



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**June 11, 2024
5:30 PM**

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

CALL TO ORDER - 5:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

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

REGULAR MEETING

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

- a. National German Chocolate Cake 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 May 14, 2024 Planning and Zoning Meeting
- b. MVBC Zone Recommendation File No. ANNEX-23-6

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. North Place Subdivision File No. SUBD-23-7

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

8. DEVELOPMENT IMPACT FEE COMMITTEE

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 Wilhelm, Kibbee Walton

Mountain View Bible Church
File No. ANNEX-23-6
Planning and Zoning Commission
Zoning Recommendation

A. INTRODUCTION:

APPLICANT: Stonehenge on behalf of Mountain View Bible Church
LOCATION: The southeast corner of N. Chase Road and W. Prairie Avenue.
REQUEST: To annex approximately 3.6-acres among two parcels into the City of Post Falls with a zoning request of Limited Commercial (LC).

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Authorization Letter
5. S-1 Vicinity Map
6. S-2 Zoning Map
7. S-3 Future Land Use Map
8. PA-1 PFSD Comments
9. PA-2 KCFR Comments
10. PA-3 YPL Comments
11. PA-4 PFPD Comments
12. PA-5 DEQ Comments
13. PA-6 PFHD Comments
14. PA-7 PHD Comments
15. PC-1 Liesenfeld Comments
16. P&Z Staff Report
17. Testimony at the public hearing on May 14, 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 assign a Limited Commercial (LC) zoning designation for approximately 3.6 acres in the City of Post Falls including rights-of-way, as part of an annexation request into the City of Post Falls. Currently there is a church and a residence on the property.

Mr. Porter testified that the surrounding uses included R1 to the south and the southwest and SC3 to the northeast. He noted that the site is over the Rathdrum Prairie Aquifer. He explained that the Future Land Use Map's designation for the property is Transitional inside a Commercial Node.

Mr. Porter testified that the City would be willing to serve the property at the requested density upon completion of needed system improvements associated with the Fisher Lift Station and Fisher Gravity Main Extension. East Greenacres Irrigation District is the water provider in this area.

Mr. Porter testified that Prairie Avenue is identified as a Critical Arterial Corridor by the KMPO. Prairie Avenue is a classified Principal Arterial. Chase Road is classified as a Minor Arterial. Site access is limited by its proximity to the Prairie/Chase roundabout. Mr. Porter also testified that the Central Prairie Focus Area concentrates commercial development along Prairie Avenue and near identified commercial nodes.

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 goal seven to be relevant and policies twenty-four and twenty-six may appropriate for consideration by the Commission.

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

Applicant's Presentation

Connie Krueger, Stonehenge

Ms. Krueger testified that the Mountain View Bible Church is looking to expand the church services for the residents of the surrounding area. The key highlights for the annexation and the zoning is that it's adjacent to the City of Post Falls and will incorporate a near-island into the city. Additionally, the request is consistent with the City's future plans for placing the Limited Commercial Zoning within a mapped Commercial Activity Node.

Ms. Krueger testified that the proposed LC zoning request met the applicable criteria and the future land use map zoning designation and any impacts to public services would be mitigated through the development process.

Public Testimony:

The Commission opened the hearing for public testimony.

Zachariah Kemper

Mr. Kemper is one of the pastors at the church and he supports the project. The current size of the facility and parking lot are impeding the church's ability to serve the community. Being a small church, the phased plan and knowing the parameters of future use are important to the church for planning their future.

Jeff Rachoy

Mr. Rachoy testified that he is a Vice Chairman of Board of Elders at the church and in favor of the plan. It will allow the church to grow in serving the community.

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 18.20.100.

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?

The applicant has requested initial zoning of Limited Commercial (LC) on approximately 3.6 acres upon the annexation into the city of Post Falls. The Future Land Use Map designates this area as transitional and is located inside the Central Prairie Focus Area.

The Commission has considered the staff report and testimony provided as evidence that the proposed Limited Commercial zone is in accordance with the Future Land Use Map and Focus Area, no other testimony or evidence was presented. The zone is adjacent to R-1 zone and SC3 zoning and focuses commercial and service development along Prairie Avenue. The property is located near an existing roundabout providing sufficient existing transportation capacity to serve it. In addition, the proposed zone aligns with the Central Prairie Focus Area for commercial zoning.

Based on the testimony supplied and the staff report, the Future Land Use Map and Focus Area, the Commission finds the recommendation for LC zoning to be consistent with the Comprehensive Plan.

C2. 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?

Based on the testimony provided and the staff report, the Commission finds the requested zone request 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 7: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.

This proposal supports an allocation of land use types, parks features, or other areas to support the community needs and foster the City's long-term sustainability by growing the local economy.

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

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

The Commission finds that the redevelopment of the site promotes infill development and may help incentivize development along W. Prairie Ave. and/or south along N. Chase Rd. to help with the City's tax base.

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

The Commission finds that the zoning and redevelopment will protect transportation corridors through the dedication of additional rights-of-way along W. Prairie and N. Chase.

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:

Mountain View Bible Church, File No. ANN-23-6: 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 the applicant's request for Limited Commercial (LC) zoning on approximately 3.6 acres upon successful annexation of the property.

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

CITY OF POST FALLS AGENDA REPORT

DATE: MAY 22, 2024

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: JON MANLEY, PLANNING MANAGER

SUBJECT: FINAL STAFF REPORT FOR THE JUNE 11, 2024 P&Z COMMISSION MEETING
-THE NORTH PLACE EAST 2024 SUBDIVISION

PROJECT NAME: The North Place East 2024 Subdivision

FILE NUMBER: SUBD-23-7

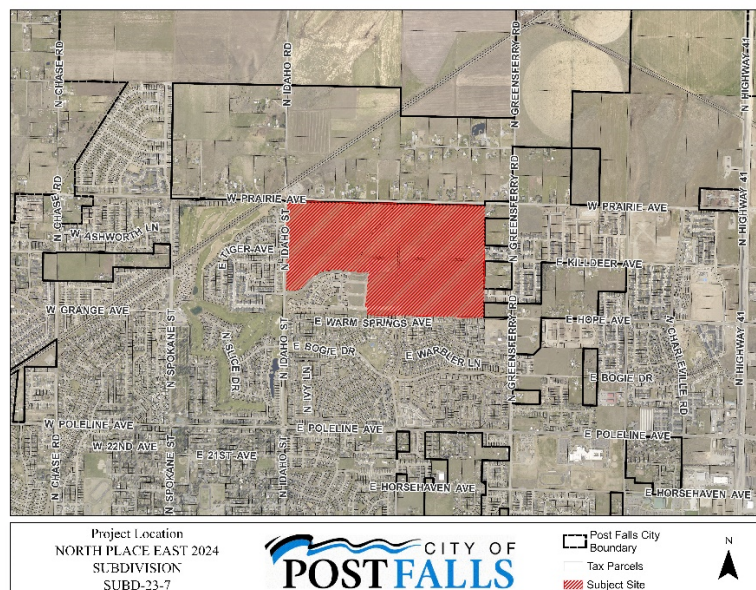
APPLICANT: Kevin Schneidmiller, Schneidmiller Brothers, 1551 N. Chase Rd., Post Falls, Idaho, 83854

OWNER: Kevin Schneidmiller, Schneidmiller Brothers, 1551 N. Chase Rd., Post Falls, Idaho, 83854

PROJECT DESCRIPTION: The applicant has requested to subdivide approximately 238.52 acres into 1125 lots within the Residential Mixed (RM) zoning district. The intent is to construct the Subdivision generally consistent with the Preliminary Plat (Exhibit A-3) and as requested in the narrative (Exhibit A-2). The Subdivision is intended to be constructed in multiple phases over time with typical lots being as called out on Sheet 1 of the Preliminary Plat (Exhibit A-3). Staff will review each phase to be consistent with the associated Residential Mixed (RM) Zone Change Development Agreement (Exhibit S-4).

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 project is located south of Prairie Avenue, between Idaho Road and Greensferry Road (See following image).



PARCEL INFORMATION:

Property Size: 238.52 acres

Current Land Use: Undeveloped Lands

Current Zoning: Residential Mixed (RM)

Proposed Land Use: Mixed Residential Community with some neighborhood commercial per associated Development Agreement.

Surrounding Land Use: The surrounding land uses are other single-family homes at varying densities.

Surrounding Zoning Districts: Within the City are mostly Single Family Residential (R-1) zoned single-family homes. At the northeast corner there is a 5-acre Community Commercial Services lot and to the east is another 5-acres Residential Mixed (RM) subdivision called Britton Place.

Proposed Density: Applicant is required to be consistent with associated Development Agreement (Exhibit S-4).

Water Provider: West of Syringa is the City of Post Falls, east of Syringa is Ross Point Water District.

Sewer: City of Post Falls

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

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

Staff's Response: Water service to the project would be provided by the City of Post Falls west of Syringa Street. The City has adequate capacity to provide service to the project as proposed. Existing facilities in Penrose Ave. and Syringa St. have sufficient pressure and available fire flow to meet the projected needs. Proposed improvements would not reduce service below applicable standards. East of Syringa is served by Ross Point Water District and a Will Serve Letter (Exhibit A-5) is included within this Staff Report. Water rights associated with this property were conveyed in accordance with the Annexation Agreement and distributed between the City and Ross Point Water District with the initial North Place development.

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 proposed layout removes a previously identified "future lift station" that would have been located in the northeast quadrant of the project. Removal of this lift station is seen as a benefit to the overall operations and maintenance of the City's Sewer Collection System. 11 acres in the far northwest corner of the project is shown as changing sewer flow basins from the Fisher Lift Station to the 3rd Ave. Lift Station. The change of service basin areas for the 11 acres is anticipated to increase flows by up to 17gpm (6% pipe capacity) for existing downstream infrastructure, during peak flows, and would not be detrimental to the overall operation within the 3rd Ave Lift Stations basin. The layout of the sanitary sewer system as proposed is adequate.

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.

- Prairie Ave. – Principal Arterial. Preliminary plans did not include a cross section for Prairie Ave. Prairie Ave. improvements shall be constructed in conformance with the City Standards for a Principal Arterial (SD2006). No access will be allowed to Prairie Ave. from the subdivision, except for the intersection of Syringa St, as shown on the plans. The intersection of Prairie Ave. and Syringa St. shall be constructed as a ¾-turn restricted access (no left turns from Syringa St. to Prairie Ave.). Prairie Ave. is subject to access restrictions from the Critical Arterial Corridor Policy of the Kootenai Metropolitan Planning Organization (KMPO).
- Trail Plan – The following revisions to the trail plan will need to be implemented during design:
 - Syringa St. – Extend the existing 10-foot trail on the east side of Syringa St. (from the Fieldstone Subdivision) to Allenby Ave.
 - Penrose Ave. – Construct a 10-foot trail along the south side of Penrose Ave. from Allenby Ave. to the project’s eastern limits. This is to provide additional pedestrian and bicycle access to the Greensferry Elementary School.
 - The intersection of Penrose Ave. and Syringa St. shall include Rectangular Rapid Flashing Beacons (RRFB’s) for the legs on the intersection without stop control.
- Phasing – The project identifies 6 proposed Areas that will be built out in smaller phases. Each phase is required to construct adjoining frontage improvements and internal roadways to operation as a “stand alone” project and provide adequate utilities and emergency services. As development occurs, the phases within each Area should take into consideration the following to be in place at completion of an Area:
 - Area 1 construction extending Heton Ave. to Syringa St. and the either Syringa connecting to Prairie Ave. or southerly to Penrose Ave.
 - Area 2 the completion of Heton Ave. within Area 1 prior or concurrent with Area 2 construction.
 - Area 3 completion of Syringa St. from Prairie Ave. to Penrose Ave.
 - Area 4 completion of Area 3 and Area 5 improvements to Heton Ave., Syringa St. and Penrose Ave.
 - Area 5 completion of Area 6 improvements or the completion of Area 3 and 4 improvements to Heton Ave. and Syringa St.
- 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.

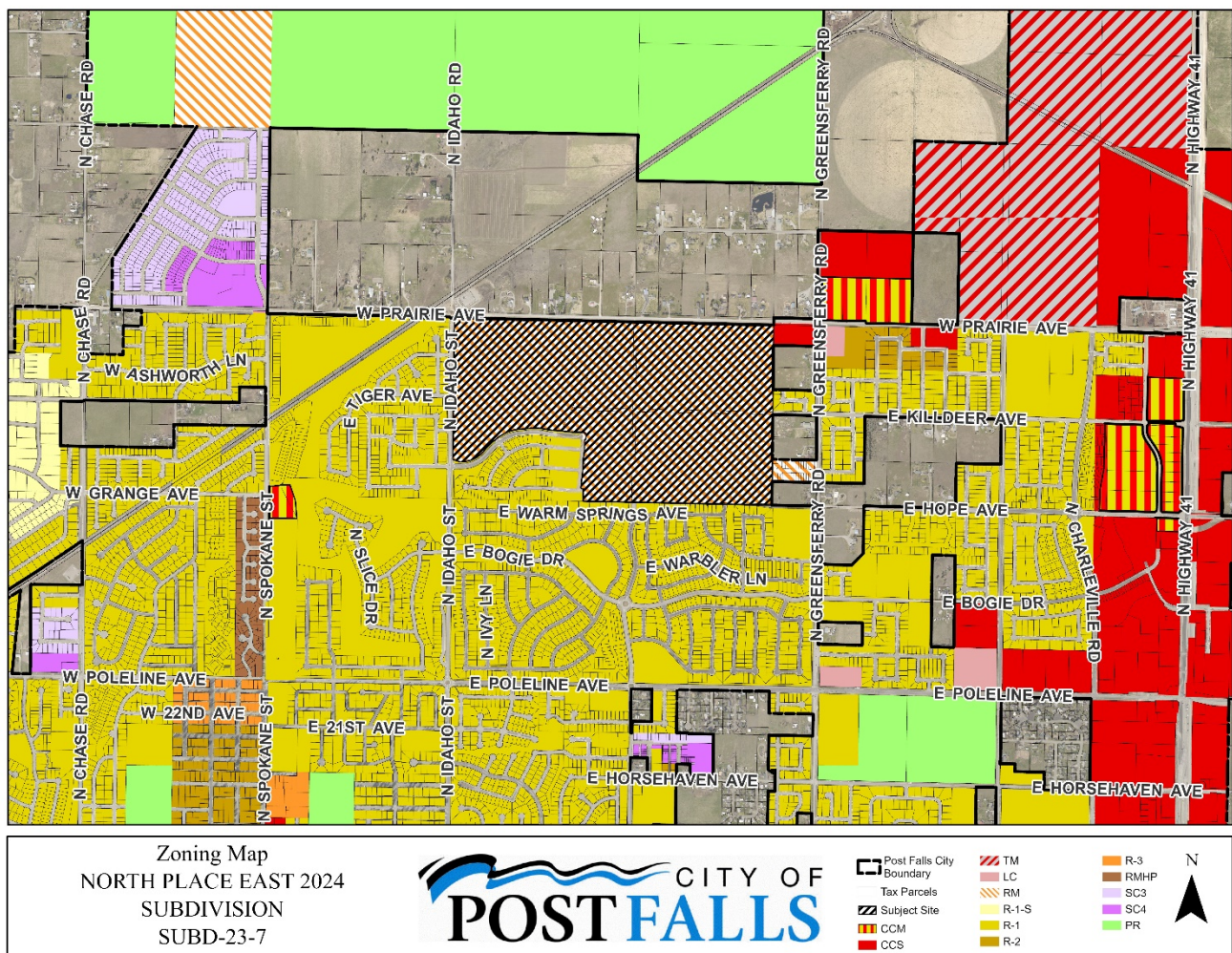
5. The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this code.

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 as Residential Mixed (RM), Staff has reviewed the proposed preliminary plat and has found that the proposal is consistent with the associated Development Agreement (Exhibit S-4). Being an RM zone, lot sizes may vary. The following table represent the variability the applicant is seeking. Each phase prior to platting would be reviewed to be consistent with this table.

TYPICAL LOT SIZE

FRONT ENTRY DETACHED: 50'-70' X 100'-160'
FRONT ENTRY ATTACHED: 50'-70' X 100'-160'
REAR ENTRY DETACHED: 35'-60' X 90'-120'
REAR ENTRY ATTACHED: 20'-50' X 80'-120'
MULTIFAMILY: 10,000 S.F.-70,000 S.F.

THERE MAY BE TIMES WHEN PROPOSED LOTS MAY DIFFER FROM THE PRESCRIBED TYPICAL LOT SIZE BUT WILL ADHERE TO THE RESIDENTIAL MIXED (RM) ZONE AND DEVELOPMENT AGREEMENT.



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. Additionally, as part of being a Residential Mixed development, a minimum of 7% Open Space shall be provided.

Agencies Notified:

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

OTHER AGENCY COMMENTS:

- **PA-1: PFSD Comment** – Neutral with an MOU that would allow the PFSD to purchase a school site through a bond or a levy for an elementary school site.
- **PA-2: KCFR Comment** – To coordinate with the City through the coordinated development review processes.
- **PA-3: YPL Comment** – No impacts to YPL.
- **PA-4: PFPD Comment** – Neutral on the request.
- **PA-5: DEQ Comment** – No environment impact comment.
- **PA-6: PFHD Comment** - Recommends the City of Post Falls looks at traffic impacts to the existing road systems as each phase of the project occurs and develop a plan to mitigate any negative impacts in accordance with the City of Post Falls current CIP. Additionally, recommends the City of Post Falls coordinate with the Post Falls Highway District to annex Prairie Avenue to its northern boundary along the project boarder, between Idaho Street and Greensferry Rd, at a time that is reasonable.

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

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

Notice of the proposed subdivision was mailed to property owners within 300 feet of the proposed project May 17, 2024. Notice has been published in the Post Falls Press on May 21, 2024 and was sent to appropriate jurisdictions on May 21, 2024. The property is scheduled to be posted by May 31, 2024.

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

additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

FINDINGS & CONCLUSIONS: The Planning & Zoning Commission should adopt Findings and Conclusions when forming a reasoned decision. Staff proposes the following conditions upon a potential recommendation of approval of the proposed 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 will be completed in multiple phases. Sequencing of phases shall account for utility and emergency access needs including:
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. No exceptions were requested.
6. The intersection of Prairie Ave. and Syringa St. shall be constructed as a ¾-Turn restricted access.
7. All alley's will be owned and maintained by the HOA.
8. 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 Idaho St. and Prairie Ave.
9. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
10. Residential access to Penrose Ave. and Syringa St. shall be restricted on the plat.
11. Residential and commercial access to Prairie Ave. shall be restricted on the plat.
12. Residential access to Idaho St. shall be restricted on the plat.
13. 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.

ATTACHMENTS:

Applicant's Exhibits:

Exhibit A-1	Subdivision Application
Exhibit A-2	Applicant Narrative
Exhibit A-3	North Place East 2024 Preliminary Plat
Exhibit A-4	Owner Authorization Letter

Exhibit A-5 Ross Point Will Serve Letter
Exhibit A-6 Legal Description

Staff Exhibits:

Exhibit S-1 Vicinity Map
Exhibit S-2 Zoning Map
Exhibit S-3 Future Land Use Map
Exhibit S-4 North Place East Development Agreement

Testimony:

Exhibit PA-1 PFSD Comment
Exhibit PA-2 KCFR Comment
Exhibit PA-3 YPL Comment
Exhibit PA-4 PFPD Comment
Exhibit PA-5 DEQ Comment
Exhibit PA-6 PFHD Comment
Exhibit PC-1 Larsen Comment
Exhibit PC-2 Sarah Stevens Comment
Exhibit PC-3 Matt Stevens Comment

Subdivision Application · 476 – NORTH PLACE EAST 2024 PRELIMINARY PLAT/SUBDIVISION

 **Expiration Date**

Active

Request Changes
(/#/explore/request-changes/43953)



SUBD-23-7

 **Details**
Submitted on Nov 30, 2023 at 10:33 am

 **Attachments**
13 files

 **Activity Feed**
Latest activity on Apr 22, 2024



Applicant
Kevin Schneidmiller

 1



Location
Point Location: 47.7426, -116.9266

View ▼

Edit Workflow

- 

Completeness Review
Completed Mar 29, 2024 at 3:12 pm

 Due: 12/07/2023 
- 

Completeness Review
Completed Feb 21, 2024 at 11:53 am

 Due: 12/07/2023 





Application Fee
Paid Apr 01, 2024 at 9:34 am





GIS Review

Exhibit A-1



On Hold

Due: 04/08/2024

BF

**Polygon Creation**

Completed Apr 22, 2024 at 8:15 am

Due: 04/08/2024

**Maps created**

Completed Apr 22, 2024 at 1:28 pm

POSTFALLS

**Schedule Planning & Zoning Hearing**

Completed Apr 01, 2024 at 10:49 am

NT

**Draft Staff Report**

In Progress

**Draft Development Agreement**

In Progress

**Engineering Review**

Review

**Engineering Review**

Review

**Parks Review**

Review

**Wastewater Review**

Review

**Draft PHN**

Review

**Legal Review of Agreement**

Review

**Review PHN**

Review

**Planning Review of Agreement**

Review



**P&Z Notice**

Review

**Site Posting**

Review

**Staff Report to Media**

Review

**PowerPoint to Media**

Review

**Applicant Review of Agreement**

Review

**Reasoned Decision**

Review

**P&Z Minutes**

Review

**MDA Coordination**

Review

**P&Z Consent Item**

Review

**Engineering Review of Agreement**

Review

**Applicant Signatures on Agreement**

Review

**City Council Consent Item**

Review



**Route Recorded Documents**

Review

**Route Development Agreement to GIS**

Review

**Kevin Schneidmiller****View Profile****Email Address**

kschneidmiller@greenstonehomes.com (mailto:kschneidmiller@greenstonehomes.com)

Phone Number

5095999255

Address

N.1421 Meadowwood Lane Ste 200, Liberty Lake, Washington 99019

Guests

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

Guest's Email**Grant Access****Guests with access to this record**

Invited Guest

ddesmond@greenstonehomes.com

Added Mar 27, 2024 at 11:51am

Revoke Access

North Place East Preliminary Subdivision Narrative 2023

Overview

The North Place Zone change was approved in 2021. The zone change request was to rezone 239 acres of North Place from R-1 to the RM zone. The purpose of the zone change request was to allow for a more diverse neighborhood, that will allow a variety of housing types as well as small-scale neighborhood commercial.

Overall Concept and Proposed Changes

The preliminary subdivision request is consistent with the RM zone in the fact it provides different types of housing including single family detached, single family attached, small scale Multi-family, senior type housing and a location for small neighborhood commercial. Trails and open space are being proposed. The trail system will be designed to accommodate the needs of the people living in North Place as well as the surrounding neighborhoods. Open space is proposed to be both publicly and privately owned and maintained. The proposal is bordered by Idaho Street to the West, Prairie Avenue to the North and the Fieldstone subdivision the south.

Zoning

The proposal is consistent with current zoning which is RM. It is also consistent with surrounding zoning and uses.

Streets

The streets associated with this proposal will be designed in conformance with the city of Post Falls approved street standards. The proposed project is served by two arterials, Idaho Street and Prairie Avenue. Two residential collectors will serve the project. Penrose running east and west from Idaho Street to the eastern boundary of the project and Syringa Street running north and south from Prairie Avenue to the southern boundary of the project where it connects to Fieldstone. A network of local residential streets both public and privately owned and maintained will complete the street design.

Utilities

Sewer Plan: Sewer Service of the project will flow to Syringa at the southern boundary and north to Idaho Street.

Water Plan: Water is available to serve the project from the City of Post Falls west of Syringa Street and Ross Point Water District for the area located east of Syringa Street. Water mains will be design per each water provider's standards. The City of Post Falls

water service has begun with a mainline located in Penrose to serve the subdivisions underdevelopment south of Penrose.

Storm Water: Storm Water will be contained on-site using required management practices. A centralized collection and treatment system will be utilized.

Dry Utilities: Avista is the electrical and natural gas provider. Communication providers include Spectrum, Ziply and TDS.

Open Space

The RM zones requirement of seven percent open space will be attained through development of different type of open spaces. These include community parks, both privately and publicly owned, pocket parks, linear open space with multi use trails. The use of street trees and evergreens will help to create neighborhoods that are aesthetically pleasing.

Conclusion

Our design philosophy is to provide a place for people to live where a strong sense of community is important. A place where people can live a healthy life style and enjoy a social fabric that leads to a stronger community. This proposal will continue that philosophy. This proposal is consistent with the City of Post Falls Comprehensive plan and RM zone.

SUBMITTAL DATE

DECEMBER, 2023

ENGINEER

GREENSTONE CORPORATION – DOUG DESMOND, P.E.
1421 N. MEADOWWOOD LN., SUITE 200
LIBERTY LAKE, WASHINGTON 99019
PHONE (509) 458-5860

CONTACT

GREENSTONE KOOTENAI II – KEVIN SCHNEIDMILLER
1421 N. MEADOWWOOD LN., SUITE 200
LIBERTY LAKE, WASHINGTON 99019
PHONE (509) 458-5860

OWNER

SCHNEIDMILLER BROTHERS INC. – GARY SCHNEIDMILLER
1924 NW BLVD.
COEUR D'ALENE, ID 83814
PHONE (208) 664-1461

DATA

TOTAL # OF LOTS	1102
GROSS AREA	238.52 ACRES
OPEN SPACE	21.0 ACRES
% OPEN SPACE	8.80%
PROPOSED USE	MIXED USE
EXISTING ZONING	MU
PROPOSED ZONING	MU

TYPICAL LOT SIZE

FRONT ENTRY DETACHED: 50'-70' X 100'-160'
FRONT ENTRY ATTACHED: 50'-70' X 100'-160'
REAR ENTRY DETACHED: 35'-60' X 90'-120'
REAR ENTRY ATTACHED: 20'-50' X 80'-120'
MULTIFAMILY: 10,000 S.F.-70,000 S.F.

THERE MAY BE TIMES WHEN PROPOSED LOTS MAY DIFFER FROM THE PRESCRIBED TYPICAL LOT SIZE BUT WILL ADHERE TO THE RESIDENTIAL MIXED (RM) ZONE AND DEVELOPMENT AGREEMENT.

LEGAL DESCRIPTION

TRACTS 2 THRU 5, TRACTS 11 THRU 15, TRACTS 18 THRU 21, AND TRACTS 28 THRU 31 OF POST FALLS IRRIGATION TRACTS, RECORDED IN BOOK C OF PLATS, PAGE 78, TOGETHER WITH ALL RIGHTS OF WAY LYING ADJACENT TO SAID TRACTS.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN LYING NORTHWESTERLY OF NORTHPLACE EAST, RECORDED IN BOOK L OF PLATS, PAGES 615 THRU 615C AND NORTHPLACE EAST 1ST ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 782 THRU 782B.

ALSO TOGETHER WITH A PORTION OF TRACTS 22 AND 27 OF SAID POST FALLS IRRIGATION TRACTS, LYING NORTHERLY AND EASTERLY OF SAID NORTHPLACE EAST 1ST ADDITION.
EXCEPT IDAHO STREET AND PRAIRIE AVENUE RIGHTS OF WAY.

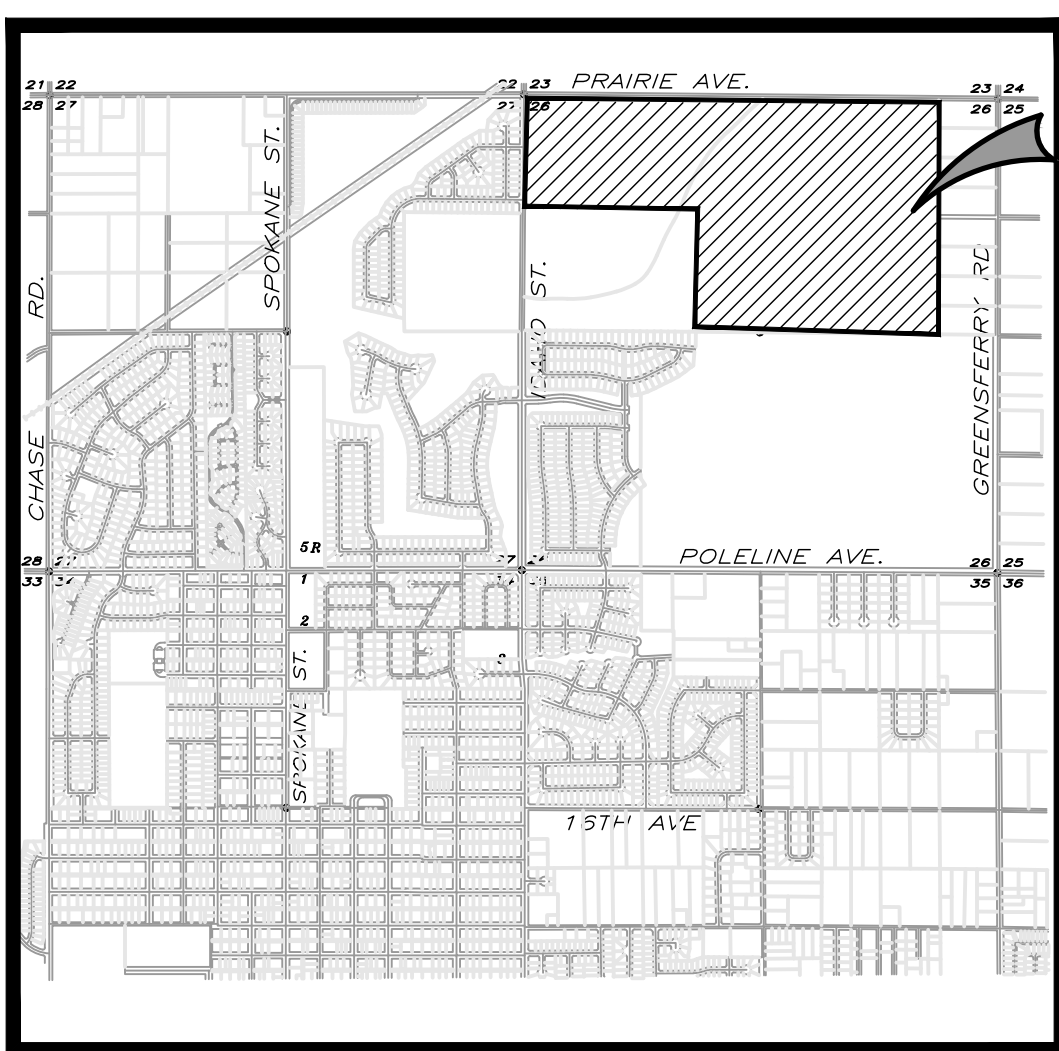
SUBJECT TO ALL EASEMENTS OF RECORD

CONTAINING 238.53 ACRES MORE OR LESS

SITUATE IN THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO.

TABLE OF CONTENTS

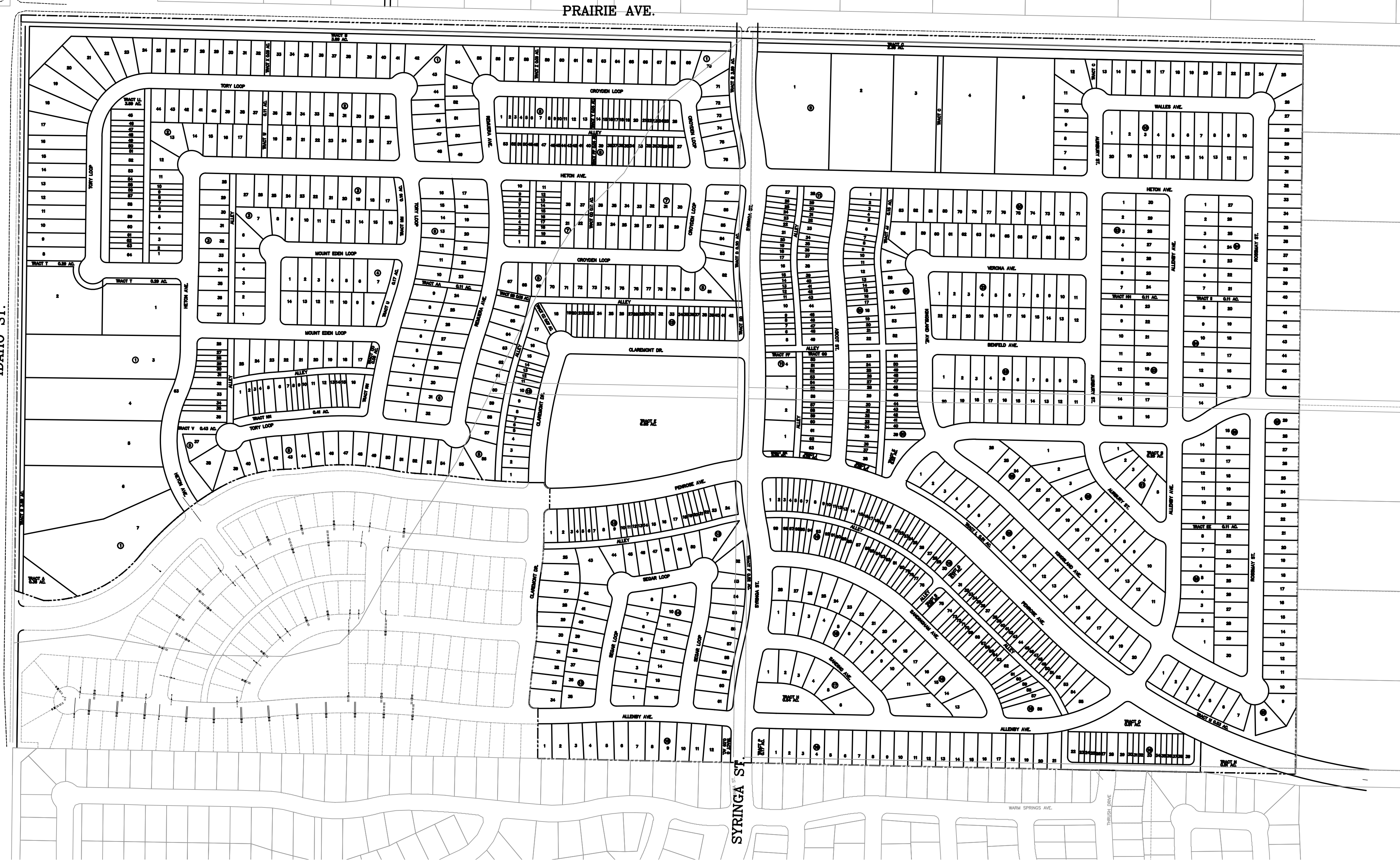
SUBDIVISION COVER	SHEET 1
SUBDIVISION SITE PLAN	SHEETS 2-4
SUBDIVISION SEWER & WATER PLAN	SHEET 5-7
PHASING PLAN	SHEET 8
TRAIL PLAN	SHEET 9
SECTIONS & DETAILS	SHEET 10
TYPICAL BUILDING ELEVATIONS	SHEETS 11-12



VICINITY MAP

PROPOSED
SUBDIVISION

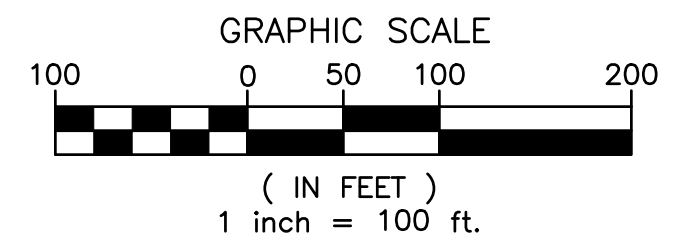
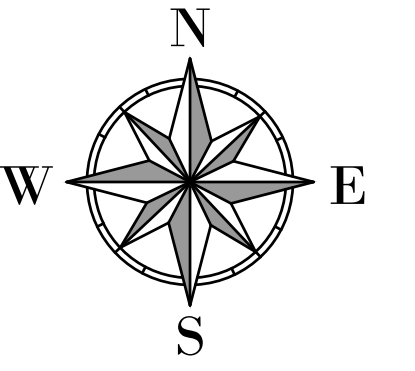
9.47 2290



COVER SHEET
FOR
NORTH PLACE EAST
2024
POST FALLS, IDAHO
SHEET 1 OF 12

Exhibit A-3





GENERAL NOTES:

- ① MINIMUM 15' WIDE TRACT WITH A MINIMUM OF 8' WIDE PAVED PEDESTRIAN CONNECTION.

TYPICAL LOT SIZE

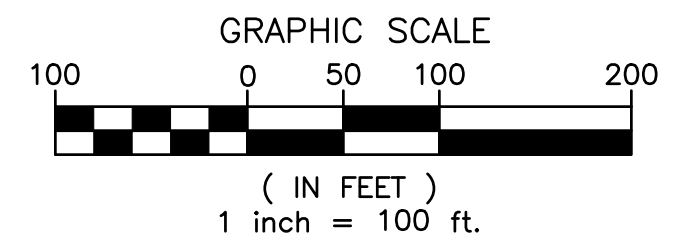
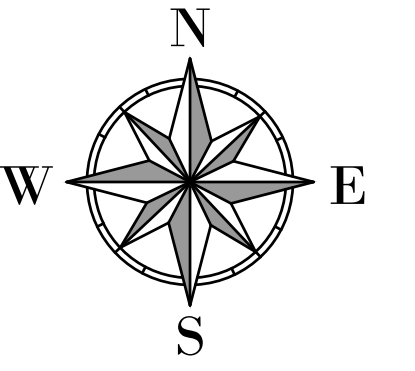
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SUBDIVISION SITE PLAN
FOR
NORTH PLACE EAST
2024
POST FALLS IDAHO
SHEET 2 OF 12

IDAHO ST.





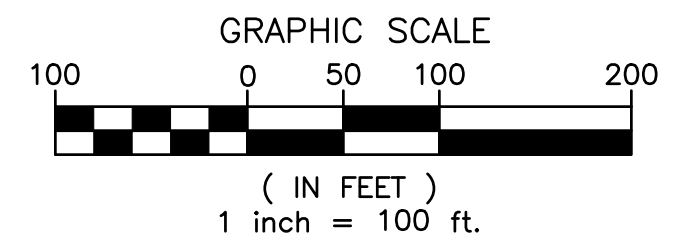
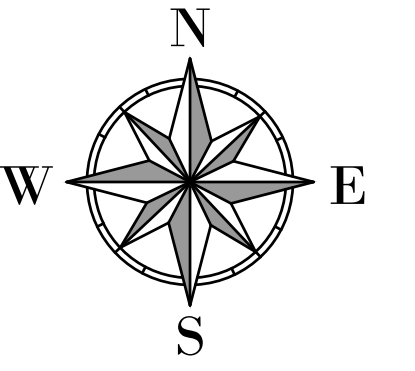
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TYPICAL LOT SIZE
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FRONT ENTRY ATTACHED: 50'-70' X 100'-160'
REAR ENTRY DETACHED: 35'-60' X 90'-120'
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SUBDIVISION SITE PLAN
FOR
NORTH PLACE EAST
2024
POST FALLS IDAHO
SHEET 3 OF 12





GENERAL NOTES:

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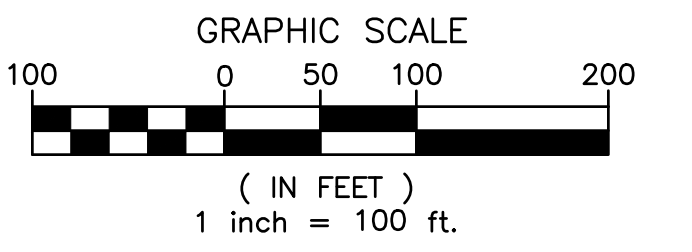
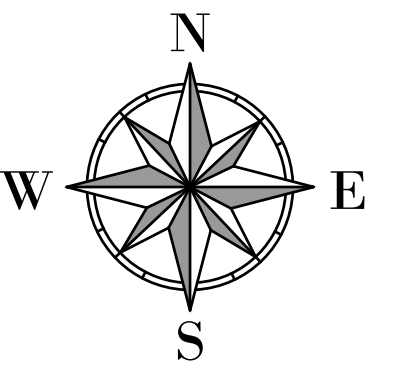
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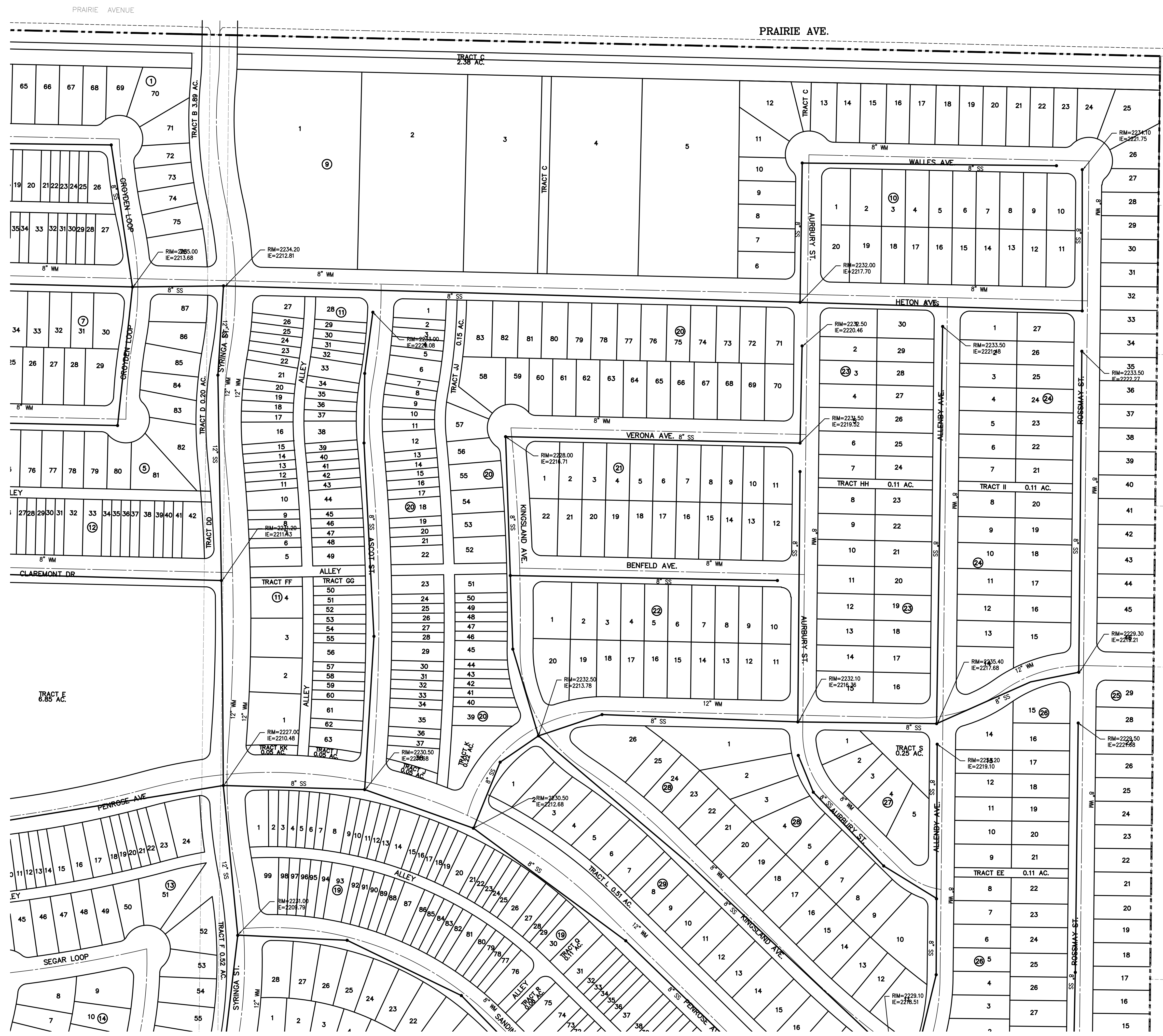
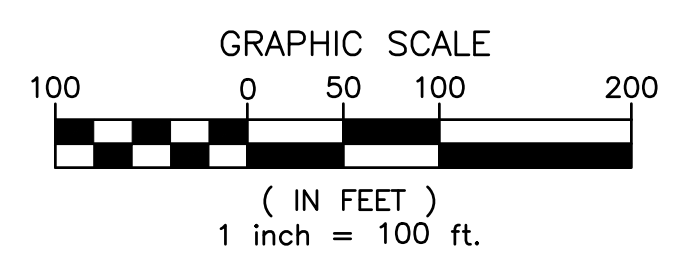
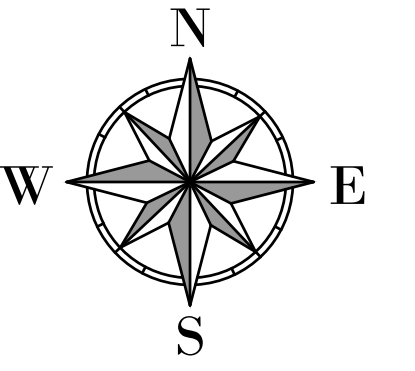
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SUBDIVISION SITE PLAN
FOR
NORTH PLACE EAST
2024
POST FALLS IDAHO
SHEET 4 OF 12

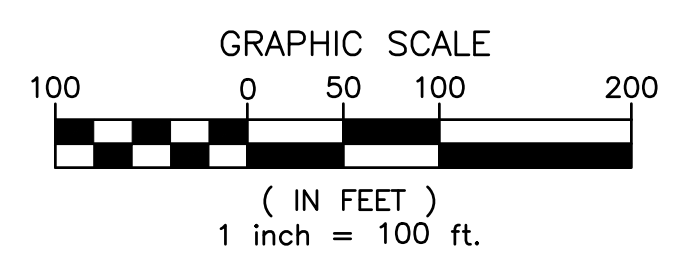
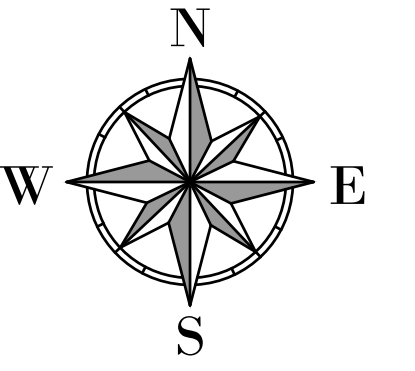




SEWER & WATER PLAN
FOR
NORTH PLACE EAST
2024
KOOTENAI COUNTY, IDAHO
SHEET 5 OF 12



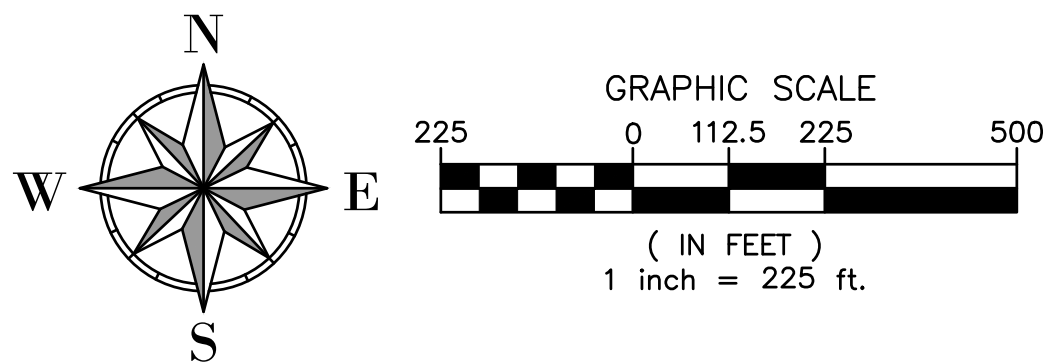
SEWER & WATER PLAN
FOR
NORTH PLACE EAST
2024
KOOTENAI COUNTY, IDAHO
SHEET 6 OF 12



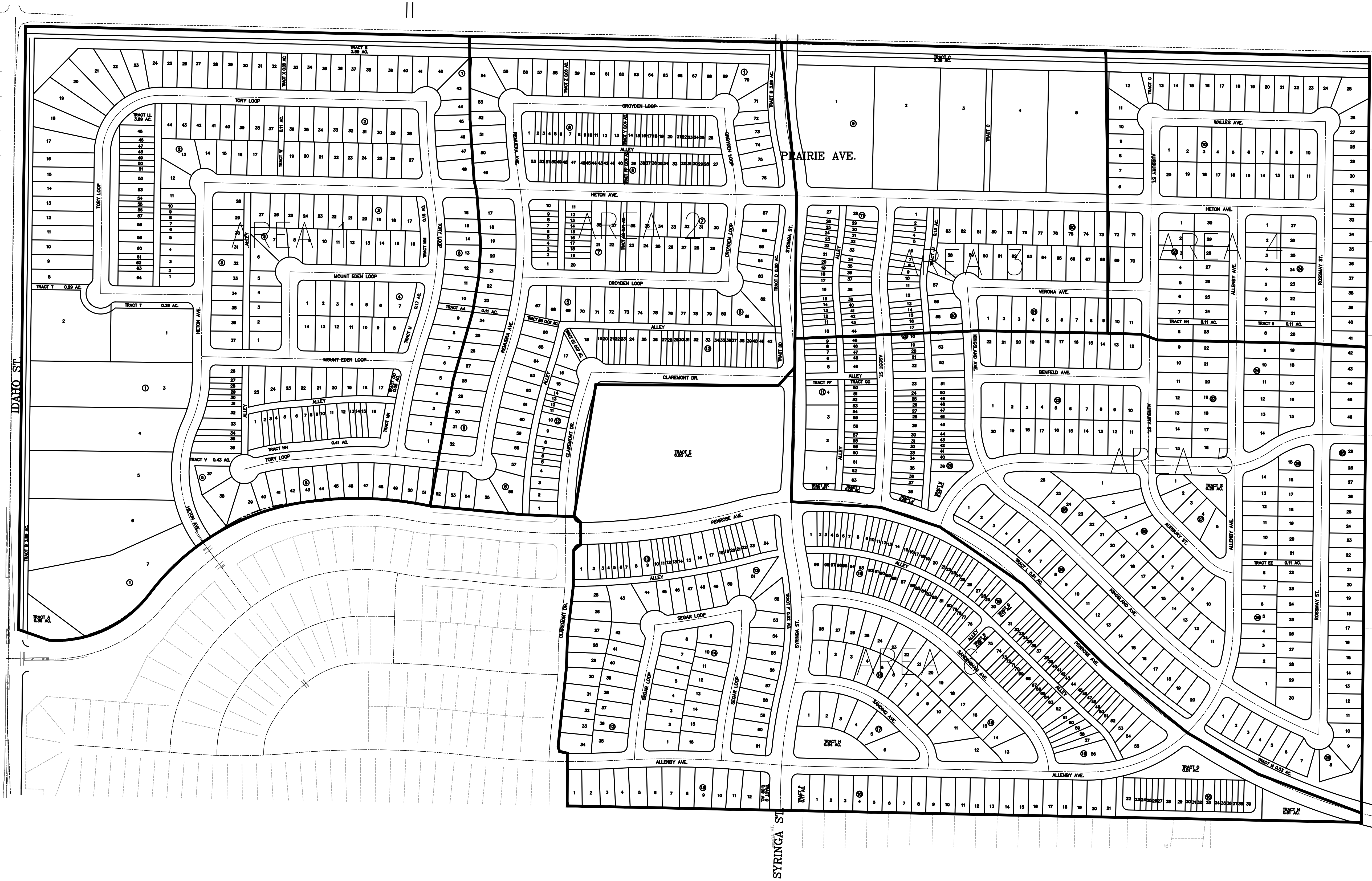
SEWER & WATER PLAN
FOR
NORTH PLACE EAST
2024
KOOTENAI COUNTY, IDAHO
SHEET 7 OF 12

GENERAL NOTES

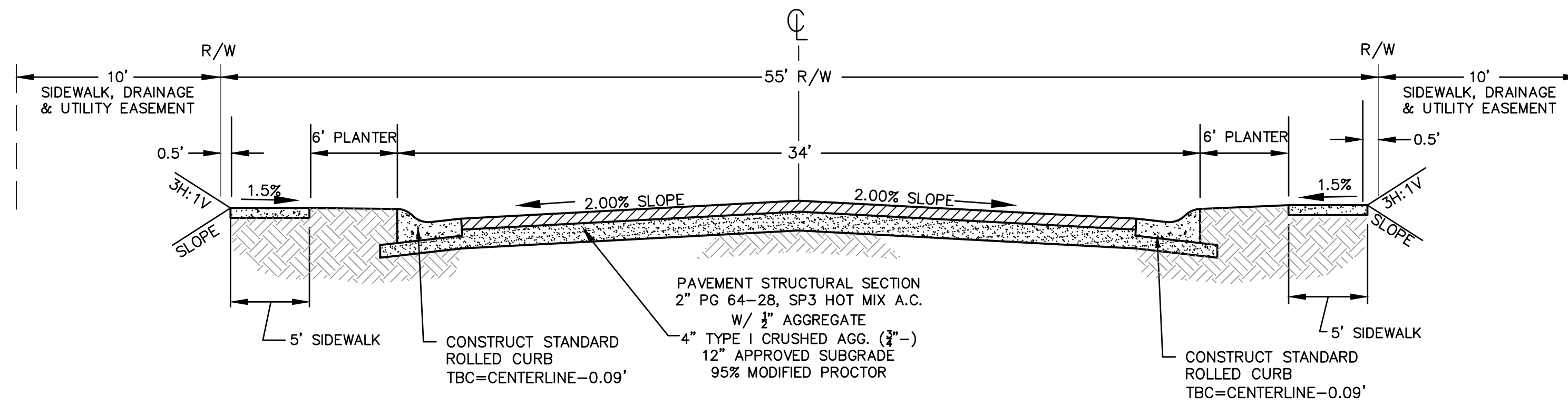
AREAS SHOWN ARE ENTIRELY A BEST ESTIMATE. PHASE TIMING AND SIZE ARE DEPENDENT ON MARKET CONDITIONS. DEVELOPMENT MAY TAKE PLACE IN MORE THAN ONE AREA SIMULTANEOUSLY.



Greenstone
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN., SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862



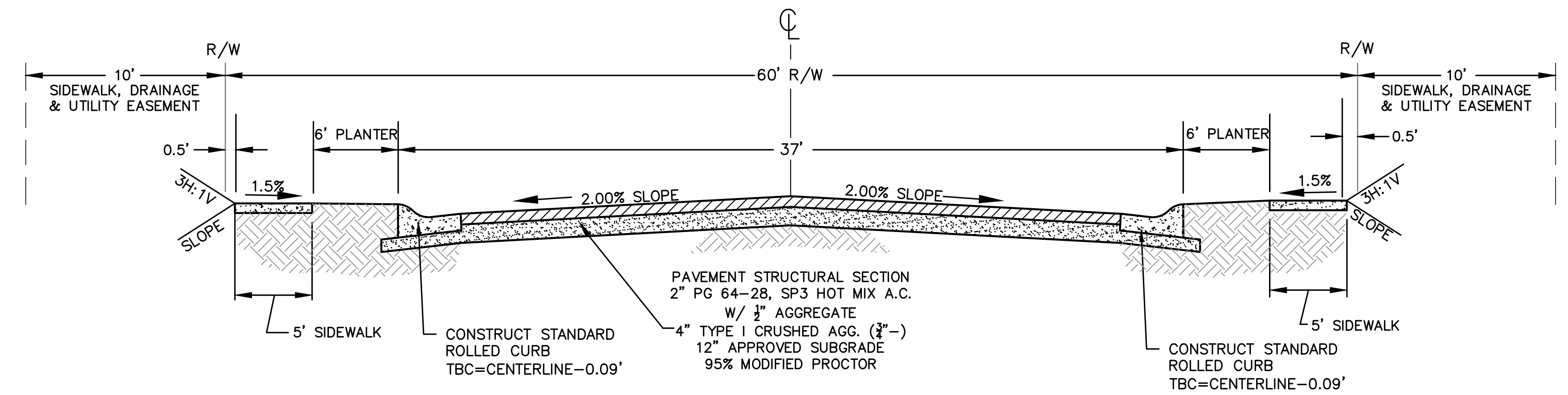
SUBDIVISION PHASING PLAN
FOR
NORTH PLACE EAST
2024
KOOTENAI COUNTY, IDAHO
SHEET 8 OF 12



TYPICAL CROSS SECTION – ROLLED CURB
NOT TO SCALE

LOCAL ACCESS STREETS

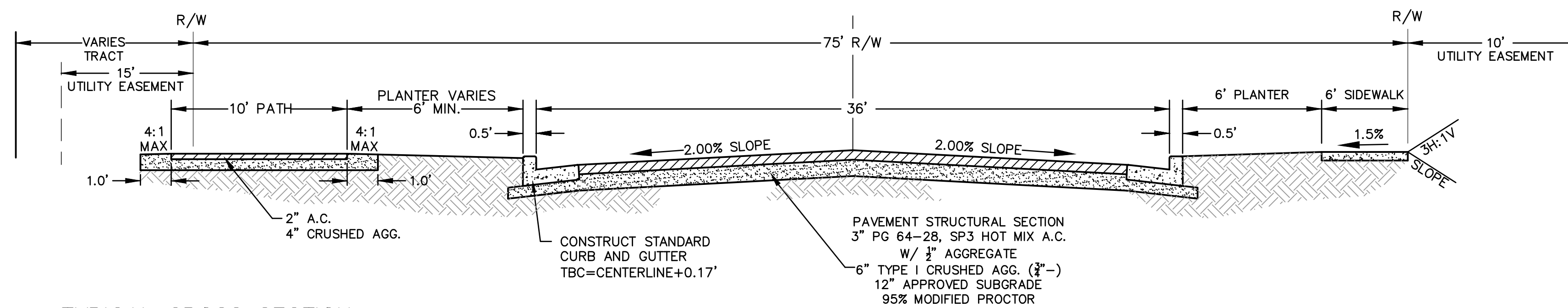
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TYPICAL CROSS SECTION – ROLLED CURB
NOT TO SCALE

LOCAL COLLECTOR ACCESS STREETS

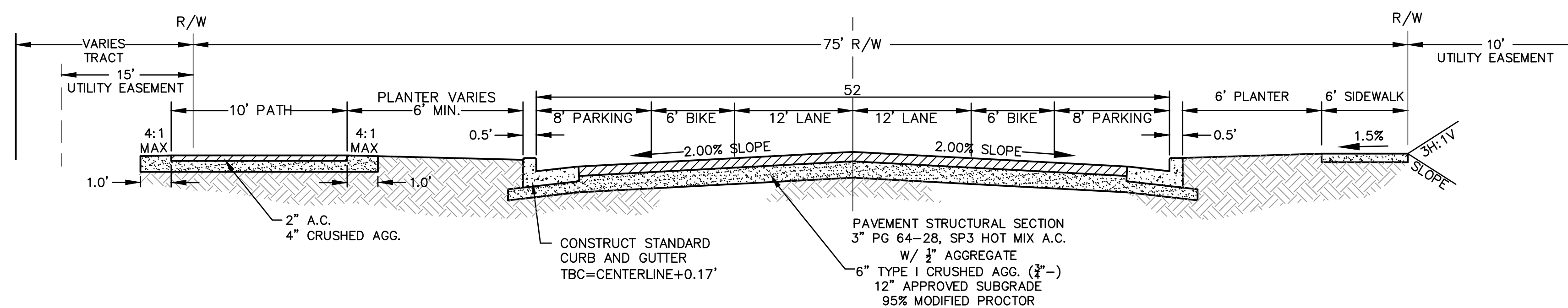
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TYPICAL CROSS SECTION
NOT TO SCALE

SYRINGA ST. SOUTH OF PENROSE

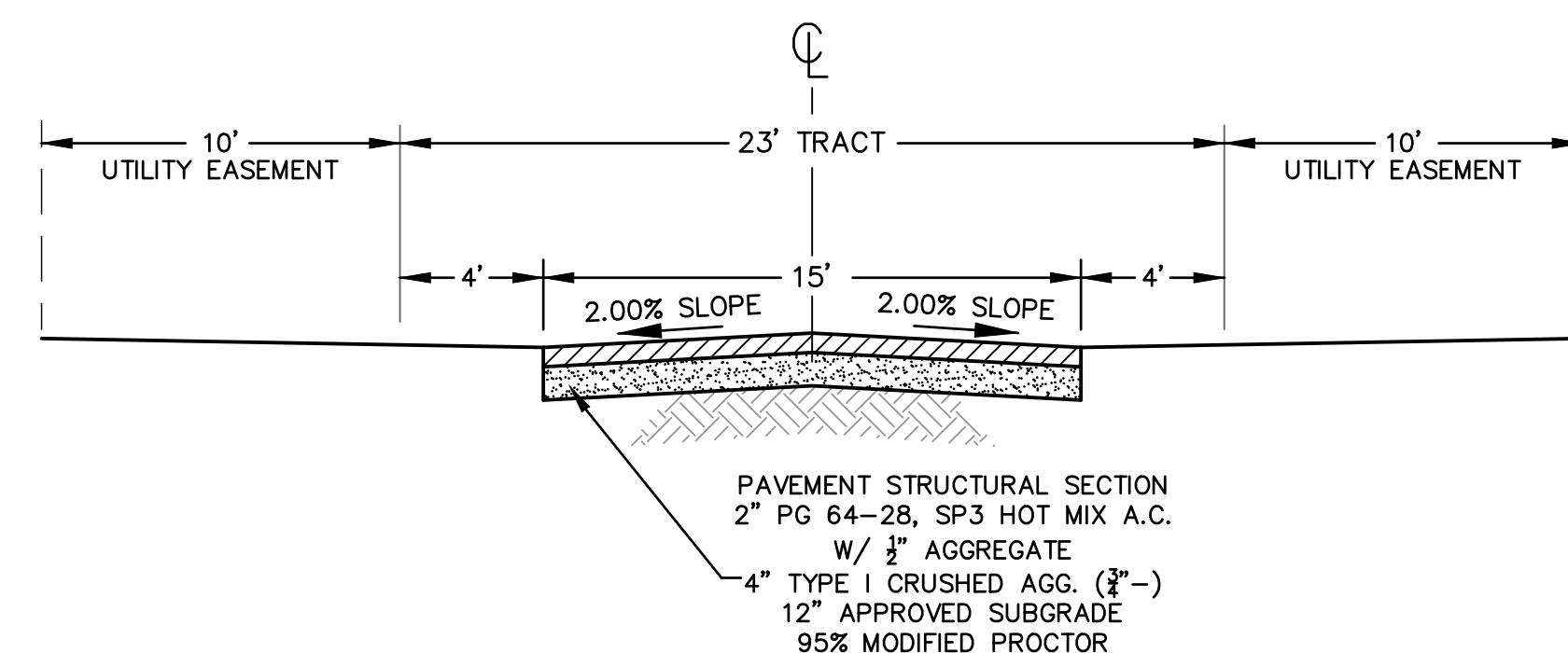
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TYPICAL CROSS SECTION
NOT TO SCALE

PENROSE AVE.
SYRINGA ST.

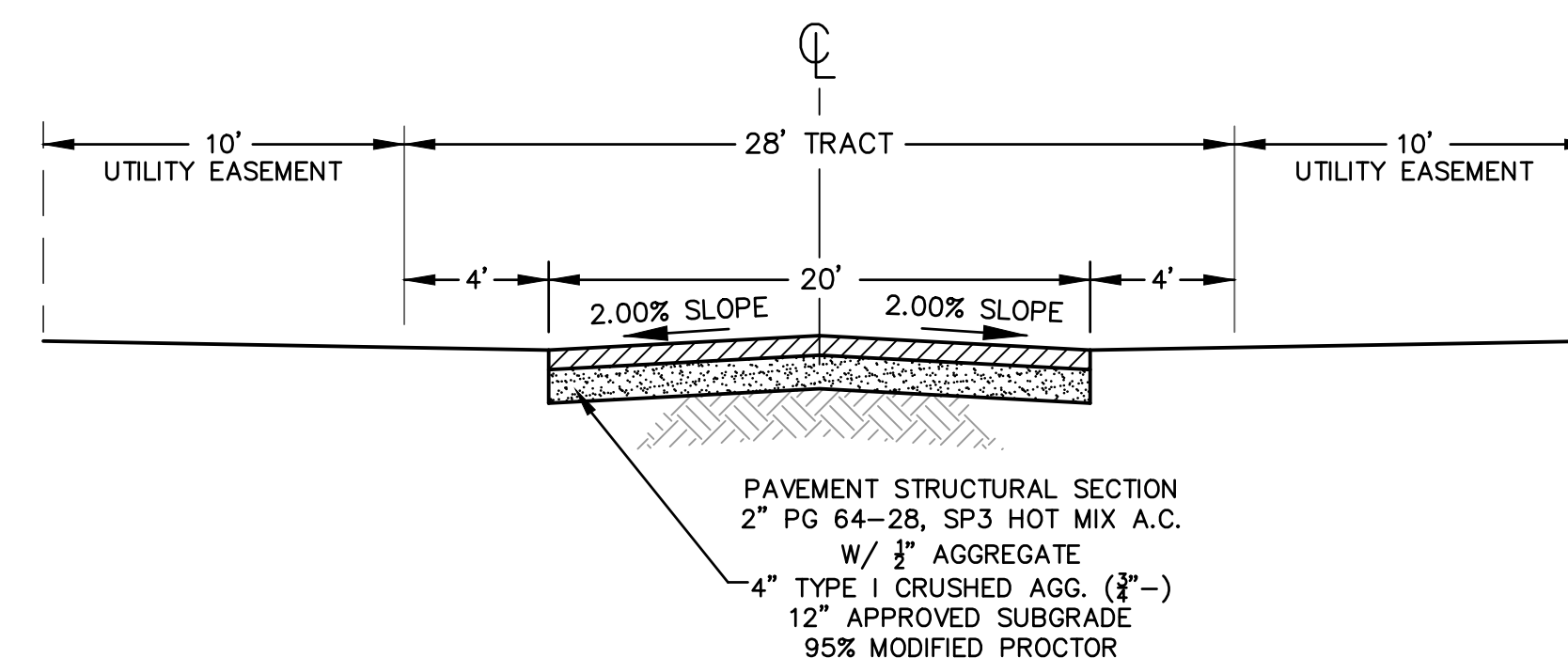
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TYPICAL CROSS SECTION – ALLEY
NOT TO SCALE

ALLEY

D

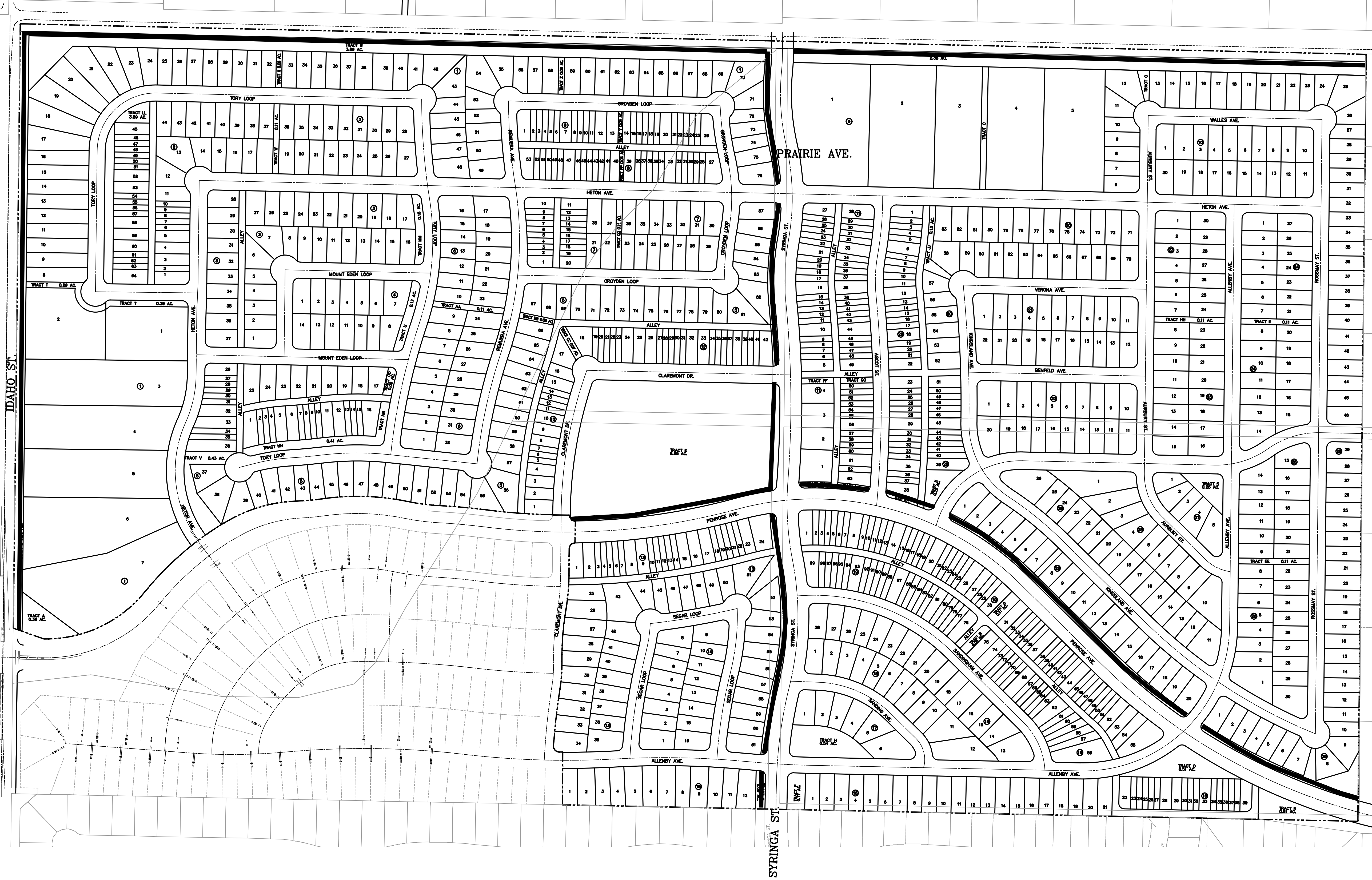
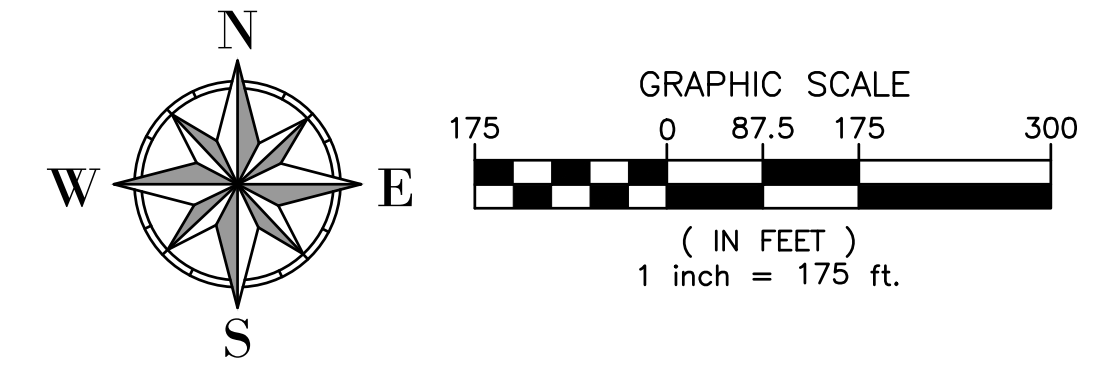


TYPICAL CROSS SECTION – ALLEY (FIRE ACCESS)
NOT TO SCALE

ALLEY

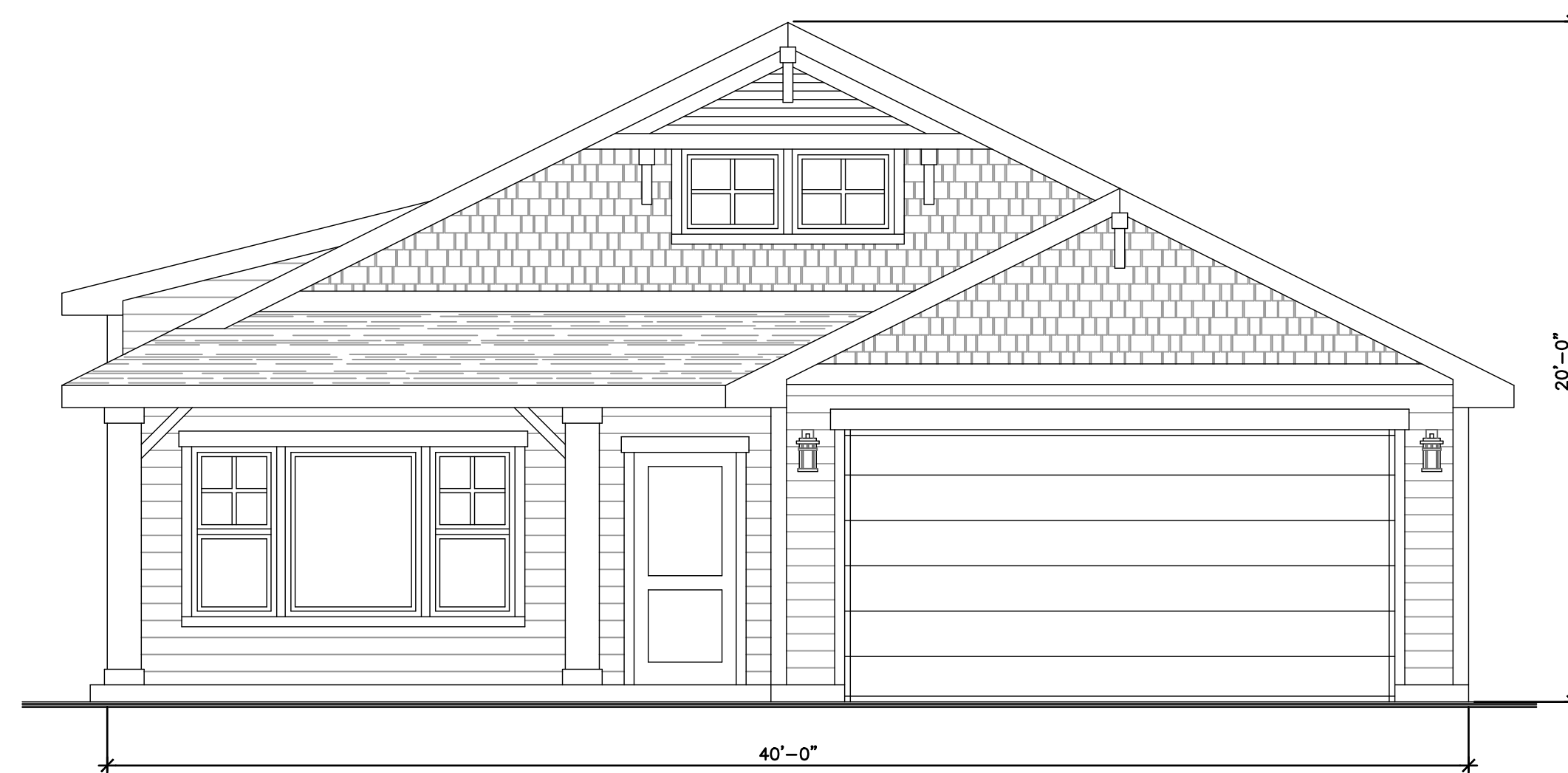
E

TYPICAL STREET DETAILS
FOR
NORTH PLACE EAST
2024
KOOTENAI COUNTY, IDAHO
SHEET 10 OF 12



10' WIDE TRAIL

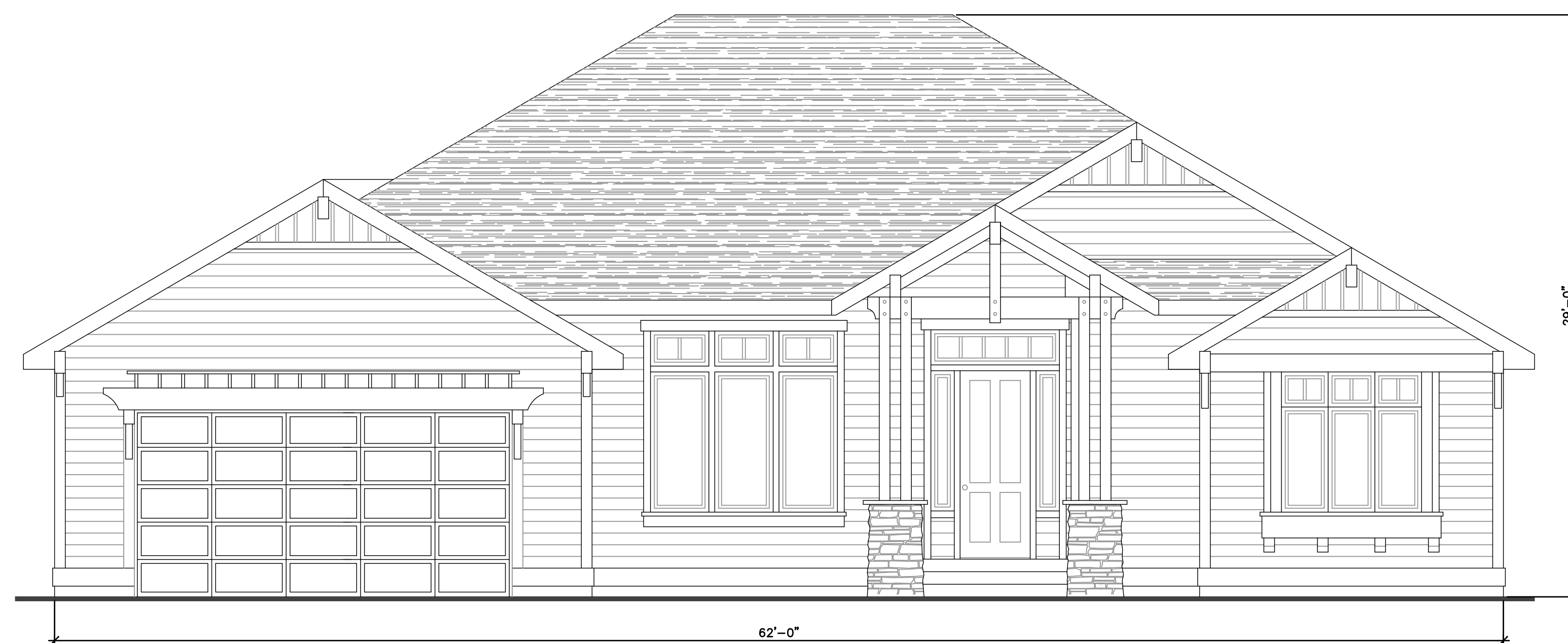
SUBDIVISION TRAIL PLAN
FOR
NORTH PLACE EAST 2024
(A PLANNED UNIT DEVELOPMENT)
KOOTENAI COUNTY, IDAHO
SHEET 9 OF 12



TYPICAL
ENTRY LEVEL HOME



TYPICAL
MID RANGE HOME



TYPICAL
HIGH END HOME



TYPICAL
COTTAGE

TYPICAL HOUSE PLANS
FOR
**NORTH PLACE EAST
2024**
(A PLANNED UNIT DEVELOPMENT)
KOOTENAI COUNTY, IDAHO
SHEET 11 OF 12



TYPICAL
TOWNHOME



TYPICAL
TOWNHOME

TYPICAL HOUSE PLANS
FOR
NORTH PLACE EAST
2024
KOOTENAI COUNTY, IDAHO
SHEET 12 OF 12

Schneidmiller Brothers

N. 1551 Chase Road
Post Falls, Idaho 83854

Jon Manley
Post Falls Planning Department
City of Post Falls
408 N. Spokane Street

Mr. Manley,

This letter is authorization for Greenstone-Kootenai, on behalf of Schneidmiller Brothers to submit a preliminary subdivision application for North Place East. The site is generally located west of Idaho Street south of Prairie Avenue and north of the Fieldstone subdivision.

Sincerely,



Kevin Schneidmiller

ROSS POINT WATER DISTRICT

November 27, 2023

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

RE: NORTH PLACE EAST

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.

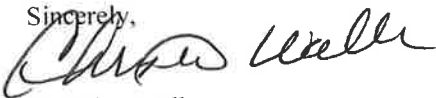
This letter is to advise you that Ross Point Water District is willing and able to provide water service to the proposed North Place East, to the extent of its readily available capacity if the following prerequisites are met:

Additional requirements include:

1. Annexation of the subdivision into the Ross Point Water District service area, if applicable.
2. Satisfactory completion and dedication of approved on-site and off-site water system improvements.
3. Payment of all applicable fees and charges.
4. Compliance with all Ross Point Water District policies, rules and regulations.
5. Transfer of all water rights associated with project property, if applicable.
6. The Applicant must petition to annex into the District, and such annexation must be approved by the District's Board at a properly noticed public hearing.
7. All cost associated with the annexation process will be covered by the applicant.
8. The Applicant must agree to be bound by the terms and conditions set by the Board if annexation is granted.

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

Sincerely,



Christine Waller
Ross Point Water District

Cc: Ray Kimball, Whipple Consulting Engineers, Inc.
Idaho Department of Quality
Panhandle Health District
Kevin Schneidmiller, Greenstone Homes & Development

Legal Description
For
Northplace East 2023 Preliminary Subdivision

Tracts 2 thru 5, Tracts 11 thru 15, Tracts 18 thru 21, and Tracts 28 thru 31 of Post Falls Irrigation Tracts, Recorded in Book C of Plats, Page 78, together with all Rights of Way lying adjacent to said Tracts.

TOGETHER with that portion of the Northwest Quarter of Section 26, Township 51 North, Range 5 West, Boise Meridian lying Northwesterly of Northplace East, Recorded in Book L of Plats, Pages 615 thru 615C and Northplace East 1st Addition, recorded in Book L of Plats, Pages 782 thru 782B.

ALSO TOGETHER with a portion of Tracts 22 and 27 of said Post Falls Irrigation Tracts, lying Northerly and Easterly of said Northplace East 1ST Addition.

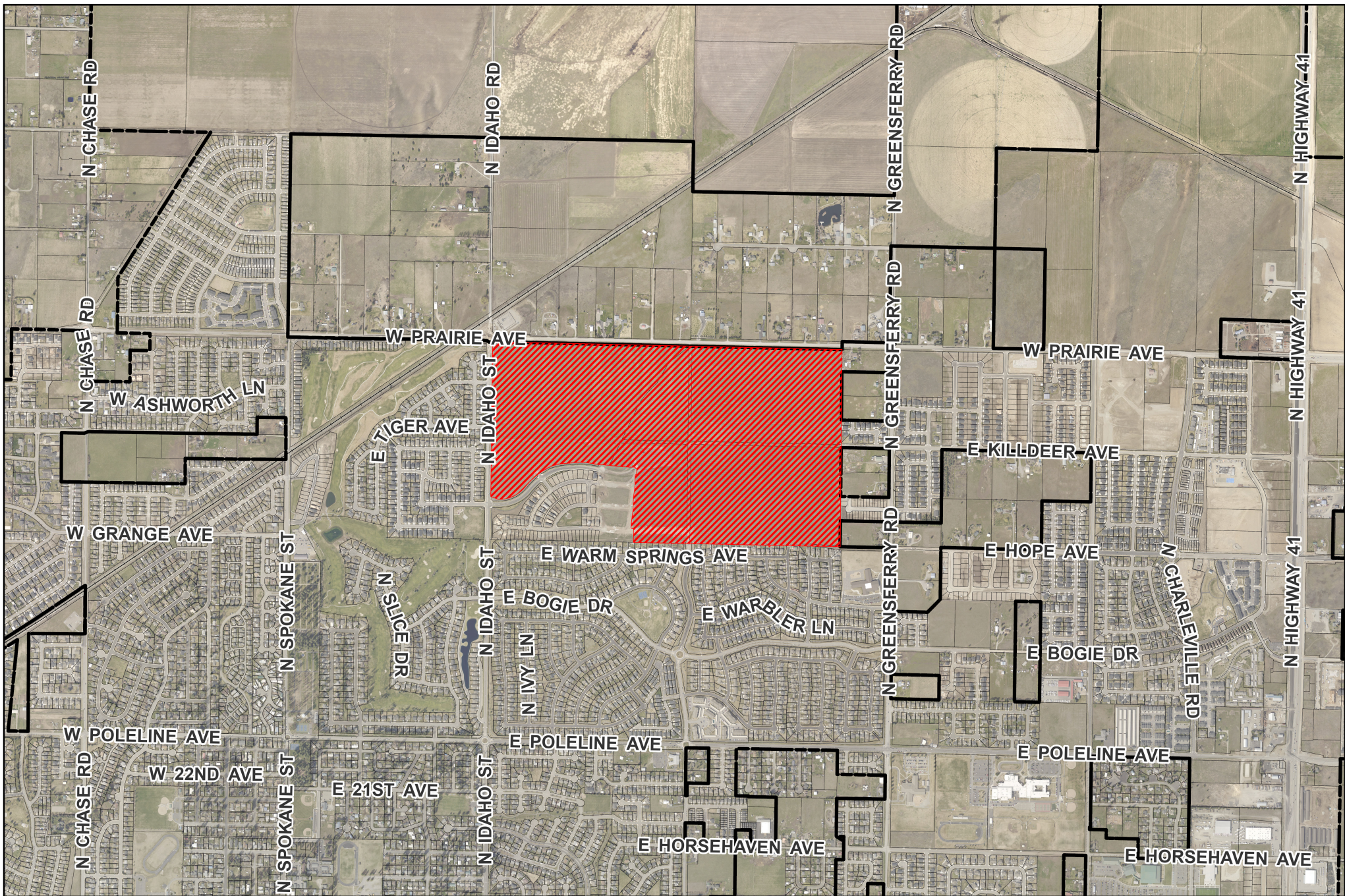
EXCEPT Idaho Street and Prairie Avenue Rights of Way.

Subject to all easements of record

Containing 238.53 Acres more or less

Situate in the City of Post Falls, Kootenai County, Idaho,



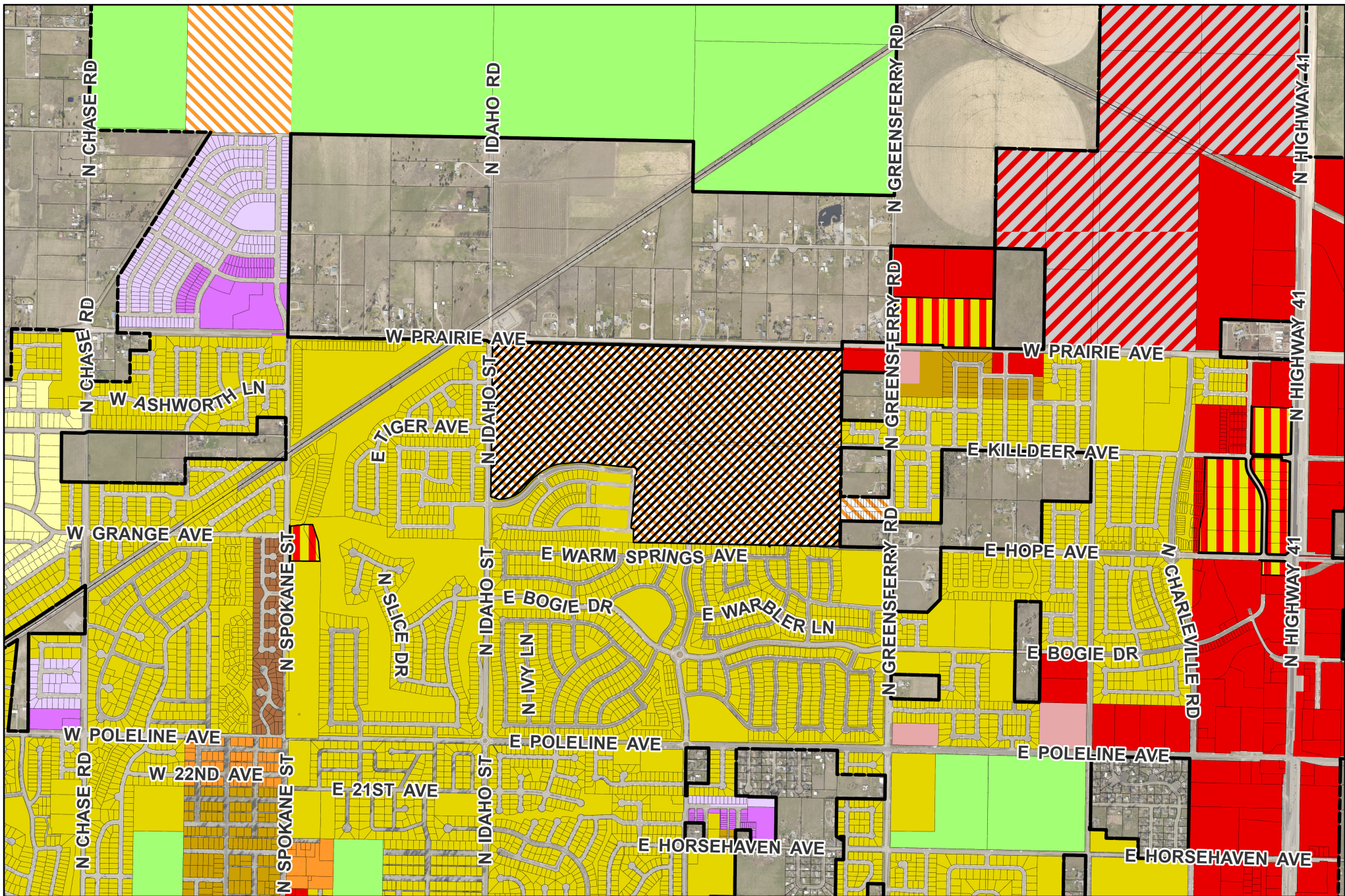


Project Location
NORTH PLACE EAST 2024
SUBDIVISION
SUBD-23-7



- Post Falls City Boundary
- Tax Parcels
- Subject Site





Zoning Map
NORTH PLACE EAST 2024
SUBDIVISION
SUBD-23-7



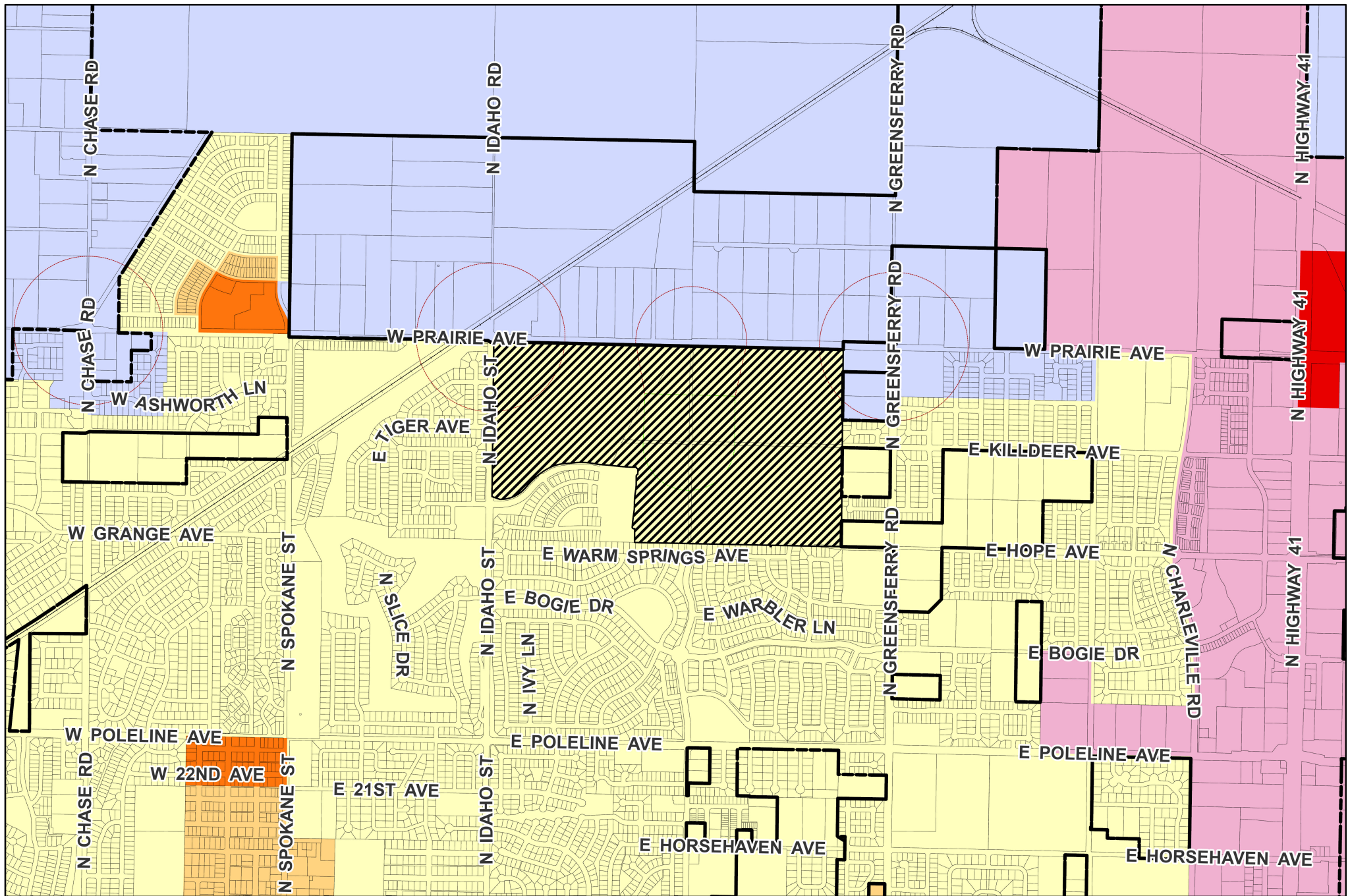
- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCM
- CCS

- TM
- LC
- RM
- R-1-S
- R-1
- R-2

- R-3
- RMHP
- SC3
- SC4
- PR



Exhibit S-2



DEVELOPMENT AND ZONING AGREEMENT
North Place East Residential Mixed (RM) Zone Change
(File No. ANN-0007-2020)

THIS AGREEMENT is made this 5th day of Oct, 2021, by and between the **City of Post Falls**, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 408 N. Spokane Street, Post Falls, ID, and **Schneidmiller Bothers, INC.**, an Idaho Corporation company organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at PO Box 3477, Coeur d'Alene, ID 83816.

WHEREAS, Schneidmiller Brothers, INC., (hereinafter the "Owner") owns a tract of land (hereinafter the "Property") within the city limits of the City of Post Falls (hereinafter the "City"), which the Owner wishes to change the zoning designation from Single Family Residential (R-1) to Residential Mixed (RM) and develop within the City consistent with this agreement; and

WHEREAS, the legal description and depiction of the Property is attached hereto as Exhibit "A"; and

WHEREAS, the Mayor and City Council of the City have determined it to be in the best interests of the City to rezone the Property to the Residential Mixed (RM) zone subject to the Owner performing the covenants and conditions in this Agreement.

NOW THEREFORE, IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

ARTICLE I: PURPOSE AND DESCRIPTION OF PROPERTY

- 1.1. Purpose: Owner enters into this Agreement to obtain rezoning of the Property while the City seeks to obtain surety regarding the manner in which the Property will be developed as contemplated by Idaho Code § 67-6511A. Owner acknowledges that City has no duty to rezone the Property and that the promises of Owner contained in this Agreement are an inducement for City to do so. The term "Owner" includes any successor in interest in the Property.
- 1.2. Description of the Property: The Property is generally located south of Prairie Avenue, east of Idaho Rd., west of Greensferry Rd.; and is more particularly described in Exhibit "A".

ARTICLE II: STANDARDS

- 2.1. Construct to City Standards: Owner agrees that all improvements required by this Agreement or by City codes will be built to City standards or to the standards of any public

agency providing service to the Property. Owner agrees to adhere to all City policies and procedures; including, but not limited to sanitary sewer improvements, water lines, fire hydrants, parks, flood works, storm water management, curbs, sidewalks, street trees, streetlights, pedestrian/bicycle facilities and roads. Such policies include extending utility lines in a manner acceptable to the City to make service available to adjoining lands and limitations on gaining site access from arterial and collector roadways (including the KMPO Critical Access Corridor Policy).

- 2.2. Applicable Standards: Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet pursuant to this Agreement or City codes are those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the Property, the Owner consents to the City withholding further development approvals for the Property including, but not limited to, building permits, certificates of occupancy, site plan approval, and subdivision approval until such compliance is attained. Owner waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approval as authorized by this Section.
- 2.3. Inspection and Testing: Owner agrees that it will retain the services of a civil engineer, licensed by the State of Idaho, to perform construction inspection and testing during the construction of all public improvements on the Property. Owner agrees to provide copies of all field inspection reports and test results to the City Engineer accompanied by a certification that the improvements have been installed in compliance with applicable City requirements prior to requesting that the City accept the public improvements for ownership and maintenance. The inspection, testing and certification reports must be provided at no cost to the City and comply with City submittal standards. Owner agrees that a representative of the City must be present at the pressure testing of water mains and sanitary sewer mains. Owner agrees to provide the City with at least twenty-four (24) hours-notice before such testing.
- 2.4. As-Built Drawings: Owner agrees to provide accurate “as-built” drawings, conforming with City submittal standards, of public improvements to the City within thirty (30) days of the date of substantial completion of construction of any public improvement on the Property. If as-builts are not provided as required by this Agreement, the Owner agrees that the City may withhold further development approvals for the Property as provided in Section 2.2 and waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approvals. The Owner understands and agrees that the City will not accept public improvements for maintenance or allow occupancy of constructed improvements on the Property until accurate “as-builts” are provided and until planned improvements have complied with the inspection requirements contained in Section 2.3 and have been accepted for public maintenance or approved for private use.

ARTICLE III. UTILITIES AND PUBLIC SERVICES

- 3.1. Water: Owner agrees to use a public water supply system for any development of the Property and to pay all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. If water service cannot be obtained from a public water supply system that has the legal authority to provide service to the Property, the Owner may seek to obtain water service from any lawful source whether public or private beginning 90 days after the date that the Owner requested water service from each public water supply system that has legal authority to serve the Property.
- 3.1.1. Water Rights: Prior to commencement of development of the Property, Owner agrees to grant, in a form acceptable to the grantee, to the public water supply system agreeing to provide water service to the Property all water rights associated with the Property to assure that the public water supply system has adequate water rights to supply domestic water to the Property.
- 3.2. Wastewater Reclamation: The Owner agrees to use the Post Falls Sanitary Sewer system for all development of the Property and to be responsible for all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. Sanitary sewer service will be provided in accordance with rules and regulations of the City. The City does not warrant that sanitary sewer capacity will be available at the time Owner requests connection to the sanitary sewer system. If sanitary sewer capacity cannot be assured within 180 days of the date that service is requested by the Owner, the Owner is temporarily authorized to provide service by resorting to any lawful public or private alternative so long as legal requirements can be met. Upon the availability of treatment capacity, the owner shall disconnect from the temporary service and connect to and divert flows to the public system. Any proposed alternative must not frustrate the progression and continuity of the City's wastewater collection system.
- 3.2.1. Connection of Existing Structure to Sanitary Sewer Infrastructure: Any existing structures located on the Property at the time of this Agreement that are serviced by a septic system must be connected to the Post Falls Sanitary Sewer system or removed from the Property at the time of any development on the Property and the existing septic system abandoned in compliance with all legal requirements. Owner is solely responsible for the costs of connecting to the sanitary sewer and abandoning the septic system.
- 3.3. Maintenance of Private Sanitary Sewer and Water Lines: The Owner acknowledges that the City is not responsible for maintenance of any private sanitary sewer lines or water lines, including appurtenances, within the Property.
- 3.4. Size of Water and Sewer Mains: The Owner agrees on-site water and sewer mains will be adequately sized to provide service to the Property as determined by the entity providing water or sewer service to the Property. For water and sewer lines to be dedicated to the City, the City will determine the appropriate main size based on adopted City master plans and may require the Owner to oversize the mains or to construct the mains with increased depth beyond the size/depth needed to serve the Property. If required to oversize water or

sewer mains (including additional depth), the Owner may request reimbursement for oversizing costs during the subdivision or other development approval process.

- 3.5. Garbage Collection: The Owner agrees that upon the expiration of the term of any contract to provide garbage collection services to the Property, that the Owner will begin using the garbage collection service in effect with the City of Post Falls.

ARTICLE IV. PUBLIC PROPERTY DEDICATIONS

- 4.1. Rights of Way and Easements: As partial consideration for this Agreement, Owner agrees to dedicate grants of rights of way and easements to the City at the time of platting, according to the following:
- 4.1.1. Idaho Street (Minor Arterial) – 95 Foot right-of-way (measured from existing western right-of-way line) with a 15 Foot Easement dedicated to the City of Post Falls for Sidewalk, drainage, and utility purposes.
- 4.1.2. Penrose Avenue (Major Collector) – 75 Foot right-of-way (minimum) with a 15 Foot Easement on the north and 10-foot easement on the south. Easement shall be dedicated to the City of Post Falls for Sidewalk, drainage, and utility purposes. The right-of-way dedication increases to 85 feet where a center roadway landscape island or center turn lane is provided.
- 4.1.3. Syringa Street (Minor Collector – City Standard SD 2003)
- 4.1.4. Local Access Roadway (Local Residential – City Standard SD 2001) from Penrose Ave. heading northeasterly towards Killdeer Ave. 70' right-of-way with 36-foot paved road width. The right-of-way width may be reduced by 10-feet if appropriately located community swales are used in place of continuous street side swales. (sidebar: the 70' right-of-way with a 36-foot street width is from City Code 17.28.040.B, along with the ability to reduce by 10-feet as noted with note 1 of the same referenced City Code Section.
- 4.1.5. Alleys (Private) – if alleyways are designed with a center crown, stormwater treatment facilities can be negated as the available landscaping along the edge of the alley will handle treatment and infiltration of stormwater. When alleys are designed with an inverted crown (center channel), the concentrated flows with the stormwater from the public rights-of-way creates a larger long-term cost to the City for mitigation of failing stormwater facilities.
- 4.2. No Impact Fee Credit for Dedication: Owner agrees that it is not entitled to any credit of the City's then currently adopted Impact Fees because of its dedication of street right way and easements. As such, Owner waives, on behalf of itself and its successors in interest, all claims it may have against the City for not granting an Impact Fee credit relating to the dedication of rights of way and easements as provided in Section 4.2. The parties agree that this agreement is entered into in good faith by both parties and is intended to comply with Idaho Code §67-8209(4).

ARTICLE V. DEVELOPMENT OF THE PROPERTY

- 5.1. Midblock Walkways: A pedestrian access easement or tract must be provided at the end of cul-de-sacs or closed end streets and at the approximate midpoint of any block exceeding six hundred feet (600') in length, or in any block of lesser length which is adjacent to an arterial or collector roadway to provide pedestrian circulation and access within and to surrounding neighborhoods, schools, playgrounds, shopping centers, transportation lines and other community facilities. The required access easements or tracts must be a minimum of fifteen feet (15') wide and contain a paved path at least eight feet (8') wide.
- 5.2. Limitation to Development: Owner agrees that the Property will be developed in compliance with the City's zoning regulations and have a density cap of 1400 dwelling units and be completed consistent with the intent of the conceptual plan (Exhibit A-3). Additionally, Owner agrees to comply with the additional restrictions contained in this Agreement to help ensure that the development of the Property results in an attractive, safe, and healthy environment for future residents.
- 5.2.1 All primary structures constructed on lots less than 30' in width shall front a public street and be rear loaded.
- 5.2.2 Rear loaded duplex lots shall be minimum of 40' in width.
- 5.2.3 Front loaded duplex lots must be a minimum of fifty feet (50') wide.
- 5.2.4 Front loaded duplex lots at a knuckle or cul-de-sac must have a minimum width of fifty feet (50') measured at the front setback line.
- 5.2.5 Duplexes that do not provide a garage must provide a minimum of a 10' X 20' parking area (covered or uncovered) adjacent to each unit set behind the building principal plane of the building.
- 5.2.6 The primary entrances for duplexes or single-family residential structures shall front the addressed public or private street.
- 5.2.7 No more the 65% of the primary residence(s) shall be occupied by garage(s) along the massing of the front façade. Garage area to be measured from inside the side walls to the top plate line of the garage.
- 5.2.8 Detached garages shall be set back from the front plane of the primary residence at a minimum of 15'.
- 5.2.9 The enhanced corridor depicted within Exhibit A-6 shall be completed generally consistent as submitted.
- 5.2.10 Multi-family uses are limited to two stories.
- 5.3 Site Plan: Owner agrees that the development of the Property will generally conform to the conceptual site plan attached to this Agreement as Exhibit "B", which depicts the general disposition of uses and infrastructure on the Property. The parties agree that the

location of major public infrastructure such as collector and arterial streets through the Combined Property cannot be relocated in a manner inconsistent with Exhibit "B" without written approval of the City Council evidenced by an amendment to this Agreement. The location of private uses may be relocated on the Property to meet market demands provided that the overall development of the site generally complies with Exhibit "B". The Owner agrees on behalf of itself, its successors and assigns, that if the Owner submits building or other development plans that do not comply with this Section, that the City may withhold approval of such building or other development permits and Owner waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approval as authorized by this Section. In the event of a disagreement about whether a proposed use or development project on the Property complies with Exhibit "B", the parties agree to meet and confer regarding the disagreement as contemplated by Section 7.12.

- 5.4 Site Access: Individual Residential Lot Access for vehicles to/from Prairie Avenue, Idaho Street, Syringa Avenue or Penrose Avenue will be prohibited on the face of the Plat.
- 5.5 Homeowners Association: A homeowner's association must be formed for the subdivision and be responsible for the following items:
 - 5.5.1 Maintenance of Community Common Areas and all open space tracts and associated improvements and amenities within such. This includes clearing of snow from sidewalk and trails, along with irrigation Street Trees and other landscaping areas.
 - 5.5.2 Maintenance of stormwater swales, planting strips, sidewalks, trails, and right-of-way landscaping areas along Prairie Avenue, Penrose Avenue, Syringa Street and Idaho Street
 - 5.5.3 Private Alley maintenance

ARTICLE VI. FEES

- 6.1. Fees: Additionally, the Owner agrees to pay all required fees and charges including but not necessarily limited to water hook-up fee(s), water connection (capitalization) fee(s), sanitary sewer connection (capitalization) fee(s), annexation fees, building permit fees and any applicable impact fees that may be imposed. Fees referred to in this Section are established by City ordinance and/or resolution and arise independent of this Agreement.

ARTICLE VII. MISCELLANEOUS

- 7.1. Subdivision: The parties acknowledge that in the event the Owner desires to sell a portion of the Property rather than the Property as a whole, that a plat may be necessary. Owner agrees that in the event a plat is necessary, Owner will submit a proper subdivision plat and comply with the subdivision ordinance in effect at the time of the desired division.
- 7.2. Default: Owner agrees that in the event the Owner fails to comply with the terms of this Agreement, defaults, or is otherwise in breach of this Agreement, the City may terminate this Agreement in its sole judgment and pass an ordinance rezoning the property to the pre-

existing zone or otherwise rezone the Property. Execution of this Agreement by the Owner will be deemed to be written consent to rezone the Property should the Owner default on this Agreement. Owner waives, on behalf of itself and any successors in interest, any claims it may have against the City for declaring a default of this Agreement and rezoning the Property as allowed by this Section.

- 7.3. Owner to Hold City Harmless: The Owner further agrees it will indemnify, defend (in the City's sole option, and hold the City harmless from all causes of action, claims and damages that arise, may arise, or are alleged, because of the Owner's development, operation, maintenance, and use of the Property. Owner further agrees to pay City's legal costs, including reasonable attorney fees in the event this annexation is challenged in a court of law. Payment for City's legal costs will be remitted within thirty (30) days after receipt of invoice from the City for legal expenses.
- 7.4. Time is of the Essence: Time is of the essence in this Agreement.
- 7.5. Merger and Amendment: All promises and prior negotiations of the parties' related to the approval of the RM zone merge into this Agreement and the representations, warranties, covenants, conditions, and agreements of the parties contained in the Agreement shall survive the acceptance of any deeds and/or easements. The parties agree that this Agreement may only be amended by a written instrument that is signed by both parties. The parties agree that this Agreement will not be amended by a change in law.
- 7.6. Effect on City Code: The parties agree that Agreement is not intended to replace any other requirement of City Code and that its execution does not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.
- 7.7. Recordation: The Owner agrees this Agreement will be recorded by the City at the Owner's expense.
- 7.8. Section Headings: The section headings of this Agreement are for clarity in reading and not intended to limit or expand the contents of the sections to which they apply.
- 7.9. Incorporation of Recitals and Exhibits: The recitals to this Agreement and all exhibits referred to in this Agreement are incorporated herein by this reference and made a part of this Agreement.
- 7.10. Compliance with Applicable Laws: Owner agrees to comply with all applicable laws.
- 7.11. Covenants Run with the Land: The covenants contained herein to be performed by the Owner are binding upon the Owner and Owner's heirs, assigns and successors in interest, and shall be deemed to be covenants running with the land.
- 7.12. Promise of Cooperation: Should circumstances change, operational difficulties arise or misunderstandings develop, the parties agree to meet and confer at the request of either party to discuss the issue and proposed solutions. Further, each party agrees not to bring a claim, initiate other legal action, or suspend performance without meeting directly with the

7.13. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction the remaining provisions continue in full force and effect and must be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.

7.14. Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party will be entitled to its reasonable attorney's fees and related costs of enforcement.

SCHNEIDMILLER BROTHERS, INC.

By: Gary T. Schneidmiller
Gary T. Schneidmiller, President

STATE OF IDAHO)
 : ss
County of Kootenai)

Page 46 of 65



[Signature]

Notary Public for the State of Idaho
Residing at: Post Falls
Commission Expires: 10.12.24

STATE OF IDAHO)

: ss

County of Kootenai)

On this 25 day of August, 2021, before me, a Notary for the State of Idaho, personally appeared **Gary T. Schneidmiller**, President of Schneidmiller Brothers, Inc., known, or identified to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he executed the same on behalf of the corporation.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.



[Signature]

Notary Public for the State of Idaho
Residing at: COEUR D'ALENE ID
Commission Expires: August 19, 2022

Legal Description
For
NorthPlace East Rezone
(12-9-20)
(Revised 1-7-21)
(Revised 1-14-21)

All of Lots 2 thru 5, Lots 11 thru 15, Lots 18 thru 22, and Lots 27 thru 31 of Post Falls Irrigation Tracts, Recorded in Book C of Plats, Page 78, together with all Rights of Way lying adjacent to said Lots and together with that portion of the Northwest Quarter of Section 26, Township 51 North, Range 5 West, Boise Meridian, in the City of Post Falls, Kootenai County, Idaho, lying Northwesterly of said Post Falls Irrigation Tracts.

EXCEPT Idaho Street and Prairie Avenue Rights of Way.

ALSO EXCEPT portions of Lots 22 and 27 of said Post Falls Irrigated Tracts, and a portion of the Northwest Quarter of said Section 26, described as follows:

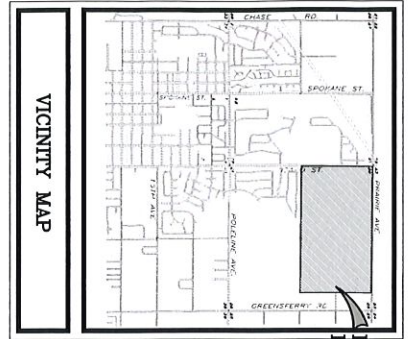
COMMENCING at the West Quarter corner of said Section 26; thence S88°48'49"E along the South Line of the Northwest Quarter of said Section 26 a distance of 30.00 feet to the Easterly Right of Way Line of Idaho Road and the POINT OF BEGINNING; thence N00°39'55"E along said Right of Way line a distance of 585.14 feet; thence leaving said Right of Way Line S56°04'36"E a distance of 64.93 feet; thence S70°43'20"E a distance of 60.97 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 589.17 feet and a chord bearing and distance of N68°10'03"E, 343.48 feet; thence Northeasterly along said curve through a central angle of 33°53'44" an arc distance of 348.54 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 435.50 feet and a chord bearing and distance of N42°02'21"E, 41.39 feet; thence Northeasterly along said curve through a central angle of 05°26'49" an arc distance of 41.40 feet to the beginning of a reverse curve concave to the Southeast and having a radius of 1097.50 feet and a chord bearing and distance of N45°11'39"E, 224.80 feet; thence Northeasterly along said curve through a central angle 11°45'24" an arc distance of 225.20 feet; thence N52°40'12"E a distance of 57.00 feet to the beginning of a non-tangent curve concave to the Southeast and having a radius of 897.50 feet and a chord bearing and distance of N57°42'39"E, 102.73 feet; thence Northeasterly along said curve through a central angle of 6°33'43" an arc distance of 102.79 feet to the beginning of a compound curve concave to the Southeast and having a radius of 510.00 feet and a chord bearing and distance of N74°21'39"E, 235.85 feet; thence Northeasterly along said curve through a central angle of 26°44'17" an arc distance of 238.00 feet to the beginning of a reverse curve concave to the North and having a radius of 941.50 feet and a chord bearing and distance of N84°56'38"E, 91.53 feet; thence Easterly along said curve through a central angle of 05°34'20" an arc distance of 91.56 feet to the beginning of a reverse curve concave to the South and having a radius of 858.50 feet and a chord bearing and distance of S88°28'15"E, 279.59 feet; thence Easterly along said curve through a central angle of 18°44'35" an arc distance of 280.84 feet to the beginning of a non-tangent curve concave to the Southwest and having a radius of 4107.32 feet and a

chord bearing and distance of S87°31'52"E, 62.64 feet; thence Southeasterly along said curve through a central angle of 00°52'26" an arc distance of 62.64 feet to the beginning of a compound curve concave to the Southwest and having a radius of 3420.03 feet and a chord bearing and distance of S85°57'56"E, 134.74 feet; thence Southeasterly along said curve through a central angle of 02°15'27" an arc distance of 134.75 feet to the beginning of a compound curve concave to the Southwest and having a radius of 3289.68 feet and a chord bearing and distance of S84°06'16"E, 84.07 feet; thence Southeasterly along said curve through a central angle of 01°27'51" an arc distance of 84.07 feet to the beginning of a reverse curve concave to the North and having a radius of 478.17 feet and a chord bearing and distance of S88°35'22"E, 86.96 feet; thence Easterly along said curve through a central angle of 10°26'02" an arc distance of 87.08 feet to the beginning of a reverse curve concave to the South and having a radius of 551.08 feet and a chord bearing and distance of N89°36'36"E, 65.68 feet; thence Easterly along said curve through a central angle of 06°49'57" an arc distance of 65.72 feet; thence S86°58'25"E a distance of 9.02 feet; thence S87°12'45"E a distance of 9.02 feet; thence S88°12'18"E a distance of 65.95 feet; thence S00°55'18"W a distance of 32.50 feet; thence S12°29'33"E a distance of 47.26 feet; thence S05°08'07"W a distance of 43.73 feet to the beginning of a non-tangent curve concave to the Southwest and having a radius of 3536.31 feet and a chord bearing and distance of S13°30'26"E, 82.80 feet; thence Southeasterly along said curve through a central angle of 01°20'30" an arc distance of 82.80 feet to the beginning of a compound curve concave to the Southwest and having a radius of 732.50 feet and a chord bearing and distance of S01°27'09"E, 289.16 feet; thence Southeasterly along said curve through a central angle of 22°46'04" an arc distance of 291.08 feet to the beginning of a non-Tangent curve concave to the Southeast and having a radius of 2585.03 feet and a chord bearing and distance of S10°18'03"W, 98.90 feet; thence Southwesterly along said curve through a central angle of 02°11'32" an arc distance of 98.91 feet to the beginning of a compound curve concave to the Southeast and having a radius of 2267.50 feet and a chord bearing and distance of S06°38'19"W, 203.05 feet; thence Southwesterly along said curve through a central angle of 05°07'56" an arc distance of 203.11 feet; thence S22°36'42"E a distance of 85.03 feet; thence S00°12'15"W a distance of 143.75 feet to intersection with the South Line of said Northwest Quarter; thence N88°48'49"W along said South Line a distance of 1895.25 feet to the POINT OF BEGINNING.

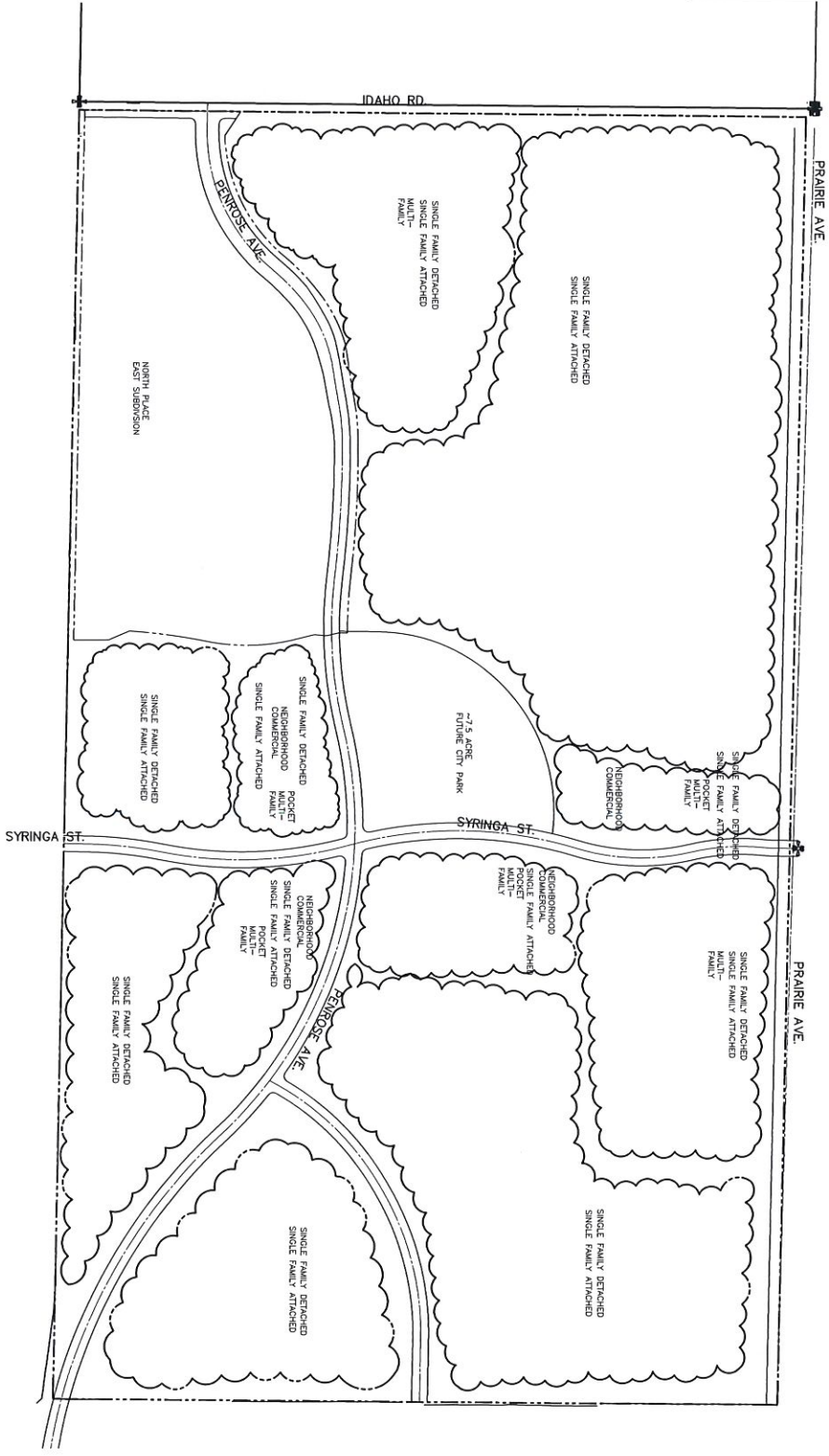
Subject to all easements of record

Containing 239.63 Acres more or less





**PROJECT
LOCATION**



Greenstone

HOUSES & ARCHITECTURE

1000 N. 10TH ST. SUITE 100

POST FALLS, IDAHO 83250

PHONE (208) 745-5888

FAX (208) 745-5887

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)

1 inch = 200 ft.

ZONE CHANGE MAP
FOR
NORTH PLACE EAST
CITY OF POST FALLS
KOOTENAI COUNTY, IDAHO
SHEET 1 OF 1



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

May 30, 2024

Members of Post Falls Planning and Zoning Commission, City Council, and Mayor Ron Jacobson,

I am writing to express a neutral position on the North Place East 2024 Subdivision which will be heard by the planning and zoning commission on the 11th of June. With 1125 lots proposed to build out this subdivision, the impact to the school district is quite significant. More consideration of school district needs during the re-zoning phase of this project would have been helpful. The lack of a school site and its repercussions on Post Falls' taxpayers in the future could be an issue. It is no secret a supermajority is needed in Idaho to build school buildings, and even with the passage of HB521, taxpayers will still absorb the majority of the cost.

That being said, the Post Falls School District and Greenstone have an MOU which would allow the district (through a bond or levy) to purchase an elementary school site, if needed, in the future. The district sincerely appreciates Greenstone's willingness to work with us at this stage in the process. In the future, the district would very much appreciate a "seat at the table" when developments are being considered.

Respectfully,

Dena Naccarato
Superintendent
Post Falls School District #273

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

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,

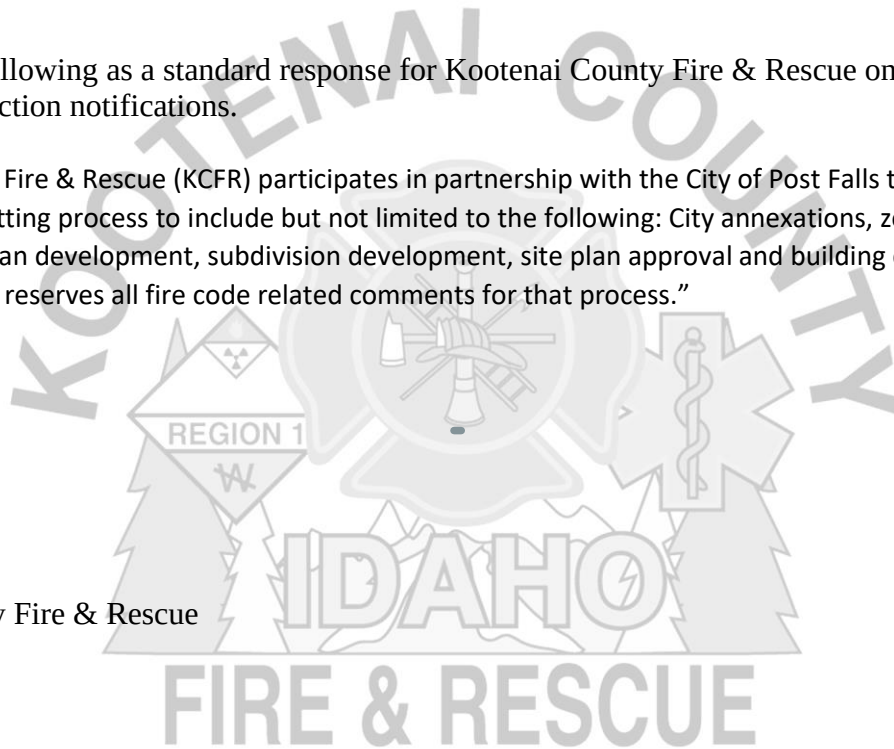
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"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



Nancy Thurwachter

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Tuesday, May 21, 2024 10:14 AM
To: Nancy Thurwachter
Subject: FW: Notice to Jurisdictions - North Place East 2024 SUBD-23-7
Attachments: Exhibit PH-2 NTJ_North Place East 2024_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, there is no impact to the YPL 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, May 21, 2024 10:00 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>; Brenda Marshall <brenda.marshall@williams.com>; Carey Borchardt <carey.borchardt@charter.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; Chad Ingle <cingle@kcgov.us>; Polak, Chad M <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; 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@aeacom.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>; Tess Reasor <tess@connectkootenai.org>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Anna Staal <astaal@postfalls.gov>; Bill Melvin <bmelvin@postfalls.gov>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Ethan Porter <reporter@postfalls.gov>; Field Herrington



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

May 21st, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: North Place East 2024 SUBD-23-7

The Police Department has reviewed the above listed subdivision plan and will remain Neutral on this request. The Police Department will continue to participate in the planning process through build out and will reserve any public safety issues for those meetings.

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

From: [Kristie May](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions - North Place East 2024 SUBD-23-7
Date: Tuesday, May 28, 2024 10:10:35 AM
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.

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, May 21, 2024 9:00 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>; Brenda Marshall <brenda.marshall@williams.com>; 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>; 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

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

Subject: Notice to Jurisdictions - North Place East 2024 SUBD-23-7

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 the North Place East 2024 SUBD-23-7 that is scheduled for the Planning and Zoning meeting on June 11, 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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From: [Jonie Anderson](#)
To: [Nancy Thurwachter](#); [Jon Manley](#)
Subject: PFHD amended comments - SUBD-23-7/North Place East Subdivision
Date: Wednesday, June 5, 2024 9:09:01 AM

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

The Post Falls Highway District has the following amended comments and recommendations for your consideration in your review of SUBD-23-7 / North Place East Subdivision.

1. The Post Falls Highway District recommends the City of Post Falls looks at traffic impacts to the existing road systems as each phase of the project occurs and develop a plan to mitigate any negative impacts in accordance with the City of Post Falls current CIP.
2. The Post Falls Highway District recognizes annexation cannot happen during the subdivision process but recommends the City of Post Falls coordinate with the Post Falls Highway District to annex Prairie Avenue to its northern boundary along the project boarder, between Idaho Street and Greensferry Rd, at a time that is reasonable.

Regards,

Jonie

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



Nancy Thurwachter

From: Christopher Larson <larson4045@me.com>
Sent: Thursday, May 23, 2024 10:47 AM
To: Public Hearing Notice
Subject: Public Comments North Place East 2024 Subdivision (File No. SUBD-23-7)

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

Public Comments on North Place East Subdivision and Speed Reduction Proposal

To: City of Post Falls Planning Division

Address: 408 North Spokane Street, Post Falls, ID 83854

Email: phnotice@postfalls.gov

Subject: Support with Concerns for North Place East Subdivision and Speed Reduction on Prairie Avenue

Date: May 23, 2024

Dear Planning and Zoning Commission,

I am writing to express my support for the North Place East 2024 Subdivision (File No. SUBD-23-7) with significant concerns regarding the current traffic conditions and the proposed future impact on Prairie Avenue. The subdivision proposal to develop approximately 238.53 acres into 1,125 residential lots is a substantial development that will significantly impact the surrounding infrastructure and community.

Support for North Place East Subdivision

The North Place East project promises to bring much-needed housing and economic development to Post Falls. The planned subdivision aligns with the city's growth objectives and will enhance the community by providing new residential opportunities within the Residential Mixed (RM) zoning district. The project's provisions for adequate water supply and sewage systems and its adherence to zoning and comprehensive plan guidelines are commendable.

Concerns and Recommendations for Traffic Safety

However, I have significant concerns regarding the traffic implications of this development, particularly on Prairie Avenue between Idaho Road and Greensferry Road. The anticipated increase in traffic volume due to the North Place East subdivision necessitates a thorough reevaluation of the current speed limits on this stretch of road.

Traffic Volume Increase

The North Place East subdivision is expected to add approximately:

3,038 new residents (1,125 units * 2.7 people per unit)

2,250 additional vehicles (1,125 units * 2 cars per unit)

This substantial increase in both population and vehicle traffic will undoubtedly exacerbate congestion and pose heightened risks to public safety if not managed properly.

Personal Experiences and Safety Concerns

Both my neighbor and I have experienced motor vehicle crashes on our properties near the proposed intersection of Syringa and Prairie Avenue:

Last year, my neighbor was injured in a crash where their vehicle was totaled near this intersection.

In 2013, a vehicle crashed on my property due to a medical condition. The car narrowly missed hitting my son, who was standing behind my vehicle and house by inches, stopped only by a boulder.

Additionally, multiple vehicles have slid off the road in front of the properties in the Meadowland Estate property along Prairie Avenue. Despite improvements, numerous accidents occur at both the Idaho Road and Greensferry Road intersections. There have been multiple instances where vehicles have been observed speeding over 60 MPH, significantly above the current speed limit.

Braking Distances and Safety Considerations

Current speed limits pose a serious risk given the expected traffic increase. The braking distances at various speeds are as follows:

50 mph: Total stopping distance is 248 feet.

45 mph: Total stopping distance is 210 feet.

35 mph: Total stopping distance is 147 feet.

Reducing the speed limit from 45 MPH to 35 MPH can decrease stopping distances by 63 feet, providing a significant safety buffer and reducing the risk and severity of accidents.

Reduction in Accidents and Injuries

Numerous studies indicate that lowering speed limits can lead to a substantial reduction in both the frequency and severity of accidents. For example:

Lowering speeds by just 5 MPH can reduce accident rates by 10-20%.

Reduced speeds lead to less severe collisions, potentially decreasing fatalities and serious injuries by 20-40%.

Conclusion and Recommendations

In light of the above points, I recommend that the City of Post Falls consider reducing the speed limit on Prairie Avenue from 45 MPH to 35 MPH, particularly at the proposed intersection of Syringa and Prairie Avenue. This measure will significantly enhance safety for all road users and mitigate the impact of increased traffic from the North Place East subdivision.

I appreciate your consideration of these concerns and look forward to the Commission's proactive measures to ensure the safety and well-being of the Post Falls community.

Sincerely,

Christopher Larson

10251 W. Prairie Ave, Post Falls, ID 83854

larson4045@icloud.com

208-500-8210

Reference Material on Recent Research and Data on Reducing Speed Limits to Reduce Accidents and Injuries

Research on Speeds, Speed Limits and Safety

Source: SafeTREC

Summary: Research suggests that reducing the posted speed limit from 35 mph to 30 mph can reduce injuries to bicyclists by 17-32% and fatalities by 21-45%.

Link: SafeTREC Research

<https://safetrec.berkeley.edu/tools/california-safe-speeds-toolkit/california-safe-speeds-toolkit-research-speeds-speed-limits-and>

Setting Speed Limits on Local Roads

Source: Wisconsin Towns Association

Summary: Discusses the effects of lowering speed limits on local roads and includes crash and injury reduction data.

Link: Wisconsin Towns Association

https://www.wisctowns.com/documents/speed-limits-bulletin_2009.pdf

Reducing Speeding-Related Crashes Involving Passenger Vehicles

Source: National Transportation Safety Board (NTSB)

Summary: Highlights the importance of lowering speed limits in urban areas to minimize speeding-related crashes.

Date: July 25, 2017

Link: NTSB Study

<https://www.nts.gov/safety/safety-studies/documents/ss1701.pdf>

California Manual for Setting Speed Limits

Source: Caltrans

Summary: Examines the process and benefits of reducing speed limits, including a reduction from 45 mph to 40 mph and further to 35 mph.

Link: Caltrans Manual

<https://dot.ca.gov/-/media/dot-media/programs/safety-programs/documents/2020-california-manual-for-setting-speed-limits-a11y.pdf>

Citywide Speed Limit Reduction Program

Source: City of Tampa

Summary: Describes the impact of reducing speed limits on pedestrian injuries and fatalities, showing that lower vehicle speeds can prevent many crashes.

Link: City of Tampa

<https://www.tampa.gov/visionzero/citywide-speed-limit-reduction-program>

Washington State Injury Minimization and Speed Management

Summary: Highlights the benefits of reducing speed limits for minimizing injuries, especially among bicyclists.

Link: Washington State Report

<https://wsdot.wa.gov/sites/default/files/2021-10/InjuryMinimization-SpeedManagement-PolicyElements-Recommendations.pdf>

Road Safety Factsheet: Inappropriate Speed

Source: RoSPA

Summary: This indicates that a one-mph reduction in average speed can reduce accident frequency by about 6% on urban main roads.

Date: April 20, 2021

<https://www.rospace.com/media/documents/road-safety/inappropriate-speed-factsheet.pdf>

Literature Review on Vehicle Travel Speeds and Pedestrian Injuries

Summary: Discusses the relationship between vehicle speeds and pedestrian injuries, showing significant benefits of reducing speed limits.

U.S. Department of Transportation National Highway Traffic Safety Administration

Literature Review on Vehicle Travel Speeds and Pedestrian Injuries

DOT HS 809 021 Date: October 11, 1999

These sources provide comprehensive insights and evidence on the positive impact of reducing speed limits from 45 to 35 mph on road safety, accidents, and injuries.

From: [Sarah Stevens](#)
To: [Public Hearing Notice](#)
Subject: North Place East 2024 Subdivision OPPOSED
Date: Monday, June 3, 2024 6:16:55 PM

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.

Hello,

I would like to submit my written opposition to the current plan to subdivide 238.53 acres into 1125 lots located south of Prairie Avenue, between Idaho Road and Greensferry Road.

As current homeowners within sight of this planned development, we were assured that it would not be a commercial development but a residential one. The developer again assured us of this at our HOA meeting in September 2023.

I oppose the current plan for commercial lots and mixed residential.

Sarah Stevens

From: [Matt Stevens](#)
To: [Public Hearing Notice](#)
Cc: [Sarah McGarvey](#)
Subject: North Place Addition
Date: Monday, June 3, 2024 5:32:43 PM

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 Evening,

I would like to comment on the notice that was received in the mail with proposed zoning in the addition in North Place, Post Falls. It seems that there are 5-6 large parcels on the north corner of Idaho and Penrose Ave. As a homeowner with my backyard facing that corner, I object to any and all commercial buildings/businesses that will be in my line of sight.

We have been told this would be a 55+ community in our last HOA meeting and when we purchased our home (and maybe it still is, I'm not sure). Any structure besides this would be a complete lie by Schneidmiller and the developer.

We were also told any mixed commercial, apartments, would be in the furthest back corner from Idaho and Penrose.

I also know many paid lot premiums for a view... view of 3 story buildings? Who knows, very in the dark of what's being planned.

It would make sense for the developer to now bait and switch all current homeowners, because who is going to want to buy a house with apartments or high traffic areas in their backyard? Seems sketchy.

I'm looking forward to the hearing next week, but anything other than single family homes or 55+ community I strictly oppose and will make sure everyone know to never buy from Greenstone, Schneidmiller, or any other affiliated parties that have deceived current homeowners. I hope I'm reading the zoning incorrectly and this is just a misunderstanding on my part.

Sincerely,
North Place Homeowner - Matt Stevens