



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**November 12, 2024
6:00 PM**

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

IMPACT FEE WORKSHOP - 4:30 PM (BASEMENT CONFERENCE ROOM)

- a. Development Impact Fee Study Update

ROLL CALL

REGULAR MEETING – 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

- a. Swearing in Chris Schreiber

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

Vicky Jo Carey, Kibbee Walton, Ray Kimball, James Steffensen, Ross Schlotthauer, Bobby Wilhelm, Chris Schreiber

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 10-24-2024

- b. Gabrio Estates Duplexes Zoning Recommendation (ZC-24-2)

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. Westfork Townhomes SUBD-24-6
- b. Title 18 Amendment - Police Access File No. TA-24-2
- c. Landmark Place Subdivision 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, Ross Schlotthauer, Bobby Wilhelm, Kibbee Walton, Chris Schreiber

Memorandum

TO: PLANNING AND ZONING COMMISSION
FROM: MELISSA CLEVELAND P.E., PROJECT MANAGER
PRJ. #: 41354.18
SUBJECT: DEVELOPMENT IMPACT FEE STUDY UPDATE
DATE: NOVEMBER 6, 2024
CC: BOB SEALE, COMMUNITY DEVELOPMENT DIRECTOR

Introduction: The City currently has development impact fees for parks, public safety, streets, and multimodal and is updating their study. Phase 1 includes clarifying methodology options and administrative procedures through issue papers. Phase 2, which is not under contract at this time, will include selection of locally-preferred methodology, updated fee calculations, and preparation of the impact fee study.

Consultant Team: The consultant team consists of Welch Comer Engineers (overall project management), FCS Group (financial consultant and impact fee preparer), and Iteris (transportation modeler).

Schedule: The consultant team has been working with City staff primarily on growth, parks, police, and transportation since mid-May. The City's Planning and Zoning Commission is acting as the "development impact fee committee." One meeting was held with the Commission in September. The meeting on November 12th will update growth assumptions and provide an overview of alternatives for the various fee types. The meeting in December will be to discuss the other alternatives associated with scaling, two fee zones, land use categories, non-residential parks fees, and escalation. Phase 1 of the project is planned to be complete in January.

Work to Date: The City has provided the Consultant team with data and resources such as planning documents, building and facility inventories, etc. The City's transportation plan update is currently underway, as well, and there has been some iterative work associated with the travel demand model, growth, and employment projections.

Growth: Growth in system demand is the denominator in the impact fee calculation. A growth assumptions paper is attached to this memo. The consultant team will provide an overview during the meeting.

Issue Paper: An issues and alternatives paper is attached to this memo. The consultant team will provide an overview during the meeting.

Next Steps: Meet again in December and finalize Phase 1 in January.

November 5, 2024

To: Melissa Cleveland, Sr. Project Manager, Welch-Comer
 From: Todd Chase and Eli Jamieson, FCS
 CC: Post Falls Impact Fee Advisory Committee

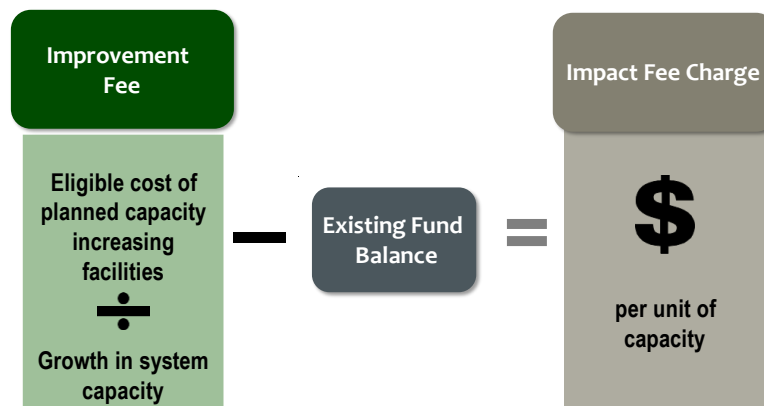
**RE: Impact Fee Growth Assumptions and Policy Alternatives:
 Discussion REVISED**

INTRODUCTION

The City of Post Falls (City) imposes impact fees to provide partial funding for the capital needs of its parks facilities, public safety, and transportation systems. To provide a legal and defensible impact fee, the City contracted with Welch Comer, Iteris, and FCS to update the methods for calculating its Police, Parks and Transportation development impact fees. These new fees are expected to be adopted in year 2025.

This memorandum focuses on methods and assumptions for estimating the growth in system demand, which serves as the denominator in the impact fee calculation. A simplified illustration depicting how impact fees are calculated is shown in **Exhibit 1**. Impact fees are determined by dividing the eligible portion of capacity increasing projects (planned capital costs net of fund balances) by the planned growth in the user base.

Exhibit 1: Impact Fee Calculation



In addition, we have included an overview of the legal requirements per of the legal requirements per Idaho Development Impact Fee Act, title 67, chapter 82, Idaho Code. This memorandum also provides context of the City's current impact fees which are based on the prior *2021 Post Falls Capital Improvement Plan and Development Impact Fee Report*. Recommended approaches that the City may rely upon when updating its impact fee methodology for parks, public safety, and transportation are also identified.

IDAHO DEVELOPMENT IMPACT FEE ACT REQUIREMENTS

Title 67, Chapter 82 of the Idaho Code, also known as the *Idaho Development Impact Fee Act* ("IDIFA"), authorizes public agencies in Idaho to impose impact fees on development. Section 67-8202 of the Idaho Code establishes the following purposes for IDIFA:

1. *Ensure that adequate public facilities are available to serve new growth and development.*
2. *Promote orderly growth and development by establishing uniform standards by which local governments may require that those who benefit from new growth and development pay a proportionate share of the cost of new public facilities needed to serve new growth and development;*
3. *Establish minimum standards for the adoption of development impact fee ordinances by governmental entities;*
4. *Ensure that those who benefit from new growth and development are required to pay no more than their proportionate share of the cost of public facilities needed to serve new growth and development and to prevent duplicate and ad hoc development requirements; and*
5. *Empower governmental entities to adopt ordinances to impose development impact fees.*

Section 67-8207 of the Idaho Code requires impact fee calculations to consider:

- *The cost of existing system improvements, and the means by which those improvements have been financed.*
- *The extent to which new development has contributed or will contribute to the cost of system improvements, both existing and future.*
- *The extent to which the new development should be credited for providing system improvements, without charge to other properties within the service area or areas;*
- *Extraordinary costs, if any, incurred in serving the new development;*
- *The time and price differential inherent in a fair comparison of fees paid at different times; and*
- *The availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.*

POST FALLS CURRENT IMPACT FEES

Authorizing Legislation

The City's current impact fees were established by Ordinance 1484 on April 4, 2023. The City's authorizing ordinance states that *"all impact fees shall be based on a reasonable and fair formula or method in which the fee imposed does not exceed a proportionate share of the cost incurred by the city in the provision of system improvements to serve the new development."*

Post Falls's current impact fees are consistent with Idaho statutes. Specifically, Title 67, Chapter 82, Development Impact Fees states that the purpose of impact fees are to *"ensure that those who benefit from new growth and development are required to pay no more than their proportionate share of the cost of public facilities needed to serve new growth and development and to prevent duplicate and ad hoc development requirements."*

Current Fee Structure

The City's current impact fee structure includes a citywide fee for parks, public safety (police), and streets (transportation). Impact fees are currently separated between residential and non-residential land uses. Residential units are charged per housing unit while non-residential units are charged per square foot of building floor area. **Exhibit 2** summarizes the City's current impact fees.

Exhibit 2: Post Falls Current Impact Fees

	Parks	Public Safety	Streets	Multimodal
Residential (per housing unit)				
Single-Family	\$ 6,444.00	\$ 1,260.00	\$ 3,174.00	\$ 1,387.00
Multi-Family	\$ 4,797.00	\$ 937.00	\$ 1,795.00	\$ 1,032.00
Non-Residential (per sq. foot)				
Commercial/Shopping Center	N/A	\$ 1.24	\$ 6.34	\$ 1.36
Office	N/A	\$ 0.49	\$ 2.48	\$ 0.53
Light Industrial	N/A	\$ 0.25	\$ 1.26	\$ 0.28
Manufacturing	N/A	\$ 0.20	\$ 1.00	\$ 0.22
Warehousing	N/A	\$ 0.09	\$ 0.45	\$ 0.10
Mini-Warehouse	N/A	\$ 0.08	\$ 0.39	\$ 0.09
Elementary School	N/A	\$ 0.64	\$ 3.28	\$ 0.70
Middle School/Junior High	N/A	\$ 0.66	\$ 3.39	\$ 0.74
High School	N/A	\$ 0.47	\$ 2.36	\$ 0.52
Day Care	N/A	\$ 1.57	\$ 8.00	\$ 1.71
Church	N/A	\$ 0.35	\$ 1.77	\$ 0.39
Assisted Living	N/A	\$ 0.21	\$ 1.06	\$ 0.23
Nursing Home	N/A	\$ 0.33	\$ 1.69	\$ 0.36
Recreational Community Center	N/A	\$ 1.44	\$ 7.34	\$ 1.58
Hotel (per room)	N/A	\$ 416.12	\$ 2,128.11	\$ 455.63
Hotel (per sq. foot)	N/A	N/A	N/A	N/A

Source: City of Post Falls FY24 Fee Schedule

The methodology for calculating the City's current impact fees was last updated in 2021 based on the Post Falls *Capital Improvement Plan and Development Impact Report*. The prior methods used to calculate the current impact fees are summarized below in **Exhibit 3**.

Exhibit 3: Post Falls Current Impact Fee Methodology

	Parks	Public Safety	Streets	Multimodal Paths
Current Calculation Method	Incremental expansion approach based on park land, amenities, and indoor recreation space	Incremental expansion approach based on police facilities and communication infrastructure	Plan-based system capacity improvements	Incremental expansion approach based on linear feet of trails
Unit of Growth (10 year forecast)	Projected population	Projected population and vehicle trips	Projected vehicle trips	Projected population and vehicle trips

Source: 2021 Capital Improvement Plan and Development Impact Fee Report, Tischler Base.

PARKS IMPACT FEE GROWTH ASSUMPTIONS

There are generally two types of impact fee eligible parks projects: (1) new park facilities and improvements that are required to serve new growth and development; and (2) other capital projects that serve a mix of existing and future park users (i.e., rehabilitation and/or expansion of existing parks). The following narrative provides details regarding the assumptions that will be used to calculate growth denominator in the equation above.

Parks Level of Service

In 67-8204(2), the State of Idaho mandates impact fees to be calculated using a level of service (LOS) approach. The City separates parks into two classifications: **Level One parks** (policy LOS = six acres per 1,000 population); and **Level Two parks** (policy LOS = ten acres per 1,000 population). The current LOS policy for parks is shown in **Exhibit 4** along with the prior year 2022 estimated average capital value of parks per acre.

Exhibit 4: Post Falls Parks Level of Service, Adopted Policy, 2022

Level of Service: adopted policy	Acres	Service Unit	Value per Acre
Level 1 Parks	6	1,000 persons	\$ 147,000
Level 2 Parks	10	1,000 persons	\$ 87,000

Source: 2022 Capital Improvement Plan and Development Impact Fee Report Update, Tischler Base

To update the existing parks LOS estimates, FCS evaluated the current acreage of developed parks acres compared to current population estimates for the City of Post Falls. The estimated 2025 population in the City service planning area includes 53,406 residents. The population estimates are slightly higher than the KMPO estimates for the service area because the planning area is larger than the existing City boundary.

As shown in **Exhibit 5**, Post Falls currently has 4.5 acres of Level One parks per 1,000 residents and 12.6 acres of Level Two parks per 1,000 residents. Hence, the City is operating at below the adopted LOS policy of 6 acres per 1,000 people for Level One parks; and over the adopted policy of 10 acres per 1,000 people for Level Two parks. In total, Post Falls operates above the adopted LOS policy of 16 acres with 17.1 acres of existing developed parks per 1,000 residents.

Exhibit 5: Level of Service Estimates, 2024-25

Level of Service	Total Acres	Policy LOS (acres per 1,000 people)	Existing LOS
Level 1 Parks	242.8	6	4.5
Level 2 Parks	673.1	10	12.6
All Parks	915.9	16	17.1

Source: KMPO (population estimates) and City of Post Falls (parks acres and

*Analysis assumes estimated 2025 population.

Parks Impact Fee Growth Assumptions

Future forecasts of population, housing, and employment serve as the basis for estimating the growth share for parks impact fees. Population trends and forecasts by the Kootenai County Metropolitan Planning Organization (KMPO) were evaluated to arrive at a 10-year growth forecast.

As shown in **Exhibit 6**, KMPO forecasts are for 2020-2035, and estimates are interpolated for interim years. The City's service area population is expected to increase from 45,420 residents in 2024 to 53,406 in 2025 and 71,635 by 2035. This equates to an annual average growth rate (AAGR) of 4.23%. Similarly to the statement above, the population estimates for 2024 and 2035 are higher than KMPO's estimates because both reference the population within the planning area boundary rather than the existing City limits.

KMPO forecasts assume that the growth rate for dwelling units will increase at the same rate as population – increasing from 20,330 dwellings in 2025 to 27,269 by 2035.

Employment growth forecasts provided by the City of Post Falls planning department assume the number of employees working inside the City planning area will increase from 13,945 employees in 2025 to 18,790 by 2035.

Additional analysis is provided in Exhibit 6 for the downtown Core area versus the remainder of Post Falls. Such information is required if the City decides to vary its impact fees by subarea of the City.

Exhibit 6: Population, Housing and Employment Forecast, City of Post Falls

Post Falls Total	2020	2024	2025	2030	2035	AAGR: 2025- 2035	Change: 2025- 2035	Growth Share
Population	38,485	45,420	53,406	65,695	71,635	4.23%	18,229	25.4%
Dwelling Units	14,650	17,290	20,330	25,008	27,269	4.23%	6,939	25.4%
Employees	9,793	11,647	13,945	17,319	18,760	4.43%	4,815	25.7%

Core Area Only	2020	2024	2025	2030	2035	AAGR: 2025- 2035	Change: 2025- 2035	Growth Share
Population	4,208	4,966	5,044	6,205	8,391	4.71%	3,347	39.9%
Dwelling Units	1,602	1,891	1,920	2,362	3,194	4.71%	1,274	39.9%
Employees	1,721	2,047	2,084	2,279	2,475	2.45%	391	15.8%

Non-Core Area	2020	2024	2025	2030	2035	AAGR: 2025- 2035	Change: 2025- 2035	Growth Share
Population	34,277	40,454	48,362	59,491	63,244	4.17%	14,882	23.5%
Dwelling Units	13,048	15,399	18,410	22,646	24,075	4.17%	5,665	23.5%
Employees	8,072	9,600	11,861	15,040	16,285	4.79%	4,424	27.2%

Source: KMPO 2020-2035 Future Growth Projections for planning area.

Note, Employees are not forecast by KMPO, these are forecast by the City of Post Falls.

*AAGR= average annual growth rate

Non-Residential Parks Customer Growth

The City may consider expanding the parks impact fee charge to include non-residential uses (such as RV Parks, lodging facilities and other commercial uses). This would require a "parks usage allocation" to be calculated for both residential and non-residential parks users. The method for estimating residential and non-residential parks usage is based on hours of parks operation and resulting availability to residents and employees, as described below.

Based on U.S. Census data, there were 3,531 Post Falls residents that worked within the City and 13,458 residents that worked outside the City limits in 2021 (most current data available). There were also 10,026 people that traveled into the City to work at local establishments (**Exhibit 7**).

Exhibit 7: Post Falls Employment Inflow/Outflow Analysis, 2021

2021 Inflow/Outflow Analysis	People Living Inside City	People Living Outside City	Total
People Working Inside City	3,531	10,026	13,557
Residents Working Outside City	13,458		
Not Working	23,119		
Total	40,108	10,026	

Source: US Census Bureau: OnTheMap Application, Census Table P1

For analysis purposes, it is assumed that parks are available for use by residents that live and work in Post Falls for an average of 72 hours per week; and an average of 52 hours per week for residents that work outside the City. For non-residents working inside Post Falls, it is assumed that parks are only available for 28 hours a week as shown in **Exhibit 8**.

Exhibit 8: Park Availability Per Person

Hours per Week of Park Availability Per Person, Res. & Non-Res. Demand*	Hours per week Residential Demand	Hours Per Week Non-Residential demand*
Working Inside City (8 hrs per weekday & 16 hrs per weekend day)	72	28
Working Outside City (4 hrs per weekday & 16 hrs per weekend day)	52	-
Not Working (16 hrs per day x 7 days per week)	112	-

* Non-res parks availability assumes 4 hours per weekday x 7 days per week).

As shown in **Exhibit 9**, based on these assumptions, there are 3.5 million hours per week of park availability provided for all residents of Post Falls and 280,728 hours per week of parks availability provided for all non-residents working in Post Falls. This equates to a daily average of approximately 10.8 hours of parks availability per user. The ratio of non-residential employees to Post Falls population is 0.251 and there are 2.749 people per dwelling unit. Therefore, on average one dwelling unit generates parks demand that equates to 11.727 jobs (equivalent service units or ESUs).

Exhibit 9: Average Park Demand per Dwelling Unit and per Job

Total Hours per Week of Park Availability	Residential hours	Non-residential hours	Total Hours
Working Inside City	254,232	280,728	534,960
Working Outside City	699,816		699,816
Not Working	2,589,888		2,589,888
Total	3,543,936	280,728	3,824,664
a) Park Hours per resident	88		
b) Park Hours per non-resident employee		21	
c) Equivalent Non Res. Unit of Demand per resident (b / a)			0.234
d) Non-Res Employees Per Pop.			0.250
e) Average persons per Dwelling Unit			2.749
f) Non-Res parks demand (jobs per DU) (=1/c x e)	11.727 jobs = 1 Dwelling (parks demand)		

Source: US Census Bureau 2021 : OnTheMap Application, Census Table P1; and stated assumptions.

The non-residential ESU factor can be used to estimate Parks impact fees based on projected changes in jobs associated with various types of non-residential developments.

Parks Demand based on Visitation

Future growth and development of overnight accommodations (i.e., RV parks, hotels, motels, B&Bs) is expected to create additional park user demand. Based on the current inventory of overnight facilities (see Appendix A-2) there are a total of 929 existing overnight rooms/units (RV park sites and lodging rooms) in the City, and the current park user demand from “overnight visitors” is estimated at 1,990 visitors per year (**Exhibit 10**). Note, these estimates rely upon regional visitation survey results provided by Longwoods International and occupancy estimates by STR.COM. New developments are expected to add another 450 additional units by 2035. This increase is expected to support another 964 overnight parks users by 2035 – this results in a 33% growth share calculation (**Exhibit 10**).

Exhibit 10: Average Park Demand from Overnight Visitors

Post Falls Overnight Visitation Estimates	2025	2035	AAGR	Change
Total RV and Lodging Units ¹	929	1,379		
Average Annual Occupancy ²	63.0%	63.0%		
Average People Per Unit ³	3.40	3.40		
Avg. Daily Park Users per Unit (Occupancy × People Per Unit)	2.14	2.14		
Average Number of Overnight Visitors Per Day	1,990	2,954	4.22%	964
Growth Share				33%

¹ City of Post Falls RV and lodging overnight facility estimates, see Appendix.

² Source: STR.com, January 2024, National Average.

³ Source: Longwoods International, Idaho 2021 Visitor Report.

PUBLIC SAFETY IMPACT FEE GROWTH ASSUMPTIONS

Public Safety impact fees utilize the same general methodology described in the parks section. That is, the capital costs for planned projects (improvements over the next 10 years) are divided by the growth in units of demand.

Proportionate Share Analysis

The first step in the public safety impact fee calculation entails an estimate of public safety demand based on residential and non-residential development categories. This requires an understanding of the availability of public safety services to residential and non-residential “customers.” Population and employment estimates for residential and non-residential customers are based on current *Census On-The-Map* data, adjusted to 2025 KMPO population and employment estimates.

The average daily public safety service hours of demand described below are consistent with the prior adopted 2021 Post Falls impact fee methodology.

As shown in the following exhibit, a total of 24 hours is available for non-working residents. It is assumed that there are 14 hours of service availability applied to Post Falls residents that are working inside or outside the city, and 10 hours of service availability applied to non-resident workers that commute into the city. **Based on this functional population analysis, the proportionate demand for public safety infrastructure is allocated as follows: 87.5% residential development; and 12.5% non-residential development (see Exhibit 11).**

**Exhibit 11:
Post Falls Public Safety Proportional Share Factors**

			Demand (Hours/Day)	Person Hours	Proportionate Share
Residential					
City Population, 2025 est.	53,406				
Residents, Not Working	57.6%	30,787	24	738,889	
Employed Residents, Working in City	8.8%	4,701	14	65,816	
Employed Residents, Working Outside City	33.6%	17,918	14	250,850	
Subtotal	100.0%	53,406		1,055,554	87.5%
Non-Residential					
Jobs in Post Falls, 2025 est.	13,945				
Employed Residents, Working in City		4,701	10	47,011	
Non-Residents, Working Inside City	74.0%	10,313	10	103,129	
Subtotal		15,014		150,141	12.5%
Total				1,205,695	100.0%

Source: US Census Bureau: OnTheMap Application, Census Table P1, 2021; adjusted to 2025 population.

Public Safety Level of Service

The *Post Falls Facility Assessment report, 2021* provides a basis for estimating current inventory of facilities for:

- Police station (SF)
- Support facilities (SF)
- Vehicle maintenance facility (SF)
- Storage facility (SF)
- Parking area (SF)
- Wireless antenna network (sites)
- Communications facilities (sites)

A summary of current facilities is provided in **Exhibit 12**.

Exhibit 12: Existing Public Safety Facility Inventory, 2024-25

Facility Name	Category	Inventory	Units	Year Built	Original Cost	Annual CCI Index to 2025\$ ⁴	Escalation Years to 2025	Index Factor	Estimated Replacement Cost, 2025\$	Notes
Police Station HQ	Buildings	25,900	SF	2003	\$5,900,000	3.54%	22	2.15	\$12,680,000	1, 2
Animal Shelter	Buildings	3,500	SF	2017	\$380,000	4.74%	8	1.45	\$550,000	1, 2
Vehicle Maintenance Facility	Buildings	4,000	SF	2003	\$370,000	3.54%	22	2.15	\$800,000	1, 2
Storage Facility	Buildings	2,400	SF	2017	\$380,000	4.74%	8	1.45	\$550,000	1, 2
Fleet, Employee & Visitor Parking	Parking	24,000	SF	varies						1
Wireless Antenna Network	COM NET	47	Sites	varies	\$13,600	3.55%	17	1.81	\$20,000	2, 3
Mobile Data 700 MHz Facility	COM FAC	1	Site	2008	\$215,000	3.55%	17	1.81	\$390,000	2
Blossom Mtn. Com. Facility	COM FAC	1	Site	2006	\$550,000	3.54%	19	1.94	\$1,070,000	2
North Communication Facility	COM FAC	1	Site	2016	\$262,400	4.76%	9	1.52	\$400,000	2

Notes:

1. Derived from Post Falls Facilities Needs Assessment, 2021.
2. Derived from Post Falls CIP and Development Impact Fee Report, 2021. * Derived from Seattle ENR CCI.
3. Escalation rates based on Engineering News Record, Construction Cost Index, Seattle Region, multiple years.
4. Escalation base year assumed to equal average construction date: year 2008.

Summary of Existing Public Safety Facilities, 2024-25

Facility Type	Inventory	Units	Replacement Cost	Replacement Cost Per Unit
Buildings	35,800	SF	\$14,580,000	\$407.26
Parking*	24,000	SF	\$720,000	\$30.00
COM NET	47	Sites	\$20,000	\$425.53
COM FAC	3	Sites	\$1,860,000	\$620,000

Source: derived from prior tables. * Cost allowance for parking.

Current LOS for public safety facilities considers the existing facility inventory and estimated allocation of service requirements between residential and non-residential users. LOS for residential growth is calculated per 1,000 residents. Non-residential LOS is calculated based on 1,000 SF of non-residential building floor area.

As indicated in **Exhibit 13**, a separate LOS is estimated for four primary types of facilities: buildings, parking, communication networks (antenna sites) and communications facilities (sites). A preliminary estimate of impact fee eligible costs can be made using these LOS estimates, facility replacement costs and future growth assumptions.

Exhibit 13: Existing Public Safety Facility Level of Service, 2024-25

Public Safety Facility Requirements and Impact Fee Eligible Cost to Address Growth

Facility Type	Existing Inventory (2025)	Units	Res. %	Non-Res. %	Current Res. LOS*	Current Non-Res. LOS**	Future Units (2035)	Net New Units Needed by 2035	Impact Fee Eligible Cost
Buildings	35,800	SF	88.66%	11.34%	648	0.47	50,872	15,072	\$ 6,138,000
Parking	24,000	SF	88.66%	11.34%	435	0.31	34,104	10,104	\$ 303,000
COM NET	47	Sites	88.66%	11.34%	0.85	0.00061	66.8	19.8	\$ 8,000
COM FAC	3	Sites	88.66%	11.34%	0.05	0.00004	4.3	1.3	\$ 783,000
Total									\$ 7,232,000

Source: derived from prior tables.

* Residential Level of Service in units per 1,000 people.

** Non-residential Level of Service depicted in units per 1,000 SF of new non-res. development floor area.

Residential Growth

Using estimates from KMPO, U.S. Census and actual City housing permit data for single and multi-family homes, the current and projected number of dwelling units can be determined. As shown in **Exhibit 14**, there are an estimated 20,330 dwelling units in 2025. Housing units are projected to increase to 27,269 dwellings by 2035. The increase in residential growth is forecasted to require 4,654 net new single-family homes and 2,285 multifamily units between 2025 and 2035. This would result in an average growth share of 25.4% for residential development (6,939 units / 27,269 units).

Exhibit 14: Projected Dwelling Units in City of Post Falls, 2020-2035

Forecast based on 2018 base year & new permits issued (2020-2023) and KMPO forecasts to 2035

Dwelling Units	2020	2021	2022	2023	2024	2025	2035
Single Family	11,407	11,859	12,125	12,413	12,276	14,434	19,088
Multi-Family/Other	4,074	4,467	4,758	5,005	5,014	5,896	8,181
Total	15,481	16,326	16,883	17,418	17,290	20,330	27,269

Source: City of Post Falls, 2021 Development Impact Fee Report, adjusted based on City issued permits, KMPO 2035 estimates.

Non-Residential Growth

The City plans to continue its practice of assessing non-residential impact fees based on square footage of building floor area. Using KMPO employment growth forecasts and prior estimates of non-residential floor area, a forecast of future net new non-residential floor area growth is determined. As depicted in **Exhibit 15**, there is an estimated 9.44 million SF of non-residential building area in the City in 2025. Based on KMPO job growth forecasts, an additional 1.788 million SF is expected to be added by 2035. This would result in an average growth share calculation of 15.9% for non-residential development 1,788,000 SF / 11,231,000 SF).

Exhibit 15:

Non-Residential Building Floor Area (000 SF), Post Falls, 2020-2035							
	2020	2024	2025	2035	AAGR: 2025- 2035	Change: 2025- 2035	Avg. Increase
Commercial/Retail	3,335	3,966	4,142	4,926	4.43%	960	96.0
Office/Institutional	2,213	2,632	2,748	3,269	4.43%	520	52.0
Industrial/Flex	2,056	2,445	2,553	3,037	4.43%	483	48.3
Total	7,604	9,043	9,444	11,231	4.43%	1,788	196.3

Sources: City of Post Falls, and KMPO employment growth rates.

TRANSPORTATION IMPACT FEE GROWTH ASSUMPTIONS

Transportation impact fees use the same general methodology described earlier. That is, capital costs for planned impact fee eligible projects (improvements over the next 10 years) is divided by the growth in units of demand, in this case, growth in vehicle trips.

Current KMPO travel demand modeling assumptions for the Post Falls service area were compiled by Iteris. The growth analysis was made for two zones: Core area of City; and remainder of service area. Preliminary findings indicate that between 2025 and 2035 *average weekday peak-hour vehicle trips* are projected to increase by 20,341 trips – based on trips that either originate or terminate in Post Falls (**Exhibit 16**). This would result in an overall growth share percentage of 25.8%.

Between 2025 and 2035, *average daily vehicle trips* are projected to increase by 172,383 trips based on trips that either originate or terminate in the Post Falls service area. This would also result in a growth share percentage of 25.8%.

Exhibit 16: Projected Growth in Vehicle Trips, 2020-2035

	2020	2025	2035	AAGR: 2020- 2035	Change: 2025- 2035	Growth Share
PM Peak Hour Total Trips*						
City Core Area	7,158	7,855	9,249	1.65%	1,394	15.1%
Rest of Post Falls Area	39,785	50,504	69,451	3.24%	18,947	27.3%
Total Post Falls Area	46,943	58,359	78,700	3.04%	20,341	25.8%

Source: KMPO travel demand model for Post Falls, analysis by Iteris 10/31/2024.

	2020	2025	2035	AAGR: 2020- 2035	Change: 2025-2035	Growth Share
Average Daily Vehicle Trips*						
City Core Area	60,649	66,568	78,386	1.65%	11,818	15.1%
Rest of Post Falls Area	337,198	428,000	588,565	3.24%	160,565	27.3%
Total Post Falls Area	397,816	494,568	666,951	3.04%	172,383	25.8%

Source: KMPO travel demand model for Post Falls, analysis by Iteris 10/31/2024.

If the City opts to include two separate transportation impact fee zones, it could vary the growth share percentage by location. This would result in a higher 27.3% growth share outside the core area and a lower growth share of 15.1% within the core area.

The Core Area of Post Falls is projected to account for approximately 7% of the trip growth between 2025-2035, and the rest of Post Falls service area is projected to account for the remaining 93% of the trip growth (**Exhibit 17**). Over the next 10 years, residential development (home-based trips) is projected to generate 36% of the net new trip growth in the City, and non-residential development the remaining 65% of net new trips.

Exhibit 17: Projected Growth in Vehicle Trips, 2025-2035

PM Peak Hour Vehicle Trip Growth, 2025-2035				
	Home Based	Other	Total	% Dist.
Core Area	539	855	1,394	7%
Rest of Post Falls Area	6,836	12,111	18,947	93%
Total	7,375	12,966	20,341	100%

Source: KMPO travel demand model for Post Falls, analysis by Iteris 10/31/2024.

Please refer to Appendix A-3 for additional travel demand modeling assumptions.

MULTIMODAL IMPACT FEE GROWTH ASSUMPTIONS

The cost of developing multimodal facilities, such as pathways, bikeways and transit facilities that are not included in transportation or parks impact fees may be eligible for impact fee funding. The City may rely upon a combination of KMPO trip growth forecasts and other sources for estimating and forecasting total person trips, which is a representation of all daily trips made by people which originate or terminate in the City.

An acceptable approach for estimating and forecasting multimodal person trips is to rely upon survey estimates provided by the Institute of Traffic Engineers (ITE) and the U.S. Department of Transportation, National Household Transportation Survey. These surveys provide factors that can be utilized to estimate person trips for home-based trips, generated by detached housing, multifamily housing and mobile homes. As indicated in **Exhibit 18**, a factor of 1.68 person trips per vehicle trip reflects the national average of total person trips per vehicle trip in the U.S.A.

Non-home-based person trip data is less accurate than home-based surveys. However, the *ITE Trip Generation Manual, 11th Edition*, does provide estimates of person-trip factors for specific types of developments, such as shopping centers.

For Post Falls it is recommended that a factor of 1.0 be assumed as a person-trip to vehicle trip conversion factor for non-residential development; and a factor of 1.68 be assumed for residential development, as shown in **Exhibit 18**.

Exhibit 18: Person Trip Conversion Factors

Development Type	ITE Unit of Code Measure	Average Daily Vehicle Trip Ends	Pass-by Trip Reduction Factor	New PM Peak Hour Vehicle Trip Ends	Person Trip Conversion Factor	Average Daily Person Trip Ends
Single Family Detached Housing	210 Dwelling Units	9.43	1.00	9.43	1.68	15.84
Multifamily (Low-Rise)	220 Dwelling Units	6.74	1.00	6.74	1.68	11.32
Mobile Home	240 Dwelling Units	7.12	1.00	7.12	1.68	11.96
Other (non Residential)	Person Trip					1.00

Source: ITE, Trip Generation Manual, 11th Edition. Person trip conversion factor of 1.68 from U.S. Department of Transportation, 2017 National Household Travel Survey.

Future growth in person trips within Post Falls is determined by applying the person trip conversion factors to the average daily vehicle trip forecasts presented previously. This results in a 10-year growth forecast of 214,884 average daily person trips, of which 172,383 are assumed to occur within vehicles and the remaining 42,521 person trips are assumed to occur as home-based pedestrian or bicycle trips on multimodal facilities (**Exhibit 19**).

Exhibit 19: Person Trip Growth Forecasts, Post Falls, 2025-2035

Total Average Daily Vehicle Trip Growth, 2025-2035 (Vehicles)			
	Home Based	Other	Total
Core Area	4,570	7,248	11,818
Rest of Post Falls Area	57,931	102,634	160,565
Total	62,501	109,882	172,383

Source: KMPO travel demand model for Post Falls, analysis by Iteris 10/31/2024.

Projected Average Daily Total Person Trip Growth, 2025-2035 (People)			
	Home Based	Other	
<i>Person Trip Factors</i>	<i>1.68</i>	<i>1.0</i>	
Person Trip Growth Forecast	Home Based	Other	Total
Core Area	7,674	7,250	14,924
Rest of Post Falls Area	97,329	102,631	199,960
Total	105,003	109,881	214,884

Source: person trip factors derived from the U.S. Dept. of Transportation, 2017 National Household Travel Survey.

Proj. Average Daily Multimodal Trips, 2025-2035 (People Not in Vehicles)			
	Home Based	Other	
<i>Person Trip Factors</i>	<i>1.68</i>	<i>1.0</i>	
Person Trip Growth Forecast	Home Based	Other	Total
Core Area	3,106	-	3,106
Rest of Post Falls Area	39,395	-	39,395
Total	42,501	-	42,501

Source: calculated as difference between total vehicle trips and person-trips.

NEXT STEPS

These growth forecasts and LOS estimates shall be revised based on input from City staff and consultant team members. Preliminary findings and recommendations shall be presented to the Post Falls Impact Fee Advisory Committee in September for additional discussion and feedback prior to proceeding with specific impact fee methodology updates.

DRAFT

Appendix A-1: Lodging and RV Inventory

Post Falls Impact Fee Assumptions	
Post Falls Overnight Visitation Analysis, 2024 -25	
Lodging & RV Site Inventory	
Existing	Lodging Units (rooms or sites)
Red Lion Hotel Templin's on The River	163
Sleep Inn Near Washington State Line	83
Red Lion Inn & Suites Post Falls	77
SureStay Plus by Best Western Post Falls	99
The Suites at Prairie Falls	17
Quality Inn	47
Coure D'Alane RV Resort	189
Post Falls RV Campground	128
Suntree RV Park	126
Total	929
<i>Source: City of Post Falls overnight facility inventory, Aug. 2024.</i>	
Lodging Room Inventory	
Planned	Lodging Units (rooms or sites)
Hyatt (under construction)	150
Potential Mid-sized Hotel (Westside)	100
Potential Mid-sized Hotel (Northeast)	100
Potentail RV Park	100
Total	450
<i>Source: City of Post Falls, Aug. 2024.</i>	
Lodging Room Inventory	
Existing and Planned by 2034	Lodging Units (rooms)
Total Rooms	1,379
Avg. Daily Park Users per Room (Occupancy × People Per Unit)	2.14
Avg. Number of Overnight Visitors Per Day, Proj. 2035	2,954

Appendix A-2: Travel Modeling Assumptions: revised 10.31.2024

Post Falls Travel Demand Forecasts,2020-2035: Planning Area

	2020	2024	2025	2035	AAGR: 2020- 2035	Change: 2025- 2035	Growth Share
PM Peak Hour - Home Based Trips							
City Core	2,720	2,935	2,989	3,528	1.67%	539	15.3%
Rest of Post Falls Area	16,019	19,213	20,012	26,848	2.98%	6,836	25.5%
Total Post Falls Area	18,739	22,148	23,001	30,376	2.82%	7,375	24.3%

	2020	2024	2025	2035	AAGR: 2020- 2035	Change: 2025- 2035	Growth Share
PM Peak Hour - Non-Home Based Trips							
City Core	4,438	4,780	4,866	5,721	1.63%	855	14.9%
Rest of Post Falls Area	23,766	29,147	30,492	42,603	3.40%	12,111	28.4%
Total Post Falls Area	28,204	33,927	35,358	48,324	3.17%	12,966	26.8%

	2020	2024	2025	2035	AAGR: 2020- 2035	Change: 2025- 2035	Growth Share
PM Peak Hour Total Trips*							
City Core Area	7,158	7,715	7,855	9,249	1.65%	1,394	15.1%
Rest of Post Falls Area	39,785	48,360	50,504	69,451	3.24%	18,947	27.3%
Total Post Falls Area	46,943	56,075	58,359	78,700	3.04%	20,341	25.8%

Source: KMPO travel demand model for Post Falls, analysis by Iteris 10/31/2024.

Post Falls Travel Demand Forecasts,2020-2035: Planning Area

	2020	2025	2035	AAGR: 2020- 2035	Change: 2025-2035	Growth Share
Daily Trips - Home Based Trips						
City Core	23,038	25,332	29,900	1.67%	4,568	15.3%
Rest of Post Falls Area	135,796	169,593	227,527	2.98%	57,934	25.5%
Total Post Falls Area	158,835	194,925	257,427	2.82%	62,502	24.3%

	2020	2025	2035	AAGR: 2020- 2035	Change: 2025-2035	Growth Share
Daily Trips - Non-Home Based Trips						
City Core	37,611	41,236	48,486	1.63%	7,250	15.0%
Rest of Post Falls Area	201,402	258,407	361,038	3.40%	102,631	28.4%
Total Post Falls Area	239,013	299,643	409,524	3.17%	109,881	26.8%

	2020	2025	2035	AAGR: 2020- 2035	Change: 2025-2035	Growth Share
Average Daily Vehicle Trips*						
City Core Area	60,649	66,568	78,386	1.65%	11,818	15.1%
Rest of Post Falls Area	337,198	428,000	588,565	3.24%	160,565	27.3%
Total Post Falls Area	397,816	494,568	666,951	3.04%	172,383	25.8%

Source: KMPO travel demand model for Post Falls, analysis by Iteris 10/31/2024.

November 5, 2024

To: Melissa Cleveland, Sr. Project Manager, Welch-Comer
 From: Todd Chase and Eli Jamieson, FCS
 CC: Post Falls Impact Fee Advisory Committee

**RE: Impact Fee Issues and Alternatives:
 Discussion REVISED DRAFT**

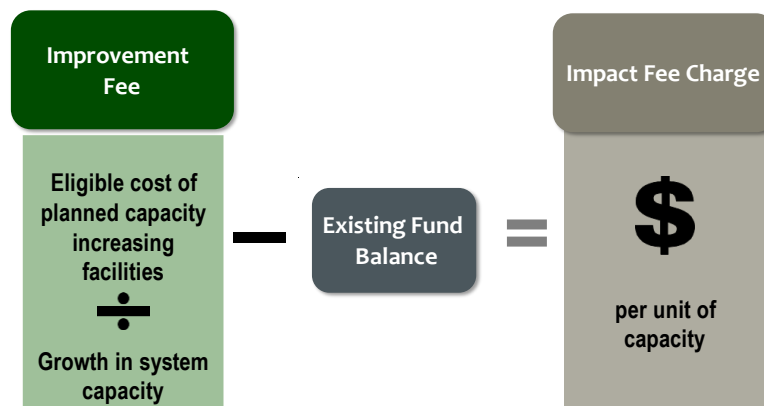
INTRODUCTION

The City of Post Falls (City) imposes impact fees to provide partial funding for the capital needs of its parks facilities, public safety, and transportation systems. To provide a legal and defensible impact fee, the City contracted with Welch Comer, Iteris, and FCS to update the methods for calculating its Police, Parks and Transportation development impact fees. These new fees are expected to be adopted in year 2025.

This memorandum focuses on issues and alternative methods for calculating the impact fee calculation for Police, Parks and Transportation development impact fees. Preliminary recommendations are identified for discussion purposes.

Please refer to the separate Memorandum regarding Idaho state legislative requirements, Post Falls current impact fee charges and methodologies, and growth-related assumptions that serve as the denominator in the impact fee calculation, shown in **Exhibit 1**.

Exhibit 1: Impact Fee Calculation



The methodology for calculating the City's current impact fees was last updated in 2021 based on the Post Falls *Capital Improvement Plan and Development Impact Report*. The prior methods used to calculate the current impact fees are summarized below in **Exhibit 2**.

Exhibit 2: Post Falls Current Impact Fee Methodology

	Parks	Public Safety	Streets	Multimodal Paths
Current Calculation Method	Incremental expansion approach based on park land, amenities, and indoor recreation space	Incremental expansion approach based on police facilities and communication infrastructure	Plan-based system capacity improvements	Incremental expansion approach based on linear feet of trails
Unit of Growth (10 year forecast)	Projected population	Projected population and vehicle trips	Projected vehicle trips	Projected population and vehicle trips

Source: 2021 Capital Improvement Plan and Development Impact Fee Report, Tischler Base.

PARKS IMPACT FEE ISSUES & ALTERNATIVES

The issues regarding Post Falls Parks Impact Fees falls into the following general categories:

- Future Development Costs based on Incremental Expansion vs. adopted 10-year Capital Improvement Program
- Parks Project Classifications
- Level of Service Assumptions
- Single vs. Two-Zone System
- Impact Fee Cost Allocation
- Residential and Non-Residential Customer Charges
- Impact Fee Credit Policies
- Exemptions

A description of these issues and the advantages and disadvantages associated with alternatives are provided in **Exhibit 3**. For discussion purposes, preliminary recommendations are provided in ***bold italics***.

Exhibit 3 Parks Impact Fee Issues and Alternatives

Post Falls Parks Impact Fee Issues and Alternatives					
Issue for Discussion	Current Policy	Status Quo Alt. 1	Other Alts.	Considerations	DRAFT Consultant Recommendation
Future Development Costs based on Incremental Expansion vs. adopted 10-year Capital Improvement Program	Incremental expansion approach based on park land, amenities, and indoor recreation space	Maintain Current Policy with updated unit cost estimates	Plan-based system CIP cost of capacity improvements	A CIP approach (Alt. 2) would likely yield most accurate cost basis	Alt. 2 if based on Post Falls 2020 Parks & Rec. Master Plan
Parks Project Classifications	City has two parks classifications: Level 1 Parks and Level 2 Parks (see Appendix A)	Maintain Current Policy with two parks classifications	Amend current policy with one overall parks classification	Current approach (Alt. 1) would likely provide better way to monitor and deliver parks facilities in equitable manner	Alt. 1
Level of Service Assumptions	City's current LOS policy is 6 acres per 1,000 residents) for Level 1 parks and 10 acres per 1,000 for Level 2 parks	Maintain Current LOS Policy with two parks classifications	Amend current LOS policy with one overall parks classification	Current approach (Alt. 1) may produce less impact fee revenue than Alt. 2 since existing LOS for Level 1 parks is 5.3	Impact Fee methods should evaluate both Alts.
Single vs. Two-Zone Service Area	City currently has one overall impact fee service area for Parks	Maintain current policy with one service area	Provide two service areas	Alt. 2 has strongest nexus between new development and parks facility needs, but creates extra admin costs	Impact Fee methods should evaluate both Alts. If CIP approach is used
Impact Fee Cost Allocation	Fees are based on Population per Dwelling Unit: SF (2.62) and Multifamily/Other (1.95)	Update Current Methodology: SF (2.50) and Multifamily (3.32). See Appendix A	Utilize avg persons per DU by Housing Type and apply it to Avg. Sq.Ft. of units: SF (2,615) and MF (1,175). See Appx. C	Alt. 2 has strongest nexus between new development and parks facility needs	Alt. 2
Residential and Non-Residential Customer Charges	City currently only assesses parks impact fees on new residential development	Maintain current policy	Amend methodology to include non-res uses (e.g., lodging/RV sites and commercial)	Alt. 2 would lower res impact fees compared with Alt.1 but increase non-res impact fees	Alt 2 with charges to Residential and Lodging/RV developments (not commercial or industrial)
Impact Fee Credit Procedures	Standard Credit Policies apply	Maintain current policy	City could remove neighborhood parks from CIP list and make them conditional (not creditable)	Alt. 2 would lower res impact fees compared with Alt.1 but no assurance certain parks would be built	Alt. 1
Exemptions	Non-Residential Exemptions	Maintain current policy	Exempt: commercial/industrial; ADUs & minor additions (e.g., under 500 Sq.Ft.); non-HVAC floor area; common areas.	Alt. 2 would lower res impact fees compared with Alt.1	Alt. 2

PUBLIC SAFETY IMPACT FEE ISSUES & ALTERNATIVES

Public Safety impact fees utilize the same general methodology described in the parks section. That is, the capital costs for planned projects (improvements over the next 10 years) are based on an incremental expansion approach.

Idaho Code § 67-8203(24)(f) was amended in 2021 so that the term “public facilities” includes “fire stations and apparatus.” The amendment simply added the words “stations and apparatus” after the word “fire.” It now says:

*“Public facilities” means: * * * (f) Public safety facilities, including law enforcement, fire stations and apparatus, emergency medical and rescue, and street lighting facilities.*

The statement of purpose for HB 156 in 2021 stated:

“This bill amends the state law by adding fire stations and apparatus to the public safety facilities definitions in the Idaho Development Impact Fee Act in order to clarify fire stations and apparatus are included in the public safety facilities portion of the public facilities definition and therefore eligible for consideration for systems improvements authorized by capital improvement plans for impact fee expenditures.”

The term “systems improvements” means “capital improvements to public facilities. I.C. § 67-8204(28).

“The term “Capital improvements” means:

“improvements with a useful life of ten (10) years or more, by new construction or other action, which increase the service capacity of a public facility. I.C. § 67-8203(3).”

For example, if an asset, such as a communications facility is approaching the end of its useful life, and new investment (such as a new high frequency antenna and server) is required to extend that useful life by at least 10 years, a portion of that investment may be impact fee eligible.

It should be noted that the additional public safety system improvements that are now allowed per HB 156 have yet to be challenged or tested in Idaho courts.

The issues regarding Post Falls Public Safety Impact Fees falls into the following categories:

- Future Development Costs based on Incremental Expansion vs. adopted 10-year Capital Improvement Program
- Project Classifications
- Level of Service Assumptions
- Impact Fee Cost Allocation
- Single vs. Two-Zone System
- Residential and Non-Residential Customer Charges
- Credit Policies
- Exemptions

A description of these issues and the advantages and disadvantages associated with alternatives are provided in **Exhibit 4**. For discussion purposes, preliminary recommendations are provided in ***bold italics***.

Exhibit 4 Public Safety Impact Fee Issues and Alternatives

Post Falls Public Safety Impact Fee Issues and Alternatives

Issue for Discussion	Current Policy	Status Quo Alt. 1	Other Alts.	Considerations	DRAFT Consultant Recommendation
Future Development Costs based on Incremental Expansion vs. adopted 10-year Capital Improvement Program	Incremental expansion approach	Maintain Current Policy with updated unit cost estimates	Plan-based system CIP cost of capacity improvements	A CIP approach (Alt. 2) would likely yield most accurate cost basis	Alt. 2 if based on current CIP
Public Safety Project Classifications	Current classifications: buildings, parking & communications (sites).	Maintain Current classifications	Per HB 156, include apparatus with 10-year useful life & actions that extend useful life of facilities by 10 years	Alt. 2 has yet to be tested in Idaho courts	Alt. 1 has least legal risk . Alt. 2 may be considered if actions by City extend useful life of assets by 10+ years
Level of Service Assumptions	No stated LOS policy that deviates from current LOS calculation	Maintain current policy with new LOS calculations (see Appendix D)	Consider new LOS standard based on remaining useful life of facilities	Current approach (Alt. 1) is at least risk for legal challenge	Alt. 1 has least legal risk . Alt. 2 may be considered if actions by City extend useful life of assets by 10+ years
Single vs. Two-Zone Service Area	City currently has one overall impact fee service area	Maintain current policy with one service area	Provide two service areas	Alt. 2 requires additional data regarding response times by subarea	Alt. 1
Impact Fee Cost Allocation	Fees are based on Population and Non-residential vehicle trips	Update Current Methodology: see Appendix D	City could utilize residential and non-residential square feet (existing and forecast) if data is available	Alt. 2 requires additional data	Alt. 1
Residential and Non-Residential Customer Charges	City currently assesses public safety impact fees on all development	Maintain current policy	N/A	N/A	Alt. 1
Impact Fee Credit Procedures	Standard Credit Policies apply	Maintain current policy	N/A	N/A	Alt. 1
Exemptions	None	Maintain current policy	N/A	N/A	Alt. 1

TRANSPORTATION IMPACT FEE ISSUES & ALTERNATIVES

Transportation impact fees in Post Falls are based on estimated project construction costs that are derived from an adopted long-range capital improvement program.

The issues regarding Post Falls Transportation Impact Fees falls into the following categories:

- Future Development Costs and Project Priorities
- Impact Fee and Credit-Eligible Project Elements
- Level of Service Assumptions
- Single vs. Two-Zone System
- Residential and Non-Residential Customer Charges
- Basis for Growth
- Credit Procedures
- Exemptions

A description of these issues and the advantages and disadvantages associated with alternatives are provided in **Exhibit 5**. For discussion purposes, preliminary recommendations are provided in ***bold italics***.

MULTIMODAL IMPACT FEE ISSUES & ALTERNATIVES

Multimodal impact fees in Post Falls are currently based on the incremental cost approach.

Similar with transportation, the issues regarding Post Falls Multimodal Impact Fees falls into the above-mentioned categories:

- Future Development Costs and Project Priorities
- Impact Fee and Credit-Eligible Project Elements
- Level of Service Assumptions
- Single vs. Two-Zone System
- Residential and Non-Residential Customer Charges
- Basis for Growth
- Credit Procedures
- Exemptions

A description of these issues and the advantages and disadvantages associated with alternatives are provided in **Exhibit 5**. For discussion purposes, preliminary recommendations are provided in ***bold italics***.

Note, it is important that the City ensure that any multimodal facilities included in the impact fee assessment calculation be separate from those listed under parks and transportation.

NEXT STEPS

These issues and preliminary recommendations shall be revisited based on input from City staff and consultant team members. Preliminary findings and recommendations shall be presented to the Post Falls Impact Fee Advisory Committee in September for additional discussion and feedback prior to proceeding with specific impact fee methodology updates.

Exhibit 5 Transportation and Multimodal Impact Fee Issues and Alternatives

Transportation and Multimodal Impact Fee Issues and Alternatives					
Issue for Discussion	Current Policy	Status Quo (Alt. 1)	Other Alts. (Alt. 2)	Considerations	DRAFT Consultant Recommendation
Future Development Costs based on Incremental Expansion vs. adopted 10-year Capital Improvement Program	Plan-based system approach for Transportation; Incremental expansion approach for Multimodal	Maintain Current Policy with updated cost estimates	Plan-based system CIP cost of capacity improvements for both transportation and multimodal improvements	A CIP approach (Alt. 2) would likely yield most accurate cost basis	Alt. 2 if based on current adopted Transportation System Plan and CIP
Project Classifications	Based on functional classification of streets and multimodal pathways	Maintain Current classifications	May consider adding new classification for public vs. private construction (might entail lower unit-costs and ROW costs for private construction)	Need to ensure that ROW and design standards are consistently applied	Alt. 2 if based on current adopted Transportation System Plan and CIP
Level of Service Assumptions	No stated LOS policy that deviates from current LOS calculation	Maintain current policy for streets; multimodal facilities (miles per capita)	LOS based on volume/capacity ratios at intersections where improvements are planned, plus LOS based on miles per capita for multimodal	Alt. 2 requires traffic modeling data underway	Alt. 2 if based on current adopted Transportation System Plan and CIP
Single vs. Two-Zone Service Area	City currently has one overall impact fee service area	Maintain current policy with one service area	Provide two service areas	Alt. 2 requires additional data regarding trip generation by subarea	Consider both Alts 1 and 2 in Impact Fee Report
Impact Fee Cost Allocation	Fees are based on hybrid calculation using ITE 10th Gen. Handbook and growth forecasts of housing units and non-res floor area (Sq.Ft.)	Update Current Methodology using KMPO data and Post Falls Model (Appendix E)	City could amend ITE trip link reduction factors and multimodal person trip factors for selected land use types (see Appendix E)	Alt. 2 relies upon combination of local, regional and national trip data	Alt. 2 if based on current adopted Transportation System Plan and CIP
Residential and Non-Residential Customer Charges	City currently assesses transportation & multimodal impact fees on all development	Maintain current policy, which relies upon hybrid trip generation assumptions by land use type	Consider KMPO vs. ITE 11th Gen. Handbook trip rates, reduction factors and person trip conversion factors (see Appendix E)	Alt. 2 allows for additional land use development classifications (see Appendix E)	Alt. 2 (requires city input and discussion)
Impact Fee Credit Procedures	Standard Credit Policies apply	Maintain current policy	Consider changes in allowable credits based on decision regarding project cost assumptions (see above)	Need to ensure that ROW and design standards are consistently applied	Alt. 2 (requires city input and discussion)
Exemptions	None	Maintain current policy	N/A	N/A	Alt. 1

Appendix A: Parks Inventory and Level of Service

City of Post Falls Parks Inventory, 2024

Park	Level One Acreage	Level Two Acreage
Arboretum	-	6.38
Beck Park	8.76	-
Black Bay Depot	0.92	-
Black Bay Park	23.00	43.37
Cecil & Horse haven	3.23	-
Centennial Trail	0.90	26.82
Chase Fields	9.00	-
Community Forest	-	482.48
Community Garden	2.06	-
Crobin	30.54	19.57
Crown Pointe	4.20	-
Falls Park	7.00	15.00
Greensferry Pocket Park	0.59	-
Hargrave Property	5.00	-
Hilde Kellogg	5.00	-
Karen Streeter Greenway	3.90	15.40
Kiwanis Park	12.26	24.60
Montrose Sports Complex	23.10	-
Park in the Meadows	5.37	-
Polites Park	-	1.79
Post Falls Landings	1.97	-
Prairie Trail	-	9.82
Ross Point Pumphouse	2.70	-
Q'emiln Park	19.60	20.09
Singing Hills	7.57	-
Skate Park	1.15	-
Quarry Sports Complex	25.93	-
Sportsman's Park	6.29	-
Syringa Park	7.44	-
Trailer Park Wave	-	1.77
Treaty Rock	-	3.91
Tullamore Park	8.63	-
Warren Playfield	2.34	-
West Ridge	2.98	-
White Pine	5.21	-
Woodbridge	5.36	-
Woodbridge II	0.82	2.09
Totals	242.82	673.09

Source: City of Post Falls, 2024.

Level of Service	Total Acres	Policy LOS (acres per	
		1,000 people)	Existing LOS
Level 1 Parks	242.8	6	4.5
Level 2 Parks	673.1	10	12.6
All Parks	915.9	16	17.1

Source: KMPO (population estimates) and City of Post Falls (parks acres and

*Analysis assumes estimated 2025 population.

Prior 2021 Parks and Recreational Facilities Unit Cost Assumptions

Figure 4. Parks Level of Service Standards and Cost Factors (Report Figure 25 [updated])

Level of Service Standards					
Population in 2018		35,007			
		Current	Adopted		
Acres of Level One Park Land Per 1,000 Residents		6.15	6.00		
Acres of Level Two Park Land Per 1,000 Residents		10.04	10.00		
LAND COSTS					
Level One Land Cost per Acre		\$147,000			
Level Two Land Cost Per Acre		\$87,000		City Share	City Share
Weighted Average Land Cost Per Acre		\$109,776		%	\$
Level One Land Cost Per Person		\$903.45	\$882.00	100%	\$882.00
Level Two Land Cost Per Person		\$873.85	\$870.00	100%	\$870.00
Park Land Cost Per Person				\$1,752.00	
IMPROVEMENT COSTS					
Level One Improvements Cost per Acre		\$124,605			
Level Two Improvements Cost Per Acre		\$10,834			
Level One Improvements Cost Per Person		\$766.32	\$747.63	100%	\$747.63
Level Two Improvements Cost Per Person		\$108.77	\$108.34	100%	\$108.34
Park Improvement Cost Per Person				\$855.97	

Figure 5. Indoor Recreation Facility Level of Service Standards and Cost Factors (Report Figure 26 [updated])

Facility	Building Square Footage	Current Replacement Cost/SF*	Total Value*	City Share	
				City Cost	City Prorated SF
Boys & Girls Gym (partial City facility)	10,826	\$181.34	\$1,963,188	\$136,332	752
Trailhead Pavilion	3,712	\$148.22	\$550,180	\$550,180	3,712
The Tree House (former Chamber of Commerce Bldg)	1,330	\$96.89	\$128,864	\$128,864	1,330
Black Bay Depot	4,641	\$161.97	\$751,704	\$751,704	4,641
TOTAL	20,509	\$165.49	\$3,393,935	\$1,567,080	10,435

2018 Population	35,007
Square Foot Per Capita	0.30
Cost per Capita	\$44.76

* City of Post Falls; escalated to 2022 values per annual Community Development fee updates (3.8% in FY22; 8.9% in FY23).

Appendix B: Average Household Size, City of Post Falls, 2021

Persons per Housing Unit, City of Post Falls				
	Impact Fee Housing Classification	Occupied Housing Units	Persons in Housing Structure	Persons per Unit
1-unit, detached or attached	Single Family	14,727	37,760	2.56
2 or more units	Multi-Family	3,873	12,874	3.32
Mobile Home, other	Single Family	916	1,388	1.52
Total		19,516	52,022	2.67
Single Family Total	Combined Single Family	15,643	39,148	2.50
Multi Family Total	Multi-Family and Other	3,873	12,874	3.32
Lodging Total	Lodging			2.14

Source: US Census Bureau ACS 5-Year Estimates 2021 Table S2504 Table B25033

Appendix C: Residential Construction Permits Issued

Post Falls Residential New Construction Permits Issued: 2017 to 2024										
Count of Record #	<10	2017	2018	2019	2020	2021	2022	2023	2024	Grand Total
Row Labels	<10									
Duplex			1	22	13	2	5	1		44
Multi-Family			20	43	44	25	12	10		154
Single-Family		44	539	523	468	452	266	288	119	2699
Townhouse				20			37	25	5	87
(blank)										
Grand Total		44	560	608	525	479	320	324	124	2984
Residential New Construction Square Footage										
Sum of Square Footage	<10	2017	2018	2019	2020	2021	2022	2023	2024	Grand Total
Row Labels	<10									
Duplex			3,816	82,894	48,613	6,926	18,495	3,648		164,392
Multi-Family			292,783	777,099	902,059	432,252	284,590	298,797		2,987,580
Single-Family		115,488	1,434,987	1,424,323	1,354,977	1,246,372	625,638	581,447	274,451	7,057,683
Townhouse				36,520			71,518	42,532	33,328	183,898
(blank)										
Grand Total		115,488	1,731,586	2,320,836	2,305,649	1,685,550	1,000,241	926,424	307,779	10,393,553
New Construction Dwelling Units										
Sum of # of Units	<10	2017	2018	2019	2020	2021	2022	2023	2024	Grand Total
Row Labels	<10									
Duplex			2	44	26	4	10	2		88
Multi-Family			285	564	859	393	291	247		2,639
Single-Family		44	539	523	468	452	266	288	119	2,699
Townhouse				20			37	28	26	111
(blank)										
Grand Total		44	826	1,151	1,353	849	604	565	145	5,537
										Avg. SF per DU
										All Units 1,877
										SF Units 2,615
										MF Units 1,175

Source: City of Post Falls

Appendix D: Public Safety Assumptions - DRAFT

D-1: Existing Public Safety Facility Inventory, 2024-25

Facility Name	Category	Inventory	Units	Year Built	Original Cost	Annual CCI Index to 2025\$ ⁴	Escalation Years to 2025	Index Factor	Estimated Replacement Cost, 2025\$	Notes
Police Station HQ	Buildings	25,900	SF	2003	\$5,900,000	3.54%	22	2.15	\$12,680,000	1, 2
Animal Shelter	Buildings	3,500	SF	2017	\$380,000	4.74%	8	1.45	\$550,000	1, 2
Vehicle Maintenance Facility	Buildings	4,000	SF	2003	\$370,000	3.54%	22	2.15	\$800,000	1, 2
Storage Facility	Buildings	2,400	SF	2017	\$380,000	4.74%	8	1.45	\$550,000	1, 2
Fleet, Employee & Visitor Parking	Parking	24,000	SF	varies						1
Wireless Antenna Network	COM NET	47	Sites	varies	\$13,600	3.55%	17	1.81	\$20,000	2, 3
Mobile Data 700 MHz Facility	COM FAC	1	Site	2008	\$215,000	3.55%	17	1.81	\$390,000	2
Blossom Mtn. Com. Facility	COM FAC	1	Site	2006	\$550,000	3.54%	19	1.94	\$1,070,000	2
North Communication Facility	COM FAC	1	Site	2016	\$262,400	4.76%	9	1.52	\$400,000	2

Notes:

1. Derived from Post Falls Facilities Needs Assessment, 2021.
2. Derived from Post Falls CIP and Development Impact Fee Report, 2021. * Derived from Seattle ENR CCI.
3. Escalation rates based on Engineering News Record, Construction Cost Index, Seattle Region, multiple years.
4. Escalation base year assumed to equal average construction date: year 2008.

Summary of Existing Public Safety Facilities, 2024-25

Facility Type	Inventory	Units	Replacement Cost	Replacement Cost Per Unit
Buildings	35,800	SF	\$14,580,000	\$407.26
Parking*	24,000	SF	\$720,000	\$30.00
COM NET	47	Sites	\$20,000	\$425.53
COM FAC	3	Sites	\$1,860,000	\$620,000

Source: derived from prior tables. * Cost allowance for parking.

D-2: Existing Public Safety Facility Level of Service, 2025-2035

Public Safety Facility Requirements and Impact Fee Eligible Cost to Address Growth

Facility Type	Existing Inventory (2025)	Units	Res. %	Non-Res. %	Current Res. LOS*	Current Non-Res. LOS**	Future Units (2035)	Net New Units Needed by 2035	Impact Fee Eligible Cost
Buildings	35,800	SF	88.66%	11.34%	648	0.47	50,872	15,072	\$ 6,138,000
Parking	24,000	SF	88.66%	11.34%	435	0.31	34,104	10,104	\$ 303,000
COM NET	47	Sites	88.66%	11.34%	0.85	0.00061	66.8	19.8	\$ 8,000
COM FAC	3	Sites	88.66%	11.34%	0.05	0.00004	4.3	1.3	\$ 783,000
Total									\$ 7,232,000

Source: derived from prior tables.

* Residential Level of Service in units per 1,000 people.

** Non-residential Level of Service depicted in units per 1,000 SF of new non-res. development floor area.

Appendix E: Transportation Assumptions - DRAFT

Exhibit E-1: Projected Growth in Vehicle Trips, 2020-2035

Post Falls Travel Demand Forecasts, 2020-2035: Planning Area

PM Peak Hour - Home Based Trips				AAGR:	Change:	Growth Share
	2020	2025	2035	2020-2035	2025-2035	
City Core	2,720	2,989	3,528	1.67%	539	15.3%
Rest of Post Falls Area	16,019	20,012	26,848	2.98%	6,836	25.5%
Total Post Falls Area	18,739	23,001	30,376	2.82%	7,375	24.3%

PM Peak Hour - Non-Home Based Trips				AAGR:	Change:	Growth Share
	2020	2025	2035	2020-2035	2025-2035	
City Core	4,438	4,866	5,721	1.63%	855	14.9%
Rest of Post Falls Area	23,766	30,492	42,603	3.40%	12,111	28.4%
Total Post Falls Area	28,204	35,358	48,324	3.17%	12,966	26.8%

PM Peak Hour Total Trips*				AAGR:	Change:	Growth Share
	2020	2025	2035	2020-2035	2025-2035	
City Core Area	7,158	7,855	9,249	1.65%	1,394	15.1%
Rest of Post Falls Area	39,785	50,504	69,451	3.24%	18,947	27.3%
Total Post Falls Area	46,943	58,359	78,700	3.04%	20,341	25.8%

Source: KMPO travel demand model for Post Falls, analysis by Iteris 10/31/2024.

Exhibit E-2: Projected Growth in Vehicle Trips, 2025-2035

PM Peak Hour Vehicle Trip Growth, 2025-2035				
	Home Based	Other	Total	% Dist.
Core Area	539	855	1,394	7%
Rest of Post Falls Area	6,836	12,111	18,947	93%
Total	7,375	12,966	20,341	100%

Source: KMPO travel demand model for Post Falls, analysis by Iteris 10/31/2024.

Percent Distribution of Trips			
	Home Based	Other	Total
Core Area	38.7%	61.3%	100%
Rest of Post Falls Area	36.1%	63.9%	100%
Total	36.3%	63.7%	100%

Source: KMPO travel demand model for Post Falls, analysis by Iteris 10/31/2024.

Exhibit E-3: KMPO Vehicle Trip Generation Rates

Land Use Classification	Total PM Rate Per Unit	Units
LU1: SFDU (Single-Family Dwelling Units)	1.00	DU
LU2: MFDU (Multi-Family Dwelling Units)	0.56	DU
LU3: Retail	2.44	KSF
LU4: Commercial (Finance, Insurance, Real Estate, and Services)	1.21	KSF
LU5: Industrial	0.41	KSF
LU6: Schools (K-12 and private)	0.17	KSF
LU7: Accommodations (Hotel/Motel)	0.54	Room
LU8: Arts, Entertainment, and Recreation	0.17	KSF
LU9: Reserved for Outer Zone SFDU	0.42	DU
LU10: Post-Secondary Schools (college or trade school)	0.13	KSF
LU11: Agriculture	0.01	KSF
LU13: Publicly-Owned Lands	0.85	acre
LU14: Transportation and Warehousing	1.41	KSF
LU15: Medical	0.90	KSF
LU16: Government	1.21	KSF
LU17: Administration and Support	1.21	KSF
LU18: Professional, Science, and Technology	1.21	KSF
LU19: Educational Services	1.21	KSF
LU20: Other Services (not medical)	1.21	KSF
LU21: Information	0.86	KSF
LU22: Utilities and Construction	2.44	KSF

Source: KMPO, 2020.

Exhibit E-4: ITE Trip Generation Rates, 11th Edition

	ITE Code	Unit of Measure	PM Peak Hour Vehicle Trip	Pass-by Trip Reduction	New PM Peak Hour Vehicle Trip	Person Trip Conversion	New PM Peak Hour Person Trip
			Ends	Factor	Ends	Factor	Ends
General Light Industrial	110	1,000 SFGFA	0.65	1.00	0.65	1.68	1.09
Industrial Park	130	1,000 SFGFA	0.34	1.00	0.34	1.68	0.57
Manufacturing	140	1,000 SFGFA	0.74	1.00	0.74	1.68	1.24
Warehousing	150	1,000 SFGFA	0.18	1.00	0.18	1.68	0.30
Mini-Warehouse	151	1,000 SFGFA	0.15	1.00	0.15	1.68	0.25
Utility	170	1,000 SFGFA	2.16	1.00	2.16	1.68	3.63
Specialty Trade Contractor	180	1,000 SFGFA	1.93	1.00	1.93	1.68	3.24
Single-Family Detached Housing	210	Dwelling Units	0.94	1.00	0.94	1.68	1.58
Multifamily Housing (Low-Rise, not close to transit)	220	Dwelling Units	0.51	1.00	0.51	1.68	0.86
Multifamily Housing (Mid-Rise, not close to transit)	221	Dwelling Units	0.39	1.00	0.39	1.18	0.46
Mobile Home Park	240	Dwelling Units	0.58	1.00	0.58	1.68	0.97
Senior Adult Housing - Detached	251	Dwelling Units	0.30	1.00	0.30	1.68	0.50
Senior Adult Housing - Attached	252	Dwelling Units	0.25	1.00	0.25	1.68	0.42
Congregate Care Facility	253	Dwelling Units	0.18	1.00	0.18	2.44	0.44
Assisted Living	254	1,000 SFGFA	0.48	1.00	0.48	1.68	0.81
Recreational Homes	260	Dwelling Units	0.29	1.00	0.29	1.68	0.49
Timeshare	265	Dwelling Units	0.63	1.00	0.63	1.68	1.06
Residential Planned Unit Development	270	Dwelling Units	0.69	1.00	0.69	1.68	1.16
Hotel	310	Rooms	0.59	1.00	0.59	1.68	0.99
Motel	320	Rooms	0.36	1.00	0.36	1.68	0.60
Campground/Recreational Vehicle Park	416	Acres	0.48	1.00	0.48	1.68	0.81
Multipurpose Recreational Facility	435	1,000 SFGFA	3.58	1.00	3.58	1.68	6.01
Multiplex Movie Theater	445	Movie Screens	13.96	1.00	13.96	1.68	23.45
Ice Skating Rink	465	1,000 SFGFA	0.17	1.00	0.17	1.68	0.29
Soccer Complex	488	Fields	16.43	1.00	16.43	1.68	27.60
Health/Fitness Club	492	1,000 SFGFA	3.45	1.00	3.45	1.68	5.80
Recreational Community Center	495	1,000 SFGFA	2.50	1.00	2.50	1.51	3.78
Elementary School	520	1,000 SFGFA	0.16	1.00	0.16	1.68	0.27
Middle School/Junior High School	525	1,000 SFGFA	0.15	1.00	0.15	1.68	0.25
High School	530	1,000 SFGFA	0.14	1.00	0.14	1.68	0.24
Junior/Community College	540	1,000 SFGFA	0.11	1.00	0.11	1.68	0.18
Church	560	1,000 SFGFA	0.49	1.00	0.49	1.68	0.82
Day Care Center	565	1,000 SFGFA	11.12	0.56	6.23	1.68	10.46
Prison	571	Beds	0.08	1.00	0.08	1.68	0.13
Fire and Rescue Station	575	1,000 SFGFA	0.48	1.00	0.48	1.68	0.81
Library	590	1,000 SFGFA	8.16	1.00	8.16	1.68	13.71
Hospital	610	1,000 SFGFA	0.86	1.00	0.86	1.67	1.44
Nursing Home	620	1,000 SFGFA	0.59	1.00	0.59	1.68	0.99
Clinic	630	1,000 SFGFA	3.69	1.00	3.69	2.48	9.15
Animal Hospital/Veterinary Clinic	640	1,000 SFGFA	3.53	1.00	3.53	1.68	5.93
General Office Building	710	1,000 SFGFA	1.44	1.00	1.44	1.30	1.87
Small Office Building	712	1,000 SFGFA	2.16	1.00	2.16	1.68	3.63
Single Tenant Office Building	715	1,000 SFGFA	1.76	1.00	1.76	1.68	2.96
Medical-Dental Office Building	720	1,000 SFGFA	3.93	1.00	3.93	1.14	4.48
Government Office Building	730	1,000 SFGFA	1.71	1.00	1.71	1.68	2.87
United States Post Office	732	1,000 SFGFA	11.21	1.00	11.21	1.68	18.83
Office Park	750	1,000 SFGFA	1.30	1.00	1.30	1.68	2.18
Research and Development Center	760	1,000 SFGFA	0.98	1.00	0.98	1.45	1.42
Business Park	770	1,000 SFGFA	1.22	1.00	1.22	1.68	2.05
Tractor Supply Store	810	1,000 SFGFA	1.40	1.00	1.40	1.68	2.35
Construction Equipment Rental Store	811	1,000 SFGFA	0.99	1.00	0.99	1.68	1.66
Building Materials and Lumber Store	812	1,000 SFGFA	2.25	1.00	2.25	1.68	3.78
Free-Standing Discount Superstore	813	1,000 SFGFA	4.33	0.71	3.07	1.68	5.16
Variety Store	814	1,000 SFGFA	6.70	0.66	4.42	1.68	7.43
Free-Standing Discount Store	815	1,000 SFGFA	4.86	0.83	4.03	1.68	6.78
Hardware/Paint Store	816	1,000 SFGFA	2.98	0.74	2.21	1.68	3.70
Nursery (Garden Center)	817	1,000 SFGFA	6.94	1.00	6.94	1.68	11.66
Nursery (Wholesale)	818	1,000 SFGFA	5.24	1.00	5.24	1.68	8.80
Shopping Center	820	1,000 SFGFA	3.40	0.66	2.24	2.03	4.56
Factory Outlet Center	823	1,000 SFGFA	2.29	1.00	2.29	1.68	3.85
Automobile Sales (New)	840	1,000 SFGFA	2.42	1.00	2.42	2.11	5.11
Automobile Sales (Used)	841	1,000 SFGFA	3.75	1.00	3.75	1.68	6.30
Recreational Vehicle Sales	842	1,000 SFGFA	0.77	1.00	0.77	1.68	1.29

Exhibit E-4: ITE Trip Generation Rates, 11th Edition (continued)

	ITE		PM Peak Hour	Pass-by Trip	New PM Peak	Person Trip	New PM Peak
	Code	Unit of Measure	Vehicle Trip Ends	Reduction Factor	Hour Vehicle Trip Ends	Conversion Factor	Hour Person Trip Ends
Automobile Parts Sales	843	1,000 SFGFA	4.90	0.57	2.79	1.68	4.69
Tire Store	848	1,000 SFGFA	3.75	0.72	2.70	1.68	4.54
Tire Superstore	849	1,000 SFGFA	2.11	1.00	2.11	1.68	3.54
Supermarket	850	1,000 SFGFA	8.95	0.64	5.73	2.88	16.50
Convenience Market	851	1,000 SFGFA	49.11	0.49	24.06	1.76	42.35
Discount Club	857	1,000 SFGFA	4.19	0.63	2.64	1.68	4.43
Wholesale Market	860	1,000 SFGFA	1.76	1.00	1.76	1.68	2.96
Sporting Goods Superstore	861	1,000 SFGFA	2.14	1.00	2.14	1.68	3.60
Home Improvement Superstore	862	1,000 SFGFA	2.29	0.58	1.33	2.03	2.70
Electronics Superstore	863	1,000 SFGFA	4.25	0.60	2.55	1.68	4.28
Toy/Children's Superstore	864	1,000 SFGFA	5.00	1.00	5.00	1.68	8.40
Baby Superstore	865	1,000 SFGFA	1.82	1.00	1.82	1.68	3.06
Pet Supply Superstore	866	1,000 SFGFA	3.55	1.00	3.55	1.68	5.96
Office Supply Superstore	867	1,000 SFGFA	2.77	1.00	2.77	1.68	4.65
Book Superstore	868	1,000 SFGFA	15.83	1.00	15.83	1.68	26.59
Discount Home Furnishing Superstore	869	1,000 SFGFA	1.57	1.00	1.57	1.68	2.64
Bed and Linen Superstore	872	1,000 SFGFA	2.22	1.00	2.22	1.68	3.73
Department Store	875	1,000 SFGFA	1.95	1.00	1.95	1.68	3.28
Apparel Store	876	1,000 SFGFA	4.12	1.00	4.12	1.05	4.33
Arts and Crafts Store	879	1,000 SFGFA	6.21	1.00	6.21	1.68	10.43
Pharmacy/Drugstore with Drive-Through V	881	1,000 SFGFA	10.25	0.51	5.23	1.68	8.78
Marijuana Dispensary	882	1,000 SFGFA	18.92	1.00	18.92	1.68	31.79
Furniture Store	890	1,000 SFGFA	0.52	0.47	0.24	1.68	0.41
Medical Equipment Store	897	1,000 SFGFA	1.24	1.00	1.24	1.68	2.08
Liquor Store	899	1,000 SFGFA	16.62	1.00	16.62	1.78	29.58
Walk-in Bank	911	1,000 SFGFA	12.13	1.00	12.13	1.68	20.38
Drive-in Bank	912	1,000 SFGFA	21.01	0.65	13.66	0.42	5.74
Hair Salon	918	1,000 SFGFA	1.45	1.00	1.45	1.68	2.44
Copy, Print, and Express Ship Store	920	1,000 SFGFA	7.42	1.00	7.42	1.68	12.47
Food Cart Pod	926	Food Carts	6.16	1.00	6.16	1.68	10.35
Fast Casual Restaurant	930	1,000 SFGFA	12.55	1.00	12.55	1.68	21.08
Quality Restaurant	931	1,000 SFGFA	7.80	0.56	4.37	1.68	7.34
High-Turnover (Sit-Down) Restaurant	932	1,000 SFGFA	9.05	0.57	5.16	1.99	10.27
Fast-Food Restaurant without Drive-Throu	933	1,000 SFGFA	33.21	1.00	33.21	1.68	55.79
Fast-Food Restaurant with Drive-Through	934	1,000 SFGFA	33.03	0.50	16.52	2.13	35.18
Coffee/Donut Shop with Drive-Through W	937	1,000 SFGFA	38.99	1.00	38.99	0.69	26.90
Quick Lubrication Vehicle Shop	941	1,000 SFGFA	8.70	1.00	8.70	1.68	14.62
Automobile Care Center	942	1,000 SFGFA	3.11	1.00	3.11	1.68	5.22
Gasoline/Service Station	944	Vehicle Fueling Positions	13.91	0.58	8.07	1.68	13.55
Convenience Store/Gas Station	945	Vehicle Fueling Positions	18.42	0.44	8.10	1.68	13.62
Self-Service Car Wash	947	Wash Stalls	5.54	1.00	5.54	1.68	9.31
Automated Car Wash	948	Car Wash Tunnels	77.50	1.00	77.50	1.68	130.20
Car Wash and Detail Center	949	Wash Stalls	13.60	1.00	13.60	1.68	22.85
Truck Stop	950	Vehicle Fueling Positions	15.42	1.00	15.42	1.68	25.91
Winery	970	1,000 SFGFA	7.31	1.00	7.31	1.68	12.28
Drinking Place	975	1,000 SFGFA	11.36	1.00	11.36	1.68	19.08

Source: ITE, Trip Generation Manual, 11th edition; Abbreviations: ITE = Institute of Transportation Engineers.

Exhibit E-5: Multimodal Person Trip Conversion Factors

Development Type	ITE Unit of Code Measure	Average Daily Vehicle Trip Ends	Pass-by Trip Reduction Factor	New PM Peak Hour Vehicle Trip Ends	Person Trip Conversion Factor	Average Daily Person Trip Ends
Single Family Detached Housing	210 Dwelling Units	9.43	1.00	9.43	1.68	15.84
Multifamily (Low-Rise)	220 Dwelling Units	6.74	1.00	6.74	1.68	11.32
Mobile Home	240 Dwelling Units	7.12	1.00	7.12	1.68	11.96
Other (non Residential)	Person Trip					1.00

Source: ITE, Trip Generation Manual, 11th Edition. Person trip conversion factor of 1.68 from U.S. Department of Transportation, 2017 National Household Travel Survey.

Exhibit E-6: Multimodal Person Trip Growth Forecasts, Post Falls, 2025-2035

Total Average Daily Vehicle Trip Growth, 2025-2035 (Vehicles)			
	Home Based	Other	Total
Core Area	4,570	7,248	11,818
Rest of Post Falls Area	57,931	102,634	160,565
Total	62,501	109,882	172,383

Source: KMPO travel demand model for Post Falls, analysis by Iteris 10/31/2024.

Projected Average Daily Total Person Trip Growth, 2025-2035 (People)			
	Home Based	Other	
<i>Person Trip Factors</i>	<i>1.68</i>	<i>1.0</i>	
Person Trip Growth Forecast	Home Based	Other	Total
Core Area	7,674	7,250	14,924
Rest of Post Falls Area	97,329	102,631	199,960
Total	105,003	109,881	214,884

Source: person trip factors derived from the U.S. Dept. of Transportation, 2017 National Household Travel Survey.

Proj. Average Daily Multimodal Trips, 2025-2035 (People Not in Vehicles)			
	Home Based	Other	
<i>Person Trip Factors</i>	<i>1.68</i>	<i>1.0</i>	
Person Trip Growth Forecast	Home Based	Other	Total
Core Area	3,106	-	3,106
Rest of Post Falls Area	39,395	-	39,395
Total	42,501	-	42,501

Source: calculated as difference between total vehicle trips and person-trips.



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**October 24, 2024
5:30 PM**

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

5:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

Present: Walton, Hampe, Steffensen, Schlotthauer, Wilhelm

Excused: Kimball, Carey

**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.

None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

None

1. CONSENT CALENDAR

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. P&Z Workshop Minutes 09-11-2024

b. Planning and Zoning Meeting Minutes 10-8-2024

**Motion to approve as presented by Commissioner Walton.
Second by Commissioner Schlotthauer.**

Vote:

Yes - Walton, Hampe, Steffensen, Schlotthauer, Wilhelm

Moved

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.

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. ANN-24-1

Public Hearing Open: 5:33 PM

Staff report

Ethan Porter, Associate Planner: Todd Whipple, with Whipple Engineering is requesting, on behalf of Lanzce Douglass, the property owner, approval to annex approximately 9.63 acres into the City of Post Falls with a zoning request of Community Commercial Services (CCS). The property is generally located on the northwest corner of E. Early Dawn Avenue and N. Zorros Road. Currently, it is used as a large lot residential single-family use, and it is above the Rathdrum Prairie Aquifer. **Surrounding Land Uses:** Located to the north is a vacant lot and a large residential lot within the City of Post Falls. Across N. Zorros Road to the east is the single-family residential Foxtail Subdivision. To the south of E. Early Dawn Avenue are Bluegrass Apartments. Directly west is the Early Dawn Commercial Center, which is currently under construction, and a large lot of residential homes. The water provider will be Ross Point Water District, and wastewater by the City of Post Falls. The City would be willing to serve the property for the requested zoning of CCS, and it is subject to the 12th Avenue

Surcharge and the Meyer Line Surcharge upon development. Early Dawn Avenue and Zorros Road are both Minor Collectors. The City's Transportation Master Plan identifies a 1/8-mile package roadway between Early Dawn Avenue and Hope Avenue that can be made up of local access, private, or commercial drive roadways. Upon annexation, the City would obtain rights-of-way and easements. The future land use designation for this location would be Business Commercial. The focus area would be 41 North Focus Area. The implementing zoning district would allow a CCS Community Commercial Services zone. Comprehensive Goals 6, and 7 and Comprehensive Policies 24, 33, 8, and 9 were noted to support that focus area in future land designation.

Jon Manley, Planning Manager: I want to clarify that the 1/8 mile package road is not a finite line. We work with the development to get the best fit at approximately the 1/8th mile going from the north to the south. It could be a private road or a public street, coordinating with development to reduce long-term congestion on Highway 41 and facilitate better access to commercial development.

Hampe: Are there two separate surcharges?

Porter: Correct, the 12th Avenue and the Meyer Line.

Wilhelm: Hasn't this already been turned down twice by City Council?

Porter: Yes, it came through as an R-3 and was denied, then as a CCS and denied by the City Council.

Wilhelm: You can put apartments in a CCS zone, right?

Porter: Only with a special use permit.

Wilhelm: If the special use permit was approved, could they put all apartments on that?

Porter: That would be up to you as a commission. They would have to submit a special use permit and go through the hearing process.

Wilhelm: Essentially they could do an end run all the way back to R3?

Porter: Correct. They could go multifamily through a special use permit if they wanted to, and it would have to be approved.

Manley: I would like to note that Planning and Zoning is just recommending the proposed zone and if it is consistent with review criteria and forwarding that recommendation to the City Council. The annexation is a legislative decision determined by the City Council if they want to annex the property in the context of that; with a recommendation on zoning from the Planning and Zoning Commission. It's two different roles. Tonight is "does the purposed zone meet the review criteria?" and assess it on that pretense.

Schlotthauer: Is there something different from when it came through previously for CCS?

Manley: I recall it came through as R3. A different proposal to the south came through, as both R3 and CCS were denied. The basis of my recollection of denial was the status of the Highway 41 corridor was incomplete. It was a different case, but it did apply to this one.

Schlotthauer: I have a question about the backage road. They're providing access across the west edge of the property?

Porter: It creates a north-south roadway off Highway 41, so if vehicles want to, they don't have to get on Highway 41 and get back off.

Schlotthauer: So their little piece there would give access to a road there?

Porter: Yes, upon development of that site, they would look at how that backage road is going to be incorporated into that area, and we would look at a future plan if the other two properties to the west developed how that looks as far as where the backage roads would be. They would have communication with staff.

Schlotthauer: So the benefit you're outlining in your goals and policies is that this would give us a potential area for a back road? Except it goes through the middle of the apartments.

Porter: Correct. That's why Jon was talking about Ketchikan Court.

Schlotthauer: Would it jog through there?

Porter: Correct. How that lines up is based on how we have to look at future development. The proposal if other properties develop and what that looks like.

Schlotthauer: Ketchikan Court is there though.

Porter: Correct.

Manley: Ketchikan was placed prior to the concept of the 1/8 mile backage road. In our last Comprehensive Plan update, we looked at Highway 95. Where 95 struggles with opportunities to reduce congestion, there is no continuous 1/8 mile backage road that helps facilitate that commercial development. The goal is to provide that improved continuity running parallel. A quarter mile is too far for most of your smaller neighborhood or some of your commercial corridors, to facilitate access points. That's where a variation, the variability that's stated for staff to work with developments one at a time allows us to get that continuity. So we do have to live with that jog on Ketchikan Court to the east. Then, as we go north, we work with each developer to get up to Hope Avenue, which allows good safety movement, accessibility, and turning movements on Hope Avenue so it can

function.

Steffensen: For clarification, it is this property the previous owner in 2020 applied for R3 annexation and was denied by City Council due to the development of Highway 41, and in 2022 Douglas Properties applied for annexation with the CCS zoning, and was also denied by City Council due to developing Highway 41. So this is the property that was twice denied on page 29 of the staff report.

Applicant:

Todd Whipple, Whipple Consulting Engineers: Tonight I have Austin Fuller with me, he will give the presentation on our application. I wanted to address the process that we went through, and why we're back today. When we brought the R3, we thought that was the appropriate zone for a multifamily. We went through the process here, were approved and moved on to City Council. City Council decided that there were too many unknowns associated with Highway 41 being constructed at that time and come back later. We came back as CCS and were approved by the Planning and Zoning Commission again. The City Council decided that we shouldn't come back until the interchange was under construction. There's a completion date for the interchange and phases 1, 2, and 3 of Highway 41 are complete. We feel we've cleared all the Highway 41 issues. We didn't bring R3. Another applicant did. We brought the CCS. There were no other issues except Highway 41 access. Our understanding is we've finally met all the criteria. The backage road is an opportunity for access, so drivers don't have to get on Highway 41 to go a quarter mile or half mile to the C store and the Grocery Outlet that's being constructed on Poleline and Highway 41 on Katchikan Road.

Schlotthauer: Do you have the completion date that's forecast for Highway 41?

Whipple: I can get that information to staff.

Schlotthauer: Is it your intention to come back for a special use permit?

Whipple: Our intention is to develop it for those uses allowed in the zone, whatever they may be.

Manley: I was informed that the completion date is spring of 2026

Austin Fuller, Whipple Consulting Engineers, Applicant: Staff did a great job discussing the project. This is a 9.67-acre parcel currently in the agricultural zone. On the zoning map there is CCS to the north, west, and south and R1 with a PUD overlay to the east. The Future Land Use map for this site is Business Commercial, which matches with the CCS zone surrounding the site. This is in the 41 North Focus Area, which also matches the CCS zoning. The project is within 1/2 mile from Highway 41 meeting the comprehensive goal for multifamily, commercial and technology uses near higher-classified roadways. He spoke to policy 2, 4, and goals 7, 9, and 14. There was no evidence in the record supporting demonstrable adverse impact. There is sewer to the east and south of the site, water adjacent to the site, and a will serve letter from Ross Point Water District. The properties are expected to access Highway 41 from Hope Avenue and Poleline Avenue. Both connections to Highway 41 are signalized, allowing for convenient access to/from the properties. Annexation of the properties will provide additional opportunities for development in the CCS zone. The future land use of the properties is business/commercial, which is in line with the CCS Zone. The properties are within Focus Area 41 North, which prioritizes retail, mixed-use, multifamily and tech uses, all allowed or are special uses within the CCS Zone. The properties are flat, which is also appropriate for the CCS Zone.

Testimony

In-Favor: - None

Neutral - None

In Opposition - Petrit Xhudo, Post Falls, ID: Opposes annexing it as a CCS, he stated that it doesn't make sense. His concern is expected vacancies.

Rebuttal:

Whipple: There are not very many implementing zones to choose from when you are annexing. There's CCS west, north, and south of the site, CCS is the logical designation.

Public Hearing Closed: 6:04 PM

Review Criteria:

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

Steffensen: The Future Land Use Map has it under business and commercial. Most commercial is near a

corridor, in this case it's Highway 41. It's in the Highway 41 Focus Area that there should be businesses and commercial in that area. CCS is a commercial business implanting zone.

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?

Hampe: The transportation network would be one advantage. Potentially having that road running north-south off of Highway 41. There's connectivity without getting on Highway 41.

Steffensen: Goal 1; bringing in more businesses and community services for that area. Policy 1, impact fees and connectivity.

Gabbert: There was discussion and agreement on the transportation elements. Maintaining the transportation systems and improving circulatory patterns. Also providing diverse commercial opportunities that the city is looking for. Infill development is a priority, this parcel is fully surrounded by the city.

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?

Commissioners agreed that nothing was shown in the report. Nothing was demonstrated from any public testimony or anything in the hearing.

Motion to approve by Commissioner Walton of Early Dawn Annexation File No. ANNX-24-1 finds that the requested zoning meets the approval in the Post Falls Municipal Code 18.20.100 as outlined in our deliberation and directs staff to prepare a zoning recommendation for CCS to be routed to the City Council.

Second, by Hampe

Vote:

Yes - Walton, Hampe, Steffensen, Schlotthauer, Wilhelm

Moved

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

Public Hearing Open: 6:13 PM

Staff report

Ethan Porter, Associate Planner: Todd Whipple, with Whipple Engineering is requesting, on behalf of Lanzce Douglass, the property owner, approval to annex approximately 4.72 acres into the City of Post Falls with a zoning request of Community Commercial Services (CCS). The subject site is located on the northwest corner of E. Poleline Avenue and N. Zorros Road. **Surrounding Land Uses**: Located to the north and west of the subject site is the Blue Grass Apartments. Directly east, across N. Zorros Road is the single-family Foxtail Subdivision. Across E. Poleline Avenue, to the south, there are large lot residential homes within Kootenai County. Currently, it is used as a large residential single-family lot. It is over the Rathdrum Prairie Aquifer. Ross Point Water District, wastewater provided by the City of Post Falls. The city would be willing to serve the property for the requested zoning of CCS and is subject to the 12th Avenue Surcharge and the Meyer Line Surcharge upon development. Zorros Road is a Minor Collector, Poleline Avenue is a Minor Arterial. The City's Transportation Master Plan identifies a 1/8 mile package roadway between Early Dawn Avenue and Hope Avenue that can be made up of local access, private, or commercial roadways. City to obtain rights-of-way and easements. The future land use designation is business/commercial. It is in the 41 North Focus Area. Goals 6 and 7 and policies 26 and 33 were highlighted. Development would provide pedestrian connectivity to all multi-use paths and trails, including the Prairie Trail. The city's Transportation Master Plan identifies an 1/8 mile package roadway between Early Dawn Avenue and Hope Avenue that can be made up of local access, private or commercial drive roadways. City to obtain rights-of-way and easements. There was no demonstrable adverse impact presented.

Applicant

Austin Fuller, Whipple Consulting Engineers: The site vicinity: To the north and west of the site are the Bluegrass Apartments, to the east is single-family and to the south is undeveloped land with some large single-family lots. The parcel is 4.76 acres, currently in the agricultural zone for Kootenai County and we're proposing the CCS zone. To the south is the agricultural zone. To the southeast is the agriculture/suburban zones. On the current Zoning Map, to the north and the west is CCS, and to the east is R1 under a PUD overlay. This site is a peninsula. Under the Future Land Use Map, this site is business/commercial. To the south is also business/commercial to be annexed in the future. The proposed zoning is consistent with the future land use map and focus area of 41 North. He spoke to goal 7 and policy 9, 14 and 44. There was no evidence in the

record stating that there would be a demonstrable adverse impact. All public services are available adjacent to this property and a water will serve letter was received.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Schlotthauer: Requested a copy of the goals and policies for the Commissioners to reference in the future.

Gabbert: We will update in the next version of your manual.

Public Hearing Closed: 6:31 PM

Review Criteria:

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

Steffensen: The Future Land Use Map has business/commercial. The Focus Area talks about business/commercial and CCS is implementing zone for that. It's next to Highway 41 which is good for commercial business.

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?

Steffensen: Policy 1 talks about the impact of fees, connectivity and transportation, road and sidewalk improvements.

Walton: Policy 8, 9, and 26 all fit.

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?

Commissioners agreed that nothing was shown in the report. Nothing was demonstrated from any public testimony or anything in the hearing.

Motion by Commissioner Hampe to recommend approval of Poleline and Zorros File No. ANNX-24-2 finding that the requested zoning meets the approval criteria in the Post Falls Municipal Code as outlined in our deliberations and direct staff to prepare a zoning recommendation of CCS to be provided to the City Council.

Second by Wilhelm

Vote:

Yes - Wilhelm, Steffensen, Walton, Hampe, Schlotthauer

Moved

c. Killdeer File No. ANNX-24-4

Public Hearing Open: 6:35 PM

Staff report

Anna Staal, Planner 1: Lake City Engineering has requested, on behalf of the property owner Northern Lights Development, LLC, to annex approximately 4.89 acres into the City of Post Falls with a zoning request of Single-Family Residential (R1). The property is located at 2640 E. Killdeer Avenue. The current land use is large-lot Single Family Residential. Current zoning is Single Family Residential (R1) zoning. The proposed subdivision will serve a single-family residential housing development. Surrounding Land Use: Located to the north of E. Killdeer Avenue is the Green Meadows 1st Addition Single-Family residential subdivision. Directly west of the subject site is Green Meadows Single-Family residential subdivision. There are large lot of single-family residential uses to the south and east that are within Kootenai County. Land uses surrounding the site are predominantly single-family. The surrounding properties to the north and west are zoned as R-1. The properties to the east and south are zoned as Agriculture within Kootenai County. The water provider will be Ross Point Water District, sewer will be the City of Post Falls. The city does have a capacity/willingness to serve land uses within the adjacent Killdeer Avenue. Killdeer Avenue is classified as a Minor Collector roadway, which provides connectivity to between Greensferry Road (Minor Arterial) and Cecil Road (Major Collector). No impact is anticipated on the traffic network from the requested R1 zoning. The future land use designation is low density residential and the focus area is 41 North. The focus area, Goals 6 and 7 and

policies 24, 33, 8, and 9 were highlighted. The project, if developed, would come with grants of right-of-way and frontage improvements on Kildeer Avenue that would work towards overall connectivity benefiting this parcel and the subdivisions in the area. There were no comments received that demonstrated a Demonstrable Adverse Impact.

Applicant

Drew Dittman, Lake City Engineering: Reviewing the criteria, R1 is an implementing zoning district, the site is currently surrounded by R1 zoning. There is a large county island there that is slowly infilling, and it's in the Highway 41 Focus Area, all making this a good fit. We've provided a full comprehensive plan analysis, noting it fits very well with the goals and policies and the surrounding land uses. Seven of the agencies notified responded that they were either neutral or had no comment. Annexation doesn't create the impact, the development that creates the impact, so most of those agencies reserve the right to comment on the proposal and development. The city of Post Falls has willingness and capacity to serve it and Ross Point Water District has provided a will serve letter that they have the willingness and capacity to serve it assuming it is annexed. Steffensen: There was a comment in the staff report regarding wildlife living in some of the trees. When that happens, how do you handle that?

Dittman: This is the annexation tonight, there is no impact created by the annexation itself. This is an old tree farm. We are going to have an arborist look at them for the development of the parcel. Providing buffer zones or open space that doesn't fit in a 5 acre parcel, you do the best you can do with it to try to maintain the trees. Most of the trees are on the property line and most likely will end up in the backyards. Some will have to be taken down for building envelopes. In development, trees are a plus and help to sell lots and houses.

Testimony

In-Favor: - Jim and Lisa Rough, Post Falls, ID (does not wish to speak): They concur with the submission of Conal J. Brady III.

Jim Sibley, Post Falls, ID (does not wish to speak): He submitted the Conal J Brady III attachment in favor. Connal J Brady III, Post Falls, ID: Mr. Brady spoke as a spokesperson for the North Britton Road Owners Group, stating that initially they opposed this development. After researching the city's Comprehensive Plan and some recent informal conversations with the developer, they decided that it would be more prudent to stand in support of this and leave it to the trust of the commission, city council, and the developer to handle. They are asking the commission to codify a couple of recommendations they have in the written report that was submitted. Mr. Brady spoke to criteria 5 and 6 and policies 26, 45, 71 and 75. Question 6 was referenced, and several photos were included in their report to show there is sufficient space for a green zone that would meet the requirements.

Neutral - None

In Opposition - None

Rebuttal:

Dittman: We are not proposing a special use permit. We have already submitted a subdivision to the city and it has been accepted. We are proposing to build low-density residential. Northern Lights is the development, Hallmark Homes is the builder. Tonight we are talking about zoning and annexation. Development related issues are reserved for the subdivision when we present them to the Planning and Zoning Commission.

Schlotthauer: Did you say earlier that these trees are balled and burlapped?

Dittman: I don't know that for certain. It was a tree farm a gentleman was trying to create and didn't work out. I can hopefully provide that answer when we come back for the subdivision.

Schlotthauer: If they are transplantable, do you think your client would be open to providing trees for the neighbors to create green belts in their backyards?

Dittman: That is something we can certainly discuss.

Steffensen: I want to add that tonight we are just deciding on the zoning based on the criteria we have in front of us. The City Council will decide if they want to annex this based off that zoning.

Public Hearing Closed: 7:03 PM

Review Criteria:

1. **Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?** Steffensen: There is a county pocket there, with residential all around it. The Future Land Use indicates all that area is low-density residential R-1.
2. **Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration?** Schlotthauer: Goal 7 that we provide for long-term sustainability for the city. R1 housing is critical and in short supply. Goal 8 infill and this is infill. Steffensen: Goal 6 talks about transportation networks in future connectivity. This will provide connectivity. And Policy 26 provides sidewalks and trails.
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?** Commissioners agreed that nothing was shown in the report. Nothing was demonstrated from any public testimony or anything in the hearing. Steffensen: The one concern in the staff report will be addressed, and we will look at that in due time. It is something that can be mitigated.

Motion by Commissioner Wilhelm to recommend approval of annexation, Killdeer Annexation File No. ANN-24-4 finds that the requested zoning meets the approval criteria in the Post Falls Municipal Code 18.20.100 as outlined in our deliberations and direct staff to prepare a zoning recommendation to provide to City Council of R1.

Second by Commissioner Hampe

Vote:

Yes - Walton, Hampe, Steffensen, Schlotthauer, Wilhelm

Moved

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

Steffensen: I would like to say this is Nancy Hampe's last meeting, so thank you for your service. When I came seven years ago, you helped me figure out what was going on.

Hampe: I have enjoyed it. If I hadn't been moving I would still be here.

Wilhelm: Thank you for your service to Post Falls.

7. ADJOURNMENT

7:12 PM

Date: _____

Chair: _____

Attest: _____

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

The City Hall building is handicapped accessible. If any person needs special equipment to accommodate

their disability, please notify the City Media Center at least 24 hours in advance of the meeting date. The Media Center telephone number is 208-457-3341.

Chair: James Steffensen Vice Chair: Ray Kimball

Members: Vicky Jo Carey, Nancy Hampe, Ross Schlotthauer, Bobby Wilhelm, Kibbee Walton

**Gabrio Estates Duplexes
File No. ZC-24-2**

**Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: Nate Grossglauser

LOCATION: North of W. Okanogan Avenue and west of N. McGuire Road near the intersection of N. McGuire Road and W. Okanogan Avenue

REQUEST: To rezone lots 8, 9 and 10 of Gabrio Estates block 1 from Single-Family Residential (R1) to Medium Density Residential (R2) zoning district

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Authorization Letter
5. S-1 Vicinity Map
6. S-2 Zoning Map
7. S-3 Future Land Use Map
8. PA-1 PFSD Comments
9. PA-2 KCFR Comments
10. PA-3 IDT Comments
11. PA-4 YPL Comments
12. PA-5 PFPD Comments
13. PC-1 Residents Comments
14. PC-2 Vocca Comments
15. P&Z Staff Report
16. Testimony at the public hearing on October 8, 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 three lots with a total acreage of approximately 0.59 acres in the City of Post Falls from Single-Family Residential (R1) zoning to Medium Density Residential (R2) zoning. He explained that the lots are currently vacant, the water provider is East Greenacres Irrigation District and wastewater is provided by the City of Post Falls.

Mr. Porter testified that the developments located north of the three subject lots, Wildflower Meadows and Blue Spruce Meadows, is approved for duplexes and twin homes. To the west and south the land uses are single-family residential homes within Gabrio Estates Subdivision.

Mr. Porter testified that the McGuire right-of-way is located directly east of the lots 9 and 10 and the Future Land Use designation classifies the subject properties as Medium Density Residential. The proposed zone change is located within the West Prairie Focus Area, and comprehensive Goal 7 and Policy 2 were highlighted. No agency comments were received raising concerns about the proposed zone change to public services within the city.

Applicant's Presentation

Nate Grossglauser, Developer

Mr. Grossglauser testified as to the history of the development and that when he originally applied to the city for annexation and subdivision, he requested R2 zoning but was denied. Within months of approval at R1 zoning, the city approved two subdivisions adjacent to Gabrio Estates with varying zoning, creating an island out of this subdivision. He stated that there is also a new subdivision proposed to the west which is likely requesting R2 zoning as well. Mr. Grossglauser stated that there were many examples of duplexes among single-family subdivisions throughout the City of Post Falls and that it would make sense here with a private street and being contiguous to existing R2 zoning.

Mr. Grossglauser testified the proposed duplexes are situated along a private street, they're unique in shape, and the duplexes will have to be custom designed. He currently owns the existing lots requesting the rezone and the adjacent homes touching these lots as well as the remaining vacant lots in the subdivision.

Public Testimony:

The Commission opened the hearing for public testimony.

Wayne Plante, Post Falls, ID

Mr. Plante testified that he is concerned that while multifamily uses were originally buffer which is not utilized in residential areas. He is also concerned about the traffic that the duplexes would create, the fire department access to that street, and the historical debris left

behind by the contractor. Mr. Plante expressed that he felt the developers are destroying the 5-acre ranchettes there.

Stephanie Johnson, Post Falls, ID:

Ms. Johnson testified that the HOA by-laws created by the developer for this subdivision restricted the property uses to single family homes. She stated that the existing maintenance on the vacant lots is atrocious and there was no response from the developer. Ms. Johnson feels changing subdivision approvals would set a precedent that she doesn't think we want for Post Falls families. Ms. Johnson testified that while the developer does own land there he currently rents it out and does not actually live there. Finally, she pointed out that the access to these lots is through a public not private street.

Debbie Vocca, Post Falls, ID:

Ms. Vocca testified that she does not agree with mixing R1 and R2 zoning so close together. She stated that the area needs more affordable single-family homes. She also testified that this area is still rural which she would like to preserve encouraging people to stay there.

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 R2 on three vacant residential lots. The Future Land Use Map designates this area as Medium Density Residential of which R2 is an implementing zoning district. The West Prairie Focus Area provides for mixed uses or residential and commercial uses with higher densities being nearer to arterials.

The Commission finds that the proposed R2 zoning is consistent with the Future Land Use Map and aligns with the mixed uses identified in the West Prairie 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 Commission finds that medium density residential development will assist with providing community prosperity and fiscal health as additional housing within the city.

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

- Future land use mapping;
The proposed zoning is consistent with the future land use designation as Medium Density Residential.
- Compatibility with surrounding land uses;
The Commission discussed and found that the associated residential uses is compatible with the surrounding land uses.
- Infrastructure and service plans;
The Commission found that 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.

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 finds that no evidence was presented to show a demonstrable adverse impact on the delivery of services and as such, that this criterion has been satisfied.

D. RECOMMENDATION OF THE COMMISSION:

Gabrio Estates Duplexes, File No. ZC-24-2: 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. 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 **Medium Density Residential (R2)**.

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

CITY OF POST FALLS STAFF REPORT

DATE: NOVEMBER 6, 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 NOVEMBER 12th, 2024, P&Z COMMISSION MEETING
WESTFORK TOWNHOMES FILE NO. SUBD-24-6

PROJECT NAME/FILE NUMBER: Westfork Townhomes File No. SUBD-24-6

OWNERS: Lake City Engineering, Inc., 126 E. Poplar Avenue, Coeur d'Alene, ID 83814

APPLICANT: Robert King, 11249 W. Romin Road, Post Falls, ID 83854

PROJECT DESCRIPTION: Lake City Engineering, Inc. has requested, on behalf of the property owner, Robert King, to subdivide approximately 0.44-acres into 6 townhome lots within the Limited Commercial (LC) 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 approximately 200-feet east of the Mullan Avenue and Spokane Street intersection, on the north side of Mullan Avenue.

Vicinity Map:



PARCEL INFORMATION:

Property Size: 0.44-acres

Current Land Use: Vacant

Current Zoning: Limited Commercial (LC) zoning

Proposed Land Use: The proposed subdivision will serve as a townhome residential development

Surrounding Land Use: Primarily single-family adjacent to the subject property on the north and the west. The block to the east across N. Frederick Street is residential and comprised of single-family and an undeveloped townhome subdivision. Uses to the south across E. Mullan Avenue include a childcare facility and an existing commercial structure that is not being utilized.

Surrounding Zoning Districts: The proposed development pattern surrounding the subject site includes Limited Commercial (LC) to the west and the north. Directly south across E. Mullan Avenue are Community Commercial Services (CCS) properties. Across N. Frederick Street, to the east, the zoning is High Density Residential (R3).

Water Provider: City of Post Falls

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 the City of Post Falls. The existing facilities adjacent to the site, located in the alley, has sufficient capacity to service the project.

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 site in Mullan Avenue. 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 Local Improvement Districts, Subsequent User Agreements, or Sewer Surcharges.

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

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

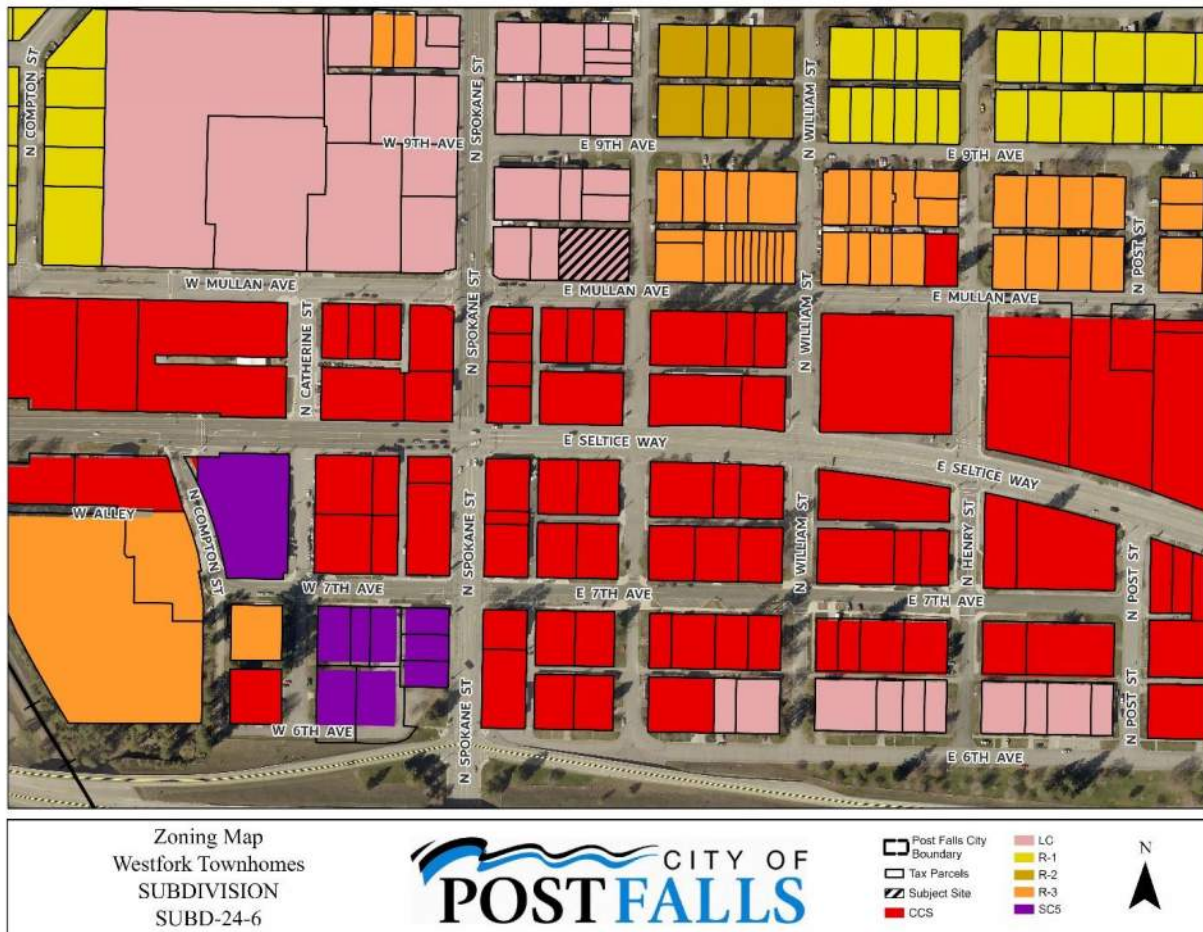
Roadways, storm drainage management, roadway illumination, ADA ramps and roadway markings/signs shall comply with City Standards with final design and construction.

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 comment**
- **PA-4: Post Falls Police Department – Remain neutral**
- **PA-5: Department of Environmental Quality – No comment**
- **PA-6: Post Falls Highway District – No comment**

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 on October 22, 2024, and mailed to property owners within 300 feet of the proposed project on October 21, 2024. Notice has been published in the Coeur d'Alene Press on October 22, 2024. The property was posted on October 28, 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 Westfork Townhomes project. 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 Mullan Avenue or Frederick Street shall be prohibited on the face of the plat.
8. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. The Urban Forester shall be notified prior to planting.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1	Application
Exhibit A-2	Narrative
Exhibit A-3	Preliminary Plan
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	YPL Comments
Exhibit PA-4	PFPD Comments
Exhibit PA-5	DEQ Comments
Exhibit PA-6	PFHD Comments

Subdivision Application

SUBD-24-6

Submitted On: Aug 26, 2024

Applicant

 Lake City Engineering, Inc.
 (208) 676-0230
 admin@lakecityengineering.com

Primary Location

107 E MULLAN AVE
POST FALLS, ID 83854

Application Information

Did a Subdivision Pre-app take place?

Yes

Applicant Type

Engineer

Proposed Subdivision Name

Westfork Townhomes

Number of Lots

6

Size of Site

0.44

Average Size of Lots

3197

Existing Zoning

Limited Commercial (LC)

Adjacent Zoning

R-3, CCS, LC

Current Land Use

Residential

Adjacent Land Use

Residential, Commercial

Density

13.6 du/ac

Description of Project

6 townhome buildings, each on individual lots

Site Information

Comprehensive Plan Designation

Business / Commercial - City Center District overlay

Location of Proposed Access to Site

Alley located behind (North of) project

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

Mullan Ave - R/W and pavement width approx. 46'

Frederick Street - 60' R/W and 28' pavement width

Alley - 16' R/W and 12' pavement width

Size & Point of Water Connection

6" C-900 water main in alley

Size & Point of Sewer Connection

10" gravity sewer in Mullan Avenue

Name & Location of Nearest School

Mullan Trail Elementary - 300 W. Cherry Avenue - 0.4 miles

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

KCFR Station #1 - 404 N. Idaho Street - 0.8 miles

Physical Description of Site (topography, cover, features)

Vacant with native vegetation, sparse deciduous tree cover and remnants of a recently demolished residence.

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

No

Water District

Post Falls Water District

Owner Information

Name

Robert King

Company

--

Phone

208-964-2680

Email

rking@kellersupply.com

Address

11249 W. Romin Road

City, State, Zip Code

Post Falls, ID 83854

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

Westfork Townhomes

Preliminary Subdivision

Project Narrative

City of Post Falls, Idaho

August 2024



126 E. Poplar Avenue
Coeur d'Alene, Idaho 83814
Phone: 208-676-0230

PROJECT SUMMARY

The *Westfork Townhomes* Subdivision is a proposal for 6 lots located in Drumheller's Addition, approximately 0.1 miles East of the intersection of Mullan Avenue and Spokane Street, on the North side of Mullan Avenue. The subject property lies within the southeast quarter of Section 34, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho.

SUBJECT PROPERTY

The parcel to be subdivided is as following:

Parcel No.: P-1350-013-010-A

AIN: 131410

Area: 0.44 acres



Figure 1: Vicinity Map

LAND USE

The subject property is currently zoned Limited Commercial in the City of Post falls. The City of Post Falls Future Land Use Map designates the subject property as Business Commercial with a City Center District overlay. It is bounded on all sides by properties zoned Limited Commercial with City Center District overlay, with the exception of the properties to the East across

Frederick Street, which are not part of the overlay. The surrounding properties are a mix of residential and commercial uses.

The proposed use for the subject property is to build 6 residential townhomes. This use is consistent with the zoning designation, the surrounding land uses, and is in conformance with the Post Falls Municipal Code and Comprehensive Plan. Townhome construction is a permitted use in the Limited Commercial zone. Per City Code 18.16.010.B.1, this zoning district is compatible with residential land that would accommodate medium-density residential land uses. A brief summary of the proposed project is provided below. Figure 2 shows the preliminary plat as it is presented in the preliminary subdivision plans.

<i>Existing Zoning:</i>	<i>Limited Commercial</i>
<i>Comprehensive Plan Designation:</i>	<i>Business / Commercial</i>
<i>Project Area:</i>	<i>0.44 acres</i>
<i>Residential Units:</i>	<i>6 lots</i>
<i>Average Lot Size:</i>	<i>+/- 3,167 sf</i>
<u>Setback or Provision</u>	<u>Allowed (per R-2 Standard)</u>
<i>Maximum Lot Coverage</i>	<i>30%</i>
<i>Minimum Lot Width</i>	<i>25'</i>
<i>Front Setback</i>	<i>15'</i>
<i>Side Setback</i>	<i>5'</i>
<i>Flanking Setback</i>	<i>15'</i>
<i>Rear Setback</i>	<i>20'</i>
<i>Max Building Height</i>	<i>35'</i>
<i>Min Lot Area</i>	<i>2,400 sf</i>



Figure 2: Preliminary Plat

PRE-DEVELOPMENT CHARACTERISTICS

The subject property is currently vacant with native vegetation and remnants of a residence that was recently demolished. The general slope of the land is relatively flat and includes several large deciduous trees. See Figure 1 above.

POST-DEVELOPMENT CHARACTERISTICS

The proposed development will be built in accordance with City of Post Falls Standards and common accepted construction practices. All utilities are existing and located adjacent to, or near to, the subject property boundaries and will be used to serve this project. There are no topographical limitations to overcome during the development of this property.

Transportation and Roads

Mullan Avenue, a Minor Arterial, is situated along the southern edge of the property in an existing 110' public right-of-way wherein there is currently no curb and gutter or roadside grassy swales. During development, a 10' utilities and drainage easement would be dedicated to the City and frontage improvements such as a 6' concrete sidewalk, grassy swales, street trees, street lights and standard curb and gutter would be added.

Frederick Street is situated in an existing 60' public right-of-way along the eastern edge of the subject property. During development, frontage improvements such as standard curb and gutter, grassy swales, street trees, streetlights, a 5' concrete sidewalk and a 10' utilities and drainage easement dedicated to the City would be added to the side of the project that faces Frederick Street.

Behind the subject property to the North lies a gravel alleyway varying in width between 8' and 16'. This alley will be paved and brought up to the City of Post Falls Standards.

Fire Protection

The subject property is within the Kootenai County Fire and Rescue Protection District boundaries. Fire Station #1, at 404 N. Idaho Street, is located less than 1 mile from the project. A fire hydrant will be installed in the alleyway on the North side of the project at the intersection of Frederick Street, as designated by the Kootenai County Fire and Rescue District. Emergency access is not anticipated to be a problem.

Stormwater

Stormwater will be handled via permanent grassy swale systems that will collect and mitigate stormwater runoff generated from the subdivision. Excess runoff will be direct injected into the ground through the use of drywells. A stormwater management plan shall use best management practices (BMP) during and after construction in accordance with accepted standard construction practices. According to the Natural Resources Conservation Service (NRCS), the area's soils contain 100% McGuire-Marble association. These soils are formed from volcanic ash and loess over outwash terraces and are typical of this area of Post Falls. They are

suitable for the proposed type of stormwater management system, which is commonly practiced throughout the City of Post Falls. Maintenance of the storm system will be the responsibility of the City of Post Falls.

Water

Domestic and irrigation water will be provided by the City of Post Falls. There is an existing 6" C-900 water main located in the alleyway immediately North of the subject property. During development, each of the proposed 6 lots would have its own water meter with service to the individual townhome located on that lot. An additional fire hydrant will be added in the alley at the request of KCFR.

Sewer

Sanitary Sewer service will be provided by the City of Post Falls. There is currently a 10" gravity sewer main located in Mullan Avenue, immediately South of the proposed Subdivision. Infrastructure will be required to be extended into the subject property in accordance with City of Post Falls standards. Each of the 6 proposed townhome lots will have its own sewer service connection. There is adequate capacity within the City of Post Falls Sewer System. Sanitary sewer generated from this site will be treated at the Post Falls Wastewater Treatment Plant, which currently has capacity to serve this project.

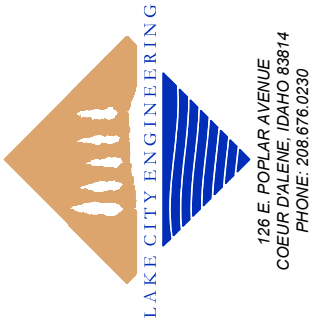
Other Utilities

All dry utilities are located in Mullan Avenue and Frederick Avenue and currently available to serve the proposed project. They will be extended from and throughout the proposed project as required. All dry utility companies will be notified at the appropriate time. Agreements to provide service will be finalized between the Developer and the respective utility.

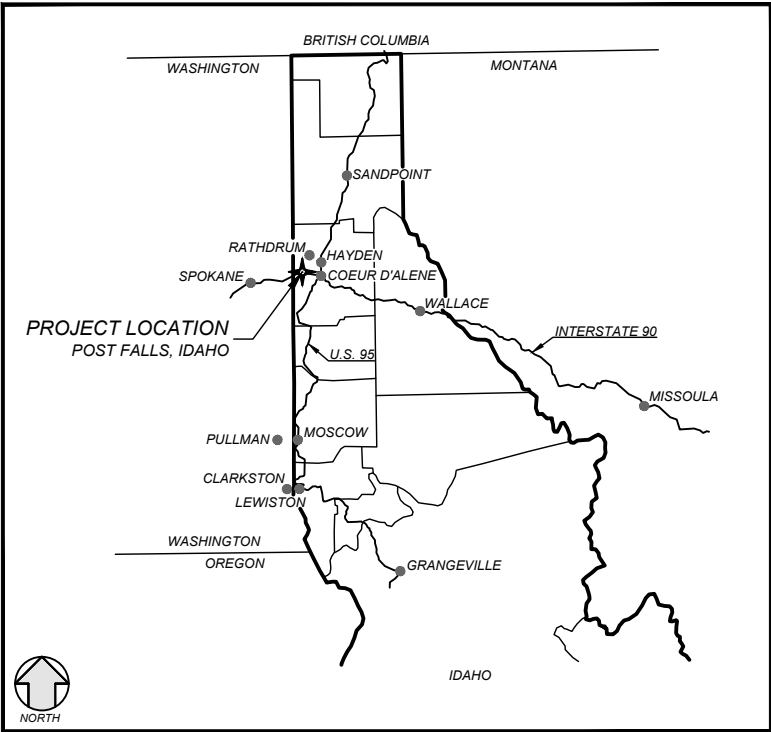
DEVELOPMENT SCHEDULE

Construction on this project is anticipated to begin in the Fall of 2024 and be completed in one phase.

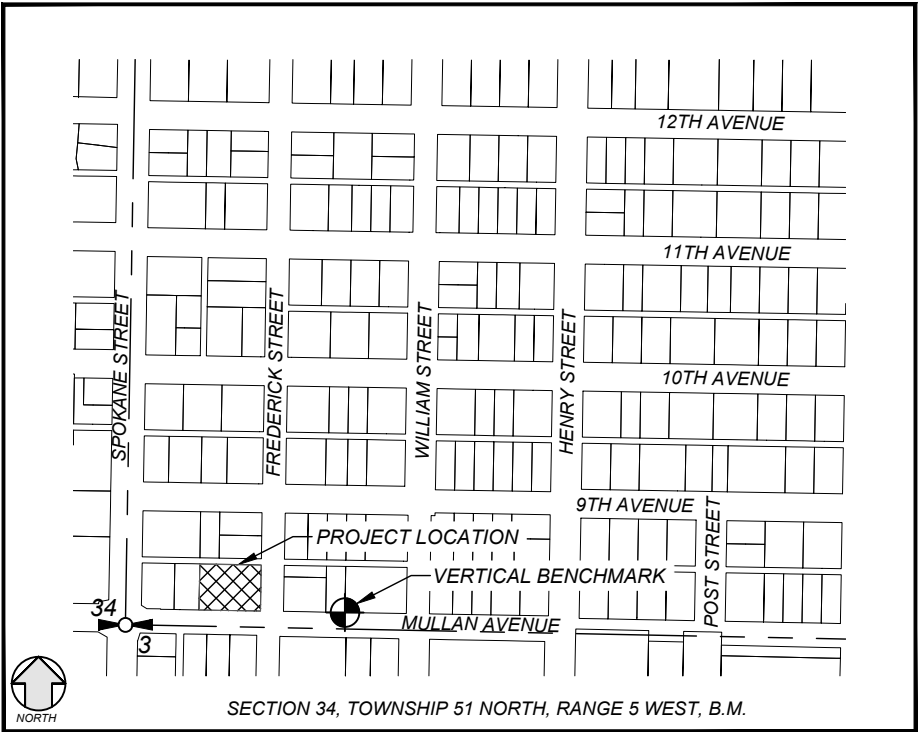
WESTFORK TOWNHOMES
PRELIMINARY SUBDIVISION
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO



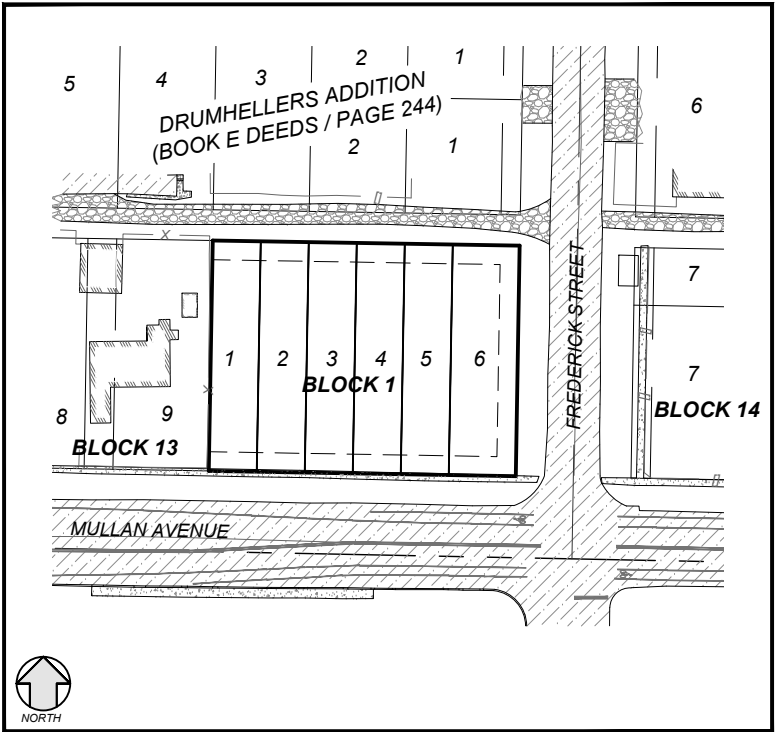
PRELIMINARY
NOT FOR CONSTRUCTION



VICINITY MAP
NTS



PROJECT LOCATION
1" = 500'



PROJECT SITE
1" = 100'

PROJECT OWNER

ROBERT KING
11249 W. ROMIN ROAD
POST FALLS, IDAHO 83854
PH: (208) 964-2680

PROJECT ENGINEER

LAKE CITY ENGINEERING, INC.
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PH: (208) 676-0230

PROJECT MATRIX

LEGAL DESCRIPTION: LOTS 10, 11, & 12, BLOCK 13
DRUMHELLERS ADDITION
(BOOK E DEEDS / PAGE 244)

AREA: 0.44 AC

UTILITY CONTACT LIST

AVISTA (POWER/GAS): (208) 769-1343
KOOTENAI ELECTRIC (POWER): (208) 765-1243
SPECTRUM (COMM): (208) 277-9452
ZIPLY FIBER (COMM): (208) 762-2664
TDS (FIBER): (208) 920-1666

CONTACT INFORMATION

WATER PURVEYOR

CITY OF POST FALLS - WATER DIVISION
2002 W. SELTICE WAY
POST FALLS, IDAHO 83854
PH: (208) 777-9857

SEWER PURVEYOR

CITY OF POST FALLS - WATER RECLAMATION DIVISION
2002 W. SELTICE WAY
POST FALLS, IDAHO 83854
PH: (208) 777-9857

STREET AND STORMWATER PURVEYOR

CITY OF POST FALLS - STREETS DIVISION
2002 W. SELTICE WAY
POST FALLS, IDAHO 83854
PH: (208) 773-1722



VERTICAL BENCHMARK

FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
SOUTHWEST CORNER OF LOT 1, BLOCK 1
VILLA POINT NORTH (BOOK L / PAGE 654)
ELEV: 22117.81 (NAVD 88)

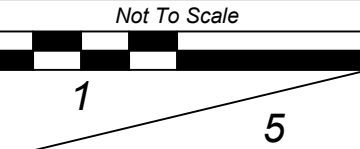
INDEX OF SHEETS

- TITLE SHEET
- SUBDIVISION PLAN
- PRELIMINARY UTILITY PLAN
- EXISTING CONDITIONS MAP
- PROJECT DETAILS

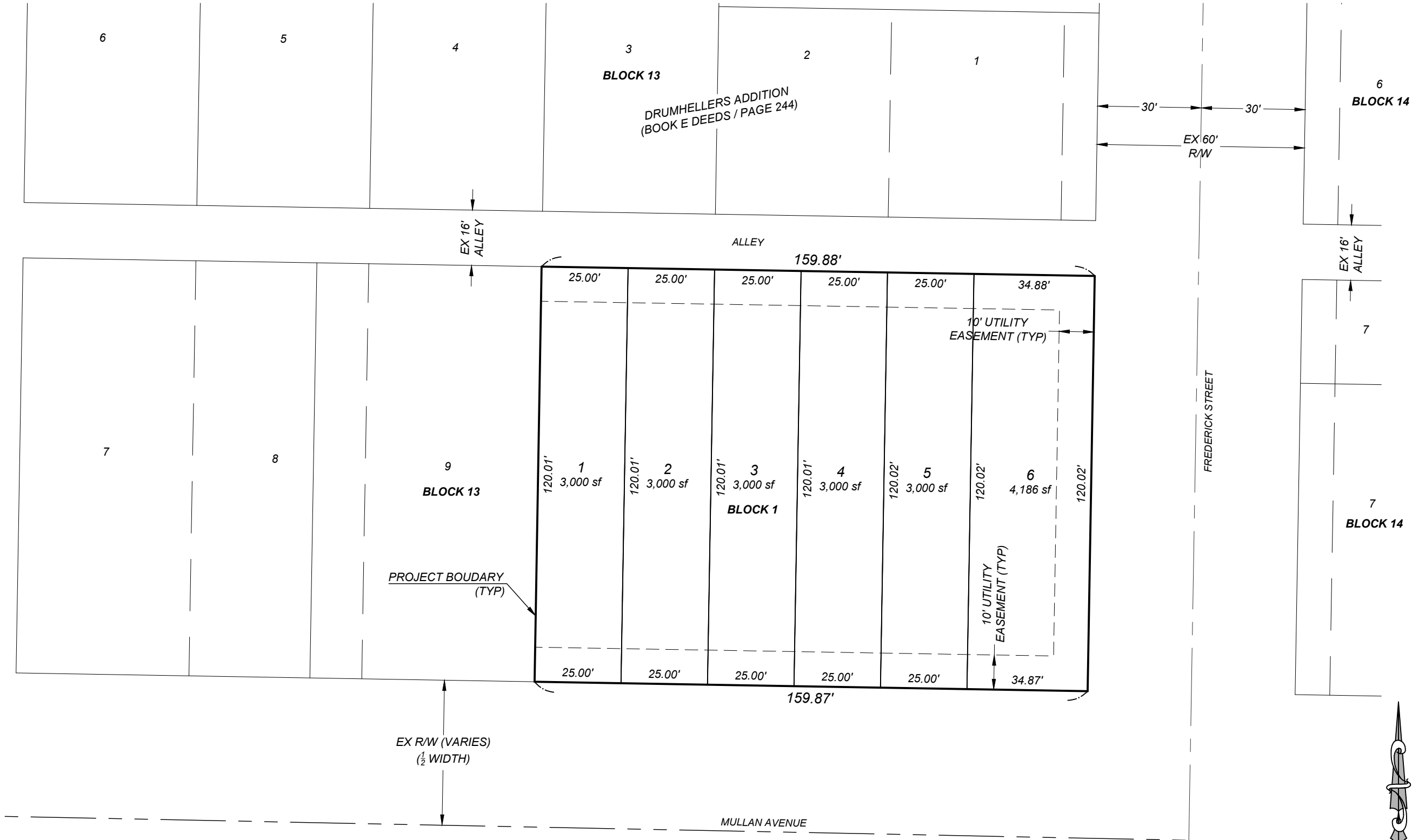
WESTFORK TOWNHOMES

TITLE SHEET
CITY OF POST FALLS, IDAHO

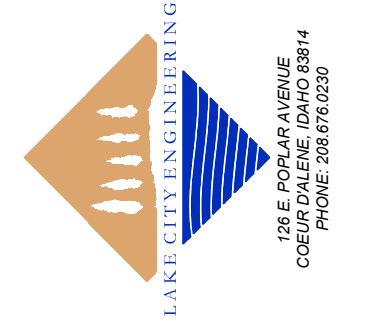
DESIGNED BY:	DCD
DRAFTED BY:	SMA/TCD
DATE:	08/26/2024
JOB NO:	LCE 24-014
SCALE:	N.T.S.



tommy, Plotted: Aug 26, 2024 - 10:47am, L:\2024\24-014\ACAD\24-014 PRELIM SUB.dwg



PROJECT MATRIX	
AREA:	0.44 AC
# OF LOTS:	6
DENSITY:	13.6 DU/AC
ZONING:	LC
MAX LOT SIZE:	4,186 SF
MIN LOT SIZE:	3,000 SF
AVERAGE LOT SIZE:	3,198 SF

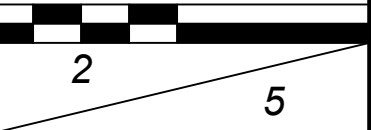


PRELIMINARY
NOT FOR CONSTRUCTION

WESTFORK TOWNHOMES

SUBDIVISION PLAN
CITY OF POST FALLS, IDAHO

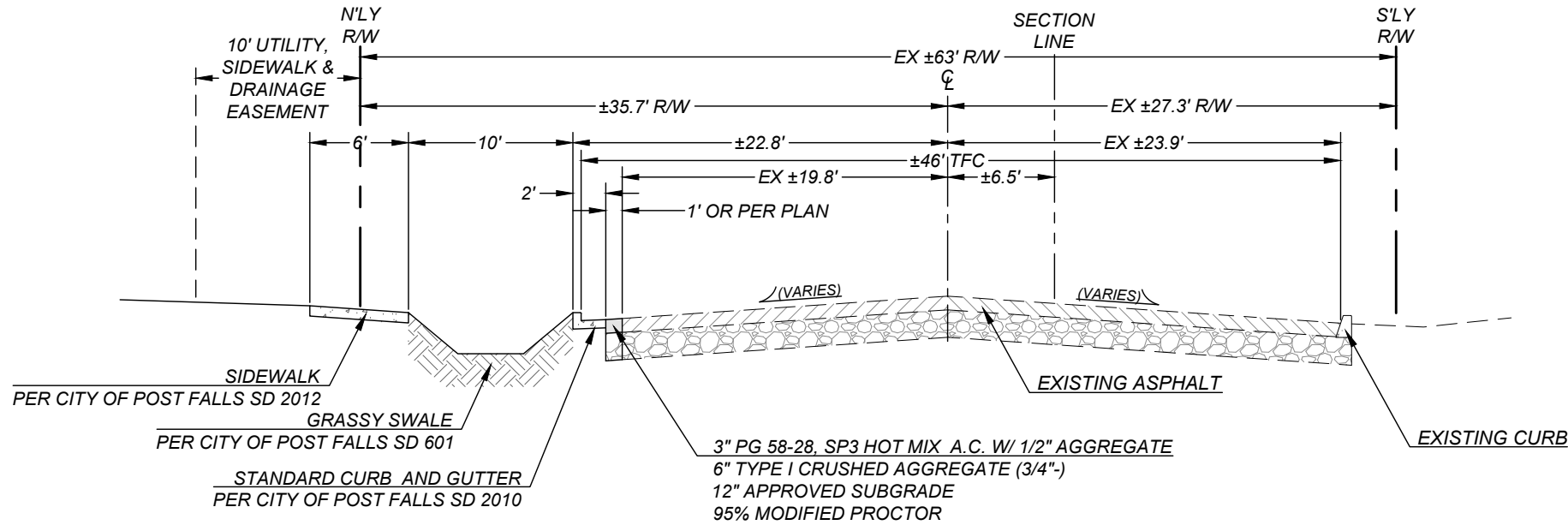
DESIGNED BY:	DCD
DRAFTED BY:	SMA/TCD
DATE:	08/26/2024
JOB NO:	LCE 24-014
SCALE:	1" = 30'



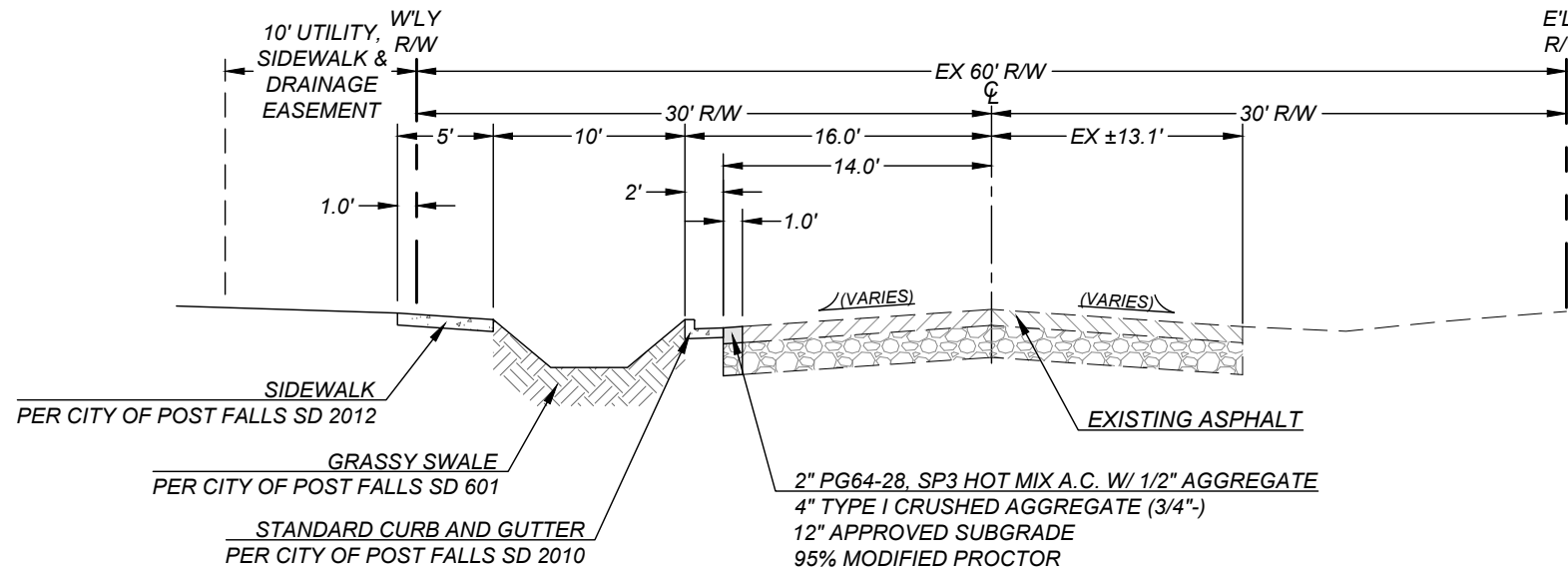
EXISTING CONDITIONS MAP
CITY OF POST FALLS, IDAHO

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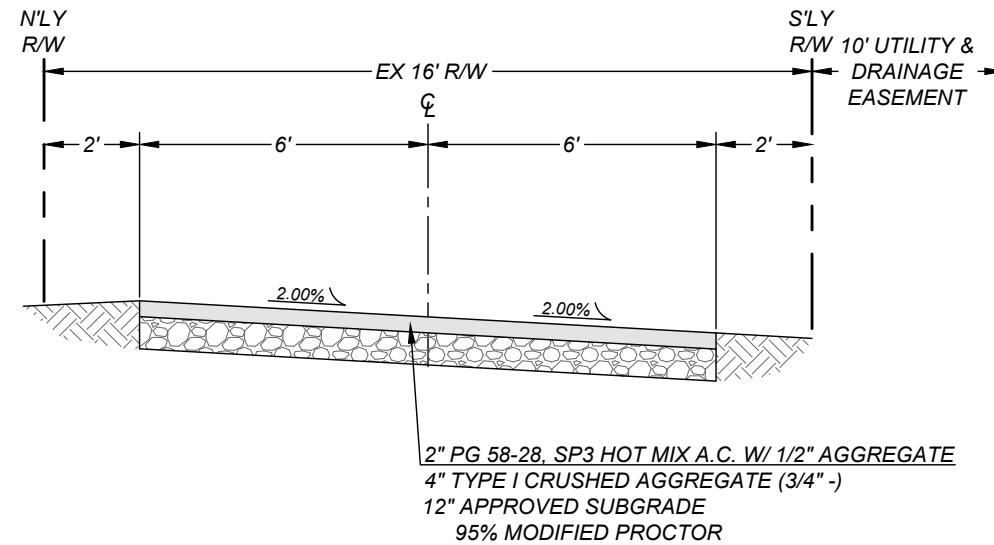
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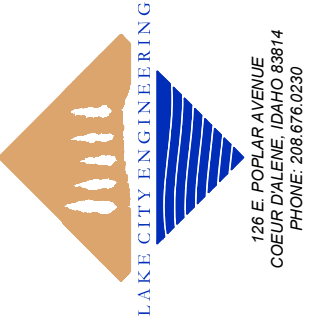
REFERENCE CITY OF POST FALLS STANDARD DWG SD 2004
MULLAN AVENUE TYPICAL SECTION
N.T.S.



REFERENCE CITY OF POST FALLS STANDARD DWG SD 2001
FREDERICK STREET TYPICAL SECTION
N.T.S.



ALLEY TYPICAL SECTION
N.T.S.



PRELIMINARY
NOT FOR CONSTRUCTION

WESTFORK TOWNHOMES

PROJECT DETAILS
CITY OF POST FALLS, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	SMA/TCD
DATE:	08/26/2024
JOB NO:	LCE 24-014
SCALE:	N.T.S.



City of Post Falls
408 W. Spokane Street
Post Falls, Idaho 83854

August 2, 2024

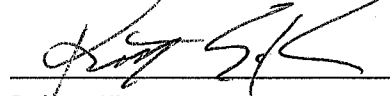
ATTN: Planning Department

RE: Parcel # P-1350—013-010-A
Westfork Townhomes

To Whom It May Concern,

I hereby authorize Lake City Engineering, Inc. to act as the Authorized Agent for matters related to the above referenced project.

Thank you for your time and consideration in this matter.

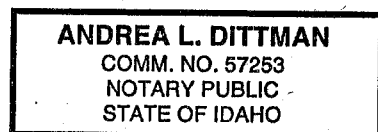

Robert King

8-5-24
Date

STATE OF IDAHO)
)ss.
COUNTY OF KOOTENAI)

On this 5th day of August 20 24, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Robert King, personally known or subscribed and sworn to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.




Notary Public

Residing at: Kootenai County

My Commission Expires: 1-5-29



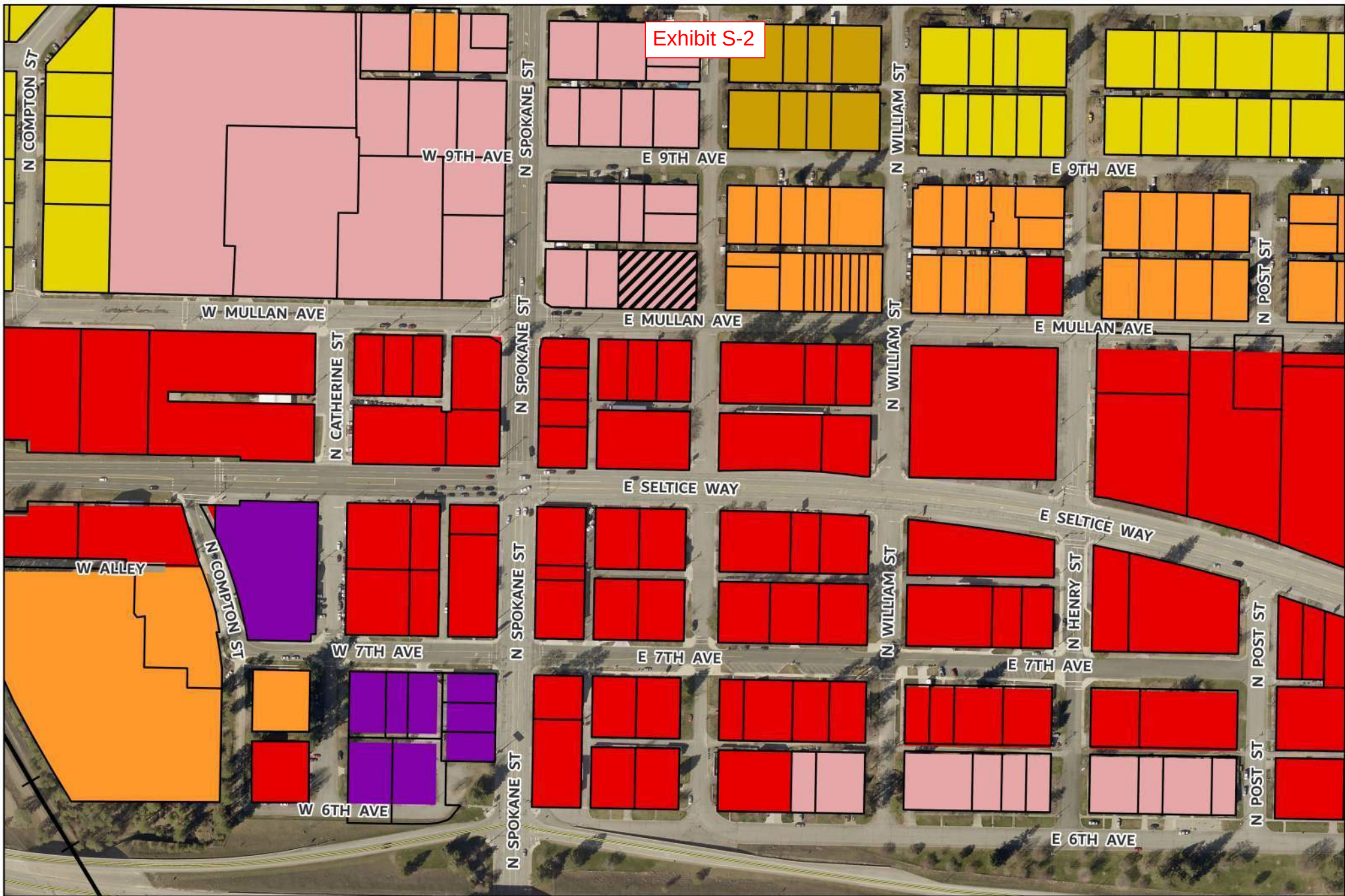
Exhibit S-1

Project Location
Westfork Townhomes
SUBDIVISION
SUBD-24-6



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



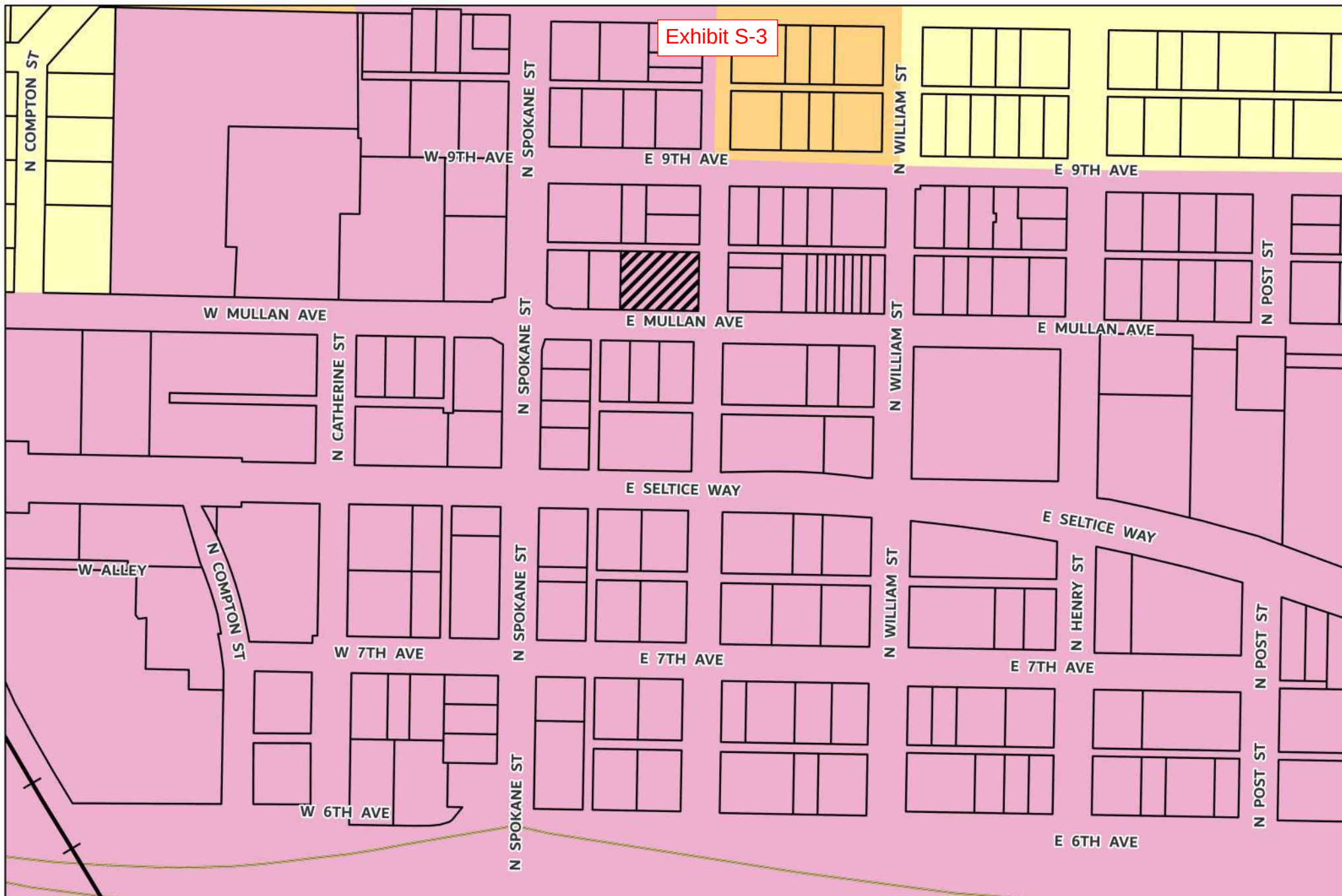


Zoning Map
Westfork Townhomes
SUBDIVISION
SUBD-24-6



- | | |
|--------------------------|-----|
| Post Falls City Boundary | LC |
| Tax Parcels | R-1 |
| Subject Site | R-2 |
| CCS | R-3 |
| | SC5 |





Future Land Use Designation
Westfork Townhomes
SUBDIVISION
SUBD-24-6



- Post Falls City Boundary
- Tax Parcels
- Subject Site

- Low Density Residential
- Medium 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

October 17, 2024

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	2024-2025 Enrollment	Building Capacity
Greensferry Elementary	409	525
Mullan Trail Elementary	343	500
Ponderosa Elementary	469	570
Prairie View Elementary	350	525
Seltice Elementary	375	560
Treaty Rock Elementary	383	525
West Ridge Elementary	427	525
Post Falls Middle School	748	920
River City Middle School	557	750

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

Post Falls High School	1636	1800
New Vision High School	105	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,

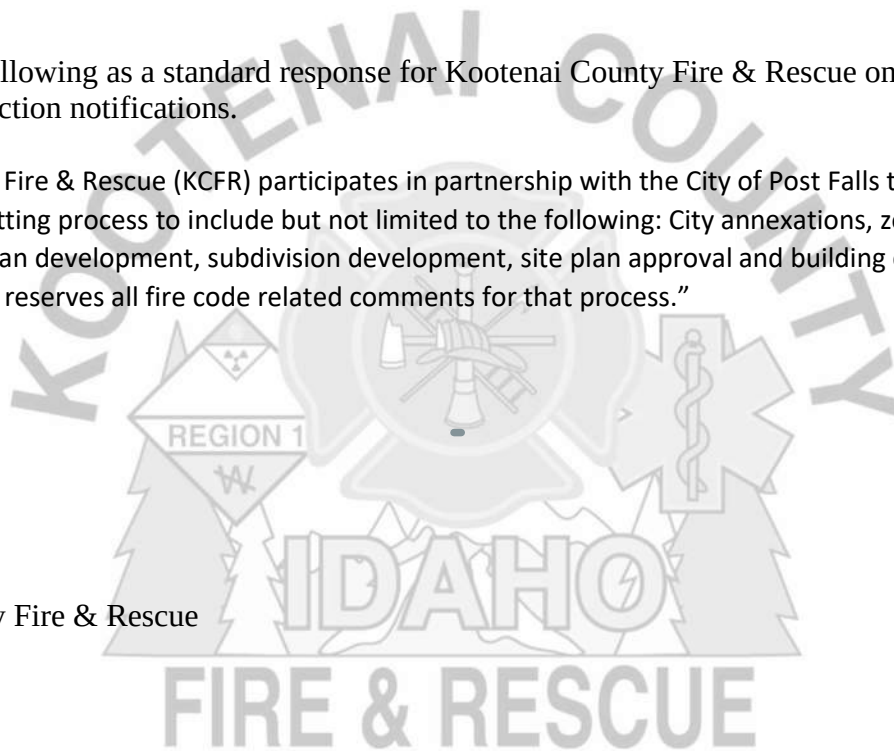
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"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: Calhoun, Judy <Judy.Calhoun@p66.com>
Sent: Tuesday, October 22, 2024 1:27 PM
To: Nancy Thurwachter
Cc: Polak, Chad M
Subject: RE: Notice to Jurisdictions Westfork Townhomes File No. SUBD-24-6

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

Hi Nancy,

Looking forward to working with you on these.

For this one, based on the location provided, there is no impact to the YPL ROW and we do not have any questions.

Thanks,

Judy Calhoun
Analyst - Real Estate Services

O: 806-275-5331 | M: 806-676-4720
Address: Borger Pipeline Office | 9095 West Wilson | Borger, TX 79007



From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Tuesday, October 22, 2024 1:32 PM
To: Nancy Thurwachter <nthurwachter@postfalls.gov>
Cc: Calhoun, Judy <Judy.Calhoun@p66.com>
Subject: FW: Notice to Jurisdictions Westfork Townhomes File No. SUBD-24-6

Good Morning Nancy,

Wanted to give you an update, Judy Calhoun (cc:) - Judy.Calhoun@p66.com will be the point person going forward on all notices for Yellowstone Pipe Line Company and Phillips 66. Please send all future correspondence to her starting tomorrow and remove me from the mailing list.

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, October 22, 2024 11:44 AM

October 22nd, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: Westfork Townhomes File No. SUBD-24

The Police Department has reviewed the above listed subdivision plan and will remain Neutral on this request. The Police Department will comment further during the permitting process if approved.

Respectfully submitted,



Mark J. Brantl
Captain
Post Falls Police Department

Exhibit PA-5

From: [DEQ Comments](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions Westfork Townhomes File No. SUBD-24-6
Date: Thursday, October 24, 2024 1:59:04 PM
Attachments: [image001.png](#)

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

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

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

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

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, October 22, 2024 10:44 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; 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; DEQ Comments <deqcomments@deq.idaho.gov>; 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

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Tuesday, November 5, 2024 8:48 AM
To: Nancy Thurwachter
Subject: RE: Notice to Jurisdictions Westfork Townhomes File No. SUBD-24-6

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

The PFHD has no comment.

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: Tuesday, October 22, 2024 10:44 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 <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; DEQ <deqcomments@deq.idaho.gov>; 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@ziplify.com>; Kristen Rondo <krondo@phd1.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>

Westfork Townhomes Subdivision

File No. SUBD-24-6

November 12th, 2024



Ethan Porter– Associate Planner

1

OWNER: Robert King

APPLICANT: Lake City Engineering, Inc.

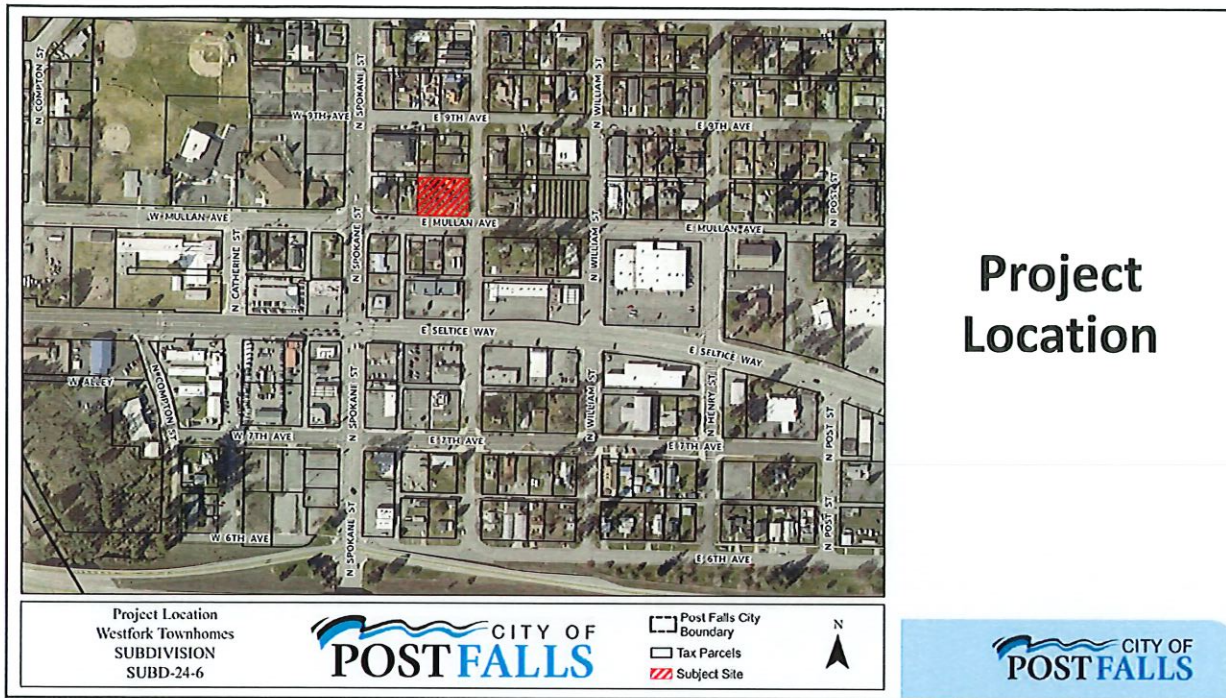
REQUESTED ACTIONS:

Subdivision: Approval of the proposed subdivision on approximately 0.44-acres into a total of 6 townhome lots

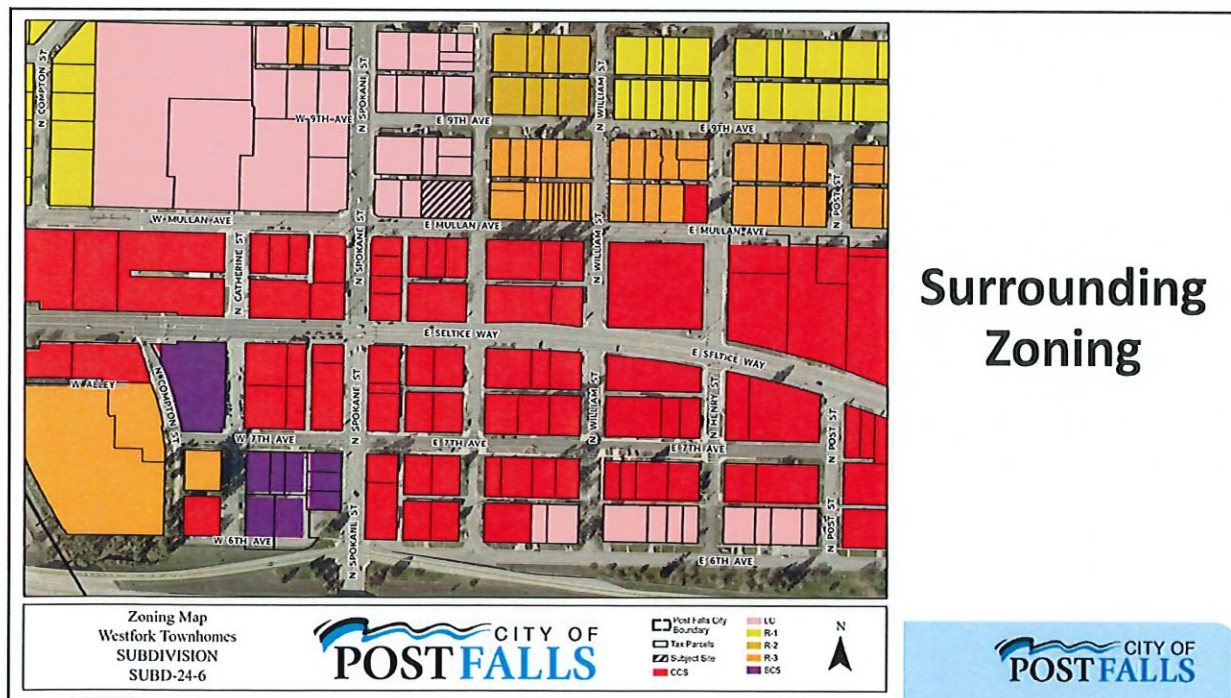
Westfork Townhomes Subdivision



2



3



4

Land Use & Site

- Currently a vacant parcel
- Over the Rathdrum Prairie Aquifer

Water

- City of Post Falls

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

Traffic

- Proposed layout per Exhibit A-3 is consistent with the City's Transportation Master Plan
- Frederick Street is classified as a Minor Arterial roadway
- Bogie Drive is classified as a Local roadway

Additional Information

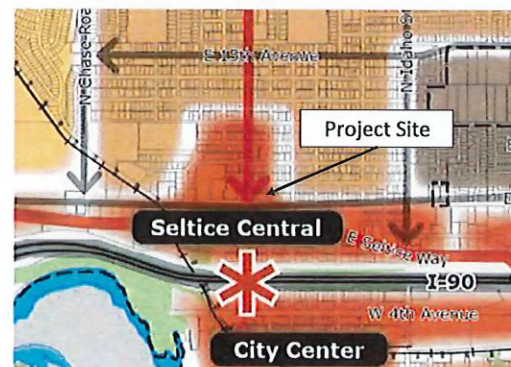


5

Future Land Use Designation



Seltice Central Focus Area



Encourage higher-density residential uses in the area, boosting support for retail and commercial uses;

Future Land Use Designation/Focus Area

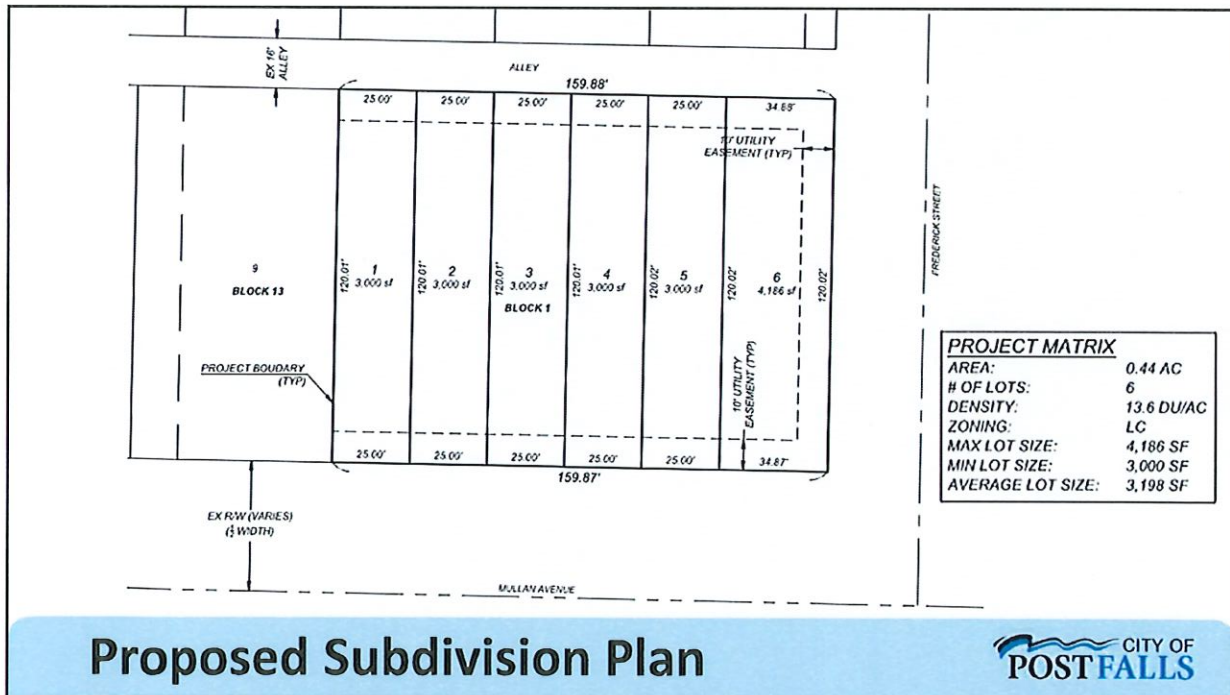


6

SUBDIVISION REVIEW CRITERIA



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

- Water will be provided by the City of Post Falls

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 flows

- The City has the capacity and is willing to serve as proposed per Exhibit A-3

Review Criteria 2



10

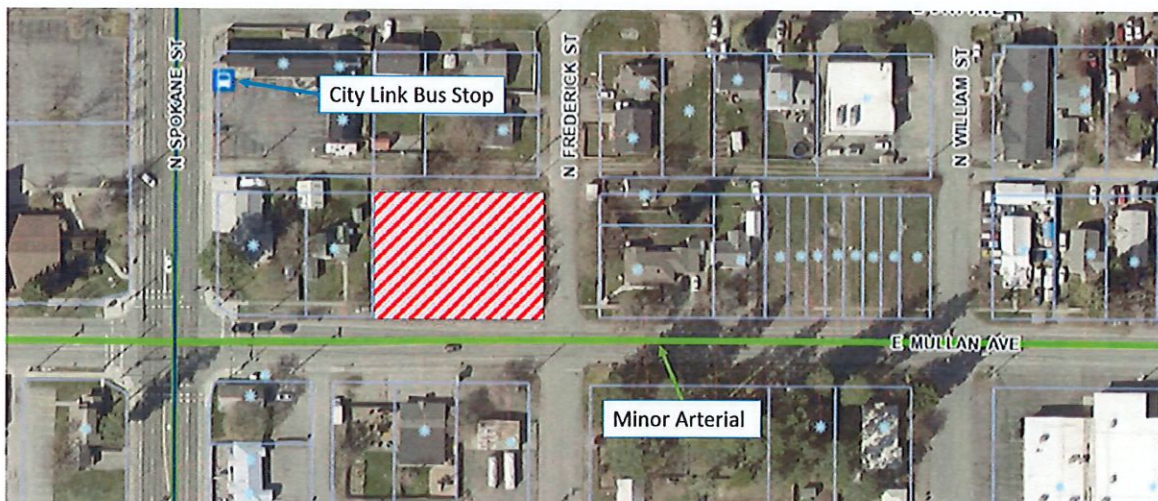
Proposed streets are consistent with the transportation element of the comprehensive plan

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

Review Criteria 3



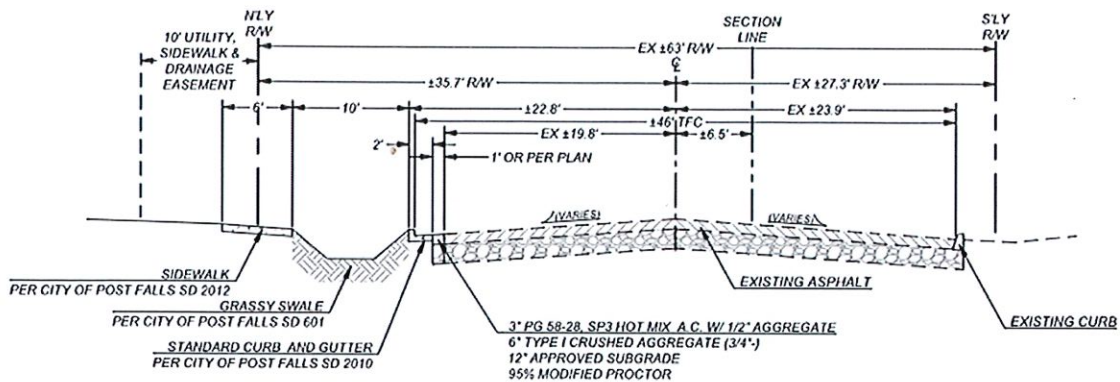
11



Transportation Context



12

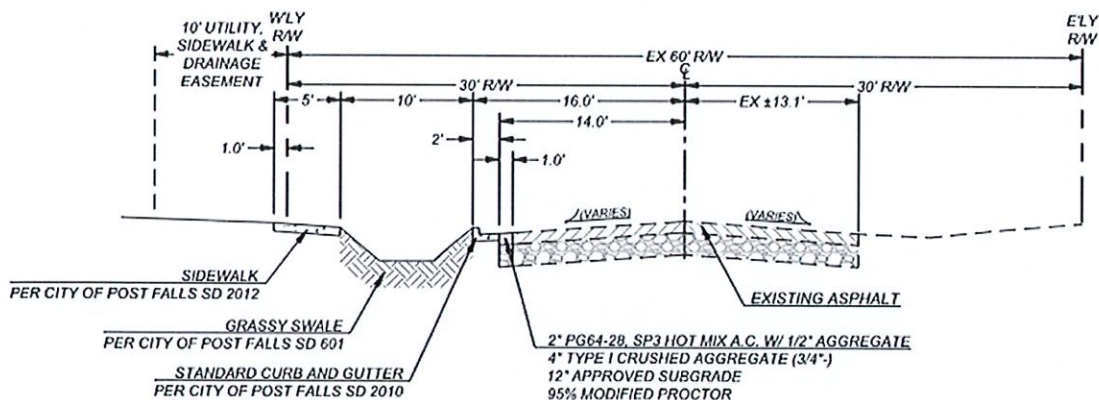


REFERENCE CITY OF POST FALLS STANDARD DWG SD 2004
MULLAN AVENUE TYPICAL SECTION
 N.T.S.

Roadway Section



13



REFERENCE CITY OF POST FALLS STANDARD DWG SD 2001
FREDERICK STREET TYPICAL SECTION

Roadway Section



14

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



15

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

Land Use Category	Zoning Classifications				
	R1S	R1	R2	R3	LC
Townhome, 6 or less units per structure	-	S	S	P	P

Lot widths are all 18-feet or above

Lot area ranges from 3,000 to 4,186 sq.ft (2,000 minimum)

Review Criteria 5



16

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



17

- | | |
|----------------------------------|---------------------------------------|
| • 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



18

[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] Department of Environmental Quality – No comments

[PA-6] Post Falls Highway District – No comments

Agency Comments



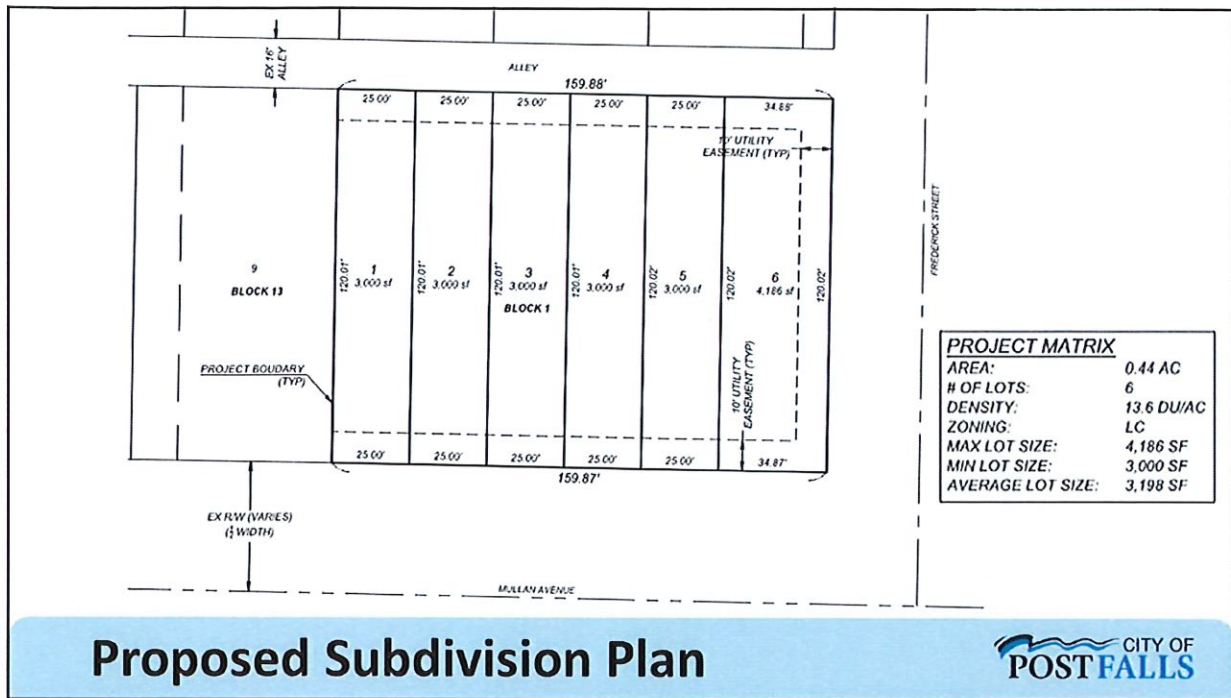
19

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



20



ORDINANCE NO. [Category]

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR A NEW CODE SECTION 18.24.020.Q TITLED POLICE ACCESS EXIGENT CIRCUMSTANCES; PROVIDING THAT REMAINING SECTIONS OF POST FALLS CITY CODE SHALL REMAIN IN EFFECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW

WHEREAS, the Mayor and City Council find that the development of properties in the City of Post Falls with restricted or limited access to common areas create problems for accessibility by police in exigent and/or emergency circumstances; and

WHEREAS, police are often called to respond to areas which are inaccessible by reason of restricted accesses either interior to structures or by locked common entry areas; and

WHEREAS, the fire code official may require access be provided to such restricted areas for life-saving or fire-fighting purposes; and

WHEREAS, police are sometimes the first responding party to emergency calls and have additional need for access in exigent circumstances as there is insufficient time to secure access directly from property owners.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Post Falls as follows:

SECTION 1. That a new Section 18.24.020.Q, entitled POLICE ACCESS EXIGENT CIRCUMSTANCES is added to the Post Falls Municipal Code as follows:

18.24.020. - General standards:

Q. Police Access Exigent Circumstances. Where access to or within a structure or an area is restricted because of secured openings or gated entries, or where immediate access is necessary for

life-saving or exigent circumstances, the chief of police is authorized to require the owner or developer to install and maintain a keyless entry system or suitable alternative, to provide police access to the common areas and corridors. The keyless entry system or alternative shall be subject to review and approval by the city. Exigent circumstances shall mean and include those situations where urgent and immediate action is necessary to prevent imminent harm to individuals, protect public safety, prevent the destruction of evidence, or stop a fleeing suspect.

SECTION 2. All provisions of the current Post Falls Municipal Code or ordinances of the City of Post Falls and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. Neither the adoption of this ordinance nor the repeal of any ordinance shall, in any manner, affect the prosecution for violation of such ordinance committed before the effective date of this ordinance or be construed as a waiver of any license or penalty due under any such ordinance or in any manner affect the validity of any action previously taken by the City of Post Falls City Council or the validity of any such action to be taken upon matters pending before the City Council on the effective date of this ordinance.

SECTION 4. The provisions of this ordinance are severable, and if any provision, clause, sentence, subsection, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid, or unconstitutional provision, clause sentence, subsection, word, or part had not been included therein, and if such person or circumstance to which the ordinance or part thereof is held inapplicable had been specifically exempt therefrom.

SECTION 5. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Post Falls, and upon such publication shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Post Falls at a regular session of the City Council on September ____ 2024.

APPROVED, ADOPTED, and SIGNED this day of October, 2024.

Ronald G. Jacobson, Mayor

ATTEST:

Shannon Howard, City Clerk

SUMMARY OF POST FALLS ORDINANCE NO. [Category]

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR A NEW CODE SECTION 18.24.020.Q TITLED POLICE ACCESS EXIGENT CIRCUMSTANCES; PROVIDING THAT REMAINING SECTIONS OF POST FALLS CITY CODE SHALL REMAIN IN EFFECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW

The City of Post Falls, Kootenai County, Idaho, hereby gives notice of the adoption of Post Falls Ordinance No. [Category], which adds a new provision permitting police access to restricted areas in exigent circumstances; providing repeal of conflicting ordinances and providing severability. The ordinance is effective upon publication of this summary. The full text of Ordinance No. [Category] is available at Post Falls City Hall, 408 N. Spokane Street, Post Falls, ID 83854, in the office of the City Clerk. Dated this ____ day of October, 2024.

/s/

Shannon Howard, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Field K. Herrington, the legal advisor for the City of Post Falls, I have examined the attached summary of Ordinance No. [Category], which adds a new provision permitting police access to restricted, and find it to be a true and complete summary of said ordinance and provides adequate notice of the contents to the public.

Dated this ____ day of October, 2024.

Field K. Herrington, City Attorney

**CITY OF POST FALLS
STAFF REPORT**

DATE: OCTOBER 31, 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 November 12th, 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.

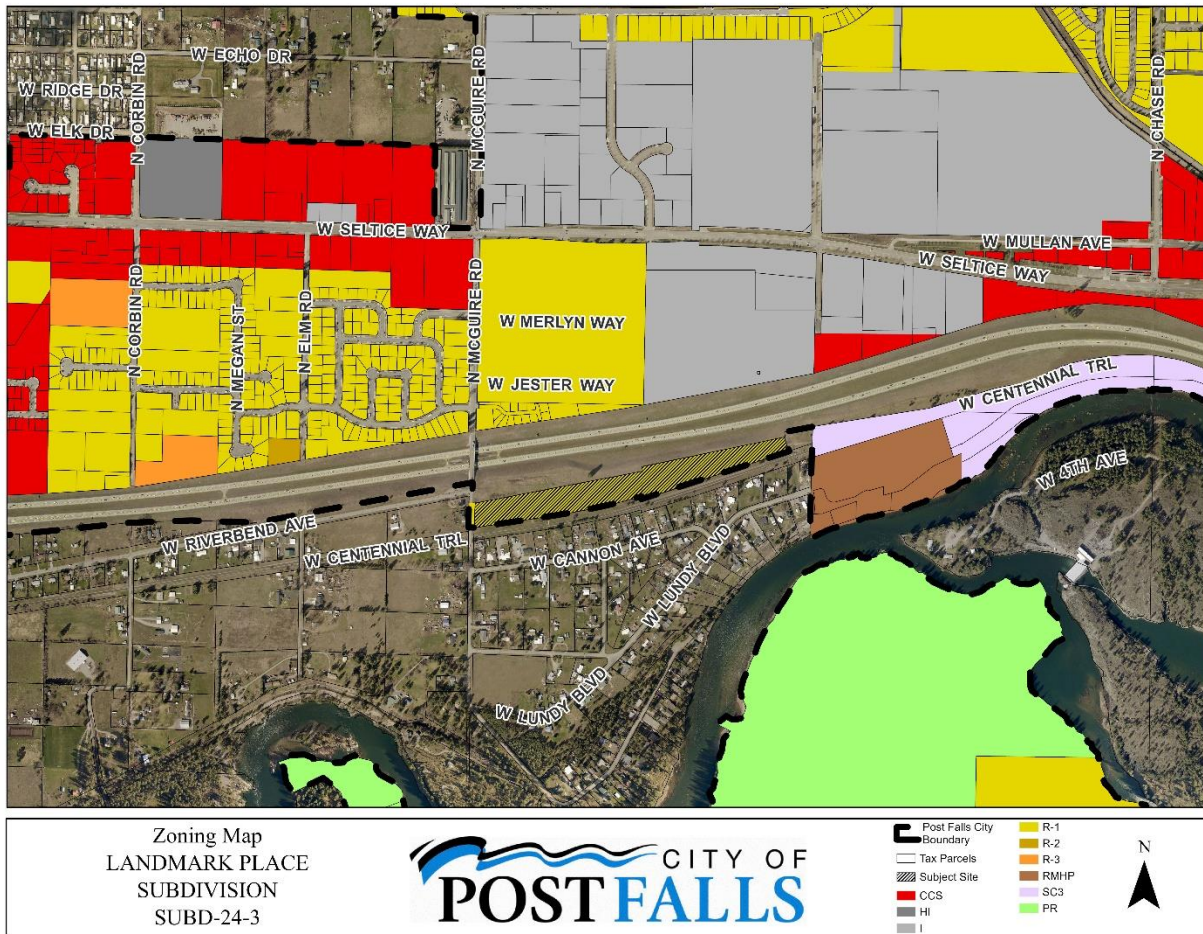
The Homeowners Association for the project will be responsible for maintenance of private roadways and parking areas. The Homeowners Association for the project will additionally be responsible for maintenance along the public rights-of-way frontage with McGuire Road and along the roadway easement area 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 – Access to Lundy Blvd. requires an approach/access permit with the Post Falls Highway District.

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 on October 22, 2024, and mailed to property owners within 300 feet of the proposed project on October 21, 2024. Notice has been published in the Coeur d'Alene Press on October 22, 2024. The property was posted on the October 23, 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
Exhibit PC-1	Castor 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-pace 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 Consulting and Engineering Solutions

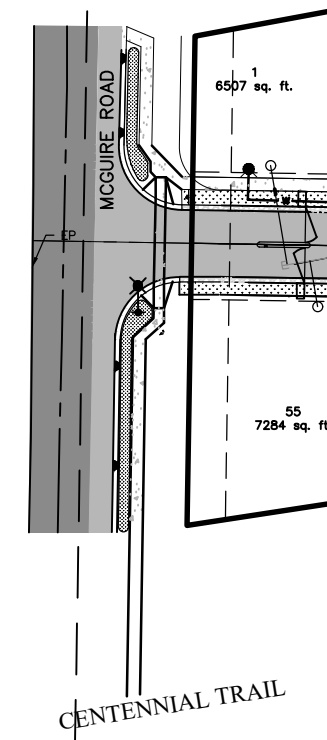
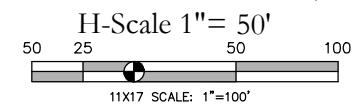
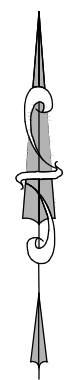
761 N. Thornton Street, Suite C,
Post Falls, Idaho 83854
PHONE: (208) 777-1854
FAX: (208) 777-2128
www.accsolutions.pro

PRELIMINARY

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

[illegible]Page **57** of **130**

VICINITY MAP



ENTRANCE DETAIL

CITY OF POST FALLS, IDAHO

50N05W 044220
CITY OF
POST FALLS

INTERSTATE 90

CENTENNIAL TRAIL

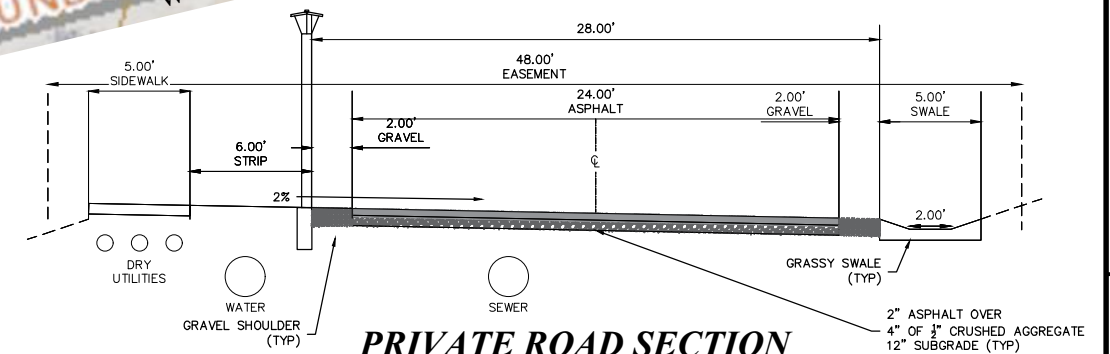
BLOCK 1
LOT 14

WEST HALF LOT 15

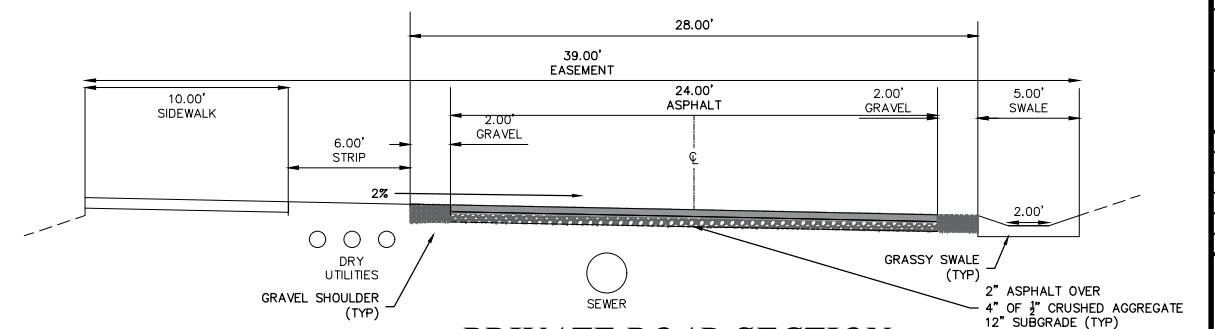
EAST HALF LOT 15

COPF
SEWER
LIFT
STATION

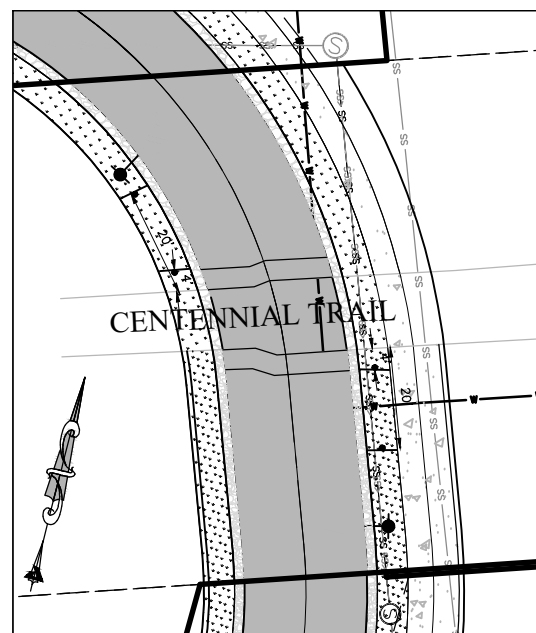
MCGUIRE ESTATES



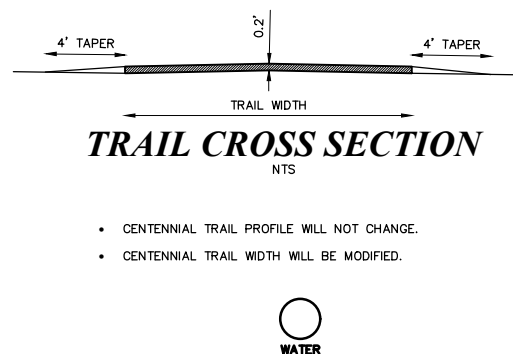
**PRIVATE ROAD SECTION
STATION 1+59.64 TO 26+46.43**



***PRIVATE ROAD SECTION
STATION 26+61.20 TO 29+27.66***



TRAIL CROSSING DETAIL
SCALE: 1"=20'



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



R9-6



W11-1*

SIGN DETAIL (MUTCD)

ACE SOLUTIONS
Advanced Consulting and Engineering Solutions

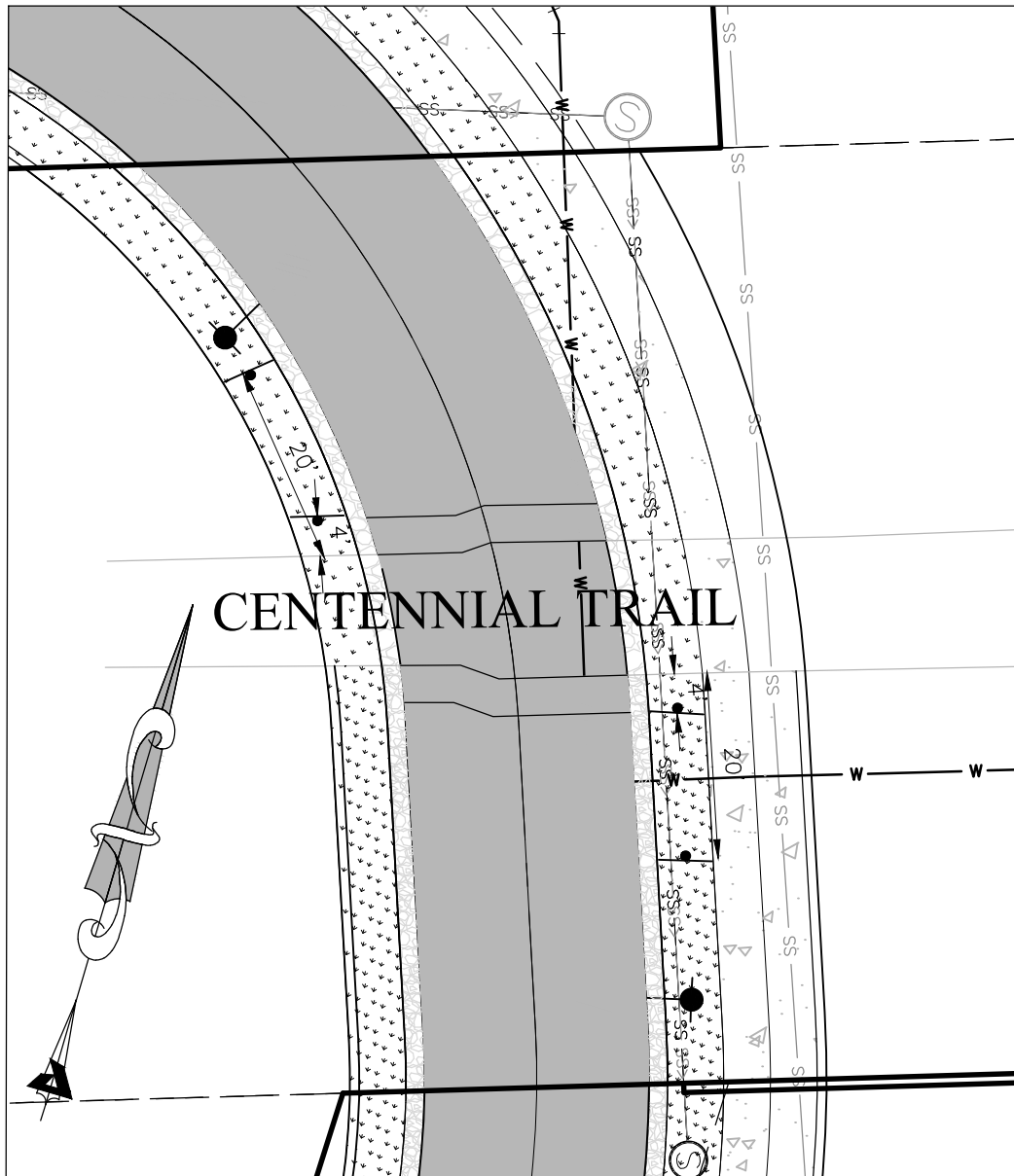
Post Falls, Idaho 83854
PHONE: (208) 777-1854
FAX: (208) 777-2128
www.acesolutions.pro

PRELIMINARY

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

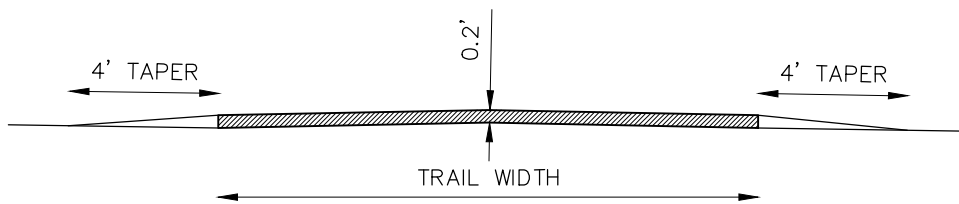
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W:\2024\24-016 LANDMARK SUBDIVISION\DWG\CIVIL\SHEETS\24-016
OVERVIEW_EXHIBIT_BLO.DWG



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

Exhibit A-4

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

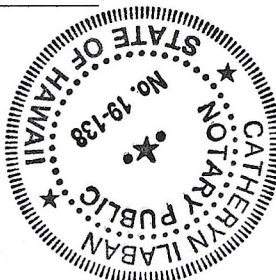
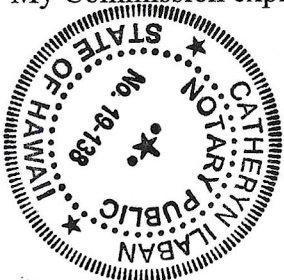
Hawaii cc
STATE OF ~~WASHINGTON~~ }
County of Hawaii } S.S.

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.

9
Notary Public, in and for the State of ~~Washington~~ Hawaii cc

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

9
Notary Signature Date 1/30/2024

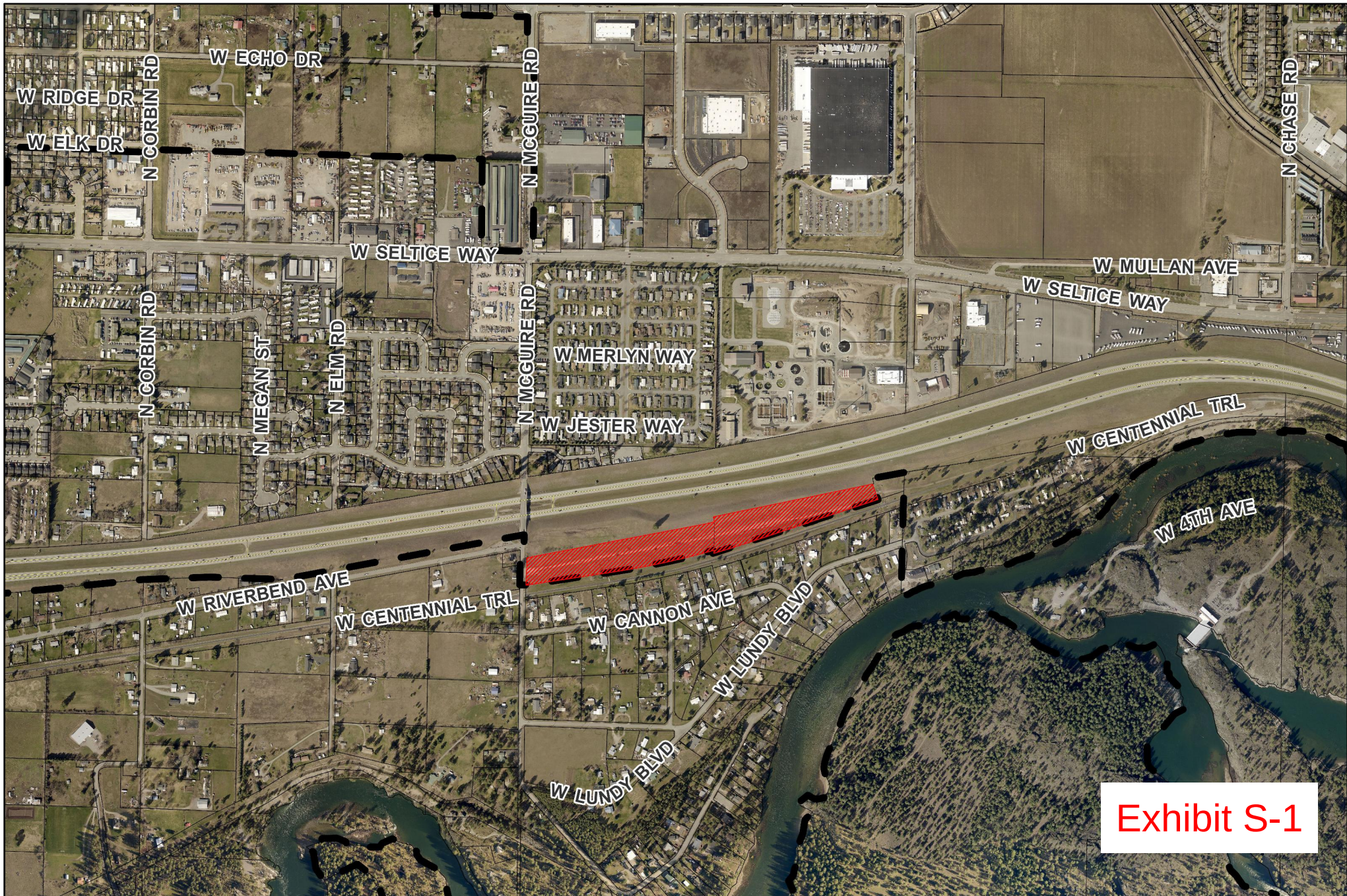


Exhibit S-1

Project Location
LANDMARK PLACE
SUBDIVISION
SUBD-24-3



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



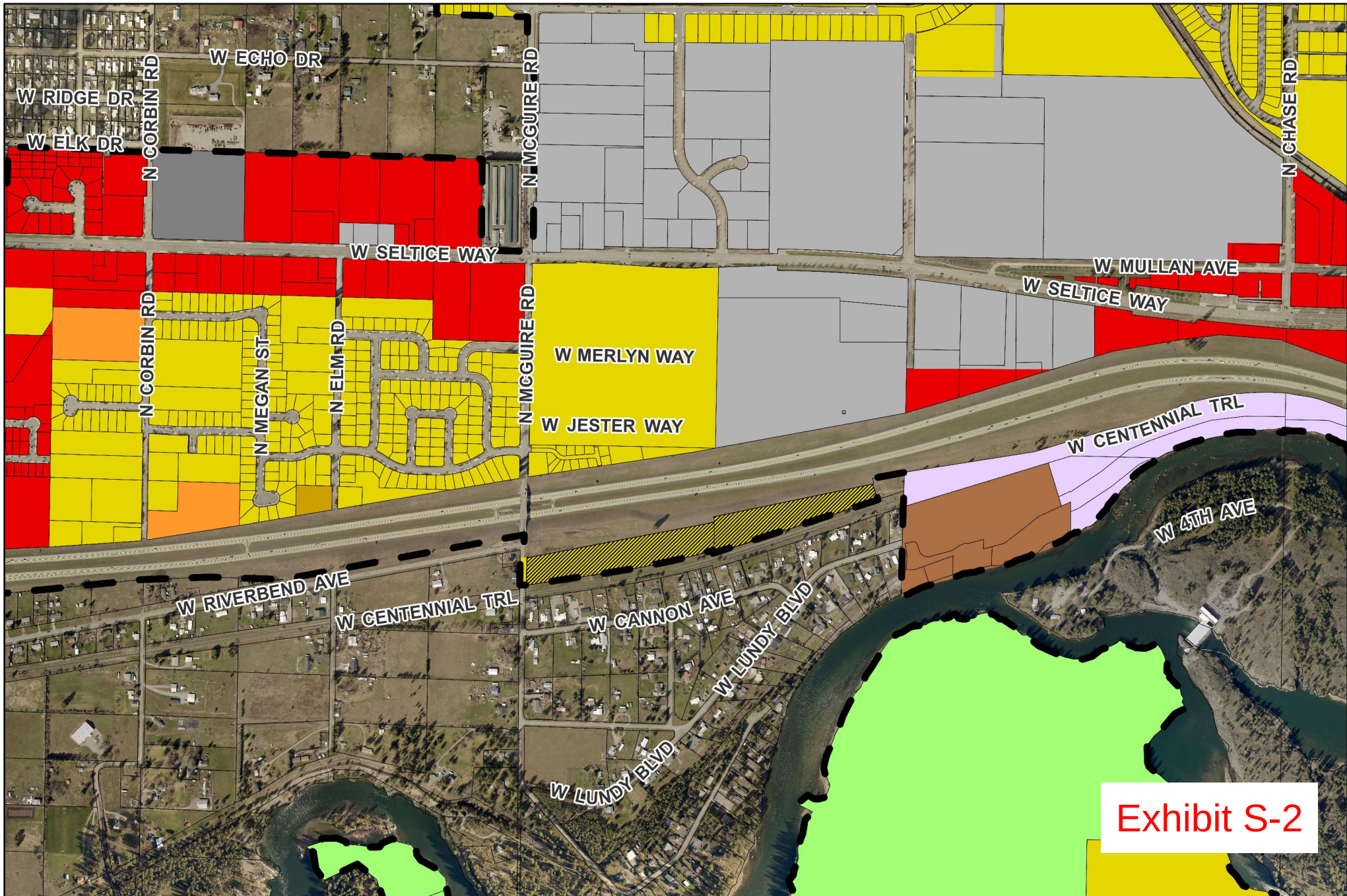


Exhibit S-2

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



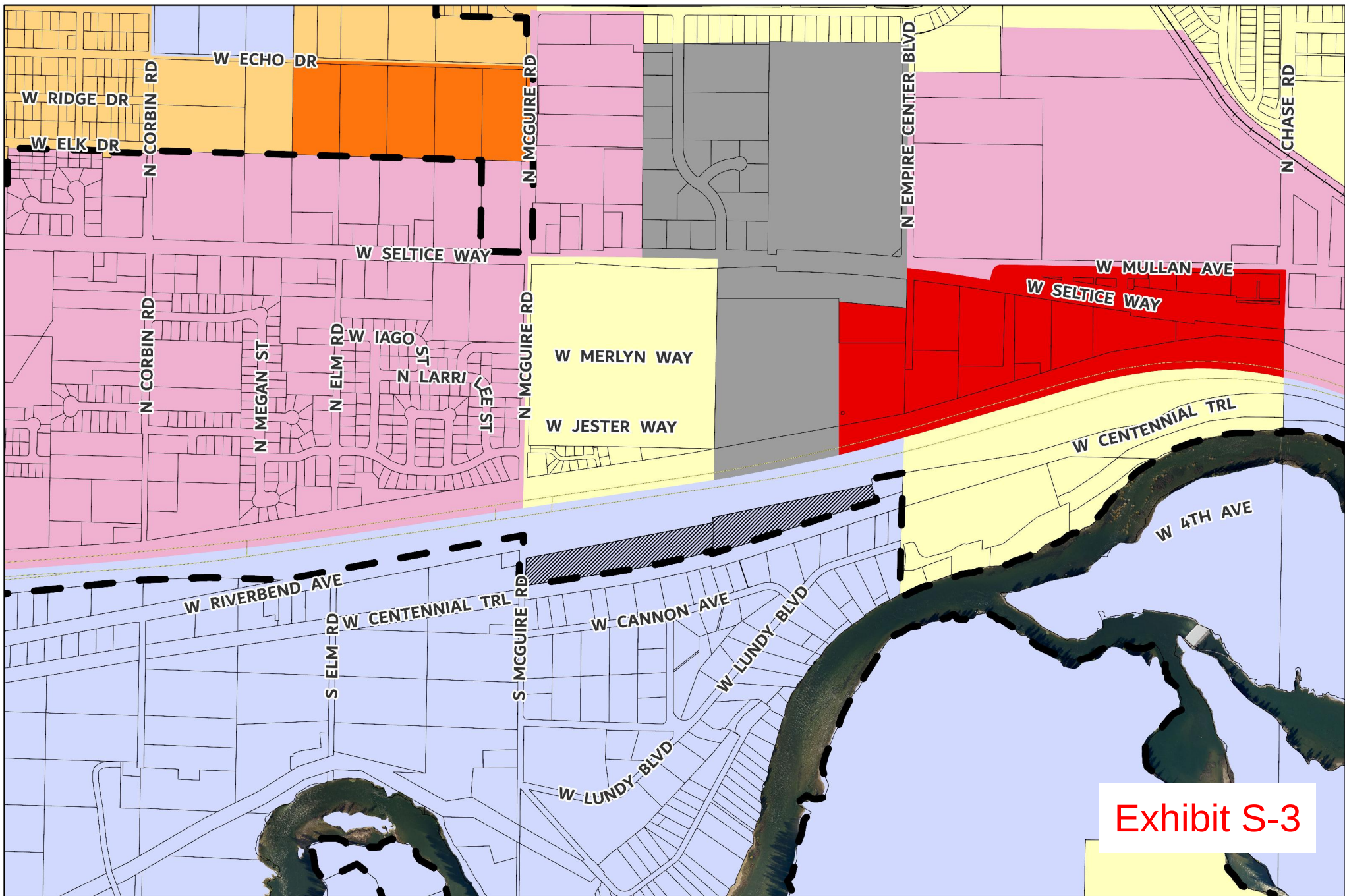


Exhibit S-3

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

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,

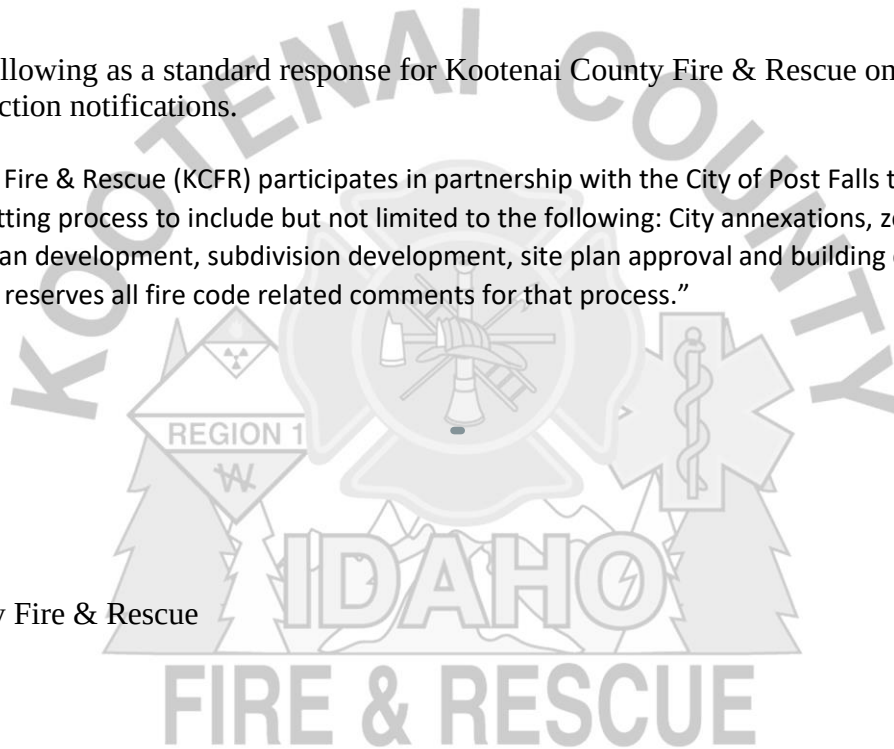
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"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

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



October 17, 2024

City of Post Falls
Planning and Building Department
408 Spokane St
Post Falls Idaho 83854

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

The Post Falls Highway District [PFHD] has reviewed Landmark Place Subdivision [SUBD-24-3]. We have the following comments and requirements for your consideration in your review of the plat:

1. At the October 16, 2024 PFHD Board Meeting the PFHD Board of Commissioners ruled to allow access to Lundy Blvd.
2. Access to Lundy Blvd will require the owner/applicant to apply for an approach/access permit with the PFHD.

Thank you for including Post Falls Highway District in your planning efforts; should you have any questions, please contact us at 208.765.3717

Respectfully,
Michael Lenz

A handwritten signature in black ink, appearing to read "Michael C. Lenz". The signature is fluid and cursive, with a large, stylized "L" at the end.

Director of Highways
Post Falls Highway District



10/25/2024

PUBLIC COMMENT

Landmark Place Subdivision

File No. SUBD-24-3

Exhibit: 4B

Applicant: Ace Solutions

Location: Northeast corner of S. McGuire Rd and the Centennial Trail.

Request: 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.

Hearing Date: November 12, 2024

Questions list:

Name: Larry Castor

Address: 1896 W Grange Ave, Post Falls, ID 83854

Email: lwcastor@gmail.com

Please Provide Your Position on the Proposed Subdivision: Neutral

1. Has the subdivision made definite provisions for a water supply system that is adequate in terms of quantity, and quality for the type of subdivision proposed?:

Comments: Unknown

2. Have adequate provisions been made for a public sewage system and can the existing municipal system accommodate the proposed sewer flows?:

Comments: Unknown

3. Are the proposed streets consistent with the transportation element of the comprehensive plan?:

Comments: Unknown

4. Have all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards been identified and are the proposed uses of these areas compatible with such conditions?:

Comments: Unknown

5. Is the area proposed for subdivision zoned for the proposed use and do the proposed uses conform to other requirements found in the City Code?:

Comments: Unknown

6. Has the developer 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.: No

Comments: Unknown

Landmark Place Subdivision

File No. SUBD-24-3



Anna Staal-Planner I
November 12, 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

Current Land Use: Vacant undeveloped land

Physical Characteristics/Natural Features: Rathdrum Prairie Aquifer

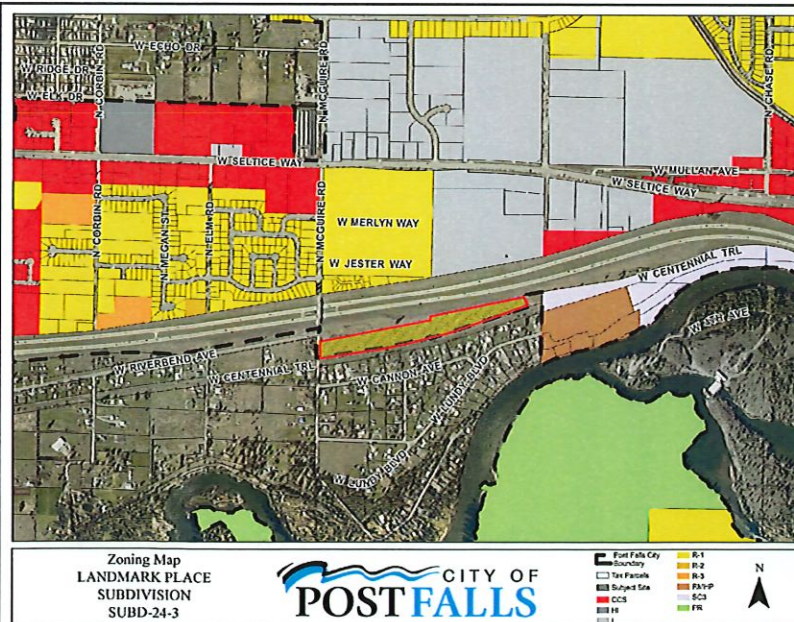
Water Provider: City of Post Falls Water District

Wastewater: City of Post Falls

Project Information



3



North: Idaho Department of Transportation Land, I-90.

East: SC3 with City of public park use, and RMHP with residential mobile-home use.

South & West: County zoned Ag-Suburban with residential single-family use.

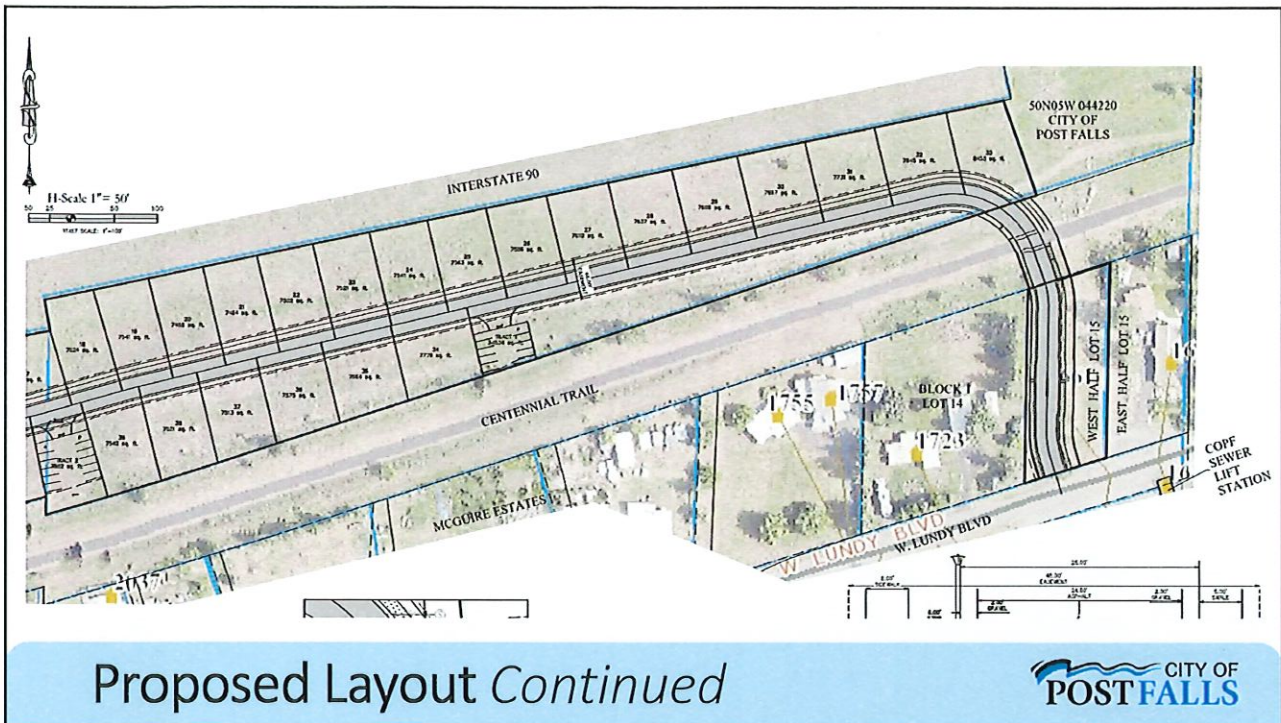
Surrounding Zoning & Land Uses



4

CITY OF
POST FALLS





7

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

CITY OF POST FALLS

8

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

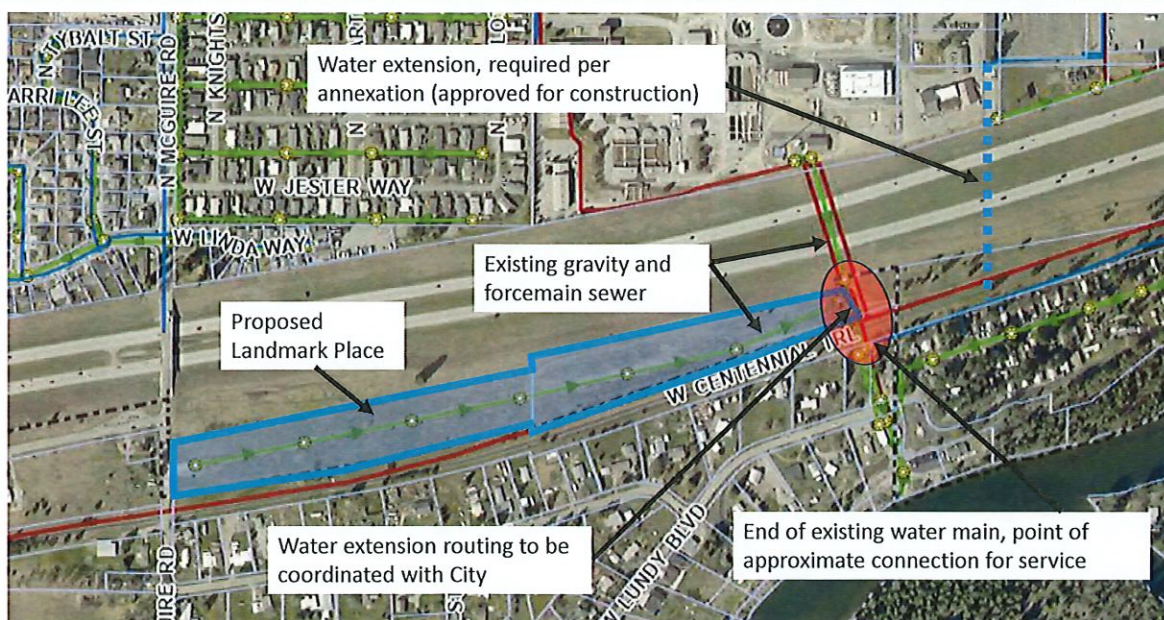
The City of Post Falls has capacity to provide sewer service to the subdivision as propose.

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



9



Utility Connections (Review Criteria 1 & 2)



10

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.

Subdivision Review Criteria 3



11

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



12

The developer has 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 will be assessed and collected on individual building permits to assist in mitigating the off-site impacts to parks, Fire, EMS, Public safety, multi-modal pathways and streets.

Subdivision Review Criteria 6



15

[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

- Access to Lundy Blvd. requires an approach/access permit through PFHD

Agency Comments



16