



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**October 8, 2024
5:30 PM**

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

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

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Meeting Minutes Planning & Zoning Meeting Minutes 9/10/24
- b. Mongeau Meadows Annexation Zoning Recommendation File No. ANN-24-3
- c. Mongeau Meadows Subdivision Reasoned Decision File No. SUBD-24-2
- d. Shawver Autobody Zone Change Zoning Recommendation File No. ZC-24-1
- e. Shawver Autobody Special Use Permit Reasoned Decision File No. SUP-24-6

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. Bogie Subdivision File No. SUBD-24-1
- b. Gabrio Estates Duplexes File No. ZC-24-2
- c. Landmark Place Subdivision File No. SUBD-24-3

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

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

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

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**September 10, 2024
5:30 PM**

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

5:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

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

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

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

None

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.

The three public hearings were canceled and will be rescheduled for October.

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

None

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Meeting Minutes August 13, 2024 Planning & Zoning Meeting
- b. Spencer Townhomes Reasoned Decision (SUP-24-3)

- c. Aspen Cottage and Tiny Homes Reasoned Decision (SUP-24-4)
- d. Anytime Archery Reasoned Decision (SUP-24-5)

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

Second by Planning & Zoning Commissioner Walton.

Vote: Carey - Yes, Walton- Yes, Steffensen- Yes, Schlotthauer- Yes, Hampe- Yes, Wilhelm- Yes

2. CITIZEN ISSUES

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None

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

None

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Early Dawn & Zorros Annexation File No. ANNEX-24-1

Canceled

- b. Poleline & Zorros Annexation File No. ANNEX-24-2

Canceled

- c. Killdeer Annexation File No. ANNEX-24-4

Canceled

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

None

7. ADJOURNMENT

5:30 PM

Date: _____

Chair: _____

Attest: _____

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

**Mongeau Meadows Annexation
File No. ANNX-24-3
Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: Raymond Kimball, Whipple Engineering Consultants o/b/o Wild Horse Investments

LOCATION: South of E. 16th Ave., midway between N. Idaho St. and N. Syringa St (south of the intersection of N. Quail Run Blvd. and E. 16th Ave.)

REQUEST: To forward a recommendation of Single Family Residential (R-1) zoning as part of an approximate 5.8-acres annexation into the City of Post Falls. This request is in conjunction with the proposed Mongeau Meadows 1st Addition Subdivision of 21 lots (SUBD-24-2).

B. RECORD CREATED:

1. A-1A Annexation Application
2. A-1B Subdivision Application
3. A-2 Annexation/Subdivision Narrative
4. A-3 Vicinity Map
5. A-4 Preliminary Plat
6. A-5 Authorization Letter
7. S-1 Vicinity Map
8. S-2 Zoning Map
9. S-3 Future Land Use Map
10. PA-1 PFSD Comments
11. PA-2 KCFR Comments
12. PA-3 Philips 66 (YPL) Comments
13. PA-4 PFPD Comments
14. PA-5 DEQ Comments
15. PA-6 PFHD Comments
16. P&Z Staff Report
17. Testimony at the public hearing on August 13, 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.

Jon Manley, Planning Manager

Mr. Manley presented the staff report and testified that the requested action is for the Commission to review the request to zone approximately 5.8-acres to be annexed into the City of Post Falls as Single Family Residential (R1).

Mr. Manley explained that the City of Post Falls will supply water and sewer to the site. He noted that the site is over the Rathdrum Prairie Aquifer. He explained that this is adding on to the Mongeau Meadows first phase moving west.

Mr. Manley provided an overview of the zoning and land uses surrounding the site. To the north is an older subdivision in the City of Post Falls, to the east is a recent annexation and subdivision of Mongeau Meadows, adjacent and to the west and south are larger lots with single family uses in the county. This site is over the Rathdrum Prairie Aquifer. The Future Land Use designation for the property and those adjacent to it is low density residential which encompasses all types of single-family residential uses up to eight dwelling units per acre. Further that the property is located in the Central Island Focus Area which promotes integration of county islands parcels into the city.

Mr. Manley testified that 16th Avenue is a major collector. Additional rights-of-way and easement would need to be provided as part of the annexation. Upon the development of the site, frontage improvements will be required to be completed to allow for continuity of pedestrian pathways along E. 16th Avenue.

Mr. Manley addressed the compatibility of the comprehensive goals and policies and discussed goals 7 and 12 and policies 1, 24, and 26 which could support the application.

Applicant's Presentation
Ray Kimball, Whipple Engineering Consultants

Mr. Kimball testified he represented the owners, Wild Horse Investments, LLC and described it as a low-density residential proposal with the requested single family residential R1 zone being the typical implementing zone for low density residential.

Mr. Kimball testified the property is an infill project and the land use pattern, street classification, traffic patterns, existing and future land uses are all compatible with the zoning request. The property is designated as residential on the Future Land Use Map. Mr. Kimball stated that the applicant is providing for cross connectivity, will have a paved fire egress which will be maintained out to 16th Avenue. Further that the proposal meets all the dimensional requirements of the proposed R1 zone.

Mr. Kimball testified that provisions have been made to supply adequate water and sewer connections to the city and the city has adequate capacity to service the project. ROW will be dedicated for 16th Avenue to city standards and provisions have been made to provide connectivity to adjacent properties. Finally the applicant was not aware of any hazards or topographical conditions that are incompatible with the proposed use.

Public Testimony:

In Favor: Wade Jacklin, Coeur d'Alene (wishing not to speak): Excellent location for an infill neighborhood.

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

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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 R1 on approximately 5.8 acres upon the annexation into the city of Post Falls. The Future Land Use Map designates this area as Low-Density Residential, and it is inside the Central Island Focus Area. R1 is an implementing zone under the Low-Density Residential designation and is consistent. The Central Island Focus Area seeks to incorporate county islands into city limits while blending design, ensuring land use compatibility and encouraging city utility improvements.

The Commission finds that the proposed R1 zone is consistent with the Future Land Use Map and aligns with the residential uses identified in the Central Island Focus Area.

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 zoning to be consistent with the following goals and policies contained in the comprehensive plan:

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

The proposal for single-family housing promotes diverse housing types to assist community needs and fosters the City's long-term sustainability by growing the local economy.

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

This goal is supported through the application by gathering income in responsible ways and actions that provide ratepayers with efficient, effective services.

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

This policy is supported through requirement for dedication of the rights-of-way and easements adjoining the property as part of the requested annexation.

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

- **Surrounded by incorporated areas**
- **That have readily available service infrastructure and capacity**
- **That support increased development intensity near the urban core.**

After deliberation the Commission finds that the site is currently an island surrounded by the City, the City has sewer and water infrastructure adjacent and capacity to serve and that the site size limits the intensity for uses of the property and is located $\frac{3}{4}$ to $1\frac{3}{4}$ miles from commercial and medical services.

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?

Based on testimony the Commission finds it will not create an adverse impact. All city services are available. 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. RECOMMENDATION OF THE COMMISSION:

Mongeau Meadows Annexation, File No. ANN-24-3: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence, testimony, and comments and 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 the applicable approval criteria for applicant's request for **Single Family Residential (R1)** zoning on approximately 5.8-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.

Mongeau Meadows Subdivision File No. SUBD-24-2

Planning and Zoning Commission Reasoned Decision

A. INTRODUCTION:

APPLICANT: Ray Kimball, Whipple Consulting Engineers
 OWNER: Wild Horse Investments, LLC
 LOCATION: South of E. 16th Ave., midway between N. Idaho St. and N. Syringa St (south of the intersection of N. Quail Run Blvd. and E. 16th Ave.)
 REQUEST: To subdivide approximately 5.8-acres into a total of 21 lots within the City of Post Falls with a zoning request of Single Family Residential (R1).

B. RECORD CREATED:

1. A-1a Annexation Application
2. A-1b Subdivision Application
3. A-2 Annexation/Subdivision Narrative.
4. A-3 Vicinity Map
5. A-4 Preliminary Plat
6. A-5 Authorization Letter
7. S-1 Vicinity Map
8. S-2 Zoning Map
9. S-3 Future Land Use Map
10. PA-1 PFSD Comments
11. PA-2 KCFR Comments
12. PA-3 Philip 66 (YPL) Comments
13. PA-4 PFPD Comments
14. PA-5 DEQ Comments
15. PA-6 PFHD Comments
16. P&Z Staff Report
17. Testimony at the August 13, 2024, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the August 13, 2024, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to review the request to subdivide 5.8-acres into 21 single family lots within the requested Single-Family Residential (R-1) zoning designation. The request is evaluated under the standards of PFMC § 17.12.060.

Jon Manley, Planning Manager

Mr. Manley presented the staff report and testified that the applicant, Ray Kimball on behalf of Wild Horse Investments, LLC, is requesting to annex and subdivide approximately 5.8-acres into 21 lots within the proposed Single Family Residential (R1) zoning district as part of the annexation request.

Mr. Manley testified that the property is located south of 16th Ave, between N. Idaho St. and N. Syringa

St. and the current usage of the property as large lot single family use is surrounded by single family homes. He testified as to the surrounding roads and that utility services were available from the city. The proposed subdivision plan showed the lot configuration and includes a road network connecting to the adjacent subdivisions.

Regarding the subdivision review criteria Mr. Manley testified that the street layout aligns with the city's transportation element, the site was free from significant soil or topographical hazards and the the subdivision proposal conforms to zoning requirements for single-family residences. Further that impact fees will be charged to cover the new development's fair share of regional infrastructure costs. Mr. Manley also testified that subdivision approval is contingent on annexation approval from City Council.

Ray Kimball, Whipple Consulting Engineers, Applicant

Mr. Kimball presented on behalf of the applicant, echoing many of Mr. Manley's points adding that this is infill, the land use pattern, street classification, traffic patterns, existing and future land uses are all compatible with the Comprehensive Plan. It's surrounded by residential uses and is nearly ½ mile away from any commercial zoning. The property is shown as residential on the Future Land Use Map which is consistent with the R1 zoning request. There is a fire egress out to 16th Avenue that meets fire code. Provisions have been made to supply adequate water and sewer connections to the city. Right-of-way will be dedicated for 16th Avenue to City standards and provisions have been made to adequately provide connectivity to adjacent properties.

The hearing was opened for public comment.

In Favor: Wade Jacklin, Coeur d'Alene (Not wishing to speak): Excellent location for an infill neighborhood.

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 contained in Post Falls Municipal Code ("PFMC") § 17.12.060 H.

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

C1. 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.

Based on the testimony supplied and the staff report, the Commission finds that the city has indicated there is adequate capacity to provide service to the subdivision as proposed.

C2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.

The Commission determines that the city of Post Falls has adequate capacity and is willing to provide service to the subdivision as proposed.

C3. Proposed streets are consistent with the transportation element of the comprehensive plan.

The Commission determines that the subdivision and proposed layout are consistent with the city's Transportation Master Plan and will not have a negative impact on the local transportation system. The developer has worked with the city to provide connectivity between existing developments and planning for future developments.

- C4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.**

The Commission determines that no testimony or evidence was presented that identified any soil or topographical conditions that would prevent or hinder the development of the property.

- C5. The area proposed for subdivision is zoned for the proposed uses and the uses conforms to other requirements found in this code.**

The Commission determines that this subdivision and proposed lots conform to the requirements for Single-Family Residential (R-1) zoning.

- C6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.**

The Commission determines that impact fees will be assessed on individual building permits at the time of issuance to mitigate the off-site impacts to parks, public safety, and streets.

- C7. Additional Recommended Conditions necessary to ensure compliance with the adopted standards:**

The Commission decides that the requested subdivision can meet the city's standards. However, certain conditions will need to be completed to meet the criteria. Those conditions, 1-12 listed below, when imposed, will ensure that the six criteria found in PFMC 17.12.060.H are met. Based upon the presentations made to the Commission at a properly noticed public hearing, the record compiled in this matter, the applicant must meet the following conditions:

1. This subdivision may only be approved subject to annexation approval.
2. Corrections and additions, if any, to the subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
3. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
4. The proposed subdivision must be completed in a single phase.
5. A Construction Improvement Agreement will be prepared and executed prior to commencement of construction for the subdivision.
6. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
7. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.

8. Direct access from residential lots to 16th Avenue (Major Collector) shall be prohibited on the face of the plat, with the exception of Lot 15.
9. The driveway approaches for Lot 15 shall be configured to meet City Design Standards and maintain "looped" operation.
10. A Homeowners Association (HOA) will be formed to maintain the common right-of-way frontage along 16th Avenue including all landscaping, irrigation and removal of snow from sidewalks and trails.
11. Existing structures identified to remain will pay appropriate capacity fees, connect to the City sewer systems and remove existing septic systems in conformance with Panhandle Health requirements.

D. ACTIONS THAT THE APPLICANT CAN TAKE TO GAIN APPROVAL.

Not applicable.

E. CONCLUSION

SUBD-24-2: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein.

Approved by the Planning and Zoning Commission on _____

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

Shawver Autobody File No. ZC-24-1

Planning and Zoning Commission Zoning Recommendation

A. INTRODUCTION:

APPLICANT: Tracy Christopherson, Owner
LOCATION: 2915 E. Seltice Way, Post Falls
REQUEST: Request approval to Rezone approximately 1.44-acres from the existing zoning of Heavy Industrial (HI) to Community Commercial Services (CCS)

B. RECORD CREATED:

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

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

Ethan Porter, Associate Planner

Mr. Porter presented the staff report and testified that the requested action is for the Commission to review the request to rezone approximately 1.44-acres in the City of Post Falls from Heavy Industrial (HI) zoning to the Community Commercial Services (CCS) zoning district. He explained the property is generally located on the northside of E. Seltice Way between Potlach Road and N. Spencer Street. Currently it contains a commercial autobody business and is located over the Rathdrum Prairie Aquifer. The city provides water and wastewater service to the site.

Mr. Porter testified that the property is fronted to the north by Interstate 90 rights-of-way and to the south is E. Seltice Way. Land uses directly west of the subject site include a fabrication business and

east is a building and supply business. Additionally, that the majority of the uses along this section of E. Seltice Way include commercial businesses.

Mr. Porter testified that the Future Land Use designation for this site is “commercial” and is located within the Seltice East Focus Area. The Seltice East Focus Area seeks incentives to promote infill development within this area and opportunities to beautify the Seltice corridor. Comprehensive goals and policies were discussed including goals 1 and 7 and policies 2 and 86. This is an existing business on a legacy zoning heavy industrial parcel and the proposed CCS zoning would be in conformance with city code. The existing automotive autobody repair use, intended to remain by the applicant would be more in conformance with the proposed CCS zoning than with the existing Heavy Industrial.

Applicant’s Presentation

Tracy Christopherson, Owner:

Ms. Christopherson testified that they have been in business for 10 years, employ 14 people and active in the community. The CCS zoning is consistent with the future land use. She testified that there will not be an impact to the community as it is already an established use. Nothing will change with traffic in the community and everything around them operates during the same hours. Ms. Christopherson testified that they were just trying to be compliant. In 2019 they put in a brand-new paint booth and were permitted by DEQ.

Public Testimony:

There was no public testimony.

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

C. EVALUATION OF ZONE CHANGE APPROVAL/REVIEW CRITERIA:

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

The applicant has requested a zoning of CCS on approximately 1.44 acres for an existing commercial auto body business. The Future Land Use Map designates this area as commercial, and it is inside the Seltice East Focus Area. CCS is an implementing zone under the commercial designation and is consistent. The Seltice East Focus Area seeks to provide incentives to promote infill development which the requested zone change will do by preserving an existing commercial business.

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

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 zoning to be consistent with the following goals and policies contained in the comprehensive plan:

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

The proposed zoning amendment to CCS commercial builds economic diversity and assists in developing a strong business base by preserving commercial opportunities in this location.

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

The Commission finds that retaining commercial development will assist with community fiscal health by providing for a variety of land uses and promoting higher valued parcels and job opportunities. As such, this proposal supports an allocation of commercial land use types that support the community needs and fosters the City's long-term sustainability by growing the local economy.

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

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

The request for rezone will retain the existing business and uses from a legacy zoning of Heavy Industrial.

- Attracting new businesses and clean industry;

By providing commercial zoning and redevelopment opportunity the Commission finds the request will help to expand additional business opportunities as well as attracting new business to the area, assisting in diversifying the economic base.

C3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

The Commission has determined that the business has been in operation for 10 years, painting for 4 years. DEQ commented that their permits would need to be updated in the event such permits were impacted under the IDAPA rules. It was identified by the applicant/owner that in 2019 a brand-new paint booth was permitted properly by DEQ and the Commission found the DEQ permit inquiry to be non-responsive to this criteria. There is no evidence of any demonstrable adverse impact on the delivery of services by any other political subdivision and, as such, the Commission finds that this criterion has been satisfied.

D. CONCLUSIONS AND RECOMMENDATION OF THE COMMISSION:

Shawver Autobody Zone Change, File No. ZC-24-1: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence, testimony, and comments. A motion to recommend approval of the recommended zoning was made, the motion carried unanimously. The Planning and Zoning Commission hereby recommends that City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets all the applicable approval criteria for applicant's request for rezone to Community Commercial Services (CCS) zoning.

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

Shawver Autobody File No. SUP-24-6

Planning and Zoning Commission Reasoned Decision

A. INTRODUCTION:

APPLICANT: Tracy Christopherson, Owner

LOCATION: 2915 E. Seltice Way

REQUEST: Special Use Permit to utilize a paint shop inside the existing business as part of their rezone request of approximately 1.44-acres from Heavy Industrial (HI) zoning to Community Commercial Services (CCS) zoning district.

B. RECORD CREATED:

1. A-1A Application Zone Change
2. A-1B Application Special Use
3. A-2 Narrative
4. A-3 Vicinity Map
5. A-4 Owner Authorization
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. Exhibit PA-1 PFSD Comments
10. Exhibit PA-2 KCFR Comments
11. Exhibit PA-3 YPL Comments
12. Exhibit PA-4 PFPD Comments
13. Exhibit PA-5 PFHD Comments
14. Exhibit PA-6 DEQ Comments
15. Exhibit PC-1 Schreiber Comments
16. P&Z Staff Report
17. Testimony at the August 13, 2024, Planning and Zoning public hearing:

The public hearing was noticed correctly and conducted under the requirements of Idaho Code §§ 67-6512 and 67-6509, and Post Falls Municipal Code (PFMC) § 18.20.060. The purpose of the hearing was to allow the Applicant and the public to provide testimony and documentation to the Planning and Zoning Commission in application of PFMC § 18.20.070B.

Ethan Porter, Associate Planner

Mr. Porter presented the staff report and testified that Tracy Christopherson, the applicant and property owner, has requested approval to rezone approximately 1.44-acres from Heavy Industrial (HI) zoning to Community Commercial Services (CCS) zoning district and to obtain a Special Use Permit to utilize a paint shop inside their business. Currently, the existing use is a commercial autobody business. Most of the uses along this E. Seltice Way stretch include commercial businesses. The future land use is designated as commercial in the Seltice East Focus Area (SEFA) with the implementing zoning districts of CCM, LC, CCS, SC4, SC5. The comprehensive plan goals and policies were discussed including goals 1 and 7 and policies 2 and 86.

Mr. Porter testified that his is an existing business within the legacy Heavy Industrial zoning district

which want to retain the business and utilize it as it is. Future development and additions to this lot are triggering this zone change request. The existing automotive autobody repair use would be more in conformance with the proposed CCS zoning than the existing Heavy Industrial.

Tracy Christopherson Applicant/Owner

Ms. Christopherson testified that they have been in business for 10 years, employ 14 people and active in the community. The CCS zoning is consistent with the future land use. She testified that there will not be an impact to the community as it is already an established use. Nothing will change with traffic in the community and everything around them operates during the same hours. Ms. Christopherson testified that they were just trying to be compliant. In 2019 they put in a brand-new paint booth and were permitted by DEQ.

There was no public comment.

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 contained in Post Falls Municipal Code (“PFMC”) § 18.20.070B.

C. EVALUATION OF APPROVAL CRITERIA:

C1. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.

Based on the testimony supplied and the staff report, the Commission finds that the proposed use is consistent with the purpose of the CCS Zone which supports uses that include retail sales or performance of consumer services and permits a variety of retail, professional, or service businesses and that such use will not compromise other present uses as the adjacent uses are also commercial.

C2. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.

The Commission finds that the proposed use is permitted in the Land Use Table as a special use, is compatible and that the applicant has met all relevant laws and no testimony to the contrary was presented.

C3. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.

Based on testimony and the staff report presented Commissioners agree that this is very compatible. It is an existence business as a body shop for 10 years and painting for 4 years in accordance with all the rules and regulations.

The Commission, having reviewed the Special Use Permit application in light of this Criterion, finds that the testimony and evidence provided that the proposed project is compatible with surrounding land uses and does not adversely affect the health, safety and welfare of the public. The use is a continuance of an existing business which has been in operation for many years and is compatible with the other commercial uses in the vicinity.

C4. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

Based on the testimony provided and the staff report, the Commission finds the requested zoning to be consistent with the following goals and policies contained in the comprehensive plan:

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

The proposed zoning amendment to CCS commercial builds economic diversity and assists in developing a strong business base by preserving commercial opportunities in this location.

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

The Commission finds that retaining commercial development will assist with community fiscal health by providing for a variety of land uses and promoting higher valued parcels and job opportunities. As such, this proposal supports an allocation of commercial land use types that support the community needs and fosters the City's long-term sustainability by growing the local economy.

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

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

The request for rezone will retain the existing business and uses from a legacy zoning of Heavy Industrial.

- Attracting new businesses and clean industry;

By providing commercial zoning and redevelopment opportunity the Commission finds the request will help to expand additional business opportunities as well as attracting new business to the area, assisting in diversifying the economic base.

D. ACTIONS THAT THE APPLICANT CAN TAKE TO GAIN APPROVAL.

Not applicable.

E. CONCLUSION

SUP-24-6: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, it is the conclusion of the Commission that the requested Special Use Permit meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approves the proposed Special Use Permit presented in the Staff Report including the following condition:

CONDITION #1: Approval of the proposed special use permit is contingent upon the requested zone change (ZC-24-1) approval.

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

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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.

DATE: SEPTEMBER 25, 2024

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: FINAL STAFF REPORT FOR THE OCTOBER 8, 2024, P&Z COMMISSION MEETING
BOGIE SUBDIVISION FILE NO. SUBD-24-1

PROJECT LOCATION: The property is located on the southeast corner of E. Bogie Drive and N. Greensferry Road.

Vicinity Map:



PARCEL INFORMATION:

Property Size: 4.2-acres

Current Land Use: Single family residential

Current Zoning: Single Family Residential (R1) zoning

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

Surrounding Land Use: There is a Kootenai County lot directly south that is being used as a large lot single-family home. The subject site is on the corner of two roadway rights-of-ways and abuts Wrenley Estates on the east, which is a single-family residential subdivision.

Surrounding Zoning Districts: The proposed development pattern surrounding the subject site is predominantly single-family residential (R1). Directly south is a Lot within Kootenai County zoned as Agriculture.

Water Provider: 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 development would be provided by Ross Point Water District. The applicant has provided a will serve letter from the water district stating they have the capacity, willingness and intent to serve the proposed 18-lot subdivision (Exhibit A-6).

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

Staff's Response: Sanitary Sewer for the site is located adjacent to the western and northern boundaries of the property. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City of Post Falls has a long-range project identified within the sewer master plan for providing additional capacity to the sewer main in Greensferry Rd. (project P.3.8). There are no plans for this project to be completed in the immediate future and City staff continues to monitor flows and service in the area. The City's Water Reclamation System has the capacity to provide service and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

The site is not subject to any Local Improvement Districts, Subsequent User Agreements, or Sewer Surcharges.

Lots 6 & 7 of Block 2 may need to be adjusted with mass grading to comply with the City's requirement of sewer services at the property line being a minimum of 5-feet below the top of curb elevation.

The existing structures on the property are to be removed. Existing septic systems shall be abandoned in compliance with Panhandle Health District requirements.

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

Staff's Response: The subdivision and proposed layout (Exhibit A-4) are consistent with the City's Transportation Master Plan.

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

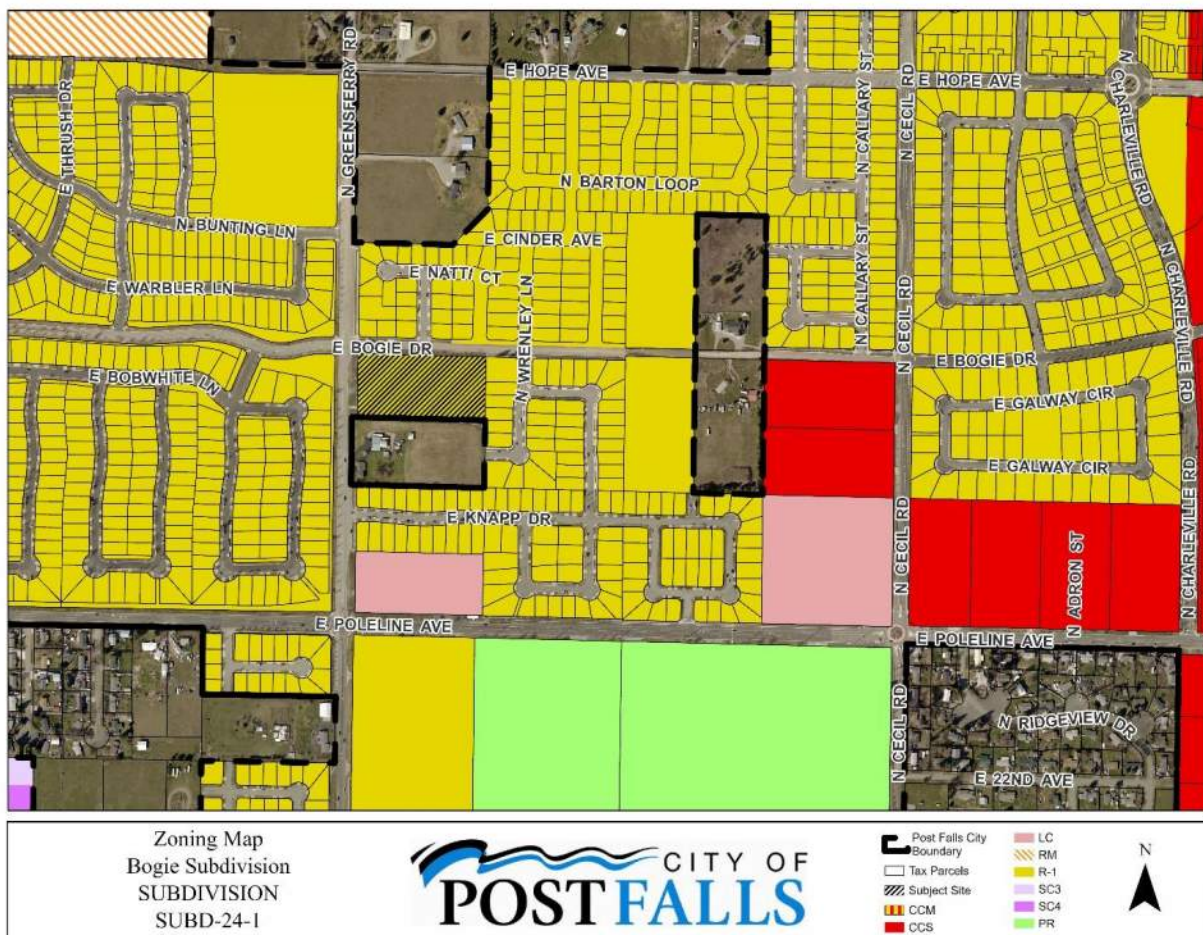
The Homeowners Association for the project will be responsible for maintenance of landscaping and irrigation, including snow removal from sidewalks/trail, for the public rights-of-way along Greensferry Road and Bogie Avenue.

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

Staff's Response: This subject property is located over the Rathdrum Prairie Aquifer. No known hazards have been identified that would prevent or hinder development of the property.

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

Staff's Response: The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning) for Single-Family Residential (R1) zoning.



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

the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.

Staff's Response: Impact fees will be assessed and collected on individual building permits to assist in mitigating the off-site impacts to parks, public safety, multi-modal pathways, streets and Kootenai County Fire and Rescue and Kootenai County Emergency Management Services.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

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

- **PA-1: Post Falls School District – Remains neutral**
- **PA-2: Kootenai County Fire & Rescue – Review/Comment during permitting process**
- **PA-3: Yellowstone Pipeline Co. – No impact and no comments**
- **PA-4: Post Falls Police Department – Remains neutral**
- **PA-5: Idaho Transportation Department – No comments**

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

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

Notice of the proposed subdivision was sent to appropriate jurisdictions and mailed to property owners within 300 feet of the proposed project on September 16, 2024. Notice has been published in the Coeur d'Alene Press on September 19, 2024. The property was posted on the September 24, 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 Bogie Subdivision. The Commission may adopt additional conditions from review of the application or from discussion at the Commission meeting.

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

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. The proposed subdivision must be completed in a single phase.
3. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
6. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
7. Direct access to or from residential lots to Bogie Avenue and Greensferry Road shall be prohibited on the face of the plat.
8. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
9. A Homeowners Association (HOA) shall be formed to maintain the common right-of-way frontage along Bogie Avenue and Greensferry Road, including all landscaping, irrigation, and removal of snow from sidewalks and trails.
10. Existing septic systems shall be abandoned in compliance with Panhandle Health District requirements.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1	Application
Exhibit A-2	Narrative
Exhibit A-3	Vicinity Map
Exhibit A-4	Preliminary Plan
Exhibit A-5	Owner Authorization
Exhibit A-6	Will Serve Letter

Staff Exhibits:

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

Testimony:

Exhibit PA-1	PFSD Comments
Exhibit PA-2	KCFR Comments
Exhibit PA-3	YPL Comments
Exhibit PA-4	PFPD Comments
Exhibit PA-5	ITD Comments

Subdivision Application**SUBD-24-1**

Submitted On: Apr 8, 2024

Applicant

 George Anderson
 909-283-2851
 greensferrysubpf@gmail.com

Primary Location

2700 N GREENSFERRY RD
 POST FALLS, ID 83854

Application Information**Did a Subdivision Pre-app take place?**

Yes

Applicant Type

Other

Proposed Subdivision Name

Bogie Subdivision

Number of Lots

18

Size of Site

182952

Average Size of Lots

7232

Existing Zoning

R-1

Adjacent Zoning

R-1

Current Land Use

Residential

Adjacent Land Use

Residential

Density

4.3 du/acre

Description of Project

This is an 18-lot preliminary subdivision on 4.2 acres located at the southeast corner of Greensferry Road & Bogie Drive. Street address of 2700 N. Greensferry Road, Post Falls, Idaho.

The property has approximately 7' in elevation change with a low point near the center of the parcel. There are existing structures on the west side of the site that are proposed to be removed and/or demolished.

All lots are proposed to take access from a proposed public street that will connect to Bogie Drive.

This site will be served by Ross Point Water and Public Sewer.

The property is surrounded on all sides by single family homes or duplexes. The applicant feels this project is in compliance with applicable sections of the Uniform Development Code and other applicable regulations.

Site Information**Comprehensive Plan Designation**

41 North per Figure 1.04 Focus Area Diagram of the 2020 Comprehensive Plan

Location of Proposed Access to Site

Bogie Drive

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

Bodie ROW 80' Paved 30', Greensferry ROW 110' Paved 45'

Size & Point of Water Connection

Unsure of size, location Arlis Ln and Bogie Dr

Size & Point of Sewer Connection

Unsure of size, location Arlis Ln and Bogie Dr

Name & Location of Nearest School

Greensferry Elementary, 1520 Bunting Ln, Post Falls, ID 83854

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

Kootenai County Fire & Rescue Station 3, 3820 E 16th Ave, Post Falls, ID 83854, 1.7 miles

Physical Description of Site (topography, cover, features)

Topography is flat, with minimal existing structures to be removed, no wooded areas, streams, waterways, or critical areas.

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

No

Water District

Ross Point Water District

Owner Information**Name**

Andrey Russu

Company

--

Phone

3603670706

Email

greensferrysubpf@gmail.com

Address

20042 S Providence Ln

City, State, Zip Code

Worley, ID 83876

Application Certification

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

true

Project Narrative Greensferry Subdivision (Andrey Russu)

This is an 18-lot preliminary subdivision on 4.2 acres located at the southeast corner of Greensferry Road & Bogie Drive. Street address of 2700 N. Greensferry Road, Post Falls, Idaho.

The property has approximately 7' in elevation change with a low point near the center of the parcel. There are existing structures on the west side of the site that are proposed to be removed and/or demolished.

All lots are proposed to take access from a proposed public street that will connect to Bogie Drive.

This site will be served by Ross Point Water and Public Sewer.

The property is surrounded on all sides by single family homes or duplexes. The applicant feels this project is in compliance with applicable sections of the Uniform Development Code and other applicable regulations.



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

ParcelID: P705025056AA

SW1/4 25-51N-5W

Tax Account #: 121812

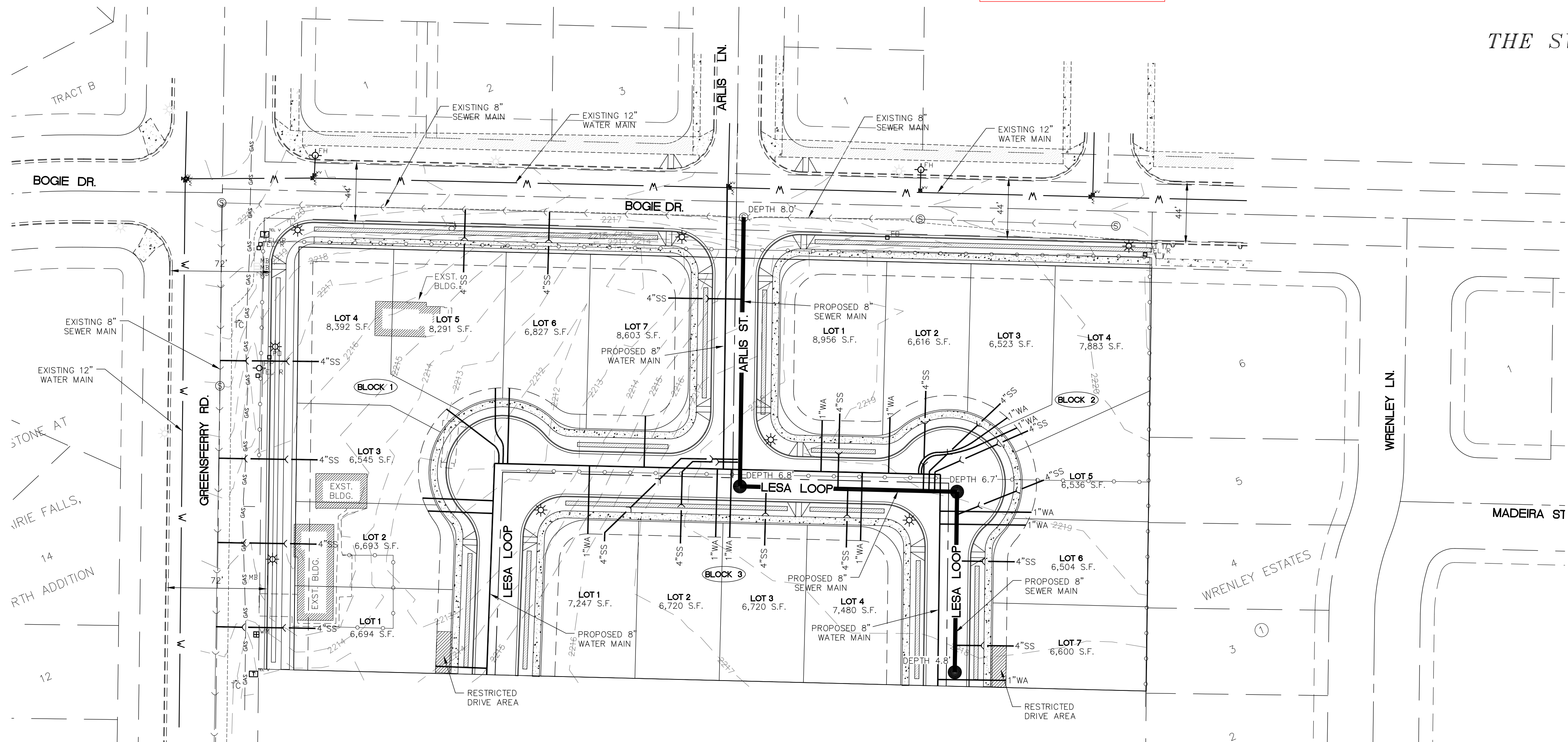
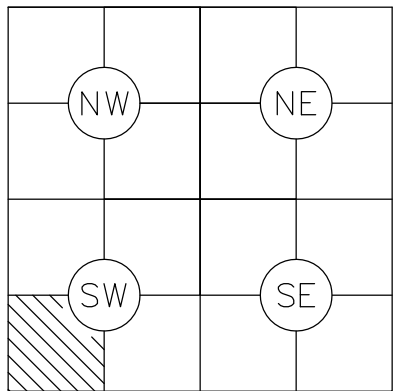
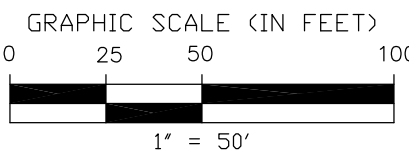
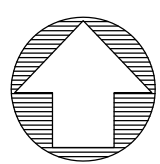
2700 N Greensferry Rd, Post Falls ID 83854

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

Exhibit A-4

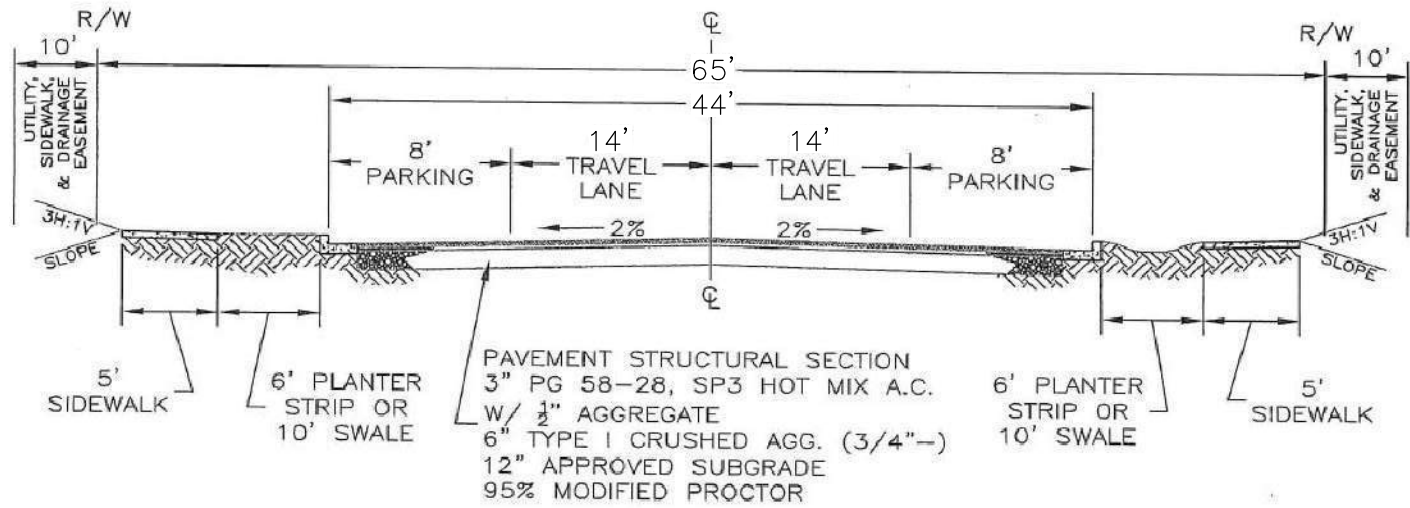
GREENSFERRY SUBDIVISION
PRELIMINARY DESIGN

THE SW1/4 OF THE SW1/4 OF SEC.25, T51N, R5 W.B.M.
POST FALLS, IDAHO

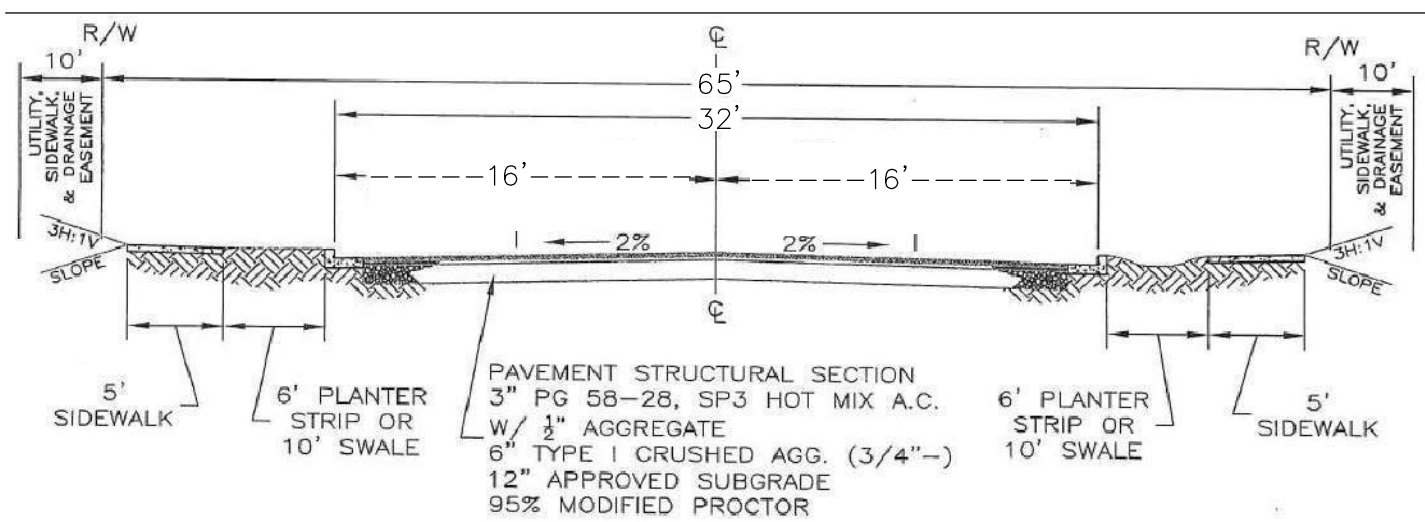


PRELIMINARY
PLAT LEGEND

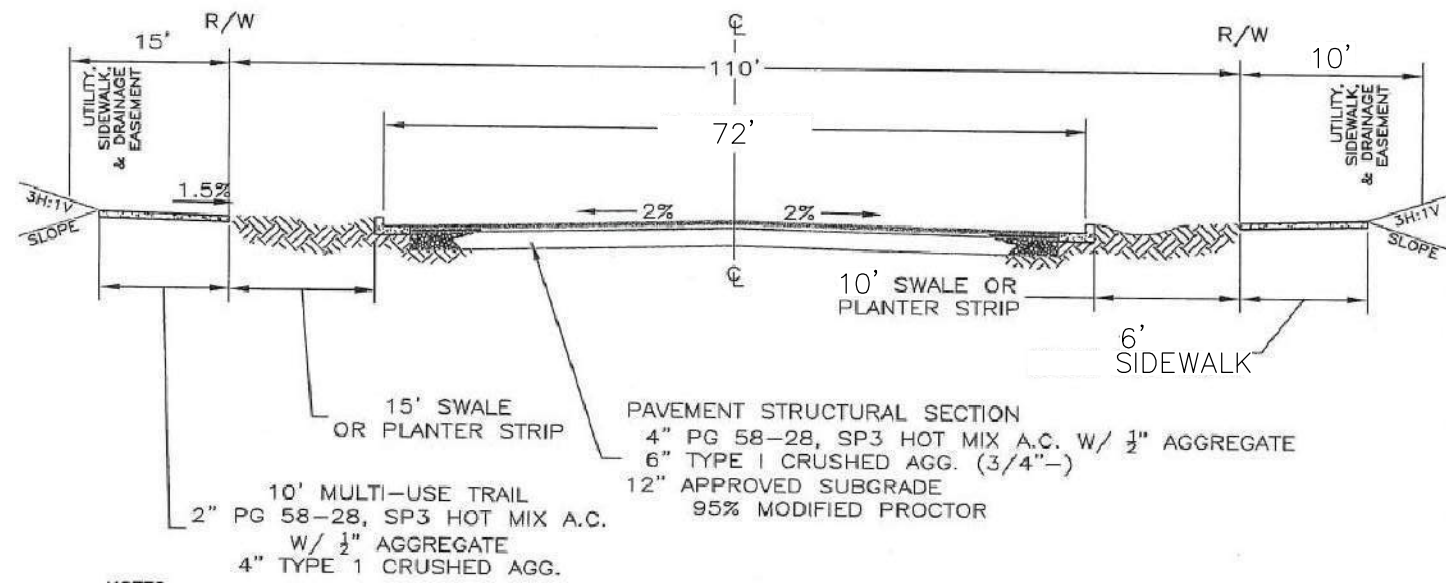
- PP POWER POLE
- POWER POLE ANCHOR
- TEL R TEL RISER
- MB MAILBOX CLUSTER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- SEWER LINE
- WATER LINE
- FENCE LINE
- STREET LIGHT
- FIBER OPTICS BOX
- TC TRAFFIC CONTROL SIGN



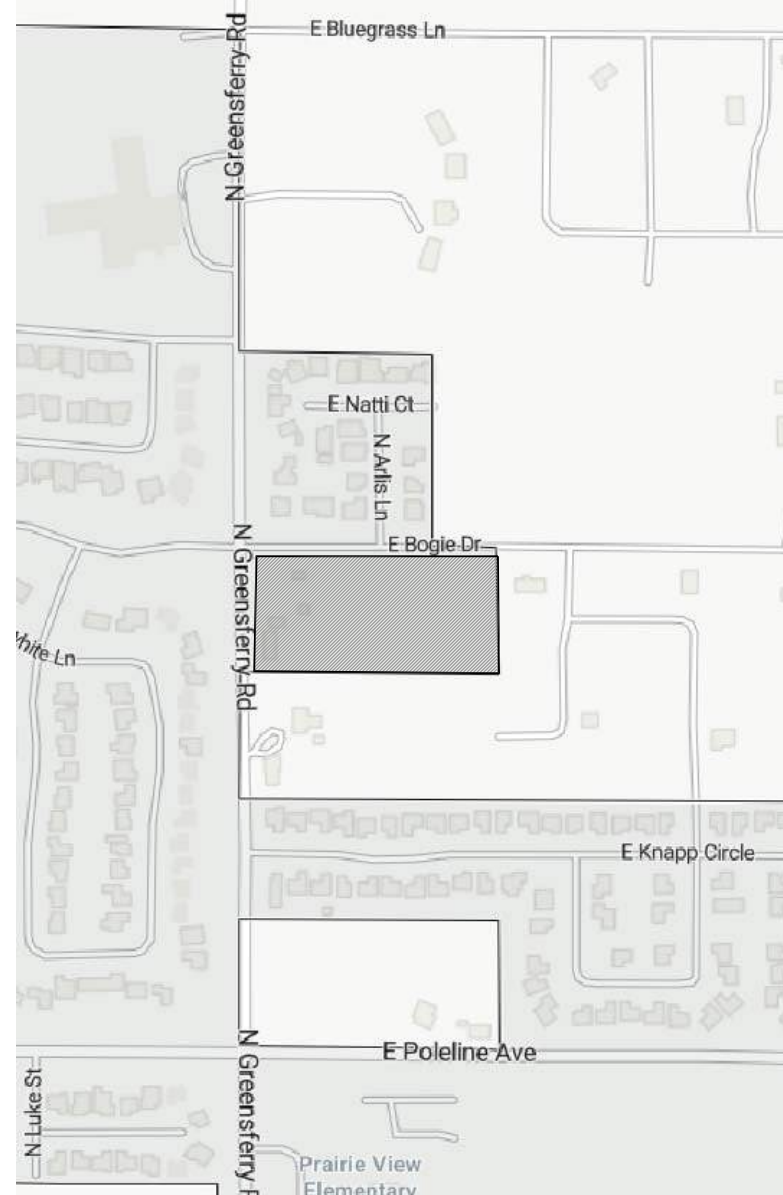
BOGIE DRIVE
TYPICAL SECTION



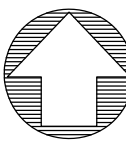
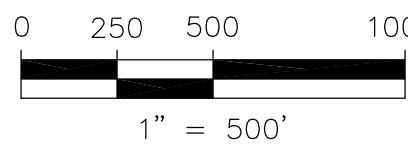
LESA LOOP
TYPICAL SECTION



GREENSFERRY ROAD
TYPICAL SECTION



VICINITY MAP

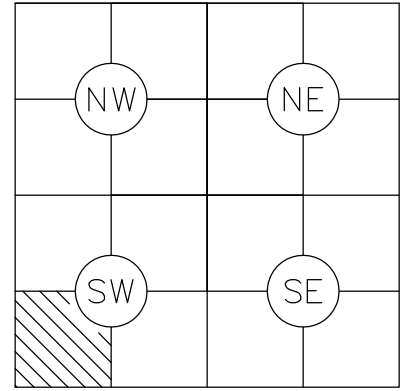
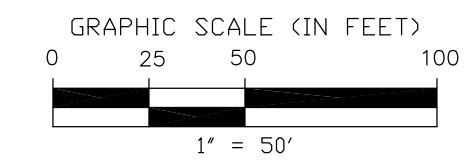
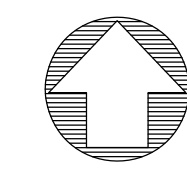


909 N. ARGONNE RD
SPOKANE VALLEY, WA 99212
509-926-1322

SIMPSON
ENGINEERS, INC.

GREENSFERRY SUBDIVISION
PRELIMINARY SUBDIVISION

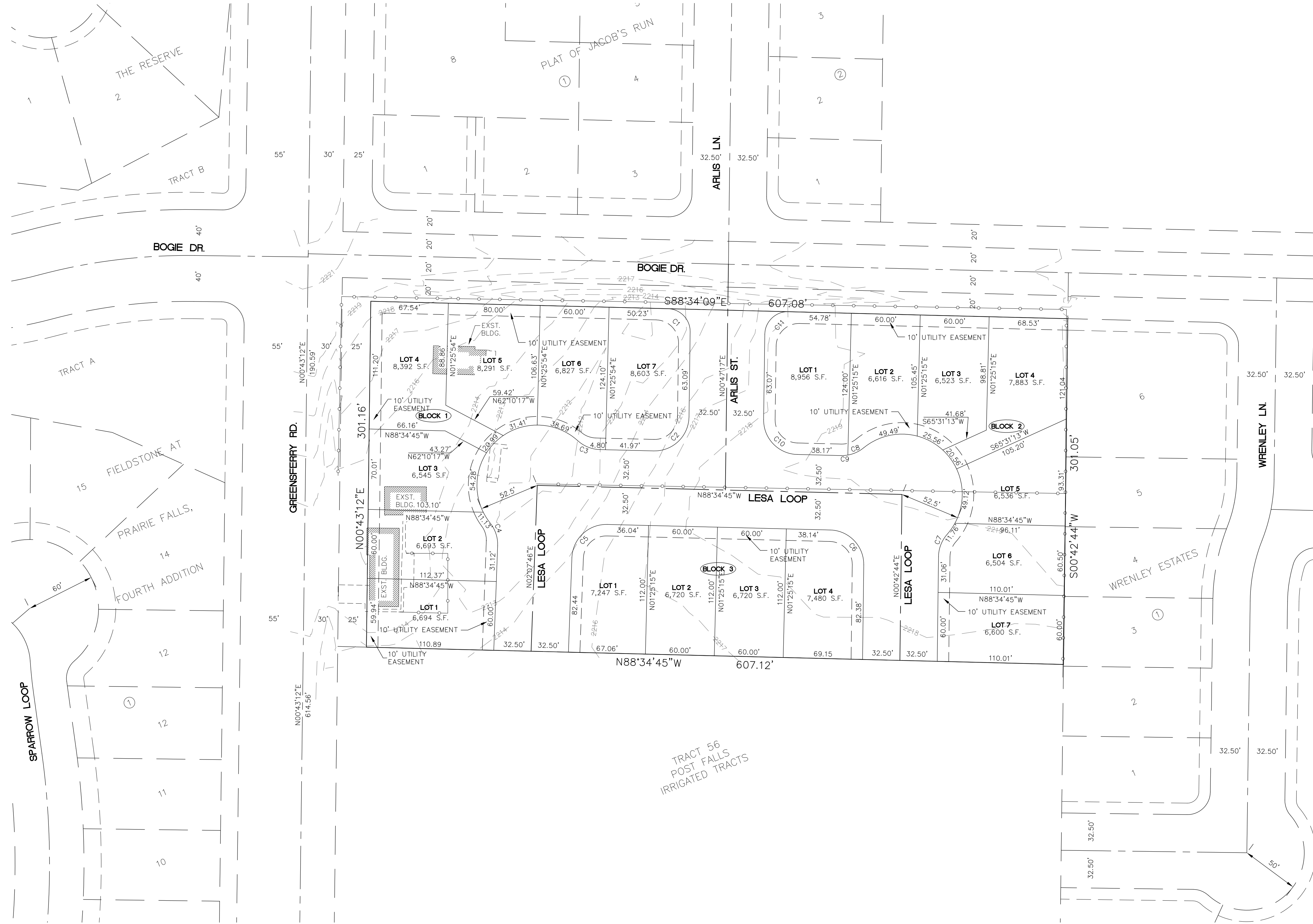
THE SW1/4 OF THE SW1/4 OF SEC.25, T51N, R5 W.B.M.
POST FALLS, IDAHO



PROPERTY DESCRIPTION

THE NORTH HALF OF TRACT 56, PLAT OF POST FALLS IRRIGATED TRACTS RECORDED IN
BOOK "C", PAGE 78;

SITUATE IN THE CITY OF POST FALLS, STATE OF IDAHO.



SITE DATA	REMARKS	
EXISTING ZONE	R-1	
NUMBER OF PROPOSED LOTS	20	
TYPICAL LOT SIZE	7,232	
TYPICAL LOT FRONTAGE	60'	
TOTAL AREA OF PLAT	4.2 ACRES	
OWNER/APPLICANT	ANDREY RUSSU	AJ GENERAL CONTRACTORS, LLC ANDREYRUSSU@AJGENERALCONTRACTORS.COM 360-367-0706
SITE LOCATION		PARCEL ID: P705025056AA 2700 N. GREENSFERRY RD. POST FALLS, ID 83654
SANITARY SEWER		PUBLIC
DOMESTIC WATER		ROSS POINT WATER DISTRICT

NOTE:

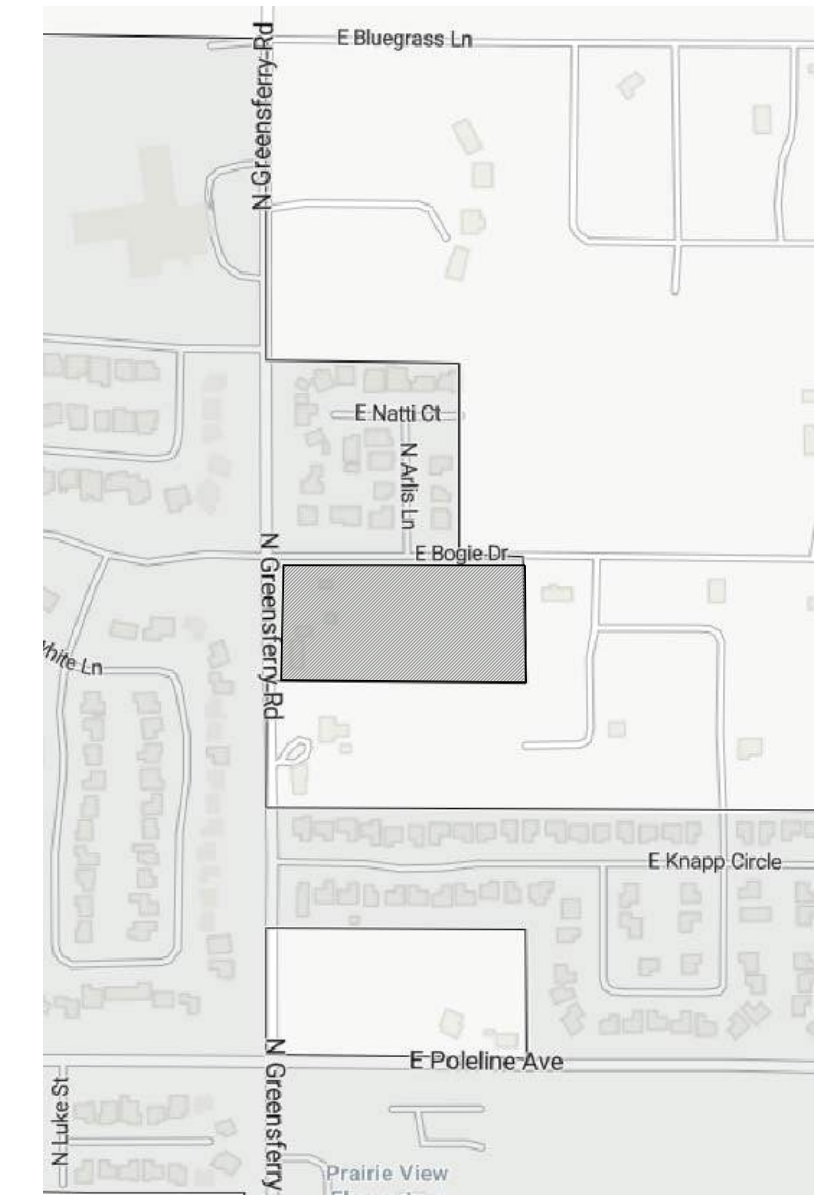
1' CONTOURS SHOWN

THERE ARE NO WOODED AREAS, STREAMS, DRAINAGE WAYS, AND CRITICAL AREAS
AS DEFINED IN THE CRITICAL AREAS ORDINANCE.

UTILITY LINES SHOWN ARE APPROXIMATE AND ARE NOT TO BE USED FOR EXACT
LOCATION.

PRELIMINARY
PLAT LEGEND

- PP POWER POLE
- PPA POWER POLE ANCHOR
- TEL R TEL RISER
- MB MAILBOX CLUSTER
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- SM SEWER MANHOLE
- SL SEWER LINE
- WL WATER LINE
- FL FENCE LINE
- SLT STREET LIGHT
- FOB FIBER OPTICS BOX
- TC TRAFFIC CONTROL SIGN



VICINITY MAP

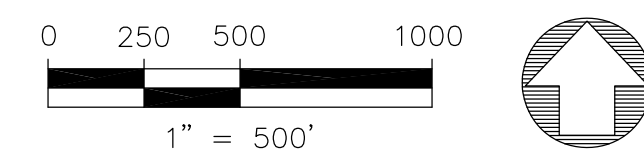


Exhibit A-5

Project: Bogie Subdivision
Owner: Andrey Russu
Phone: 360-367-0706
Email: andreyrussu@ajgeneralcontractors.com

Owner Authorization

I, Andrey Russu, authorize George Anderson and TJ Pigeon of REI Branded Homebuyer, LLC to manage, and apply for the Bogie Subdivision project. The address of the project is **2700 N. Greensferry Rd., Post Falls, ID 83854, Parcel P705025056AA.**

Contact Information for REI Branded Homebuyer, LLC:
Names: George Anderson and TJ Pigeon
Phone: 909-283-2851 and 612-597-5754
Email: greensferrysubpf@gmail.com

DocuSigned by:

4F8F1B7504A5410...

Andrey Russu

_____ Date: 3/22/2024

ROSS POINT WATER DISTRICT

March 22, 2024

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

RE: BOGIE SUBDIVISION

Dear Mr. Melvin:

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

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

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

Additional requirements include:

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

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

Sincerely,



Christine Waller
Ross Point Water District

Cc: Ray Kimball, Whipple Consulting Engineers, Inc.
Idaho Department of Quality
Panhandle Health District
T J Pigeon, applicant



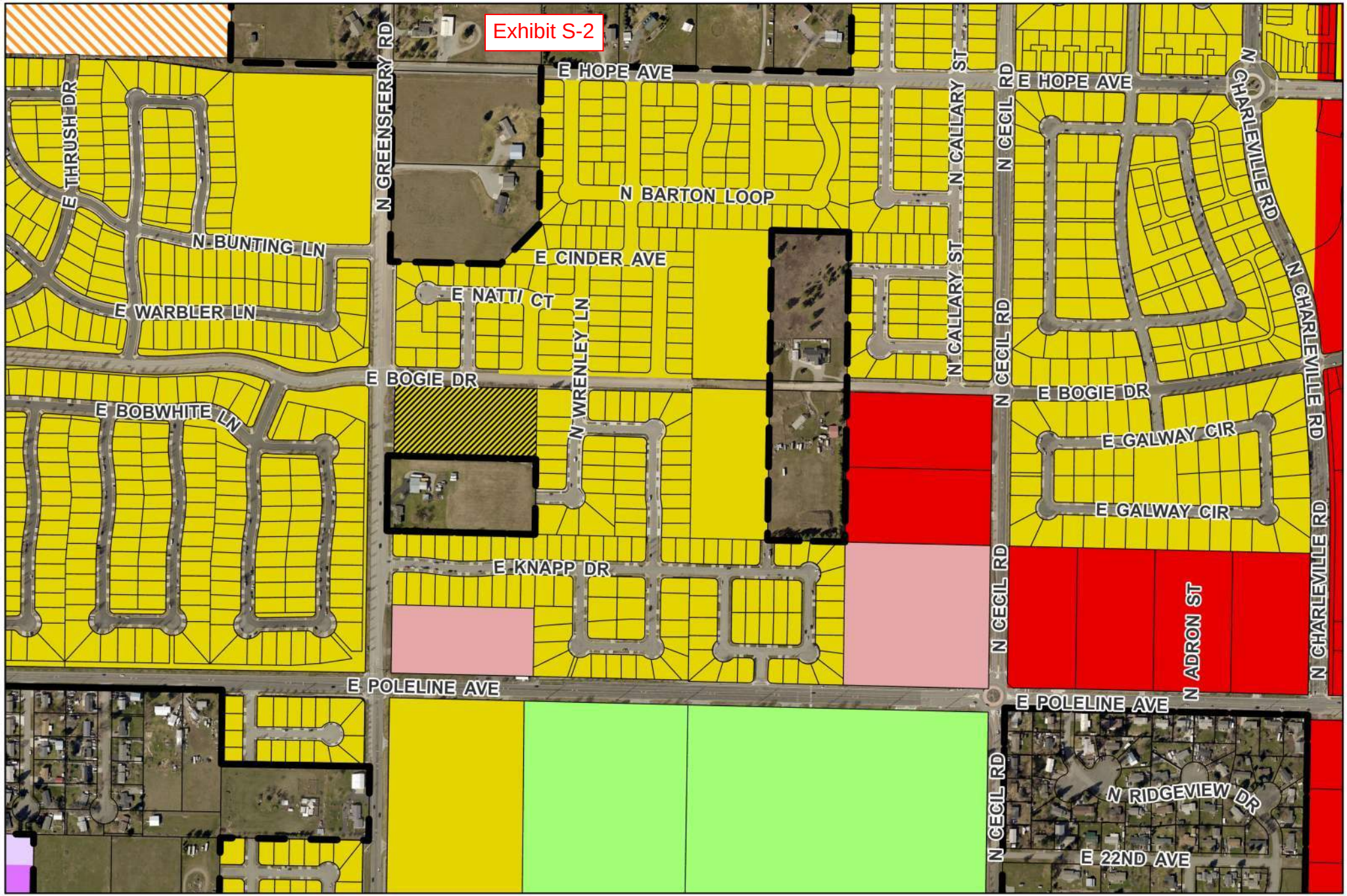
Exhibit S-1

Project Location
Bogie Subdivision
SUBDIVISION
SUBD-24-1



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site

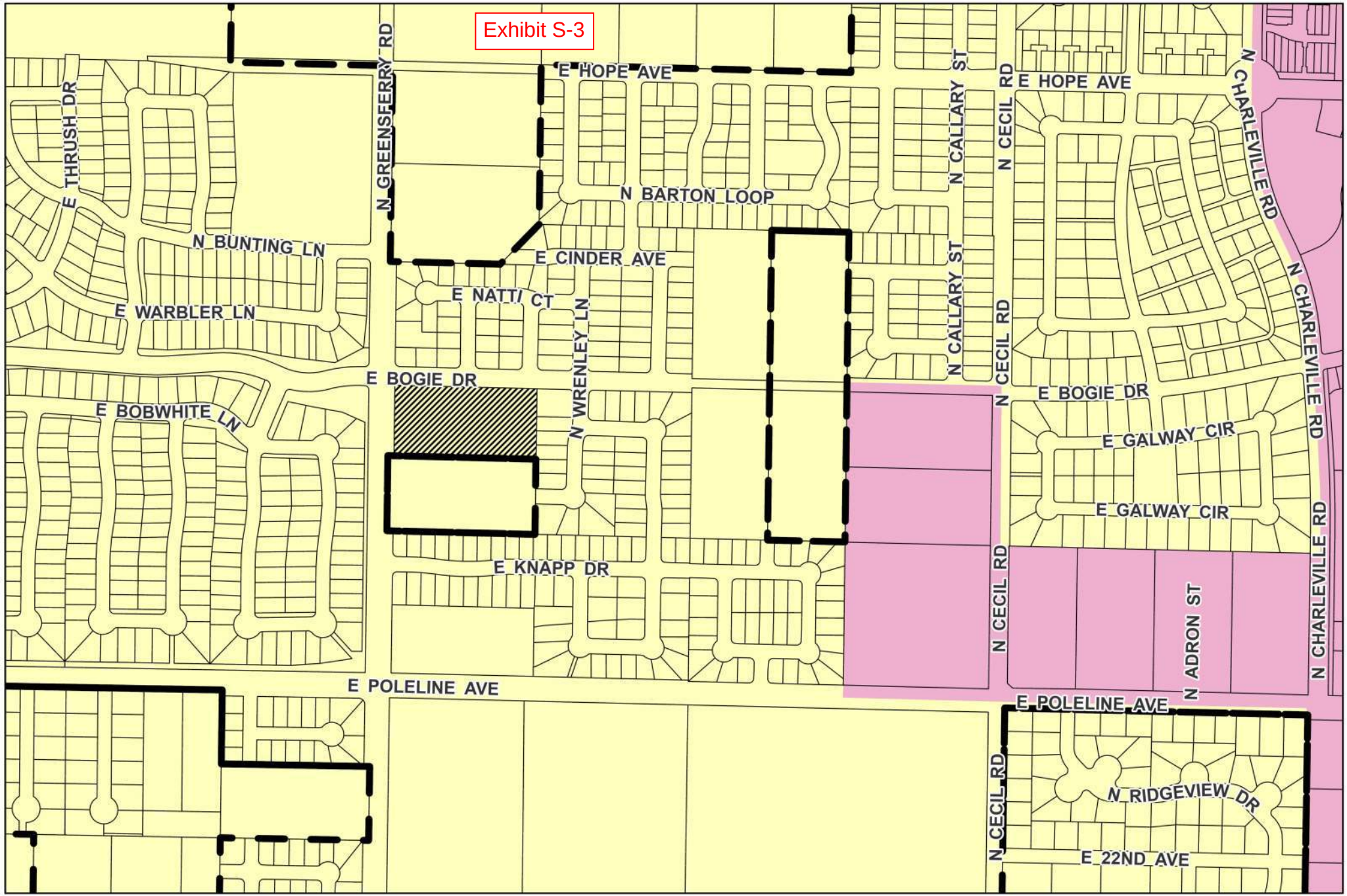




Zoning Map
Bogie Subdivision
SUBDIVISION
SUBD-24-1



- | | |
|--------------------------|-----|
| Post Falls City Boundary | LC |
| Tax Parcels | RM |
| Subject Site | R-1 |
| CCM | SC3 |
| CCS | SC4 |
| | PR |



Future Land Use Designation
Bogie Subdivision
SUBDIVISION
SUBD-24-1



- Post Falls City Boundary
- Tax Parcels
- Subject Site

- Low Density Residential
- Business/Commercial





POST FALLS

SCHOOL DISTRICT #273

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

September 8, 2023

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

Dear Bob,

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

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

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

January 18, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

RE: Notice to Jurisdiction Response

Nancy,

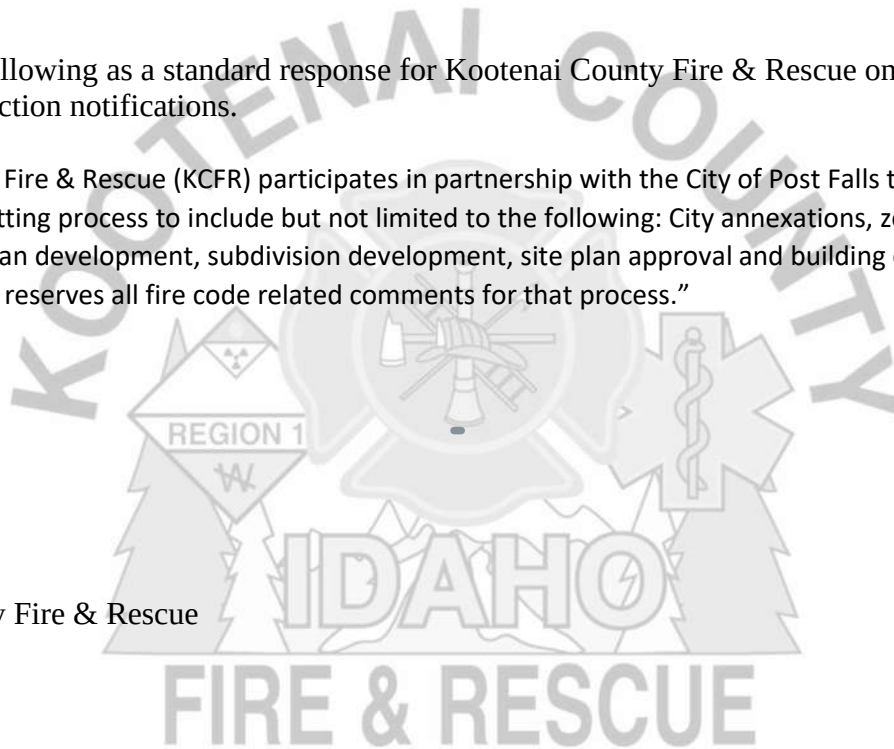
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

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

Respectfully,



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



Nancy Thurwachter

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Tuesday, September 17, 2024 10:19 AM
To: Nancy Thurwachter
Subject: FW: Notice to Jurisdictions - Bogie Subdivision File No. SUBD-24-1
Attachments: Exhibit PH-2 NTJ Bogie SUBD_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.

Hi Nancy,

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

Sincerely,

Chad M. Polak
Sr. Area Specialist
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: Monday, September 16, 2024 5:43 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; 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@sd273.com; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; 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>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Ethan Porter <eporter@postfalls.gov>; Field Herrington



Exhibit PA-4

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

September 18th, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Bogie Subdivision File No. SUBD-24-1

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

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Monday, September 23, 2024 2:09 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Bogie Subdivision File No. SUBD-24-1

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

The Idaho Transportation Department has no comment on the proposed subdivision SUBD-24-1.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Monday, September 16, 2024 4:43 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; 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@sd273.com; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; 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>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Ethan Porter <eporter@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner

Bogie Subdivision

File No. SUBD-24-1

October 8, 2024



Ethan Porter – Associate Planner

1

OWNER: Andrey Russu

APPLICANT: George Anderson

REQUESTED ACTIONS:

Subdivision: Approval of the proposed subdivision on approximately 4.2-acres into a total of 18 lots, which is a density of 4.29 units/acre

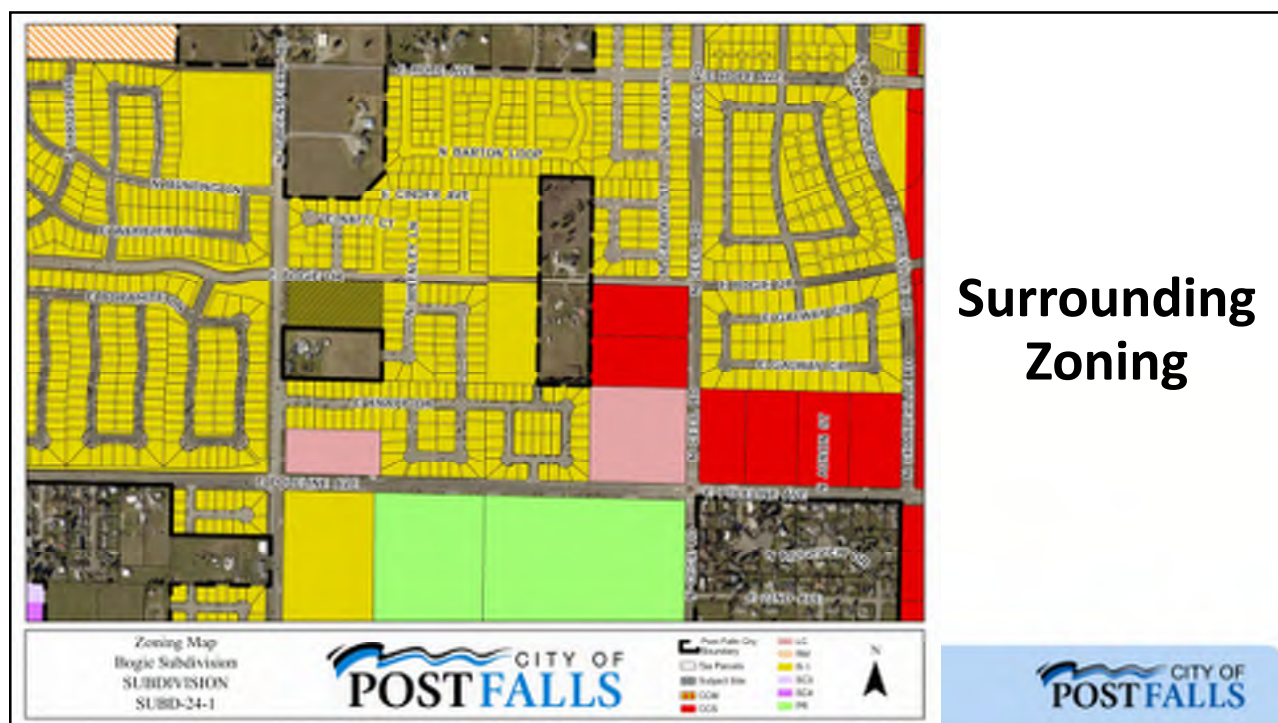
Bogie Subdivision



2



3



4

Land Use & Site

- Currently a large lot single family use
- Over the Rathdrum Prairie Aquifer

Wastewater

- City of Post Falls
- The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan
- The City has the capacity to provide service and is willing to serve to the property at the requested density

Water

- Ross Point Water District

Traffic

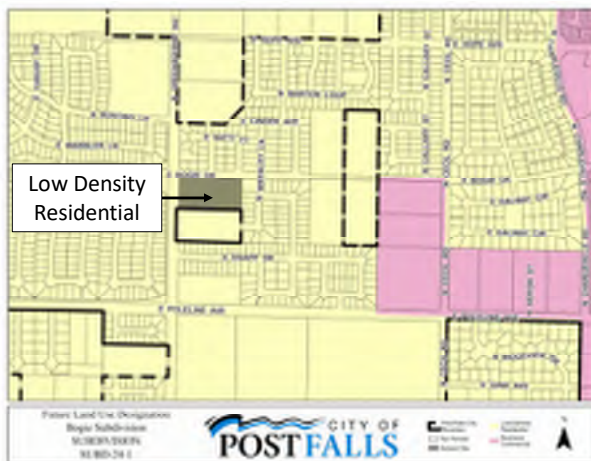
- Proposed layout per Exhibit A-4 is consistent with the City's Transportation Master Plan
- Greensferry Road is classified as a Minor Arterial roadway
- Bogie Drive is classified as a Minor Collector roadway

Additional Information

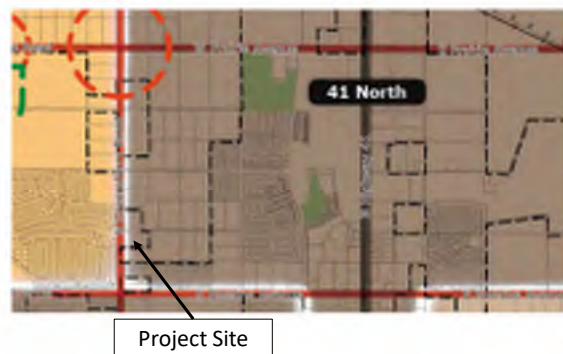


5

Future Land Use Designation



Central Island Focus Area



Development should provide pedestrian connectivity to all multi-use paths and trails

Future Land Use Designation/Focus Area

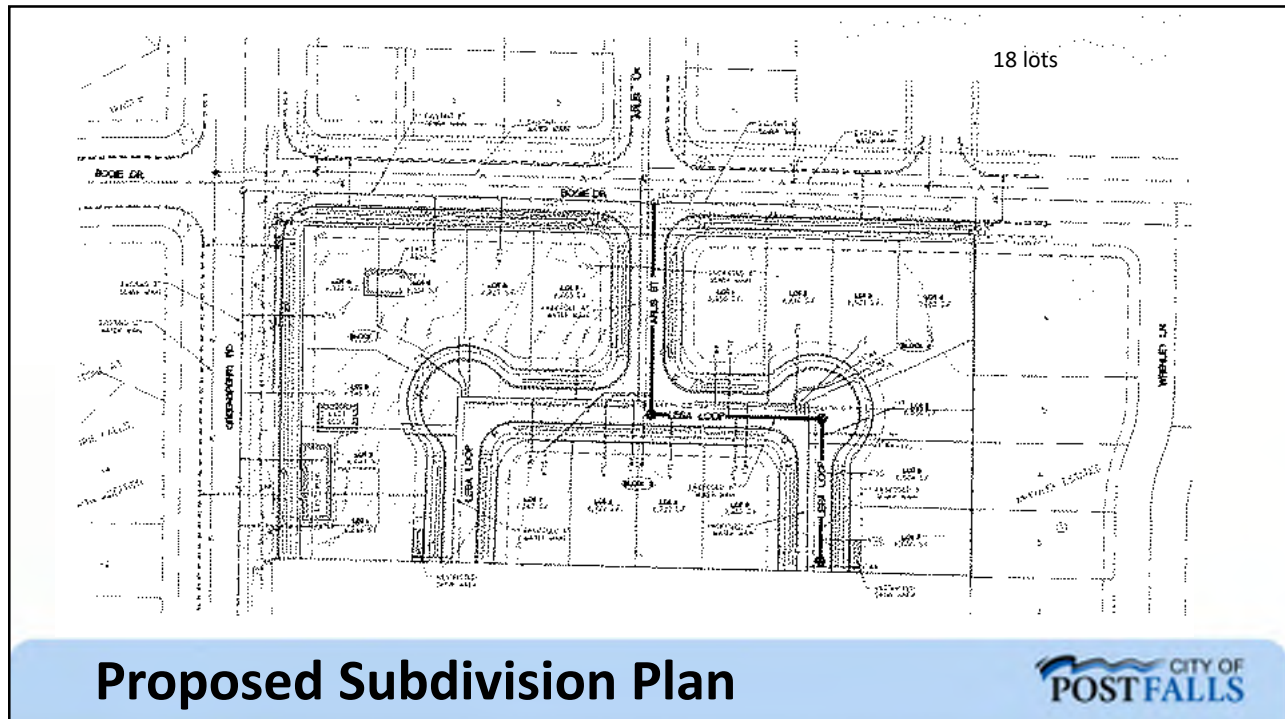


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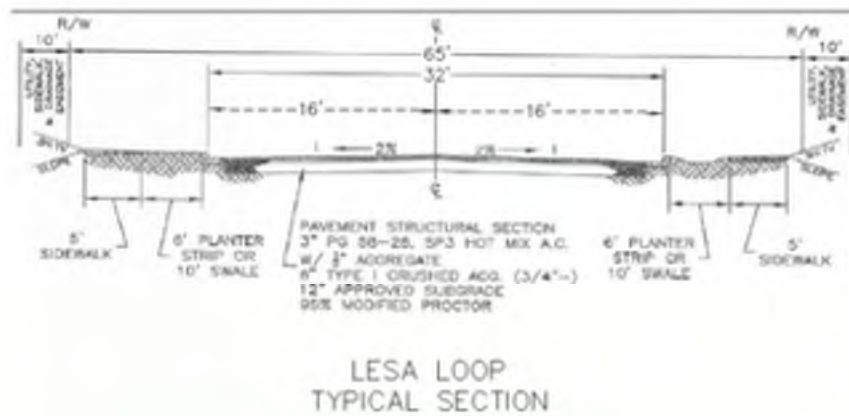
SUBDIVISION REVIEW CRITERIA



7



8



Roadway Section



9

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

- Water will be provided by Ross Point Water District

Review Criteria 1



10

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

- The City of Post Falls has a long-range project identified within the sewer master plan for providing additional capacity to the sewer main in Greensferry Road (Project P.3.8)
- The City has the capacity and is willing to serve as proposed

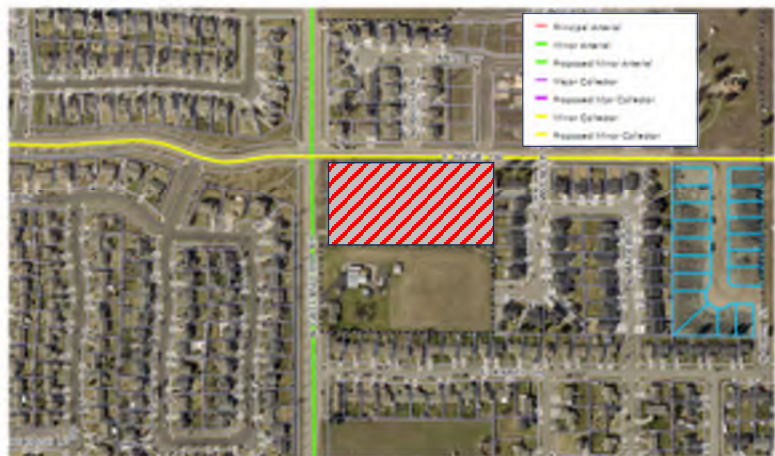
Review Criteria 2



11

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

The subdivision should not have a negative impact on the local transportation system and aligns with the Transportation Master Plan



Review Criteria 3



12

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

- The site is located over the Rathdrum Prairie Aquifer
- There are no known soil or topographical conditions which have been identified as presenting hazards, any onsite septic systems will be removed upon development

Review Criteria 4



13

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

- The subdivision and proposed lots conform to the requirements of Title 17 and Title 18

District	Maximum Height (ft.)	Minimum Yard Requirements				Minimum Lot Width (ft.)	Maximum Lot Coverage (%)	Minimum Lot Area for Dwelling Unit (sq. ft.)
		Front (ft.)	Rear (ft.)	Interior Side (ft.)	Street Side (ft.)			
R-1 (20)	35	15	15	5	15	60	40	6,500

Lot widths are all 60-feet or above

Lot area ranges from 6,504 to 8,956 square feet

Review Criteria 5



14

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

- Impact fees and cap fees will be assessed and collected on individual building permits to assist in mitigating the off-site impacts to parks, public safety, streets, multi-modal, EMS and Fire

Review Criteria 6



15

- | | |
|----------------------------------|---------------------------------------|
| • Kootenai County Fire | • Verizon |
| • PF Highway District | • Idaho Department of Lands |
| • PF School District | • Panhandle Health |
| • Avista (WWP-3) | • NW Pipeline Corp. |
| • Dept. of Environmental Quality | • PF Post Office |
| • Conoco Inc. (Pipeline company) | • East Greenacres Irrigation District |
| • Yellowstone (Pipeline company) | • Time Warner Cable |
| • TransCanada GTN | • PF Police Department |
| • PF Parks & Rec | • Utilities |
| • Kootenai Electric | • Urban Renewal Agency |
| • Ross Point Water | • Kootenai County Planning |
| • TDS | • KMPO |

Agencies Notified



16

[PA-1] Post Falls School District – Remain neutral

[PA-2] Kootenai County Fire and Rescue – Review during permitting

[PA-3] Yellowstone Pipeline Co. (YPL) – No comments

[PA-4] Post Falls Police Department – Remain neutral

[PA-5] Idaho Department of Transportation – No comments

Agency Comments



17

1. Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of subdivision proposed.
2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.
3. Proposed streets are consistent with the transportation element of the comprehensive plan.
4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.
5. The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this code.
6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.

Subdivision Review Criteria



18

**CITY OF POST FALLS
STAFF REPORT**

DATE: SEPTEMBER 25, 2024

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: STAFF REPORT FOR THE OCTOBER 8, 2024, P&Z COMMISSION MEETING
GABRIO ESTATES DUPLEXES ZONE CHANGE FILE NO. ZC-24-2

INTRODUCTION:

Nate Grossglauser has requested approval to rezone lots 8, 9 and 10 of Gabrio Estates block 1 from Single-Family Residential (R1) to Medium Density Residential (R2) zoning district. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning change request per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.16.010 and 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Number: Gabrio Estates Duplexes Zone Change File No. ZC-24-2

Applicant: Nate Grossglauser, American Crew Builders, LLC, PO Box 3908, Coeur d'Alene, ID 83816

Owner(s): Nate Grossglauser, American Crew Builders, LLC, PO Box 3908, Coeur d'Alene, ID 83816

Project Description: Rezone lots 8, 9 and 10 of Gabrio Estates block 1 from Single-Family Residential (R1) to Medium Density Residential (R2) zoning district.

Project Location: The property is generally located north of W. Okanogan Ave. and west of N. McGuire Rd. near the intersection of N. McGuire Rd. and W. Okanogan Ave.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: Located to the north of the three lots is the Wildflower Meadows approved as a duplex and twin home residential subdivision. To the west and south the land uses are single-family residential within Gabrio Estates Subdivision. The N. McGuire right-of-way directly east of the lots 9 and 10.

Area Context Vicinity Map:**EVALUATION OF ZONING APPROVAL CRITERIA:**

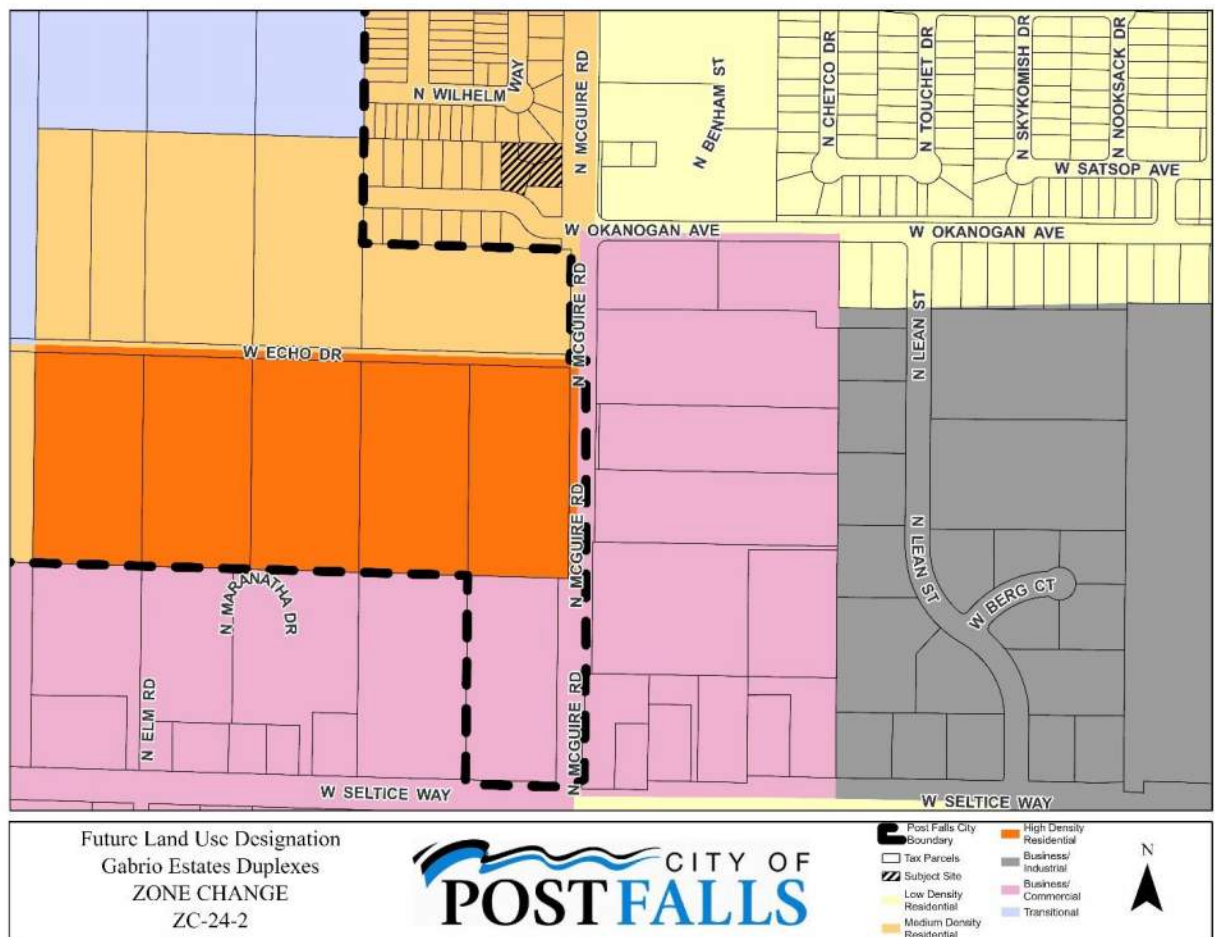
The following section provides the staff analysis pertaining to the establishment of zoning. The zone change review criteria set forth within the Post Falls Municipal Code sections 18.16.010 and 18.20.100 are cited within the following staff analysis in **BOLD**. This review criteria provides the framework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

ZONE CHANGE REVIEW CRITERIA

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

The subject site is proposed as Medium Density Residential for the future land use designation. This category encompasses all types of residential uses between five and 16 dwelling units per acre and also supports land uses such as nursing care facilities, parks, schools, and public facilities. Densities may vary as appropriate to location, street and infrastructure capacities, planned development patterns and compatibility with existing development. Use patterns blending commercial and residential may be considered in areas as they develop, provided they feature higher traffic volumes, and/or are located and designed to function as a pedestrian-friendly focal point of the surrounding neighborhood. Such patterns should feature an interconnected street system allowing easy, all-modes access to adjoining neighborhoods.

Implementing Zoning Districts: R2, R3, RM, SC4, Per Focus Area

Future Land Use Map:

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

Just north of Riverbend, West Prairie is a transitional area with portions expected to develop as future residential, commercial and industrial uses. The area includes three Area of City Impact (ACI) tiers: Exclusive Hauser, Exclusive Post Falls, and Shared Tier. Infrastructure to support urban development is mostly not in place at this time, but is being planned for.

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

- Industrial and commercial uses are envisioned west of Pleasant View Road;
- A mix of residential, commercial and industrial uses are envisioned Between Corbin Road and Pleasant View Road. Generally, residential would be appropriate closer to Corbin Road, with higher densities near commercial corridors and arterials;
- Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials. This area may benefit from a subarea plan that examines lot and block development patterns to aid transition of five-acre lots;
- Seek opportunities to develop off corridor commercial;

- Prairie Avenue's arterial classification suggests it be considered for commercial uses;
- Other West Prairie areas may warrant commercial use consideration if adjacent to arterial/collector streets where traffic volume exceeds 4,000 vehicles per day

Staff Comment: These properties are currently part of the Gabrio Estates Subdivision and does align with the aforementioned focus area and future land use designation descriptions and plan for this area. The upzoning could provide further housing options for the “missing middle” housing products.

- 2. Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration;** Goals and Policies (listed by policy number) that may be relevant to this annexation request are shown below, followed by staff comments.

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

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

Staff Comment: In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base within City limits. This plan supports strategies that build and sustain a diverse, balanced economic base, retain existing quality of life assets, and help keep Post Falls prosperous.

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

Staff Comment: Residential development may be beneficial to assist with providing community prosperity and fiscal health as a medium density residential zoning may help provide for further housing that is needed within the City and region.

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

Staff Comment: Residential impact fees are paid at the time of building permit issuance and with medium density the more park fees are paid to assist with offsetting costs for future parks.

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service;

Staff Comment: Impact Fees are paid at the time of permit issuance to assist in mitigating impacts and maintain/enhance community levels of service to public safety, streets, parks, multi-modal systems, and fire/EMS services.

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

Staff Comment: The rezone may provide the opportunity for additional new housing types that help provide diversity with the housing stock in the City, which in turn may help further long-term fiscal health of the community.

- Maintain and enhance resident quality of life;

Staff Comment: The proposed R2 zone change could potentially enhance the resident's quality of life. The overall residential use is not changing to commercial or industrial and will remain around surrounding compatible uses.

- Promote compatible, well-designed development;

Staff Comment: Development will be required to meet City design standards through the Site Plan Review process.

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

Staff Comment: Transportation impacts, and sewer and water capacity are reviewed by City staff. Any anticipated inadequacies identified are addressed and/or have a plan on how to be brought into compliance with the relevant master plans. Sanitary Sewer is available along the properties frontage and have capacity for the proposed zoning. Water is currently provided to the sites by East Greenacres Irrigation District. Access would be controlled based on the City's Access Management Standards.

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

- Future land use mapping;

Staff Comment: As stated previously in this report this area is designated as future Medium Density Residential and this category provides for a variety of housing types that are allowed. Residential zoning should help facilitate the other residential developments as well as compliment the commercial activity within the Seltice corridor.

- Compatibility with surrounding land uses;

Staff Comment: Currently the surrounding land uses, from the project information section of this report, is compatible as the subject site is undeveloped at this time but was approved prior as a single-family lot. Surrounding the site is other medium density zoning and residential uses, which would not be incompatible.

- Infrastructure and service plans;

Staff Comment: Sanitary Sewer for the location is currently located adjacent to the subject property and existing buildings upon the property are serviced by the City's water reclamation system. The property requesting the zone change is identified in the City of Post Falls Water Reclamation Master Plan as being serviced by the referenced sewer main. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan.

The City's Water Reclamation System has the capacity to provide service, and the City is willing to serve to the property at the requested density. Additional services would need to be extended to the properties from the main in Gabrio Ct. with site development. Existing capacity is not a guarantee of future service.

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

Water would be serviced by the East Greenacres Irrigation District. A water main is

currently located in Okanogan Ave. and services area stubbed to the parcels. Additional services may need to be extended, dependent upon building type, to conform with the requirements of East Greenacres Irrigation District and the plumbing code.

- Existing and future traffic patterns;

Staff Comment: The properties are located on Gabrio Ct. a private stub roadway that utilizes adjoining Okanogan Ave. (Residential roadway) to access McGuire Rd. (Minor Arterial). Access would be reviewed at the time of site development and would be required to comply with City Access Standards. Confirmation of Gabrio Ct. being marked as no parking and complying with any other fire code / access requirements would additionally be reviewed with each building permit request.

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

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

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

Staff Comment: The Seltice corridor and commercial amenities are about 1/3 of a mile from the subject site and could be seen as providing services and needs within walking distance.

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

Staff Comment: At this point in time there have been no identified “Demonstrable Adverse Impacts upon the delivery of services by any political subdivision providing public services within the city”.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

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

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

- Exhibit PA-1: Post Falls School District – Remains neutral
- Exhibit PA-2: Kootenai County Fire & Rescue – Comment during the permitting process
- Exhibit PA-3: Idaho Department of Transportation – No comment
- Exhibit PA-4: Yellowstone Pipeline Company – No comment
- Exhibit PA-5: Post Falls Police Department – Remain neutral

PUBLIC PROCESS: Notice of the proposed annexation was sent to appropriate jurisdictions and mailed to property owners within 300 feet of the proposed project on September 16, 2024. Notice has been published in the Coeur d'Alene Press on September 19, 2024. The property was posted on September 24, 2024.

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

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1	Application
Exhibit A-2	Narrative
Exhibit A-3	Vicinity Map
Exhibit A-4	Owner Authorization

Staff Exhibits:

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

Testimony:

Exhibit PA-1	PFSD Comments
Exhibit PA-2	KCFR Comments
Exhibit PA-3	IDT Comments
Exhibit PA-4	YPL Comments
Exhibit PA-5	PFPD Comments

Zone Change (Map Amendment)

ZC-24-2

Submitted On: May 31, 2024

Applicant

 Nathaniel Grossglauser
 208-640-1615 ext. 00000
 nate@americancrewbuilders.com

Primary Location

Point Location: 47.7213, -116.9809

Applicant Information

Applicant Type

Owner

Applicant Name

American Crew Builders, LLC

Phone

208-640-1615

Email

nate@americancrewbuilders.com

Address

po box 3908

City, State & Zip Code

coeur d alene, ID 83816

Amendment Information

New Field

--

Description of Project/Reason for Request

When we applied for this subdivision originally we requested R2 or R3 zoning but were shut down. However, within months they approved the subdivision directly behind us was approved for R2. This has been detrimental to our subdivision. We would like to request these three lots be rezoned to R2 as this fits the area.

Tax Parcel Number

P-L494-001-010-0, P-L494-001-009-0, P-L494-001-008-0

Existing Zoning

r1

Adjacent Zoning

R2

Current Land Use

residential

Adjacent Land Use

R2

Proposed Zone

R-2

Application Certification

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

true

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

true

When the Gabrio Estates subdivision originally went through the subdivision process it was requested to be zoned R2. However, we were denied R2 and approved for R1 based on the commissioners votes. Within months after our subdivision being denied for R2 zoning, both subdivisions adjacent to the north (Wildflower Meadows and adjacent) were approved for R2 zoning. The three lots at the end of Gabrio Ct (small private Ct) are all adjacent to the multi-family zoning. This would allow for a small area next to multi-family that would better conform the area use. Affordable multi-family housing is needed. R2 zoning of these three lots would be in-line with the City of Post Falls Annexation Goals and policies. These three lots are already connected to city services and the additional impact would be very little.

Exhibit A-3





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



AUTHORIZATION

Exhibit A-4

I, NATHANIEL GROSSGLAUSER, PRESIDENT OF AMERICAN CREW BUILDERS, LLC
AUTHORIZE THIS APPLICATION TO REZONE RESIDENTIAL LOTS IN GABRIO ESTATES
FROM R1 TO R2

Nate Grossglauer *5/31/2024*



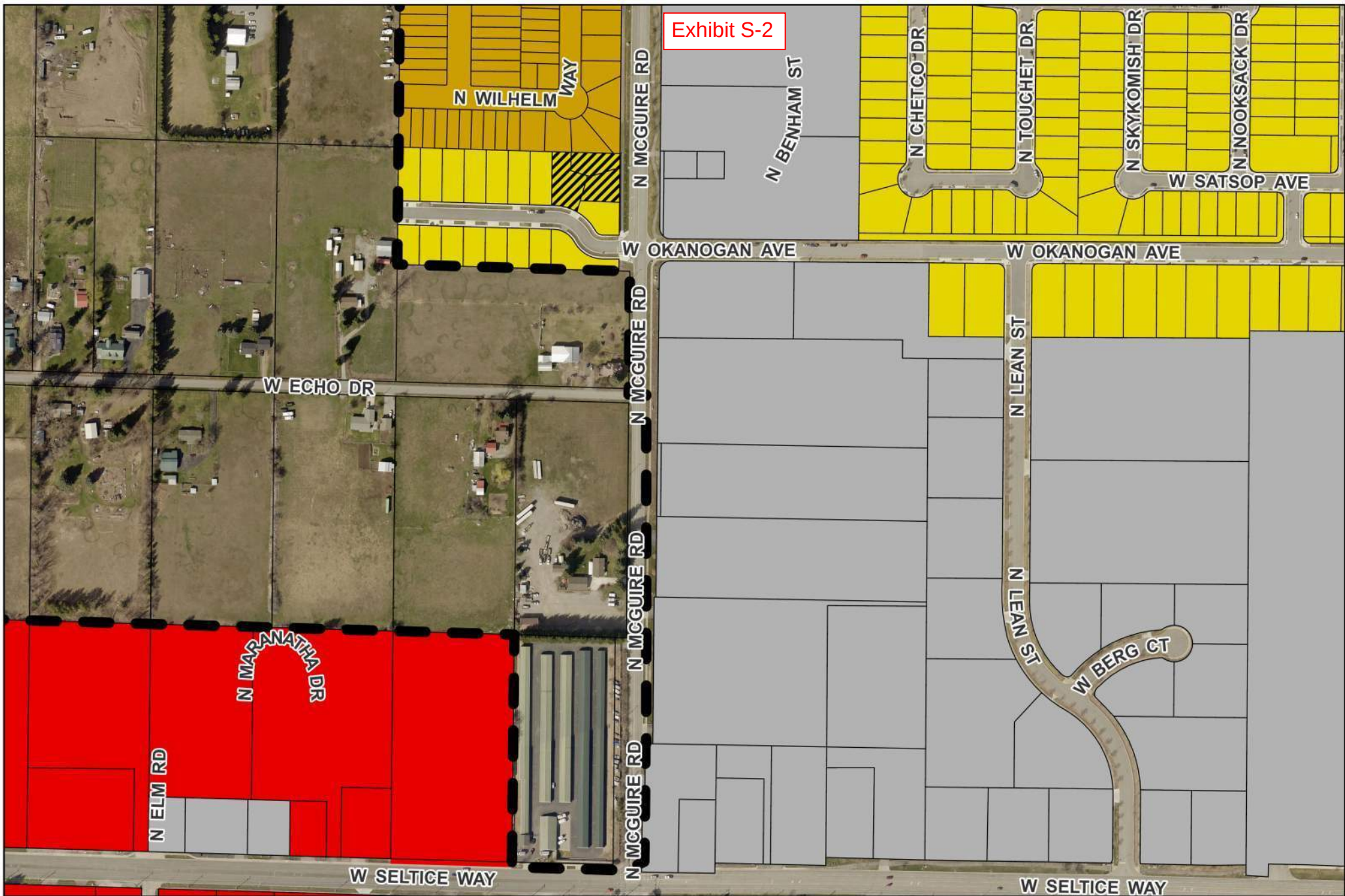
Exhibit S-1

Project Location
Gabrio Estates Duplexes
ZONE CHANGE
ZC-24-2



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



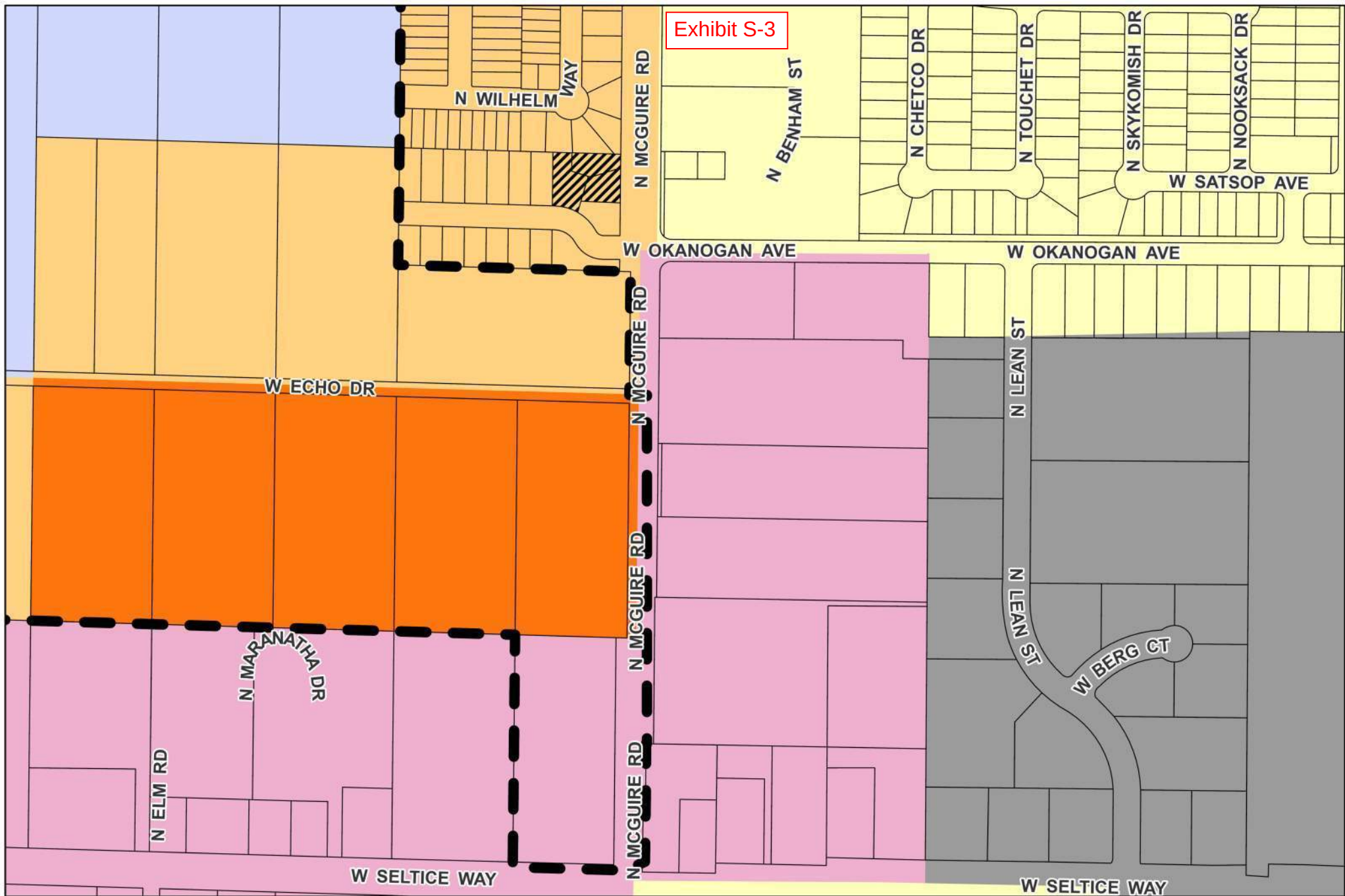


Zoning Map
Gabrio Estates Duplexes
ZONE CHANGE
ZC-24-2



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCS
- I
- R-1
- R-2





Future Land Use Designation
Gabrio Estates Duplexes
ZONE CHANGE
ZC-24-2



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business/Industrial
- Business/Commercial
- Transitional





POST FALLS

SCHOOL DISTRICT #273

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

September 8, 2023

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

Dear Bob,

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

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

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,

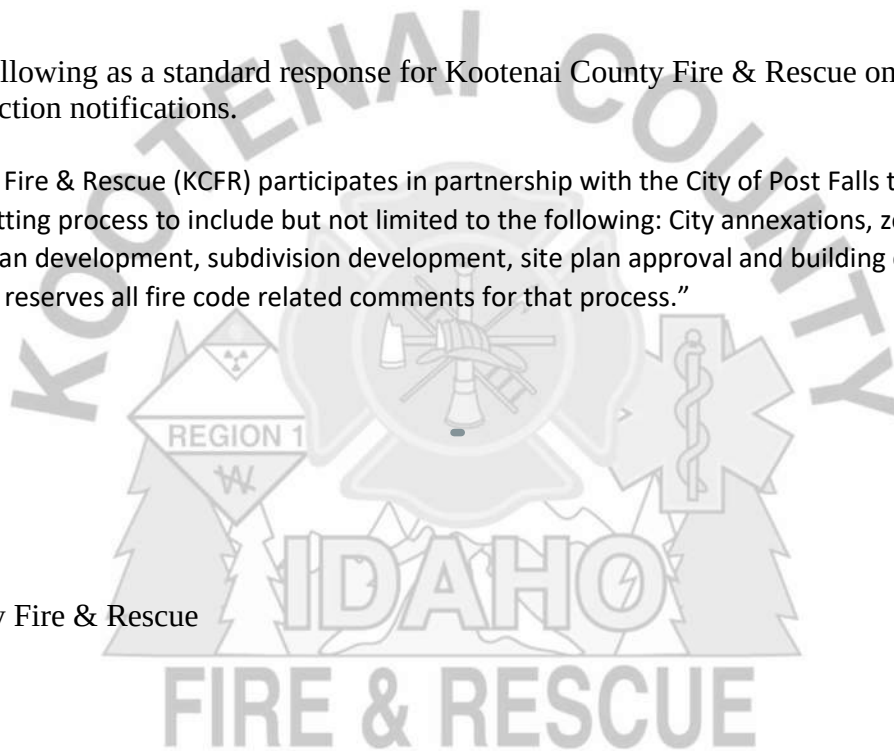
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"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: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Tuesday, September 17, 2024 9:03 AM
To: Nancy Thurwachter
Subject: RE: Corrected Notice of Jurisdictions - Gabrio Estates Duplexes File No. ZC-24-2

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

The Idaho Transportation Department has No Comment on proposed rezoning case for Gabrio Estates Duplexes File No. ZC-24-2.

Robert Beachler
 District 1 Planning Program Manager
 Idaho Transportation Department
 600 W. Prairie Ave
 Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
 (208) 772-1216
 Office Hours M-TH 6-4:30

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, September 17, 2024 8:16 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; 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@sd273.com; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; 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>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert

Nancy Thurwachter

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Tuesday, September 17, 2024 10:18 AM
To: Nancy Thurwachter
Subject: FW: Corrected Notice of Jurisdictions - Gabrio Estates Duplexes File No. ZC-24-2
Attachments: Exhibit PH-2 NTJ Gabrio Estates_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.

Hi Nancy,

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

Sincerely,

Chad M. Polak
 Sr. Area Specialist
 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, September 17, 2024 9:16 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; 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@sd273.com; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziplay.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; 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@Ziplay.com>; URA <postfallsura@gmail.com>
Cc: Anna Staal <astaal@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Ethan Porter <eporter@postfalls.gov>; Field Herrington



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

September 17th, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Gabrio Estates Duplexes File No. ZC-24-2

The Police Department has reviewed the above listed zone change and will remain Neutral on this request and will comment further in any development meetings. Please accept this letter as the Police Department's response to this request for both Planning and Zoning as well as City Council.

Respectfully submitted,

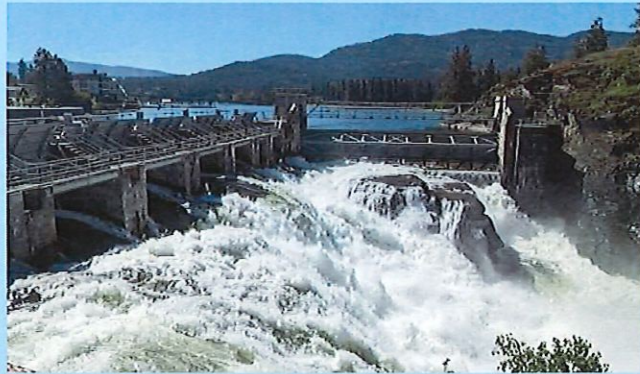
A handwritten signature in black ink, appearing to read "Mark J. Brantl".

Mark J. Brantl
Captain
Post Falls Police Department

Gabrio Estates Duplexes

October 8th, 2024

(File No. ZC-24-2)



Ethan Porter – Associate Planner

1

APPLICANT: Nate Grossglauser

OWNERS: Nate Grossglauser

REQUESTED ACTIONS:

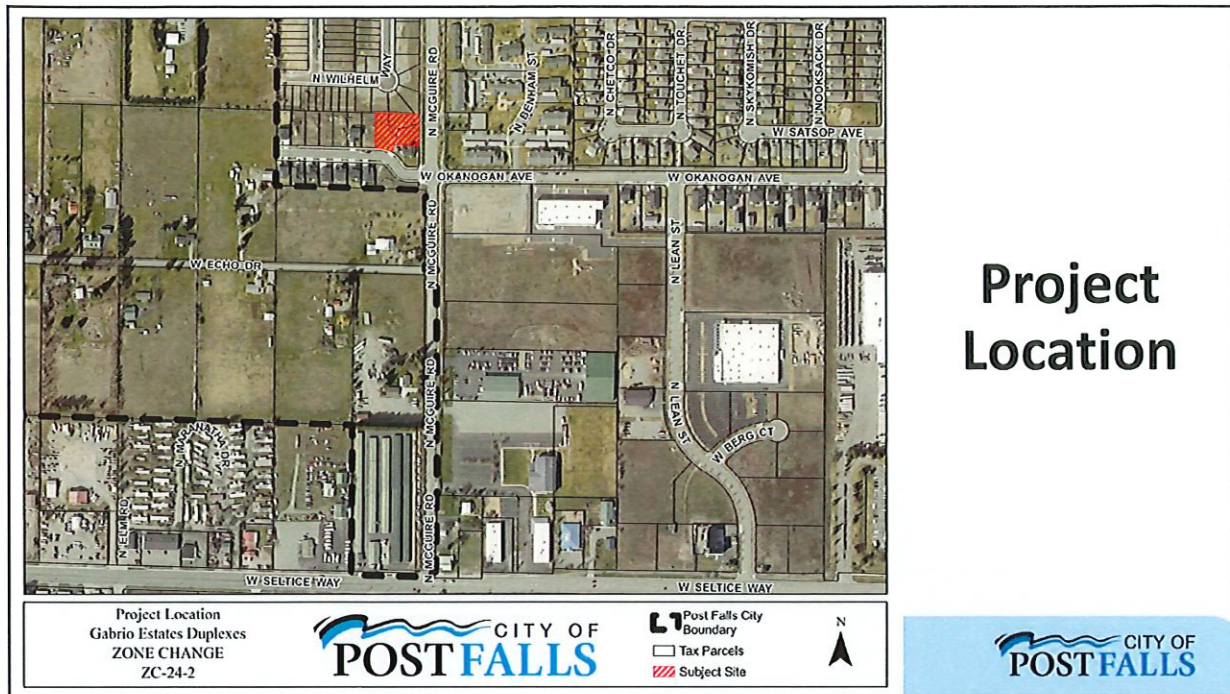
Zoning Recommendation: Seeking Planning and Zoning Commission's recommendation to City Council for approval to rezone lots 8, 9 and 10 of Gabrio Estates Block 1 from Single-Family Residential (R1) to Medium Density Residential (R2)

Total acreage is approximately 0.59-acres

Gabrio Estates Duplexes



2



3

Current Land Use: Three vacant lots within the Gabrio Estates

Physical Characteristics/Natural Features: Rathdrum Prairie
Aquifer

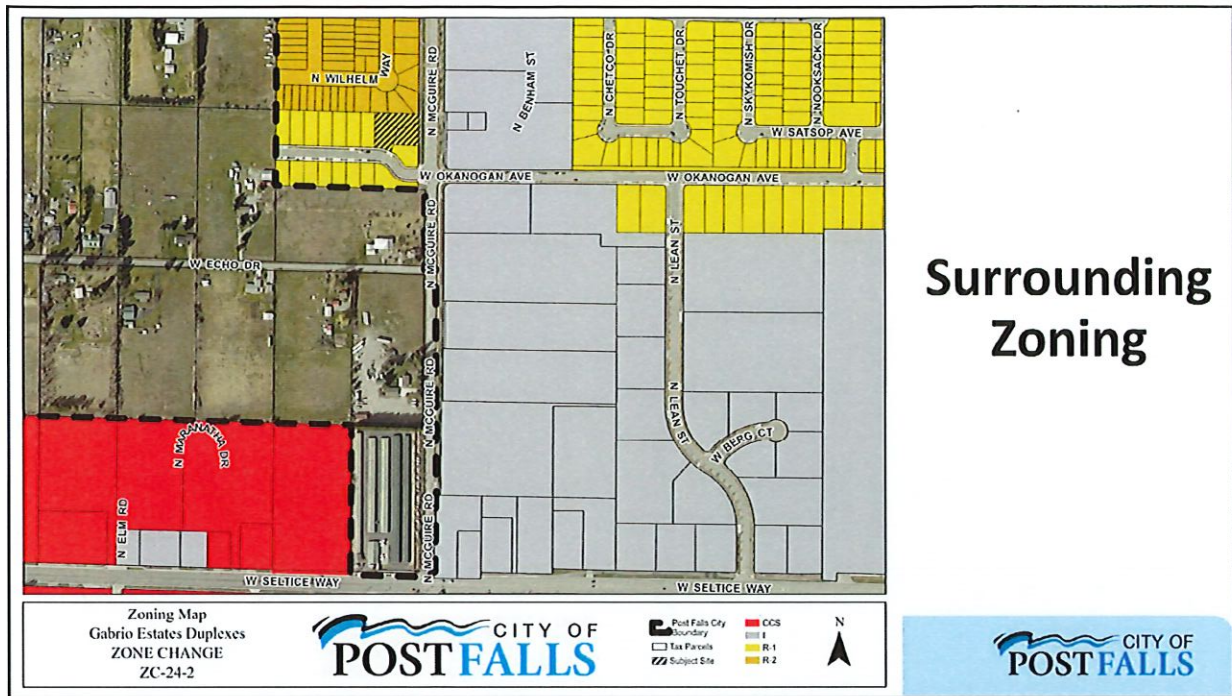
Water Provider: East Greenacres Irrigation District

Wastewater: City of Post Falls

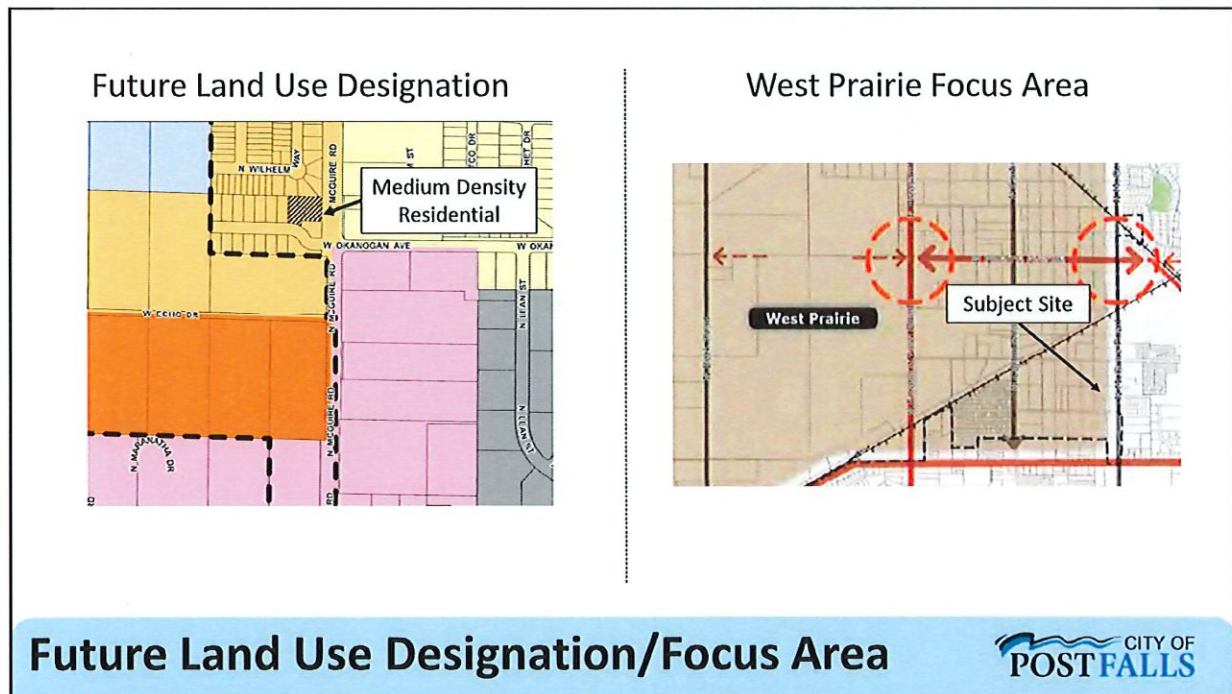
Gabrio Estates Duplexes Information



4

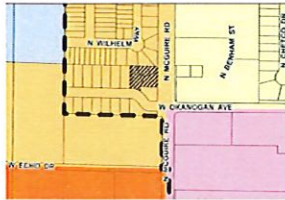


5



6

Future Land
Use Designation



Medium Density Residential
Implementing Zoning Districts:
R2, R3, CCS, RM, SC4, Per Focus
Area

West Prairie
Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials

[G.07] Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.

[P.02] Apply or revise zoning designations with careful consideration of factors including:

**Future land use mapping;
Compatibility with surrounding
land uses;
Infrastructure and service plans;
Existing and future traffic
patterns;
Goals and policies of the
comprehensive plan, related
master plan and/or facility plans**



Surrounding Context



Page 83 of 126

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?

Zone Change Review Criteria 3



9

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

Agencies Notified



10

[PA-1] Post Falls School District (PFSD) – Remains neutral

[PA-2] Kootenai County Fire & Rescue (KCFR) – Comment during permitting

[PA-3] Idaho Department of Transportation (IDT) – No comments

[PA-4] Yellowstone Pipeline Company (YPL) – No comments

[PA-5] Post Falls Police Department (PFPD) – Remains neutral

Agency Comments



11

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?

Zone Change Review Criteria 3



12

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

Zone Change Review Criteria



**CITY OF POST FALLS
STAFF REPORT**

DATE: SEPTEMBER 27, 2024
TO: POST FALLS PLANNING AND ZONING COMMISSION
FROM: ANNA STAAL, PLANNER 1, astaal@postfalls.gov, 208-457-3336
SUBJECT: FINAL STAFF REPORT FOR THE October 8th, 2024, P&Z COMMISSION MEETING
LANDMARK PLACE SUBDIVISION FILE NO. SUBD-24-3

PROJECT NAME/FILE NUMBER: Landmark Place Subdivision File No. SUBD-24-3

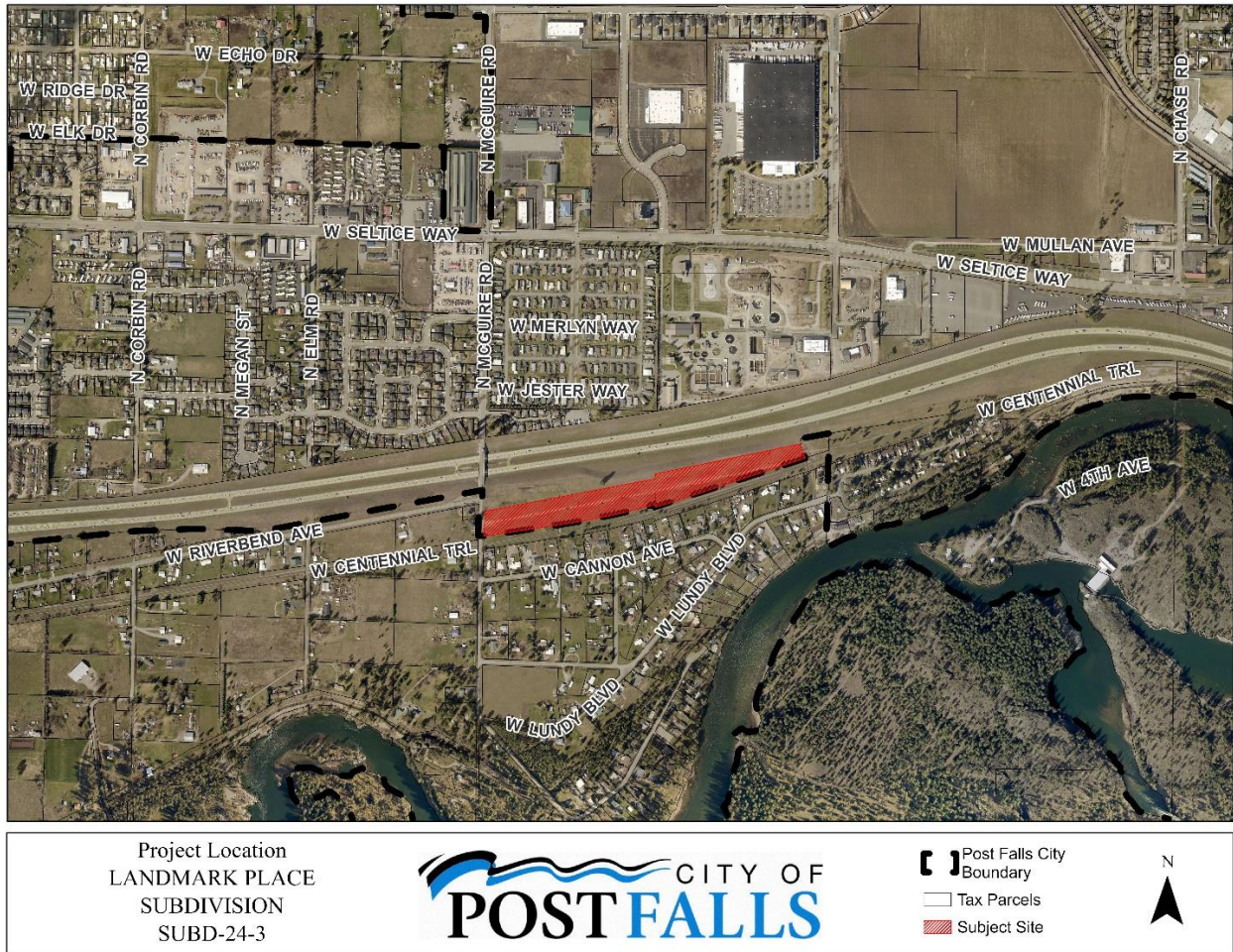
OWNERS: Rose of Sharon Enterprises Inc. Robert Helstrom, PO Box 3887, Lacey, WA 98509

APPLICANT: ACE Solutions, 716 N Thornton St. Suite C, Post Falls, ID 83854

PROJECT DESCRIPTION: ACE Solutions has requested, on behalf of the property owner Rose of Sharon Enterprises Inc., to subdivide approximately 11.15-acres into 55 single-family lots within the Single-Family Residential (R-1) zoning designation.

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

PROJECT LOCATION: The property is located on the northeast corner of S. McGuire Road and the Centennial Trail.

Vicinity Map:**PARCEL INFORMATION:**Property Size: 11.15-acresCurrent Land Use: vacantCurrent Zoning: Single Family Residential (R1) zoningProposed Land Use: The proposed subdivision will serve a single-family residential housing development.Surrounding Land Use: North of the project is Interstate 90. South is the Centennial Trail, with single family homes in the County across the trail. West are single family homes in the County. To the east is property designated for parks owned by the City of Post Falls.Surrounding Zoning Districts: The surrounding properties to the south, east, and west is within Kootenai County zoned as Ag-Suburban. The properties across Interstate-90 to the north are zoned as Residential-1 and Industrial.Water Provider: City of Post Falls Water DistrictSewer: 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 development would be provided by City of Post Falls. The City of Post Falls has the capacity, willingness and intent to serve the proposed 55-lot subdivision. As part of the annexation, the Developer is responsible for extending a water main, from the north, under the freeway and connecting into the existing main, approximately 375 feet east of the property. Plans for the portion of the water main extension crossing under I90 have been approved by the City and an encroachment permit has been issued by ITD. A Construction Improvement Agreement (CIA) for the water main, along with necessary bonding needs to be completed prior to start of construction. The water main extension is necessary to provide adequate service and fire flow project for the site, if approved for subdivision.

Preliminary plans did not include a water layout other than indication of utility corridors on the roadway cross section details. The water system layout shall conform with City of Post Falls Design Standards.

There are significant utility conflicts located in the area of the private road crossing of the centennial trail (gravity sewer main, 2 force mains, existing sewer outfalls, future sewer outfalls expansion). Design of the water main extension from the existing main and providing service to the site shall be coordinated with the City to limit conflicts with existing utilities and limit impacts to the future sewer outfalls expansion.

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

Staff's Response: Sanitary Sewer for the site was previously constructed but has never been utilized in the past 25+ years. The existing system would need to be tested as services are constructed and any failing section of sewer main replaced accordingly. In addition to testing, verification that the existing system meets current City standards will also be required. The sewer discharges to the McGuire Lift Station, which has sufficient capacity to handle the proposed 55 lots. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

The site is not subject to any Late Comers Agreements, Sewer Surcharges or Local Improvement Districts.

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

Staff's Response: The subdivision and proposed layout (Exhibit A-3) are consistent with the City's Transportation Master Plan.

The project proposes a private roadway with restricted access, with gates at the intersections with McGuire Rd. and Lundy Blvd. Where the roadway crosses the Centennial Trail, the Centennial Trail will act as a "speed hump" to give priority to pedestrian/bicycle traffic and maintain lower speeds for automobiles.

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

Three (3) Tracts are shown to provide additional parking. Each tract shows inclusion of an ADA accessible parking stall. Provisions in the projects final design shall be made to include an accessible route from the parking stall to the sidewalk on the north side of the roadway.

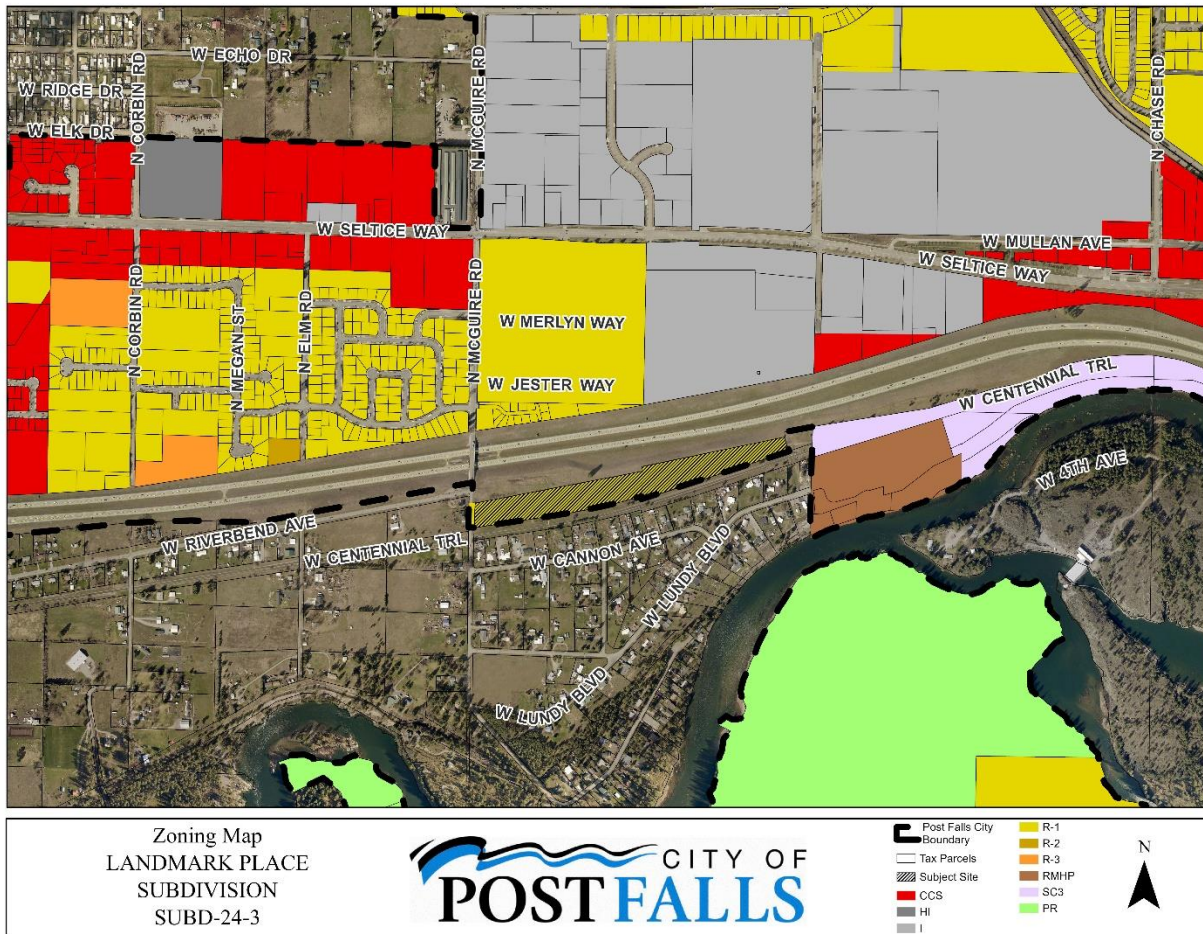
The Homeowners Association for the project will be responsible for maintenance of private roadways and parking areas. The Homeowners Association for the project will additionally be responsible for maintenance along the public rights-of-way frontage with McGuire Road and along the roadway easement area between the Centennial Trail and Lundy Blvd.; which includes landscaping and irrigation, as well as snow removal from sidewalks/trail.

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

Staff's Response: This subject property is located over the Rathdrum Prairie Aquifer. No known hazards have been identified that would prevent or hinder development of the property.

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

Staff's Response: The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (Zoning) for Single-Family Residential (R-1) zoning.

Zoning Map:

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

Staff's Response: Impact fees will be assessed and collected on individual building permits to assist in mitigating the off-site impacts to parks, public safety, multi-modal pathways, streets and Kootenai County Fire and Rescue and Kootenai County Emergency Management Services.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:**Agencies Notified:**

Post Falls Post Office	PF Park & Rec	East Greenacres Irr. District
Kootenai County Fire	Kootenai Electric	Time Warner Cable
PF Highway District	Ross Point Water	PF Police Department
PF School District	Verizon	Utilities (W/WW)
Avista Corp. (WWP-3)	Idaho Department of Lands	Urban Renewal Agency

Department of Environmental Quality	Panhandle Health District	Kootenai County Planning
Conoco, Inc. (Pipeline Co.)	NW Pipeline Corp.	KMPO
Yellowstone Pipeline Co.	TransCanada GTN	TDS

- Exhibit PA-1: Post Falls School District – Remains neutral
- Exhibit PA-2: Kootenai County Fire & Rescue – Reserve comments through permitting process
- Exhibit PA-3: Yellowstone Pipeline Company – No comments
- Exhibit PA-4: Post Falls Police Department – Remains neutral
- Exhibit PA-5: Idaho Transportation Department – Plans are being scoped for expansion of this section of the I-90 corridor, there is no funding for construction at the time.
- Exhibit PA-6: Post Falls Highway District – Requires all access to come from McGuire Road.

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

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

Notice of the proposed subdivision was sent to appropriate jurisdictions and mailed to property owners within 300 feet of the proposed project on September 16, 2024. Notice has been published in the Coeur d'Alene Press on September 19, 2024. The property was posted on the September 24, 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 Landmark Subdivision. The Commission may adopt additional conditions from review of the application or from discussion at the Commission meeting.

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

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

5. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
6. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards.
 - The application has requested the lots to be accessed via a private 24-foot wide private roadway to be built in an easement on the proposed lots.
 - Access points to public roadways shall be gated.
 - The Private Roadway/Centennial Trail crossing shall be designed and accommodate requirements of the trail crossing agreement with Kootenai County.
 - Existing sanitary sewer mains on the property shall be tested and brought into conformance with City Standards, where deficiencies exist.
 - Include ADA accessible route from parking tracts to the sidewalk on the north side or the roadway.
7. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
8. A Homeowners Association (HOA) shall be formed to:
 - Maintain the common right-of-way frontage along S. McGuire Road, including all landscaping, irrigation, and removal of snow from sidewalks and trails.
 - Maintain the private roadway, including snow removal within the subdivision.
 - Maintain the common parking areas, including all landscaping, shade trees, irrigation, and removal of snow.
 - Maintain the private roadway, roadway gate and adjoining trail section between the Centennial Trail and Lundy Blvd., including all landscaping, irrigation and removal of snow within the easement area.
9. Direct access from lots 1 and 55 to/from McGuire Road shall be prohibited on the face of the plat.

ATTACHMENTS:**Applicant Exhibits:**

- | | |
|-------------|-------------|
| Exhibit A-1 | Application |
| Exhibit A-2 | Narrative |

Exhibit A-3 Preliminary Plan
Exhibit A-4 Owner Authorization Letter

Staff Exhibits:

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

Testimony:

Exhibit PA-1 Post Falls School District Comment
Exhibit PA-2 Kootenai County Fire & Rescue Comment
Exhibit PA-3 Yellowstone Pipeline Comment
Exhibit PA-4 Post Falls Police Department Comment
Exhibit PA-5 Idaho Department of Transportation Comment
Exhibit PA-6 Post Falls Highway District Comment

SUBD-24-3

Subdivision Application

Status: Active

Submitted On: 7/10/2024

Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Engineer

Proposed Subdivision Name*

Landmark Place

Number of Lots*

55

Size of Site

10.993

Average Size of Lots

7599

Existing Zoning

High Density Residential

Adjacent Zoning

AG-Suburban

Current Land Use

vacant

Adjacent Land Use

residential

Density

Description of Project*

55 lot subdivision

Site Information

Comprehensive Plan Designation

Location of Proposed Access to Site

Lot 15

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

McGuire Road

Size & Point of Water Connection

10" water main

Size & Point of Sewer Connection

Existing 8" sewer main

Name & Location of Nearest School

Seltice Elementary School

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

404 N Idaho Street

Physical Description of Site (topography, cover, features)

Vacant, flat lot

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

No

Water District*

Post Falls Water District

Owner Information

Name*

Robert Helstrom

Company

Rose of Sharon Enterprises, Inc

Phone*

360-481-2200

Email*

bob@reachone.com

Address*

P.O. Box 3887

City, State, Zip Code

Lacey, WA 98509

Application Certification

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

✓ Kathleen Landsiedel

Jul 10, 2024



JULY 2024

LANDMARK PLACE SUBDIVISION

Overview:

Location:

The property consists of two parcels, 50N05W-04-3975 and 50N05W-04-4423. The parcels are in Section 04, Township 50N, Range 5W Boise Meridian with a combined size of 10.993 acres. These properties sit south of I-90 and north of the Centennial Trail.

Topography:

The property of the proposed subdivision is an even surface with minimal slopes. The land is currently undeveloped, however, there is an existing sewer main running through the property from west to east and an existing water well. The property does not contain wetlands and was confirmed via a site inspection. The parcels are in flood zone X, area of minimal flood hazard.

Zoning:

The zoning is R-1 residential per Landmark Place Annexation File No. ANNX-003-2019.

Proposed Subdivision:

The proposed subdivision will be a private, gated community consisting of 55 single family residential lots. The design of the subdivision was influenced by the following Goals and Policies from the 2020 Comprehensive Plan.

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

Provide and support Post Falls' parks and recreational opportunities on-par with growth. [G.10]

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

[P.06] Encourage residential development patterns typically featuring:

- *Housing that faces the street edge;*
- *An interconnected grid or small-block streets network;*
- *Street sections designed for safety, traffic calming and aesthetic appeal, including narrower lanes, sidewalks, landscaping and lighting;*
- *Development and utilization of alleys for parking and service access;*

- *Vertical or horizontal mixed use where appropriate along the ID-41 corridor and in neighborhood and regional centers.*

[P.26] Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls.

[P.40] Plan and locate private and public utilities consistent with best management practices.

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

[P.67] Promote linking greenbelts, trails and open space areas with related features and destinations throughout the region.

[P.69] Encourage new development to provide pedestrian access to nearby parks, trails and green spaces.

[P.82] Continue to provide storm water collection and treatment through use of grassed infiltration areas and encourage the use of new or improved technology whenever practical.

Lots and Tracts:

The 55 lots will range in size from 6994 square feet to 8453 square feet. The lots were designed following the criteria in Title 18-Zoning of the City of Post Falls' Code of Ordinances. The lots will also require a 20-foot garage setback to allow for parking. There will be three open spaces, or tracts, located along the southern side of the subdivision. These open spaces will be owned and maintained by the subdivision's Homeowners Association per [P55]. These spaces will allow residents to establish private parks or play areas and allow direct access to the Centennial Trail. They will have parking spaces to accommodate overflow parking as well. A 6-foot-tall fence will be placed along the I-90 frontage for safety accommodations.

Streets/Sidewalks:

The lots will be accessed via a private, 24' wide road (with required tracts and easements) running west to east off S. McGuire Road. Gates will be 14' dual panel with islands and will be inset a minimum of 20' to allow residents to safely wait for entrance without obstructing traffic. The private road will have no curbs and be marked no parking, to be enforced by the HOA. There will be 2' of gravel on either side to allow water drainage. The southern edge of the road will have a 5' stormwater treatment swale. The northern edge of the road will have a 6' landscape area followed by a 5' sidewalk. The private road will be owned and maintained by the Homeowners Association. There will be gated access on the East end per parcel 0-5140-001-015-B, to Lundy Lane. Also, on parcel 0-5140-001-015-B, a 39' utility and public access easement will be granted to the City of Post Falls, not to encumber the entirety of the lot. Public access to the Centennial trail, via 10' multi-use path, will be provided through the proposed access road. A grade change in the road will be utilized to slow and calm traffic flow as it crosses the Centennial Trail.

Domestic Sewer

There is a gravity sewer main running through the property from west to east. The developer will modify the sewer main to ensure it meets the city of Post Falls requirements. Once accepted, the sewer main will be dedicated to the city and used to service the development. The McGuire Lift Station south of the property will serve the development. The subdivision's zoning is compatible with the anticipated land use within the City's Water Reclamation Master Plan-Collections. Per the Corbin Focus Area description *"Sewer service is master-planned for this area, and the system could be extended relatively easily."*

Domestic Water

This proposed subdivision is not currently served with water but falls within the City's future water district per the 2020 Comprehensive Plan. To provide fire flow a water main will be looped to the north across I-90 and connect to the water system in the vicinity of Blue Dog RV. Current water rights of the property will be transferred to the City of Post Falls upon water service agreement.

Electric Power and Phone

Electricity and natural gas can be provided by Avista Utilities. Electricity can be connected via the power lines along S. McGuire Road. Phone service is available in this area as well.

Comprehensive Plan:

This subdivision will fall within the Corbin Focus Area per the City's 2020 Comprehensive plan as described below.

The Corbin focus area is sparsely-developed place typified by small farms, rural subdivisions and vacant properties. Sewer service is master-planned for this area, and the system could be extended relatively easily. It has ready access to Interstate 90, enjoys proximity to the river and the Centennial Trail, and has forgiving upland topography. Corbin could benefit through development of a subarea plan, helping shape a collective vision including how it may relate to the river, Interstate 90, the Centennial Trail and the growing Riverbend area to the west.

The following items affirm or guide development of key policies for this area, or suggest future action items for the Corbin focus area:

- *Work to articulate a collective vision for Corbin, recognizing that proximity and access to I-90 are strong catalysts for transformation;*
- *Coordinate future development in ways that compliment the nearby Centennial Trail, park properties and the Spokane River;*
- *Work to buffer between high and low-intensity development patterns, employing use types and physical distance between said patterns;*
- *Focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.*

The proposed subdivision will meet the focus area criteria in the following ways.

The subdivision design includes three open space tracts along the Centennial Trail that will allow residents quick access. It will also provide a 10' multi-use path from the trail to Lundy Lane, which leads directly to Trailer Park Wave River access. Along with improvements on McGuire Road, a multi-use path that reaches Centennial Trail property will also be developed. These plans within the development all complement the Centennial Trail. The project will also act as a buffer between I-90 and the trail, creating a safe and secure environment for trail users.

The location of the property is convenient for families living in the area. Proximity to not only the Centennial Trail but the parks in the area creates an ideal place to raise a family. Access to I-90 allows working families easy commutes to different employment opportunities. The Riverbend area to the west also provides work and shopping opportunities for these families.

Development of a single-family, residential neighborhood along a main collector may not be ideal, however the surrounding area is currently residential. Placing a commercial development next to the Centennial Trail would create higher traffic flows in an area where pedestrians heavily frequent. The gated neighborhood, and private road within, would allow only residents and emergency vehicles use.

Services:

Fire Protection/Emergency Services

Kootenai Fire and Rescue has reviewed the proposed subdivision and are requesting access through the subdivision from the private gated roadway. There will be fire hydrants installed every 500 feet throughout the subdivision and will be equipped with Storz fittings to meet Fire Department requirements.

Schools

The subdivision will be located in the Post Falls School District. Current school zone boundary maps put the property in Seltice Elementary School zone, River City Middle School zone, and Post Falls Highschool zone.

Exhibit A-3



ACE
SOLUTIONS
Advanced Crystalline and Bioabsorbable Polymers

761 N. Thornton Street, Suite C,
Post Falls, Idaho 83854
PHONE:(208)777-1854
FAX:(208)777-2128
www.acesolutions.pro

PRELIMINARY

***SUBDIVISION EXHIBIT FOR
LANDMARK PLACE
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO***

[illegible]

Page 54 of 120



VICINITY MAP

- SITE LOCATION



H-Scale 1" = 50'

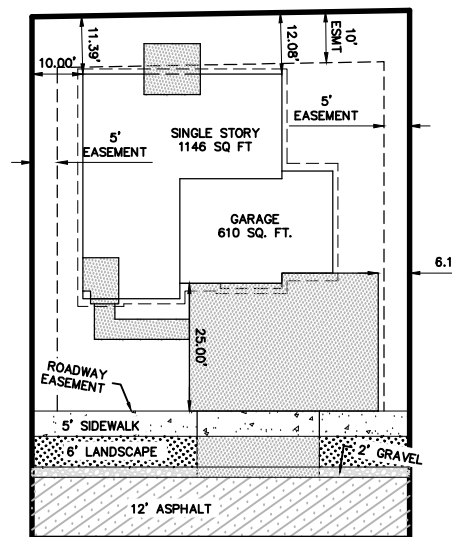
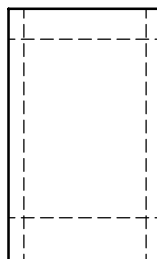
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11X17 SCALE: 1"=100'



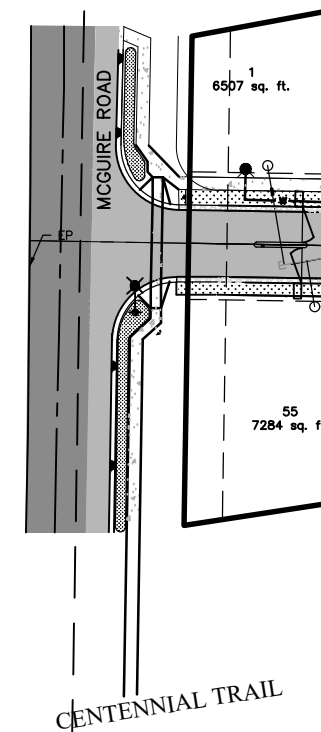
ROSE OF SHARON ENTERPRISES, INC.
PO BOX 3887
LACEY, WA 98509

AIN: 123691
127350
110712
PARCEL NO: 50N05W-04-3975
50N05W-04-4425
0-5140-001-015-B (USED FOR ACCESS ONLY)
AREA: 11.482 ac TOTAL
WATER: POST FALLS
SEWER: POST FALLS
FIRE: KOOTENAI FIRE & RESCUE
HIGHWAY DISTRICT: POST FALLS
ZONING: R-1
SNOWLOAD CATEGORY: A



TYPICAL LOT LAYOUT

SCALE: 1"=20'



ENTRANCE DETAIL

SCALE: 1"=40'

CITY OF POST FALLS, IDAHO

50N05W 044220
CITY OF
POST FALLS

INTERSTATE 90

CENTENNIAL TRAIL

BLOCK 1
LOT 14

WEST HALF LOT 15

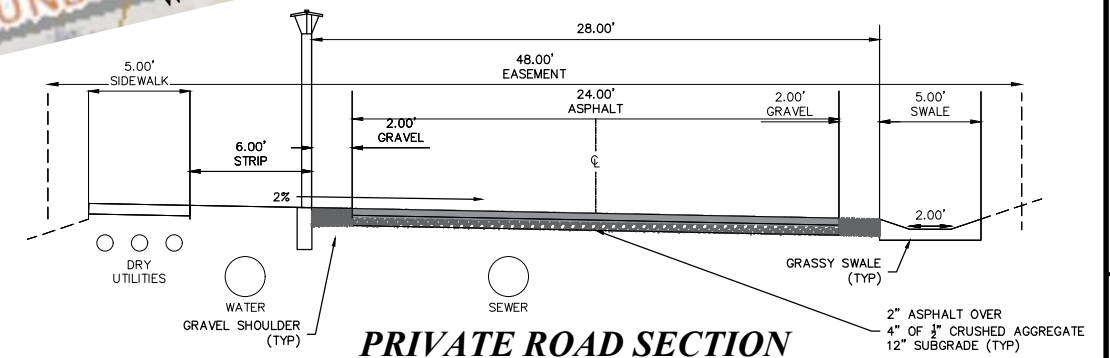
EAST HALF LOT 15

COPF
SEWER
LIFT
STATION

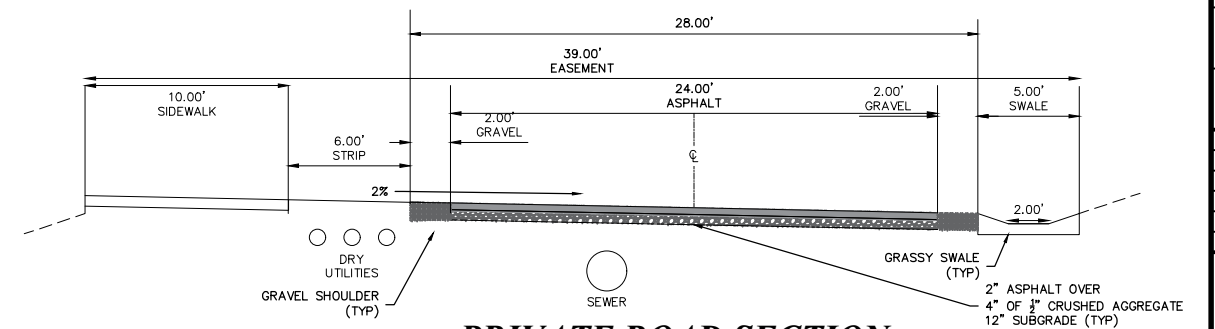
MCGUIRE ESTATES

W. LUNDY BLVD

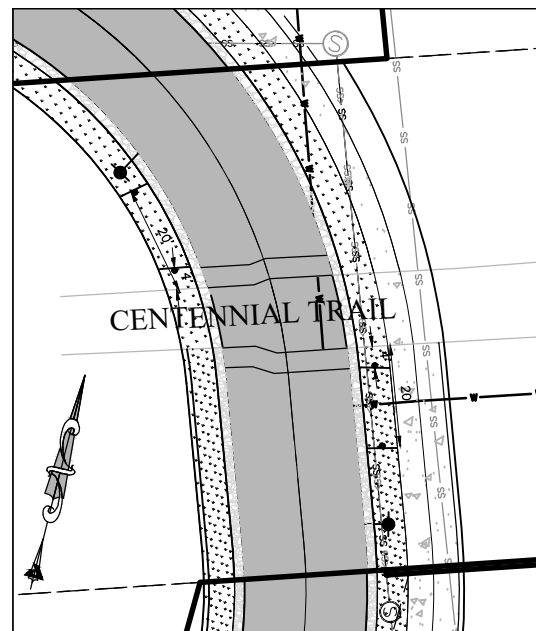
W. LUNDY BLVD



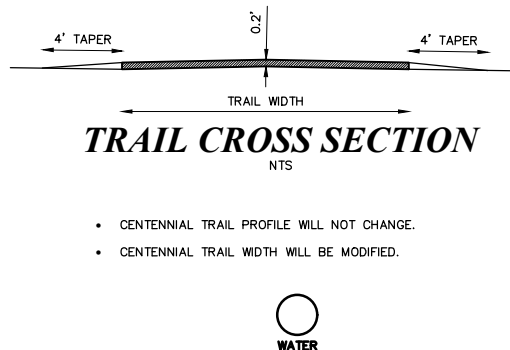
PRIVATE ROAD SECTION
STATION 1+59.64 TO 26+46.43



PRIVATE ROAD SECTION
STATION 26+61.20 TO 29+27.66



TRAIL CROSSING DETAIL



TRAIL CROSS SECTION

- CENTENNIAL TRAIL PROFILE WILL NOT CHANGE.
- CENTENNIAL TRAIL WIDTH WILL BE MODIFIED.



R9-6



W11-1*

SIGN DETAIL (MUTCD)

ACE SOLUTIONS
Advanced Consulting and Biochemical Solutions

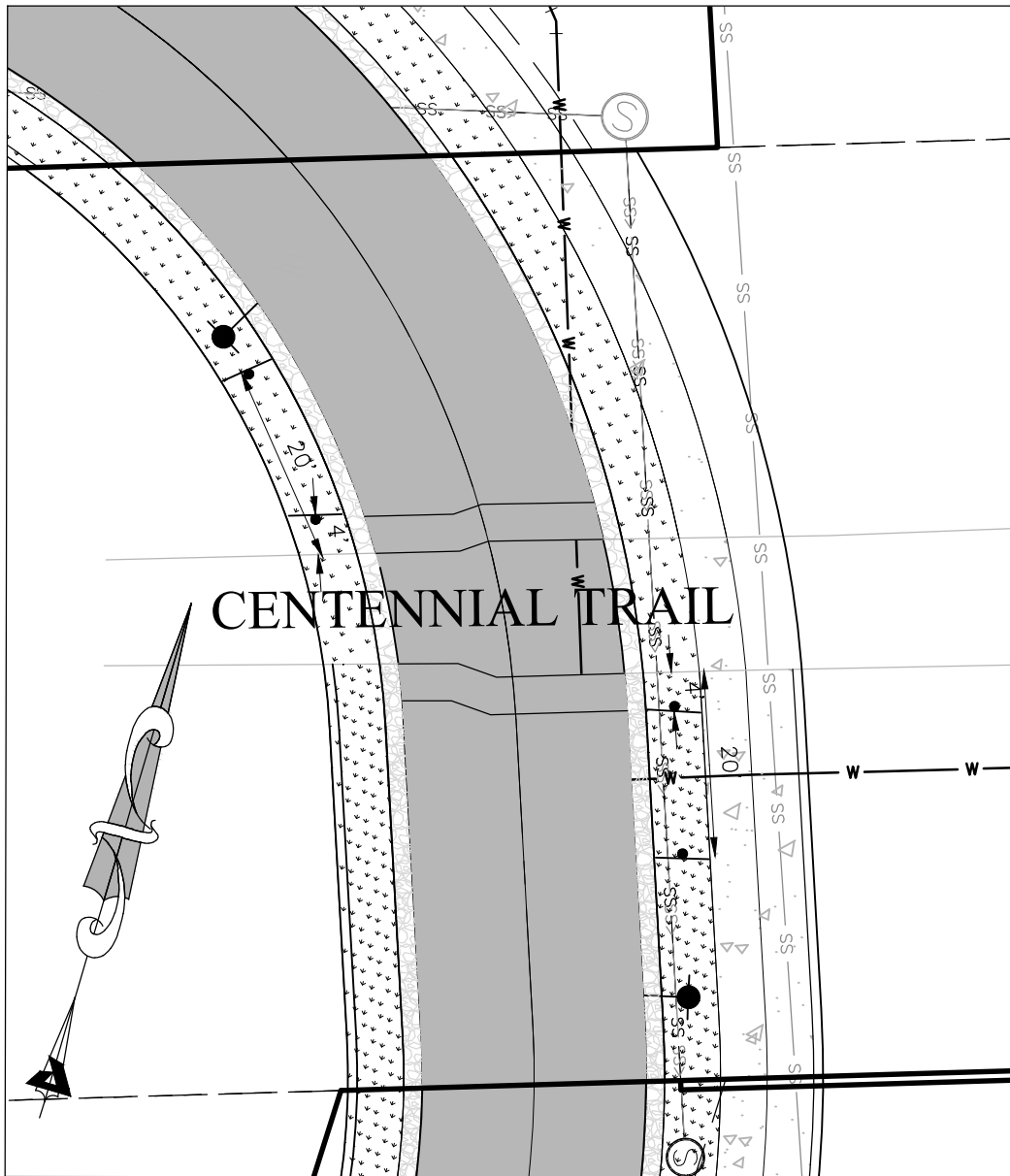
Post Falls, Idaho 83854
PHONE: (208) 777-1854
FAX: (208) 777-2128
www.acesolutions.pro

PRELIMINARY

***SUBDIVISION EXHIBIT FOR
LANDMARK PLACE
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO***

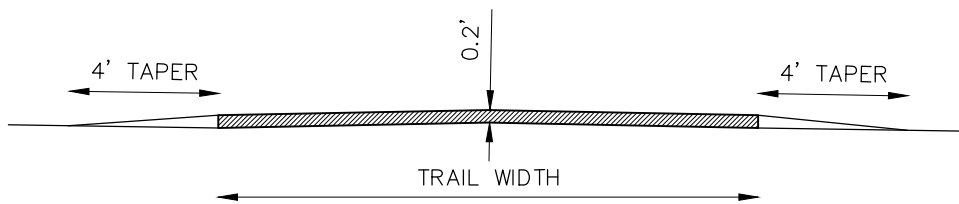
[illegible]

W:\2024\24-016 LANDMARK SUBDIVISION\DWG\CIVIL\SHEETS\24-016
OVERVIEW_EXHIBIT BLO.DWG



TRAIL CROSSING DETAIL

SCALE: 1"=20'



TRAIL CROSS SECTION

NTS



W11-1*



R9-6

SIGN DETAIL (MUTCD)

- CENTENNIAL TRAIL PROFILE WILL NOT CHANGE.
- CENTENNIAL TRAIL WIDTH WILL BE MODIFIED.

ISSUE DATE: 10/30/18	DRAWN BY: JM
PROJ. # 24-016	SCALE: N.T.S.
DWG FILE: 24-016 OVERVIEW_EXHIBIT	PLT DATE: 8/30/24
SHEET TITLE: EXHIBIT FOR FRIENDS OF THE TRAILS	



Advanced Consulting and Engineering Solutions
761 N. Thornton Street, Suite C, Post Falls, Idaho 83854
PHONE: (208) 773-8370 -- www.acesolutions.pro -- FAX: (208) 777-2128

AGENT AUTHORIZATION

The undersigned, being the Owner of certain real property in Kootenai County, Idaho, does hereby authorize ACE Solutions, LLC to act as Owner's Authorized Agent with Kootenai County, City of Post Falls, and any other entity as it pertains to the platting process.

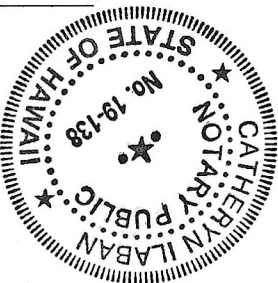
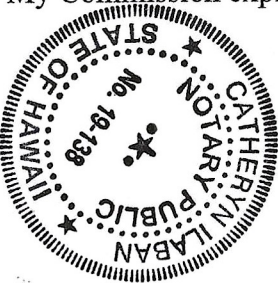
Dated this 30th day of January 2024

By: Robert L Helstrom
President, Rose of Sharon Enterprises, Inc

Hawaii ^{cc}
STATE OF ~~WASHINGTON~~ }
County of Hawaii } S.S.

^{Hawaii} ^{cc} I, Catheryn Ilaban, a Notary Public for the State of ~~Washington~~, do hereby certify that on this 30th day of January, in the year 2024 personally appeared before me, Robert L Helstrom being known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

q
Notary Public, in and for the State of ~~Washington~~ ^{cc} Hawaii
Residing at: 74-5457 Makala Blvd #102, Kailua Kona HI 96740
My Commission expires on: 3/24/2027



NOTARY PUBLIC CERTIFICATION
Catheryn Ilaban Third Judicial Circuit
Doc. Description: Agent Authorization
No. of Pages: 1 Date of Doc. 1/30/2024
q 1/30/2024
Notary Signature Date

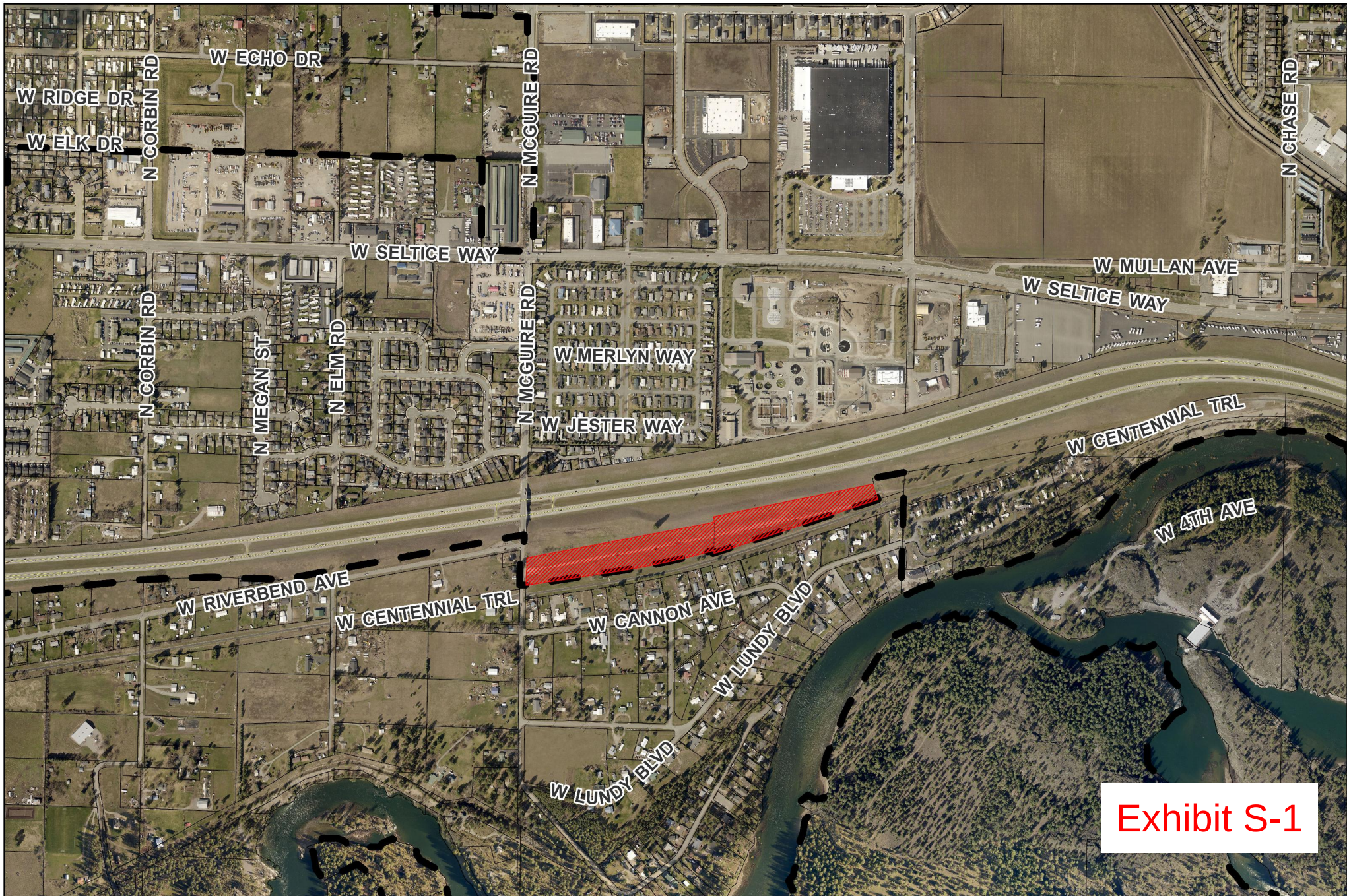


Exhibit S-1

Project Location
LANDMARK PLACE
SUBDIVISION
SUBD-24-3



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



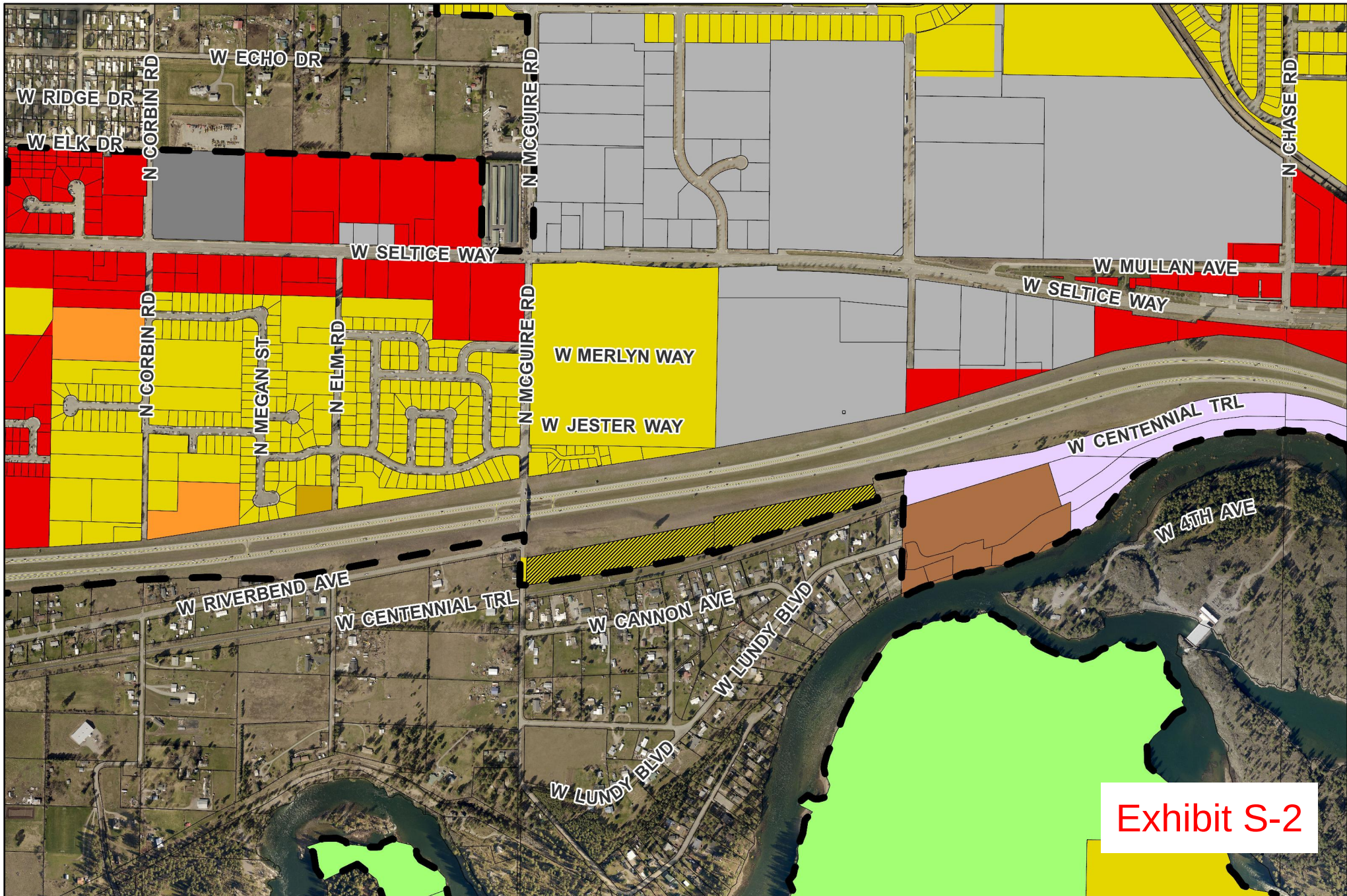


Exhibit S-2

Zoning Map
LANDMARK PLACE
SUBDIVISION
SUBD-24-3



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCS
- HI
- I

- R-1
- R-2
- R-3
- RMHP
- SC3
- PR



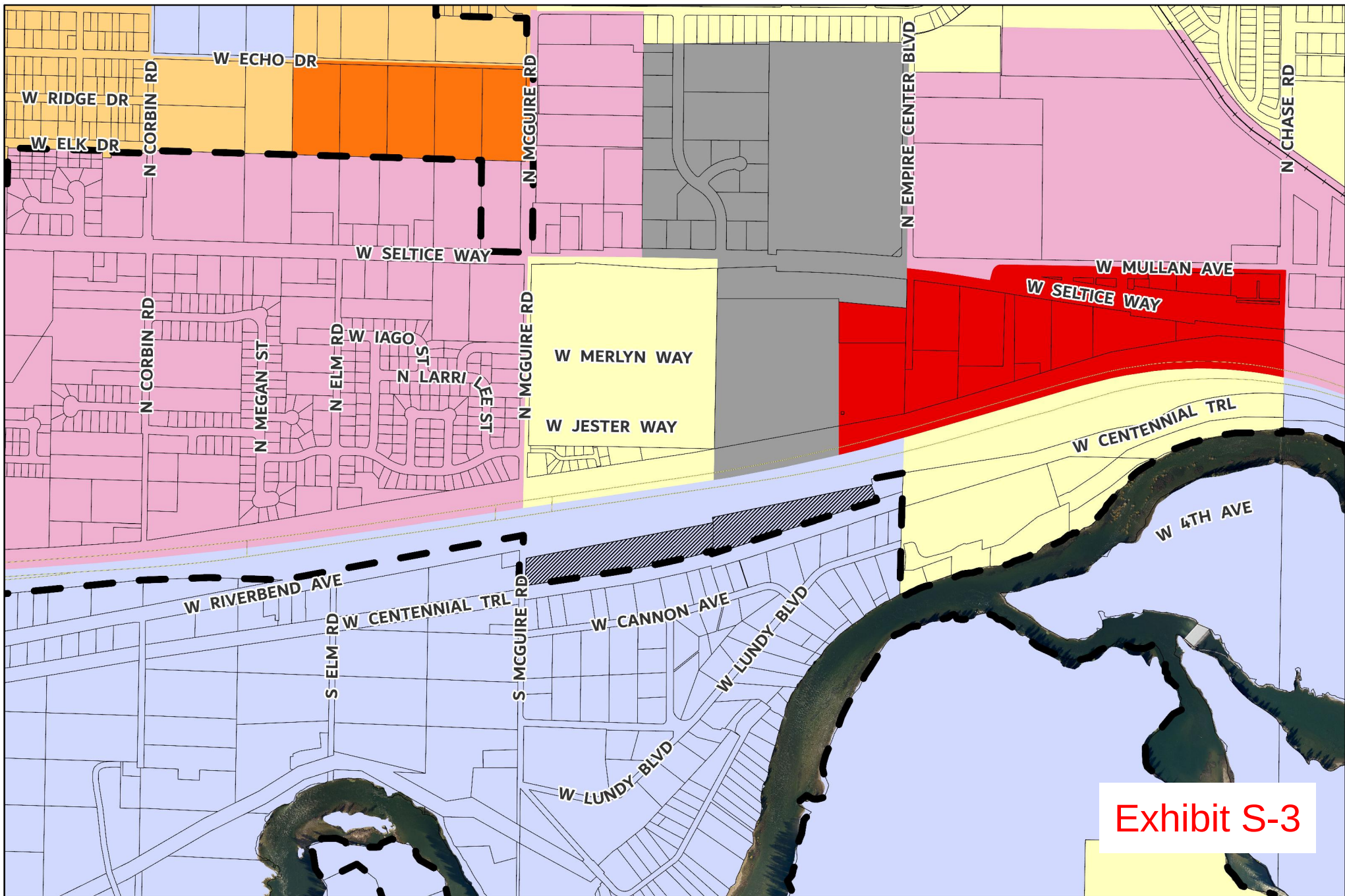


Exhibit S-3

Future Land Use Designation
LANDMARK PLACE
SUBDIVISION
SUBD-24-3



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business/Industrial
- Business/Commercial
- Commercial
- Transitional





POST FALLS

SCHOOL DISTRICT #273

Exhibit PA-1

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

September 8, 2023

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

Dear Bob,

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

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

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

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

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

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

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

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

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

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

Sincerely,



Dena Naccarato
Superintendent

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

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,

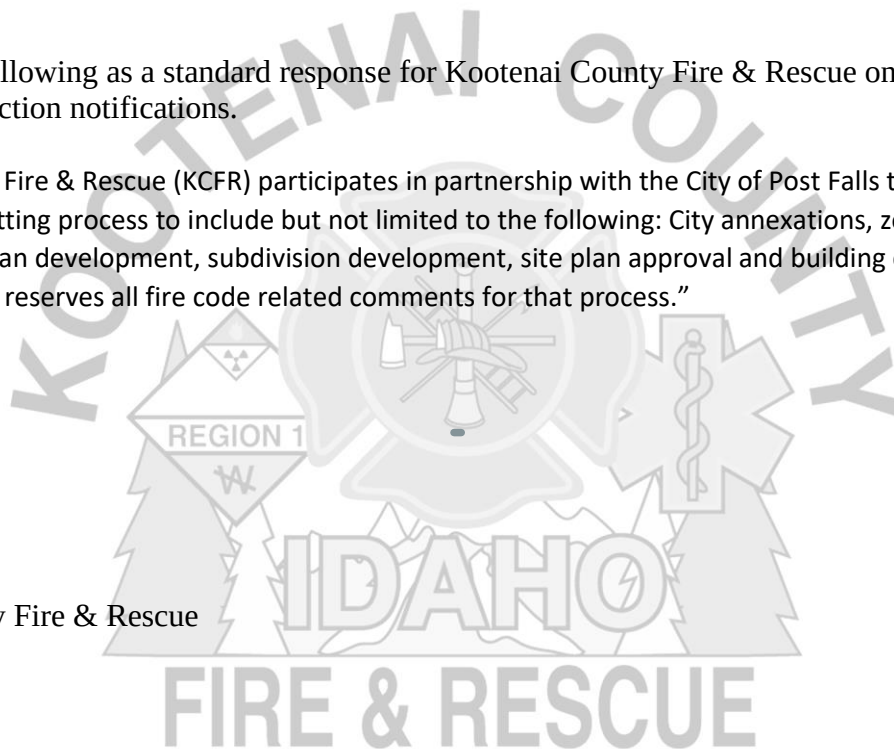
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"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, September 17, 2024 10:21 AM
To: Nancy Thurwachter
Subject: FW: Notice to Jurisdictions - Landmark Place File No. SUBD-24-3
Attachments: Exhibit PH-2 NTJ Landmark Place_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.

Hi Nancy,

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

Sincerely,

Chad M. Polak
Sr. Area Specialist
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: Monday, September 16, 2024 5:42 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; 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@sd273.com; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; 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>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert



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

September 18th, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Landmark Place File No. SUBD-24-3

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

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department



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

September 18th, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Landmark Place File No. SUBD-24-3

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Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

Exhibit PA-5

Nancy Thurwachter

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Tuesday, September 24, 2024 9:39 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Landmark Place File No. SUBD-24-3

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

The Idaho Transportation Department would like to submit the following comments regard SUBD-24-3.

The proposed 55 single family lot subdivision on the northeast corner of S. McGuire Rd and the Centennial Trail is adjacent to the Interstate 90 (I-90) highway right-of-way. Applicant is hereby notified that the Idaho Transportation Department has identified the I-90 corridor for future widening and expansion from the Washington State Line to Exit 15 at Sherman Avenue. This expansion will include additional lane widening and bridge replacement projects adjacent to the proposed subdivision. This expansion of the Interstate corridor is in response to increases in traffic volumes and the need to reduce congestion.

At this time the Idaho Transportation Department is scoping phase of expanding this portion of the I-90 corridor and there is no funding for construction.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Monday, September 16, 2024 4:42 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <CarrieAnn.Hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; 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@sd273.com; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie

Exhibit PA-6

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Monday, September 30, 2024 3:33 PM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions - Landmark Place File No. SUBD-24-3

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

Good afternoon,
The Post Falls Highway District requires that all access must come from McGuire Road.

Kind regards,
Jonie

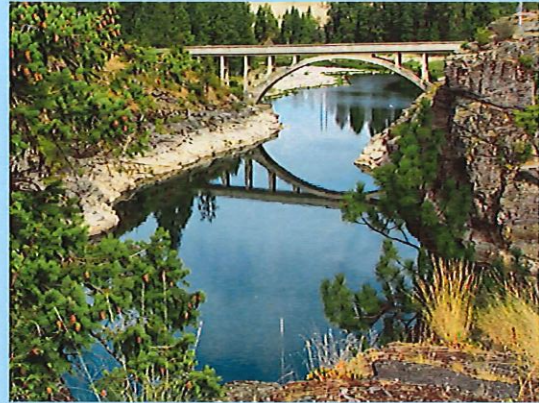
Jonie Anderson
Post Falls Highway District
208.765.3717
contactus@postfallshd.com



From: contactus@postfallshd.com <contactus@postfallshd.com> **On Behalf Of** Nancy Thurwachter
Sent: Monday, September 16, 2024 4:42 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; 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@sd273.com; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; 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

Landmark Place Subdivision

File No. SUBD-24-3



Anna Staal-Planner I
October 8, 2024

1

OWNER: Rose of Sharon Enterprises, Inc.

APPLICANT: ACE Solutions

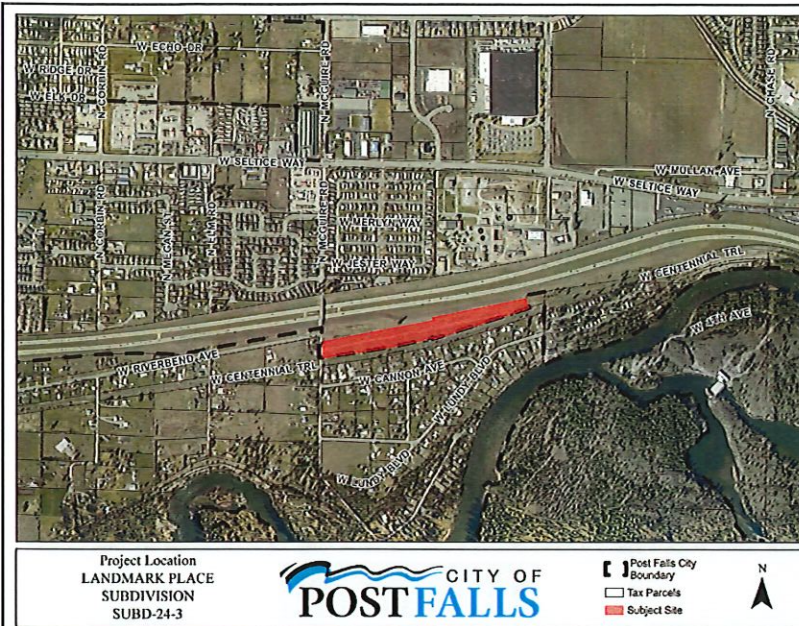
REQUESTED ACTION:

Subdivision: Applicant requests approval of subdividing approximately 11.15 acres into 55 single-family residential lots at 4.9-units per acre

Landmark Place Subdivision



2



The subject property is located south of I-90 on the NE corner of the McGuire Rd and Centennial Trail intersection.

Project Location



3

Current Land Use: Vacant undeveloped land

Physical Characteristics/Natural Features: Rathdrum Prairie Aquifer

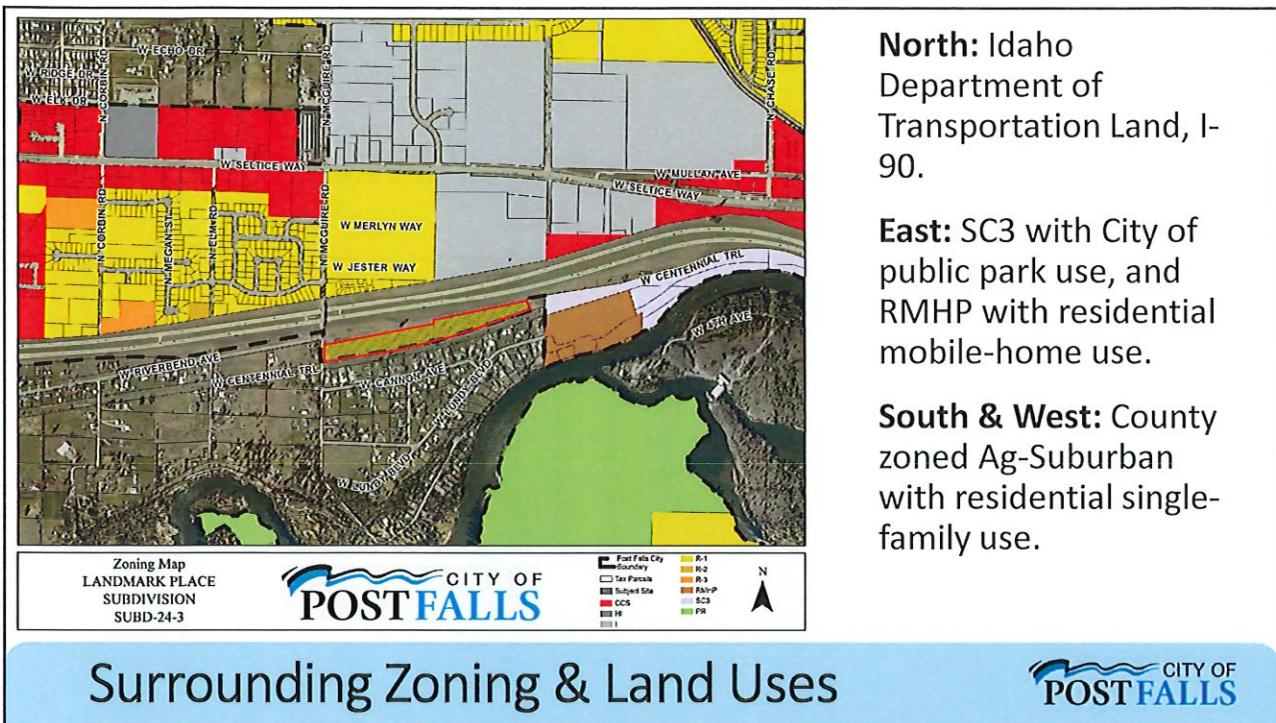
Water Provider: City of Post Falls Water District

Wastewater: City of Post Falls

Project Information



4

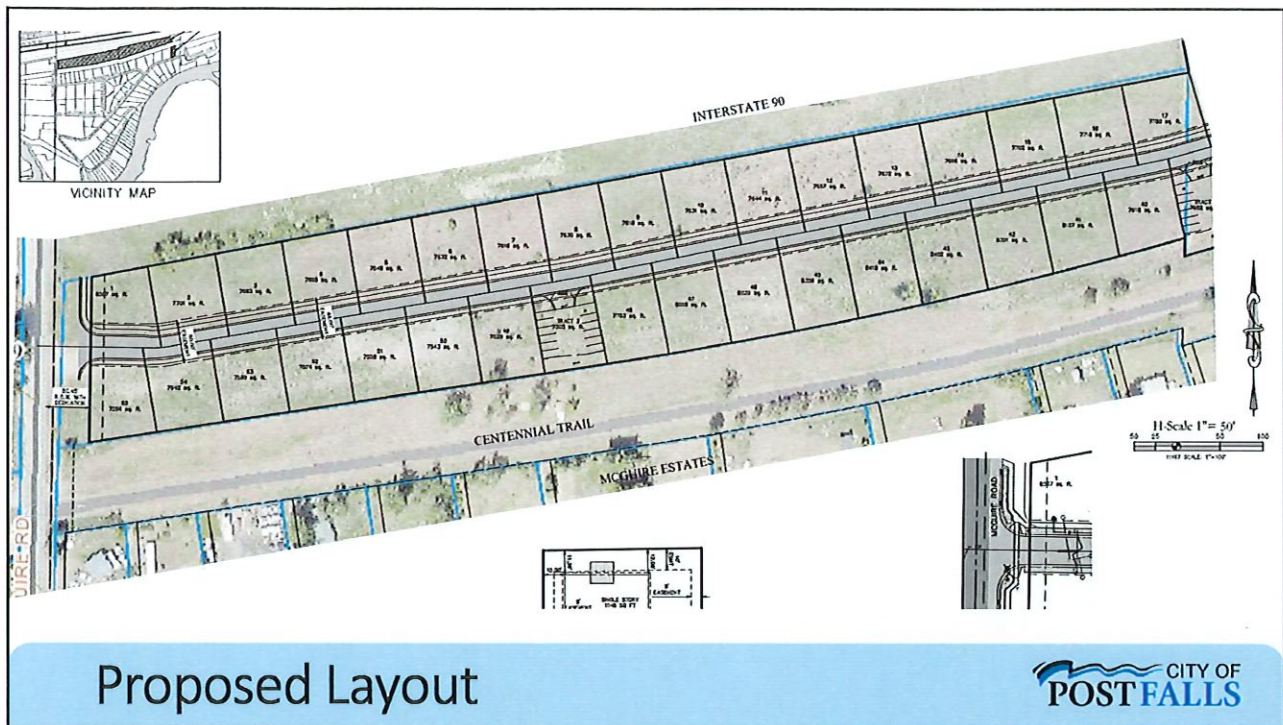


5

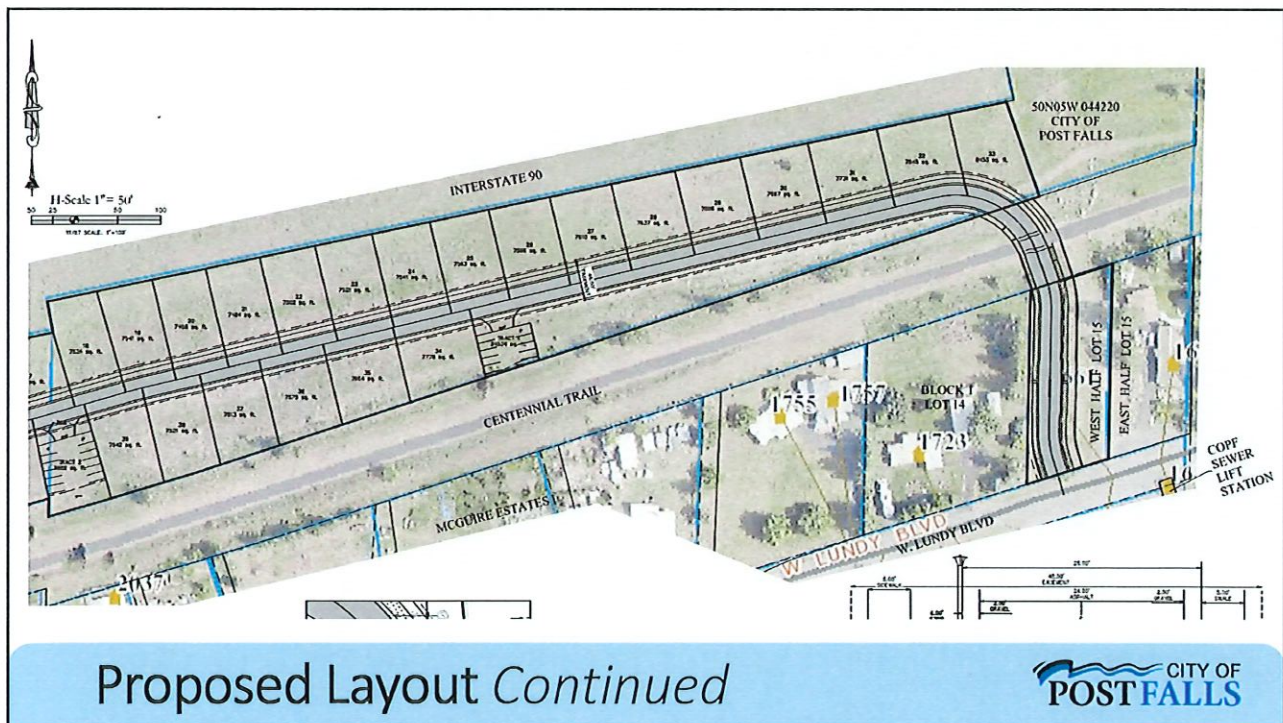
SUBDIVISION REVIEW CRITERIA



6



7



8

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

The City of Post Falls has the capacity to provide water service to the subdivision.

Design of the water main extension will be coordinated with the City to limit conflicts with existing utilities.

Subdivision Review Criteria 1



9

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

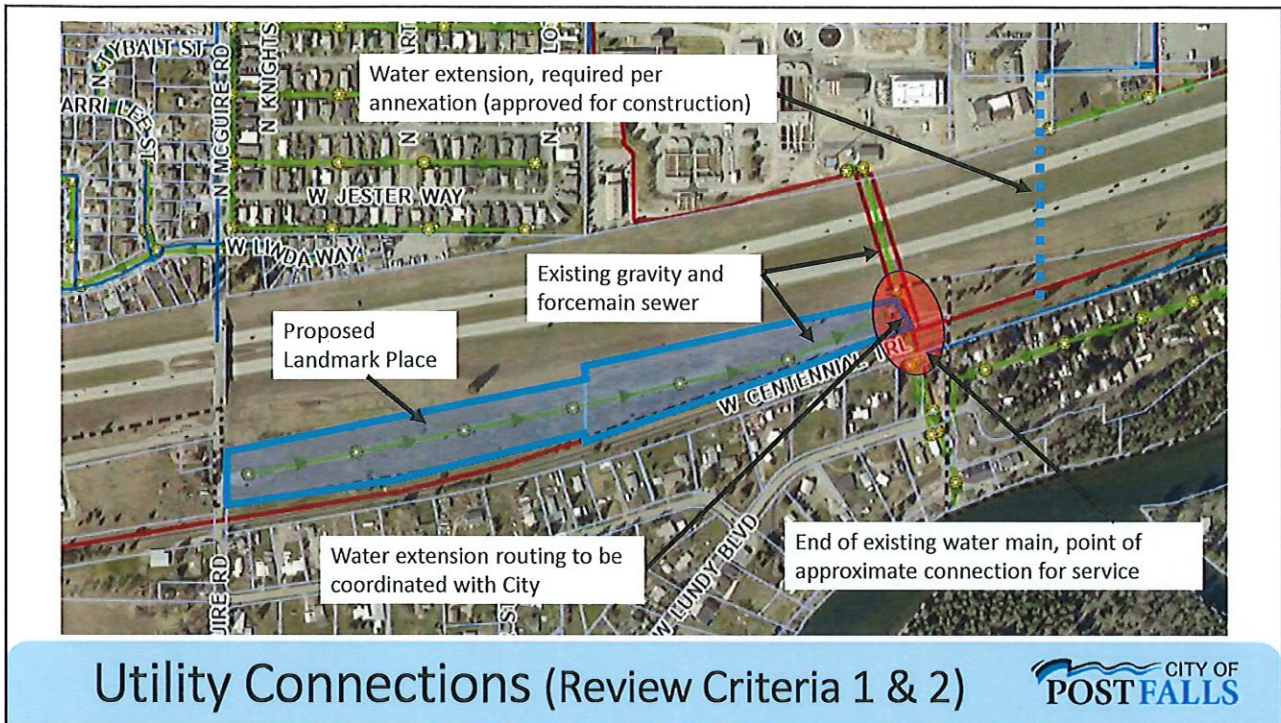
The City of Post Falls has capacity to provide sewer service to the subdivision as propose.

Sanitary sewer for the site was previously constructed but not used. The existing sewer system will be tested as services are constructed.

Subdivision Review Criteria 2



10



11

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

The subdivision and proposed layout are consistent with the City's Transportation Master Plan as shown in Exhibit A-3.



12

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

The subject property is located over the Rathdrum Prairie Aquifer.

No known hazards have been identified.

Subdivision Review Criteria 4



13

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

The subdivision proposes 55 single-family lots ranging from 6,507 square-feet to 8,453 square-feet. All lots will be required to meet the minimum lot width of 60-feet.

The proposed lot sizes conform to the minimum requirements of Title 17 and Title 18 for Single-Family Residential (R-1) zoning.

Subdivision Review Criteria 5



14

[PA-1] Post Falls School District

- Remains neutral

[PA-2] Kootenai County Fire & Rescue

- Reserve comments through permitting process

[PA-3] Yellowstone Pipeline Company

- No comments

[PA-4] Post Falls Police Department

- Remains neutral

[PA-5] Idaho Transportation Department

- Plans are being scoped for I-90 expansion, no funds at this time

[PA-6] Post Falls Highway District

- Requires all access to be from McGuire Road.

Agency Comments

