"=150'

SCALE: 1"=50'

XXX



NOT TO SCALE

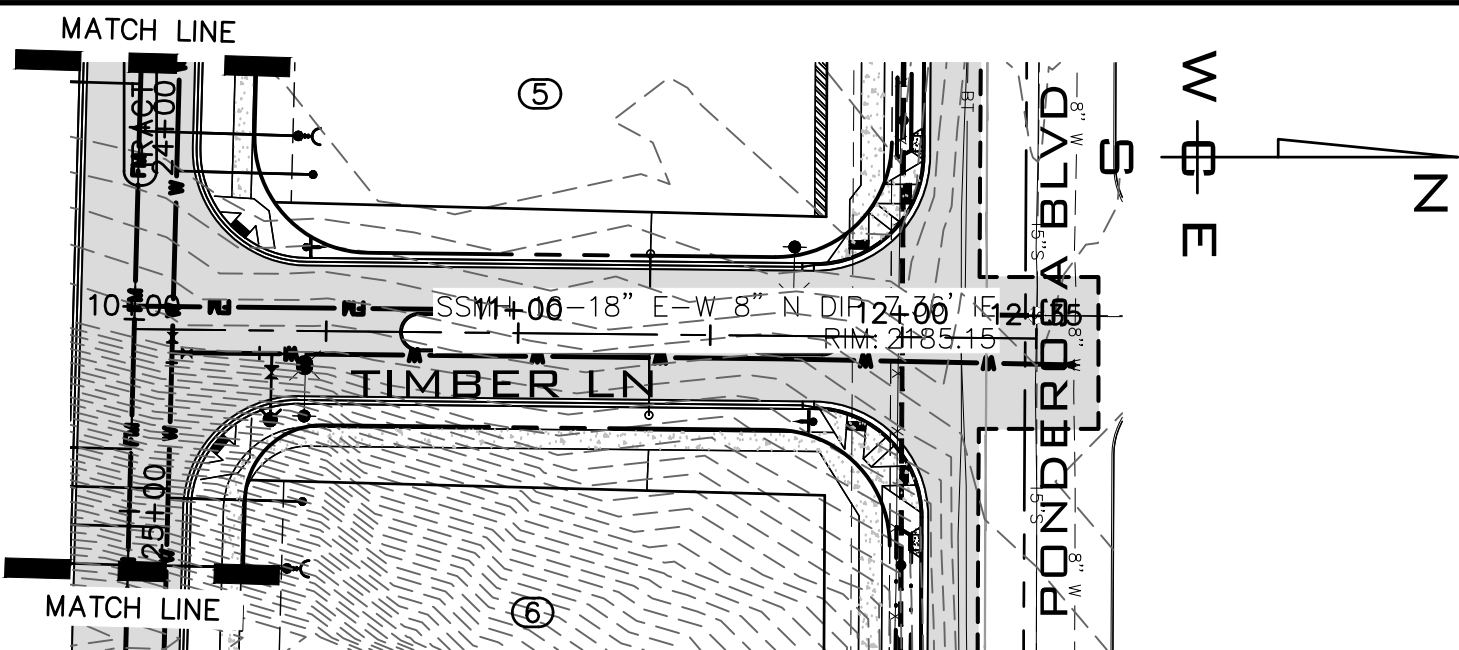
NORTH SHORE
PRELIMINARY UTILITY PLAN
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID



WHIPPLE CONSULTING ENGINEERS
 21 S. PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 509-893-2617 FAX: 509-926-0227

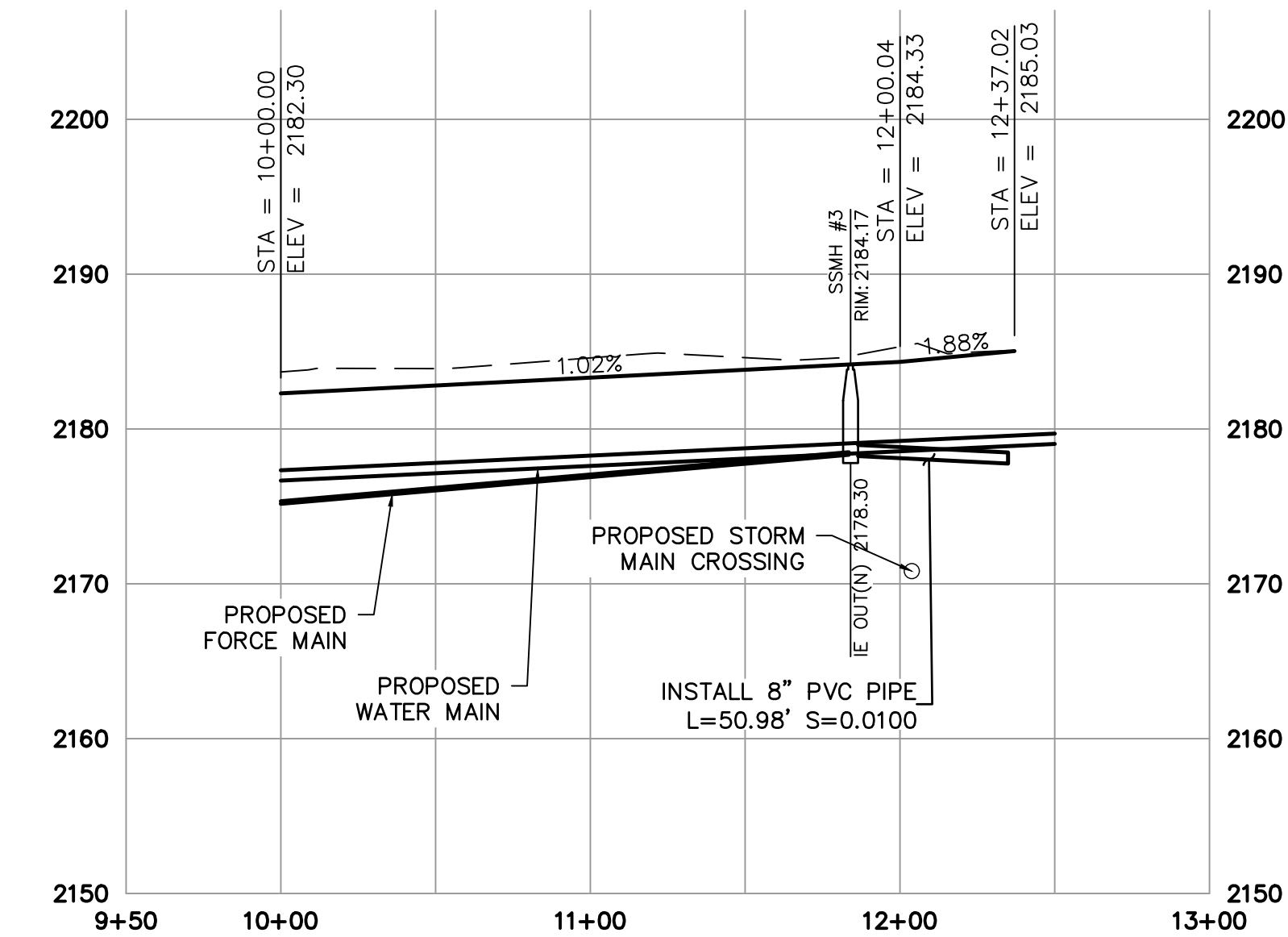
NE 1/4, SEC.12, T.50N., R.05E., B.M.

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



TIMBER LN PLAN

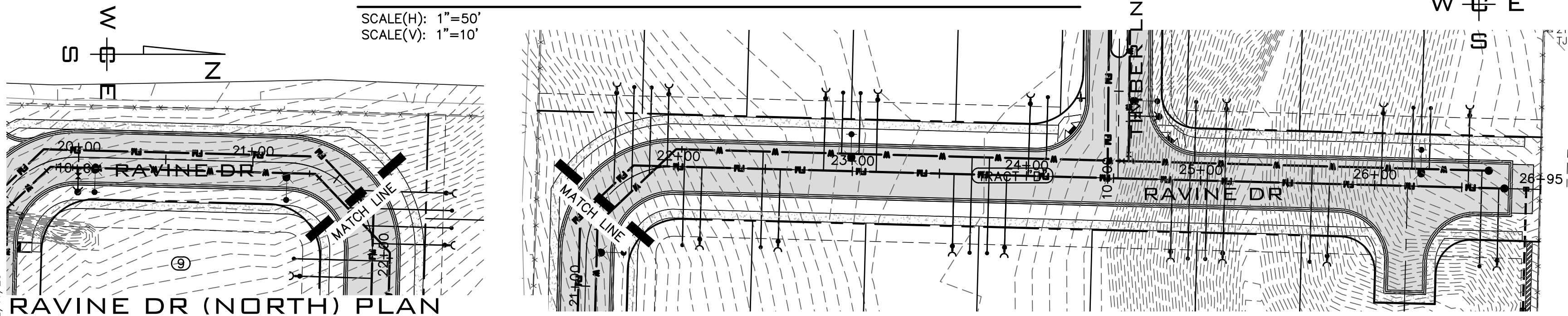
SCALE(H): 1"=50'



TIMBER LN PROFILE

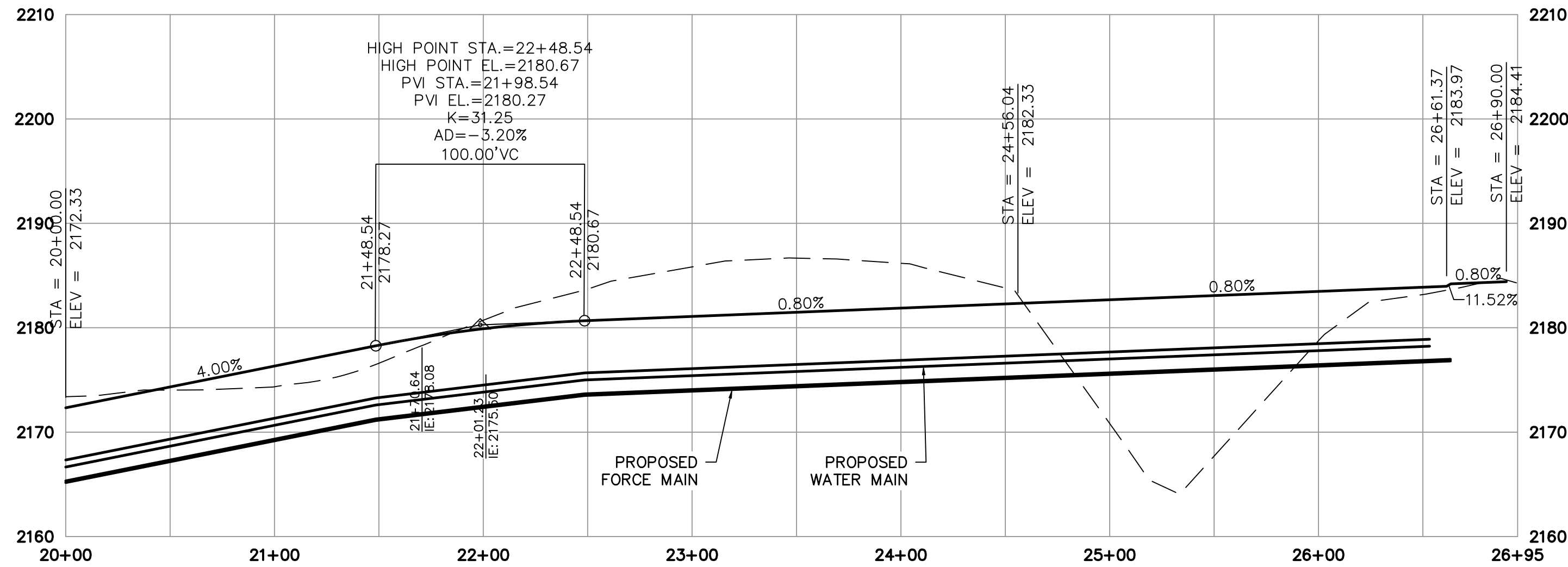
SCALE(H): 1"=50'

SCALE(V): 1"=10'



RAVINE DR (NORTH) PLAN

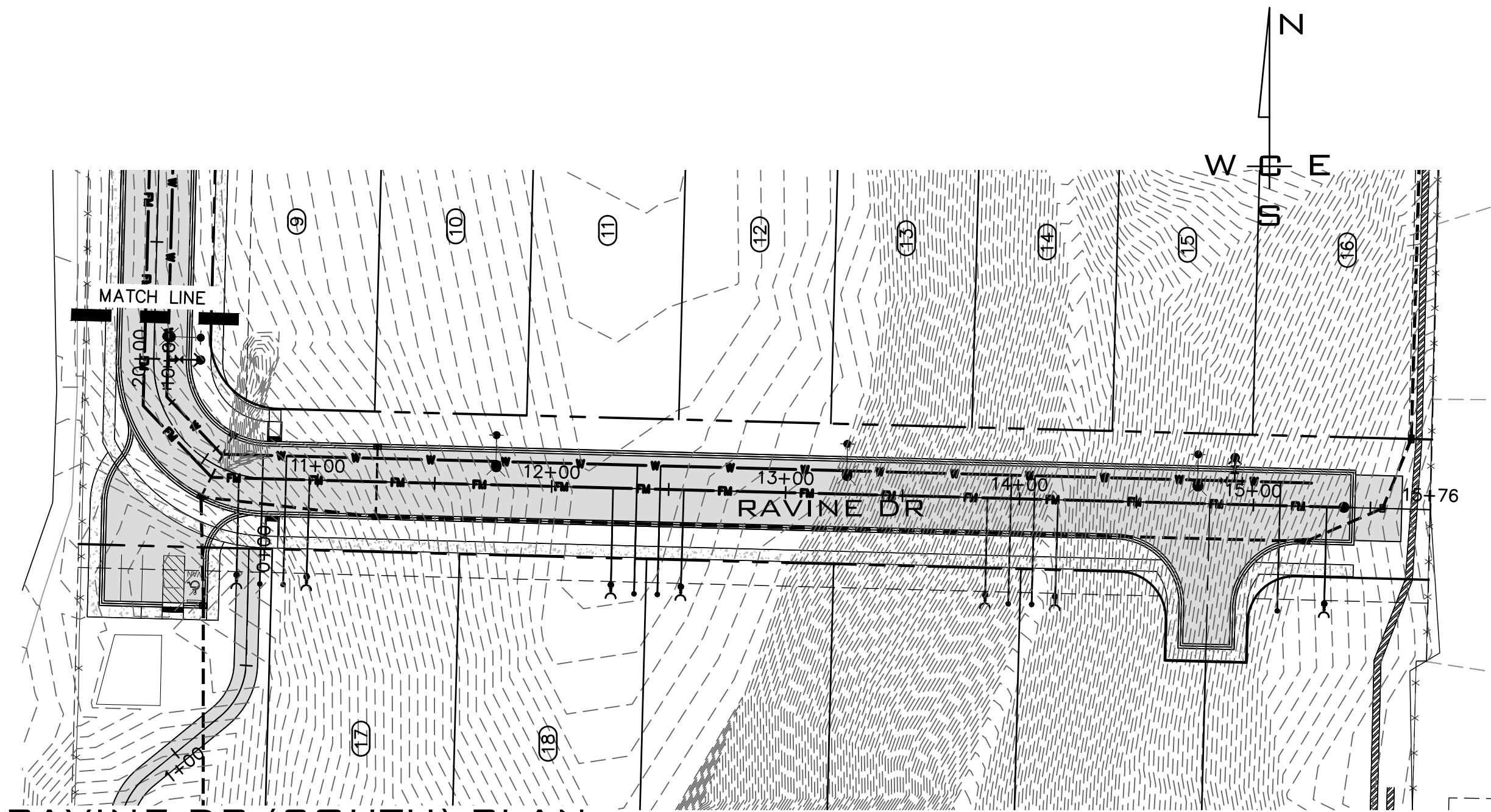
SCALE(H): 1"=50'



RAVINE DR (NORTH) PROFILE

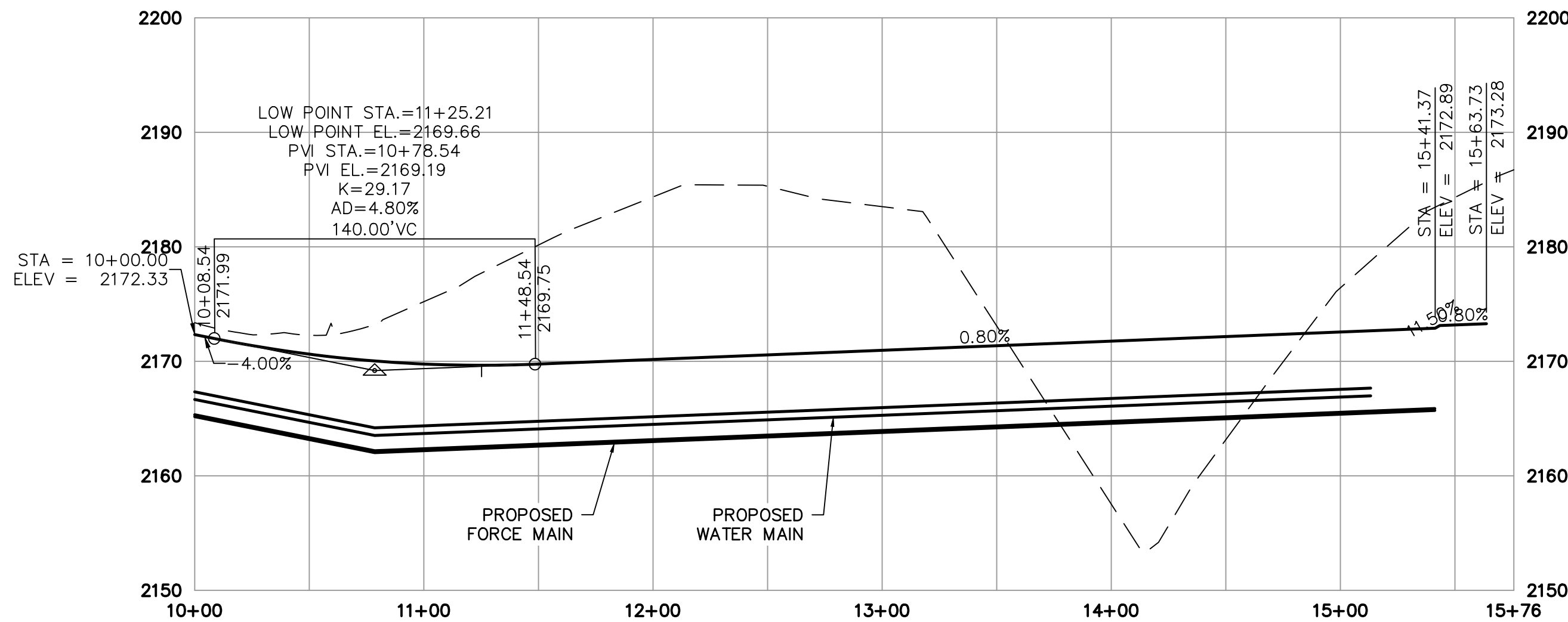
SCALE(H): 1"=50'

SCALE(V): 1"=10'



RAVINE DR (SOUTH) PLAN

SCALE(H): 1"=50'



RAVINE DR (SOUTH) PROFILE

SCALE(H): 1"=50'

SCALE(V): 1"=10'

P:\WCE_WORK\2022\WCE PROJECTS\2022-3391 TOMLINSON- POST FALLS- NORTH SHORE\DWG\3391-PP6-PLATINGS PLOT DATE: 12/11/23

NAVD - 88
XXX

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
N/A

PROJ #: 22-3391
DATE: 09/18/23
DRAWN: JPP
REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

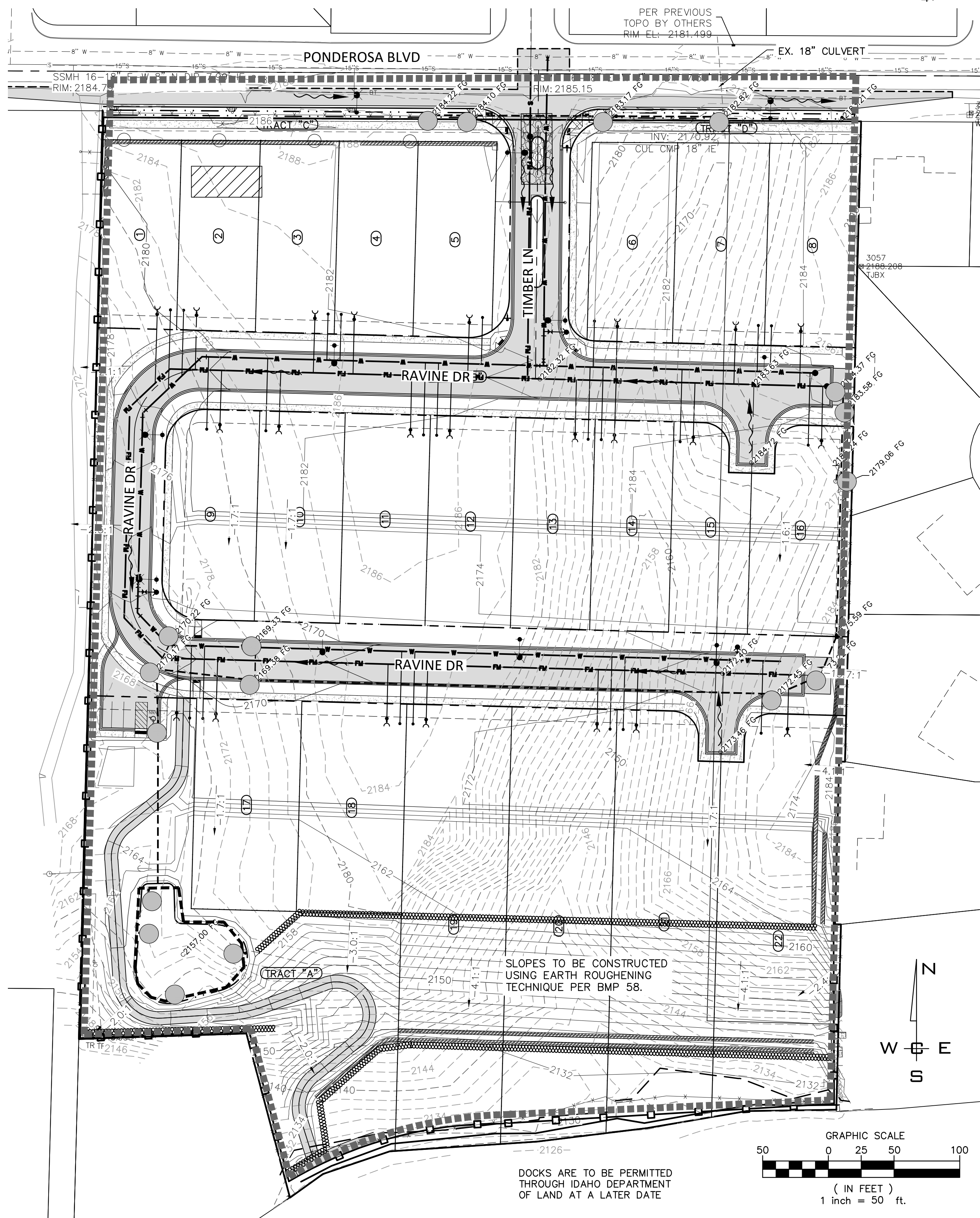
WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

NORTH SHORE
PRELIMINARY PROFILES
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID



SHEET
PP6
JOB NUMBER
22-3391

NE 1/4, SEC. 12, T. 50 N., R. 05 E., B.M.



SITE DISTURBANCE PLAN
SCALE: 1"=50'

SITE DISTURBANCE NORTHSHORE

LOCATED IN A PORTION OF THE
N.E. 1/4, SEC. 12, T. 50. N, R. 05 E., B.M.
POST FALLS, KOOTENAI COUNTY, IDAHO

Geologic maps indicate the soils in this area consist primarily of loess over outwash. According to the Natural Resources Conservation Service (NRCS) Soil Survey of Kootenai County, the site soils are classified as McGuire-Marble association (149 and 150). The native soils encountered in the test pits were generally consistent with the NRCS data.

At the surface, the test pits encountered topsoil consisting of silty and clayey sand to depths ranging from about 1/2 to 1 foot. Below the topsoil, the test pits encountered glacial outwash to their termination depths. The glacial outwash consisted of silty to poorly graded sand and silty to poorly graded gravel.

We recommend that any topsoil and root zones be excavated and removed from the building area. After these soils have been removed, we recommend surface compacting the exposed soils prior to placing structural fill.

Structural fill should be placed in 6- to 8-inch-thick loose lifts at or near optimum moisture content and compacted to a minimum of 95 percent of the maximum dry density determined in accordance with ASTM D 1557 (modified Proctor). Non-structural fill should be placed in twelve-inch-thick, loose lifts and compacted to at least 85 percent of the modified Proctor maximum dry density.

We recommend that continuous foundations be placed at least 24 inches below the exposed ground surface for frost protection or as required by local building codes. Interior footings can be placed immediately below the slab. For unheated footings, we recommend that they be placed a minimum of 36 inches below the exposed ground surface.

We recommend that subgrades be evaluated by a geotechnical engineer for support of the proposed construction. Soils judged to be unsuitable should be subexcavated and replaced with compacted structural fill.

We recommend that any subexcavations be oversized (widened) 1 foot horizontally from the edges of the footings for each foot of excavation below bottom-of-footing grade (1:1 oversizing). All foundation bearing surfaces should be free of loose soil and debris. If the foundation bearing soils are disturbed by excavation, the exposed soil should be re-compacted to a minimum of 95 percent of the modified Proctor maximum dry density.

It is our opinion that the native soils encountered at the site would be suitable for support of isolated or continuous footings designed for a net allowable bearing pressure of 2,000 pounds per square foot (psf). Fill or backfill placed and compacted as previously recommended would be suitable for support of isolated or continuous footings designed for a net allowable bearing pressure of 2,000 pounds per square foot (psf). This recommended bearing capacity includes a safety factor of at least 3.0 against shear failure.

We recommend that the site be graded to provide positive runoff away from the proposed structure. We recommend that landscape areas be sloped a minimum of 6 inches within 10 feet of structures and that slabs be sloped a minimum of 2 percent. We do not recommend directing downspouts into the ground adjacent to the foundation walls or into the foundation drainline.

Based on our observations of the test pit excavations, it is our opinion that the on-site soils can be excavated with standard soil excavation equipment. For footing excavation, we recommend a backhoe with a smooth-tipped bucket to minimize disturbance. We recommend excavations greater than four feet deep be sloped no steeper than 1.5:1 (horizontal to vertical), or that deeper excavations be shored or braced in accordance with OSHA specifications and local codes. The soils present at the site are considered to be Type C soils by OSHA.

We recommend in-place density tests be performed on all fill placed. We recommend at least one test for every 2,500 square feet in the building areas for each foot of fill placed. We recommend at least one test for every 100 cubic yards of fill placed in the parking and drive areas with at least one test for every 2 feet of fill placed. At least one density test should be taken for every 100 feet of trench at vertical intervals not exceeding 2 feet.

If site grading and construction are anticipated during cold weather, we recommend that good winter construction practices be observed. All snow and ice should be removed from excavated and fill areas prior to additional earthwork or construction. No fill, footings, or slabs should be placed on soils which have frozen or contain frozen material. Frozen soils should not be used as backfill or fill.

Concrete delivered to the site should meet the temperature requirements of ASTM C 94. Concrete should not be placed upon frozen soils or soils which contain frozen material. Concrete should be protected from freezing until the necessary strength is achieved. Frost should not be permitted to penetrate below footings bearing on frost-susceptible soils since such freezing could heave and crack the footings and/or foundation walls.

The sands and gravels encountered at the site is low to moderately sensitive to disturbance when wet while the clayey sand is low moderately sensitive. If these soils become wet and unstable, we recommend that construction traffic be minimized where these soils are exposed. Low ground pressure (tracked) equipment should be used to minimize disturbance. For high traffic areas, such as access or haul roads, we recommend placing a woven, water-permeable geotextile fabric (e.g., Mirafi 500X or 600X) and 12 to 18 inches of crushed gravel to reduce disturbance. Specific options should be evaluated during construction in order to select the most cost-effective option.

In general, the soil conditions are suitable for subsurface infiltration. The following recommendations should be used by the civil engineer to design bio-infiltration swales, drywell structures, or infiltration galleries:

- The depth to a restrictive layer is at least 150-feet below the ground surface based on review of well logs available in the vicinity of the site (Ecology, 2021).
 - Swales and drywells should be located 10-feet from the edge of buildings and concrete hardscapes to minimize the effects of infiltration.
 - Hardscaping and landscaping should be sloped at least five percent away from buildings or settlement-prone site improvements.
- Subsurface infiltration using bio-infiltration swales or infiltration galleries may be designed with a hydraulic conductivity of 15 inches per hour should be used for infiltration design. Single and double-depth drywells may utilize a design outflow rate of 0.30 and 1.0 cubic feet per second, respectively. Single and double depth drywells must conform to the jurisdiction specification in which they were constructed.

Foundation drains should not be omitted based on the drainage characteristics of the native poorly-graded sand. In addition, all basement walls are recommended to have a waterproofing membrane to help prevent water infiltration. A plate in Appendix F: Basement Wall Drainage Detail provides recommendations for helping mitigate water seepage through the basement wall.

11

STORM DRAINAGE

1. Temporary erosion control and water pollution measures shall be installed, in accordance with the plans and accepted best management practices adjustments to accommodate differing field conditions shall be made, as necessary, throughout the construction process. At no time, will silts and/or debris be allowed to drain into an existing or newly installed facility.
2. Swales within areas of mass grading shall be scarified a minimum of 24 inches prior to shaping, and after installation of curb and gutter.
3. All disturbed areas shall receive a minimum 1-inch dressing of top soil and be hydro seeded or sodded, as indicated on the plans. Seeded areas will not be accepted until the seed has germinated, and the grass is thoroughly established. Sodded areas will not be accepted until the roots have taken hold, and the grass has received two cuttings.
4. Care shall be taken to prevent compaction of the sub-grade in the grass infiltration areas of swales. In the event the sub-grade should be compacted or insufficient percolation is observed, testing of the sub-grade may be required at the discretion of the City Engineer. If a sufficient percolation is not observed, the sub-grade must be removed and replaced, or scarified to a minimum depth of 24" and retested.
5. Topsoil placed within the swales shall be free draining, and placed at a depth greater than 1-inch and less than 3-inches. At concrete spillways, finished top soil shall be kept 1'-2" below the finished concrete surface. To prevent compaction of the sub-grade and topsoil, wheeled equipment should not be used within the swale area. The minimum percolation rate through a constructed swale shall meet design requirements. Testing of percolation rates through a constructed swale may be required at the discretion of the City Engineer.
6. Drywells shall be installed to the elevations indicated on the plans. The elevation of the drywell rim shall be at least 0.2 feet below lowest adjoining curb cut. Finished top soil adjacent to the drywell shall be at least 2-inches below the drywell rim.
7. Grass infiltration areas shall be hydro seeded with 50 lb. / 1,000 square feet, consisting of a mixture with equal portions of Canada Bluegrass, Crested Wheatgrass, Hard Fescue and Sheep Fescue. Seeded areas shall be fertilized with a commercial fertilizer per the manufacturer's specifications and mulched with "Silva Fiber Plus", or approved equal wood fiber cellulose at a rate of 1 ton per acre.
8. All sewer mains shall be air tested in accordance with ISPPWC, Section 501.
9. Storm sewer pipes and drywells shall be separated a minimum of 10 feet horizontally from domestic water mains. Crossings of water mains and sewer systems shall have a minimum 18-inch vertical separation. Any anticipated separation less than minimum standards contained herein, shall conform to the Idaho Rules for Waste Water, (IDAPA 58.01.16)
10. Flood testing of all swales shall be conducted prior to final acceptance if required by the City Engineer.

LEGEND

- STORM DRAINAGE POND – NO CONCRETE TRUCK WASHOUT AREA.
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRY
- STORM DRAIN INLET PROTECTION
- CONCRETE HANDLING – MAY ONLY TAKE PLACE ON UNCOMPACTED SUBGRADE AFTER ASPHALT REMOVAL, AND IN A NON-LANDSCAPED AREA. OTHERWISE ANY CONCRETE WASHOUT MUST BE OFF SITE
- LIMITS OF DISTURBANCE
- FIBER ROLLS

GRADING QUANTITIES

CUT: 65,802CY
FILL: 43,290CY
GROSS VOLUME: 22,511CY (CUT)
SHRINK (20–30%): 8,658–12,987CY
NET VOLUME: 9,524–13,853CY (CUT)
TOPSOIL (1FT THICK): 16,100CY

Exhibit A-5

NAVD - 88
XXX

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
N/A

PROJ #: 22-3391
DATE: 12/11/23
DRAWN: JPP
REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

NORTHSHORE
SITE DISTURBANCE PLAN
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

SHEET
1 OF 1
JOB NUMBER
22-3391

PROFESSIONAL ENGINEER
REGISTERED
9002
STATE OF IDAHO
BOB R. WHIPPLE
11/10/23

consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the **Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations** tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Idaho State Plane west zone (FIPSZONE 1103). The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided in digital format by USGS, USDA NRCS and NFS, US BLM, NOAA NGS, Idaho DPR, Idaho Geospatial Data Clearinghouse, and Kootenai County GIS. The information was compiled at a scale of 1:24000 during the time period 2001-2007.

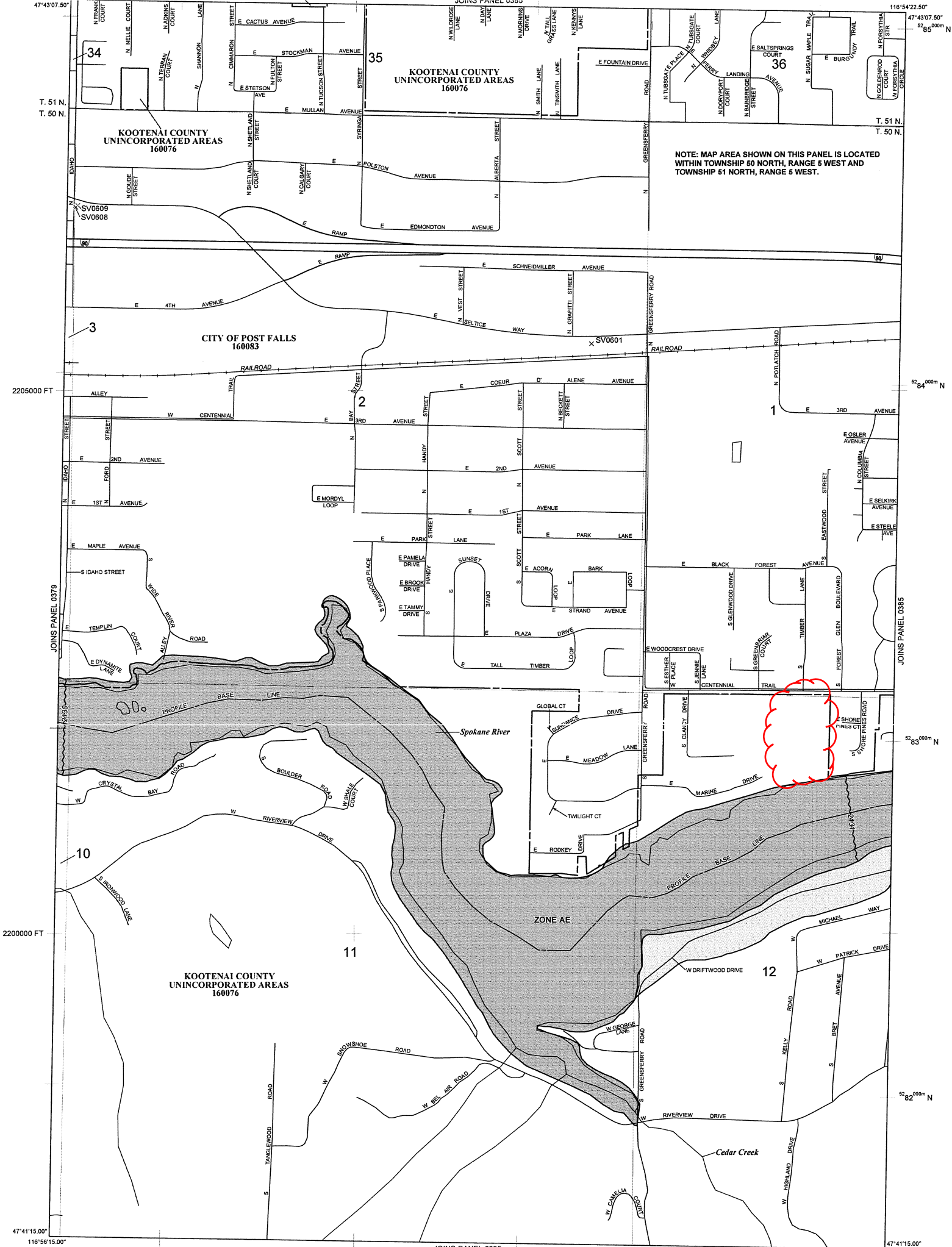
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the **Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data)** may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a *Flood Insurance Study report*, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.



that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently derelict. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

A Cross section line

23 Transsect line

97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

47°5'00"N 1000-meter Universal Transverse Mercator grid ticks, zone 11

6000000 FT State Plane coordinate system, west zone (FIPSZONE 1103), Transverse Mercator

DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 River Mile

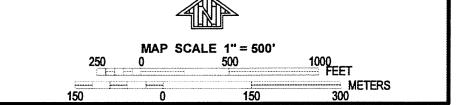
MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
May 3, 2010

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NFIP **PANEL 0383E**

FIRM
FLOOD INSURANCE RATE MAP
KOOTENAI COUNTY,
IDAHO
AND INCORPORATED AREAS

PANEL 383 OF 975
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL SUFFIX
KOOTENAI COUNTY	160076	0383 E
POST FALLS, CITY OF	160083	0383 E

Exhibit A-6

Notice to User: The Map Number shown below should be used when placing map orders, the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
160550383E
Page 1 of 272
EFFECTIVE DATE

STORM DRAINAGE REPORT

FOR

NORTHSHORE

POST FALLS, IDAHO

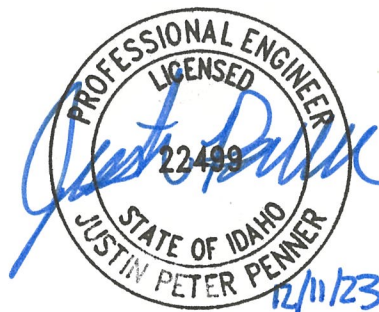
December 8, 2023

2022-3391

Prepared by:

Whipple Consulting Engineers
21 South Pines Road
Spokane Valley, WA
PH: (509) 893-2617
FAX: (509) 926-0227

This report has been prepared by Dhylan Worster, E.I.T. of Whipple Consulting Engineers under the direction of the undersigned professional engineer whose seal and signature appears hereon:



Justin Penner, P.E.

Introduction:

The purpose of this Drainage Report is to identify any drainage impacts resulting from the proposed development of the above referenced project and to determine the improvements necessary to control the increase/decrease in stormwater runoff.

Operational Characteristics:

The project site is divided into four (4) basins, determined by the final destination of the storm water. For basins 1-3, the storm water sheet flows to the curb and then gutter flows to either a curb inlet or catch basin, which flows to detention ponds, where it is treated and stored. For basin 4, no treatment or storage volume is necessary, so the NPGIS stormwater sheet flows directly into the Spokane River. Where necessary for storage purposes, the water is discharged into the ground through drywells. The attached stormwater calculations include the entire development, and no additional reports or calculations shall be required.

An offsite basin was analyzed as it drains to the existing 18-in culvert under Ponderosa Blvd that discharges onto the project site. The culvert will be terminated into a catch that outlets into a series of drywells for discharge. The maximum outflow rate for the 100-yr Type 1A 24hr storm with a time of concentration of 5 minutes is 1.33 cfs. There are three (3) proposed drywells to handle flow with a design outflow of 1 cfs per drywell. Therefore, the drywells outflow rate is greater than the maximum flow rate.

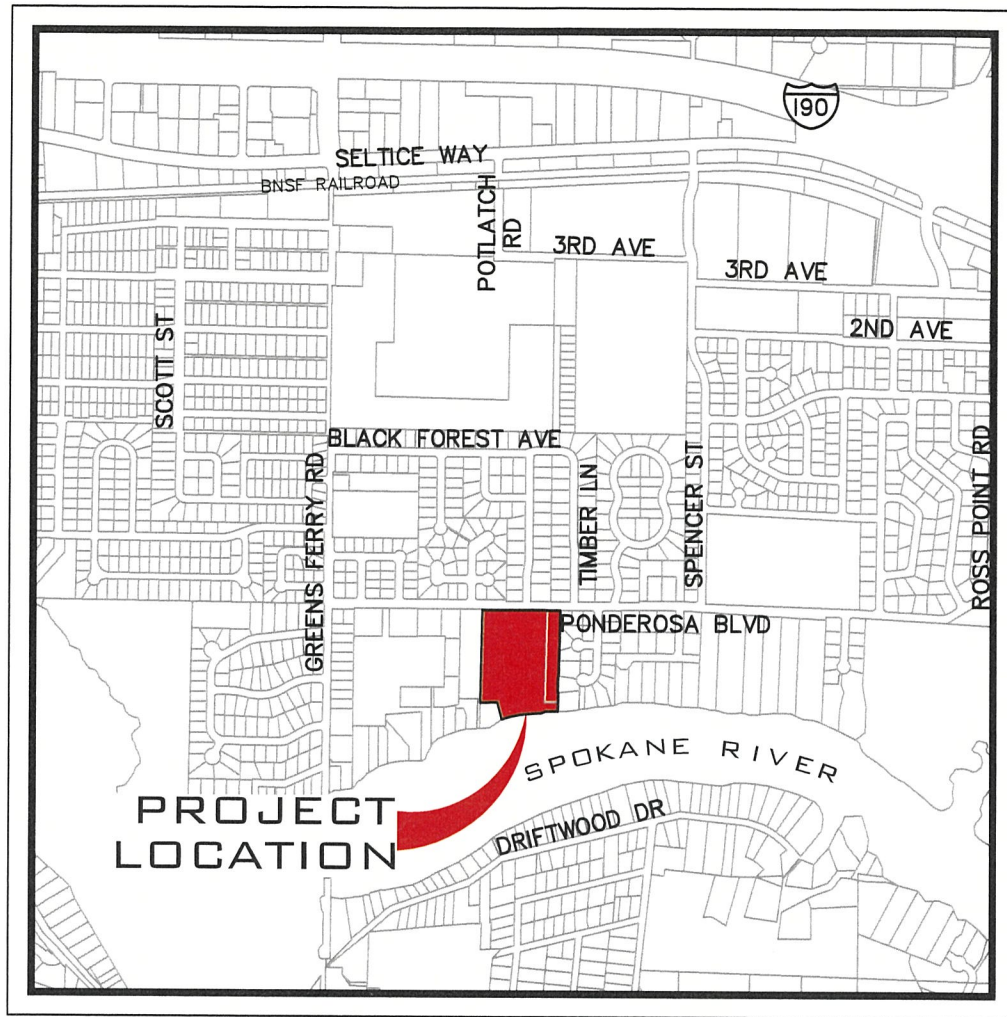
Perpetual Maintenance of Facilities:

General maintenance for the facilities will be provided by the property owner. A maintenance plan may be provided to the owner if requested.

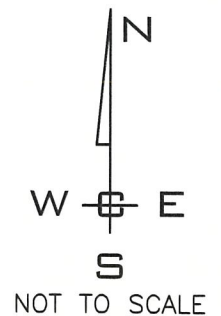
Conclusion:

The storm system has been calculated and the storm facilities are adequate for the 25-year storm as seen in the attached bowstrings calculations.

VICINITY MAP



VICINITY MAP



PROJ #: 22-3391
 DATE: 09/18/23
 DRAWN: DJW
 APPROVED: JPP

DRAINAGE REPORT NORTHSORE PONDEROSA BLVD & TIMBER LN POST FALLS, ID

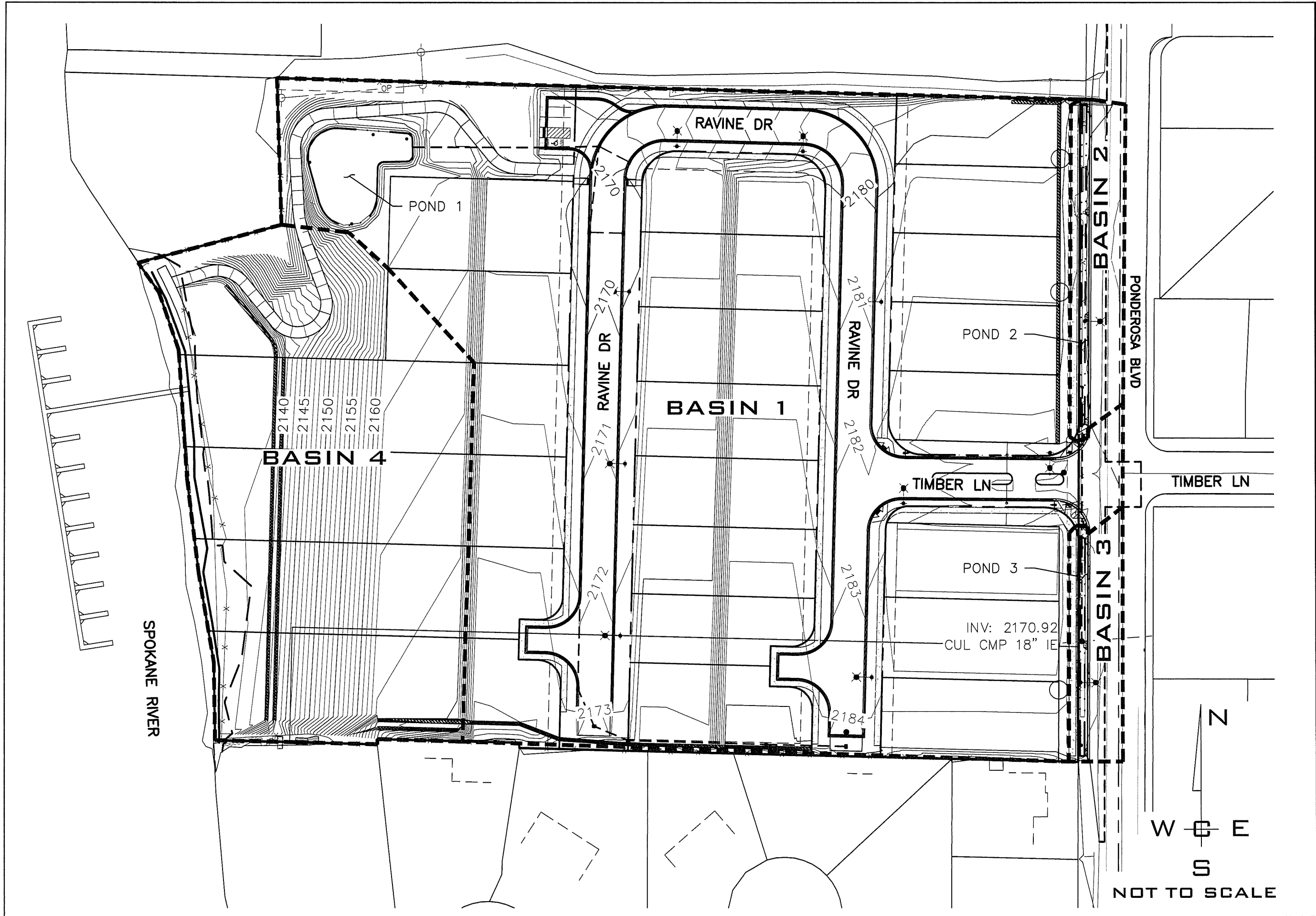


WHIPPLE CONSULTING ENGINEERS
 21 SOUTH PINES ROAD
 SPOKANE VALLEY, WASHINGTON 99206
 PH: 509-893-2617 FAX: 509-926-0227

FIGURE 1

VICINITY MAP

BASIN MAPS



POST-DEVELOPMENT BASIN MAP
NORTHSHORE
PONDEROSA BLVD & TIMBER LN
POST FALLS, ID

PROJ #: 22-3391
DATE: 09/18/23
DRAWN: DJW
APPROVED: JPP

SHEET
2
OF
2

IWCE
WHIPPLE CONSULTING ENGINEERS
CIVIL, STRUCTURAL AND
TRANSPORTATION ENGINEERING
21 SOUTH PINES ROAD
SPOKANE VALLEY, WASHINGTON 99206
PH: 509-893-2617 FAX: 509-925-0227

BASIN CALCULATIONS

BASIN 1

Pre-Developed Condition

Area (acres)	7.63
Pre-Developed "C" Factor	0.60
Design Storm Intensity (in/hr)	2.85
Pre-Developed Outflow (c.f.s.)	13.06
Time Increment (min)	35.91

Developed Condition

Time Increment (min)	5.00
Time of Concentration (min)	51.57
# of 600 Gallon Dry Wells	0
# of 1000 Gallon Dry Wells	4
Post-Developed Outflow (cfs)	4
Post-Developed flow (cfs)	15.85
Design Year Flow (yr)	25.00
Area (acres)	7.63
Developed "C" Factor	0.73
Area x "C"	5.56
Soil infiltration rate (in/hr)	2.00

Flow Calcs:

Q _{INFILTRATE}	0.24	
Q _{DRYWELL}	4.00	CFS

#1 Time Inc. (min.)	#2 t Time Inc. (sec.) (#1*60)	#3 Intensity (in./hr.)	#4 Q _{dev} (cfs) (see below)	#5 V _{in} (1) (ft³) (see below)	#6 V _{out} (ft³)	Required Storage Volume (ft³)
0	0.00	0	0	0	0	0
5	300.00	2.62	14.59	5863	1271	4593
10	600.00	2.04	11.32	9098	2541	6557
15	900.00	1.72	9.56	11524	3812	7713
20	1,200.00	1.54	8.58	13793	5082	8711
25	1,500.00	1.37	7.60	15276	6353	8923
30	1,800.00	1.19	6.62	15972	7623	8349
35	2,100.00	1.12	6.22	17494	8894	8601
40	2,400.00	1.05	5.81	18691	10164	8527
45	2,700.00	0.97	5.41	19561	11435	8127
50	3,000.00	0.90	5.00	20106	12705	7401
55	3,300.00	0.83	4.60	20003	13976	6028
60	3,600.00	0.75	4.19	19497	15246	4251
65	3,900.00	0.73	4.06	20104	16517	3587
70	4,200.00	0.71	3.93	20632	17787	2845
75	4,500.00	0.68	3.80	21081	19058	2023
80	4,800.00	0.66	3.67	21451	20328	1123
85	5,100.00	0.64	3.53	21742	21599	143
90	5,400.00	0.61	3.40	21954	22869	0
95	5,700.00	0.59	3.27	22088	24140	0
100	6,000.00	0.56	3.14	22143	25410	0
105	6,300.00	0.54	3.01	22118	26681	0
110	6,600.00	0.52	2.88	22015	27951	0
115	6,900.00	0.49	2.75	21834	29222	0
120	7,200.00	0.47	2.61	21573	30492	0
125	7,500.00	0.46	2.57	21950	31763	0
130	7,800.00	0.45	2.52	22299	33033	0
135	8,100.00	0.45	2.52	23054	34304	0
140	8,400.00	0.44	2.42	22910	35574	0
145	8,700.00	0.43	2.38	23173	36845	0
150	9,000.00	0.42	2.33	23407	38115	0
155	9,300.00	0.41	2.28	23613	39386	0
160	9,600.00	0.40	2.23	23790	40656	0
165	9,900.00	0.39	2.19	23939	41927	0
170	10,200.00	0.38	2.14	24059	43197	0
175	10,500.00	0.38	2.09	24150	44468	0
180	10,800.00	0.37	2.04	24213	45738	0
360	21,600.00	0.25	1.39	31489	91476	0
720	43,200.00	0.18	1.00	44086	182952	0
1440	86,400.00	0.12	0.65	56731	365904	0

$$(1) -V_{in} = 1.34 * Q_{dev} * t \text{ for } t < T_c$$

$$V_{in} = (Q_{dev} * t) + (.34 * Q_{dev} * T_c) \text{ for } t > T_c$$

$$Q_{dev} = CIA$$

$$Q_{out} = Q_{drywell} + Q_{infiltrate} + Q_{discharge \text{ offsite}}$$

Pre-Development:
Tributary Area:

Description:	Area (ft ²)	Area (Ac.)	CN	Runoff Coefficients
Grass	332,576.00	7.63	50	0.6
Gravel	0.00	0.00	76	0.55
Pavement	0.00	0.00	98	0.9
Trees/Brush	0.00	0.00	55	0.5
0	0.00	0.00	0	0
Totals:	332,576.00	7.63	50	0.6

Post-Development:
Tributary Area:

Description:	Area (ft ²)	Area (Ac.)	CN	Runoff Coefficients
Pavement/concrete/adj. SW/drive	81,599.00	1.87	98	0.9
Building/non-adj. SW	60,621.00	1.39	98	0.9
Grass/Lawn	190,356.00	4.37	50	0.6
Trees/Brush	0.00	0.00	55	0.5
0	0.00	0.00	0	0
0	0.00	0.00	0	0
0	0.00	0.00	0	0
Totals:	332,576.00	7.63	71	0.73

Impervious Area:
Tributary Area:

Description:	Area (ft ²)	Area (Ac.)
avement/concrete/adj. SW/drivew	81,599.00	1.87
Building/non-adj. SW	60,621.00	1.39
Totals:	142,220.00	3.26

Required treatment volume calculated for treatment of first 1/2" of a rain event

Required Treatment Area (ft ²)	3,833.27	} GIA Capacity is Adequate
GIA Treatment Capacity		
Bottom Area (ft ²)	5,076.00	

Storm Attenuation:

Stormwater Detention Basin Area (ft ²)	5076
Detention Basin Depth (ft)	2
Detention Basin Storage Volume (ft ³)	10152

Pre-Developed Flow (cfs)	13.06	} Capacity is Adequate
Post-Developed Flow (cfs)	0.00	
Required Storage Volume (ft ³)	8923	
Storage Volume (ft ³)	10152	

BASIN 2

Pre-Developed Condition

Area (acres)	0.30
Pre-Developed "C" Factor	0.60
Design Storm Intensity (in/hr)	2.85
Pre-Developed Outflow (c.f.s.)	0.52
Time Increment (min)	6.48

Developed Condition

Time Increment (min)	5.00
Time of Concentration (min)	3.95
# of 600 Gallon Dry Wells	0
# of 1000 Gallon Dry Wells	2
Post-Developed Outflow (cfs)	2
Post-Developed flow (cfs)	0.71
Design Year Flow (yr)	25.00
Area (acres)	0.30
Developed "C" Factor	0.83
Area x "C"	0.25
Soil infiltration rate (in/hr)	2.00

Flow Calcs:

Q _{INFILTRATE}	0.05	
Q _{DRYWELL}	2.00	CFS

#1 Time Inc. (min.)	#2 t Time Inc. (sec.) (#1*60)	#3 Intensity (in./hr.)	#4 Q _{dev} (cfs) (see below)	#5 V _{in} (1) (ft³) (see below)	#6 V _{out} (ft³)	Required Storage Volume (ft³)
0	0.00	0	0	0	0	0
5	300.00	2.62	0.66	250	615	0
10	600.00	2.04	0.51	347	1230	0
15	900.00	1.72	0.43	422	1844	0
20	1,200.00	1.54	0.39	495	2459	0
25	1,500.00	1.37	0.34	542	3074	0
30	1,800.00	1.19	0.30	561	3689	0
35	2,100.00	1.12	0.28	611	4304	0
40	2,400.00	1.05	0.26	650	4918	0
45	2,700.00	0.97	0.24	678	5533	0
50	3,000.00	0.90	0.23	695	6148	0
55	3,300.00	0.83	0.21	700	6763	0
60	3,600.00	0.75	0.19	695	7378	0
65	3,900.00	0.73	0.18	728	7992	0
70	4,200.00	0.71	0.18	758	8607	0
75	4,500.00	0.68	0.17	784	9222	0
80	4,800.00	0.66	0.17	806	9837	0
85	5,100.00	0.64	0.16	825	10452	0
90	5,400.00	0.61	0.15	841	11067	0
95	5,700.00	0.59	0.15	852	11681	0
100	6,000.00	0.56	0.14	861	12296	0
105	6,300.00	0.54	0.14	865	12911	0
110	6,600.00	0.52	0.13	866	13526	0
115	6,900.00	0.49	0.12	864	14141	0
120	7,200.00	0.47	0.12	858	14755	0
125	7,500.00	0.46	0.12	877	15370	0
130	7,800.00	0.45	0.11	895	15985	0
135	8,100.00	0.45	0.11	929	16600	0
140	8,400.00	0.44	0.11	927	17215	0
145	8,700.00	0.43	0.11	941	17829	0
150	9,000.00	0.42	0.10	953	18444	0
155	9,300.00	0.41	0.10	965	19059	0
160	9,600.00	0.40	0.10	975	19674	0
165	9,900.00	0.39	0.10	983	20289	0
170	10,200.00	0.38	0.10	991	20903	0
175	10,500.00	0.38	0.09	997	21518	0
180	10,800.00	0.37	0.09	1002	22133	0
360	21,600.00	0.25	0.06	1359	44266	0
720	43,200.00	0.18	0.04	1944	88532	0
1440	86,400.00	0.12	0.03	2529	177064	0

$$(1) -V_{in} = 1.34 * Q_{Dev} * t \text{ for } t < T_c$$

$$V_{in} = (Q_{Dev} * t) + (.34 * Q_{Dev} * T_c) \text{ for } t > T_c$$

$$Q_{dev} = CIA$$

$$Q_{out} = Q_{drywell} + Q_{infiltrate} + Q_{discharge \text{ offsite}}$$

Pre-Development:
Tributary Area:

Description:	Area (ft ²)	Area (Ac.)	CN	Runoff Coefficients
Grass	13,121.00	0.30	50	0.6
Gravel	0.00	0.00	76	0.55
Pavement	0.00	0.00	98	0.9
Trees/Brush	0.00	0.00	55	0.5
0	0.00	0.00	0	0
Totals:	13,121.00	0.30	50	0.6

Post-Development:
Tributary Area:

Description:	Area (ft ²)	Area (Ac.)	CN	Runoff Coefficients
Pavement/concrete/adj. SW/drive	8,410.00	0.19	98	0.9
Building/non-adj. SW	1,743.00	0.04	98	0.9
Grass/Lawn	2,968.00	0.07	50	0.6
Trees/Brush	0.00	0.00	55	0.5
0	0.00	0.00	0	0
0	0.00	0.00	0	0
0	0.00	0.00	0	0
Totals:	13,121.00	0.30	87	0.83

Impervious Area:
Tributary Area:

Description:	Area (ft ²)	Area (Ac.)
avement/concrete/adj. SW/drivew	8,410.00	0.19
Building/non-adj. SW	1,743.00	0.04
Totals:	10,153.00	0.23

Required treatment volume calculated for treatment of first 1/2" of a rain event

Required Treatment Area (ft ²)	395.08	} GIA Capacity is Adequate
GIA Treatment Capacity		
Bottom Area (ft ²)	1,066.00	

Storm Attenuation:

Stormwater Detention Basin Area (ft ²)	1066
Detention Basin Depth (ft)	0.5
Detention Basin Storage Volume (ft ³)	533

Pre-Developed Flow (cfs)	0.52	} Capacity is Adequate
Post-Developed Flow (cfs)	0.00	
Required Storage Volume (ft ³)	0	
Storage Volume (ft ³)	533	

BASIN 3

Pre-Developed Condition

Area (acres)	0.22
Pre-Developed "C" Factor	0.60
Design Storm Intensity (in/hr)	2.85
Pre-Developed Outflow (c.f.s.)	0.38
Time Increment (min)	6.48

Developed Condition

Time Increment (min)	5.00
Time of Concentration (min)	3.88
# of 600 Gallon Dry Wells	0
# of 1000 Gallon Dry Wells	1
Post-Developed Outflow (cfs)	1
Post-Developed flow (cfs)	0.53
Design Year Flow (yr)	25.00
Area (acres)	0.22
Developed "C" Factor	0.84
Area x "C"	0.19
Soil infiltration rate (in/hr)	2.00

Flow Calcs:

Q _{INFILTRATE}	0.04	
Q _{DRYWELL}	1.00	CFS

#1 Time Inc. (min.)	#2 t Time Inc. (sec.) (#1*60)	#3 Intensity (in./hr.)	#4 Q _{dev} (cfs) (see below)	#5 V _{in} (1) (ft³) (see below)	#6 V _{out} (ft³)	Required Storage Volume (ft³)
0	0.00	0	0	0	0	0
5	300.00	2.62	0.49	184	311	0
10	600.00	2.04	0.38	256	621	0
15	900.00	1.72	0.32	312	932	0
20	1,200.00	1.54	0.29	366	1243	0
25	1,500.00	1.37	0.25	400	1553	0
30	1,800.00	1.19	0.22	415	1864	0
35	2,100.00	1.12	0.21	452	2174	0
40	2,400.00	1.05	0.19	481	2485	0
45	2,700.00	0.97	0.18	501	2796	0
50	3,000.00	0.90	0.17	514	3106	0
55	3,300.00	0.83	0.15	518	3417	0
60	3,600.00	0.75	0.14	514	3728	0
65	3,900.00	0.73	0.14	539	4038	0
70	4,200.00	0.71	0.13	561	4349	0
75	4,500.00	0.68	0.13	580	4659	0
80	4,800.00	0.66	0.12	597	4970	0
85	5,100.00	0.64	0.12	610	5281	0
90	5,400.00	0.61	0.11	622	5591	0
95	5,700.00	0.59	0.11	631	5902	0
100	6,000.00	0.56	0.10	637	6213	0
105	6,300.00	0.54	0.10	640	6523	0
110	6,600.00	0.52	0.10	641	6834	0
115	6,900.00	0.49	0.09	639	7144	0
120	7,200.00	0.47	0.09	635	7455	0
125	7,500.00	0.46	0.09	649	7766	0
130	7,800.00	0.45	0.08	662	8076	0
135	8,100.00	0.45	0.08	687	8387	0
140	8,400.00	0.44	0.08	685	8698	0
145	8,700.00	0.43	0.08	696	9008	0
150	9,000.00	0.42	0.08	705	9319	0
155	9,300.00	0.41	0.08	714	9629	0
160	9,600.00	0.40	0.07	721	9940	0
165	9,900.00	0.39	0.07	728	10251	0
170	10,200.00	0.38	0.07	733	10561	0
175	10,500.00	0.38	0.07	738	10872	0
180	10,800.00	0.37	0.07	741	11183	0
360	21,600.00	0.25	0.05	1005	22365	0
720	43,200.00	0.18	0.03	1438	44730	0
1440	86,400.00	0.12	0.02	1871	89460	0

(1) $V_{in} = 1.34 * Q_{dev} * t$ for $t < T_c$

$V_{in} = (Q_{dev} * t) + (.34 * Q_{dev} * T_c)$ for $t > T_c$

$Q_{dev} = CIA$

$Q_{out} = Q_{drywell} + Q_{infiltrate} + Q_{discharge\ offsite}$

Pre-Development:
Tributary Area:

Description:	Area (ft ²)	Area (Ac.)	CN	Runoff Coefficients
Grass	9,671.00	0.22	50	0.6
Gravel	0.00	0.00	76	0.55
Pavement	0.00	0.00	98	0.9
Trees/Brush	0.00	0.00	55	0.5
0	0.00	0.00	0	0
Totals:	9,671.00	0.22	50	0.6

Post-Development:
Tributary Area:

Description:	Area (ft ²)	Area (Ac.)	CN	Runoff Coefficients
Pavement/concrete/adj. SW/drive	6,402.00	0.15	98	0.9
Building/non-adj. SW	1,185.00	0.03	98	0.9
Grass/Lawn	2,084.00	0.05	50	0.6
Trees/Brush	0.00	0.00	55	0.5
0	0.00	0.00	0	0
0	0.00	0.00	0	0
0	0.00	0.00	0	0
Totals:	9,671.00	0.22	88	0.84

Impervious Area:
Tributary Area:

Description:	Area (ft ²)	Area (Ac.)
avement/concrete/adj. SW/drivew	6,402.00	0.15
Building/non-adj. SW	1,185.00	0.03
Totals:	7,587.00	0.17

Required treatment volume calculated for treatment of first 1/2" of a rain event

Required Treatment Area (ft ²)	300.75	} GIA Capacity is Adequate
GIA Treatment Capacity		
Bottom Area (ft ²)	765.00	

Storm Attenuation:

Stormwater Detention Basin Area (ft ²)	765
Detention Basin Depth (ft)	0.5
Detention Basin Storage Volume (ft ³)	382.5

Pre-Developed Flow (cfs)	0.38	} Capacity is Adequate
Post-Developed Flow (cfs)	0.00	
Required Storage Volume (ft ³)	0	
Storage Volume (ft ³)	382.5	

North Shore

Prepared by Whipple Consulting Engineers

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Page 1

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	25-yr	Type IA 24-hr		Default	24.00	1	2.62	2
2	100-yr	Type IA 24-hr		Default	24.00	1	3.48	2

North Shore

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Type IA 24-hr 25-yr Rainfall=2.62"

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Summary for Subcatchment 1S: Ponderosa

[49] Hint: $T_c < 2dt$ may require smaller dt

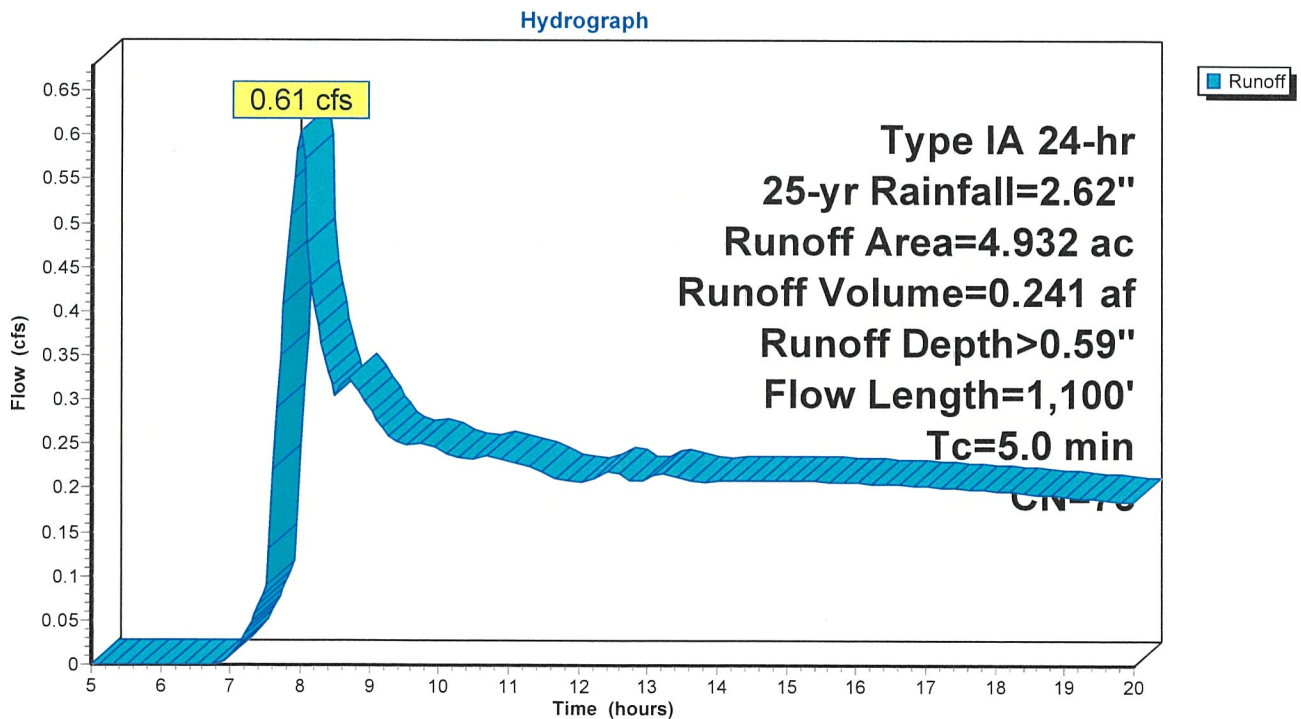
Runoff = 0.61 cfs @ 8.00 hrs, Volume= 0.241 af, Depth> 0.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 25-yr Rainfall=2.62"

Area (ac)	CN	Description
* 4.932	75	
4.932		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	1,100		3.67		Direct Entry,

Subcatchment 1S: Ponderosa



North Shore

Prepared by Whipple Consulting Engineers

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Type IA 24-hr 100-yr Rainfall=3.48"

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Summary for Subcatchment 1S: Ponderosa

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 1.33 cfs @ 7.98 hrs, Volume= 0.442 af, Depth> 1.07"

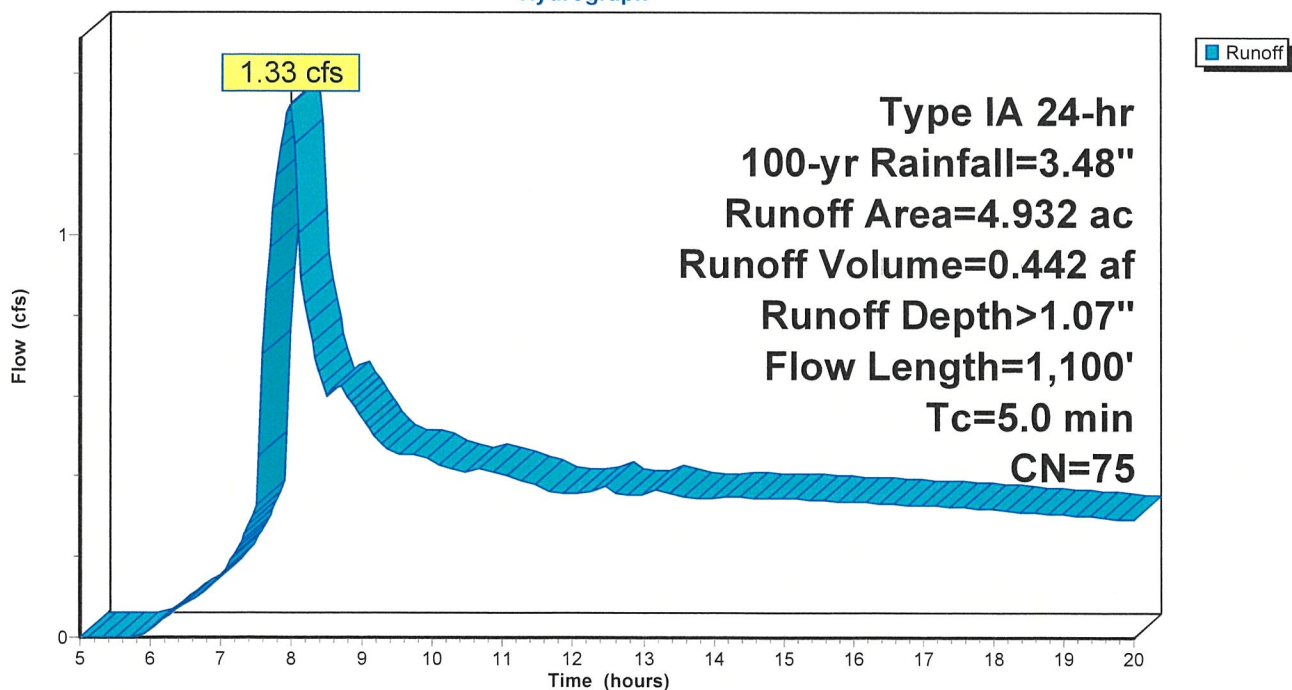
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 100-yr Rainfall=3.48"

Area (ac)	CN	Description
* 4.932	75	
4.932		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	1,100		3.67		Direct Entry,

Subcatchment 1S: Ponderosa

Hydrograph



NRCS SOIL REPORT

Submitted w/ previous report

Spokane River Northshore, LLC

1836 Northwest Boulevard, Coeur d'Alene, ID 83814

May 25, 2023

City of Post Falls Planning Division
Attn: Jon Manley, planning manager
1st Floor of City Hall
408 N. Spokane St.
Post Falls, ID 83854

**Re: Authorization Letter
North Shore – A Residential Subdivision**

Dear Mr. Manley:

Spokane River Northshore, LLC hereby authorizes Whipple Consulting Engineers to act on its behalf for the North Shore Preliminary Plat on Kootenai County parcel numbers P-000-012-2770 and P-4175-000-034-A.

If you have any questions, please contact me at 509-993-6498.

Thank you,

A handwritten signature in black ink, appearing to read "Robert Tomlinson", written over a horizontal line.

Robert Tomlinson, Member
Spokane River Northshore, LLC



**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 10 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.





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:

Sam Johnson
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-500933
Commitment Number: KT-500933
Revision Number:
Property Address: NNA Ponderosa Blvd, Post Falls, ID 83854

SCHEDULE A

1. Commitment Date: 05/24/2023 at 8:00 AM

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:

Spokane River Northshore, LLC, a Washington 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

Sam Johnson
Authorized Signatory

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ALTA Commitment for Title Insurance 8-1-16

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**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Owners Policy contemplated hereby is an ALTA standard coverage Owners Policy, in which General Exceptions 1 through 6 shall remain on the final Policy. Any requests to delete any or all of said Exceptions shall require additional approval, Requirements and/or Exceptions, and incur an additional premium.
6. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid. An Owner's policy shall be issued for not less than (1) the amount of the current sales price of the land and any existing improvements appurtenant thereto, or (2) if no sale is to be made, the amount equal to the value of the land and any existing improvements at the time of issuance of the policy. A Loan policy shall be for not less than (a) the full principal amount of the indebtedness secured by the insured mortgage and may include up to 20% in excess thereof to cover foreclosure costs, etc., or (b) if the indebtedness is secured by other collateral, then for not less than the unencumbered value of the land or the amount of the loan, whichever is the lesser. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
7. We find the following to be the last deed of record:

A. Warranty Deed, by and between Tedder Properties, LLC, an Idaho Limited Liability Company, as grantor, and Spokane River Northshore, LLC, a Washington limited liability company, as grantee, recorded December 9, 2022 as Instrument No. [2923850000](#), records of Kootenai County, Idaho.
8. We find the following address to be associated with the Land described herein:

NNA Ponderosa Blvd
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.: [P00000122770](#)
AIN.: 121635
Parcel 1

Parcel No.: [P4175000034A](#)
AIN.: 122381
Parcel 2

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 City of Post Falls.
10. Rights of the State of Idaho in and to that portion of said premises, if any, lying in the bed or former bed of Spokane River.

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ALTA Commitment for Title Insurance 8-1-16

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CHICAGO TITLE INSURANCE COMPANY

11. Any question of location, boundary or area related to Spokane River, including, but not limited to, any past or future changes in it.
12. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public, appropriators, or riparian owners to use any waters which may now cover the land or to use any portion of the land which is now or may formerly have been covered by water.
13. The right of use, control, or regulation by the United States of America, the State of Idaho and/or the Coeur d'Alene Tribe of Indians in exercise of power over navigation and the waters of Spokane River.
14. Any difference in the mean highwater line of Spokane River and the meander line as shown by government survey.
15. The terms Land and Improvement as used and/or defined herein shall not include any dock, marina, structure or personal property extending into the waters of Spokane River.
16. Easements, dedications, conditions, restrictions, notes and provisions created by or delineated, described or otherwise set forth in the plat of Hardings Acres Tracts, as recorded in Book A of Plats at Page 67, records of Kootenai County, Idaho.
17. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Washington Water and Power Company
Purpose: To back and hold water upon and flood and overflow with water.
Recorded: December 6, 1910
Instrument No.: [Book 41 of Deeds at Page 202](#) , records of Kootenai County, Idaho.
18. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Washington Water Power Company
Purpose: Electric line or lines
Recorded: October 30, 1951
Instrument No.: [Book 149 of Deeds at Page 238](#) , records of Kootenai County, Idaho.
19. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Thomas Holmes Family Trust
Purpose: Ingress and egress, utility lines and poles, gas or water pipes
Recorded: May 12, 1983
Instrument No.: [Book 323 of Deeds at Page 419](#) , records of Kootenai County, Idaho.

Also mesne of record.

20. An easement for the purpose shown below and rights incidental thereto as reserved in a document
Purpose: Ingress and egress
Recorded: December 30, 1993
Instrument No.: [1335360](#) , records of Kootenai County, Idaho.

Also mesne of record.

Abandonment and Termination of Easement

Recorded: March 31, 2016

Instrument No.: [2539113000](#) , records of Kootenai County, Idaho.

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ALTA Commitment for Title Insurance 8-1-16

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21. Any rights, interests, claims or other adverse matters which may exist or arise by reason of facts shown on Record of Survey recorded February 8, 2016, in [Book 29 of Surveys at Page 53](#) , records of Kootenai County, Idaho, including without limitation those described as follows:
 - A. Discrepancies between the bearings, measurements and locations of record and those shown on said survey.
 - B. Ponderosa Blvd right of way and the location thereof.
22. Any rights, interests, claims or other adverse matters which may exist or arise by reason of facts shown on Record of Survey recorded August 5, 2016, in [Book 29 of Surveys at Page 200](#) , records of Kootenai County, Idaho, including without limitation those described as follows:
 - A. Discrepancies between the bearings, measurements and locations of record and those shown on said survey.
 - B. Ponderosa Blvd right of way and the location thereof.
 - C. Encroachments along the Eastern boundary line of the Land.
 - D. Existing seawall at the southwest corner of the Land.
23. Revocable License for Landscaping Encroachment Agreement, including without limitation the terms, conditions, covenants, provisions and licenses set forth therein, and encroachments disclosed thereby
 Between: Tedder Properties, LLC
 And: Ibrahim A. Al-Rashoodi and Dana L. Al-Rashoodi
 Recorded: October 12, 2016
 Instrument No.: [2566782000](#) , records of Kootenai County, Idaho.

 An Easement Grant and Amendment to License, including the terms, conditions, covenants, provisions, licenses and easements set forth therein; said document being attached to a Proposed Order to Dismiss With Prejudice; and the unrecorded settlement agreement and Stipulated Motion to Dismiss, and the terms, conditions, covenants and provisions set forth therein, disclosed by said Proposed Order
 Recorded: October 26, 2022
 Instrument No.: [2919914000](#) , records of Kootenai County, Idaho.
24. An easement for the purpose shown below and rights incidental thereto as set forth in a document
 Granted to: Avista Corporation
 Purpose: Electric line
 Recorded: October 27, 2016
 Instrument No.: [2569136000](#) , records of Kootenai County, Idaho.
25. Development and Annexation Agreement, including without limitation the terms, conditions, covenants and provisions set forth therein
 Between: Tedder Properties, LLC
 And: City of Post Falls
 Recorded: June 5, 2020
 Instrument No.: [2755654000](#) , records of Kootenai County, Idaho.
26. An easement for the purpose shown below and rights incidental thereto as set forth in a document
 Granted to: City of Post Falls

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CHICAGO TITLE INSURANCE COMPANY

Purpose: Public sidewalk, storm water drainage and utilities

Recorded: June 5, 2020

Instrument No.: [2755656000](#) , records of Kootenai County, Idaho.

27. Master Development Agreement for the Northshore District Subdivision & PUD, including without limitation the terms, conditions, covenants and provisions set forth therein

Between: Tedder Properties, LLC

And: City of Post Falls

Recorded: October 6, 2022

Instrument No.: [2917782000](#) , records of Kootenai County, Idaho.

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ALTA Commitment for Title Insurance 8-1-16

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EXHIBIT A
Property Description

Issuing Office File No.: KT-500933

PARCEL 1:

Beginning at the Northwest corner of Government Lot 4, Section 12, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho; thence

South 89°56' East along the line between Sections 1 and 12, 1144.2 feet; thence

South 1°10' West 30.00 feet to a point on the South road line, being the true point of beginning, and the Northeast corner of the remaining property owned by Howard J. Dolph; thence

South 89°56' East parallel to said Section line and along the South road line, 483.7 feet, more or less to the Northwest corner of Lot 34, Harding Acre Tracts; thence

South 1°10' West along the West line of said Lot 34, 690.00 feet; thence

South 89°56' East along the South line of said Lot 34, 100.00 feet; thence

South 1°10' West along the West line of said Lot 34, 129 feet, more or less to the Spokane River; thence

In a Southwesterly direction along said Spokane River, 600 feet, more or less to a point which is located South 1°10' West and 989.45 feet, more or less from the true point of beginning, and being the Southeast corner of the remaining property owned by Howard J. Dolph; thence

North 1°10' East along the said East line of the said remaining property owned by Howard J. Dolph, 989.45 feet, more or less to the place of beginning and being part of Government Lots 3 and 4, Section 12, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho.

Excepting therefrom the following described parcel:

A portion of land located in Government Lot 4, in Section 12, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at the Northwest Corner of said Section 12; thence

South 89°56' East, 1,129.00 feet along the North line of said Section 12 to a point which lies North 89°56' West, 1,516.54 feet from the North Quarter Corner of said Section 12; thence

South 01°10' West, 736.04 feet; thence

South 88°50' East, 20.00 feet to the True Point of Beginning for this description; thence

North 87°47'55" East, 127.64 feet; thence

South 14°55'46" East, 129.32 feet to a point on the North shore of the Spokane River and the East end of an

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CHICAGO TITLE INSURANCE COMPANY

existing concrete seawall; thence

Following the outside edge of said seawall South 55°51'00" West, 106.21 feet to an angle point in said seawall; thence

South 79°56'19" West, 53.90 feet to an angle point in said seawall; thence

Leaving said seawall North 10°13'35" West, 120.17 feet; thence

North 01°10' East, 70.85 feet to the True Point of Beginning for this description.

Also excepting therefrom that portion which lies Southerly and Westerly of the following described line;

Beginning at the Northwest Corner of said Section 12; thence

South 89°56' East, 1,129.00 feet along the North line of said Section 12 to a point which lies North 89°56' West, 1,156.54 feet from the North Quarter Corner of said Section 12; thence

South 01°10' West, 736.04 feet; thence

South 88°50' East, 20.00 feet; thence

North 87°47'55" East, 127.64 feet; thence

South 14°55'46" East, 129.32 feet to a point on the North Shore of the Spokane River and the East end of an existing concrete seawall, the TRUE POINT OF BEGINNING of said line; thence

Following the outside edge of said seawall South 55°51'00" West, 106.21 feet to an angle point in said seawall; thence

South 79°56'19" West, 53.90 feet to an angle point in said seawall; thence

Leaving said seawall North 10°13'35" West, 120.17 feet to the terminus point of said line.

Also excepting therefrom that portion conveyed to the City of Post Falls by Grant of Right-of-Way recorded June 5, 2020 as Instrument No. [2755655000](#), records of Kootenai County, Idaho.

PARCEL 2:

Lot 34, HARDINGS ACRE TRACTS, according to the plat recorded in the office of the County Recorder in Book A of Plats at Page 67, records of Kootenai County, Idaho.

EXCEPT the East 60.2 feet thereof.

ALSO EXCEPT a portion of Tract 34, HARDINGS ACRE TRACTS, situated in the Northwest Quarter of Section 12, Township 50 North, Range 5 West, Boise Meridian, recorded at Book A of Plats, Page 67, Kootenai County, Idaho, more particularly described as follows:

Beginning at the North Quarter corner of said Section 12, from which the Northwest corner of Section 12 bears North 90°00'00" West a distance of 2645.51 feet; thence

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ALTA Commitment for Title Insurance 8-1-16

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CHICAGO TITLE INSURANCE COMPANY

North 90°00'00" West a distance of 918.20 feet to a point on the North section line of said Section 12; thence

South 01°05'01" West a distance of 522.23 feet to a point marked by a found ½" inch rebar with no cap, taken to be the Northwest corner of Tax #22848 as recorded by Instrument #2294473, Kootenai County Records, said point being the TRUE POINT OF BEGINNING of the herein described parcel of land; thence

South 01°12'04" West a distance of 123.80 feet along the West line of said Tax #22848 and the West line of Lot 11, Shore Pines, as recorded at Book F of Plats, Page 139, Kootenai County Records, to the Southwest corner of said Lot 11; thence

North 88°47'56" West a distance of 4.50 feet; thence

North 01°12'04" East a distance of 123.80 feet; thence

South 88°47'56" East a distance of 4.50 feet, to the TRUE POINT OF BEGINNING of the herein described parcel of land.

ALSO EXCEPT that portion conveyed to the City of Post Falls by Grant of Right-of-Way recorded June 5, 2020 as Instrument No. [2755655000](#), records of Kootenai County, Idaho.

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ALTA Commitment for Title Insurance 8-1-16

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300' RADIUS REPORT

Date: June 1, 2023

**Whipple Consulting and Engineers
Attn: Austin Fuller**

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

**PROPERTY:
AIN: 121635 & 122381**

And as of the Kootenai County Assessors roll dated May 16, 2023, we find the following:

SEE ATTACHED PAGES

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

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

**Sincerely,
KOOTENAI COUNTY TITLE CO.**

**Tami Edmunds
Customer Service**

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



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

Property Address:

ID 83854

Property Picture**Owner Information****Name:** Spokane River Northshore LLC**Address:** 1836 Northwest Blvd**City State ZIP:** Coeur D Alene ID 83814**Assessor Information****Property ID #:** P00000122770**Tax ID #:** 121635**Section:** 50N05W12**Instrument:****TCA Code:** 011000**Legal Description:** TAX#4564 EX TX#13055 & EX TX#20586 & EX RW
[IN GL3 & 4] 1250N05W**Property Class:** 541 - Imp res lot/tract in city**Neighborhood Code:** 2125 NORTH SHORE-HARDING ACRE TRACT**Acres:** 9.88**Taxes:** \$235.69 - 2022**Assessments**

Description	Value
Total Market Value	\$3,991,783.00
Assessed Land Value	\$29,266.00
Assessed Improvement Value	\$7,981.00
Total Assessed Value	\$37,247.00
Exemption:	
Net Taxable Value (2022)	\$37,247.00

Land Information**Land Use / Land Use Standard:** 541 - Imp res lot/tract in city / 100 - Residential
(nec)**Zoning:** Post Falls-R-1 - Single Family Residential**Sewer Available:****Waterfront:** 426 - Spokane River**Watershed:** 1701030502 - Cedar Creek-Spokane River**Recreation:**

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



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

Property Address:

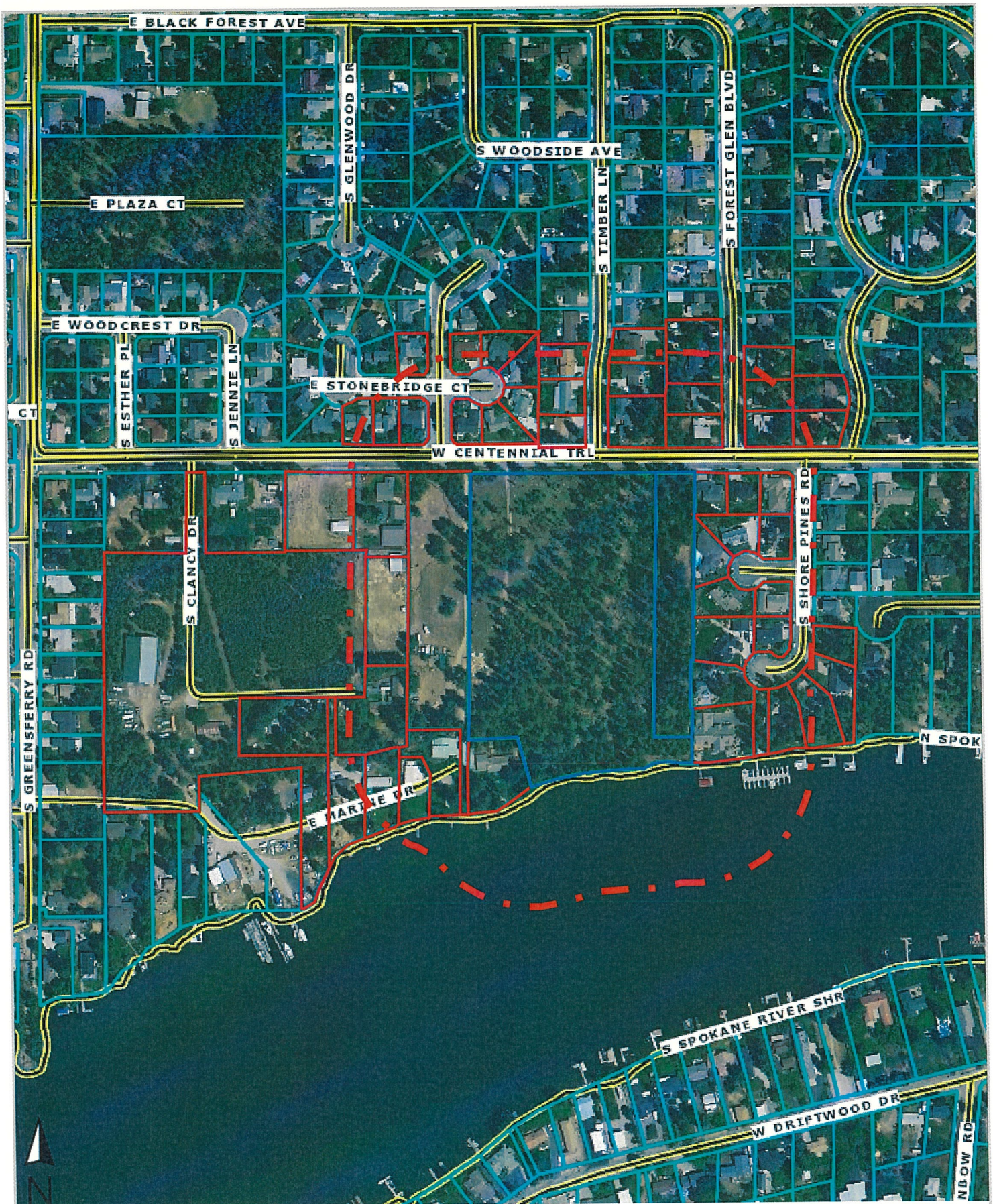
ID 83854

Property Picture**Owner Information****Name:** Spokane River Northshore LLC**Address:** 1836 Northwest Blvd**City State ZIP:** Coeur D Alene ID 83814**Assessor Information****Property ID #:** P4175000034A**Tax ID #:** 122381**Section:** 50N05W12**Instrument:****TCA Code:** 011000**Legal Description:** HARDINGS ACRE TRACTS, TR 34 EX E 60.2 FT & EX TX#24846 & EX RW 1250N05W**Property Class:** 515 - Rural residential sub**Neighborhood Code:** 2519 FOREST GLEN, PONDEROSA**Acres:** 1.56**Taxes:** \$10.58 - 2022**Assessments**

Description	Value
Total Market Value	\$285,435.00
Assessed Land Value	\$811.00
Assessed Improvement Value	
Total Assessed Value	\$811.00
Exemption:	
Net Taxable Value (2022)	\$811.00

Land Information**Land Use / Land Use Standard:** 515 - Rural residential sub / 100 - Residential (nec)**Zoning:** Post Falls-R-1 - Single Family Residential**Sewer Available:****Waterfront:** 0 - Spokane River**Watershed:** 1701030502 - Cedar Creek-Spokane River**Recreation:**

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



KT KOOTENAI TITLE
MAKE A REQUEST FOR THE BEST

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

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

Owner Name: 9427 E Marine Dr LLC	Parcel ID: 50N05W122790	Tax ID: 154804
Co-Owner:	Recording Date: 12/05/2018	
Site Addr: 9427 E Marine Dr Post Falls ID 83854	Use: Imp res rural tract	
Owner Addr: 8880 E Marine Dr Post Falls ID 83854	Assessed Total: \$2,445,910.00	Sale Price:
Bedroom: 4 Bath: 2 Year Blt: 1957	Bldg SqFt: 3,480 SqFt	Acres: 0.60 Acres
Legal: TAX #S 13055 & 20586 [IN GOVT LT 4] 1250N05W		
Owner Name: Bloedorn Bryant	Parcel ID: P85000010060	Tax ID: 156115
Co-Owner:	Recording Date: 09/02/2020	
Site Addr: 510 E Shore Pines Ct Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: PO Box 1022 Coeur D Alene ID 83816	Assessed Total: \$1,222,701.00	Sale Price:
Bedroom: 6 Bath: 4.5 Year Blt: 1992	Bldg SqFt: 4,560 SqFt	Acres: 0.27 Acres
Legal: SHORE PINES, LT 6 BLK 1 1250N05W		
Owner Name: Brown Joseph A	Parcel ID: 50N05W123510	Tax ID: 123157
Co-Owner: Brown Corina C	Recording Date: 04/28/2017	
Site Addr: 7710 E Marine Dr Post Falls ID 83854	Use: Imp res rural tract	
Owner Addr: 7710 E Marine Dr Post Falls ID 83854	Assessed Total: \$1,922,321.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 1975	Bldg SqFt: 2,832 SqFt	Acres: 0.54 Acres
Legal: TAX #10070 1250N05W		
Owner Name: Bryan E Morganstern Trust	Parcel ID: P85000010160	Tax ID: 156125
Co-Owner:	Recording Date: 06/18/2021	
Site Addr: 515 S Shore Pines Rd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 3412 N 62nd St Scottsdale AZ 85251	Assessed Total: \$1,057,284.00	Sale Price:
Bedroom: 3 Bath: 3 Year Blt: 1986	Bldg SqFt: 3,396 SqFt	Acres: 0.36 Acres
Legal: SHORE PINES, LT 16 BLK 1 1250N05W		
Owner Name: Carothers Joshua A	Parcel ID: P27000020250	Tax ID: 121975
Co-Owner:	Recording Date: 05/24/2005	
Site Addr: 417 S Timber Ln Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 417 S Timber Ln Post Falls ID 83854	Assessed Total: \$496,190.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 1968	Bldg SqFt: 2,448 SqFt	Acres: 0.47 Acres
Legal: FOREST GLEN, LT 25 BLK 2 0150N05W		
Owner Name: Cooper At Ponderosa Loop LLC	Parcel ID: P66000010020	Tax ID: 130296
Co-Owner:	Recording Date: 03/03/2008	
Site Addr: 416 S Ponderosa Loop Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: PO Box 2553 Post Falls ID 83877	Assessed Total: \$405,281.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 1984	Bldg SqFt: 1,476 SqFt	Acres: 0.30 Acres
Legal: PONDEROSA PARK ADD, LT 2 BLK 1 0150N05W		
Owner Name: Correa Jose Manuel Sr	Parcel ID: P66000010010	Tax ID: 141291
Co-Owner: Correa Cynthia	Recording Date: 04/09/2021	
Site Addr: 3045 E Ponderosa Blvd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 5597 N Riverside Ave Rialto CA 92377	Assessed Total: \$584,096.00	Sale Price:
Bedroom: 3 Bath: 3 Year Blt: 1987	Bldg SqFt: 2,340 SqFt	Acres: 0.28 Acres
Legal: PONDEROSA PARK ADD, LT 1 BLK 1 0150N05W		
Owner Name: Daricek Richard L Jr	Parcel ID: P88700010010	Tax ID: 199962
Co-Owner: Benzie Dawn	Recording Date: 07/09/2018	
Site Addr: 2298 E Stonebridge Ct Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2298 E Stonebridge Ct Post Falls ID 83854	Assessed Total: \$509,216.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 1995	Bldg SqFt: 1,474 SqFt	Acres: 0.20 Acres
Legal: TIMBERCREST, LT 1 BLK 1 0150N05W		
Owner Name: Data Unavailable	Parcel ID: P88700010110	Tax ID: 199972
Co-Owner:	Recording Date: 09/14/2017	
Site Addr: 2299 E Stonebridge Ct Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2299 E Stonebridge Ct Post Falls ID 83854	Assessed Total: \$683,923.00	Sale Price:
Bedroom: 4 Bath: 3 Year Blt: 1995	Bldg SqFt: 2,174 SqFt	Acres: 0.20 Acres
Legal: TIMBERCREST, LT 11 BLK 1 0150N05W		

Owner Name: Duke Roger Dean Co-Owner: Duke Sheryl Ann Site Addr: 504 S Shore Pines Rd Post Falls ID 83854 Owner Addr: 504 S Shore Pines Rd Post Falls ID 83854 Bedroom: 3 Bath: 2.5 Year Blt: 1991 Legal: SHORE PINES, LT 3 BLK 1 1250N05W	Parcel ID: P85000010030 Recording Date: 06/17/2021 Use: Imp res lot/tract in city Assessed Total: \$828,918.00 Bldg SqFt: 1,916 SqFt	Tax ID: 156112 Sale Price: Acres: 0.21 Acres
Owner Name: Francis Susan Carol Co-Owner: Site Addr: 418 S Timber Ln Post Falls ID 83854 Owner Addr: 501 E Whitewater Ln Post Falls ID 83854 Bedroom: 3 Bath: 2 Year Blt: 1990 Legal: FOREST GLEN LT 1 BLK 3 EX TX # 0150N05W	Parcel ID: P2700003001A Recording Date: 05/26/2017 Use: Imp res lot/tract in city Assessed Total: \$479,420.00 Bldg SqFt: 1,526 SqFt	Tax ID: 138357 Sale Price: Acres: 0.24 Acres
Owner Name: Fuqua Timothy Co-Owner: Fuqua Sarah Site Addr: 508 E Shore Pines Ct Post Falls ID 83854 Owner Addr: 508 E Shore Pines Ct Post Falls ID 83854 Bedroom: 6 Bath: 4 Year Blt: 1989 Legal: SHORE PINES, LT 5 BLK 1 1250N05W	Parcel ID: P85000010050 Recording Date: 09/07/2021 Use: Imp res lot/tract in city Assessed Total: \$919,879.00 Bldg SqFt: 3,264 SqFt	Tax ID: 156114 Sale Price: Acres: 0.28 Acres
Owner Name: Galovic Arlene M Co-Owner: Site Addr: 2313 E Timbercrest Ct Post Falls ID 83854 Owner Addr: 23704 E Broadway Ave Liberty Lake WA 99019 Bedroom: 3 Bath: 2 Year Blt: 1995 Legal: TIMBERCREST, LT 10 BLK 2 0150N05W	Parcel ID: P88700020100 Recording Date: 06/19/2002 Use: Imp res lot/tract in city Assessed Total: \$496,164.00 Bldg SqFt: 1,606 SqFt	Tax ID: 199997 Sale Price: Acres: 0.22 Acres
Owner Name: Gambles Revocable Trust Co-Owner: Site Addr: 517 S Shore Pines Rd Post Falls ID 83854 Owner Addr: 517 S Shore Pines Rd Post Falls ID 83854 Bedroom: 4 Bath: 3 Year Blt: 1984 Legal: SHORE PINES, LT 15 BLK 1 1250N05W	Parcel ID: P85000010150 Recording Date: 08/28/2002 Use: Imp res lot/tract in city Assessed Total: \$1,984,802.00 Bldg SqFt: 2,774 SqFt	Tax ID: 156124 Sale Price: Acres: 0.36 Acres
Owner Name: Helberg Chris S Co-Owner: Helberg Heidi M Site Addr: 412 S Forest Glen Blvd Post Falls ID 83854 Owner Addr: 412 S Forest Glen Blvd Post Falls ID 83854 Bedroom: 4 Bath: 3 Year Blt: 1979 Legal: FOREST GLEN, LT 4 BLK 2 0150N05W	Parcel ID: P27000020040 Recording Date: 01/07/2015 Use: Imp res lot/tract in city Assessed Total: \$485,296.00 Bldg SqFt: 2,056 SqFt	Tax ID: 144181 Sale Price: Acres: 0.28 Acres
Owner Name: Holmes Living Trust Co-Owner: Site Addr: 8880 E Marine Dr Post Falls ID 83854 Owner Addr: 8880 E Marine Dr Post Falls ID 83854 Bedroom: 3 Bath: 3 Year Blt: 1979 Legal: TAX #13672 1250N05W	Parcel ID: 50N05W123520 Recording Date: Use: Imp res rural tract Assessed Total: \$1,981,948.00 Bldg SqFt: 3,464 SqFt	Tax ID: 167483 Sale Price: Acres: 0.27 Acres
Owner Name: Holmes Qualified Personal Residence Trust Co-Owner: Site Addr: 9478 E Marine Dr Post Falls ID 83854 Owner Addr: 8880 E Marine Dr Post Falls ID 83854 Bedroom: 4 Bath: 3 Year Blt: 1979 Legal: TAX #11465 EX TAX #13672 1250N05W	Parcel ID: 50N05W123560 Recording Date: Use: Imp res rural tract Assessed Total: \$2,008,457.00 Bldg SqFt: 3,412 SqFt	Tax ID: 122421 Sale Price: Acres: 0.50 Acres
Owner Name: Holmes Thomas III Etux Trustee Co-Owner: Site Addr: ID 83854 Owner Addr: 8880 E Marine Dr Post Falls ID 83854 Bedroom: Bath: Year Blt: Legal: TAX #20173 [IN GOVT LT 4] 1250N05W	Parcel ID: 50N05W123020 Recording Date: Use: Imp res rural tract Assessed Total: \$354,554.00 Bldg SqFt:	Tax ID: 111163 Sale Price: Acres: 2.58 Acres

Owner Name: Honey Pot Trust Co-Owner: Site Addr: 6722 E Marine Dr Post Falls ID 83854 Owner Addr: PO Box 3762 Coeur D Alene ID 83816 Bedroom: 2 Bath: 1 Year Blt: 1965 Legal: TAX #4563 EX TAX # & EX E 120 FT 1250N05W	Parcel ID: 50N05W123300 Recording Date: Use: Imp res rural tract Assessed Total: \$2,031,154.00 Bldg SqFt: 945 SqFt	Tax ID: 112119 Sale Price: Acres: 9.07 Acres
Owner Name: Huizinga Bruce A Co-Owner: Site Addr: 2294 E Stonebridge Ct Post Falls ID 83854 Owner Addr: 2294 E Stonebridge Ct Post Falls ID 83854 Bedroom: 4 Bath: 3 Year Blt: 1995 Legal: TIMBERCREST, LT 3 BLK 1 0150N05W	Parcel ID: P88700010030 Recording Date: 08/24/2018 Use: Imp res lot/tract in city Assessed Total: \$601,672.00 Bldg SqFt: 2,182 SqFt	Tax ID: 199964 Sale Price: Acres: 0.20 Acres
Owner Name: Hunt Robert J II Co-Owner: Hunt Cheryl M Site Addr: 413 S Forest Glen Blvd Post Falls ID 83854 Owner Addr: 413 S Forest Glen Blvd Post Falls ID 83854 Bedroom: 3 Bath: 2.5 Year Blt: 1981 Legal: FOREST GLEN, LT 3 BLK 1 0150N05W	Parcel ID: P27000010030 Recording Date: 10/31/2019 Use: Imp res lot/tract in city Assessed Total: \$529,509.00 Bldg SqFt: 1,980 SqFt	Tax ID: 101607 Sale Price: Acres: 0.24 Acres
Owner Name: Iaar Idaho LLC Co-Owner: Site Addr: 522 S Shore Pines Rd Post Falls ID 83854 Owner Addr: 15247 W Pauline Trl Rathdrum ID 83858 Bedroom: 6 Bath: 7.5 Year Blt: 2014 Legal: SHORE PINES, LT 12 BLK 1 1250N05W	Parcel ID: P85000010120 Recording Date: Use: Imp res lot/tract in city Assessed Total: \$4,293,034.00 Bldg SqFt: 8,451 SqFt	Tax ID: 156121 Sale Price: Acres: 0.52 Acres
Owner Name: Inouye Angela L Co-Owner: Coats Carol L Site Addr: 513 S Shore Pines Rd Post Falls ID 83854 Owner Addr: 513 S Shore Pines Rd Post Falls ID 83854 Bedroom: 3 Bath: 3 Year Blt: 1987 Legal: SHORE PINES, LT 17 BLK 1 1250N05W	Parcel ID: P85000010170 Recording Date: 04/10/2013 Use: Imp res lot/tract in city Assessed Total: \$649,752.00 Bldg SqFt: 2,603 SqFt	Tax ID: 156126 Sale Price: Acres: 0.22 Acres
Owner Name: Johnson Robert Co-Owner: Johnson Patricia Site Addr: 2311 E Timbercrest Ct Post Falls ID 83854 Owner Addr: 2311 E Timbercrest Ct Post Falls ID 83854 Bedroom: 3 Bath: 2 Year Blt: 1995 Legal: TIMBERCREST, LT 9 BLK 2 0150N05W	Parcel ID: P88700020090 Recording Date: 06/11/2012 Use: Imp res lot/tract in city Assessed Total: \$491,562.00 Bldg SqFt: 1,544 SqFt	Tax ID: 199996 Sale Price: Acres: 0.19 Acres
Owner Name: Juhlin Charles R Co-Owner: Juhlin Victoria A Site Addr: 514 E Shore Pines Ct Post Falls ID 83854 Owner Addr: 514 E Shore Pines Ct Post Falls ID 83854 Bedroom: 4 Bath: 3.5 Year Blt: 2001 Legal: SHORE PINES, LT 8 BLK 1 1250N05W	Parcel ID: P85000010080 Recording Date: Use: Imp res lot/tract in city Assessed Total: \$1,028,754.00 Bldg SqFt: 4,560 SqFt	Tax ID: 156117 Sale Price: Acres: 0.19 Acres
Owner Name: Kaul Robert W Co-Owner: Site Addr: 8354 E Marine Dr Post Falls ID 83854 Owner Addr: PO Box 176 Spokane Valley WA 99016 Bedroom: 2 Bath: 2 Year Blt: 1969 Legal: TAX #6945 & 8813 1250N05W	Parcel ID: 50N05W123540 Recording Date: Use: Imp res rural tract Assessed Total: \$1,938,003.00 Bldg SqFt: 2,764 SqFt	Tax ID: 139144 Sale Price: Acres: 0.43 Acres
Owner Name: Leary Daniel Etux Co-Owner: Site Addr: 512 E Shore Pines Ct Post Falls ID 83854 Owner Addr: 512 E Shore Pines Ct Post Falls ID 83854 Bedroom: 5 Bath: 2.5 Year Blt: 1989 Legal: SHORE PINES, LT 7 BLK 1 1250N05W	Parcel ID: P85000010070 Recording Date: Use: Imp res lot/tract in city Assessed Total: \$691,976.00 Bldg SqFt: 2,386 SqFt	Tax ID: 156116 Sale Price: Acres: 0.31 Acres

Owner Name: Lebsack Trust
Co-Owner:
Site Addr: 413 S Timber Ln Post Falls ID 83854
Owner Addr: PO Box 1979 Post Falls ID 83877
Bedroom: 5 Bath: 3 Year Blt: 1989
Legal: FOREST GLEN, LT 23 BLK 2 0150N05W

Parcel ID: P27000020230 Tax ID: 115730
Recording Date: 09/14/2012
Use: Imp res lot/tract in city
Assessed Total: \$599,319.00 Sale Price:
Bldg SqFt: 2,992 SqFt Acres: 0.29 Acres

Owner Name: Makley Mark Joseph
Co-Owner: Makley Donna Marie
Site Addr: 506 E Shore Pines Ct Post Falls ID 83854
Owner Addr: 506 E Shore Pines Ct Post Falls ID 83854
Bedroom: 4 Bath: 3.5 Year Blt: 1993
Legal: SHORE PINES, LT 4 BLK 1 1250N05W

Parcel ID: P85000010040 Tax ID: 156113
Recording Date: 08/31/2020
Use: Imp res lot/tract in city
Assessed Total: \$1,094,326.00 Sale Price:
Bldg SqFt: 3,863 SqFt Acres: 0.22 Acres

Owner Name: Mattox Glen E
Co-Owner: Mattox Hanh T
Site Addr: 2656 E Ponderosa Blvd Post Falls ID 83854
Owner Addr: 2658 E Ponderosa Blvd Post Falls ID 83854
Bedroom: Bath: Year Blt:
Legal: TAX #10055 EX E 140 FT, TAX #10443 1250N05W

Parcel ID: 50N05W123100 Tax ID: 113829
Recording Date: 04/16/2018
Use: Imp res rural tract
Assessed Total: \$241,849.00 Sale Price:
Bldg SqFt: Acres: 0.84 Acres

Owner Name: Mattox Glen E
Co-Owner: Mattox Hanh T
Site Addr: ID 83854
Owner Addr: 2658 E Ponderosa Blvd Post Falls ID 83854
Bedroom: Bath: Year Blt:
Legal: TX#10466 EX TX#19862 [IN GL4] 1250N05W

Parcel ID: 50N05W123120 Tax ID: 141493
Recording Date:
Use: Imp res rural tract
Assessed Total: \$214,651.00 Sale Price:
Bldg SqFt: Acres: 0.72 Acres

Owner Name: Mattox Glen E Jr Etux
Co-Owner:
Site Addr: 2658 E Ponderosa Blvd Post Falls ID 83854
Owner Addr: 2658 E Ponderosa Blvd Post Falls ID 83854
Bedroom: 4 Bath: 2 Year Blt: 1982
Legal: E 140 FT-TX#10055, TX#19862 [IN GL 4] 1250N05W

Parcel ID: 50N05W123080 Tax ID: 147061
Recording Date: 04/16/2018
Use: Imp res rural tract
Assessed Total: \$675,932.00 Sale Price:
Bldg SqFt: 2,718 SqFt Acres: 0.70 Acres

Owner Name: McArthur Virgil L Etux
Co-Owner:
Site Addr: 416 S Timber Ln Post Falls ID 83854
Owner Addr: PO Box 567 Post Falls ID 83877
Bedroom: 3 Bath: 2 Year Blt: 1989
Legal: FOREST GLEN, LT 2 BLK 3 & TAX #14838 0150N05W

Parcel ID: P2700003002A Tax ID: 101362
Recording Date: 05/04/2018
Use: Imp res lot/tract in city
Assessed Total: \$515,723.00 Sale Price:
Bldg SqFt: 1,640 SqFt Acres: 0.26 Acres

Owner Name: McBride Living Trust
Co-Owner:
Site Addr: 414 S Forest Glen Blvd Post Falls ID 83854
Owner Addr: 414 S Forest Glen Blvd Post Falls ID 83854
Bedroom: 3 Bath: 2 Year Blt: 1986
Legal: FOREST GLEN, LT 3 BLK 2 0150N05W

Parcel ID: P27000020030 Tax ID: 127433
Recording Date:
Use: Imp res lot/tract in city
Assessed Total: \$487,584.00 Sale Price:
Bldg SqFt: 2,720 SqFt Acres: 0.27 Acres

Owner Name: Michael J And Cheryl R Pelissero Family Trust
Co-Owner:
Site Addr: 518 S Shore Pines Rd Post Falls ID 83854
Owner Addr: PO Box 933 Post Falls ID 83877
Bedroom: 4 Bath: 3.5 Year Blt: 1987
Legal: SHORE PINES, LT 10 EX TX#22848 BLK 1 [IN NE-NW] 1250N05W

Parcel ID: P8500001010C Tax ID: 156119
Recording Date: 02/10/2014
Use: Imp res lot/tract in city
Assessed Total: \$1,222,714.00 Sale Price:
Bldg SqFt: 4,596 SqFt Acres: 0.44 Acres

Owner Name: Mikles Andrew C
Co-Owner: Mikles Erika M
Site Addr: 2938 E Ponderosa Blvd Post Falls ID 83854
Owner Addr: 2938 E Ponderosa Blvd Post Falls ID 83854
Bedroom: 4 Bath: 3.5 Year Blt: 1991
Legal: SHORE PINES, LT 1 BLK 1 1250N05W

Parcel ID: P85000010010 Tax ID: 156110
Recording Date: 01/13/2012
Use: Imp res lot/tract in city
Assessed Total: \$755,429.00 Sale Price:
Bldg SqFt: 3,058 SqFt Acres: 0.21 Acres

Owner Name: Mueller Roland Co-Owner: Mueller Erin M Site Addr: 415 S Timber Ln Post Falls ID 83854 Owner Addr: 415 S Timber Ln Post Falls ID 83854 Bedroom: 5 Bath: 2.5 Year Blt: 1980 Legal: FOREST GLEN, LT 24 BLK 2 0150N05W	Parcel ID: P27000020240 Recording Date: Use: Imp res lot/tract in city Assessed Total: \$553,572.00 Bldg SqFt: 2,564 SqFt	Tax ID: 138936 Sale Price: Acres: 0.29 Acres
Owner Name: Myrna Bowers Revocable Living Trust Co-Owner: Site Addr: 2310 E Timbercrest Ct Post Falls ID 83854 Owner Addr: 2310 E Timbercrest Ct Post Falls ID 83854 Bedroom: 3 Bath: 2 Year Blt: 1996 Legal: TIMBERCREST, LT 14 BLK 2 0150N05W	Parcel ID: P88700020140 Recording Date: 05/25/2018 Use: Imp res lot/tract in city Assessed Total: \$486,843.00 Bldg SqFt: 1,396 SqFt	Tax ID: 200001 Sale Price: Acres: 0.21 Acres
Owner Name: Naff Shawna Co-Owner: Naff Nathaniel Site Addr: 414 S Timber Ln Post Falls ID 83854 Owner Addr: 414 S Timber Ln Post Falls ID 83854 Bedroom: 4 Bath: 2 Year Blt: 1979 Legal: FOREST GLEN, LT 3 BLK 3 0150N05W	Parcel ID: P27000030030 Recording Date: 07/27/2020 Use: Imp res lot/tract in city Assessed Total: \$622,953.00 Bldg SqFt: 2,620 SqFt	Tax ID: 102865 Sale Price: Acres: 0.26 Acres
Owner Name: Nordstrom-Sanchez Teresa Eileen Co-Owner: Site Addr: 2296 E Stonebridge Ct Post Falls ID 83854 Owner Addr: 2296 E Stonebridge Ct Post Falls ID 83854 Bedroom: 3 Bath: 3 Year Blt: 1995 Legal: TIMBERCREST, LT 2 BLK 1 0150N05W	Parcel ID: P88700010020 Recording Date: 10/09/2020 Use: Imp res lot/tract in city Assessed Total: \$562,919.00 Bldg SqFt: 2,190 SqFt	Tax ID: 199963 Sale Price: Acres: 0.19 Acres
Owner Name: Pb J Family Trust Co-Owner: Site Addr: 2966 E Ponderosa Blvd Post Falls ID 83854 Owner Addr: 2966 E Ponderosa Blvd Post Falls ID 83854 Bedroom: 3 Bath: 2.5 Year Blt: 1991 Legal: SHORE PINES, LT 2 BLK 1 1250N05W	Parcel ID: P85000010020 Recording Date: 12/15/2022 Use: Imp res lot/tract in city Assessed Total: \$828,411.00 Bldg SqFt: 2,744 SqFt	Tax ID: 156111 Sale Price: Acres: 0.21 Acres
Owner Name: Pettibone Living Trust Co-Owner: Site Addr: 516 S Shore Pines Rd Post Falls ID 83854 Owner Addr: 516 S Shore Pines Rd Post Falls ID 83854 Bedroom: 5 Bath: 4 Year Blt: 1986 Legal: SHORE PINES, LT 9 BLK 1 1250N05W	Parcel ID: P85000010090 Recording Date: 04/19/2018 Use: Imp res lot/tract in city Assessed Total: \$1,195,414.00 Bldg SqFt: 4,162 SqFt	Tax ID: 156118 Sale Price: Acres: 0.20 Acres
Owner Name: Post Falls Trust Co-Owner: Site Addr: 520 S Shore Pines Rd Post Falls ID 83854 Owner Addr: 520 S Shore Pines Rd Post Falls ID 83854 Bedroom: 4 Bath: 4 Year Blt: 1987 Legal: SHORE PINES, TX#22848 IN LT 10, LT 11 BLK 1, TAX#24846 1250N05W	Parcel ID: P8500001011A Recording Date: 03/06/2020 Use: Imp res lot/tract in city Assessed Total: \$1,227,589.00 Bldg SqFt: 4,215 SqFt	Tax ID: 167789 Sale Price: Acres: 0.37 Acres
Owner Name: Richardson G A & K A Trust Co-Owner: Site Addr: 2314 E Timbercrest Ct Post Falls ID 83854 Owner Addr: 2314 E Timbercrest Ct Post Falls ID 83854 Bedroom: 3 Bath: 2 Year Blt: 1999 Legal: TIMBERCREST, LT 12 BLK 2 0150N05W	Parcel ID: P88700020120 Recording Date: 10/25/2022 Use: Imp res lot/tract in city Assessed Total: \$500,571.00 Bldg SqFt: 1,422 SqFt	Tax ID: 199999 Sale Price: Acres: 0.21 Acres
Owner Name: Shirts Jeffrey Charles Co-Owner: Shirts Amber Rose Site Addr: 416 S Forest Glen Blvd Post Falls ID 83854 Owner Addr: 416 S Forest Glen Blvd Post Falls ID 83854 Bedroom: 4 Bath: 2.5 Year Blt: 1980 Legal: FOREST GLEN, N 3 FT-LT 1, ALL LT 2 BLK 2 0150N05W	Parcel ID: P2700002002A Recording Date: 06/28/2021 Use: Imp res lot/tract in city Assessed Total: \$515,547.00 Bldg SqFt: 2,080 SqFt	Tax ID: 111110 Sale Price: Acres: 0.26 Acres

Owner Name: Shore Pines Homeowners Assoc	Parcel ID: P85000010130	Tax ID: 156122
Co-Owner:	Recording Date:	
Site Addr: 521 S Shore Pines Rd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: PO Box 1867 Post Falls ID 83854	Assessed Total: \$1,000.00	Sale Price:
Bedroom: Bath: Year Blt:	Bldg SqFt:	Acres: 0.16 Acres
Legal: SHORE PINES, LT 13 BLK 1 1250N05W		
Owner Name: Spokane River Northshore LLC	Parcel ID: P00000122770	Tax ID: 121635
Co-Owner:	Recording Date: 12/09/2022	
Site Addr: ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1836 Northwest Blvd Coeur D Alene ID 83814	Assessed Total: \$37,247.00	Sale Price:
Bedroom: Bath: Year Blt:	Bldg SqFt:	Acres: 9.88 Acres
Legal: TAX#4564 EX TX#13055 & EX TX#20586 & EX RW [IN GL3 & 4] 1250N05W		
Owner Name: Spokane River Northshore LLC	Parcel ID: P4175000034A	Tax ID: 122381
Co-Owner:	Recording Date: 12/09/2022	
Site Addr: ID 83854	Use: Rural residential sub	
Owner Addr: 1836 Northwest Blvd Coeur D Alene ID 83814	Assessed Total: \$811.00	Sale Price:
Bedroom: Bath: Year Blt:	Bldg SqFt:	Acres: 1.56 Acres
Legal: HARDINGS ACRE TRACTS, TR 34 EX E 60.2 FT & EX TX#24846 & EX RW 1250N05W		
Owner Name: St George Tanya	Parcel ID: P27000010010	Tax ID: 111383
Co-Owner:	Recording Date:	
Site Addr: 417 S Forest Glen Blvd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 417 S Forest Glen Blvd Post Falls ID 83854	Assessed Total: \$457,346.00	Sale Price:
Bedroom: 3 Bath: 2.5 Year Blt: 1991	Bldg SqFt: 1,731 SqFt	Acres: 0.27 Acres
Legal: FOREST GLEN, LT 1 BLK 1 0150N05W		
Owner Name: Stewart David W	Parcel ID: P88700020130	Tax ID: 200000
Co-Owner: Stewart Brenda J	Recording Date: 03/17/2021	
Site Addr: 2312 E Timbercrest Ct Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 4933 Alameda Dr Oceanside CA 92056	Assessed Total: \$512,492.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 1995	Bldg SqFt: 1,580 SqFt	Acres: 0.24 Acres
Legal: TIMBERCREST, LT 13 BLK 2 0150N05W		
Owner Name: Taylor Danny J Etux	Parcel ID: P85000010140	Tax ID: 156123
Co-Owner:	Recording Date: 08/21/2000	
Site Addr: 519 S Shore Pines Rd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 519 S Shore Pines Rd Post Falls ID 83854	Assessed Total: \$1,848,178.00	Sale Price:
Bedroom: 4 Bath: 3.5 Year Blt: 1989	Bldg SqFt: 3,494 SqFt	Acres: 0.29 Acres
Legal: SHORE PINES, LT 14 BLK 1 1250N05W		
Owner Name: Turk Steven C	Parcel ID: 50N05W123460	Tax ID: 144529
Co-Owner:	Recording Date:	
Site Addr: 598 S Clancy Dr Post Falls ID 83854	Use: Imp res rural tract	
Owner Addr: 598 S Clancy Dr Post Falls ID 83854	Assessed Total: \$725,411.00	Sale Price:
Bedroom: 3 Bath: 2.5 Year Blt: 1968	Bldg SqFt: 2,334 SqFt	Acres: 0.83 Acres
Legal: TAX #8884, #9251 1250N05W		
Owner Name: Walton Tobin M	Parcel ID: P27000010020	Tax ID: 138611
Co-Owner: Walton Heaven L	Recording Date: 08/28/2020	
Site Addr: 415 S Forest Glen Blvd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 415 S Forest Glen Blvd Post Falls ID 83854	Assessed Total: \$518,004.00	Sale Price:
Bedroom: 4 Bath: 2.5 Year Blt: 1979	Bldg SqFt: 2,520 SqFt	Acres: 0.23 Acres
Legal: FOREST GLEN, LT 2 BLK 1 0150N05W		
Owner Name: Williams Clifford A	Parcel ID: P88700020110	Tax ID: 199998
Co-Owner: Williams Sara D	Recording Date: 01/12/2022	
Site Addr: 2315 E Timbercrest Ct Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2315 E Timbercrest Ct Post Falls ID 83854	Assessed Total: \$505,134.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 1996	Bldg SqFt: 1,756 SqFt	Acres: 0.21 Acres
Legal: TIMBERCREST, LT 11 BLK 2 0150N05W		

Owner Name: Wood Floyd W

Co-Owner: Wood Reva Y

Site Addr: 418 S Forest Glen Blvd Post Falls ID 83854

Owner Addr: 418 S Forest Glen Blvd Post Falls ID 83854

Bedroom: 4 **Bath:** 2 **Year Blt:** 1990

Legal: FOREST GLEN, LT 1 EX N 3 FT BLK 2 0150N05W

Parcel ID: P2700002001A

Recording Date: 03/18/2020

Use: Imp res lot/tract in city

Assessed Total: \$509,073.00

Bldg SqFt: 2,141 SqFt

Tax ID: 140982

Sale Price:

Acres: 0.29 Acres

9427 E MARINE DR LLC
8880 E MARINE DR
POST FALLS ID 83854

BRYANT BLOEDORN
PO BOX 1022
COEUR D ALENE ID 83816

JOSEPH BROWN
7710 E MARINE DR
POST FALLS ID 83854

BRYAN E MORGANSTERN TRUST
3412 N 62ND ST
SCOTTSDALE AZ 85251

JOSHUA CAROTHERS
417 S TIMBER LN
POST FALLS ID 83854

COOPER AT PONDEROSA LOOP
LLC
PO BOX 2553
POST FALLS ID 83877

JOSE MANUEL CORREA SR
5597 N RIVERSIDE AVE
RIALTO CA 92377

RICHARD DARICEK JR
2298 E STONEBRIDGE CT
POST FALLS ID 83854

DATA UNAVAILABLE
2299 E STONEBRIDGE CT
POST FALLS ID 83854

ROGER DEAN DUKE
504 S SHORE PINES RD
POST FALLS ID 83854

SUSAN CAROL FRANCIS
501 E WHITEWATER LN
POST FALLS ID 83854

TIMOTHY FUQUA
508 E SHORE PINES CT
POST FALLS ID 83854

ARLENE GALOVIC
23704 E BROADWAY AVE
LIBERTY LAKE WA 99019

GAMBLES REVOCABLE TRUST
517 S SHORE PINES RD
POST FALLS ID 83854

CHRIS HELBERG
412 S FOREST GLEN BLVD
POST FALLS ID 83854

HONEY POT TRUST
PO BOX 3762
COEUR D ALENE ID 83816

BRUCE HUIZINGA
2294 E STONEBRIDGE CT
POST FALLS ID 83854

ROBERT HUNT II
413 S FOREST GLEN BLVD
POST FALLS ID 83854

IAAR IDAHO LLC
15247 W PAULINE TRL
RATHDRUM ID 83858

ANGELA INOUE
513 S SHORE PINES RD
POST FALLS ID 83854

ROBERT JOHNSON
2311 E TIMBERCREST CT
POST FALLS ID 83854

CHARLES JUHLIN
514 E SHORE PINES CT
POST FALLS ID 83854

ROBERT KAUL
PO BOX 176
SPOKANE VALLEY WA 99016

DANIEL LEARY
512 E SHORE PINES CT
POST FALLS ID 83854

LEBSOCK TRUST
PO BOX 1979
POST FALLS ID 83877

MARK JOSEPH MAKLEY
506 E SHORE PINES CT
POST FALLS ID 83854

GLEN MATTOX
2658 E PONDEROSA BLVD
POST FALLS ID 83854

VIRGIL MCARTHUR
PO BOX 567
POST FALLS ID 83877

MCBRIDE LIVING TRUST
414 S FOREST GLEN BLVD
POST FALLS ID 83854

MICHAEL J AND CHERYL R
PELISSERO FAMILY TRUST
PO BOX 933
POST FALLS ID 83877

ANDREW MIKLES
2938 E PONDEROSA BLVD
POST FALLS ID 83854

ROLAND MUELLER
415 S TIMBER LN
POST FALLS ID 83854

MYRNA BOWERS REVOCABLE
LIVING TRUST
2310 E TIMBERCREST CT
POST FALLS ID 83854

SHAWNA NAFF
414 S TIMBER LN
POST FALLS ID 83854

TERESA EILEEN NORDSTROM-
SANCHEZ
2296 E STONEBRIDGE CT
POST FALLS ID 83854

PB J FAMILY TRUST
2966 E PONDEROSA BLVD
POST FALLS ID 83854

PETTIBONE LIVING TRUST
516 S SHORE PINES RD
POST FALLS ID 83854

POST FALLS TRUST
520 S SHORE PINES RD
POST FALLS ID 83854

RICHARDSON G A & K A TRUST
2314 E TIMBERCREST CT
POST FALLS ID 83854

JEFFREY CHARLES SHIRTS
416 S FOREST GLEN BLVD
POST FALLS ID 83854

SHORE PINES HOMEOWNERS
ASSOC
PO BOX 1867
POST FALLS ID 83854

TANYA ST GEORGE
417 S FOREST GLEN BLVD
POST FALLS ID 83854

DAVID STEWART
4933 ALAMEDA DR
OCEANSIDE CA 92056

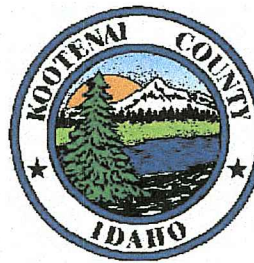
DANNY TAYLOR
519 S SHORE PINES RD
POST FALLS ID 83854

STEVEN TURK
598 S CLANCY DR
POST FALLS ID 83854

TOBIN WALTON
415 S FOREST GLEN BLVD
POST FALLS ID 83854

CLIFFORD WILLIAMS
2315 E TIMBERCREST CT
POST FALLS ID 83854

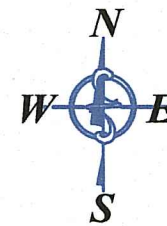
FLOYD WOOD
418 S FOREST GLEN BLVD
POST FALLS ID 83854



Kootenai County, Idaho

Map Title Location within Township

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY, THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

Map Revisions

10/21/13 - ET
Ptn of P-0000-001-5100 out to R/W (14)
02/25/15 - TH
Ptn P-0000-001-6275 out to R/W (15)
02/27/15 - TH
Ptn P-0000-001-6340 out to R/W (15)
07/18/18 - VMW
P-2700-002-001-B combined w/ 002-0 (now -A) (19)
08/22/19 - VMW
P-6600-001-017-0 combined w/ 018-0 (now -A) (20)

Notes:

RECEIVED

JUN 01 2023
KOOTENAI COUNTY
ASSESSOR

Parcel areas have been calculated by traverse closure when sufficient information has been available. Area shown is Net Assessable Area; Right-of-Way, where applicable, has been subtracted. Distances and curve lengths less than 50' may not be shown due to scale limitations. Dimensions in parenthesis denote record and/or platted lot dimensions.

LOCATION OF ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

Parcel Identification Number (PIN) are comprised as follows:
Platted: Sub-code and Parcel ID# ex. C-3510 and 021-999-C Resulting PIN = C-3510-021-999-C or C3510021999C
Unplatted: TwpRngSec and Parcel ID# ex. 50N03W-16 and 7950 Resulting PIN = 50N03W-16-7950 or 50N03W167950

Legend

(C-5357) Sub-code
001-001-A Parcel ID# (PIN)
TaxParcels
Private Roads
City Limits
LegalAreas
Plat Boundaries
Road RW
Railroad
GCDB_Corners
GCDB_Lines

Maptile: 50N05W01SW

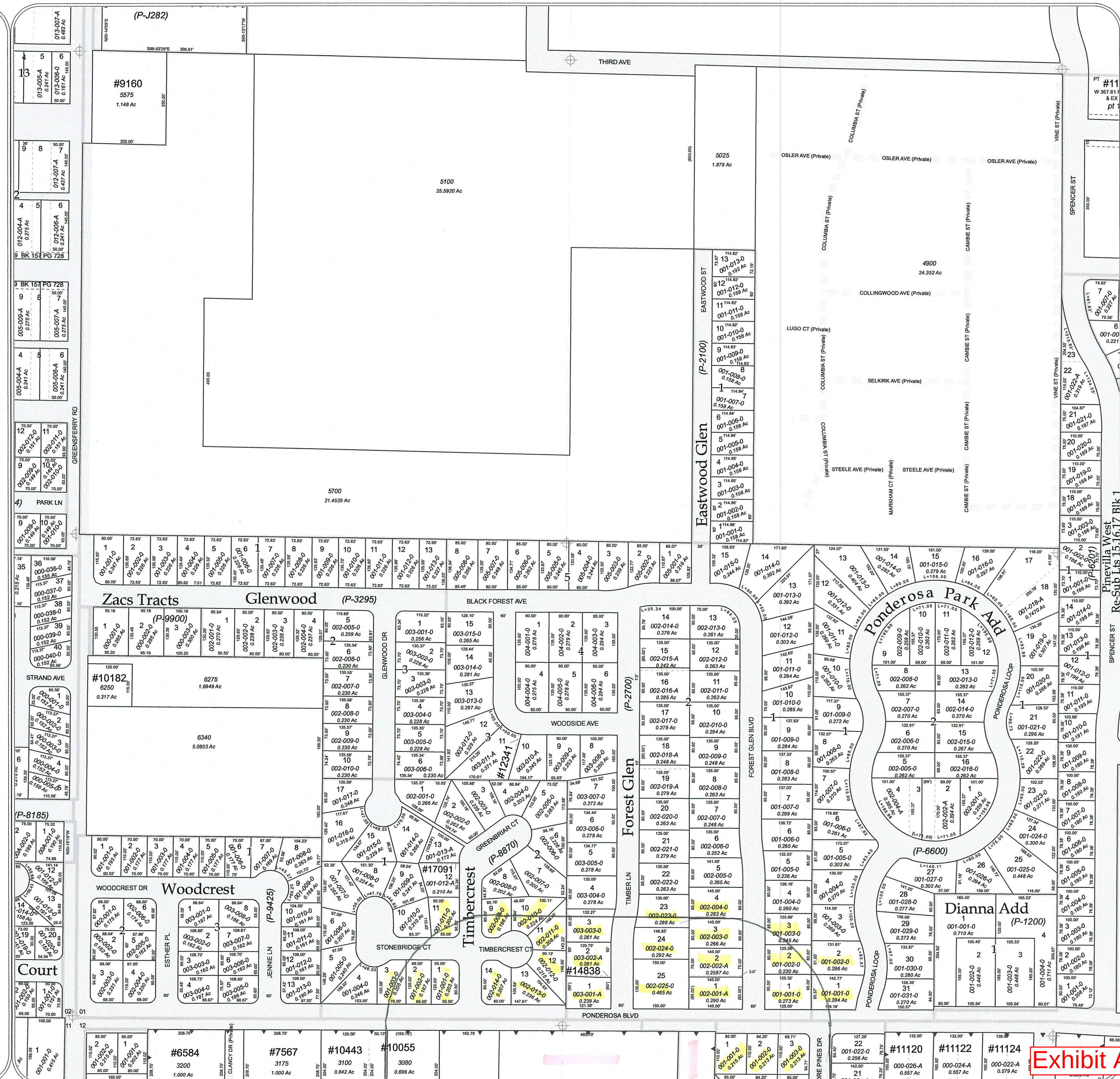


Exhibit A-11

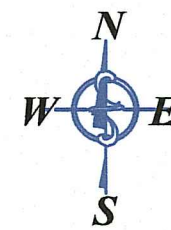
SW Sec. 01 Twp 50 N. R. 5 W. B. M.

Kootenai County, Idaho



Map Title Location within Township

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

Map Revisions

05/14/09 - JB
50N05W-12-4465 out of 4475 (10)

02/14/11 - VMW
Ptn P-8500-001-011-A redescribed as Tax#22848 (11)

11/28/12 - ET
50N05W-12-4120 & 4130 out of 5470 (13)

02/11/13 - ET
0-3140-001-006-A & 006-B acreage adjusted (13)

02/26/14 - TH
50N05W-12-3330 (now P-0000-012) annexed into City of Post Falls per Ord #1248 (14)

02/11/15 - TH
0-3140-002-009-B redescribed as Tax#23928 (15)
50N05W-12-3980 & 3990 acreage audit (15)

03/24/15 - VMW
50N05W-12-3320 redescribed as Tax#24047 (15)

01/12/17 - TH
Ptn 0-3140-002-008-B redescribed as Tax#24616 (17)

05/11/17 - JP
Ptn 0-3380-000-034-A combined w/ P-8500-001-011-A as Tax#24846 (18)

03/16/18 - VMW
0-3140-001-006-B combined w/ 006-A (now -0) (19)

03/22/21 - ET
Ptn 0-3380-000-034-A & ptn 50N05W-12-2770 out to RW (21)

03/25/21 - GP
50N05W-12-2770 (now P-0000-012) & 0-3380-000-034-A (now P-4175) annexed into City of Post Falls per Ord#1384 (21)

Notes:

HARDINGS ACRES TRACT, 1/8 INT IN TAX #14942,
0-3380-000-019-A, 019-B, 022-A, 022-B, 024-A, 024-B,
026-A & 026-B.

RECEIVED

JUN 01 2023

KOOTENAI COUNTY
ASSESSOR

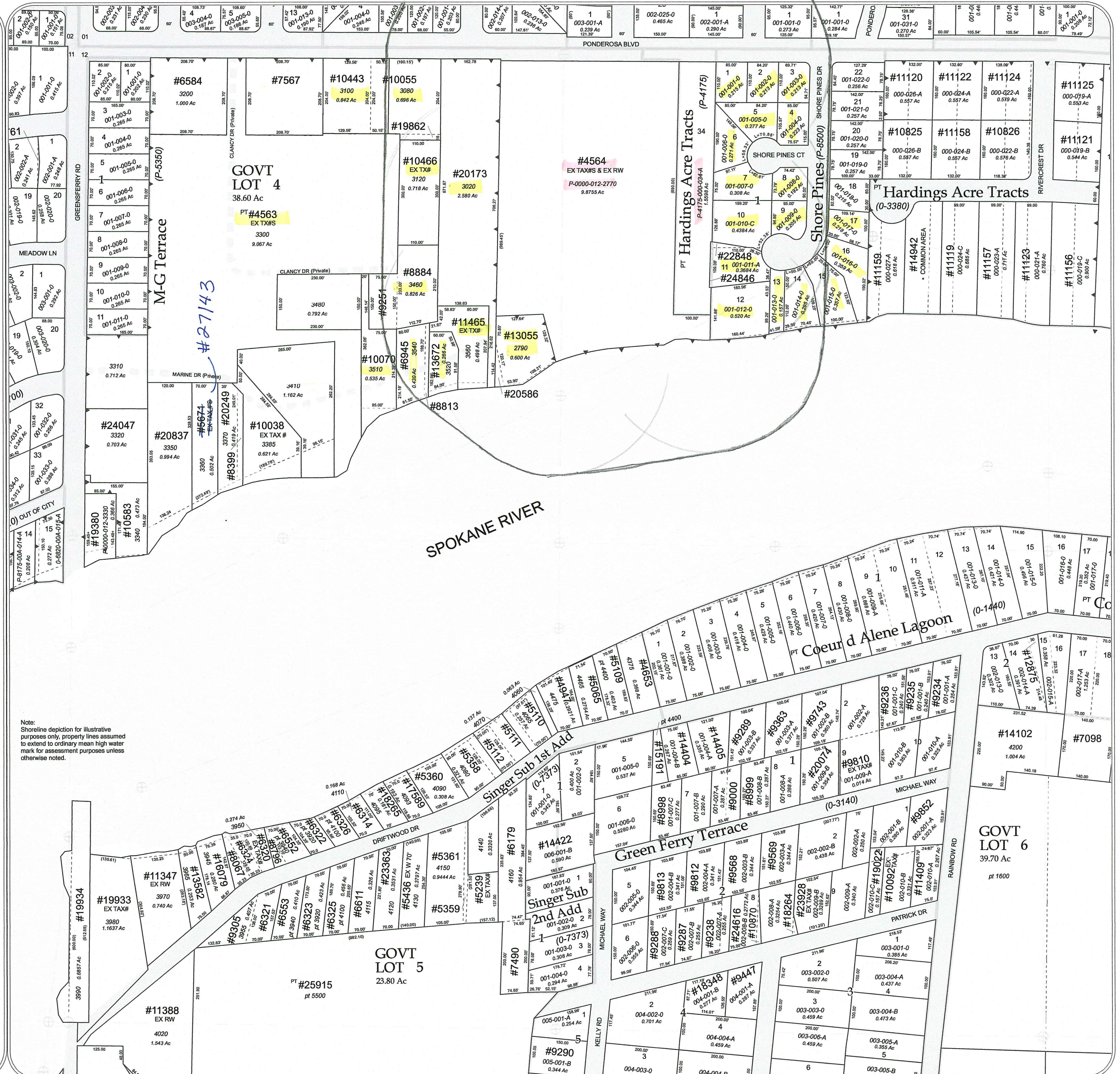
Parcel areas have been calculated by traverse closure when sufficient information has been available. Area shown is Net Assessable Area; Right-of-Way, where applicable, has been subtracted. Distances and curve lengths less than 50' may not be shown due to scale limitations. Dimensions in parenthesis denote record and/or platted lot dimensions.

LOCATION OF ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

Parcel Identification Number (PIN) are comprised as follows:
Platted: Sub-code and Parcel ID# ex. C-3510 and 021-999-C Resulting PIN = C-3510-021-999-C or C3510021999C
Unplatted: TwpRngSec and Parcel ID# ex. 50N03W-16 and 7950 Resulting PIN = 50N03W-16-7950 or 50N03W167950

Legend

(C-5357) Sub-code TaxParcels Private Roads City Limits
001-001-A Parcel ID# (PIN) LegalAreas Plat Boundaries GCDB_Corners
Road RW Railroad GCDB_Lines



Note:
Shoreline depiction for illustrative purposes only, property lines assumed to extend to ordinary mean high water mark for assessment purposes unless otherwise noted.

0 50 100 200 300 400 500 600 Feet

NW Sec. 12 Twp 50 N. R. 5 W. B. M.

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 18, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

RE: Notice to Jurisdiction Response

Nancy,

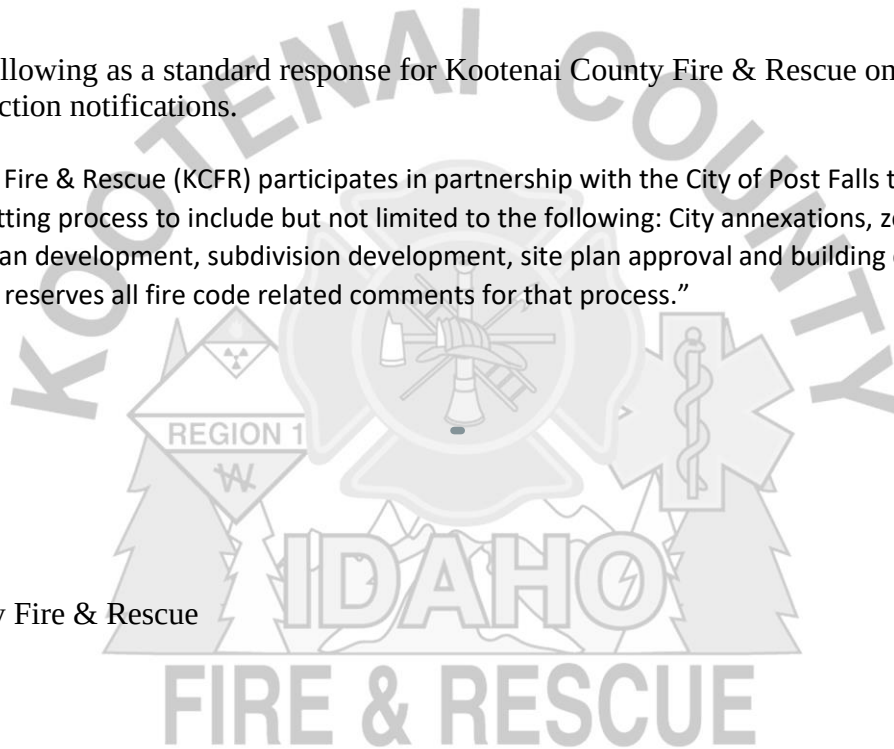
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"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





POST FALLS

SCHOOL DISTRICT #273

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

September 8, 2023

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

Dear Bob,

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

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

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

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

The enrollment status and capacity of each school for the 2023-2024 school year are listed below.

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

School	2023-2024 Enrollment	Building Capacity
Greensferry Elementary	400	525
Mullan Trail Elementary	341	500
Ponderosa Elementry	440	570
Prairie View Elementary	328	525
Seltice Elementary	410	560
Treaty Rock Elementary	432	525
West Ridge Elementary	415	525
Post Falls Middle School	765	920
River City Middle School	597	750

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

Post Falls High School	1645	1800
New Vision High School	144	225

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

Sincerely,



Dena Naccarato
Superintendent

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



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

March 19th, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Northshore District Subdivision File No SUBD-23-3

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

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Wednesday, March 20, 2024 7:31 AM
To: Nancy Thurwachter
Subject: FW: Notice to Jurisdictions File - Northshore District Subdivision File No SUBD-23-3
Attachments: NTJ FORM_PZ_Northshore District.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 of the project, there is no impact to the YPL pipeline or ROW and we do not have any questions/comments.

Sincerely,

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, March 19, 2024 12:07 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; 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>; Polak, Chad M <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Dana Marsh <dana.marsh@tdstelecom.com>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; Dena Naccarato <dena.naccarato@sd273.com>; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <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

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, March 20, 2024 8:59 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions File - Northshore District Subdivision File No SUBD-23-3

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.

This subdivision review, has little to no impact to the PFHD system. Therefore, we have no comment.

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: Tuesday, March 19, 2024 11:07 AM
To: Ali Marenau <AMarienu@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; 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>

Nancy Thurwachter

From: Kristie May <Kristie.May@deq.idaho.gov>
Sent: Monday, April 1, 2024 3:16 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions File - Northshore District Subdivision File No SUBD-23-3

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.

Thank you for the opportunity to comment on the application materials for the Northshore District Subdivision SUBD-23-3. Engineering plans and specifications for water and sewer main upgrades and extensions associated with this project will require review and approval by DEQ or a qualified licensed professional engineer (QLPE) in accordance with Idaho Code 39-118. If the QLPE process is utilized, the approved plans and specifications must be submitted to DEQ prior to beginning construction. Based on the size of the proposed development and proximity to surface water, it is likely that the project will generate stormwater runoff with potential to impact the Spokane River. We recommend the applicant contact DEQ's regional IPDES Compliance Officer Mathew Colling at 208-769-1422 regarding project coverage under the IPDES Construction General Permit.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, March 19, 2024 11:07 AM
To: Ali Marenau <AMarienu@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; 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

JOHN F. MAGNUSON
ATTORNEY AT LAW

ADMITTED IN IDAHO

TELEPHONE
208•667•0100

FAX
208•667•0500

P.O. Box 2350
1250 NORTHWOOD CENTER COURT
SUITE A
COEUR D'ALENE
IDAHO 83816

January 15, 2024

City of Post Falls
Attn: John Manley, Planning Manager
408 N. Spokane Street
Post Falls, ID 83854

EMAIL TRANSMISSION
jmanley@postfalls.gov

Re: SUBD-23-3 (Preliminary PUD of North Shore)

Dear John:

I represent Abe and Dana Rashoodi, as well as IAAR, LLC, a Rashoodi limited liability company.

Reference is made to the above-identified PUD request submitted on behalf of Spokane River Northshore, LLC. Mr. and Mrs. Rashoodi, together with IAAR, LLC, are in support of the preliminary PUD of North Shore based upon the submittals prepared by Whipple Consulting Engineers dated December 11, 2023.

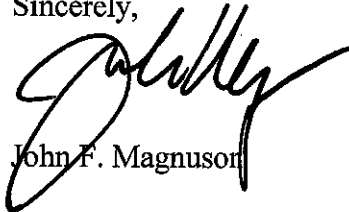
Mr. and Mrs. Rashoodi and IAAR, LLC have cooperatively worked through and addressed whatever issues they may have had with respect to this proposed development, and have memorialized the same in a mutually agreeable manner. If the submittals change in material degree from those dated December 11, 2023, then please let me know as we may need to reevaluate our

January 15, 2024

Page 2

position. However, to be clear, at present, based upon the December 11, 2023 submittals, my clients are in support of the application.

Sincerely,

A handwritten signature in black ink, appearing to read "John F. Magnuson", written over the printed name.

John F. Magnuson

JFM/krm

cc: Robert Tomlinson

Michael Rozekrans

CITY POST FALLS.LTR.wpd

**CITY OF POST FALLS
AGENDA REPORT**

DATE: April 3rd, 2024

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: ANNA STAAL, PLANNER I, 208-457-3336, astaal@postfalls.gov

SUBJECT: FINAL STAFF REPORT FOR April 9, 2024, P&Z COMMISSION MEETING – 1170 Mullan Ave SPECIAL USE PERMIT FILE NO. SUP-24-2 PUBLIC HEARING

INTRODUCTION:

Lake City Engineering has requested on behalf NISHB Land Holdings LLC, approval for a Special Use Permit in the Community Commercial Services (CCS) Zone to allow for 24 multi-family units to be developed on 1.49 acres per Exhibit A-3. The Planning & Zoning Commission must conduct a public hearing and determine if the proposed request meets the approval criteria contained in PFMC Section 18.20.070 (B). Following the public hearing, the Planning Commission will direct staff to prepare a Reasoned Decision, along with any appropriate conditions, that explains how the approval criteria are/are not met. The Planning Commission will review and approve the final Reasoned Decision at a subsequent meeting. The approval criteria are:

- A. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.
- B. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.
- C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.
- D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

PROJECT INFORMATION:

Project Name/File Number: 1170 Mullan Ave Special Use Permit (SUP-24-2)

Owner NISHB Land Holdings LLC, 1593 E. Polston Ave., Post Falls, ID 83854

Applicant: Lake City Engineering Inc., 126 E. Poplar Ave., Coeur d'Alene, ID 83814

Project Description: The applicant is intending to develop 24 multi-family units on 1.49 acres per Exhibit A-3.

Project Location: Approximately 290-feet west of the N. Shetland Street and E. Mullan Avenue intersection, along the south side of E. Mullan Avenue (see vicinity map below).

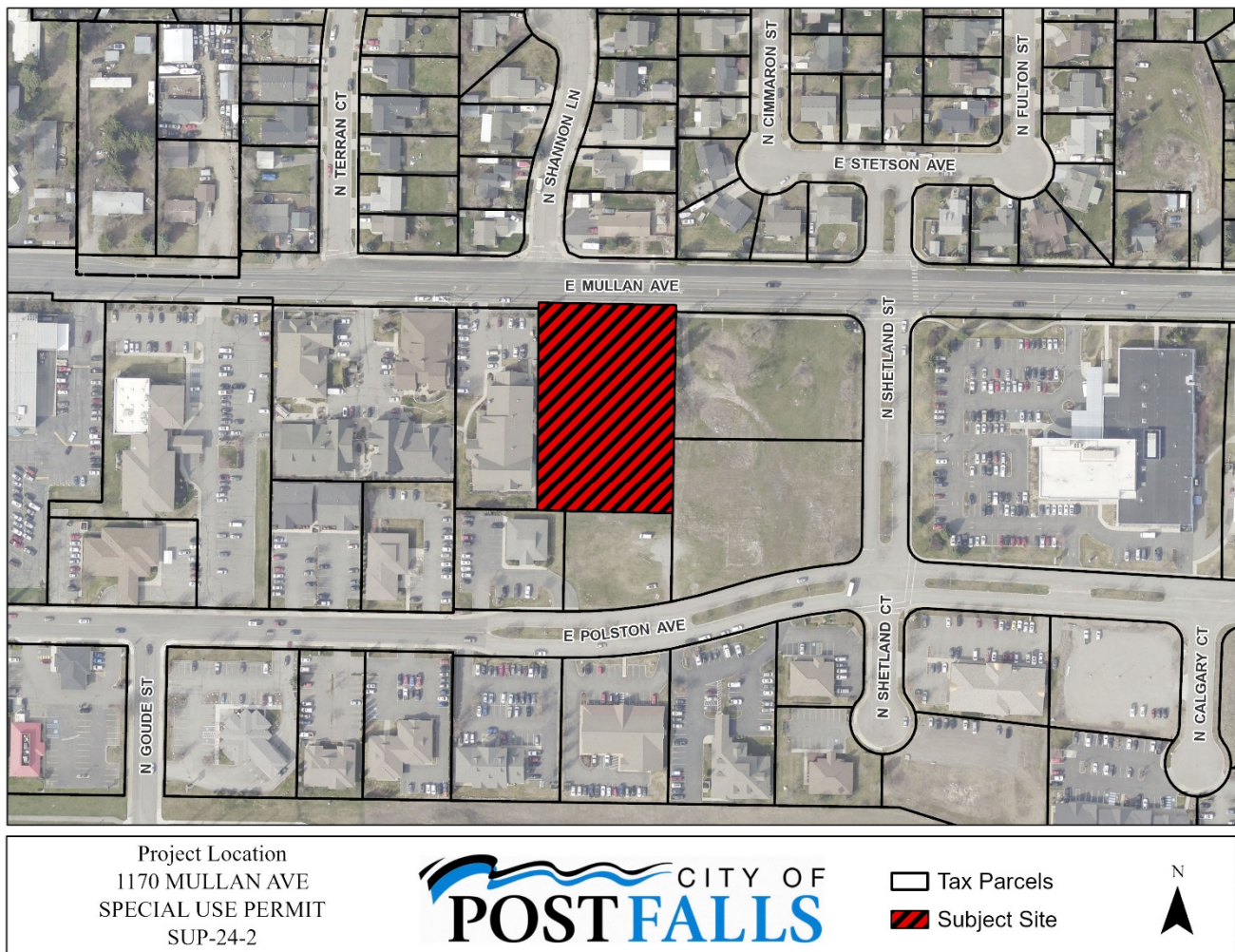
Water Provider: City of Post Falls

Sewer Provider: City of Post Falls

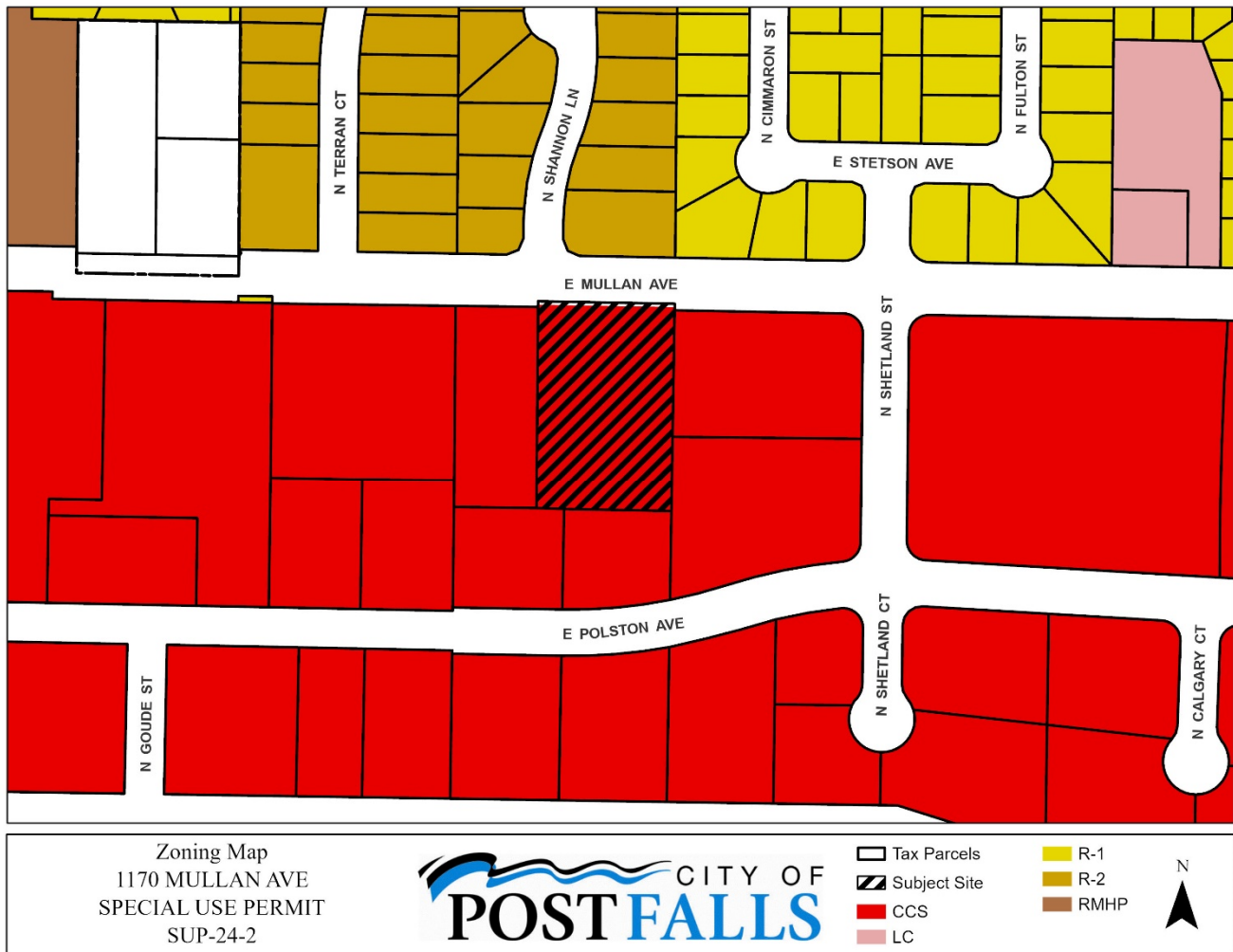
AREA CONTEXT:

Surrounding Land Uses: Adjacent to the west of this area are assisted living properties. Adjacent to the southwest of this property is a medical business and adjacent to the south is a vacant lot. To the east of this property is a vacant lot. North of E. Mullan Avenue are residential properties.

Area Context Vicinity Map:



Surrounding Zoning Districts: Adjacent to the south, west, and east, of this area are within a Community Commercial Services zoning district. Across E. Mullan Avenue to the north are within the Residential-2 and Residential-1 zoning districts (See Following Map).

Zoning Map:**EVALUATION OF SPECIAL USE PERMIT APPROVAL/ REVIEW CRITERIA:****A. Implementation of the special use will/will not conform to the purposes of the applicable zoning district.**

The proposed multi-family is an allowed use with a Special Use Permit per PFMC Land Use Table 18.20.030 in the Community Commercial Services (CCS) zoning district. See following excerpt from the Land Use Table:

P = Permitted use

S = Special use

- = Nonpermitted use

Land Use Category	Zoning Classifications										LBCS Code
	R1S	R1	R2	R3	LC	CCS	I	TM	CCM	RM	
Twinhome	-	S	P	P	S	S	-	-	-	P	
Townhome, 6 or less units per structure	-	S	S	P	P	S	-	P	P	P	
Multi-family, 3 or more units per structure	-	-	-	P	S	S	-	P	P	P	1103

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

Addressed in Criteria A

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

Per PFMC Land Use Table 18.20.030 and being that the proposed project is allowed through a Special Use Permit, multi-family uses can be compatible with commercial uses. Additionally, the absence of a buffer requirement between multi-family and Commercial Land uses indicates the land uses may be compatible as well. The accessibility of this project site to E. Mullan Avenue – a minor arterial – offers good connectivity for potential residents.

Transportation: The proposed special use is not anticipated to produce impacts that would adversely impact the adjoining transportation systems. Mullan Avenue is a Minor Arterial. The current roadway network has capacity, with identified impact fee projects in the immediate vicinity further facilitating long term traffic operations.

Water Reclamation: The site will be connected to the City's Water Reclamation Facilities. Existing facilities are located in Mullan Avenue and have the capacity and capability to handle the requested use. Site-specific issues would be handled with site plan review. The property is not subject to any Sewer Surcharges or Local Improvement Districts.

Domestic Water: The proposed special use will be serviced by the City of Post Falls Water District. Existing facilities are located within Mullan Ave. Site-specific issues related to fire protection would be handled at the time of Site Plan Review.

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

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 within City limits. Development of workforce housing choices in proximity to neighborhood commercial and medical services may assist in achieving this goal.

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. Diversification in housing choices may assist in achieving this goal.

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

Through development of the multi-family site, park impact fees would be paid at the time of permitting to assist parks and recreational development needs in all related plans and actions.

The following policies may or may not assist the review of this Special Use Permit request.

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

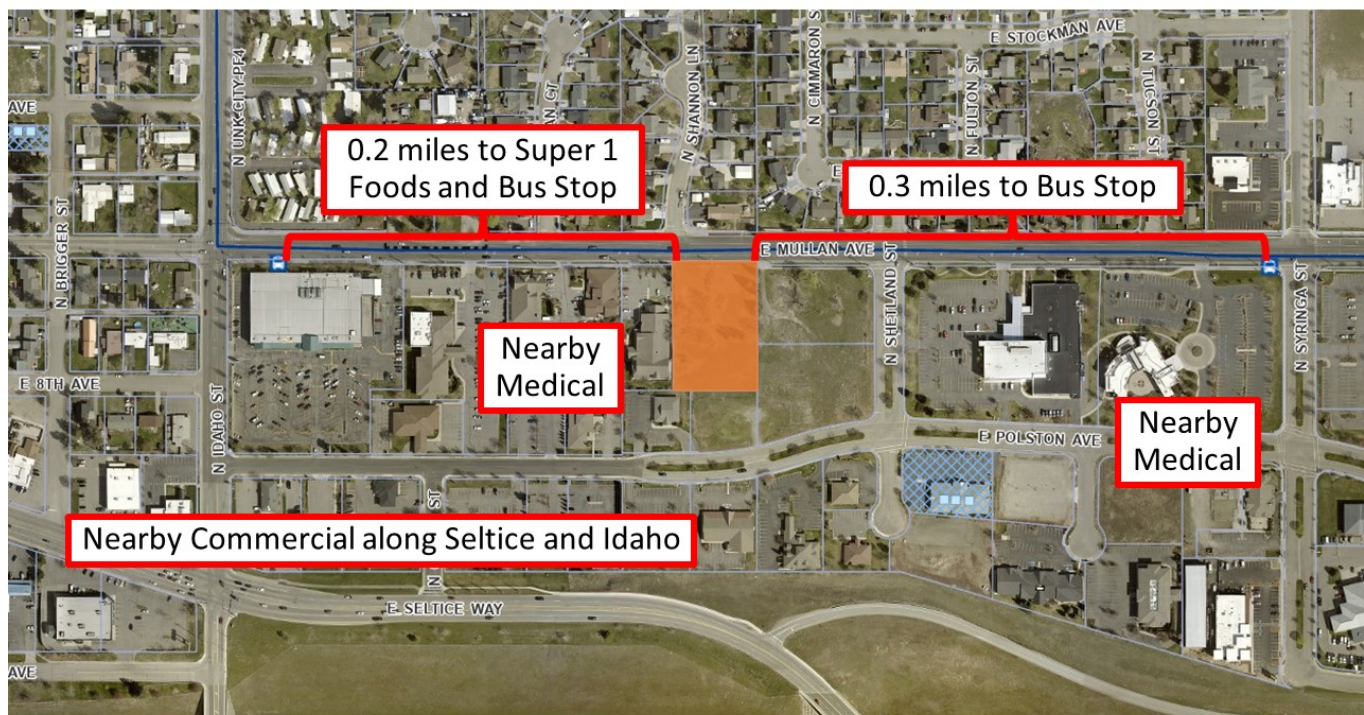
Staff Comment: Impact Fees will be paid at the time of permit issuance to assist maintaining the community levels of service.

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

Staff Comment: Diversified housing opportunities bolsters the long-term health of the housing sector within a community. The industrial and commercial sectors within a community benefit by having a healthy and diverse housing sector as it either offers securities that their employees have a place to live, or it puts rooftops to provide commerce.

- Maintain and enhance resident quality of life.

Staff Comment: The proposed location of the special use permit is within walking distance to many daily needs, services, and transit, which may enhance these residents' quality of life. The proximity to commercial businesses provides potential for employment and/or entertainment opportunities within walking distance as well. See following image (Site is highlighted in Orange):



- Promote compatible, well-designed development.

Staff Comment: The proposed development is on a Community Commercial Services (CCS) zoned property surrounded by adjacent medical businesses, nearby single-family residential, as well as vacant lots. E. Mullan Avenue is a minor arterial and is on a local public transit route. Development on this lot will install frontage improvements, connecting the sidewalk network already in place to the east and west. City design standards assist creating compatible, well-designed developments.

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

Staff Comment: The analysis within this staff report addresses this policy point.

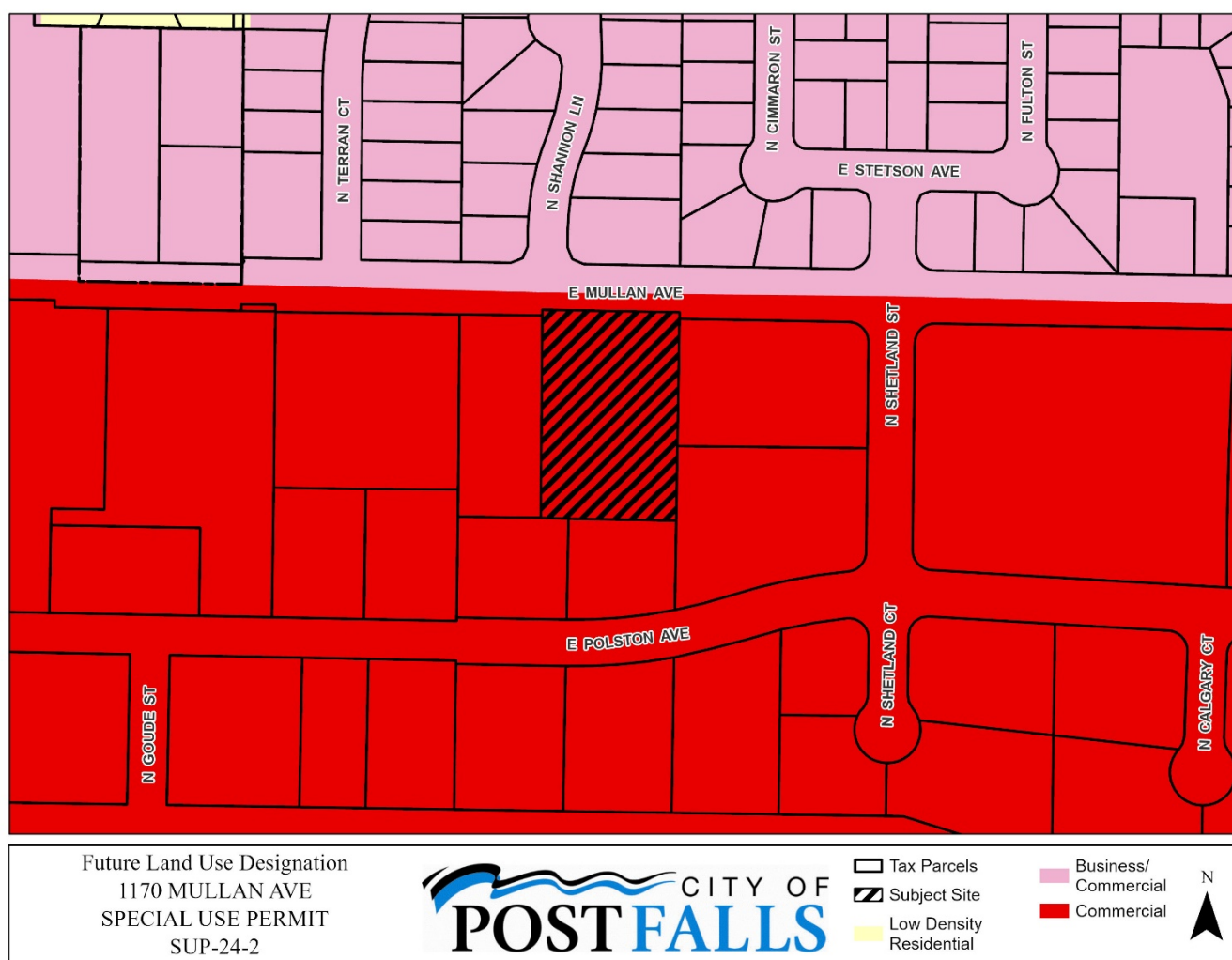
Policy 2: Apply or revise zoning designations with careful consideration of factors including:

- Future land use mapping.

Staff Comment: The site has a future land use designation of Commercial (see following map). This land use designation provides for a wide variety of uses – including commercial and multi-family – that serve local and regional residents as well as the traveling public. *Multi-story buildings are encouraged* in this land use designation as well. Design standards that enhance the character of these areas, improve pedestrian connections, and promote compatibility between permitted uses are important. This site is in the Seltice East focus area, which *prioritizes improving pedestrian connectivity and to seek incentives to promote infill development* within this area.

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

Future Land Use Designation Map



- Compatibility with surrounding land uses;

Staff Comment: Per PPMC Land Use Table 18.20.030 and cited in Criteria A, Multi-family being allowed through a Special Use Permit in CCS zones suggests that it is compatible with Commercial land uses.

- Infrastructure and service plans.

Staff Comment: The site is located adjacent to existing sanitary sewer and water infrastructure. Existing facilities have sufficient capacity to provide service for the anticipated land uses. The city does not have any existing capital plans for Sewer or Water infrastructure at this location.

- Existing and future traffic patterns.

Staff Comment: The site is located adjacent to Mullan Avenue (Minor Arterial), that provides connection to other roadways providing local and regional connectivity. Capacity exists on Mullan Ave. To facilitate the proposed land use.

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

Staff Comment: The analysis within this staff report addresses this policy point.

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

Staff Comment: This lot could be considered as under-utilized and infill. Redevelopment with a higher density could offer some relief to the housing concerns within the city.

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 proposed special use permit could help created additional housing in the Community Commercial Services zoning designation.

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

Staff Comment: The proposed special use permit is an example of clustered residential units that will also develop private open space for residents. The proposed development will pay park impact fees at time of permit issuance to contribute towards community open space. Per PPMC section 18.24.030, subsection D (7), Post Falls multi-family performance standards require 300-square feet of open space for each 2-bedroom unit, and 150-square feet of open space for each 1-bedroom unit. The proposed development includes (16) 2-bedroom and (8) 1-bedroom units, necessitating 6,000-square feet of open space. The proposal provides 8,200 square feet of open space.

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

- Have access to arterial and collector streets;

Staff Comment: The proposed special use permit would develop multi-family on a site that would have full direct access to a minor arterial, E. Mullan Avenue, via a driveway approach. The site is closely located to intersections of Mullan Avenue with N. Idaho Street (Minor Arterial) and Syringa St. (Minor Collector)

- Help buffer higher and lower-intensity development patterns;

Staff Comment: This land use feature does not exist with this development.

- Abut compatible existing uses;

Staff Comment: This criterion is addressed in Policy 1.

- Are part of projects involving mixed use or master planned areas.

Staff Comment: This land use feature does not exist with this development.

Policy 21: Maintain standards for multi-family housing that encourage quality building design, landscaping and usable open space, supporting long-term family living.

Staff Comment: This criterion is addressed in Policy 19.

Policy 60: Maintain adopted Levels of Service (LOS) for parks, recreation and open space, and continue to identify opportunities to acquire parkland.

Staff Comment: This project is located in an area identified in the Parks and Recreation Master Plan as above the established level of service. There is access to both indoor and outdoor parks and recreation facilities and trails within the ½ mile radius of this project.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

Post Falls Post Office	PF Park & Rec	East Greenacres Irrigation 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

Exhibit PA-1: Post Falls School District – Remain neutral

Exhibit PA-2: Kootenai County Fire Department – Coordinate at time of development

Exhibit PA-3: Post Falls Police Department: Remain neutral

Exhibit PA-4: Yellowstone Pipeline – No impact to YPL ROW

Exhibit PA-5: Post Falls Highway District – No comment

Exhibit PA-6: Idaho Department of Environmental Quality – Water and Sewer Main extensions will be reviewed prior to construction

PUBLIC PROCESS: Notice of the proposed subdivision was mailed to property owners within 300 feet of the proposed project March 15, 2024. Notice has been published in the Post Falls Press on March 19, 2024 and was sent to appropriate jurisdictions on March 19, 2014. The property is scheduled to be posted by March 29, 2024.

MOTION OPTIONS: The Planning Commission may approve the requested Special Use Permit as presented, approve with conditions, or deny the Special Use Permit request.

CONDITIONS (If any are applied):

1. Site Access points will be required to conform with City Access Management requirements.

ATTACHMENTS:

APPLICANT'S EXHIBITS:

Exhibit A-1: Application

Exhibit A-2: Narrative

Exhibit A-3: Conceptual Plan

Exhibit A-4: Vicinity map

Exhibit A-7: Owner Authorization

STAFF EXHIBITS:

Exhibit S-1: Vicinity Map

Exhibit S-2: Zoning Map

Exhibit S-3: Future Land Use Map

TESTIMONY:

Exhibit PA-1: Post Falls School District Comment

Exhibit PA-2: Kootenai County Fire Department Comment

Exhibit PA-3: Post Falls Police Department Comment

Exhibit PA-4: Yellowstone Pipeline Comment

Exhibit PA-5: Post Falls Highway District Comment

Exhibit PA-6: Idaho Department of Environmental Quality

Applicant Information

Applicant Type	Applicant Name
Engineer	Lake City Engineering, Inc.
Phone	Email
208-676-0230	admin@lakecityengineering.com
Address	City, State & Zip Code
126 E. Poplar Avenue	Coeur d'Alene, ID 83814

Owner Information

Name	Company
NISHB Land Holdings, LLC	NISHB Land Holdings, LLC
Phone	Email
208-704-2000	chad@northidahochad.com
Address	City, State & Zip Code
1593 E. Polston Avenue	Post Falls, Id 83854

Site Information

Proposed Project Name	
1170 Mullan SUP	
Description of Project	
SUP for 24-unit apartment complex	
Existing Zoning	Adjacent Zoning
CCS	CCS, R-1, R-2
Current Land Use	Adjacent Land Use
vacant	Commercial, Residential
Size of Site	Site Density, if applicable
1.49 acres	16.1 du/ac

Exhibit A-1

Application Certification

All exhibits presented will need to be identified at the meeting, will be entered into the record, and retained on file.

true

The applicant (or representative) must be at the meeting representing this proposal or the application will not be considered. The applicant will be responsible for costs in re-noticing public hearing.

true

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 contract buyer.

true

Special Use Permit

1170 Mullan Avenue

City of Post Falls, Idaho

January 2024



*126 E. Poplar Avenue
Coeur d'Alene, Idaho 83814
208-676-0230*

Exhibit A-2

INTRODUCTION

The purpose of this proposal is to request a Special Use Permit for an 24-unit multi-family project located on the South side of Mullan Avenue approximately 0.2 miles East of Idaho Street. NISHB Land Holdings, LLC is looking to develop it in accordance with the City of Post Falls standards and requirements.

SUBJECT PARCEL

The property being requested for annexation is as follows:

Parcel #: P-7050-02-007-AA
Total Area: 1.49 acres
Current Zoning: Community Commercial Services (CCS)
Comp. Plan Designation: Commercial

Current Owner: NISHB Land Holdings, LLC
1593 E. Polston Avenue
Post Falls, ID 83854

Project Proponent: NISHB Land Holdings, LLC
1593 E. Polston Avenue
Post Falls, ID 83854



Figure 1: Vicinity Map

REVIEW CRITERIA

Special Use Permits establish procedures for the review and approval of uses that are not permitted by right in a particular zoning district. In order to ensure orderly development that will benefit the community, the review criteria listed below have been established by City Code (18.20.070.B). The Applicant believes this Special Use Permit request is in the best interest of the City of Post Falls, and the review standards are addressed as follows:

1) Implementation of the special use conforms to the purposes of the applicable zoning district.

The CCS zoning district supports uses that include retail sales or performance of consumer services. It permits a variety of retail, professional or service businesses, including some manufacturing, technical or other professional uses. Residential uses may be allowed within this zone at densities permitted by the High Density Multi-Family Residential (R3) Zone by Special Use Permit.

The subject property is currently zoned CCS (Community Commercial Services) and is designated as Commercial by the recently updated Post Falls Comprehensive Plan. It is intended to promote a wide variety of mixed (commercial and multi-family) uses that serve local and regional residents as well as the traveling public. Multi-family projects that promote pedestrian connectivity and compatible uses are encouraged to be implemented within this land-use designation.

2) Proposed use constitutes an allowable special use as established by the zoning district involved and complies with all other applicable laws, ordinances and regulations of the City and State.

The project proponent is requesting a Special Use Permit for multi-family apartment buildings within the CCS zone. Per the City of Post Falls Municipal Code, multi-family is an allowed use in the CCS zone with a Special Use Permit, and residential uses are allowed at densities permitted by the High Density Residential (R3) zoning designation. *See the Multi-Family Performance Standards section below for additional discussion.*

3) Proposed use is compatible with the health, safety and welfare of the public, or with land uses in the vicinity of the proposal.

The subject site is bounded by CCS to the East, West and South. To the North, across Mullan Avenue, lies property that is zoned R-1 and R-2 in the Stetson Place and Mountain View Estates subdivisions (respectively). It is one of only a few remaining vacant parcels along the Mullan Avenue corridor and is surrounded by a mixture of residential subdivisions and medical facilities, including Guardian Angel Homes, Peach Orthodontics and the nearby Kootenai Clinic Family Medicine. The proposed apartment buildings are residential in nature and will be compatible with the nearby existing land uses.

The project proponent is a group of local doctors who own and manage a number of area hospitals, doctor's offices and other medical facilities. Over the last several years, this group noticed that the continued influx of new residents into North Idaho, particularly into the Post Falls area, made it difficult for their staff members to find attainable workforce housing within City limits. Developing this property as an infill project with a multi-family concept will help satisfy the need for additional housing in the community and will provide the added benefit of residential living with easy access to nearby medical facilities and other commercial services.

Transportation: Mullan Avenue is a Minor Arterial with easy nearby access to I-90 and it has the capacity to handle the small amount of additional traffic that would be produced by this project. The proposed special use is not anticipated to produce impacts that would adversely affect the adjoining transportation systems.

Water: The proposed project would tie into the existing 12" City of Post Falls water main in Mullan Avenue.

Wastewater: An 8" gravity sewer main owned and operated by the City of Post Falls exists in Mullan Avenue and would provide service to the proposed apartments.

4) *Proposed use complies with the Goals and Policies found in the Comprehensive Plan.*

The City of Post Falls Comprehensive Plan is the guiding document for annexation and zoning classification requests. It is important that land use decisions meet or exceed the goals, policies and actions as outlined in the Comprehensive Plan. The City of Post Falls Future Land Use Map, which was recently updated and is contained within the Comprehensive Plan, designates the subject property as Commercial. The project proponent believes that the following goals and policies (shown in *italics*) as outlined in the Comprehensive Plan are applicable to the requested Special Use Permit. Additional commentary is located below each Goal or Policy as appropriate.

GOALS

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

Comment: The project proponent will be utilizing their extensive expertise in real estate and their previous experience with developing successful residential projects in Kootenai County and Post Falls to provide the City with an aesthetically pleasing, desirable housing option. This project will also support the continued rise in demand for additional housing in and around the City.

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.*

Comment: The proposed apartment project will provide additional needed housing in an area of the City that is surrounded by existing medical service facilities and residential

subdivisions. While not necessarily considered an infill project, the subject property is a logical development of the existing property given its location across the street from Stetson Place and Mountain View Estates, and adjacent to Guardian Angel Homes.

POLICIES

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 to master plan and/or facility plans.*

Comment: Allowing the subject parcel to be developed as a multi-family residential project within the Community Commercial Services (CCS) zone will provide additional housing options to new and existing residents of the City. Its location is in proximity to a variety of commercial and medical services, with easy pedestrian access that will enhance the quality of life of its residents.

P.03 Encourage development patterns that provide suitably scaled, daily-needs services within walking distance of residential areas, allowing a measure of independence for those who cannot or choose not to drive.

Comment: The location of the subject property is next to an assisted living facility and within easy walking or biking distance of a grocery store, fitness center, various medical facilities, a couple of banks, a restaurant and several other commercial uses.

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

Comment: While not necessarily considered an infill project, the subject property is vacant and its location across the street from existing residential subdivisions makes it a logical target for development. The neighborhood pattern in this area is a mix of single-family residential and commercial uses, and when combined with the underlying zoning of the land, these provide justification for the proposed multi-family project.

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.

Comment: The continued growth in Kootenai County has resulted in a high demand for new available housing. The proposed project would help satisfy this demand and provide residents of all ages, incomes and abilities with more housing options.

P.18 Maintain housing standards, fees and regulations that support and sustain related

services and infrastructure.

Comment: The additional housing provided by the proposed development would be built in accordance with the City of Post Falls Standards. The additional tax revenue generated by the development would contribute to the City's overall infrastructure fund, as well as provide nearby commercial businesses with additional users of their services.

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

Comment: Although the subject parcel itself does not allow for additional public parks, the planned development will effectively utilize the private space it occupies and will beautify an otherwise vacant piece of land. Residents will be able to take advantage of community open space that contains a gazebo structure, picnic table and BBQ, as well as a fenced dog recreation area, both located at the southern end of the project.

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

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

Comment: The property is located along Mullan Avenue, a Minor Arterial, and adjacent to or down the street from multiple medical facilities and other easily accessible commercial services. The proposed apartments offer a compatible and aesthetically pleasing product that will complement the existing nearby residential subdivisions. This project would also provide much-needed housing for new and existing residents of Post Falls.

P.21 Maintain standards for multi-family housing that encourage quality building design, landscaping and usable open space, supporting long-term family living.

Comment: The development will be constructed in accordance with the City of Post Falls multi-family design standards. It will contain the same level of high-quality, aesthetically pleasing structures that the proponent has offered in their previous multi-family projects. The future development of this parcel would follow the City of Post Falls Standards and provide a well-maintained, landscaped, finished look for a vacant parcel, while at the same time offering new and existing residents of Post Falls additional housing options.

MULTI-FAMILY PERFORMANCE STANDARDS

Per City Code 18.24.030, multi-family development must conform to several standards, a few of which are discussed in further detail below.

Building Frontage: The proposed development is adjacent to Mullan Avenue and the Code calls for building entrances to face the public street. The long rectangular shape of the parcel dictates

that the two apartment buildings be situated across from, rather than next to, each other. The elevation sketches shown in the architectural plans included with this submittal show that the entrance to each apartment is located on the side of the building. Because of the design of these buildings, which include an enclosed garage for each unit, the entrances are situated at the ends of each building. There are 6 units that will face and have direct access to Mullan Avenue. The remainder of the units will have access to the public right-of-way via a 5' concrete walk that will extend across the front of the garages. Each upper level unit has a covered balcony and a garage that is situated underneath the living space, with a staircase that leads to the sidewalk accessing the public right-of-way.

Open Space / Buffer: City Code calls for a minimum of one hundred fifty (150) square feet of open space for each one (1) bedroom unit, and at least three hundred (300) square feet of open space for each two (2) bedroom unit. As shown on the matrix on Sheet 1 of the plan set, a total of (16) 2-bedroom units and (8) 1-bedroom units requires 6,000 square feet of open space, plus two amenities. The proposed project allows for 8,200 square feet of open space just past the hammerhead turnaround, and it includes a covered gazebo with picnic table and barbeque. A 20' x 80' fenced dog run / recreation area located at the southeast corner of the complex provides residents with an additional amenity to enjoy. This project is not adjacent to residentially zoned land, therefore a landscape buffer is not required.

Density: Section 18.24.030 allows a density bonus for each additional amenity provided beyond the two (2) required amenities. Although the dog park constitutes a third amenity, the project proponent is not requesting any bonus density. The proposed density of 16.1 du/ac falls well within the allowable standards for the R3 High Density Multi-Family Residential zone.

PROJECT SITE

VICINITY MAP

SITE INFORMATION

PARCEL#	P-7050-02-007-AA
ADDRESS:	1170 MULLAN AVENUE
OWNER:	NISHB LAND HOLDINGS, LLC
ZONING	CCS
TOTAL AREA	1.49 acres
TOTAL # BLDGS	2
UNITS PER BLDG	12
TOTAL UNITS	24
DENSITY	16.1 du/ac

PARKING CALCULATIONS

2 STALLS PER UNIT	
TOTAL STALLS NEEDED	48

STALLS PROVIDED

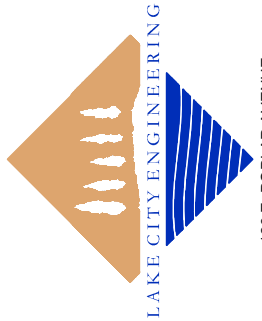
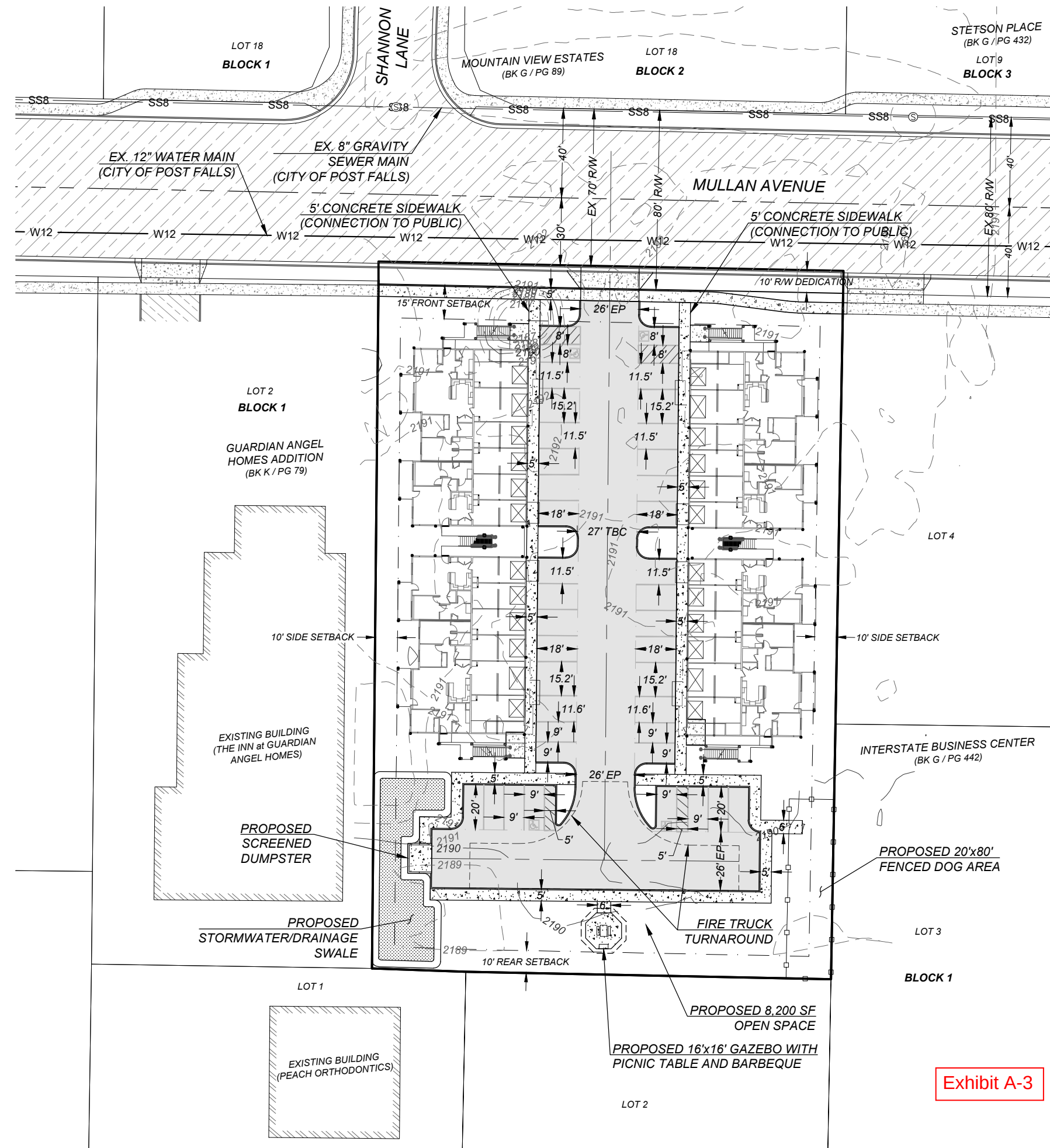
STANDARD	10
ADA	4
IN-FRONT	24
GARAGES	24
TOTAL	62

OPEN SPACE

REQUIRED

16 (2+ BR) UNITS x 300 sf =	4,800 sf
8 (1 BR) UNITS x 150 sf =	1,200 sf
TOTAL REQUIRED:	6,000 sf

& 2 AMENITIES



126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

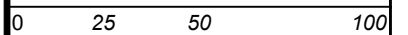
PRELIMINARY
NOT FOR CONSTRUCTION

11170 MULLAN AVE SPECIAL USE PERMIT

SITE PLAN

POST FALLS, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	SEG
DATE:	1/16/2024
JOB NO:	LCE23-066
SCALE:	1" = 50'



1

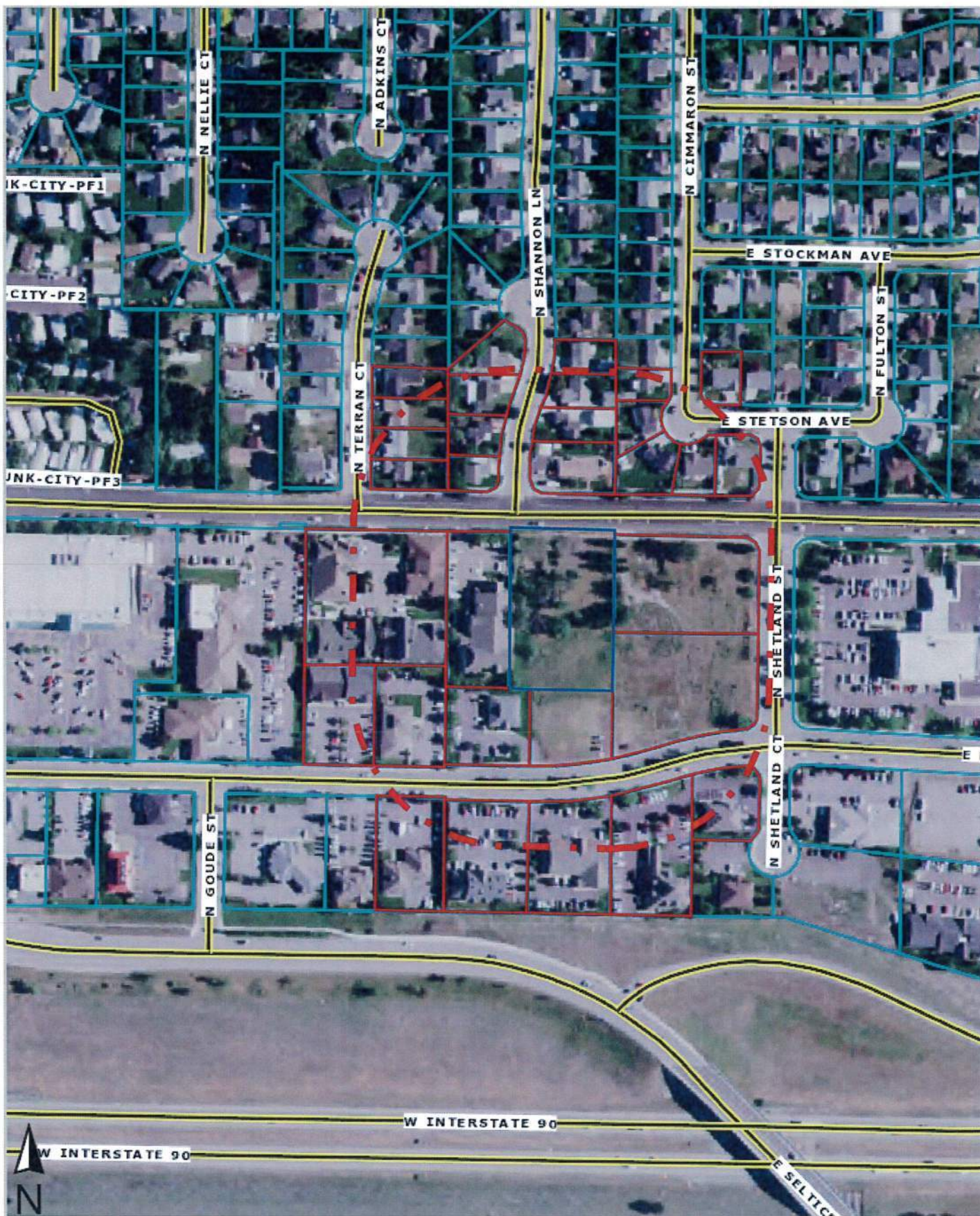
1



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER

811

CALL TWO BUSINESS DAYS
BEFORE YOU DIG



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

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.

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

January 16, 2024

ATTN: Jon Manley

RE: Parcel # P-7050-02-007-AA
1170 Mullan Avenue Special Use Permit

Dear Jon,

I hereby authorize Lake City Engineering, Inc. to act as the Authorized Agent for matters related to the above referenced project.

Thank you for your time and consideration in this matter.



Chris Billingslea, Manager
NISHB Land Holdings, LLC

1/17/24
Date

STATE OF IDAHO)
)ss.
COUNTY OF KOOTENAI)

On this 17th day of January 2024, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Chris Billingslea, a Manager of NISHB Land Holdings, LLC known or subscribed and sworn to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he is authorized on behalf of said limited liability company to execute all documents pertaining hereto and acknowledged to me that he executed the same as his voluntary act and deed on behalf of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.




Notary Public

Residing at: Kootenai County

My Commission Expires: 7/19/2024

Exhibit A-7



Project Location
1170 MULLAN AVE
SPECIAL USE PERMIT
SUP-24-2



 Tax Parcels
 Subject Site



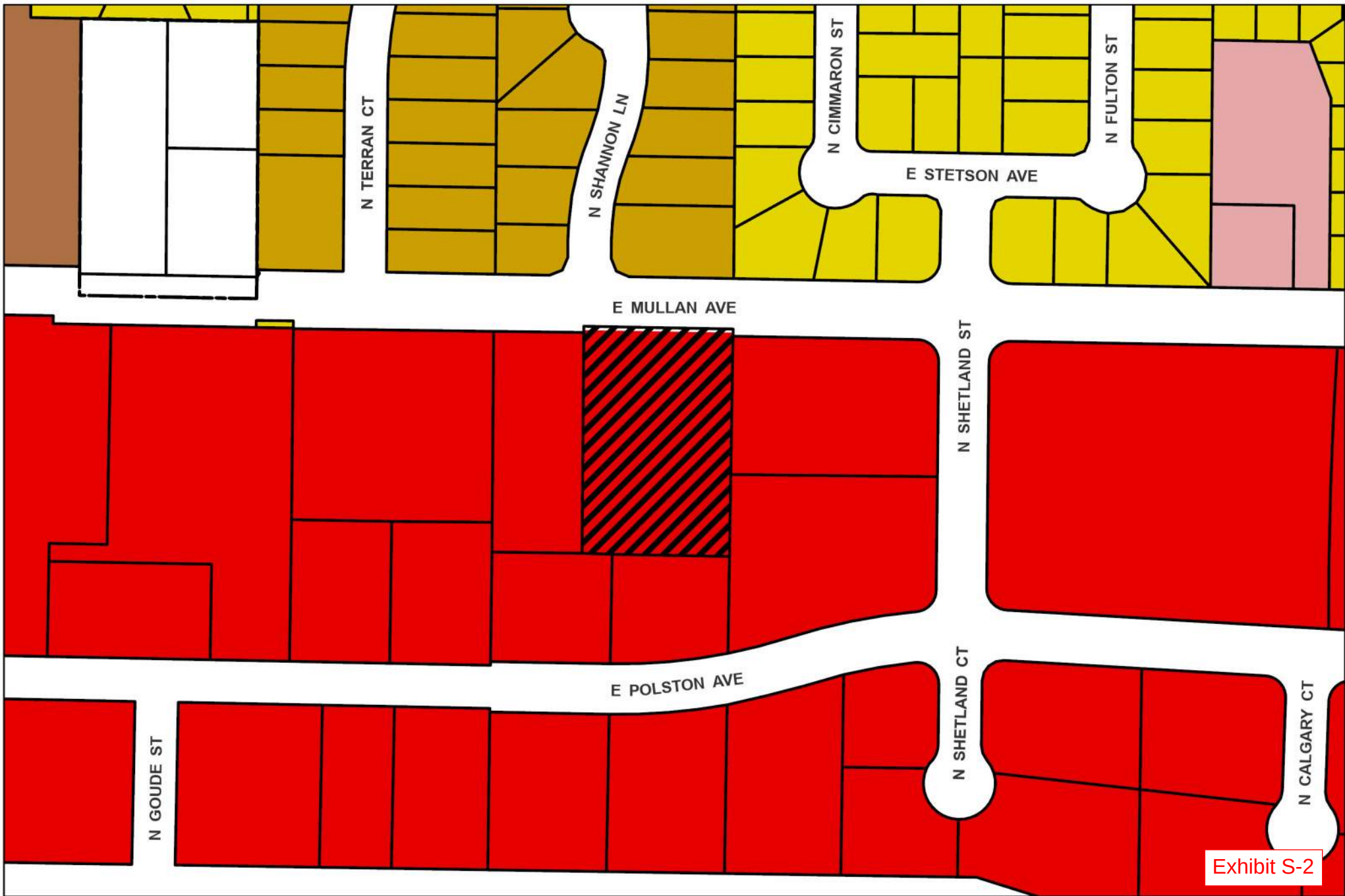


Exhibit S-2

Zoning Map
1170 MULLAN AVE
SPECIAL USE PERMIT
SUP-24-2



- Tax Parcels
- Subject Site
- CCS
- LC

- R-1
- R-2
- RMHP



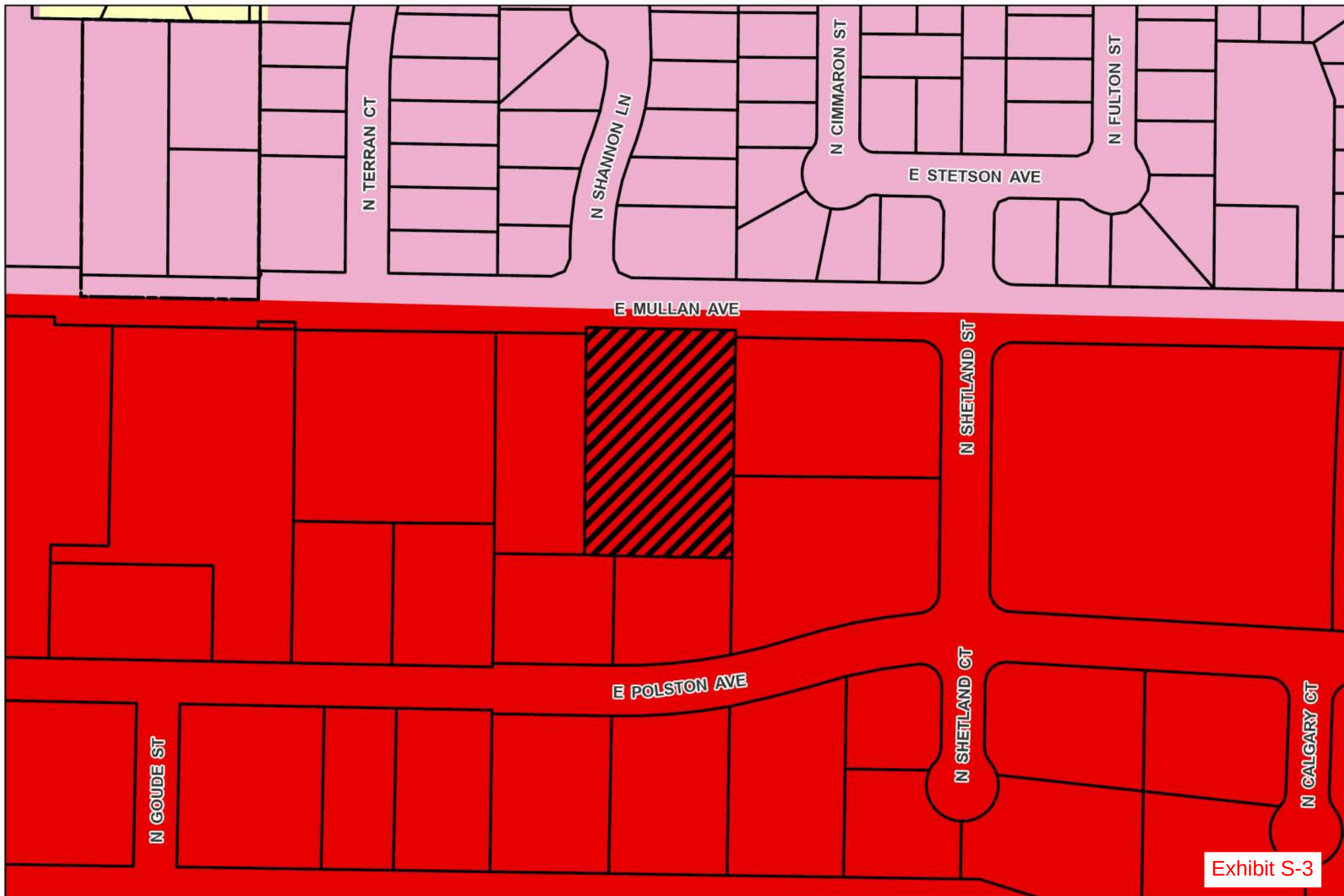


Exhibit S-3

Future Land Use Designation
1170 MULLAN AVE
SPECIAL USE PERMIT
SUP-24-2



-  Tax Parcels
-  Subject Site
-  Low Density Residential

-  Business/Commercial
-  Commercial





POST FALLS

SCHOOL DISTRICT #273

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

September 8, 2023

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

Dear Bob,

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

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

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

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

The enrollment status and capacity of each school for the 2023-2024 school year are listed below.

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

School	2023-2024 Enrollment	Building Capacity
Greensferry Elementary	400	525
Mullan Trail Elementary	341	500
Ponderosa Elementry	440	570
Prairie View Elementary	328	525
Seltice Elementary	410	560
Treaty Rock Elementary	432	525
West Ridge Elementary	415	525
Post Falls Middle School	765	920
River City Middle School	597	750

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

Exhibit PA-1

Post Falls High School	1645	1800
New Vision High School	144	225

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

Sincerely,



Dena Naccarato
Superintendent

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

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 18, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

RE: Notice to Jurisdiction Response

Nancy,

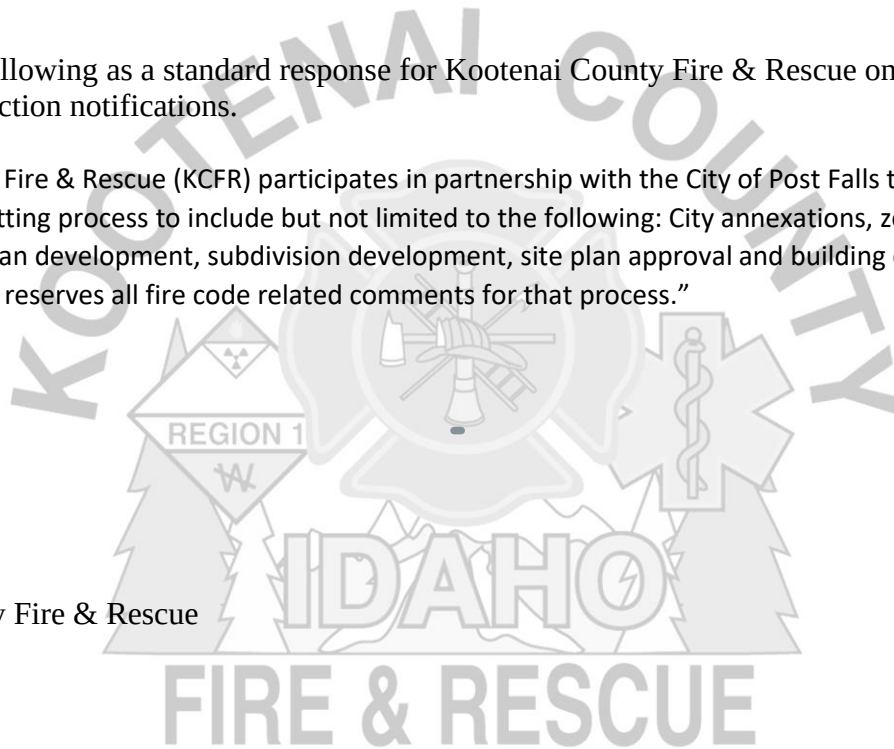
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"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





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

March 19th, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: 1170 Mullan Avenue Special Use Permit File No SUP-24-2

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

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Wednesday, March 20, 2024 7:29 AM
To: Nancy Thurwachter
Subject: FW: Notice to Jurisdictions File - 1170 Mullan Avenue Special Use Permit File No SUP-24-2
Attachments: Exhibit PH-2 NTJ_PZ.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 of the project, there is no impact to the YPL pipeline or ROW and we do not have any questions/comments.

Sincerely,

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, March 19, 2024 12:07 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; 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>; 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

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, March 20, 2024 9:00 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions File - 1170 Mullan Avenue Special Use Permit File No SUP-24-2

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

The PFHD has no comment.

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: Tuesday, March 19, 2024 11:07 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; 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 <eporter@postfalls.gov>; Field

Nancy Thurwachter

From: Kristie May <Kristie.May@deq.idaho.gov>
Sent: Monday, April 1, 2024 3:22 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions File - 1170 Mullan Avenue Special Use Permit File No SUP-24-2

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.

Thank you for the opportunity to comment on the application materials for the 1170 Mullan Avenue Special Use Permit SUP-24-2. Engineering plans and specifications for water and sewer main extensions associated with this project will require review and approval by DEQ or a qualified licensed professional engineer (QLPE) in accordance with Idaho Code 39-118. If the QLPE process is utilized, the approved plans and specifications must be submitted to DEQ prior to beginning construction.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, March 19, 2024 11:07 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; 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

**CITY OF POST FALLS
AGENDA REPORT**

DATE: April 3, 2024

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: FINAL STAFF REPORT FOR MARCH 12, 2024, P&Z COMMISSION PUBLIC HEARING MEETING
LEGION PARK SPECIAL USE PERMIT (SUP) & SUBDIVISION FILE NOS. SUP-23-4 & SUBD-23-6

INTRODUCTION:

Merle Van Houten of Van Houten Consulting and Design, LLC has requested on behalf Ben Steckman, property owner, approval for a special use permit and subdivision in the single-family (R-1) Zone to allow for one (1) existing single-family home and eight (8) cottage homes on approximately 1.06 acres per Exhibit A-3. The Planning & Zoning Commission must conduct a public hearing and determine if the proposed request meets the approval criteria contained in Post Falls Municipal Code (PFMC) Section 18.20.070 (B) and 17.12.060 (H). Following the public hearing, the Planning Commission will direct staff to prepare a Reasoned Decision, along with any appropriate conditions, that explains how the approval criteria are/are not met. The Planning Commission will review and approve the final Reasoned Decision at a subsequent meeting. The approval criteria are:

SPECIAL USE CRITERIA:

- A. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.
- B. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.
- C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.
- D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

SUBDIVISION CRITERIA:

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.
2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.
3. Proposed streets are consistent with the transportation element of the comprehensive 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.
5. The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this code.
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.

PARCEL INFORMATION:

Property Size: 1.06 acres

Current Land Use: Large lot single-family home

Current Zoning: Approved through City Council hearing on 3-19-2024 for Single-Family Residential (R-1) and pending legal documents to be finalized.

Proposed Land Use: The proposal is to create 9 lots where one is the existing single-family home and the other 8 are to be cottage homes

Surrounding Land Use: The land uses surrounding the subject site include single-family residential.

Surrounding Zoning Districts: Single-Family Residential (R-1) surround the property on all sides except the northern adjacent property, which is located in Kootenai County jurisdiction

Water Provider: Ross Point Water District

Sewer: City of Post Falls

PROJECT INFORMATION:

Project Name/File Number: Legion Park Special Use Permit & Subdivision (SUP-23-4 & SUBD-23-6)

Owner: Benjamin Steckman, Blackwell Homes LLC, 2229 Dakota Ave, Hayden, ID 83835

Applicant: Merle Van Houten, Van Houten Consulting and Design LLC, 401 1/2 E. Sherman Ave Ste #208 Coeur d'Alene, ID 83814

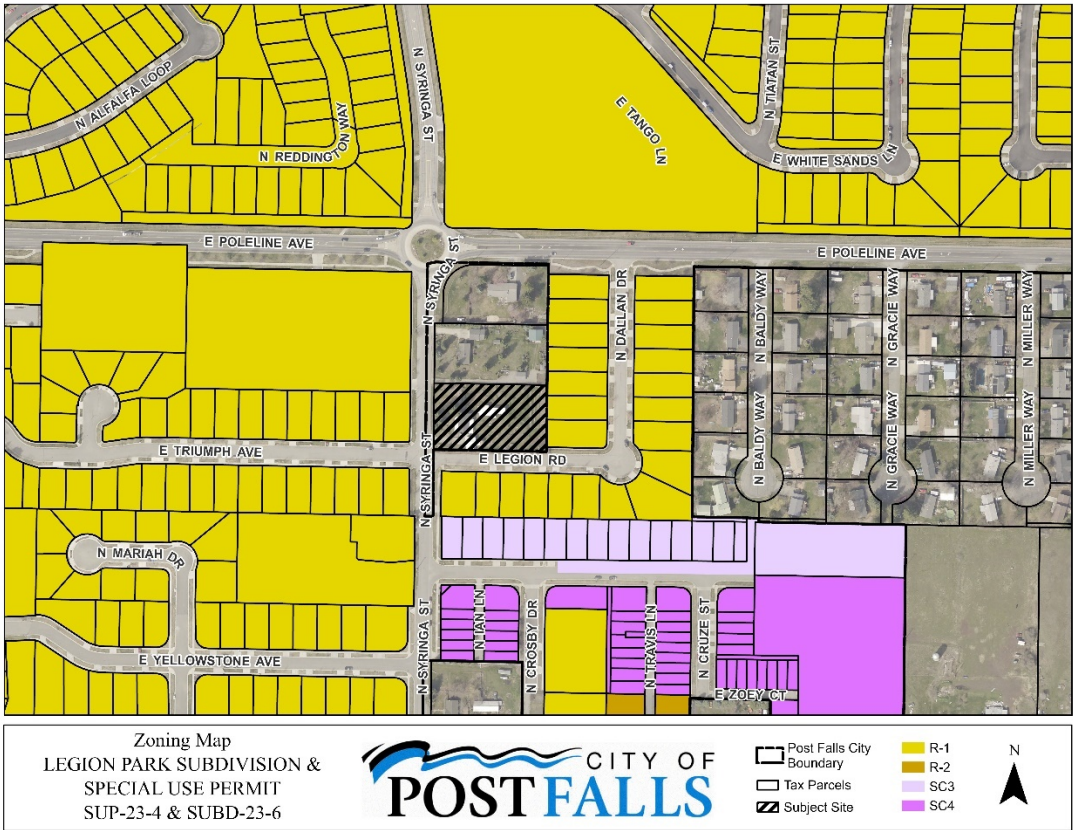
Project Description: The applicant is intending to subdivide 1.06 acres into 9 lots and obtain a special use for the 8 cottage homes. The remaining lot will retain the existing single-family home per Exhibit A-3.

Project Location: The subject property is located on the northeast corner of E. Legion Rd. and N. Syringa St. (see vicinity map below).

Water Provider: Ross Point Water District

Sewer Provider: City of Post Falls

Area Context Vicinity and Zoning Map:



EVALUATION OF SPECIAL USE PERMIT APPROVAL/ REVIEW CRITERIA:**A. Implementation of the special use will/will not conform to the purposes of the applicable zoning district.**

The proposed cottage homes are an allowed use with a Special Use Permit per PPMC 18.24.032(B): Applicability. *Cottage Home* residential development is permitted in the R-2, R-3, and RM zoning districts. *Cottage Home* residential development is also allowed in those areas in the CCM zoning district where the approved development agreement for the property authorizes multi-family residential Uses. *Cottage Homes* may also be approved with a *Special Use Permit* in the CCS and R-1 zoning district.

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

Addressed in Criteria A

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

Per PPMC 18.24.032(B) cottage home residential performance standards are permitted through the special use permit process. A cottage home per PPMC is any detached residential *Structure* with a total living area, excluding any attached garage, of less than one thousand four hundred (1,400) square feet and at least eight hundred (800) square feet. The ground floor must be no larger than one thousand two hundred (1,200) square feet. This proposal is requesting the cottage homes to be platted on their own lots and act as a single-family residential lot, which would be compatible with the surrounding single-family uses.

Transportation: The proposed special use is not anticipated to produce impacts that would adversely impact the adjoining transportation systems. The project fronts Syringa St., a Minor Collector, and Legion Rd., a Local Road. The current roadway network has capacity in the immediate vicinity and is able to facilitate term traffic operations. Proposed Chaffee St. would be a private roadway owned and maintained by a Homeowners Association. Direct access for vehicles will not be allowed onto Syringa St.

Water Reclamation: The site will be connected to the City's Water Reclamation Facilities. Existing facilities are located adjacent to the site in Syringa St. and Legion Rd. Sewer Service Stubs have been extended to the site with previous projects. An extension of the Sewer main is needed and shown on the preliminary plans to provide service to the proposed units on the eastern 2/3 of the property. The existing structure will need to pay appropriate sewer capitalization fees and connect to sanitary sewer with development. The existing septic system will need to be abandoned, in conformance with Panhandle Health requirements. The property is not subject to any Sewer Surcharges or Local Improvement Districts.

Domestic Water: The project is in the Ross Point Water District. Existing water mains for the District are located in Syringa St. and Legion Rd.

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

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 within City limits. This plan supports strategies that build and sustain a diverse, balanced economic base, retain existing quality of life assets, and help keep Post Falls prosperous. Future homes bring people for businesses to work and to live that may be seen as providing community prosperity and fiscal health.

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. Diversification in housing choices may assist in achieving this goal.

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.

Goal 15: Maintain and Improve the City's water and sewer infrastructure, anticipating future needs regarding population and regulatory conditions.

Provision of clean, safe water and responsible treatment and disposition of wastewater are essential services for any community. Post Falls recognizes the extreme value of potable water and wastewater treatment as it relates to its future, and working with all providers, pledges to manage provision of water and wastewater services, sustaining growth and community vitality.

The following policies may or may not assist the review of this Special Use Permit request.

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

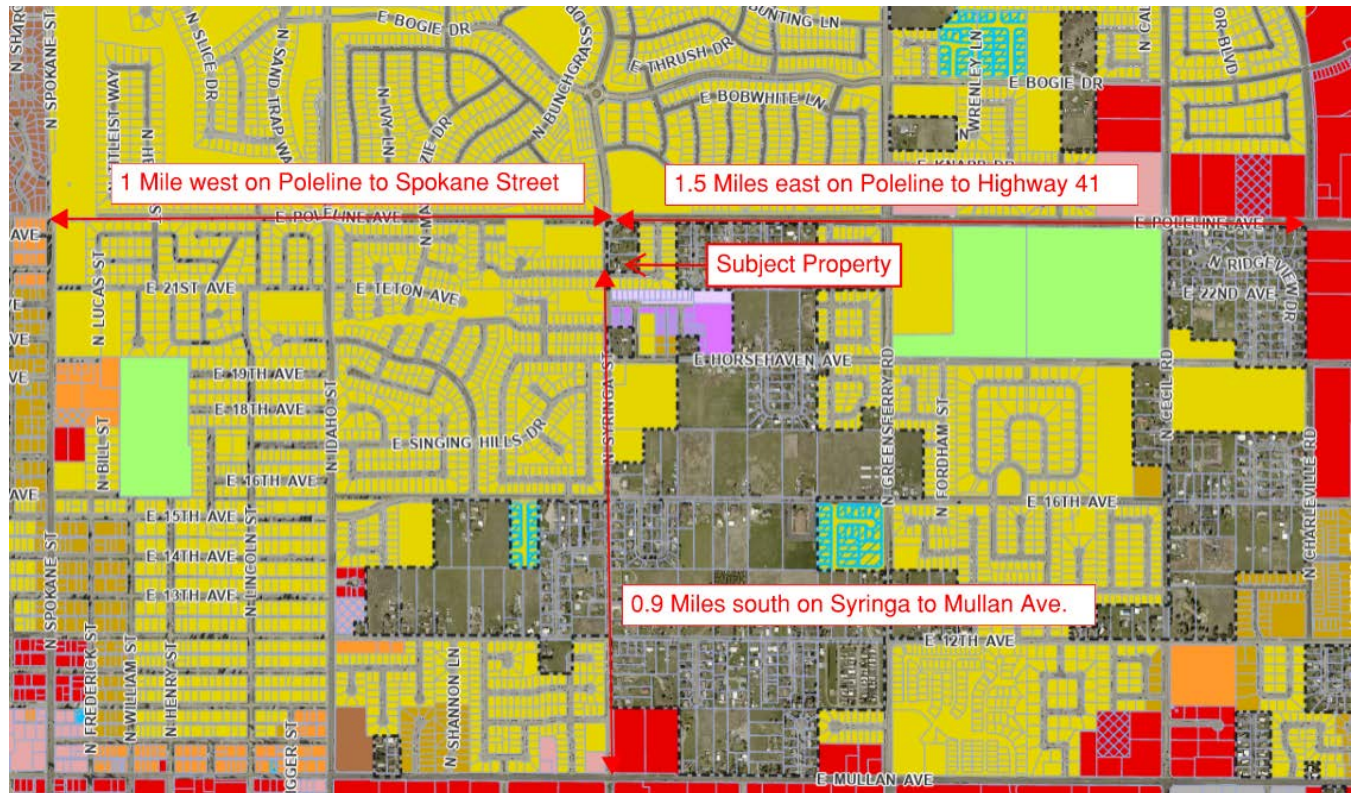
Staff Comment: Impact Fees will be paid at the time of permit issuance to assist maintaining the community levels of service.

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

Staff Comment: Diversified housing opportunities bolsters the long-term health of the housing sector within a community. The industrial and commercial sectors within a community benefit by having a healthy and diverse housing sector as it either offers securities that their employees have a place to live, or it put rooftops to provide commerce.

- Maintain and enhance resident quality of life.

Staff Comment: The proposed cottage homes will have designated open space to provide a place of rest, relaxation, gathering or similar (see Exhibit A-3). Nearby commercial opportunities are more autocentric being approximately a mile or more away, as the location to the nearest corridor would be south along Mullan Avenue.



- Promote compatible, well-designed development.

Staff Comment: The proposed development will be required to meet PPMC 18.24.032 cottage home performance standards. Through the subdivision process the frontage improvements will be required along N. Syringa St. and E. Legion. Upon construction of the improvements the subdivision will provide better pedestrian connectivity and aesthetics along the street fronts.

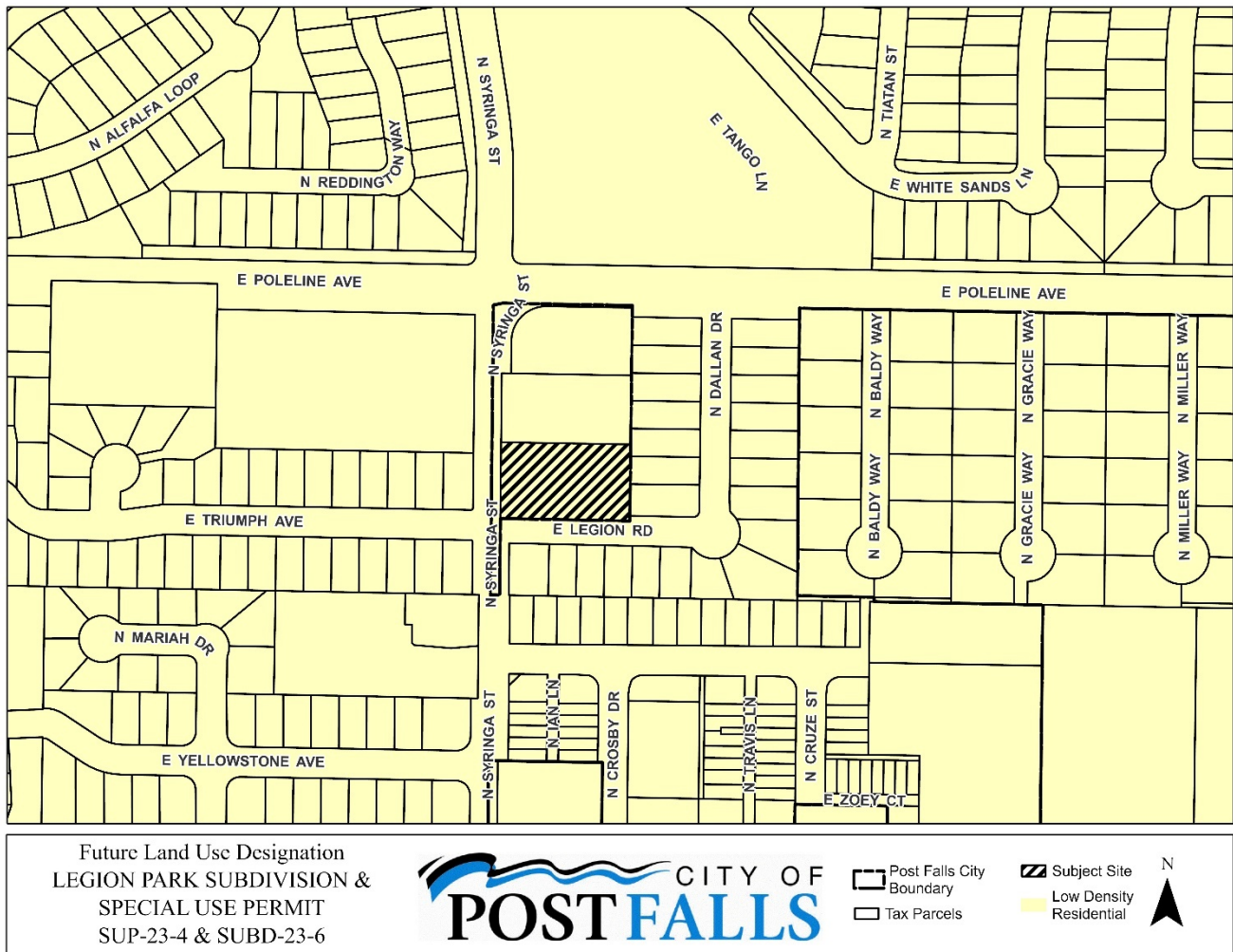
- Implement goals and policies of the comprehensive plan, related master plan and/or facility plans.

Staff Comment: The analysis within this staff report addresses this policy point.

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

- Future land use mapping.

Staff Comment: The site has a future land use designation of Low Density Residential (see following map). 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.



- Compatibility with surrounding land uses;

Staff Comment: As mentioned earlier in this staff report, the single-family use of the proposed cottage lots with the existing single-family lot would be compatible with the surrounding single-family uses. Subdivisions that are nearby are Syringa Court and Legion Manor, which are both single-family residential subdivisions.

- Infrastructure and service plans.

Staff Comment: The site is located adjacent to existing sanitary sewer infrastructure. Existing facilities have sufficient capacity to provide service for the anticipated land uses. The city does not have any existing capital plans for Sewer infrastructure at this location.

- Existing and future traffic patterns.

Staff Comment: The site is located adjacent to Syringa St. (Minor Collector), that provides connection to Poleline Ave. (Minor Arterial), 500 feet to the north, providing local and regional connectivity. Capacity exists on the surrounding roadways to facilitate the proposed land use.

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

Staff Comment: The analysis within this staff report addresses this policy point.

Policy 6: Encourage residential development patterns typically featuring:

- Housing that faces the street edge.

Staff Comment: The proposed plan outlined in Exhibit A-3 shows the projected homes along N. Syringa St. to be fronting the street edge and accessed from the rear. Cottage home performance standards promote rear or side access leaving the home fronting the street edge.

- An interconnected grid of small-block streets network.

Staff Comment: 1.06-acres is not large enough for this type of pattern at this location.

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

Staff Comment: The road network is already established. There will be a private roadway leading into the proposed development that provides sidewalk on one side and runs north for consideration of future development to tie in.

- Development and utilization of alleys for parking and service areas.

Staff Comment: No alleyways are being created from this proposal, but half the cottage homes will be side or rear loaded homes and the other half will be front loaded as allowed per the cottage home performance standards.

- Vertical or horizontal mixed uses where appropriate along the ID-41 corridor and in neighborhood and regional centers.

Staff Comment: The site is not proposed to be mixed-use.

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

Staff Comment: This lot could be considered as under-utilized and infill. Redevelopment with a higher density could offer a small relief to the housing concerns within the city and may provide a more affordable housing option within the City.

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 proposed special use permit could help created additional and diversified housing, which may support the future housing needs.

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

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

Staff's Response: Water service to the development would be provided by Ross Point Water District. The applicant has provided a will serve letter from the water district stating they have the capacity, willingness and intent to serve the proposed 9-lot subdivision (Exhibit A-7).

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

Staff's Response: Sanitary Sewer is located in the roadways adjacent to the property. 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 existing home shall be connected to the City's sewer system and the existing septic systems shall be abandoned in compliance with Panhandle Health District requirements.

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

Staff's Response: The subdivision and proposed layout (Exhibit A-3) are consistent with the City's Transportation Master Plan.

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

The Homeowners Association for the project will be responsible for maintenance of private roadway (Chaffee St.).

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

Staff's Response: This subject property is located over the Rathdrum Prairie Aquifer. No known hazards have been identified that would prevent or hinder development of the property.

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

Staff's Response: The property went to City Council on 3-19-2024 and was approved for annexation as Single-Family (R-1) zoning. Property is currently in the process of annexation into the City through finalizing legal documents. The proposed subdivision layout and there lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning) for Single-Family Residential (R-1) zoning and cottage home performance standards.

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

Staff's Response: Impact fees will be assessed and collected on individual building permits to assist in mitigating the off-site impacts to parks, public safety, multi-modal pathways, streets and Kootenai County Fire and Rescue and Kootenai County Emergency Management Services.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

Post Falls Post Office	PF Park & Rec	East Greenacres Irrigation 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

Exhibit PA-1 Post Falls School District – Remains neutral
Exhibit PA-2 Kootenai County Fire & Rescue – Reserve comments through permitting process
Exhibit PA-3 Post Falls Police Department – Remains neutral
Exhibit PA-4 Yellowstone Pipeline Company – No comments
Exhibit PA-5 Post Falls Highway District – No comments
Exhibit PA-6 Department of Environmental Quality – No comments

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

Notice of the proposed subdivision was mailed to property owners within 300 feet of the proposed project March 15, 2024. Notice has been published in the Post Falls Press on March 19, 2024 and was sent to appropriate jurisdictions on March 19, 2014. The property is scheduled to be posted by March 29, 2024.

SPECIAL USE PERMIT MOTION OPTIONS: The Planning Commission may approve the requested Special Use Permit as presented, approve with conditions, or deny the Special Use Permit request.

SUBDIVISION MOTION OPTIONS: The Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain. If the subdivision is approved, a Master Development Agreement is prepared by staff, approved by City Council, and signed by the parties to the agreement.

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

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

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. The proposed subdivision must be completed in a single phase.
4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by

the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.

6. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
7. Direct access to or from residential lots to Syringa Street shall be prohibited on the face of the plat.
8. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
9. A Homeowners Association (HOA) shall be formed to maintain the private roadway (Chaffee Street)
10. The existing home shall connect to the City's sewer system, pay appropriate capacity fees and have the existing septic system abandoned, in compliance with Panhandle Health District requirements.

ATTACHMENTS:**APPLICANT'S EXHIBITS:**

Exhibit A-1A SUP Application
Exhibit A-1B Subdivision Application
Exhibit A-2 Narrative
Exhibit A-3 Preliminary Plan
Exhibit A-4 Owner Authorization
Exhibit A-5 Title Report
Exhibit A-6 Radius Report
Exhibit A-7 Will Serve Letter

STAFF EXHIBITS:

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

TESTIMONY:

Exhibit PA-1 – PFSD Comments
Exhibit PA-2 – KCFR Comments
Exhibit PA-3 – PFPD Comments
Exhibit PA-4 – YPL Comments
Exhibit PA-5 – PFHD Comments
Exhibit PA-6 – DEQ Comments

Special Use Permit

SUP-23-4

Submitted On: Nov 29, 2023

Applicant

 Merle Van Houten
 2089304000
 merle@vanhoutencd.com

Applicant Information

Applicant Type

Engineer

Phone

2089304000

Address

401 1/2 E. Sherman Ave Ste #208

Applicant Name

Merle Van Houten

Email

merle@vanhoutencd.com

City, State & Zip Code

Coeur d'Alene, ID 83814

Owner Information

Name

Benjamin Steckman

Phone

208-661-5871

Address

2229 Dakota Ave

Company

Blackwell Homes, LLC

Email

ben.steckman@blackwellhomesLLC.com

City, State & Zip Code

Hayden, ID 83835

Site Information

Proposed Project Name

Legion Park

Description of Project

Cottage Home Residential Code (18.24.032) Subdivision

Existing Zoning

AG-Suburban

Current Land Use

Residential

Size of Site

1.062 Acres

Adjacent Zoning

R-1

Adjacent Land Use

Residential

Site Density, if applicable

8.5 lots per gross acre

Exhibit A-1A

Application Certification

All exhibits presented will need to be identified at the meeting, will be entered into the record, and retained on file.

true

The applicant (or representative) must be at the meeting representing this proposal or the application will not be considered. The applicant will be responsible for costs in re-noticing public hearing.

true

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 contract buyer.

true

Subdivision Application

SUBD-23-6

Submitted On: Nov 29, 2023

Applicant

 Merle Van Houten
 2089304000
 merle@vanhoutencd.com

Application Information

Did a Subdivision Pre-app take place?

Yes

Applicant Type

Engineer

Proposed Subdivision Name

Legion Park

Number of Lots

9

Size of Site

1.062

Average Size of Lots

0.077

Existing Zoning

AG-Suburban

Adjacent Zoning

R-1

Current Land Use

Residential

Adjacent Land Use

Residential

Density

8.5 Lots per gross acre

Description of Project

Cottage Residential Code (18.24.032) Subdivision

Site Information

Comprehensive Plan Designation

--

Location of Proposed Access to Site

--

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

--

Size & Point of Water Connection

--

Size & Point of Sewer Connection

--

Name & Location of Nearest School

Exhibit A-1B

--

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

--

Physical Description of Site (topography, cover, features)

--

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

Water District

--

Ross Point Water District

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

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

true

Project Narrative

Legion Park

**Subdivision and Special Use Permit 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 Legion Park

Project Overview

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

An Introduction to Legion Park

Blackwell Homes, LLC has envisioned Legion Park as a cottage community. The layout of the development was created in accordance with the City's Cottage Home Residential Performance Standards (18.24.032) to provide a sense of community, offering aesthetics and open space which promote interactions among residents in a leisurely atmosphere. The dedicated outdoor space will offer off-street parking, sidewalk access, and grassed field for recreation. The result is a cohesive community of residents who sought out Legion Park as an achievable option for home ownership where people can find stability and form bonds with their neighbors.



Legion Park Plant Pallet Chosen by Michael Terrell Landscape Architecture

The existing single-family residence will be retained on parcel compatible with R-1 zoning. Eight other lots will be created using the Cottage Home Performance Standards. All homes in Legion Park will be single family, meaning there will be a total of 9 residences. Each of the 9 homes will be available for individual ownership and have their own private yard. A set number of pre-developed floor plans will be offered to prospective buyers. While certain options and variations will be available, offering pre-designed architectural plans ensures the community will maintain its overarching aesthetic and compliance with the City's Performance Standards. Each dwelling will have a single car garage and enough driveway space to accommodate outdoor off-street parking.

Legion Park is ideally situated for a cottage home community setting due to pre-existing connectivity conditions. It achieves a similar aesthetic to the SC-3 and SC-4 developments just 160' to the south (Crossings and Crossings 1st Addition) while providing its residents with 0.6 acres of centrally located grassed open space.

All infrastructure and improvements will be constructed in a single phase anticipated for the spring/summer of 2024. Construction activity will last approximately 2 months. An HOA will then assume the responsibility of maintaining the private road and green space.

It is with great pleasure Blackwell Homes, LLC brings this application for subdivision and special use permit before the City of Post Falls.

Subdivision/Special Use Permit Narrative

Dwelling Units

The homes at Legion Park will feature footprints of roughly 800 square feet of living space on the first floor, not including the attached single car garage. Each home will be two stories tall and have three bedrooms and two bathrooms. Kitchens will open onto dining and living room areas, creating an open floor plan outside the bedrooms. Laundry areas and mechanical equipment will be set in dedicated spaces closed from view.

No two abutting or directly opposing homes will have the same exterior. Which will give each home its own character. Fenced yards will be standard for each lot. Each home will have a single car garage and front porch which complies with the cottage home performance requirements.

Open Space

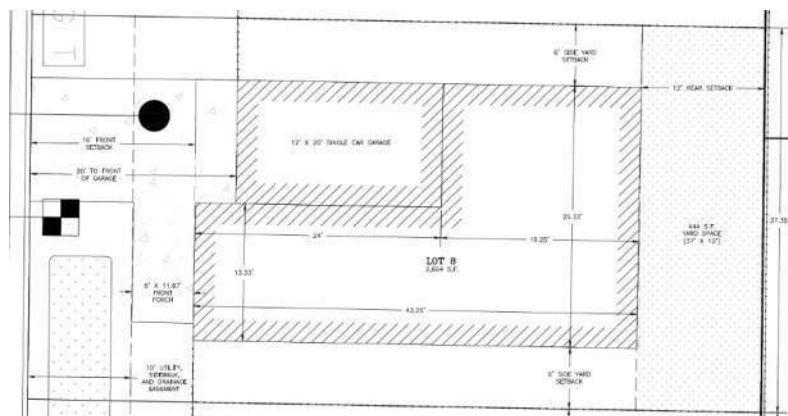
Legion Park will offer a 2,600 square foot common green space. Its central location will make it the focal point of the community. The grassed area will not only act as a means of exercise for residents and their dogs and a place for children to play but, also a conduit to connect the community. Areas of common ownership will be platted in dedicated tracts and maintained by the homeowner's association.

Lot Size

The existing house will have a 7,390 square foot lot set around it, saving the home from demolition. This lot will follow the R-1 zoning requirements and have an individual driveway approach on Legion Rd.

The cottage home style lots are sized to accommodate a building footprint of up to 800 sq. ft. plus an attached single car garage. The average cottage lot size is 3,345 square feet, the smallest lot is 2,664 square feet. Four of the lots will be front loaded due to site constraints. Two lots will be loaded from the rear and two lots will be side loaded. Building setbacks will follow the Cottage Performance Standards.

Each lot has been configured to have a usable yard area sized at 10% of the lot area or more. These areas have been designated on the plan and demonstrate compliance with the requirement that no dimension be less than 12 ft.

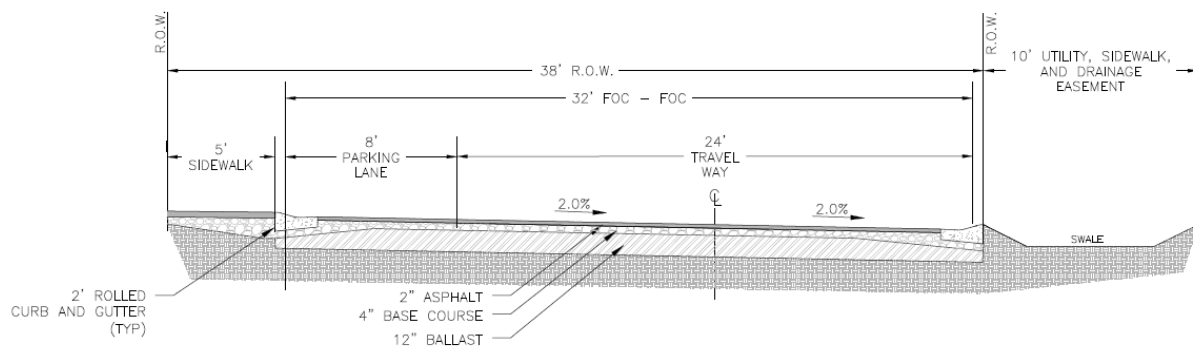


Typical Layout of Lots 6-8,
See Plan Set for Dimensioning and Building Setbacks of All Lots.

Roads

All eight cottage homes will be accessed from a private road located in its own dedicated tract. The road will be privately maintained by the Homeowners Association. Site constraints limit the travelway width to 24 ft. No parking signs will be posted along the east side of the road and in front of the residences on the west side of the road. Pavement will widen by 8 ft along the portion of road adjacent to the open space. The widened road section will be dedicated as on-street parking where the road abuts the green space tract.

The road will feature rolled curb throughout with concrete sidewalk connected to the back of the curb on the west side. Curb inlets will allow stormwater to exit the road and flow into grassed swales for containment and treatment.



Typical Section: Chaffee Street with Parking on One Side

The roads in Legion Park are private and will, therefore, be privately maintained. Stormwater and snow storage areas have been contemplated as part of the subdivision's programming and assigned designated areas. Areas dedicated as open space will not be utilized for stormwater treatment.

Lots 2 and 3 are separated from the road to accommodate the centrally located open space. A shared common driveway will leave from the northwest end of the private road and provide access to these lots. The common driveway will be paved and located in its own dedicated tract.

Emergency Access

Kootenai County Fire and Rescue was consulted at the inception of the design of Legion Park to ensure the layout would be developed in compliance with regulations of the International Fire Code (IFC). The private road is less than 150 feet long. Chief Inspector, Jeryl Archer, reviewed the geometry of the private road and determined it will not require an emergency vehicle turnaround. The private road and common driveway will have posted signage which reads, "Fire Lane – No Parking" except where parking is allowed adjacent to the common open space.

Utilities

Domestic water will be supplied by the Ross Point Water District. Van Houten Consulting and Design has collaborated with the District and obtained a will-serve letter. A water main will be extended from Legion Road to serve properties fronting the private road. The three lots abutting Syringa St will tap the main in the adjacent road.

Wastewater will be gravity fed in a sewer main below the private road and connection to the existing road in Legion Rd. All lots fronting Syringa will have individual sewer laterals connecting to the main in Syringa.

Connections for power, gas, phone, cable and internet are readily available and will be supplied throughout Legion Park.

Development Schedule

- Phasing (Including commencement and completion): Legion Park and all its required improvements will be constructed in a single phase spanning the spring/summer of 2024.
- Subsequent home construction will be driven by market conditions.
- Total number of acres in each phase: A single phase of 1.06 acres.
- Acreage to be devoted to particular uses:
 - Public ROW Dedication: 0.14 acres
 - Internal Roadway Tracts: 0.15 acres
 - Total Open Space Tracts: 0.06 acres
 - Residential Parcels: 0.69 acres
- Proposed number and type of dwelling units for each phase: 8 substantially unique “cottage-home” style homes in a single phase.
- Avg. residential density per gross acre for each phase: 8.49 units per gross acre.

City Code Compatibility

Blackwell Homes, LLC and their design team purposely made the formation of this proposal a collaborative effort with the agencies and departments which have a vested interest in it. The City Code cited below highlights the meticulous planning which went into creating a community that will be desirable to the City and its residents.

17.12.060: SUBDIVISION REVIEW AND APPROVAL

H. No subdivision shall receive a recommendation of approval from the Planning and Zoning Commission or be approved by the City Council unless findings and conclusions are made that:

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

- A will-serve letter from the Ross Point Water District is included in this application package.

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

- The City of Post Falls owns the wastewater system serving the area. City staff was consulted for the development of the proposed gravity sewer alignment and deemed it to be viable.

3. Proposed streets are consistent with the transportation element of the Comprehensive Plan.

- A private street will be constructed to serve the eight cottage home parcels. It will intersect with Legion Road and be the only means of vehicular ingress and egress. The lot with the existing house will have a driveway approach off Legion Road as well. Legion Road is a local residential road which feeds into Syringa St., a minor collector. The additional traffic will not have an impact on the public road's designations.
- Frontage road improvements to Syringa St and Legion Rd will occur as part of the subdivision. The roads will be brought to full width and feature curb, gutter, street trees, swales, sidewalks and a pedestrian ramp. Additional public right-of-way will be granted along Syringa St and Legion Rd to accommodate the improvements and comply with the City's Comprehensive 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.

- A review of historical aerial imagery revealed no past land uses which would create a potential hazard. Subsurface conditions are assumed to be typical of the Rathdrum Prairie and suitable for residential development similar to the surrounding neighborhoods.

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

- The concurrent annexation request is for R-1 zoning. An application for Special Use Permit to construct a cottage style neighborhood is also being made as part of this submittal package. Close collaboration with City staff and Kootenai County Fire and Rescue took place throughout the development of this proposal. Legion Park complies with the density and design criteria of the Cottage Home Development Standards, providing yard space, garages, setbacks, parking, utilities and open space which meet the requirements of City Code. Detailed plans with project statistics accompany this report.

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 offsite 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 developer is aware they will be required to enter into a development agreement with the City and is prepared to pay all fees.

18.20.070: SPECIAL USE PERMITS:

B. The application for a special use permit may be approved as presented, conditionally approved, or denied by the Planning and Zoning Commission upon determining the following:

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

- City code states the R-1 zone is intended for single family homes on individual lots with to permit other accessory uses that are associated and compatible with the residential use. The Cottage Home Residential Performance Standards conform to the purposes of the applicable zoning district by creating single family homes on individual lots and providing a common green space as an accessory use.

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

- The Cottage Home Residential Performance Standards (18.24.032) are eligible for special use permit in the R-1 zone. Multiple meetings were held with city staff to ensure the proposed layout conformed with the standards.

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

- Legion Park provides an ideal infill development opportunity situated adjacent to a minor collector road. Residents will come and go from the development with little to no impact on the communities around them.
- Section 18.24.032.A states the purpose of the cottage homes residential performance standards as, “provide housing types that are responsive to changing household demographics.....promote neighborhood interaction and safety through design” and, “ensure that residents of such housing enjoy a high-quality environment, with permanence, stability and access to green spaces.” Close collaboration with city staff through design development has created a

layout which complies with all aspects of the standards and thereby achieves these goals.

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

- 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 designation. Specific goals and policies being met are G-01, G-02, G-03, G-05, G-07, P.01, P.02, P.06, P.08, P.09, P.14, P.15, P.19, P.33, P.44 and P.45.

LEGION PARK
SUBDIVISION OVERVIEW
PARCEL #0-6360-35-004-AD

CONTACT INFORMATION

OWNER/ARCHITECT
BLACKWELL HOMES
2229 DAKOTA AVE
HAYDEN, ID 83835
PHONE: (208) 661-5871

CIVIL ENGINEER
VAN HOUTEN CONSULTING & DESIGN, LLC
401 1/2 E. SHERMAN AVE. STE #208
COEUR D'ALENE, ID 83814
PHONE: (208) 930-4000

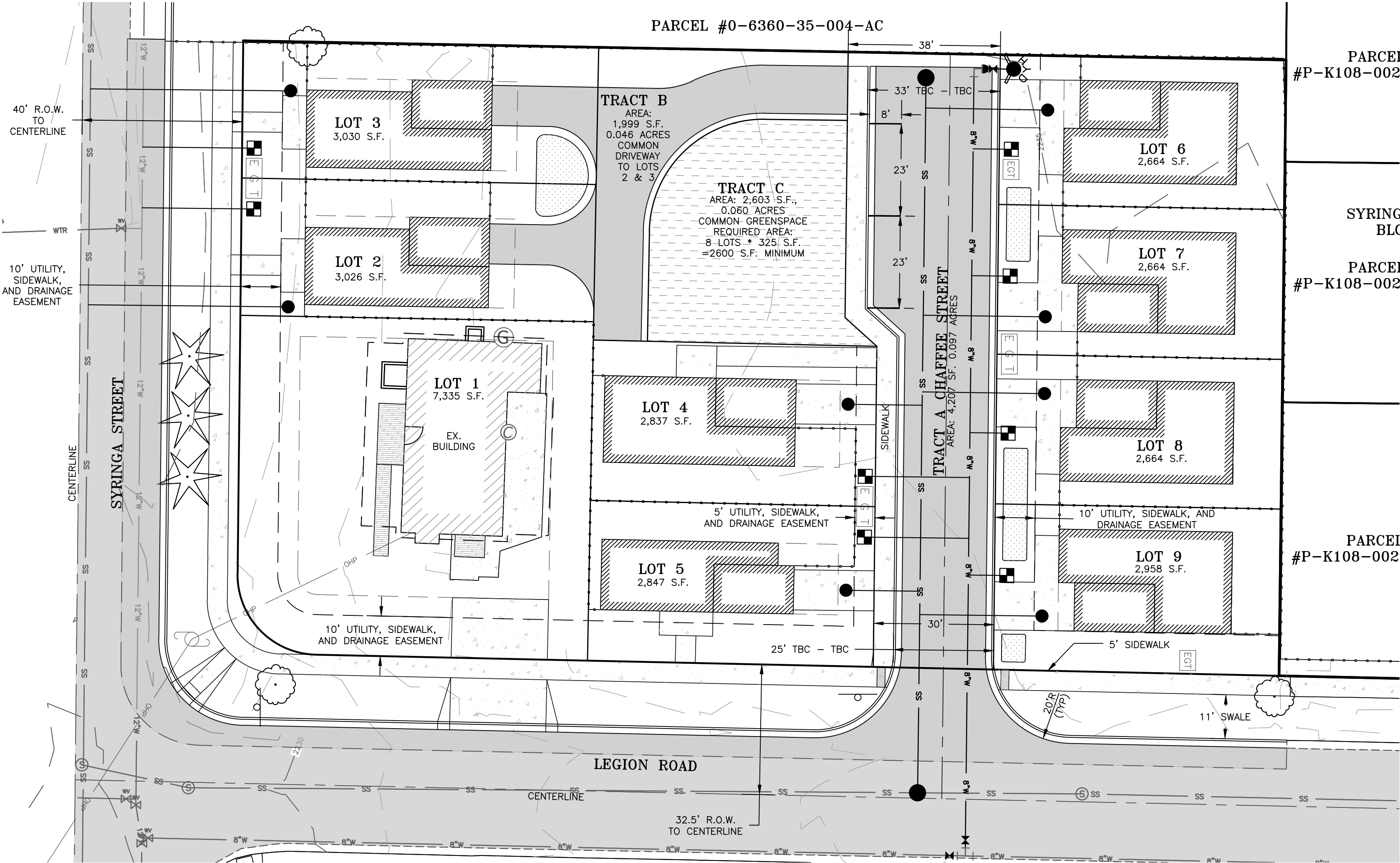
SURVEYOR
ACCURATE MEASURES
881 W CHEYENNE AVE
HAYDEN, ID 83835
PHONE: (208) 512-4832

SHEET INDEX

SHEET #	DESCRIPTION
C0.0	SUBDIVISION OVERVIEW
C1.0	EXISTING CONDITIONS MAP
C2.0	PRELIMINARY PLAT OVERVIEW
C3.0	TRACTS AND LOT TYPE OVERVIEW
C3.1	LOT DETAILS REAR LOADED LOTS
C3.2	LOT DETAILS SIDE LOADED LOTS
C3.3	LOT DETAILS FRONT LOADED LOTS
C3.4	R-1 LOT DETAILS
C4.0	TYPICAL SECTIONS

LEGEND

	SUBDIVISION BOUNDARY
	PROPERTY LINES
	BUILDING SETBACKS
	EX. ROAD CENTERLINE
	ROAD CENTERLINE
	EX. EDGE OF PAVEMENT
	EDGE OF PAVEMENT
	FENCELINE
	EX. BUILDING FOOTPRINT
	BUILDING FOOTPRINT
	EASEMENT
	EX. WATER MAIN
	WATER MAIN
	EX. FIRE HYDRANT
	FIRE HYDRANT
	EX. GATE VALVE
	GATE VALVE
	REDUCER
	WATER METER
	EX. DRYWELL
	EX. SEWER MAIN
	SEWER MAIN
	SEWER SERVICE
	EX. SEWER MANHOLE
	SEWER MANHOLE
	OVERHEAD POWER LINE
	POWER POLE
	POWER/UTILITY PEDESTALS
	EX. TREES
	ASPHALT
	COMMON GREENSPACE AREA
	PRIVATE DRIVEWAY
	SIDEWALKS/PORCHES/CONCRETE



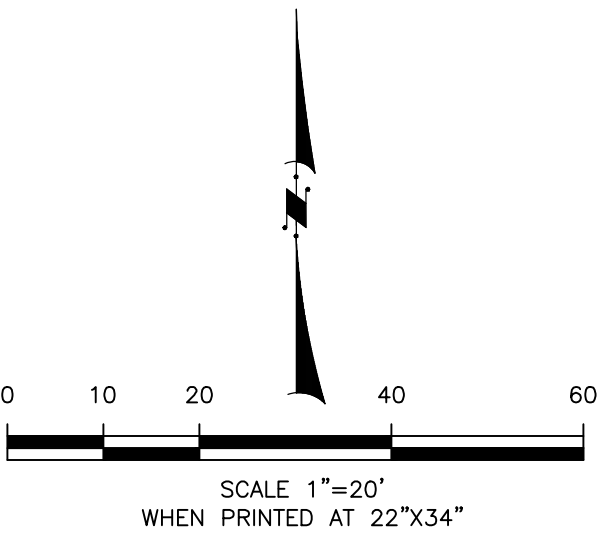
LOT INFO			
LOT	AREA (S.F.)	AREA (ACRES)	ZONE
1	7,335	0.168	R-1
2	3,026	0.070	COTTAGE
3	3,030	0.070	COTTAGE
4	2,837	0.065	COTTAGE
5	2,847	0.065	COTTAGE
6	2,664	0.061	COTTAGE
7	2,664	0.061	COTTAGE
8	2,664	0.061	COTTAGE
9	2,958	0.068	COTTAGE

ZONE	MAX. HEIGHT (FT)	MINIMUM YARD SETBACKS (FT)			
		FRONT	REAR	INTERIOR SIDE	FLANKING STREET
R-1	35	15	10	5	15
COTTAGE	30	16 OR 11*	12 OR 20**	3' MIN, 12' TOTAL	10

NOTES:
1. *11' FRONT SETBACK WHERE NO EASEMENT EXISTS ON FRONT PROPERTY LINE.
2. **20' SETBACK FOR REAR LOADED COTTAGES ONLY.



Know what's below.
Call before you dig.



PROJECT STATISTICS

EXISTING ZONE: AG-SUBURBAN KOOTENAI COUNTY
PROPOSED ZONE: R-1, COTTAGE HOME RESIDENTIAL CODE (18.24.032)
LOTS: 9
GROSS AREA: 1.06 AC
DENSITY: 8.5 LOTS/GROSS ACRE
SYRINGA R.O.W. DEDICATION: 0.0701 AC (20' WIDTH)
LEGION R.O.W. DEDICATION: 0.0746 AC (12.5' WIDTH)
INTERNAL PRIVATE ROADS: 0.143 AC (TRACTS A AND B)
TOTAL COMMON GREEN SPACE: 0.06 AC (TRACT C)
TOTAL RESIDENTIAL AREA: 0.691 AC
AVERAGE LOT SIZE: 3,345 SF
SMALLEST LOT SIZE: 2,664 SF (LOTS 6-8)
LARGEST LOT SIZE: 7,335 SF (LOT 1, EX. RESIDENCE)

PROJECT OVERVIEW

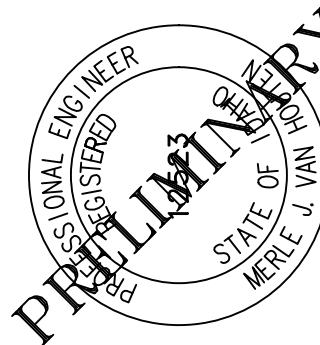
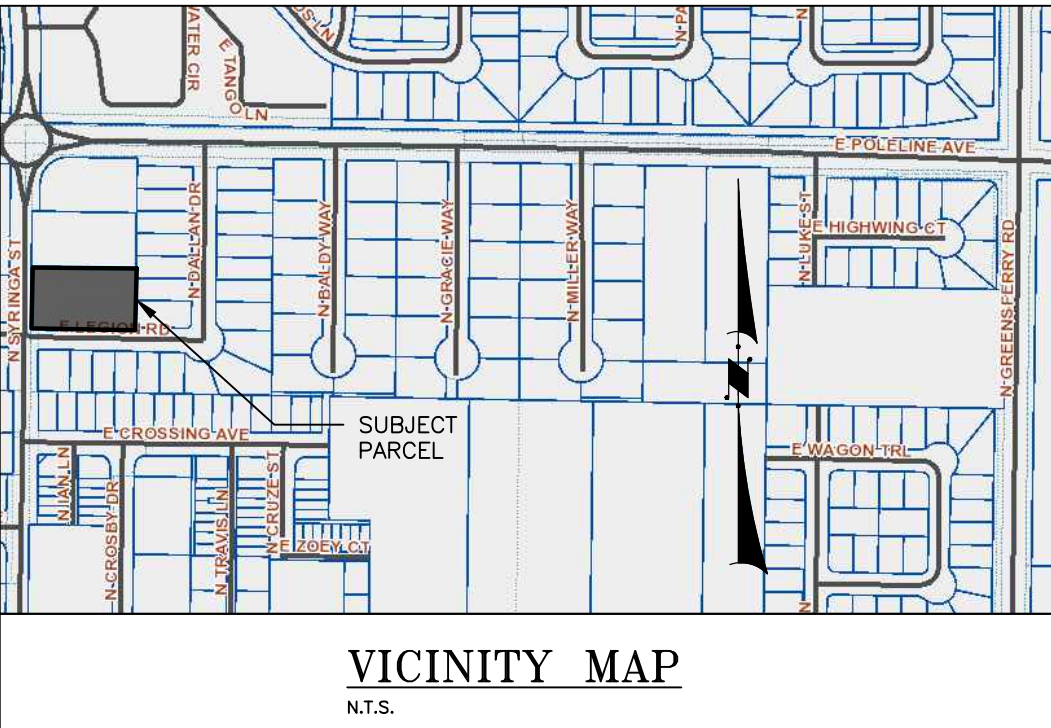
- APPLICATION FOR ANNEXATION OF PROPERTY INTO CITY OF POST FALLS, ZONE R-1.
- SUBDIVISION APPLICATION FOR THE CREATION OF 9 RESIDENTIAL LOTS AND 3 OPEN SPACE/ROADWAY TRACTS.
- SPECIAL USE PERMIT APPLICATION TO APPLY COTTAGE HOME RESIDENTIAL PERFORMANCE STANDARDS IN THE R-1 ZONE.
- ALL LOTS OUTSIDE OF LOT 1 SHALL FOLLOW COTTAGE HOME RESIDENTIAL CODE (18.24.032, SEE SHEETS C3.0-3.2 FOR INDIVIDUAL DWELLING AND LOT CHARACTERISTICS).
- GREEN SPACE TRACT SHALL MEET MINIMUM SIZE AND FRONTAGE REQUIREMENTS ACCORDING TO COTTAGE HOME RESIDENTIAL CODE (18.24.032)
- R.O.W. SHALL BE DEDICATED AND FRONTAGE IMPROVEMENTS SHALL BE DESIGNED ALONG LEGION ROAD AND SYRINGA STREET TO MATCH SURROUNDING ADJACENT PARCELS.
- ALL INTERIOR ROADS WILL BE PRIVATELY OWNED AND MAINTAINED.

ADMINISTRATIVE DEVIATIONS

THE FOLLOWING ADMINISTRATIVE DEVIATIONS FROM EXISTING STANDARDS ARE DEPICTED:
1. 4 LOTS SHALL BE FRONT LOADED (50% MAXIMUM)
2. FRONT SETBACK FOR LOT 4: 8.8' (20% REDUCTION FROM 11' PER COTTAGE HOME RESIDENTIAL STANDARDS)
3. FRONT SETBACK FOR LOT 5: 12.8' (20% REDUCTION FROM 16' PER COTTAGE HOME RESIDENTIAL STANDARDS)
4. REAR SETBACK FOR LOTS 4 AND 5: 9.6' (20% REDUCTION FROM 12' PER COTTAGE HOME RESIDENTIAL STANDARDS)

KCFR CONDITIONS FOR APPROVAL

- LOTS 1, 2, AND 3 MUST HAVE PEDESTRIAN CONNECTIVITY TO A PUBLIC ROAD
- LOTS 2 AND 3 CANNOT HAVE PRIVACY FENCING ABUTTING SYRINGA
- LOTS 2 AND 3 MUST HAVE A SYRINGA ADDRESS



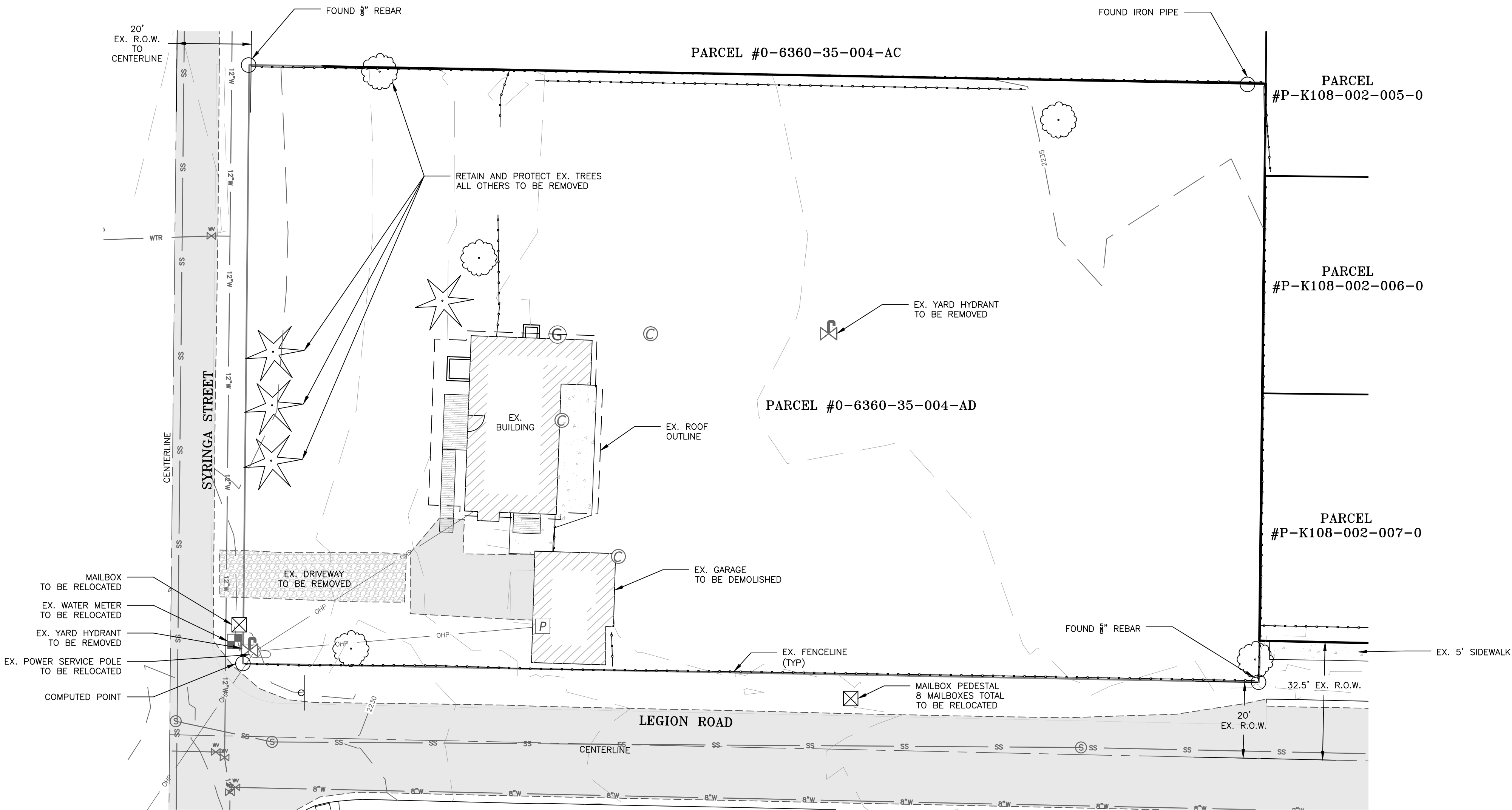
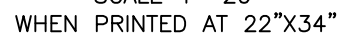
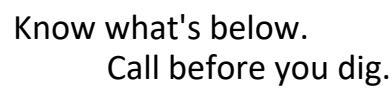
LEGION PARK
SUBDIVISION OVERVIEW

KOOTENAI COUNTY, IDAHO

REVISIONS		BY
NO.	DESCRIPTION	

DATE 11/29/2023	PROJECT #23-0270
PARCEL #0-6360-35-004-AD	
DRAWN MM	
CHECKED MM	
PATR: PROJECTS\2023\23-0270 SYRNGA COTTAGE PRODUCTION DRAWINGS	

Exhibit A-3



LEGION PARK
EXISTING CONDITIONS MAP

KOOTENAI COUNTY, IDAHO

DATE 11/29/2023
PROJECT #23-02710
PARCEL #0-6360-35-004-AD
DRAWN JAH
CHECKED MVH
PATH: _PROJECTS\2023\23-02710 - Syringa Cottages\PRODUCTION DRAWINGS

C1.0
SHEET
2 OF 9

UNAUTHORIZED REPRODUCTION OR
TRANSLATION OF ANY PART OF THIS WORK
WITHOUT THE WRITTEN PERMISSION OF VAN
HOUTEN CONSULTING AND DESIGN, LLC IS
STRICTLY PROHIBITED.

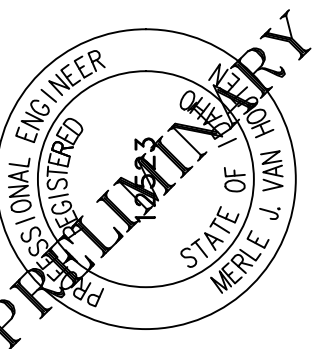
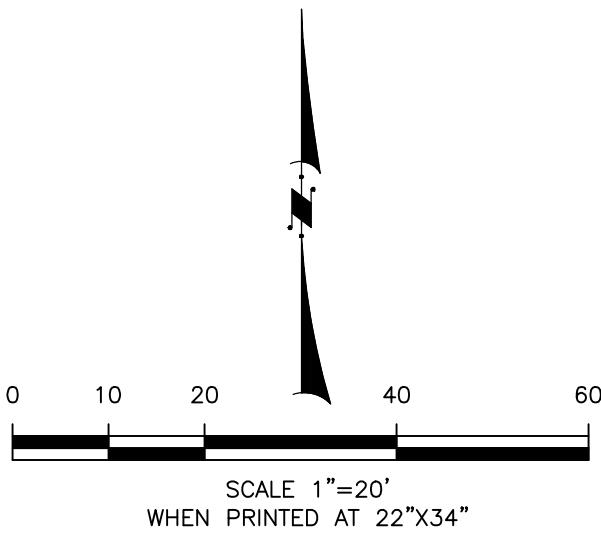


LINE TABLE		
LINE	LENGTH	BEARING
L1	4.56'	N01°02'37\"E
L2	10.69'	S47°49'08\"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	44.57'	28.50'	89°36'32\"	28.31'	40.17'	N45°50'53\"E
C2	31.19'	20.00'	89°20'54\"	19.77'	28.12'	N44°04'22\"W



Know what's below.
Call before you dig.



LEGION PARK
PRELIMINARY PLAT OVERVIEW

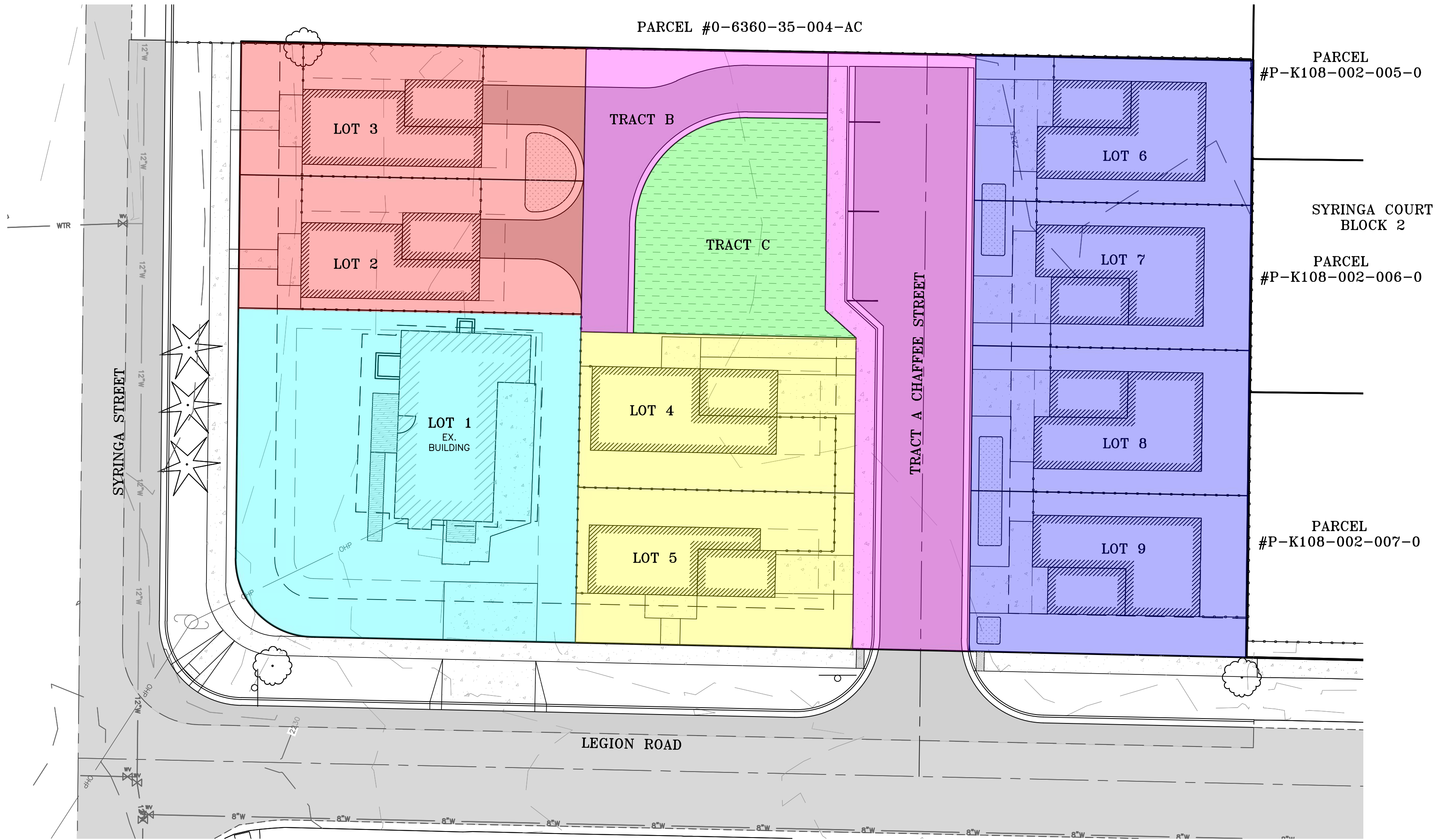
KOOTENAI COUNTY, IDAHO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

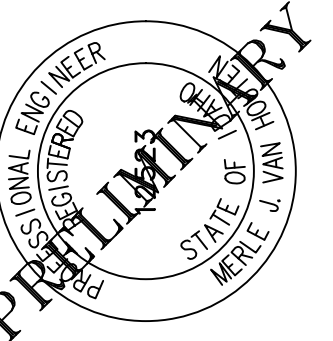
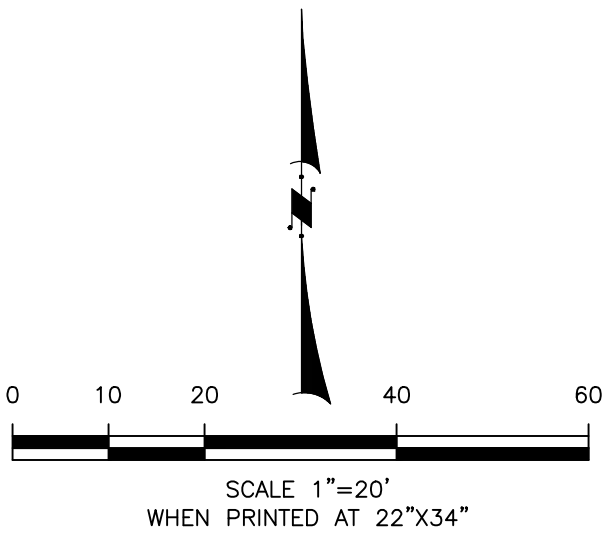
DATE 11/29/2023	PROJECT #23-0270
PARCEL #0-6360-35-004-AD	DRAWN IAH
CHECKED MMH	DATE 12/02/2023
DATE 12/02/2023	PROJECT'S 0023\33-0270
DATE 12/02/2023	PROJECT'S 0023\33-0270
DATE 12/02/2023	PROJECT'S 0023\33-0270

LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY LINES
- BUILDING SETBACKS
- EX. ROAD CENTERLINE
- ROAD CENTERLINE
- EX. EDGE OF PAVEMENT
- EDGE OF PAVEMENT
- FENCELINE
- EX. BUILDING FOOTPRINT
- BUILDING FOOTPRINT
- EASEMENT
- ASPHALT
- COMMON GREENSPACE AREA
- SIDEWALKS/PORCHES/CONCRETE
- ROADWAY TRACTS (A, B)
- GREENSPACE TRACT (C)
- R-1 LOT WITH EXISTING HOME
SEE SHEET C3.3
- REAR LOADED COTTAGE LOTS
SEE SHEET C3.0
- SIDE LOADED COTTAGE LOTS
SEE SHEET C3.1
- FRONT LOADED COTTAGE LOTS
SEE SHEET C3.2



Know what's below.
Call before you dig.

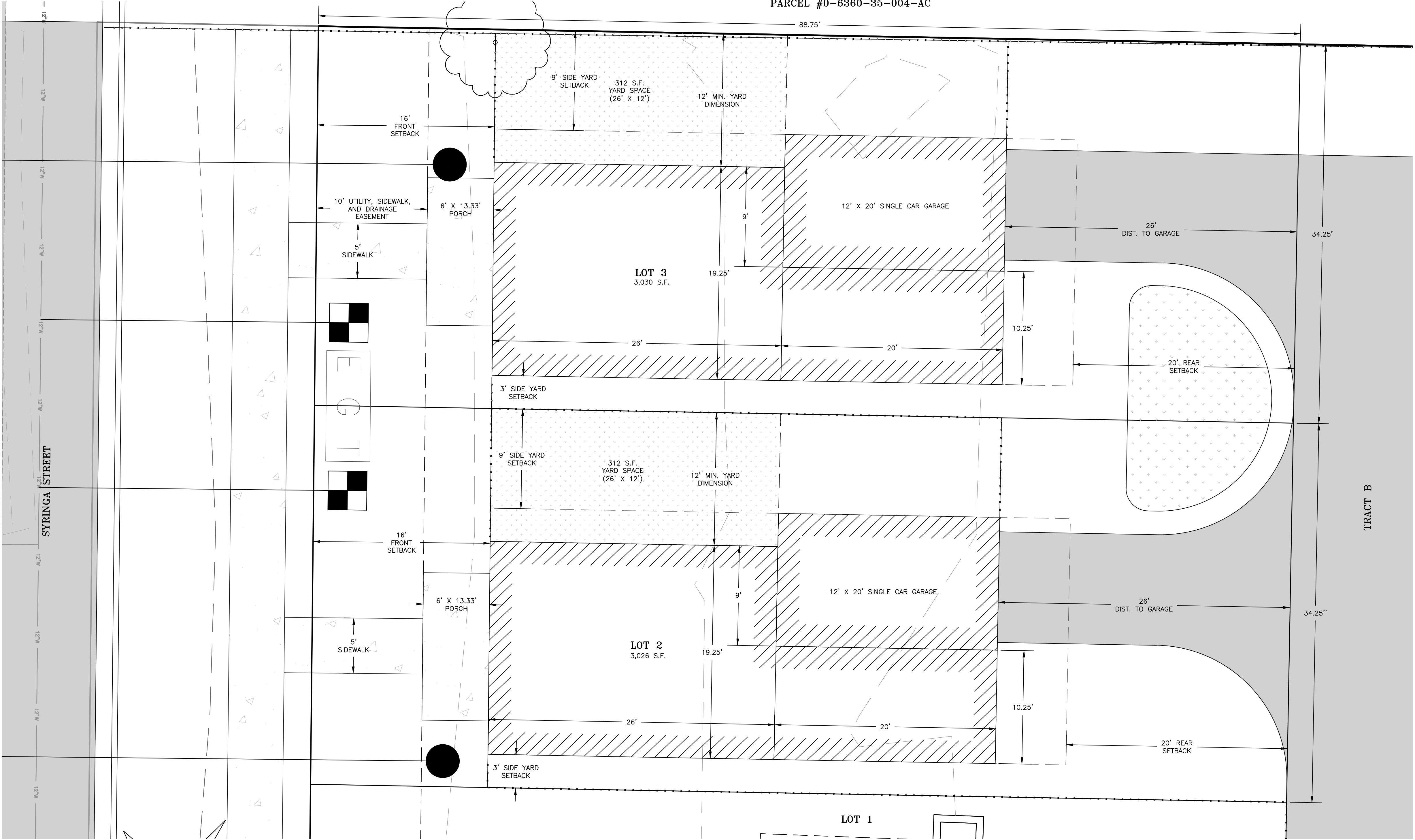


LEGION PARK
TRACTS AND LOT TYPE OVERVIEW

KOOTENAI COUNTY, IDAHO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 11/29/2023	PROJECT #23-0270
DRAWN IAH	PARCEL #0-6360-35-004-AD
CHECKED MMH	
PATH: PROJECTS\023\23-0270 - Syringa Village Production Drawings	



LEGEND

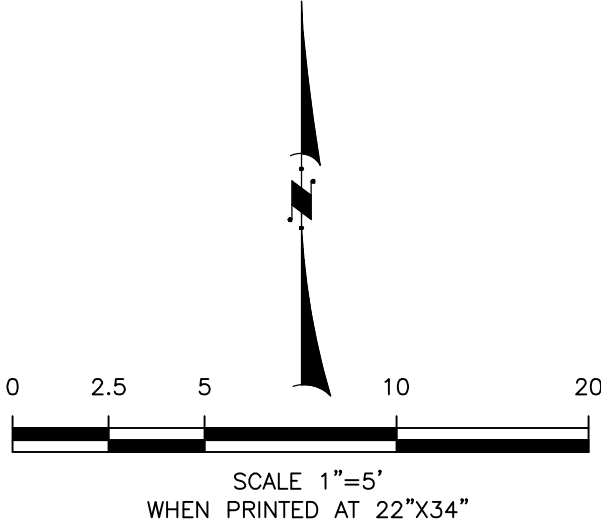
BUILDING FOOTPRINT

CONCRETE/SIDEWALK

YARD AREA



Know what's below.
Call before you dig.



REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 11/29/2023	PROJECT #23-0270
DRAWN MMH	PARCEL #0-6360-35-004-AD
CHECKED MMH	
PATH: _PROJECTS\2023\23-0270 - Syringa - Chicago PRODUCTION DRAWING	

C3.1

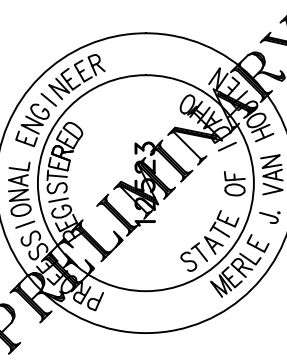
SHEET

5 OF 9

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MERLE@VANHOUTEND.COM
401 E. SHERMAN AVE. STE. #211
COEUR D'ALENE, ID 83814
WWW.VANHOUTEND.COM

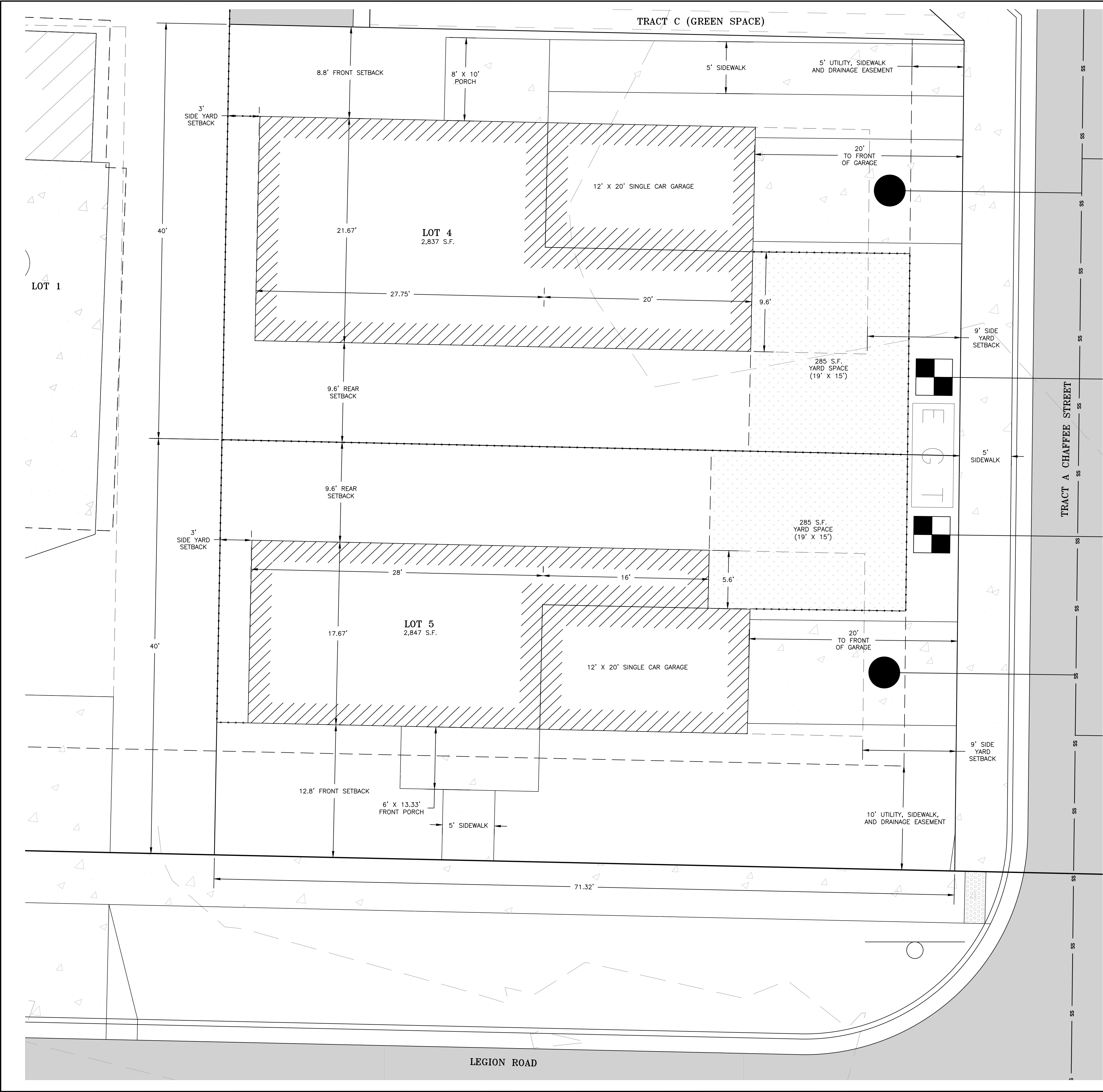
VAN HOUTEN CONSULTING & DESIGN, LLC



LEGION PARK

REAR LOADED LOT DETAIL

KOOTENAI COUNTY, IDAHO



LEGEND

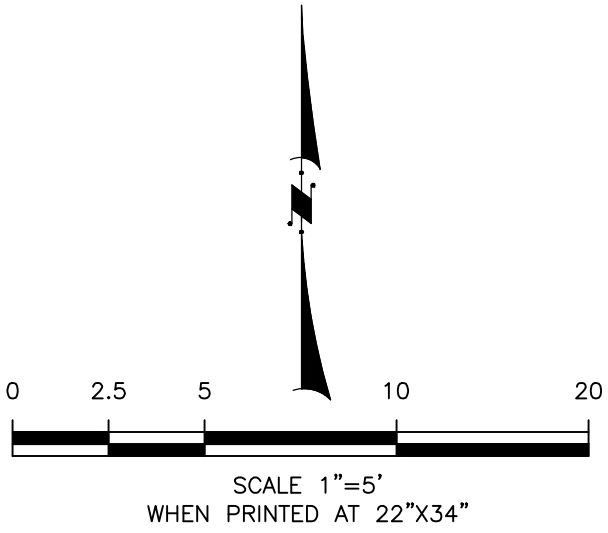
BUILDING FOOTPRINT

CONCRETE/SIDEWALK

YARD AREA



Know what's below.
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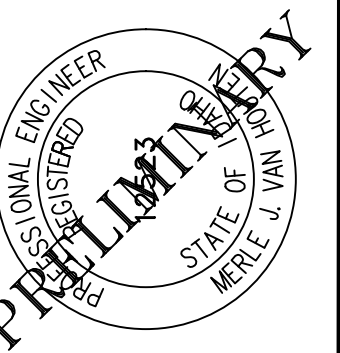


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VAN HOUTEN CONSULTING & DESIGN, LLC



LEGION PARK
SIDE LOADED LOT DETAIL

KOOTENAI COUNTY, IDAHO

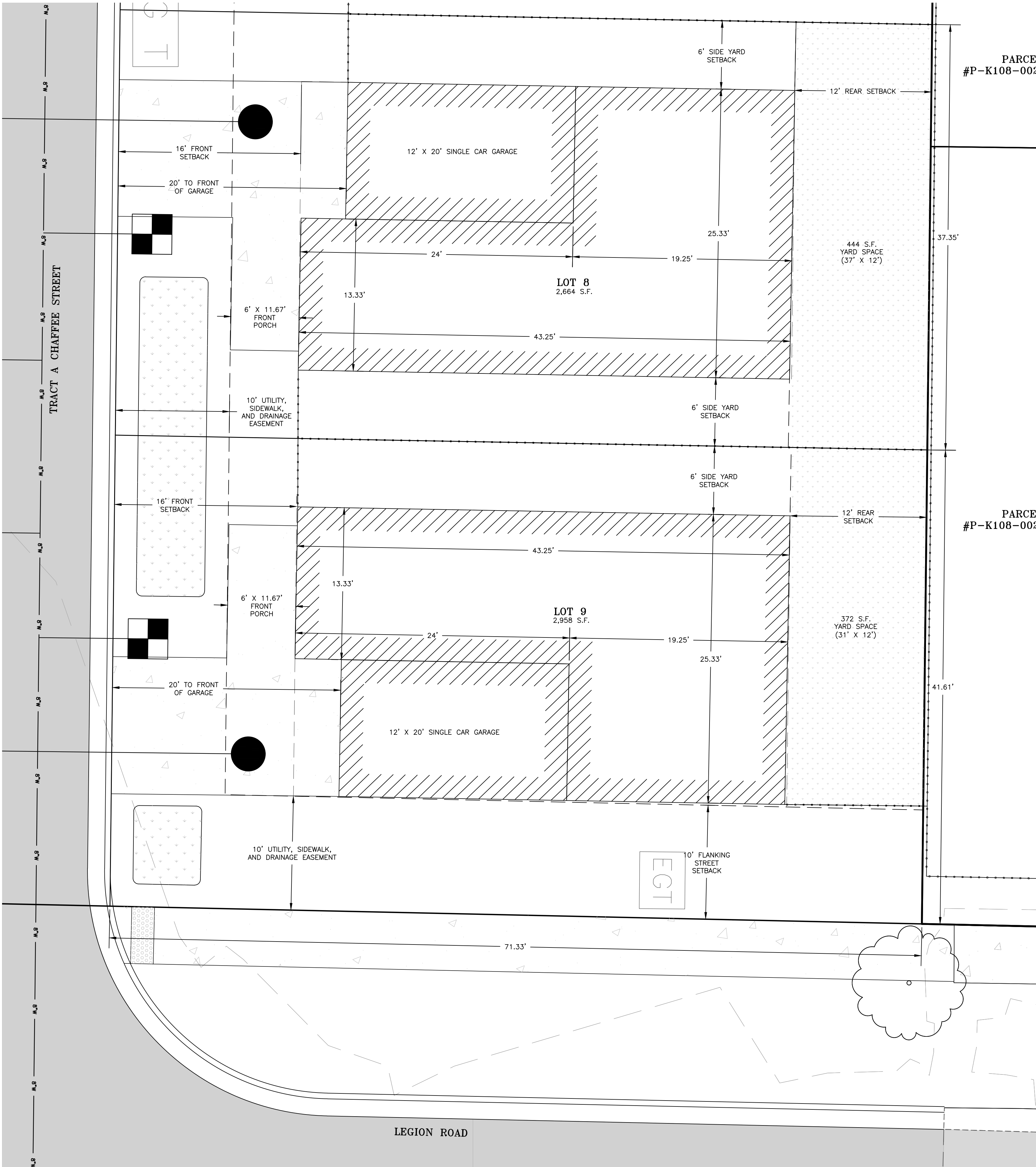
REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 11/29/2023	PROJECT #23-0270
PARCEL #0-6360-35-004-AD	DRAWN IAH
CHECKED MMH	DATE 11/29/2023
DATE 11/29/2023	PROJECT #23-0270
PARCEL #0-6360-35-004-AD	DRAWN IAH
CHECKED MMH	DATE 11/29/2023

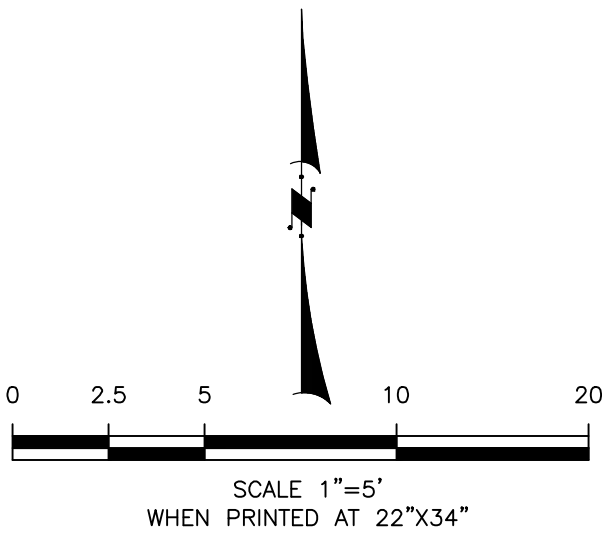
C3.2

SHEET
6 OF 9

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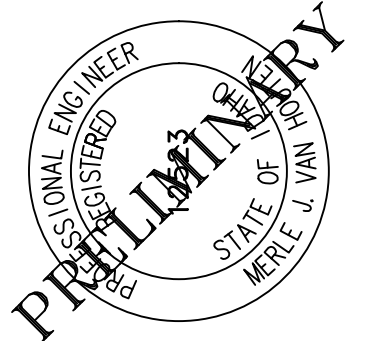


NOTE:
LOT 8 AND LOT 9 LAYOUT AND INFORMATION CAN BE APPLIED TO LOT 6
AND LOT 7 RESPECTIVELY.

LEGEND		
	BUILDING FOOTPRINT	
	CONCRETE/SIDEWALK	
	YARD AREA	

PARCEL
#P-K108-002-006-0

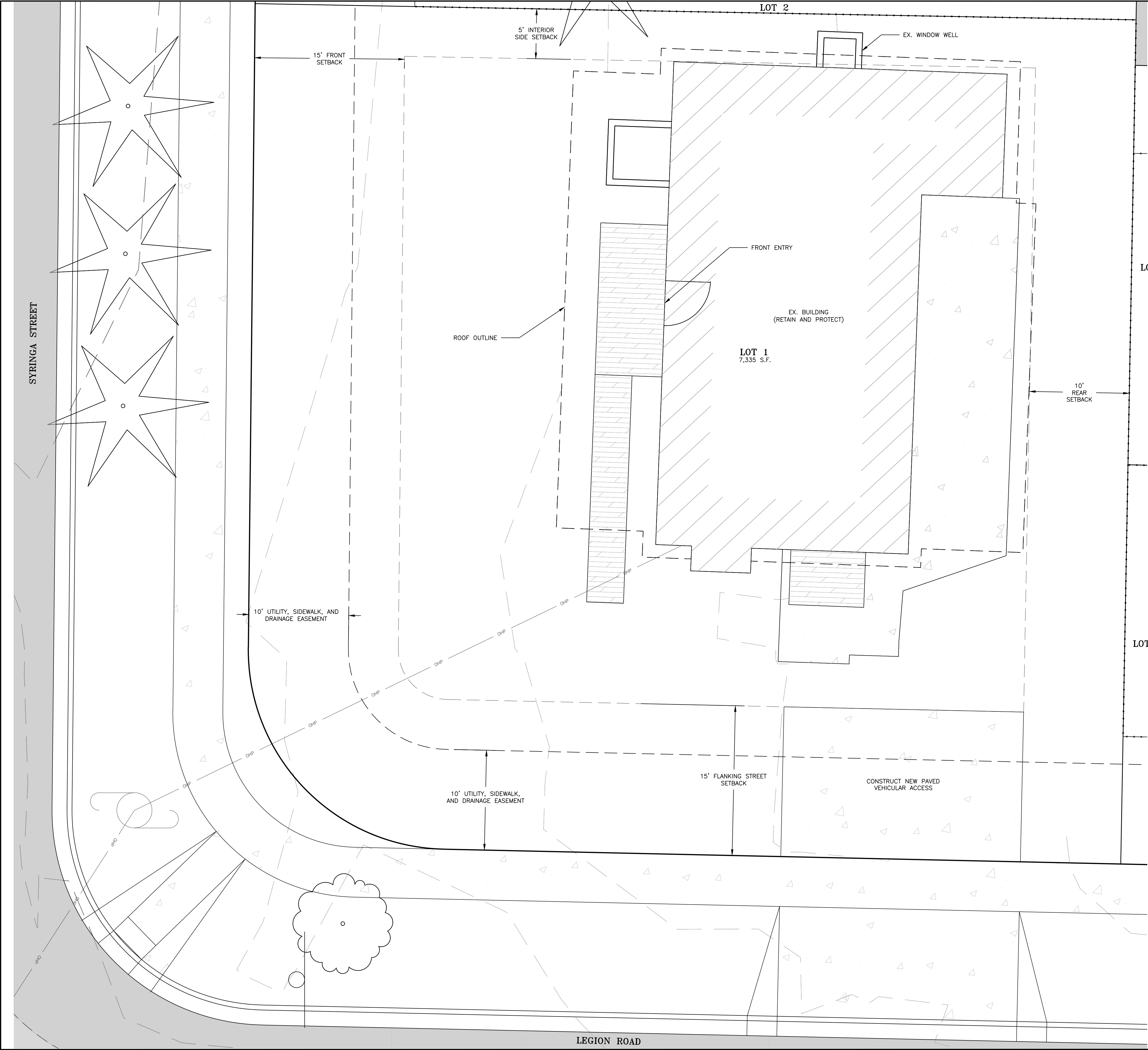
PARCEL
#P-K108-002-007-0



LEGION PARK
FRONT LOADED LOT DETAIL
KOOTENAI COUNTY, IDAHO

REVISIONS		
NO.	DATE	DESCRIPTION

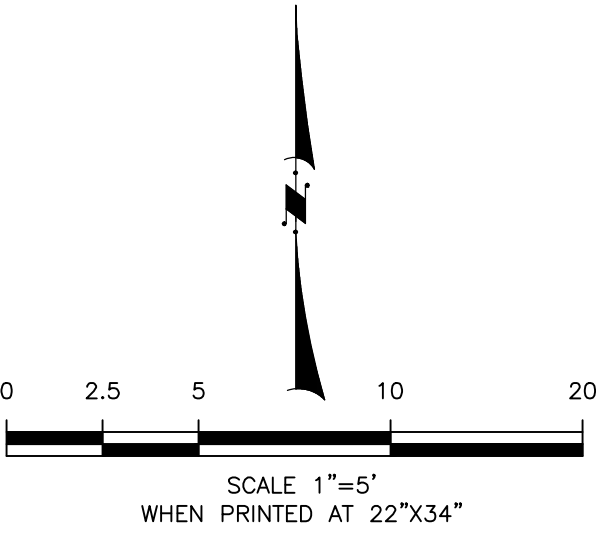
DATE 11/29/2023	PROJECT #23-0270	PARCEL #P-K108-002-006-0
DRAWN MMH	CHECKED MMH	DATE 11/29/2023
PROJECT #23-0270		
DATE 11/29/2023		



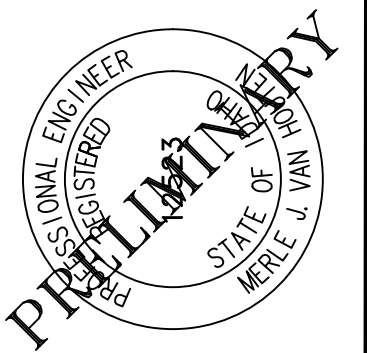
NOTE:
LOT 1 SHALL FOLLOW R-1 ZONING STANDARDS.

LEGEND

- BUILDING FOOTPRINT
- CONCRETE/SIDEWALK
- YARD AREA



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VAN HOUTEN CONSULTING & DESIGN, LLC

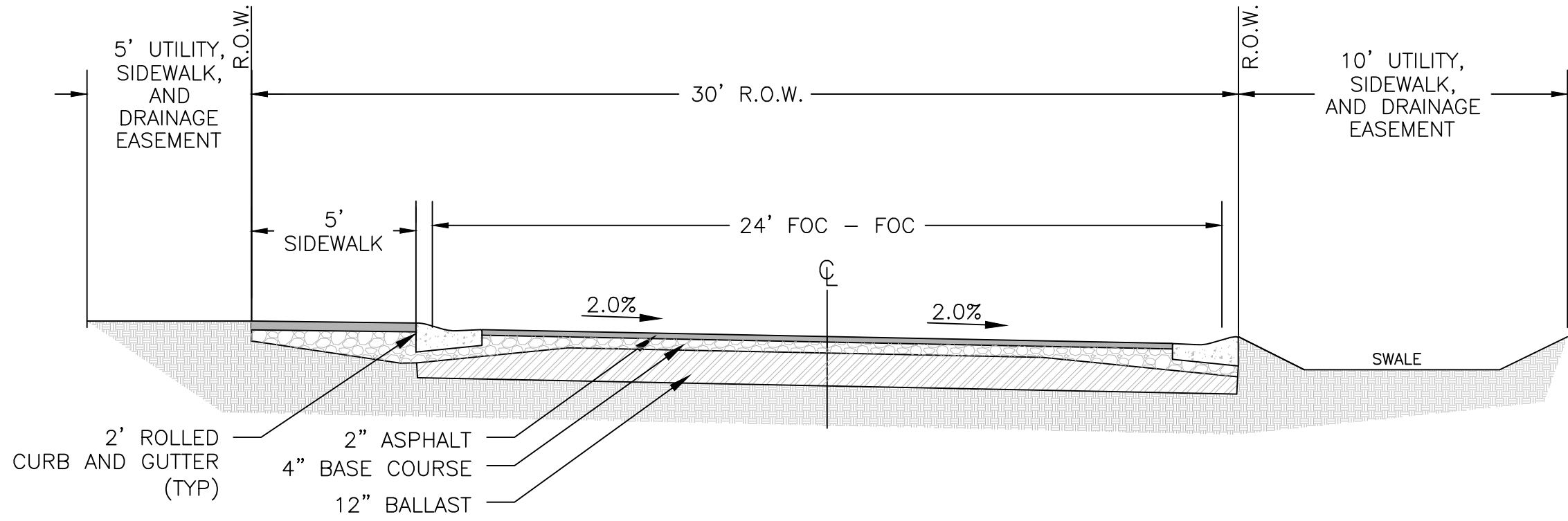


LEGION PARK
R-1 LOT DETAIL
KOOTENAI COUNTY, IDAHO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

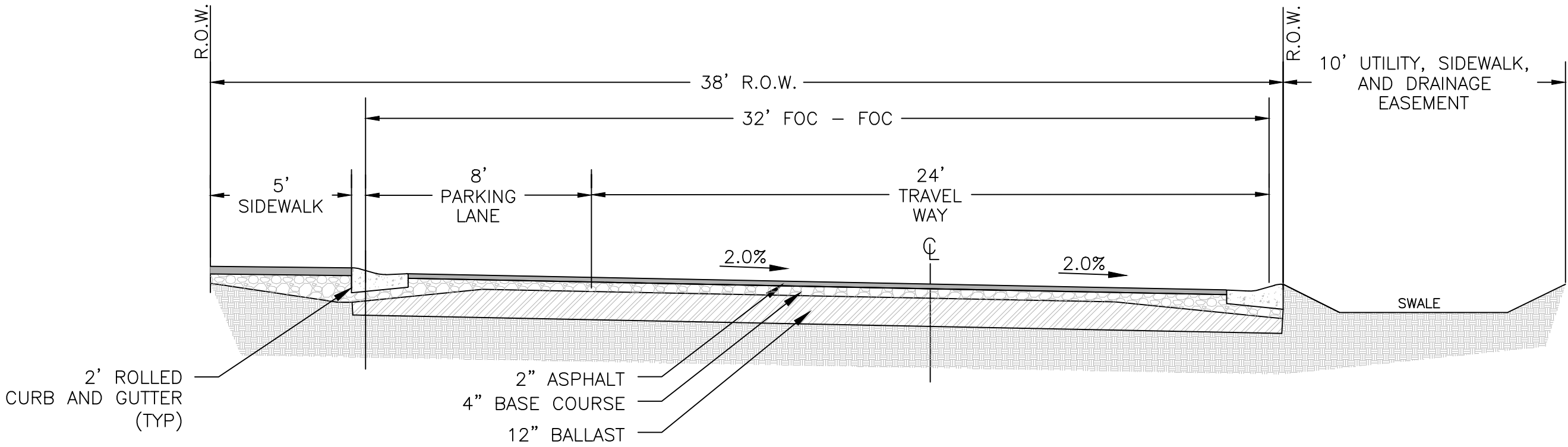
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PARCEL #6-380-35-004-AD	DRAWN IAH
CHECKED MMH	PATR. PROJECTS 0203\23-0270
5/1/24 CHASPER VANDERSTADT DRAWING	

C3.4
SHEET
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NOTE
1. CONSTRUCT "DUMP" CURB OPTION ON WEST SIDE

CHAFFEE STREET
TYPICAL SECTION
N.T.S.

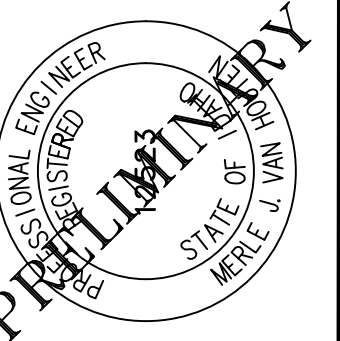


NOTE
1. CONSTRUCT "DUMP" CURB OPTION ON WEST SIDE

CHAFFEE STREET
TYPICAL SECTION
WITH PARKING
N.T.S.



Know what's below.
Call before you dig.



LEGION PARK
TYPICAL SECTION
KOOTENAI COUNTY, IDAHO

REVISIONS		
NO.	DATE	DESCRIPTION

DATE 11/29/2023	PROJECT #23-0270
DRAWN MMH	PARCEL #0-6360-35-004-AD
CHECKED MMH	
DATE: PROJECT'S 0023\03-0270 - 0270 SYNOPSIS - LEGION PARK TYPICAL SECTION DRAWINGS	

C4.0
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9 OF 9

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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

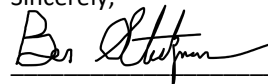
Re: Client Letter of Authorization

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



**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.



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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Page 2 of 8





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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Page 3 of 8

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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Page 5 of 8





**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.

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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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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ALTA Commitment for Title Insurance 8-1-16





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.

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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300' RADIUS REPORT

Date: November 20, 2023

Windermere Post Falls Realty, LLC
Attn: Colton Blizzard
1616 E. Seltice Way
Post Falls, ID 83854

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

PROPERTY:
AIN #131429

And as of the Kootenai County Assessors roll dated November 8, 2023, we find the following:

SEE ATTACHED PAGES

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

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

Sincerely,
KOOTENAI COUNTY TITLE CO.

Tami Edmunds
Customer Service

Exhibit A-6

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

Property Address: 2218 N Syringa St
Post Falls ID 83854

Property Picture

**Owner Information**

Name: Blackwell Homes & Dev LLC

Address: 1836 Northwest Blvd

City State ZIP: Coeur D Alene ID 83814

Assessor Information

Property ID #: 0636035004AD

Tax ID #: 131429

Section: 51N05W35

Instrument: 1677012

TCA Code: 138000

Legal Description: POST FALLS IRR TRS, TAX #9388 [IN TR 4 BLK 35] 3551N05W

Property Class: 537 - Imp res rural sub

Neighborhood Code: 2040 PRAIRIE-SOUTHEAST

Acres: 1.06

Taxes: \$2,121.87 - 2022

Assessments

Description	Value
Total Market Value	\$673,943.00
Assessed Land Value	\$365,701.00
Assessed Improvement Value	\$308,242.00
Total Assessed Value	\$673,943.00
Exemption: Homeowner	\$125,000.00
Net Taxable Value (2023)	\$548,943.00

Value Details

Dwl	Ext	Type	Category	Value
0	R01	MHHOOK UP	37H Res imp on 15	\$9,405.00
1	R01	DWELL	37H Res imp on 15	\$271,172.00
0	R01	DETGAR	37H Res imp on 15	\$24,596.00
0	R01	SHED	37H Res imp on 15	\$1,771.00
0	R01	PAV	37H Res imp on 15	\$1,298.00

Land Information

Land Use / Land Use Standard: 537 - Imp res rural sub / 163 - Sfr

Zoning: County-AGSUB - Ag-Suburban

Sewer Available:

Waterfront:

Watershed: 1701030502 - Cedar Creek-Spokane River

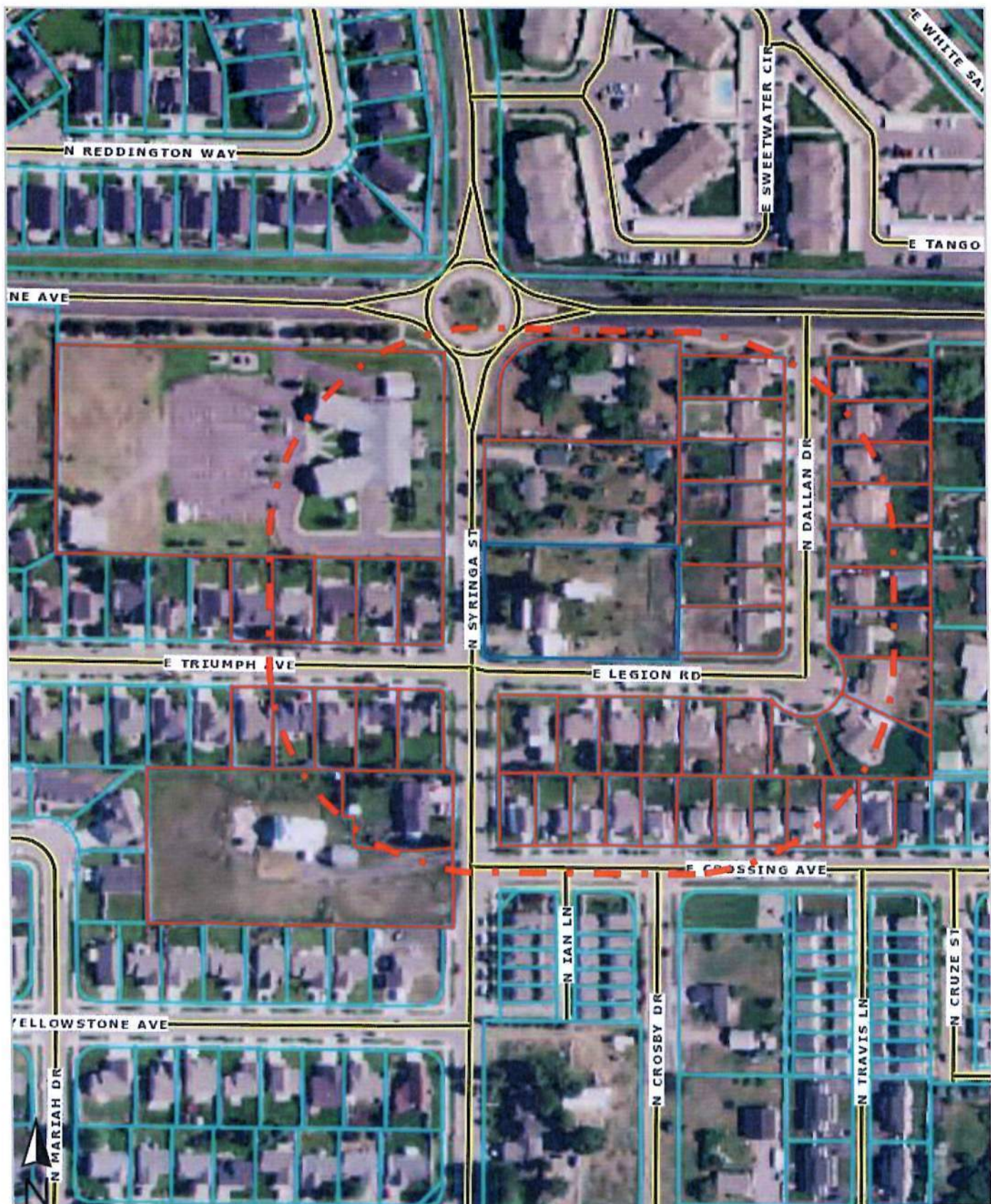
Recreation:

Improvement Information

Improvement Type:	DWELL
Year Built:	1974
Stories:	1
Heat:	Forced hot air-gas
Central Air:	Yes
Foundation:	Formed conc
Construction Type:	Wood frame w/sheathing
Finished Sq. Ft.	2,192 SqFt
Commercial Sq. Ft.	

Improvements by Floor

Dwl	Ext	Flr	BR	Bath	Half Bath	LR	DR	GR	Kit	Den	Oth	Base Area	Fin. Area
1	R01	1.0	3	1	0	1	0	0	1	0	0	1,096	1,096
1	R01	B	2	1	0	0	0	1	0	1	1	1,096	1,096



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

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

Owner Name: Anderson Brenda D	Parcel ID: PK1080010090	Tax ID: 314410
Co-Owner:	Recording Date: 11/13/2015	
Site Addr: 1652 E Legion Rd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1652 E Legion Rd Post Falls ID 83854	Assessed Total: \$474,880.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2010	Bldg SqFt: 1,553 SqFt	Acres: 0.33 Acres
Legal: SYRINGA COURT, LT 9 BLK 1 3551N05W		

Owner Name: Bischoff Jeffery D	Parcel ID: PK1080020060	Tax ID: 314423
Co-Owner: Bischoff Mallory	Recording Date: 09/23/2019	
Site Addr: 2245 N Dallan Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 610 Foxen Dr Santa Barbara CA 93105	Assessed Total: \$400,460.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2009	Bldg SqFt: 1,160 SqFt	Acres: 0.21 Acres
Legal: SYRINGA COURT, LT 6 BLK 2 3551N05W		

Owner Name: Blackwell Homes & Dev LLC	Parcel ID: 0636035004AD	Tax ID: 131429
Co-Owner:	Recording Date: 07/13/2023	
Site Addr: 2218 N Syringa St Post Falls ID 83854	Use: Imp res rural sub	
Owner Addr: 1836 Northwest Blvd Coeur D Alene ID 83814	Assessed Total: \$673,943.00	Sale Price:
Bedroom: 5 Bath: 2 Year Blt: 1974	Bldg SqFt: 2,192 SqFt	Acres: 1.06 Acres
Legal: POST FALLS IRR TRS, TAX #9388 [IN TR 4 BLK 35] 3551N05W		

Owner Name: Bliss, Cory G	Parcel ID: PK3300010100	Tax ID: 323601
Co-Owner:	Recording Date: 06/01/2023	
Site Addr: 1579 E Crossing Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1579 E Crossing Ave Post Falls ID 83854	Assessed Total: \$397,620.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2012	Bldg SqFt: 1,224 SqFt	Acres: 0.12 Acres
Legal: CROSSINGS 1ST ADD, LT 10 BLK 1 3551N05W		

Owner Name: Bly Jennifer L	Parcel ID: PK1080010130	Tax ID: 314414
Co-Owner:	Recording Date: 11/20/2009	
Site Addr: 1592 E Legion Rd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1592 E Legion Rd Post Falls ID 83854	Assessed Total: \$426,250.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2009	Bldg SqFt: 1,328 SqFt	Acres: 0.15 Acres
Legal: SYRINGA COURT, LT 13 BLK 1 3551N05W		

Owner Name: Breda Colton	Parcel ID: PK3300010060	Tax ID: 323597
Co-Owner: Nettles Madison	Recording Date: 05/11/2021	
Site Addr: 1559 E Crossing Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1559 E Crossing Ave Post Falls ID 83854	Assessed Total: \$375,840.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2011	Bldg SqFt: 1,250 SqFt	Acres: 0.13 Acres
Legal: CROSSINGS 1ST ADD, LT 6 BLK 1 3551N05W		

Owner Name: Bush Brandon	Parcel ID: PK1080010070	Tax ID: 314408
Co-Owner: Bush Shasta	Recording Date: 08/07/2009	
Site Addr: 2226 N Dallan Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2226 N Dallan Dr Post Falls ID 83854	Assessed Total: \$536,220.00	Sale Price:
Bedroom: 3 Bath: 2.5 Year Blt: 2009	Bldg SqFt: 2,110 SqFt	Acres: 0.24 Acres
Legal: SYRINGA COURT, LT 7 BLK 1 3551N05W		

Owner Name: Carpenter Ron M	Parcel ID: PK1080010060	Tax ID: 314407
Co-Owner: Carpenter Trisha J	Recording Date: 09/17/2009	
Site Addr: 2246 N Dallan Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2246 N Dallan Dr Post Falls ID 83854	Assessed Total: \$497,030.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2009	Bldg SqFt: 2,096 SqFt	Acres: 0.21 Acres
Legal: SYRINGA COURT, LT 6 BLK 1 3551N05W		

Owner Name: Cassatt Ronald J	Parcel ID: PK1080010100	Tax ID: 314411
Co-Owner:	Recording Date: 07/17/2009	
Site Addr: 1644 E Legion Rd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1644 E Legion Rd Post Falls ID 83854	Assessed Total: \$460,880.00	Sale Price:
Bedroom: 3 Bath: 2.5 Year Blt: 2008	Bldg SqFt: 1,533 SqFt	Acres: 0.17 Acres
Legal: SYRINGA COURT, LT 10 BLK 1 3551N05W		

Owner Name: Charles H And Deborah L Saunders Revocable Trus Co-Owner: Site Addr: 2223 N Dallan Dr Post Falls ID 83854 Owner Addr: 1216 W Grange Ave Post Falls ID 83854 Bedroom: 3 Bath: 2 Year Blt: 2010 Legal: SYRINGA COURT, LT 7 BLK 2 3551N05W	Parcel ID: PK1080020070 Recording Date: 03/23/2012 Use: Imp res lot/tract in city Assessed Total: \$402,180.00 Bldg SqFt: 1,112 SqFt	Tax ID: 314424 Sale Price: Acres: 0.24 Acres
Owner Name: Considine Lawrence Co-Owner: Considine Uta N Site Addr: 2206 N Dallan Dr Post Falls ID 83854 Owner Addr: 2206 N Dallan Dr Post Falls ID 83854 Bedroom: 3 Bath: 2 Year Blt: 2009 Legal: SYRINGA COURT, LT 8 BLK 1 3551N05W	Parcel ID: PK1080010080 Recording Date: 11/24/2009 Use: Imp res lot/tract in city Assessed Total: \$398,120.00 Bldg SqFt: 1,120 SqFt	Tax ID: 314409 Sale Price: Acres: 0.24 Acres
Owner Name: Corrie Rehms Revocable Living Trust Of 2020 Co-Owner: Site Addr: 1511 E Crossing Ave Post Falls ID 83854 Owner Addr: 1511 E Crossing Ave Post Falls ID 83854 Bedroom: 3 Bath: 2.5 Year Blt: 2011 Legal: CROSSINGS, LT 1 BLK 1 3551N05W	Parcel ID: PK2880010010 Recording Date: 04/19/2019 Use: Imp res lot/tract in city Assessed Total: \$388,490.00 Bldg SqFt: 1,397 SqFt	Tax ID: 322322 Sale Price: Acres: 0.12 Acres
Owner Name: Covington Revocable Living Trust Co-Owner: Site Addr: 1423 E Triumph Ave Post Falls ID 83854 Owner Addr: PO Box 1554 Hayden ID 83835 Bedroom: 3 Bath: 2 Year Blt: 2008 Legal: LEGION MANOR, LT 4 BLK 2 3551N05W	Parcel ID: PJ3580020040 Recording Date: 02/08/2022 Use: Imp res lot/tract in city Assessed Total: \$396,680.00 Bldg SqFt: 1,230 SqFt	Tax ID: 303689 Sale Price: Acres: 0.17 Acres
Owner Name: Crossing Avenue LLC Co-Owner: Site Addr: 1531 E Crossing Ave Post Falls ID 83854 Owner Addr: 3952 N 22nd St Coeur D Alene ID 83815 Bedroom: 3 Bath: 2.5 Year Blt: 2011 Legal: CROSSINGS, LT 3 BLK 1 3551N05W	Parcel ID: PK2880010030 Recording Date: 04/28/2022 Use: Imp res lot/tract in city Assessed Total: \$383,660.00 Bldg SqFt: 1,344 SqFt	Tax ID: 322324 Sale Price: Acres: 0.12 Acres
Owner Name: Danforth Benjamin R Co-Owner: Danforth Erica L Site Addr: 1406 E Triumph Ave Post Falls ID 83854 Owner Addr: 3891 E French Gulch Rd Coeur D Alene ID 83814 Bedroom: 3 Bath: 2 Year Blt: 2016 Legal: LEGION MANOR, LT 5 BLK 1 3551N05W	Parcel ID: PJ3580010050 Recording Date: 01/30/2015 Use: Imp res lot/tract in city Assessed Total: \$485,810.00 Bldg SqFt: 1,642 SqFt	Tax ID: 303653 Sale Price: Acres: 0.16 Acres
Owner Name: Data Unavailable Co-Owner: Site Addr: 2162 N Syringa St Post Falls ID 83854 Owner Addr: 2162 N Syringa St Post Falls ID 83854 Bedroom: 3 Bath: 2 Year Blt: 1974 Legal: SYRINGA COURT, LT 16 BLK 1 3551N05W	Parcel ID: PK1080010160 Recording Date: 09/15/2009 Use: Imp res lot/tract in city Assessed Total: \$451,260.00 Bldg SqFt: 2,050 SqFt	Tax ID: 314417 Sale Price: Acres: 0.22 Acres
Owner Name: Data Unavailable Co-Owner: Site Addr: 1547 E Crossing Ave Post Falls ID 83854 Owner Addr: 1547 E Crossing Ave Post Falls ID 83854 Bedroom: 3 Bath: 2.5 Year Blt: 2010 Legal: CROSSINGS, LT 5 BLK 1 3551N05W	Parcel ID: PK2880010050 Recording Date: 06/05/2020 Use: Imp res lot/tract in city Assessed Total: \$381,610.00 Bldg SqFt: 1,382 SqFt	Tax ID: 322326 Sale Price: Acres: 0.12 Acres
Owner Name: Debole Nancy Co-Owner: Site Addr: 1575 E Crossing Ave Post Falls ID 83854 Owner Addr: 1808 E Boyd Ave Coeur D Alene ID 83814 Bedroom: 4 Bath: 2.5 Year Blt: 2012 Legal: CROSSINGS 1ST ADD, LT 9 BLK 1 3551N05W	Parcel ID: PK3300010090 Recording Date: 11/04/2022 Use: Imp res lot/tract in city Assessed Total: \$384,980.00 Bldg SqFt: 1,396 SqFt	Tax ID: 323600 Sale Price: Acres: 0.12 Acres

Owner Name: Ellison Jamie	Parcel ID: PJ3580010010	Tax ID: 303649
Co-Owner: Post George E	Recording Date:	
Site Addr: 1476 E Triumph Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1476 E Triumph Ave Post Falls ID 83854	Assessed Total: \$463,610.00	Sale Price:
Bedroom: 3 Bath: 3 Year Blt: 2007	Bldg SqFt: 1,968 SqFt	Acres: 0.18 Acres
Legal: LEGION MANOR, LT 1 BLK 1 3551N05W		
Owner Name: Garcia Eric	Parcel ID: PK1080010120	Tax ID: 314413
Co-Owner:	Recording Date: 05/02/2018	
Site Addr: 1614 E Legion Rd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1614 E Legion Rd Post Falls ID 83854	Assessed Total: \$393,770.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2009	Bldg SqFt: 1,060 SqFt	Acres: 0.15 Acres
Legal: SYRINGA COURT, LT 12 BLK 1 3551N05W		
Owner Name: Griggs, Aaron	Parcel ID: PK1080020010	Tax ID: 314418
Co-Owner: Griggs, Ala	Recording Date: 02/17/2023	
Site Addr: 2345 N Dallan Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2345 N Dallan Dr Post Falls ID 83854	Assessed Total: \$460,030.00	Sale Price:
Bedroom: 3 Bath: 2.5 Year Blt: 2009	Bldg SqFt: 1,712 SqFt	Acres: 0.21 Acres
Legal: SYRINGA COURT, LT 1 BLK 2 3551N05W		
Owner Name: Haneke Janice Sue	Parcel ID: PK1080010040	Tax ID: 314405
Co-Owner:	Recording Date: 03/11/2016	
Site Addr: 2288 N Dallan Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2288 N Dallan Dr Post Falls ID 83854	Assessed Total: \$474,120.00	Sale Price:
Bedroom: 5 Bath: 3 Year Blt: 2009	Bldg SqFt: 2,156 SqFt	Acres: 0.21 Acres
Legal: SYRINGA COURT, LT 4 BLK 1 3551N05W		
Owner Name: Hann Catherine J	Parcel ID: PK1080020030	Tax ID: 314420
Co-Owner:	Recording Date: 06/17/2013	
Site Addr: 2305 N Dallan Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 4377 W Woodhaven Loop Coeur D Alene ID 83814	Assessed Total: \$436,720.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2009	Bldg SqFt: 1,447 SqFt	Acres: 0.21 Acres
Legal: SYRINGA COURT, LT 3 BLK 2 3551N05W		
Owner Name: Hoialmen James A	Parcel ID: PJ3580020010	Tax ID: 303686
Co-Owner:	Recording Date: 09/25/2008	
Site Addr: 1479 E Triumph Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1479 E Triumph Ave Post Falls ID 83854	Assessed Total: \$413,660.00	Sale Price:
Bedroom: 3 Bath: 2.5 Year Blt: 2008	Bldg SqFt: 1,531 SqFt	Acres: 0.18 Acres
Legal: LEGION MANOR, LT 1 BLK 2 3551N05W		
Owner Name: Holden Tyler	Parcel ID: PK2880010020	Tax ID: 322323
Co-Owner: Holden Shea	Recording Date: 03/17/2020	
Site Addr: 1515 E Crossing Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1515 E Crossing Ave Post Falls ID 83854	Assessed Total: \$355,480.00	Sale Price:
Bedroom: 3 Bath: 1.5 Year Blt: 2010	Bldg SqFt: 1,120 SqFt	Acres: 0.12 Acres
Legal: CROSSINGS, LT 2 BLK 1 3551N05W		
Owner Name: Howlett Leasia M	Parcel ID: PK3300010070	Tax ID: 323598
Co-Owner:	Recording Date: 08/26/2011	
Site Addr: 1567 E Crossing Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1567 E Crossing Ave Post Falls ID 83854	Assessed Total: \$356,050.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2011	Bldg SqFt: 1,120 SqFt	Acres: 0.12 Acres
Legal: CROSSINGS 1ST ADD, LT 7 BLK 1 3551N05W		
Owner Name: Jakubowski Steven Edward	Parcel ID: P00000352920	Tax ID: 103439
Co-Owner: Jakubowski Beatriz	Recording Date: 10/21/2020	
Site Addr: 2107 N Syringa St Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2107 N Syringa St Post Falls ID 83854	Assessed Total: \$775,900.00	Sale Price:
Bedroom: 4 Bath: 2.5 Year Blt: 2014	Bldg SqFt: 1,876 SqFt	Acres: 1.88 Acres
Legal: TAX#25114 [NE-NW] 3551N05W		

Owner Name: Jmks 1554 LLC	Parcel ID: PK1080010150	Tax ID: 314416
Co-Owner:	Recording Date: 05/09/2019	
Site Addr: 1554 E Legion Rd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2860 E Thrush Dr Post Falls ID 83854	Assessed Total: \$398,190.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2009	Bldg SqFt: 1,120 SqFt	Acres: 0.15 Acres
Legal: SYRINGA COURT, LT 15 BLK 1 3551N05W		

Owner Name: Leaveil Eric	Parcel ID: PJ3580010030	Tax ID: 303651
Co-Owner:	Recording Date: 03/07/2013	
Site Addr: 1442 E Triumph Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 5407 E French Gulch Rd Coeur D Alene ID 83814	Assessed Total: \$488,270.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2015	Bldg SqFt: 1,627 SqFt	Acres: 0.16 Acres
Legal: LEGION MANOR, LT 3 BLK 1 3551N05W		

Owner Name: MacKin David	Parcel ID: PK1080010050	Tax ID: 314406
Co-Owner: MacKin Courtney	Recording Date: 11/22/2019	
Site Addr: 2266 N Dallan Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2266 N Dallan Dr Post Falls ID 83854	Assessed Total: \$429,080.00	Sale Price:
Bedroom: 3 Bath: 3 Year Blt: 2009	Bldg SqFt: 1,590 SqFt	Acres: 0.21 Acres
Legal: SYRINGA COURT, LT 5 BLK 1 3551N05W		

Owner Name: Main Sheree Rene	Parcel ID: PK1080010140	Tax ID: 314415
Co-Owner: Main Allan	Recording Date: 04/04/2014	
Site Addr: 1574 E Legion Rd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1574 E Legion Rd Post Falls ID 83854	Assessed Total: \$395,660.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2009	Bldg SqFt: 1,060 SqFt	Acres: 0.15 Acres
Legal: SYRINGA COURT, LT 14 BLK 1 3551N05W		

Owner Name: Martin Christopher David	Parcel ID: PK1080020040	Tax ID: 314421
Co-Owner:	Recording Date: 11/14/2012	
Site Addr: 2285 N Dallan Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 441 S Park Dr Post Falls ID 83854	Assessed Total: \$442,750.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2009	Bldg SqFt: 1,426 SqFt	Acres: 0.21 Acres
Legal: SYRINGA COURT, LT 4 BLK 2 3551N05W		

Owner Name: McCoy Wayne M	Parcel ID: PK3300010110	Tax ID: 323602
Co-Owner: McCoy Mary J	Recording Date: 08/07/2013	
Site Addr: 1587 E Crossing Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1587 E Crossing Ave Post Falls ID 83854	Assessed Total: \$398,130.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2013	Bldg SqFt: 1,224 SqFt	Acres: 0.12 Acres
Legal: CROSSINGS 1ST ADD, LT 11 BLK 1 3551N05W		

Owner Name: McGhee Kenneth C	Parcel ID: PK1080010010	Tax ID: 314402
Co-Owner: McGhee Staci B	Recording Date: 03/30/2015	
Site Addr: 2348 N Dallan Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2348 N Dallan Dr Post Falls ID 83854	Assessed Total: \$424,220.00	Sale Price:
Bedroom: 3 Bath: 3 Year Blt: 2009	Bldg SqFt: 1,620 SqFt	Acres: 0.21 Acres
Legal: SYRINGA COURT, LT 1 BLK 1 3551N05W		

Owner Name: Muller Diane R Trust	Parcel ID: PJ3580020030	Tax ID: 303688
Co-Owner:	Recording Date: 10/06/2016	
Site Addr: 1441 E Triumph Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1441 E Triumph Ave Post Falls ID 83854	Assessed Total: \$467,620.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2016	Bldg SqFt: 1,536 SqFt	Acres: 0.17 Acres
Legal: LEGION MANOR, LT 3 BLK 2 3551N05W		

Owner Name: Pacis Sharon	Parcel ID: PK2880010040	Tax ID: 322325
Co-Owner:	Recording Date: 05/05/2017	
Site Addr: 1537 E Crossing Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1537 E Crossing Ave Post Falls ID 83854	Assessed Total: \$398,360.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2011	Bldg SqFt: 1,240 SqFt	Acres: 0.12 Acres
Legal: CROSSINGS, LT 4 BLK 1 3551N05W		

Owner Name: Payne Apolli S	Parcel ID: 0636035004AC	Tax ID: 146362
Co-Owner:	Recording Date:	
Site Addr: 2318 N Syringa St Post Falls ID 83854	Use: Imp res rural sub	
Owner Addr: 2318 N Syringa St Post Falls ID 83854	Assessed Total: \$565,363.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 1974	Bldg SqFt: 2,400 SqFt	Acres: 0.96 Acres
Legal: POST FALLS IRR TRS, TAX #9389 [IN TR 4 BLK 35] 3551N05W		

Owner Name: Perry Charles W II	Parcel ID: PK3300010080	Tax ID: 323599
Co-Owner: Perry Sarah Lf	Recording Date: 05/25/2012	
Site Addr: 1571 E Crossing Ave Post Falls ID 83854	Use: Res lot/tract in city	
Owner Addr: 1571 E Crossing Ave Post Falls ID 83854	Assessed Total: \$383,710.00	Sale Price:
Bedroom: 3 Bath: 2.5 Year Blt: 2011	Bldg SqFt: 1,401 SqFt	Acres: 0.12 Acres
Legal: CROSSINGS 1ST ADD, LT 8 BLK 1 3551N05W		

Owner Name: Post Falls American Legion Post #143 Inc	Parcel ID: P00770010010	Tax ID: 257898
Co-Owner:	Recording Date:	
Site Addr: 1138 E Poleline Ave Post Falls ID 83854	Use: Com Imp lot/tract in city	
Owner Addr: 1138 E Poleline Ave Post Falls ID 83845	Assessed Total: \$1,805,085.00	Sale Price:
Bedroom: Bath: Year Blt: 2008	Bldg SqFt: 13,293 SqFt	Acres: 3.84 Acres
Legal: AMERICAN LEGION ESTATES, LT 1 BLK 1 3551N05W		

Owner Name: Reynolds Marty James	Parcel ID: PK1080020050	Tax ID: 314422
Co-Owner:	Recording Date: 04/16/2010	
Site Addr: 2265 N Dallan Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2265 N Dallan Dr Post Falls ID 83854	Assessed Total: \$406,040.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2010	Bldg SqFt: 1,144 SqFt	Acres: 0.21 Acres
Legal: SYRINGA COURT, LT 5 BLK 2 3551N05W		

Owner Name: Russell Charles	Parcel ID: PJ3580020050	Tax ID: 303690
Co-Owner: Russell Kerri	Recording Date: 08/12/2016	
Site Addr: 1405 E Triumph Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1405 E Triumph Ave Post Falls ID 83854	Assessed Total: \$460,920.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2007	Bldg SqFt: 1,600 SqFt	Acres: 0.17 Acres
Legal: LEGION MANOR, LT 5 BLK 2 3551N05W		

Owner Name: Salsbury Rodney R	Parcel ID: PK1080010110	Tax ID: 314412
Co-Owner: Salsbury Mary T	Recording Date: 10/01/2009	
Site Addr: 1634 E Legion Rd Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1634 E Legion Rd Post Falls ID 83854	Assessed Total: \$401,870.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2009	Bldg SqFt: 1,145 SqFt	Acres: 0.17 Acres
Legal: SYRINGA COURT, LT 11 BLK 1 3551N05W		

Owner Name: Sexton Brooke	Parcel ID: P00000352910	Tax ID: 315054
Co-Owner: Sexton Bryan	Recording Date:	
Site Addr: 2137 N Syringa St Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2137 N Syringa St Post Falls ID 83854	Assessed Total: \$541,029.00	Sale Price:
Bedroom: 5 Bath: 2 Year Blt: 1974	Bldg SqFt: 2,680 SqFt	Acres: 0.40 Acres
Legal: TAX #24658 EX RW [NE-NW] 3551N05W		

Owner Name: Sheeks Samuel D	Parcel ID: PJ3580010040	Tax ID: 303652
Co-Owner: Noonan Heather C	Recording Date: 06/07/2019	
Site Addr: 1424 E Triumph Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1424 E Triumph Ave Post Falls ID 83854	Assessed Total: \$504,420.00	Sale Price:
Bedroom: 4 Bath: 2 Year Blt: 2007	Bldg SqFt: 1,897 SqFt	Acres: 0.16 Acres
Legal: LEGION MANOR, LT 4 BLK 1 3551N05W		

Owner Name: Smirnov Aleksandr A	Parcel ID: PK1080020020	Tax ID: 314419
Co-Owner: Smirnova Natalya V	Recording Date: 05/29/2015	
Site Addr: 2325 N Dallan Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2325 N Dallan Dr Post Falls ID 83854	Assessed Total: \$437,730.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2009	Bldg SqFt: 1,301 SqFt	Acres: 0.21 Acres
Legal: SYRINGA COURT, LT 2 BLK 2 3551N05W		

Owner Name: Stover Thomas	Parcel ID: PK1080010030	Tax ID: 314404
Co-Owner: Stover Heather	Recording Date: 02/28/2018	
Site Addr: 2306 N Dallen Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2306 N Dallen Dr Post Falls ID 83854	Assessed Total: \$447,050.00	Sale Price:
Bedroom: 3 Bath: 2.5 Year Blt: 2009	Bldg SqFt: 1,686 SqFt	Acres: 0.21 Acres
Legal: SYRINGA COURT, LT 3 BLK 1 3551N05W		
Owner Name: Vatsvog Christina M	Parcel ID: 0636035004AB	Tax ID: 145156
Co-Owner: Vatsvog Vincent E	Recording Date: 02/20/2003	
Site Addr: 1542 E Poleline Ave Post Falls ID 83854	Use: Imp res rural sub	
Owner Addr: 1542 E Poleline Ave Post Falls ID 83854	Assessed Total: \$469,003.00	Sale Price:
Bedroom: 4 Bath: 2 Year Blt: 1973	Bldg SqFt: 2,416 SqFt	Acres: 0.85 Acres
Legal: POST FALLS IRR TRS, TAX#9390 IN TR 4 BLK 35 EX RW 3551N05W		
Owner Name: Walters William C	Parcel ID: PK1080010020	Tax ID: 314403
Co-Owner: Walters Nancy L	Recording Date: 07/10/2009	
Site Addr: 2328 N Dallen Dr Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 2328 N Dallen Dr Post Falls ID 83854	Assessed Total: \$403,890.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2009	Bldg SqFt: 1,145 SqFt	Acres: 0.21 Acres
Legal: SYRINGA COURT, LT 2 BLK 1 3551N05W		
Owner Name: Weatherspoon William R	Parcel ID: PJ3580010020	Tax ID: 303650
Co-Owner:	Recording Date: 02/16/2022	
Site Addr: 1462 E Triumph Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1462 E Triumph Ave Post Falls ID 83854	Assessed Total: \$454,620.00	Sale Price:
Bedroom: 5 Bath: 3 Year Blt: 2009	Bldg SqFt: 1,994 SqFt	Acres: 0.16 Acres
Legal: LEGION MANOR, LT 2 BLK 1 3551N05W		
Owner Name: Webb Clyde Q	Parcel ID: PJ3580020020	Tax ID: 303687
Co-Owner: Webb Donna L	Recording Date: 07/06/2022	
Site Addr: 1461 E Triumph Ave Post Falls ID 83854	Use: Imp res lot/tract in city	
Owner Addr: 1461 E Triumph Ave Post Falls ID 83854	Assessed Total: \$470,470.00	Sale Price:
Bedroom: 3 Bath: 2 Year Blt: 2008	Bldg SqFt: 1,564 SqFt	Acres: 0.17 Acres
Legal: LEGION MANOR, LT 2 BLK 2 3551N05W		

ROSS POINT WATER DISTRICT

November 02, 2023

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

RE: 2218 N SYRINGA SUBDIVISION

Dear Mr. Melvin:

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

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

This letter is to advise you that Ross Point Water District is willing and able to provide water service to the proposed subdivision at 2218 N Syringa, to the extent of its readily available capacity if the following prerequisites are met.

Additional requirements include:

1. Annexation of the subdivision into the Ross Point Water District service area, if applicable.
2. Satisfactory completion and dedication of approved on-site and off-site water system improvements.
3. Payment of all applicable fees and charges.
4. Compliance with all Ross Point Water District policies, rules and regulations.
5. The water is currently serviced to this property by Prairie Water Association and all of the water rights associated with project property must be transferred to Ross Point Water District.
6. The applicant must petition to annex into the District, and such annexation must be approved by the District's Board at a properly noticed public hearing.
7. All cost associated with the annexation process will be covered by the applicant.
8. The Applicant must agree to be bound by the terms and conditions set by the Board if annexation is granted.

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

Sincerely,



Christine Waller
Ross Point Water District

Cc: Ray Kimball, Whipple Consulting Engineers, Inc.
Idaho Department of Quality
Panhandle Health District
Van Houten Consulting & Design

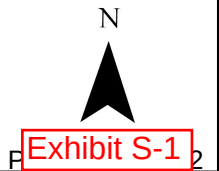
Exhibit A-7

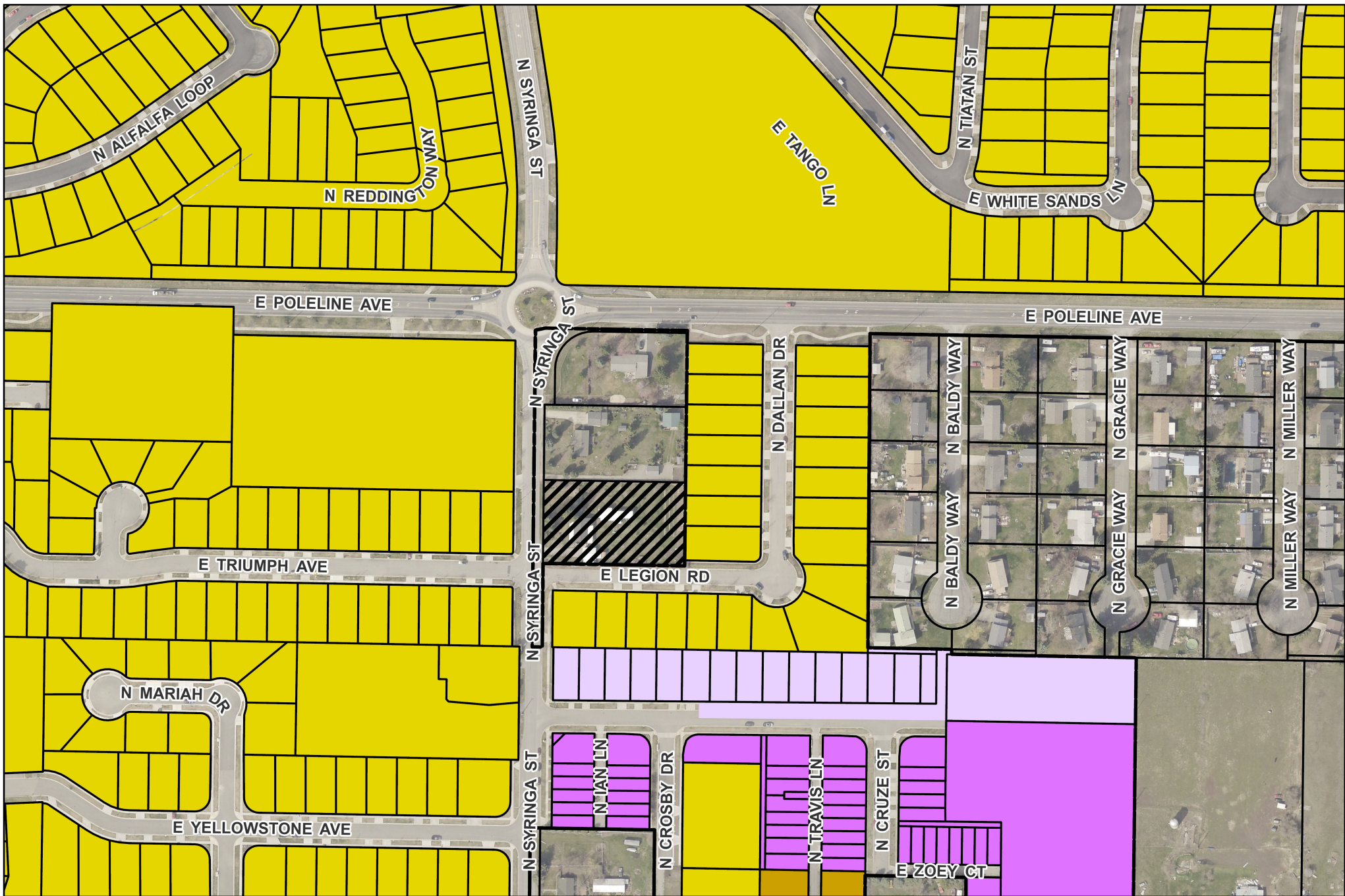


Project Location
 LEGION PARK SUBDIVISION &
 SPECIAL USE PERMIT
 SUP-23-4 & SUBD-23-6



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site





Zoning Map
 LEGION PARK SUBDIVISION &
 SPECIAL USE PERMIT
 SUP-23-4 & SUBD-23-6

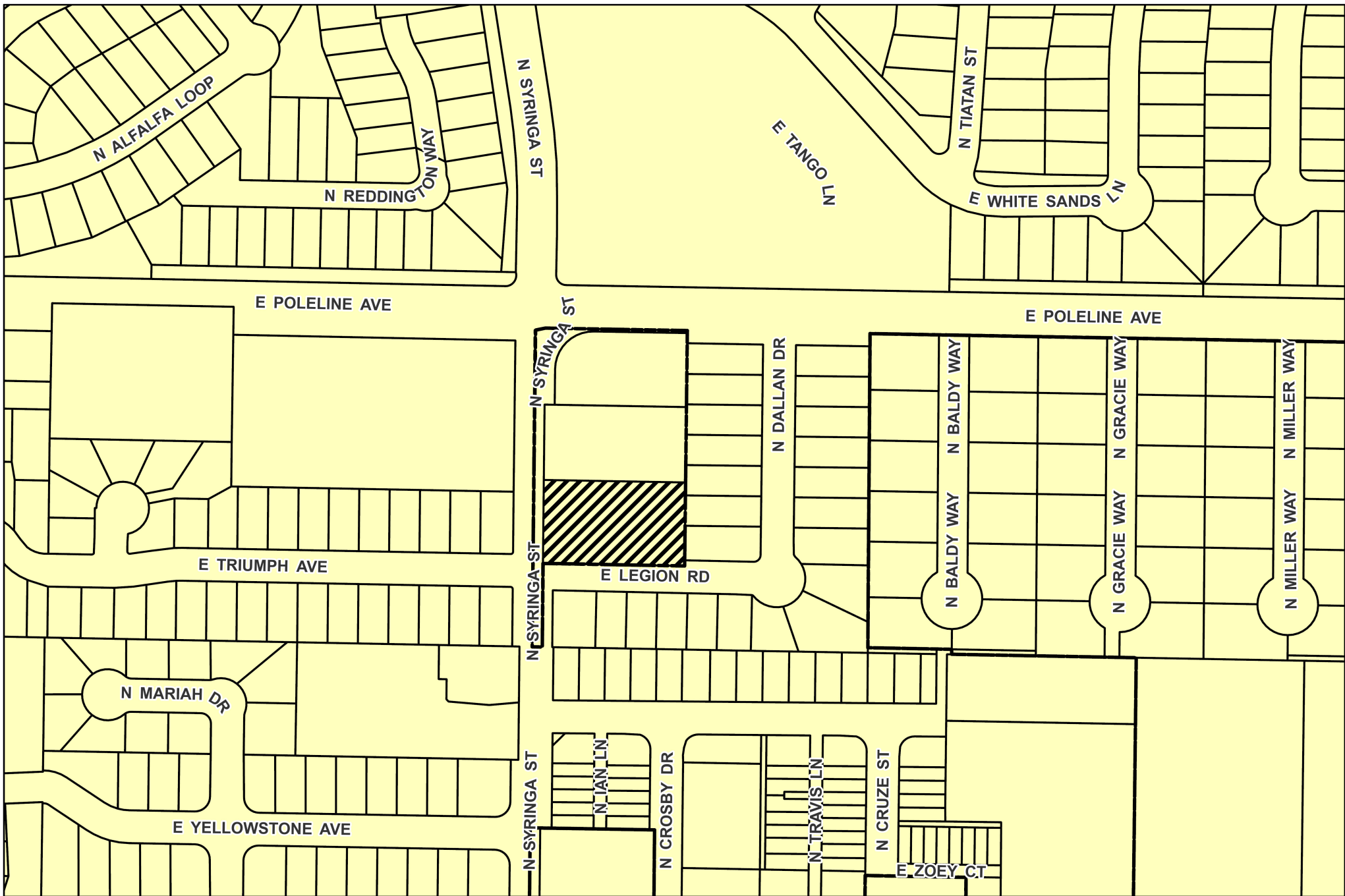


- Post Falls City Boundary
- Tax Parcels
- Subject Site

- R-1
- R-2
- SC3
- SC4

N





Future Land Use Designation
LEGION PARK SUBDIVISION &
SPECIAL USE PERMIT
SUP-23-4 & SUBD-23-6



Post Falls City
Boundary
Tax Parcels

Subject Site
Low Density
Residential





POST FALLS

SCHOOL DISTRICT #273

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

September 8, 2023

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

Dear Bob,

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

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

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

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

The enrollment status and capacity of each school for the 2023-2024 school year are listed below.

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

School	2023-2024 Enrollment	Building Capacity
Greensferry Elementary	400	525
Mullan Trail Elementary	341	500
Ponderosa Elementry	440	570
Prairie View Elementary	328	525
Seltice Elementary	410	560
Treaty Rock Elementary	432	525
West Ridge Elementary	415	525
Post Falls Middle School	765	920
River City Middle School	597	750

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

Exhibit PA-1

Post Falls High School	1645	1800
New Vision High School	144	225

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

Sincerely,



Dena Naccarato
Superintendent

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

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 18, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@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

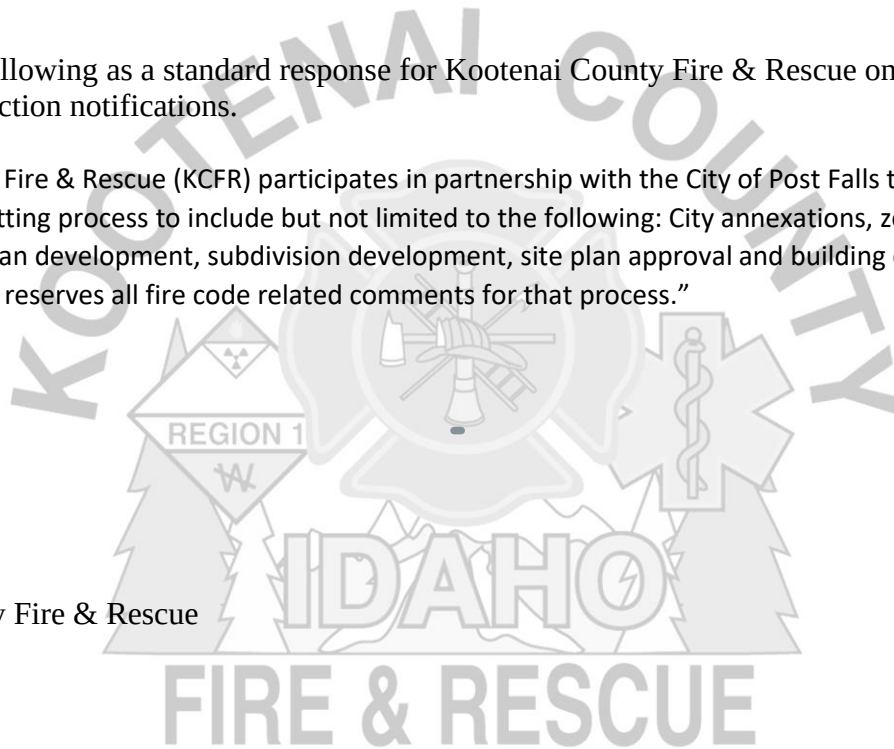


Exhibit PA-2



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

March 19th, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Legion Park Special Use Permit and Subdivision File Nos. SUP-23-4 and SUBD-23-6

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

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

Exhibit PA-3

Nancy Thurwachter

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Wednesday, March 20, 2024 7:33 AM
To: Nancy Thurwachter
Subject: FW: Notice to Jurisdictions File - Legion Park Special Use Permit and Subdivision File
Nos. SUP-23-4 and SUBD-23-6
Attachments: NTJ_ Legion Park SUP.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 of the project, there is no impact to the YPL pipeline or ROW and we do not have any questions/comments.

Sincerely,

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, March 19, 2024 12:07 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; 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>; 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

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, March 20, 2024 9:01 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions File - Legion Park Special Use Permit and Subdivision File Nos. SUP-23-4 and SUBD-23-6

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

The PFHD has no comment.

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: Tuesday, March 19, 2024 11:07 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; 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 <eporter@postfalls.gov>; Field

Nancy Thurwachter

From: Kristie May <Kristie.May@deq.idaho.gov>
Sent: Wednesday, March 20, 2024 10:41 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions File - Legion Park Special Use Permit and Subdivision File
Nos. SUP-23-4 and SUBD-23-6

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

Good Morning,

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

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, March 19, 2024 11:07 AM
To: Ali Marenau <AMarienu@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; 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 Sanders <lynn.sanders@aeacom.com>; 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