



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

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

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

REGULAR MEETING – 5:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

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

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Meeting Minutes 11-12-2024
- b. Bogie Subdivision Reasoned Decision File No. SUBD-24-1
- c. Killdeer Annexation Annexation Zoning Recommendation File No. ANNX-24-4
- d. Early Dawn & Zorros Annexation Zoning Recommendation File No. ANNX-24-1
- e. Poleline & Zorros Annexation Zoning Recommendation File No. ANNX-24-2

- f. Landmark Place Subdivision Reasoned Decision File No. SUBD-24-3

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 HEARING

ACTION ITEMS:

- a. Crown Reserve Subdivision File No. SUBD-24-5
- b. Killdeer Meadows Subdivision File No. SUBD-24-8
- c. Echo Estates Annexation and Subdivision File Nos. ANNX-24-5 & SUBD-24-4

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 N. 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, Kibbee Walton, Bobby Wilhelm, Chris Schreiber



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**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

WORKSHOP - 4:30 pm Basement Conference Room

1. Development Impact Fee Study Update Introduction Outline: (5 min)
2. Impact Fee Growth Assumptions and Policy Alternatives Discussed (10-15 min).
 - Phase 1
 - General Impact Fee Equation
 - Considerations
 - Population and Job Growth Forecast: 2020-2035
 - Existing Methodology
3. Parks
 - Employment Inflow/Outflow
 - Park Availability Per Person
 - Park Demand per DU and Job
 - Park Demand from Visitation
 - Parks Issues and Alternatives
 - Draft Parks Impact Fee Growth Alternatives
4. Police
 - Draft Public Safety Demand Assumptions
 - Draft Public Safety LOS Assumptions
 - Public Safety Issues & Alternatives
5. Transportation
 - Consider a City Center Fee Zone
 - Vehicle Trip Growth Forecast
 - Vehicle Trip Growth: Core vs Rest of City
 - Multimodal Growth Assumptions
 - Peron Trip Growth Forecast

- Transportation and Multimodal Issues and Alternatives

6. Next Steps

- One more meeting with the Planning and Zoning Commission
- Zones
- Scaling by home size
- Non-residential alternatives
- Multimodal alternatives
- Automatic Escalation

There will be one more workshop with the Planning and Zoning Commission in December. Phase 1 is projected to be completed in January.

ROLL CALL

Present - Carey, Walton, Wilhelm, Steffensen, Schreiber, Kimball (call in)

Excused - Schlotthauer

REGULAR MEETING – 6:00 PM

CALL TO ORDER

6:00 PM

PLEDGE OF ALLEGIANCE

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION: ACTION ITEM

- a. Swearing in Chris Schreiber

Chris Schreiber took the Oath of Office.

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

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

Present - Carey, Walton, Wilhelm, Steffensen, Schreiber

Excused - Schlotthauer, Kimball

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. Meeting Minutes 10-24-2024
- b. Gabrio Estates Duplexes Zoning Recommendation (ZC-24-2)

Motion to approve as presented by Commissioner Carey

Second, by Commissioner Walton

Vote: Carey - yes, Walton - yes, Steffensen - yes, Wilhelm - yes, Schreiber - abstain

Moved

2. CITIZEN ISSUES

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None

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

None

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Westfork Townhomes SUBD-24-6

Public Hearing Opened at 6:06 PM

Ethan Porter, Associate Planner Presenting: 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. The property is located approximately 200 feet east of the Mullan Avenue and Spokane Street intersection, on the north side of Mullan Avenue. The surrounding zoning of 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). The site is currently a vacant parcel over the Rathdrum Prairie Aquifer. The City of Post Falls will be the wastewater provider. The requested land use is in conformance with the land use assumptions within the city's Water Reclamation Master Plan and there is capacity and the willingness to provide service for the property at the requested density. The City of Post Falls will provide water for the site. The proposed layout is consistent with the City's Transportation Master Plan. Mullan Avenue is classified as a Minor Arterial roadway. Frederick Street is classified as a local roadway. The Future Land Use designation of the focus area has Business Commercial. It is within the Seltice Focus Area, which encourages higher density residential uses in the area, boosting support for retail and commercial uses.

Schreiber: Mr. Schreiber raised questions regarding private roadways and sidewalk placement with regard to rights-of-way and easements, and uses for that zoning code.

Rob Palus, the City Engineer, addressed the roadway/sidewalk concerns.

Mr. Porter clarified the zoning codes for the subdivision.

Applicant:

Drew Dittman, Lake City Engineering: Staff did a great job presenting. I'm here on behalf of Robert King for this subdivision request. We're proposing six townhome lots. It's zoned Limited Commercial (LC). Sewer will be served from the south, water in the alley and the primary access will be off the alley. It is in conformance with the LC zoning and the lot sizes meet the minimum criteria for the zoning.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Public Hearing Closed: 6:23 PM

Review Criteria:

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

Carey: Post Falls water has said that it's adequate for there.

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

Steffensen: The City will handle that also. It's off Mullan Avenue.

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

Wilhelm: It is consistent with the Transportation Master Plan.

4. Any 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.

Gabbert: There was no testimony to the contrary.

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

Commissioners agree townhomes are permitted outright in the Limited Commercial zone. There was no testimony that it would not meet any of the size or dimensional criteria to the adverse.

6. Has the developer made adequate plans to ensure that the community will bear no more than its fair share of costs by providing impact fees?

Commissioners agree that the developer is paying impact fees.

Gabbert: The staff report noted that the impact fees would be imposed at the time of development.

Motion by Commissioner Wilhelm to approve Westfork Townhomes File No. SUBD-24-6 finding that it meets the approval criteria in Post Falls Municipal Code 17.12.060H as outlined in our deliberations subject to conditions in the subdivision conditions that the staff report put page four and five numbers one through eight and directs staff to prepare a written reason decision.

Second by Commissioner Walton

Vote:

Carey - yes, Walton - yes, Steffensen - yes, Wilhelm - yes, Schreiber - yes

Moved

- b. Title 18 Amendment - Police Access File No. TA-24-2

Public Hearing Opened at 6:26 PM

Jon Manley, Planning Manager Presenting: The Planning Division is the applicant, the code was coordinated with our legal department and the police over access concerns for access for some multifamily. The Planning Division is seeking amendments to Title 18 Post Falls Municipal Code (PFMC) to add a new section 18.24.020, subsection Q, entitled POLICE ACCESS EXIGENT CIRCUMSTANCES. The key issue allows the chief of police 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. A site plan review for an apartment complex would be routed for comments from the police department and include that in the aspect and record that documentation. 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.

Gabbert: This mirrors what is under the Fire Department Code that is controlled by the state. The Fire Marshall can require these keyless entry systems for fire access in common areas that are locked on the exterior. We wanted to provide the police with the same type of access that fire officials have. This is before you tonight because this is an amendment to the zoning code. It goes to you for a recommendation, then to City Council for action.

Schreiber: Raised questions regarding "access to or within a structure" as meaning the entire structure, including individual apartments.

Gabbert: This language is the same language as in the International Fire Code. "Exigent Circumstances" was explained that it does not provide access to individual apartments. Restrictions of the Fire Code do not allow sharing keys. For that reason, the police department will need their own access key.

Carey: Would this be a retrospective of past units?

Manley: This would apply to new construction.

Gabbert: The intent is not to go backwards, if there is a substantial remodel or new building permits are pulled, that would trigger this requirement.

Testimony

In-Favor: - None

Neutral - None

In Opposition - None

Public Hearing Closed: 6:35 pm.

Motion by Commissioner Carey to recommend approval of Title 18 Amendment Police Access File No. TA-24-2 to be forwarded to the City Council for adoption approval.

Second by Schreiber

Vote: Schreiber - yes, Wilhelm - yes, Steffensen - yes, Walton - yes, Carey - yes,

Moved

- c. Landmark Place Subdivision SUBD-24-3

Public Hearing Opened at 6:36 PM

Staff report

Anna Staal, Planner 1: The applicant, 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. The parcel is currently undeveloped land, over the Rathdrum Prairie Aquifer. The water and wastewater provider is the City of Post Falls. The property is located on the northeast corner of S. McGuire Road and the Centennial Trail, south of Interstate 90. To the north is Idaho

Department of Transportation Land, Interstate 90. To the east are SC3 and RMHP zoned properties, city property and a public park use. To the south and west is county zoned Ag-Suburban with residential single-family use. The project is zoned R-1. The project lots are over 6,500 square feet, over the minimum for the R-1 zoning designation. The city 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. The city has the capacity to provide sewer service to the subdivision as proposed. Sanitary sewer for the site was previously constructed but not used. The existing sewer system will be tested as services are constructed. The subdivision and proposed layout are consistent with the City's Transportation Master Plan. All areas of the proposed subdivision which may involve soil or topographical conditions have been identified and the proposed uses of these areas are compatible with such uses. The subject property is located over the Rathdrum Prairie Aquifer and no hazards have been identified by staff or throughout the comment period. Impact fees will be assessed and collected on individual building permits to assist in mitigating the off-site impacts on parks, fire, EMS, public safety, multi-modal pathways and streets.

Schreiber: There was discussion around the public/private streets, city property/limits, rights-of-way/easements, site acreage, code application, sewer installation, and set-backs.

Palus: Mr. Palus addressed all the discussion points presented.

Applicant:

Roger Glessner, Ace Solutions: There was a question regarding a fence. There would be a six-foot sight obscured fence along I-90 and a lesser fence all the way across the Centennial Trail. We have some access lots where we're going to provide some overflow parking and provide residents with access to the Centennial Trail. We're extending the sidewalks along McGuire Road beyond our property line down to where it meets the Centennial Trail to provide access for pedestrians. There will be a 10-foot wide path from Lundy to the Centennial Trail and on the north side of the Centennial Trail. Regarding a bollard on the Centennial Trail, we spoke with those in charge of the Centennial Trail, they were not in favor of that. They felt it imposed a hazard to the people on the trail. The water service has already been approved. This will be a private road gated on each end of the subdivision, with a speed table designed for the Centennial Trail, for the purpose of keeping the Centennial Trail at its current profile and encouraging the traffic going over it to slow down there. The required signs will be there. The average lot is 70 feet wide and in the 7,000 square foot range, which exceeds the minimum requirement.

Wilhelm: Where is the snow being plowed going?

Glessner: In the easement areas. One side is a 10-foot grassy storm water swell, the other side is 6 feet for a landscape strip. We also have a long open strip if snow gets bad.

Carey: What is that long space going to be?

Glessner: It will be grass, maintained by the HOA. There will be some overflow parking on the wider end of it.

Schreiber: The lot size is gross? Is CC&R based on dealing with that?

Glessner: It is. We have an exhibit that shows the layout of a typical lot with an 1100 square foot home with a 800 square foot garage and a parking area 21-22 feet back of the sidewalk. There's only a sidewalk on one side of the road. Parking is not allowed on the street.

Schreiber: Are these smaller starter homes proposed?

Glessner: Yes.

Manley: Staff required that the applicant provide an exhibit showing that there are feasible lots, not that the lots just met the minimum lot size per code. We wanted to make sure they could meet off-site parking and setbacks.

Testimony

In-Favor: - None

Neutral: - None

In Opposition:

Dennis Hiatt, Post Falls, ID: A resident in McGuire Estates expressed his concerns regarding roadway access connecting to Lundy Boulevard. He cited snow removal issues, school bus access, and connecting roadways as concerns. He has no concerns about the subdivision.

Joshua Hemphill, Post Falls, ID (not wishing to speak): Too much traffic. His street is a dead end, and he wants it to stay that way. This will likely reduce the value and appeal of his neighborhood. The city sewer is obviously already above capacity, the smell is terrible.

Naomi Holt, Post Falls, ID: There are large parcels, less houses in their neighborhood. She agrees with adding

houses in this space, but the amount is too many. She also expressed concern over the school bus access and increased traffic.

Rebuttal

Glessner: We understand the community concerns, we will work with the city through the improvement plans to alleviate concerns within reason. We will be widening McGuire Road in front of the property and adding another lane there. Hopefully, that will help with the school bus loading/unloading.

Public Hearing Closed: 7:28 PM

Review Criteria:

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

Commissioners agree there are plans in place to get it to where it needs to be in coordination with ITD per the staff report.

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

Commissioners agree, per the staff report, it is adequate and will be provided by the city.

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

Steffensen: Overall, some of the streets around the area are outside the city and there is a private road. They are making improvements to help mitigate traffic, especially with improvements on McGuire Road.

Walton: We heard from city engineering that with the gates most of that traffic will go back through that subdivision out to McGuire Road.

Gabbert: It is generally consistent with some adverse testimony as to the size and suitability of Lundy which is an off-site street from this development.

Commissioners agree.

4. Any 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.

Commissioners determined that none were identified in the staff report.

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

Schreiber: It does. The density requested is less than what is permitted. Per code, you can get 6.9 units per acre, and this is 5 units per acre.

Gabbert: It is R1 zoning

6. Has the developer made adequate plans to ensure that the community will bear no more than its fair share of costs by providing impact fees?

Carey: The developer will be paying impact fees on the building permits.

Schreiber: They have that agreement in place to put the waterline under the highway at the expense of the developer.

Motion by Commissioner Carey move to approve Landmark Place Subdivision File No. SUBD-24-3 finding that it meets the approval criteria in Post Falls Municipal Code as outlined in our deliberations subject to conditions one to nine contained in the staff report and direct staff to prepare a written reason decision.

Second by Commissioner Walton

Vote: Carey - yes, Walton - yes, Steffensen - yes, Wilhelm - yes, Schreiber - yes

Moved

5. ADMINISTRATIVE / STAFF REPORTS

None

6. COMMISSION COMMENT

None

7. ADJOURNMENT

Date: _____

Chair: _____

Attest: _____

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Chair: James Steffensen Vice Chair: Ray Kimball

Members: Vicky Jo Carey, Ross Schlotthauer, Bobby Wilhelm, Kibbee Walton, Chris Schreiber

**Bogie Subdivision
File No. SUBD-24-1**

**Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: George Anderson

OWNER: Andrey Russu

LOCATION: The southeast corner of E. Bogie Drive and N. Greensferry Road.

REQUEST: To subdivide approximately 4.2-acres into 18 single-family lots within the Single-Family Residential (R-1) zoning designation.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Preliminary Plan
5. A-5 Owner Authorization
6. A-6 Will Serve Letter
7. S-1 Vicinity Map
8. S-2 Zoning Map
9. S-3 Future Land Use Map
10. PA-1 PFSD Comments
11. PA-2 KCFR Comments
12. PA-3 YPL Comments
13. PA-4 PFPD Comments
14. PA-5 ITD Comments
15. PA-6 PFHD Comments
16. P&Z Staff Report
17. Testimony at the October 8, 2024, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the October 8, 2024, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to review the request to subdivide 4.2-acres into 18 single family lots within the requested Single-Family Residential (R-1) zoning designation. The request is evaluated under the standards of PFMC § 17.12.060.

Ethan Porter, Associate Planner

Mr. Porter presented the staff report and testified that the applicant, George Anderson on behalf of the owner, Andrey Russu, is requesting to subdivide approximately 4.2-acres into 18 single-family lots within the Single-Family Residential (R-1) zoning designation.

Mr. Porter testified that the property is located on the southeast corner of E. Bogie Drive and N. Greensferry Road.

He testified as to the surrounding land uses that there is a Kootenai County lot directly south of the subject site that is being used for a single-family home and the property abuts Wrenley Estates on the east, which is another single-family residential subdivision in the City. The surrounding zoning in the City are other single-family R-1 zoned properties with utility services are available.

Regarding the subdivision review criteria Mr. Porter testified water will be provided by the Ross Point Water District and wastewater is proposed by the City of Post Falls. The proposed subdivision plan showed that both the lot configuration and the proposed street layout aligns with the city's transportation element of Transportation Master Plan, and that the site was free from significant soil or topographical hazards, but any onsite septic systems will be required to be removed at the time of development. The subdivision proposal conforms to the city's zoning requirements for single-family residences in size and area. Additionally, that impact fees will be charged to cover the new development's fair share of regional infrastructure costs. Mr. Porter also testified that the existing structures are to be demolished upon development to his knowledge.

George Anderson, Applicant

Mr. Anderson was not present to testify.

The hearing was opened for public comment.

In Favor: None

Neutral: None

In Opposition: None

Deliberations: After the public hearing was complete, the hearing was closed and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code ("PFMC") § 17.12.060 H.

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

C1. Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of subdivision proposed.

Based on the testimony supplied and the staff report, the Commission finds that the Ross Point Water District will be the water service provider and the service is adequate for the subdivision as proposed.

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

The Commission determines that the city of Post Falls has adequate capacity and is willing to provide service to the subdivision as proposed. Additionally, the existing on-site structures are to be removed and existing septic to be abandoned.

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

The Commission determines that the subdivision and proposed layout are consistent with the city's Transportation Master Plan and will not have a negative impact on the local transportation system. The developer has provided connectivity between the proposed development and future developments in its proposed streets.

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

The Commission determines that no testimony or evidence was presented that identified any soil or topographical conditions that would prevent or hinder the development of the property and therefore the proposal satisfies this criterion.

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

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

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

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

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

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

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

7. Direct access to or from residential lots to Bogie Avenue and Greensferry Road shall be prohibited on the face of the plat.
8. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
9. A Homeowners Association (HOA) shall be formed to maintain the common right-of-way frontage along Bogie Avenue and Greensferry Road, including all landscaping, irrigation, and removal of snow from sidewalks and trails.
10. Existing septic systems shall be abandoned in compliance with Panhandle Health District requirements.
11. All existing structure shall be demolished prior to the recordation of the final plat.

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

Not applicable.

E. CONCLUSION

SUBD-24-1: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein.

Approved by the Planning and Zoning Commission on _____

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

**Killdeer Annexation
File No. ANNX-24-4
Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: Lake City Engineering, Inc. o/b/o Northern Lights Development, LLC
LOCATION: The property is located at 2640 E. Killdeer Avenue
REQUEST: Zoning recommendation of Single-Family Residential (R1) on approximately 4.89-acres, as depicted in Exhibit A-2.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Owners Authorization
5. S-1 Vicinity Map
6. S-2 Zoning Map
7. S-3 Future Land Use Map
8. PA-1 PFSD Comments
9. PA-2 KCFR Comments
10. PA-3 YPL Comments
11. PA-4 PFPD Comments
12. PA-5 PFHD Comments
13. PA-6 DEQ Comments
14. PA-7 ITD Comments
15. PC-1 Blood Comment
16. PC-2 Brady Comment
17. PC-3 Sibley Hearing Comment
18. PC-4 Rough Hearing Comment
19. PZ Staff Report
20. Testimony at the October 24, 2024, Planning and Zoning Commission ("Commission") hearing including:

The public hearing was properly noticed and conducted per 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 supply testimony and documentation to be taken by the Commission in their application of City Code § 18.20.100 when making the Commission's recommendation on zoning to the City Council.

Anna Staal, Planner 1

Mx. Staal presented the staff report. They testified that the applicant was seeking a recommendation for an initial zoning designation of Single-Family Residential (R1) on approximately 4.89 acres

(including right-of-way) upon the annexation into the City of Post Falls. They illustrated that the subject property is located at 2640 E. Killdeer Avenue. The property and the ones directly adjacent to its east and south are surrounded by the City of Post Falls and are considered a “county island”.

The annexation would include the adjacent right-of-way on Killdeer Ave. which is not currently included within the City. Mx. Staal testified that the current land use is large lot residential in Kootenai County, that it is located over the Rathdrum Prairie Aquifer and that the water provider is the Ross Point Water District. The City of Post Falls would be the wastewater service having the capacity and ability to serve.

During the hearing, Mx. Staal provided information about the surrounding zoning and land uses. To the west, south, and east of the property are single-family properties. Directly to the north is a public roadway. The property is surrounded by Single-Family Residential (R1) zoning to the north and west and the existing surrounding area is primarily built out as residential homes. The future land map classifies the property with the land use designation of Low Density Residential which encompassed all types of residential uses up to eight dwelling units per acre and that the proposed zoning was consistent with the 41 North Focus Area of the Comprehensive Plan in promoting pedestrian connectivity, facilitating the creation of backage roads, and improving nearby residential access. To the north of this property is Killdeer Avenue with its associated multi-use pathway and the requested zoning increases connections to the pedestrian network as encouraged by the Focus Area priorities. The implementing zone of R1, as requested, aligns with the low-density future land use designation.

Mx. Staal testified as to whether the proposal was in accordance with the goals and policies of the comprehensive plan, illustrating goals six, and seven, as well as those listed in the staff report, to possibly be relevant and applicable. Goals six and seven prioritize improving Post Falls transportation network and supporting community needs and the City's long-term sustainability. The proposal supports improving Post Falls' transportation network by requiring roadway and frontage improvement installation with development. The proposal also supports providing for community needs by allowing development of future city housing in R1 as single-family homes and the proposed zoning as appropriate to that need.

Mx. Staal also testified that policies eight, nine, twenty-four and thirty-three, as well as those listed in the staff report, may be appropriate for consideration by the Commission. Policies eight and nine encourage in-fill development and annexation of county “islands” which the proposed annexation and zoning designation request advances. Policies twenty-four and thirty-three prioritize Post Falls' transportation corridors, reserving land for Rights Of Ways, and pedestrian and vehicular circulation. If annexed under the R1 zoning designation, any development of this property would achieve these policies through the installation of roadway and frontage improvements. Policy two looks at future land use mapping as well as compatibility with surrounding land uses, infrastructure and service plans and traffic patterns. With respect to infrastructure, the City's water reclamation system has the capacity to provide service and is willing to do so, and Ross Point Water District will be the water provider. The property is adjacent to Killdeer Avenue, a classified minor collector which provides connectivity between Greensferry Road and Cecil Road, a minor arterial and a major collector respectively. No impact to the traffic network is anticipated from development under the requested zoning designation.

Mx. Staal also testified that there were no “demonstrable Adverse Impacts” identified by staff or indicated from comments received by the noticed agencies. Mx. Staal stated that the annexation and zoning recommendation for R1 is recommended and satisfies all known criteria.

Drew Dittman, Applicant

Mr. Dittman testified that the subject property is a good fit for annexation under R1 zoning as it is located within a county island, surrounded by R1 zoning, and is within the 41 North Focus Area. He

also testified that the applicant had completed a full comprehensive plan analysis to determine that the proposal fits very well with the Post Falls Comprehensive Plan goals and policies as well as the surrounding land uses. Additionally, he testified that Ross Point Water District has provided a will serve letter indicating they have the willingness and capacity to provide water services should the property be annexed. Mr. Dittman also testified that the owner plans to have an arborist take a look at the existing trees on the 5-acre parcel to determine if any can be retained.

Public Testimony:

Connal J. Brady III spoke on behalf of the North Britton Road Owners Group. Mr. Brady testified that they initially opposed this development however, 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 the request and leave it to the trust of the commission, city council, and the developer to handle. They requested that the commission consider review criteria 5 and 6 as well as the Comprehensive Plan policies 26, 45, 71, and 75. These policies prioritize land use compatibility, environmental factors, planting and protection of trees, and stormwater management. Mr. Brady requested that the commission codify a couple of recommendations from their written report (PC-2) regarding sufficient space for a green zone and land uses.

Jim and Lisa Rough in favor but not wishing to speak. They concur with the submission of Mr. Brady. **Jim Sibley** in favor but not wishing to speak, concurred with the submission of Mr. Brady III.

Applicant's Rebuttal:

Drew Dittman, Lake City Engineering

Mr. Dittman testified that the current application is for zoning upon annexation only, and that development related issues should be reserved for the subdivision application.

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

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

The applicant has requested initial zoning of Single-Family Residential (R1) on approximately 4.89 acres upon the annexation into the city of Post Falls. The Future Land Use Map designates this area as low-density residential and it is located inside the 41 North Focus Area. R1 is an implementing zone under the low-density residential designation and is consistent.

The Commission finds that the proposed R1 zone is consistent with the Future Land Use Map and aligns with the residential uses identified in the 41 North 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 zone change to be consistent with the following goals and policies contained in the comprehensive plan:

Goals:

The proposal is consistent with Goal 6 in that it further improves Post Falls' transportation network, particularly with the extension of Luverne Lane. The proposal is also consistent with Goal 7 in that

it allows for development of housing supply that contributes to the long-term sustainability of the City.

Policies:

The proposal is consistent with Policy 8, in that it promotes compatible infill development, as well as Policy 26 in that it will improve Post Falls' network of sidewalks, trails, and bicycle paths. Policy 9 further supports the request in encouraging annexation of County islands which this request satisfies.

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 political subdivisions were notified, and the city received no adverse written comments. No evidence of a demonstrable adverse impact upon the delivery of services by any other political subdivisions as provided, and as such, the Commission finds this criterion satisfied.

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-24-4, INITIAL ZONING: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended zoning upon annexation was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Single-Family Residential (R1) zoning on approximately 4.89-acres upon successful annexation of the property.

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

**Early Dawn & Zorros Annexation
File No. ANNX-24-1
Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: Whipple Consulting Engineers o/b/o Lanzce Douglass

LOCATION: The property is generally located northwest corner of E. Early Dawn Ave. and N. Zorros Rd.

REQUEST: Zoning recommendation of Community Commercial Services (CCS) on approximately 9.63-acres

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Owners Authorization
5. A-5 Will Serve
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 YPL Comments
12. PA-4 PFPD Comments
13. PA-5 PFHD Comments
14. PC-1 Williams Comments
15. PZ Staff Report
16. Testimony at the October 24, 2024, Planning and Zoning Commission ("Commission") hearing including:

Planning and Zoning Commission (hereinafter "Commission") heard the request at the October 24, 2024, public hearing, and the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to supply testimony and documentation to be taken by the Commission in their application of City Code 18.20.100 when making the Commission's recommendation on zoning to the City Council.

Ethan Porter, Associate Planner

Mr. Porter presented the staff report. He testified that the applicant was seeking a recommendation for an initial zoning designation of Community Commercial Services (CCS) on approximately 9.63 acres (including right-of-way) upon the annexation into the City of Post Falls. The subject property is located on the northwest corner of E. Early Dawn Avenue and N. Zorros Road.

Mr. Porter testified that the current land use is for large lot residential single-family use, that it is

located over the Rathdrum Prairie Aquifer and that the water provider will be Ross Point Water District, the City of Post Falls would be the wastewater service having the capacity and ability to serve. He testified that it would be subject to the 12th Avenue Surcharge and the Meyer Line Surcharge upon development. The City's Transportation Master Plan identifies an 1/8-mile backage 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 designates this property as business/commercial.

During the hearing, Mr. Porter provided information about the surrounding zoning and land uses. To the north is a vacant lot and a large residential lot within the City of Post Falls, to the east is the single-family residential Foxtail Subdivision. To the south are the Bluegrass Apartments. Directly west is the Early Dawn Commercial Center, which is currently under construction, and a large lot residential home.

Mr. Porter also testified that the proposal could be supported by goals and policies of the comprehensive plan, illustrating goals six and seven, and policies eight, nine, twenty-four, and thirty-three. Mr. Porter identified that the property is surrounded with incorporated city. He also testified that the proposed zoning designation would support future connectivity for pedestrians upon development of frontage improvements linking to existing sidewalks/paths. The property is adjacent to Zorros Street and Early Dawn Avenue, both being classified minor collector roadway supporting the proposed zoning designation.

Finally, Mr. Porter testified that there were no "Demonstrable Adverse Impacts" identified from comments received by the noticed agencies in response to the annexation and initial zoning request. Mr. Porter stated that the zoning recommendation for CCS is recommended and satisfies all known criteria.

Austin Fuller, Whipple Engineering Consultants, Applicant

Mr. Fuller similarly testified about the property and the requested annexation and zoning recommendation for CCS. He testified that both adjacent roads, Early Dawn Avenue and Zorros Road, would receive additional dedicated right-of-way to be consistent with city standards and improvements would be made at the time of development. The property is a small pocket of county property surrounded by CCS in the City of Post Falls and is already serviced by city services, so no expansion of services is needed.

Mr. Fuller testified that the review criteria were met with the future land use designation as business/commercial and in the 41 North focus area. He stated that the annexation review criteria would be met and that the comprehensive plan supports different uses as multi-family, tech uses and commercial for this property. Mr. Fuller stated that the property has readily available utilities within Early Dawn Avenue and Zorros Road. Agency notifications did not present any concerns or issues, and a will serve letter was provided.

Public Testimony:

Petrit Khudo, Post Falls, ID testified that he is opposed to annexing as a CCS.

Rebuttal: Todd Whipple, Whipple Engineering, testified that the adjacent properties are zones as CCS to the west, north, and south of the site and the CCS request is the logical designation.

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

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

The applicant has requested initial zoning of Community Commercial Services (CCS) on approximately 9.63-acres upon the annexation into the city of Post Falls. The Future Land Use Map designates this location as business/commercial. CCS would be an implementing zoning within this future land use designation. It was further stated that this is near the Highway 41 corridor and that other commercial uses were in the area.

The Commission finds that the proposed Community Commercial Services (CCS) zone is in accordance with the Future Land Use Map and 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 zone change to be consistent with the following goals and policies contained in the comprehensive plan:

Goals:

The proposal is consistent with Goal 1 in building economic diversity by capitalizing on access to neighboring job centers and supporting housing stock within the city. It is also supported by Goal 6 in that it further improves Post Falls' transportation network.

Policies:

The proposal is consistent with Policy 1 in supporting land use patterns that consider impact fees to maintain levels of service and fosters the long-term health of community. Policy 8 supports the request in that it promotes compatible infill development, as well as Policy 26 in that it will improve Post Falls' network of sidewalks, trails, and bicycle paths. Policy 9 further supports the request in encouraging annexation of County islands which this request satisfies.

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 political subdivisions were notified, and the city received no adverse written comments. No evidence of a demonstrable adverse impact upon the delivery of services by any other political subdivisions as provided, and as such, the Commission finds this criterion satisfied.

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-24-1, CCS ZONING: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended zoning upon annexation was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Community Commercial Services (CCS) zoning on approximately 9.63-acres upon successful annexation of the property.

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

**Poleline & Zorros Annexation
File No. ANNX-24-2
Planning and Zoning Commission
Zoning Recommendation**

A. INTRODUCTION:

APPLICANT: Whipple Consulting Engineers o/b/o Lanzce Douglass
LOCATION: The property is located at the northwest corner of E. Poleline Avenue and N. Zorros Road
REQUEST: Zoning recommendation of Community Commercial Services (CCS) on approximately 4.72-acres

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Vicinity Map
4. A-4 Owners Authorization
5. A-5 Will Serve
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 YPL Comments
12. PA-4 PFPD Comments
13. PA-5 PFHD Comments
14. PA-6 DEQ Comments
15. PC-1 Robbins Comments
16. PZ Staff Report
17. Testimony at the October 24, 2024, Planning and Zoning Commission ("Commission") hearing including:

Planning and Zoning Commission (hereinafter "Commission") heard the request at the October 24, 2024, public hearing, and the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The public hearing was properly noticed and conducted per the requirements of Idaho Code Sections 67-6511 and 67-6509, and City Code section 18.20.060. The purpose of the hearing was to afford the applicant and the public the opportunity to supply testimony and documentation to be taken by the Commission in their application of City Code 18.20.100 when making the Commission's recommendation on zoning to the City Council.

Ethan Porter, Associate Planner

Mr. Porter presented the staff report. He testified that the applicant was seeking a recommendation for an initial zoning designation of Community Commercial Services (CCS) on approximately 4.72 acres (including right-of-way) as part of the annexation request into the City of Post Falls. The subject property is located on the northwest corner of E. Poleline Ave. and N. Zorros Rd. The properties surrounding the subject site are all incorporated areas into the City of Post Falls and is considered a

“county island”.

The annexation would include dedications of adjacent right-of-way along E. Poleline Ave. and N. Zorros Rd. Mr. Porter testified that the current land use is a residential in Kootenai County, that it is located over the Rathdrum Prairie Aquifer and that the water provider is the Ross Point Water District, and the City of Post Falls would be the wastewater service having the capacity and ability to serve.

During the hearing, Mr. Porter provided information about the surrounding zoning and land uses. To the north and west of the property the use is multi-family, being the Bluegrass Apartments. Directly to the east is the Foxtail subdivision that is predominantly single-family. Single-family homes within the county make up the uses to the south, across E. Poleline Ave. The property is situated in the 41 North Focus Area which seeks to support development of 1/8-mile backage roads to help alleviate traffic from Highway 41. This focus area also identifies that development should provide pedestrian connectivity to all multi-use paths and trails including SH41 Trail.

Mr. Porter also testified as to whether the proposal was in accordance with the goals and policies of the comprehensive plan. Highlighted goals by Mr. Porter included 6 and 7 along with policies 8, 9, 26 and 33. Policies 8 and 9 encourage in-fill development and annexation of county “islands” which the proposed annexation and requested zoning designation accomplishes.

Mr. Porter also testified that the City’s water reclamation system has the capacity to provide service and is willing to do so, and Ross Point Water District will be the water provider. He discussed the property is adjacent to Poleline Ave, a classified minor arterial roadway and Zorros Road, a minor collector roadway meeting the roadway classifications to support the proposed annexation and zoning designation.

Mr. Porter also testified that there have been no “Demonstrable Adverse Impacts” identified from comments received by the noticed agencies in response to the annexation and initial zoning request. Mr. Porter stated that the zoning recommendation for CCS is recommended and satisfies all known criteria.

Austin Fuller, Whipple Engineering Consultants, Applicant

Mr. Fuller similarly testified about the property and the requested annexation and zoning recommendation for CCS. He testified that both adjacent roads, Poleline and Zorros, would receive additional dedicated right-of-way to be consistent with city standards with improvements made at the time of development. The property is a small pocket of county property surrounded by CCS and is already serviced by city services, so no expansion of services is needed.

Mr. Fuller testified that the review criteria are being met with the future land use designation as business/commercial and in the 41 North Focus area. Mr. Fuller stated that the property has readily available utilities within Poleline Avenue and Zorros Road. Agency notifications did not present any concerns or issues, and a will serve letter was provided.

Public Testimony:

The hearing was opened for public testimony, none was received.

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

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

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

The applicant requested initial zoning of Community Commercial Services (CCS) on approximately 4.72 acres upon the annexation into the City of Post Falls. The Future Land Use Map designates this area as business/commercial and it is located inside the 41 North Focus Area. CCS is an implementing zone under the commercial designation and is consistent.

The Commission finds that the proposed CCS zone is consistent with the Future Land Use Map and aligns with the commercial uses identified in the 41 North 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 zone change to be consistent with the following goals and policies contained in the comprehensive plan:

Goals:

The proposal is consistent with Goal 6 in that it further improves Post Falls' transportation network. The proposal is also consistent with Goal 7 in that it allows for sufficient allocation of diverse land use types that contributes to the long-term sustainability of the City and achieve overall plan objectives.

Policies:

The proposal is consistent with Policy 1 in supporting land use patterns that consider impact fees to maintain levels of service and fosters the long-term health of community. Policy 8 supports the request in that it promotes compatible infill development, as well as Policy 26 in that it will improve Post Falls' network of sidewalks, trails, and bicycle paths. Policy 9 further supports the request in encouraging annexation of County islands which this request satisfies.

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 political subdivisions were notified, and the City received no adverse written comments. No evidence of a demonstrable adverse impact upon the delivery of services by any other political subdivisions as provided, and as such, the Commission finds this criterion satisfied.

D. CONCLUSIONS AND RECOMMENDATIONS OF THE COMMISSION:

ANNX-24-2, INITIAL ZONING: Following the public hearing, the Planning and Zoning Commission considered all relevant evidence and comments, and a motion to recommend approval of the recommended zoning upon annexation was made, the motion passed unanimously. The Planning and Zoning Commission hereby recommends that the City Council approve the proposal, finding that it conforms to the general purpose of the comprehensive plan and meets the applicable approval criteria for the applicant's request for Community Commercial Services (CCS) zoning on approximately 4.72-acres upon successful annexation of the property.

Date

Chairman

Attest

NOTICE OF RIGHTS:

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

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

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

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

**Landmark Place Subdivision
File No. SUBD-24-3
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Roger Glessner, Ace Solutions
OWNER: Rose of Sharon Enterprises, Inc.
LOCATION: The property is located on the northeast corner of S. McGuire Road and the Centennial Trail, south of Interstate 90.
REQUEST: To subdivide approximately 11.15-acres into 55 single-family lots within the Single-Family Residential (R1) zoning designation

B. RECORD CREATED:

1. A-1 Annexation Application
2. A-2 Narrative.
3. A-3 Preliminary Plat
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 Philip 66 (YPL) Comments
11. PA-4 PFPD Comments
12. PA-5 IDT Comments
13. PA-6 PFHD Comments
14. P&Z Staff Report
15. Testimony at the November 12, 2024, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the November 12, 2024, public hearing, the meeting was in-person and live-streamed on the City of Post Falls YouTube Channel. The request was for the Commission to review the request to subdivide 11.15-acres into 55 single-family lots within the Single-Family Residential (R1) zoning designation. The request is evaluated under the standards of PFMC § 17.12.060.

Anna Staal, Planner 1

Mx. Staal presented the staff report and testified that the applicant, Roger Glessner, Ace Solutions on behalf of Rose of Sharon Enterprises, Inc., is requesting to subdivide approximately 11.15-acres into 55 lots within the proposed Single Family Residential (R1) zoning district.

Mx. Staal testified that the property is located on the northeast corner of S. McGuire Road and the Centennial Trail, directly south of Interstate 90. To the east are Smart Code 3 (SC3) and Residential Manufactured Home Park (RMHP) zoned properties, city property and a public park.

To the south and west of the subject property is County zoned Ag-Suburban with residential single-family use. The property is zoned for single-family residential (R1) uses. They testified as to the surrounding roads and that water and sewer services were available from the city. Design of the water main extension will be coordinated with the city to limit conflicts with existing utilities. The proposed subdivision plan showed the lot configuration and included a private gated roadway connecting McGuire Rd. to Lundy Blvd.

Regarding the subdivision review criteria Mx. Staal testified that the street layout aligns with the City's transportation master plan, the site was free from significant soil or topographical hazards and the subdivision proposal conforms to zoning requirements for single-family residences. Further that impact fees will be charged to cover the new development's fair share of regional infrastructure costs.

Roger Glessner, Ace Solutions, Applicant

Mr. Glessner presented on behalf of the applicant, testifying that a six-foot sight obscuring fence will be installed along the I-90 property frontage, and a lesser fence along the Centennial Trail. There will be access lots providing overflow parking and providing residents with access to the Centennial Trail. Mr. Glessner testified that the development will be extending the sidewalks along McGuire Road beyond the property line down to where it meets the Centennial Trail to provide access for pedestrians. There will be a 10-foot-wide path from Lundy to the Centennial Trail and on the north side of the Centennial Trail. He also responded to inquiries about the speed and design for the crossing which is to encourage traffic to slow down and that trail crossing signage will be installed. He also testified that the average lot is 70 feet wide and in the 7,000 square foot range, which exceed the minimum requirements for single-family lots in the R1 zone.

The hearing was opened for public comment.

In Opposition: Dennis Hiatt, Post Falls, ID: Mr. Hiatt expressed his concerns regarding roadway access connecting to Lundy Boulevard citing snow removal issues, school bus access, and connecting roadways as concerns. He had no concerns about the subdivision itself.

Joshua Hemphill, Post Falls, ID (not wishing to speak): Testified there was too much traffic and appreciates that his street is a dead end. The proposal will likely reduce the value and appeal of his neighborhood. Additionally, he believes the city sewer is above capacity and the smell is terrible.

Naomi Holt, Post Falls, ID: Ms. Holt testified that she was in agreement with adding houses in this space, but the amount was too many. She also expressed concerns with school bus access and increased traffic onto Lundy Blvd. that would result from the new development.

Rebuttal: Mr. Glessner responded stating that the developers understand the community concerns and will work with the city through the improvement plans to alleviate concerns from traffic impacts within reason. He added that the development will be widening McGuire Road in front of the property and adding another lane there.

Deliberations: After the public hearing was complete, the hearing was closed and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code ("PFMC") § 17.12.060 H.

- C. SUBDIVISION REVIEW CRITERIA:** (Post Falls Municipal Code Title 17.12.060, Subsection H): No subdivision shall receive approval unless findings and conclusions are made that:
 - C1. Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of subdivision proposed.**

Based on the testimony supplied and the staff report, the Commission finds that the City of Post Falls will be the water service provider and the service will be adequate for the subdivision as proposed in coordination with ITD and the City per the staff report.

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

The Commission determines that the City of Post Falls has adequate capacity and is willing to provide service to the subdivision as proposed after testing to ensure the current system meets City standards as outlined in the staff report.

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

The Commission determines that the subdivision and proposed streets layout are generally consistent with the city's Transportation Master Plan with some adverse testimony as to the size and suitability of Lundy Blvd., which is off-site street to this development.

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

The Commission determines that no testimony or evidence was presented that identified any soil or topographical conditions that would prevent or hinder the development of the property and therefore the proposal satisfies this criterion.

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

The Commission determined that this subdivision and proposed lots conform to the requirements for Single-Family Residential (R1) zoning.

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

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

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

The Commission decides that the requested subdivision can meet the city's standards. However, certain conditions will need to be completed to meet the criteria. Those conditions, 1-9 listed below, when imposed, will ensure that the six criteria found in PFMC 17.12.060.H are met. Based upon the presentations made to the Commission at a properly noticed public hearing, the record compiled in this matter, the applicant must meet the following conditions:

1. 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 of 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.

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

Not applicable.

E. CONCLUSION

SUBD-24-3: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein.

Approved by the Planning and Zoning Commission on December 6, 2024.

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 20, 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 DECEMBER 10, 2024, P&Z COMMISSION MEETING
CROWN RESERVE SUBDIVISION FILE NO. SUBD-24-5

PROJECT NAME/FILE NUMBER: Crown Reserve Subdivision File No. SUBD-24-5

OWNERS: Jacklin Land Company LLLP, 4752 W. Riverbend Avenue, Post Falls, ID 83854

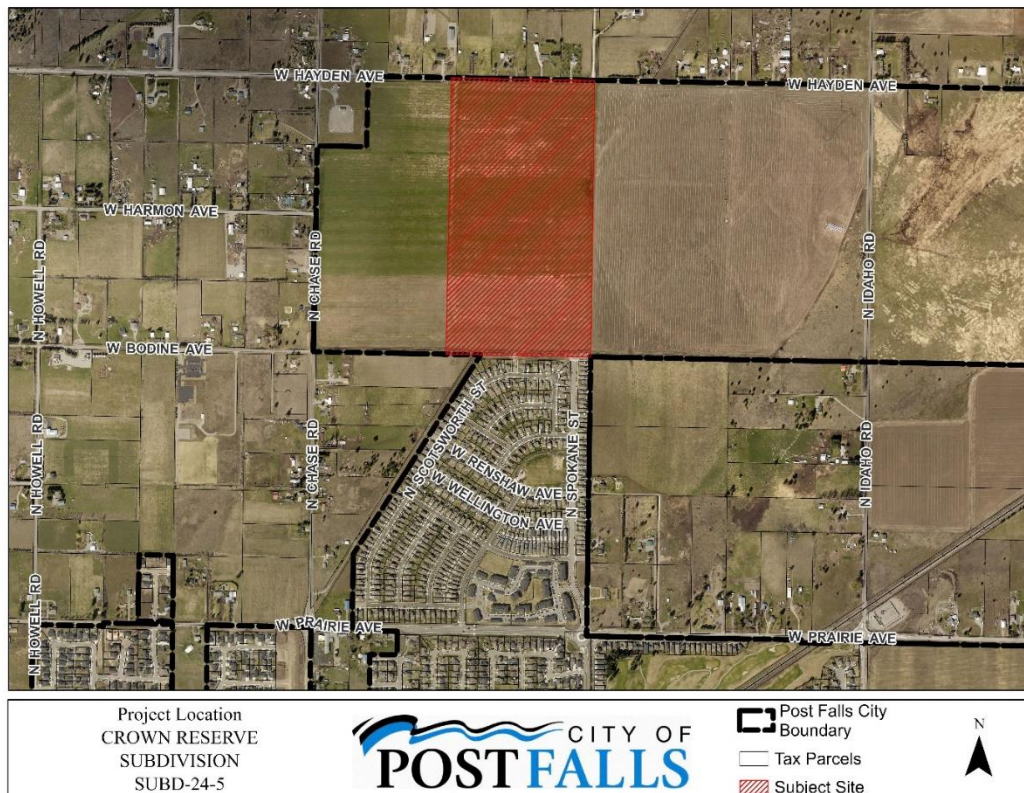
APPLICANT: Whipple Consulting Engineers, 21 S. Pines Road, Spokane Valley, WA 99206

PROJECT DESCRIPTION: Whipple Consulting Engineers has requested, on behalf of the property owner, to subdivide approximately 35.55-acres of a larger 83.88 parcel into 148 single-family lots within the Residential Mixed (RM) 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 northern side of the N. Cologne Way and at the northern end of N. Spokane Street.

Vicinity Map:



PARCEL INFORMATION:

Property Size: Approximately 35.55-acres

Current Land Use: Vacant (farming land)

Current Zoning: Residential Mixed (RM) zoning

Proposed Land Use: The proposed subdivision creates 148 residential lots with various housing products.

Surrounding Land Use: The Crown Pointe residential subdivision is directly south of the subject site with farmlands adjacent to the east and west. North of the subject site is primarily Kootenai County larger lots across W. Hayden Avenue.

Surrounding Zoning Districts: Public Reserve zoning is directly east and west with SmartCode 3 zoning south. North of the subject site is Kootenai County zoning pattern surrounding the subject site is predominantly single-family residential (R1). Directly south is a Lot within Kootenai County zoned as Rural.

Water Provider: East Greenacres Irrigation District

Sewer: City of Post Falls

SUBDIVISION REVIEW CRITERIA (Post Falls Municipal Code Title 17.12.060, Subsection H):**1. Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of subdivision proposed.**

Staff's Response: Water service to the development would be provided by East Greenacres Irrigation District. The applicant has provided a will serve letter from the water district stating they have the capacity, willingness and intent to serve the proposed 148 lot subdivision as proposed in Exhibit A-3.

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 at the southeast corner of the property in the intersection of Bodine Ave. / Spokane St. Within the properties Zone Change Agreement (ZC-22-7) a limitation of 150 dwelling units was placed upon the property until facilities identified in the Water Reclamation Master Plan (Fisher Avenue Lift Station upgrades and Fisher / Chase mainline extensions) were in place. The proposed Phase I improvements, at 148 lots, is in conformance with the limitations. The applicant has additionally provided a sewer capacity analysis (Exhibit A-7), that demonstrates adequacy of downstream facilities to handle anticipated flows. The proposed layout of sanitary for Phase I (Exhibit A-8) shows a design that is in general conformance with City Standards for providing service to individual lots and accommodating maintenance of proposed facilities. The provided layout for the sanitary sewer does not include provisions for how sewer service for future Phases will connect to the City's proposed system improvements associated with the previously referenced Fisher Lift Station upgrades and Mainline extensions. Mainline extensions that will need to be extended through Phase I to accommodate Phase II, or other future phases, will need to be worked out with City Engineering Staff and constructed as part of Phase I development.

The City owns property immediately east of the site which is planned for the land application of treated municipal wastewater as part of a recycled water project. This use is integral to the implementation of the Water Reclamation Master Plan. To avoid potential issues with concerned residents, Staff recommends all future residents of this subdivision be notified of this intended use through a statement in the CC&Rs.

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 and design standards. The applicant had a minor traffic study performed to examine impacts of additional traffic to Spokane St. The traffic study indicated that projected volumes are within the identified roadway capacity of the City's Transportation Master Plan. It should be noted that a City speed and volume study conducted in October 2024 indicated significantly lower volumes of existing traffic on Spokane St. (north of the Crown Pointe apartments) than the projected existing traffic volumes indicated in the study. City staff does not anticipate operating conditions that conflict with required design Levels of Service with the initial development of Phase I. Future connections from the subdivision to Hayden Ave. will continue to limit traffic impacts within the Crown Pointe Subdivision.

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

Bodine Ave. improvements shall be built full width in the rights-of-way section from the western limits of Crown Pointe 6th Addition to the easterly limits of Spokane Street; including sidewalks, swales, roadway illumination and curb & gutter. Construction of the southern half road section fronting Crown Pointe 6th will be reimbursed by City within the Construction Improvement Agreement via funding cashed out by Crown Pointe.

Driveway approaches to or from single family lots onto Spokane St. or Bodine Ave. shall be prohibited on the face of the plat.

The Homeowners Association for the project will be responsible for maintenance of landscaping and irrigation, including snow removal from sidewalks/trail, for the public rights-of-way adjacent to proposed open space tracts, the west side of Balmoral Drive.

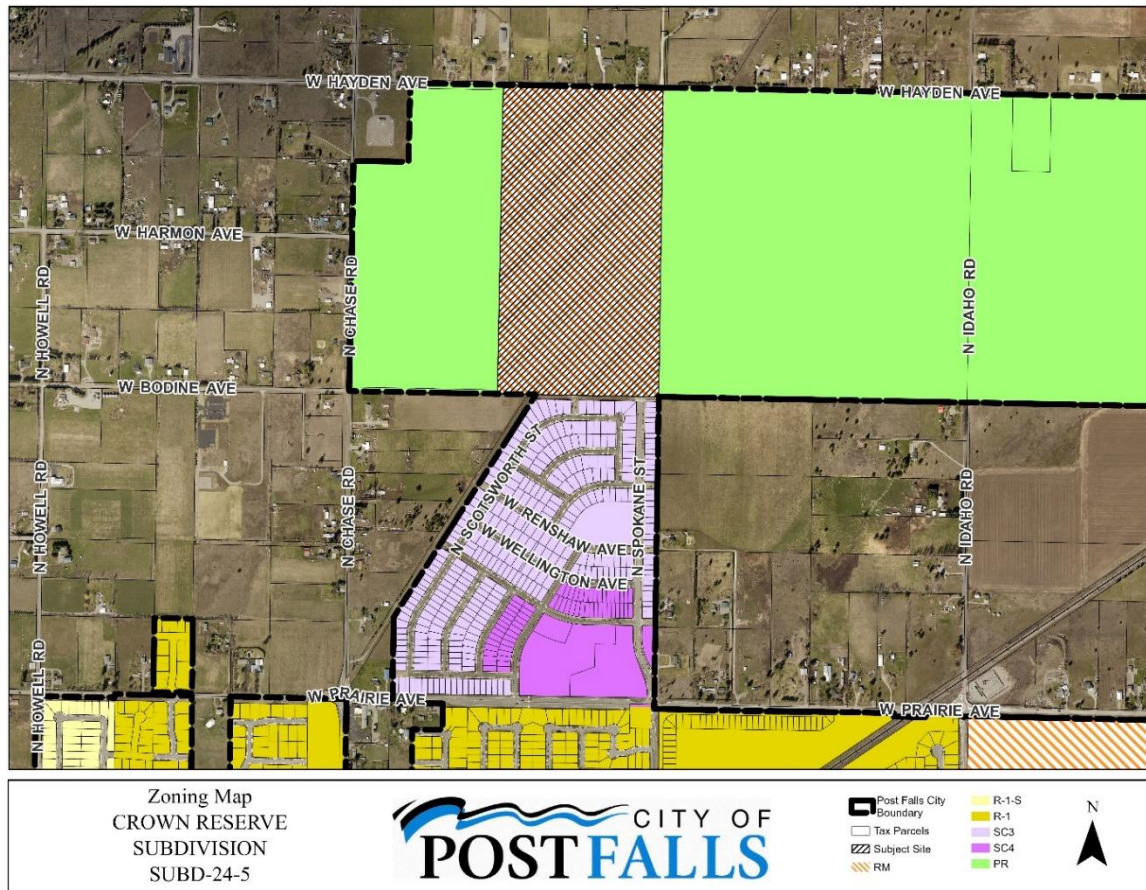
Proposed alleys within the project shall be privately owned and maintained within a separate tract or easement controlled by the Homeowners Association for the project.

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. There is also a signed development agreement for the subject site that will have to be met for any specific standards and regulations that are included.



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

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 November 20, 2024 and mailed to property owners within 300 feet of the proposed project on November 18, 2024. Notice has been published in the Coeur d'Alene Press on November 20, 2024. The property will be posted by November 29, 2024.

MOTION OPTIONS: The Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision. 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 Crown Reserve 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. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision. The Construction Improvement Agreement Shall contain an appendence for the reimbursement of the improvements to the southern half of Bodine Ave. that fronts the Crown Pointe Subdivision.
4. 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.
5. Sewer plans shall be modified to include the design and construction of the portions of sewer main within the limits of the Phase I boundary necessary to service all future phases of the project, beyond Phase I.

6. The CC&Rs for the subdivision shall include a notice stating, "The property immediately east of this subdivision is planned for the future application of treated municipal wastewater as a recycled water project."
7. The design of Bodine Ave shall be modified to include curb bulbs on the north half of the roadway at the intersections with Balmoral Drive, Cologne Way and Spokane St. Roadway section shall be configured with an 8' parking lane (north), 2-6' bike lanes, 2-12' travel lanes and signed no parking on the southern curb line.
8. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The requirement for street knuckles is waived as an approved exception on Balmoral Drive and Kilkenny Loop.
9. Direct access to or from residential lots to Bodine Avenue or Spokane Street shall be prohibited on the face of the plat.
10. 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.
11. A Homeowners Association (HOA) shall be formed to maintain the right-of-way frontage along the west side of Balmoral Drive and along all open space tracts. Maintenance shall include all landscaping, irrigation, and removal of snow from sidewalks and trails.
12. All alleyways shall be private and established via separate tract or easement to the Homeowners Association for ownership and maintenance.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1	Application
Exhibit A-2	Narrative
Exhibit A-3	Preliminary Plan
Exhibit A-4	Owner Authorization
Exhibit A-5	Will Serve Letter
Exhibit A-6	Traffic Memo
Exhibit A-7	Sewer Capacity Analysis
Exhibit A-8	Sewer Design

Staff Exhibits:

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

Subdivision Application

SUBD-24-5

Submitted On: Aug 19, 2024

Applicant

 Raymond Kimball
 5098932617
 rkimball@whipplece.com

Primary Location

Point Location: 47.7536, -116.9516

Application Information

Did a Subdivision Pre-app take place?

Yes

Applicant Type

Engineer

Proposed Subdivision Name

Crown Reserve

Number of Lots

148

Size of Site

35.55

Average Size of Lots

5375

Existing Zoning

RM

Adjacent Zoning

SC3, PR

Current Land Use

vacant

Adjacent Land Use

Vacant/Single Family Residential

Density

4.16

Description of Project

148 lot subdivision with a mix of traditional single family lots, townhome lots, and cottage lots.

Site Information

Comprehensive Plan Designation

Transitional

Location of Proposed Access to Site

Bodine Ave/Spokane Street

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

See cross sections on preliminary plat

Size & Point of Water Connection

Bodine Ave-12"

Size & Point of Sewer Connection

Cologne Way-8"

Name & Location of Nearest School

West Ridge Elementary

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

--

Physical Description of Site (topography, cover, features)

relatively flat agricultural field

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

No **Water District**
East Greenacres Water District

Owner Information

Name

Tag Jacklin

Company

Medalist Development

Phone

208.773.6745

Email

tagj@riverbendcp.com

Address

4752 W. Riverbend Ave

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



Whipple Consulting Engineers, Inc.

Crown Reserve Subdivision

The site of the proposed zone map amendment is located in the Northwest Quarter of Section 22, T51N, R5W on the south side of Hayden Avenue. The property consists of a portion of a larger parcel and is currently being farmed. The property is zoned Residential Mixed and the applicant is seeking to subdivide a portion of the property into 148 residential lots of varying sizes as well as several open space tracts and a park. See below for a Vicinity Map.



Figure 1: Vicinity Map

The subject property consists of a 35.55 acre portion of an 80+ acre parcel located north of Bodine Avenue along the northerly extension of Spokane Street. The Crown Pointe subdivision is located directly to the South; the Post Falls School District property is located immediately to the West, and the City Water Reclamation Land Application property adjoins the property to the East.

Zoning:

The property is zoned residential mixed, which allows for a variety of residential uses in conjunction with neighborhood commercial development and recreational open space.

Utilities and Access:

Primary access to this property will be from Bodine Avenue via Spokane Street or Chase Road. The internal streets are considered local access streets with the exception of Spokane Street, which is designated as a major collector. Although it is not officially designated as such, Bodine will be constructed to Minor Collector standards so as to maintain adequate capacity and function. Bodine will be constructed (two lanes minimum) from Chase Road to the project site across the frontage of the School District property within an existing right of way. The local access streets will provided access to all lots, and alley access will be provided for the lots fronting Bodine as well as the smaller cottage/townhome lots located east of Spokane Street. Spokane Street will be constructed to Major Collector standards, and traffic calming narrowing will be constructed at pedestrian crossing points to both slow traffic as well as to shorten the distance for pedestrians to cross the street. As shown on the preliminary plat drawings, provisions have been made to extend the streets to the north to Hayden Avenue through future phases. Provisions have also been made to connect west to Harmon should the School District Property develop.

Both water and sewer mains are located in Bodine. Sewer is provided by the City of Post Falls and will be extended into the project via the internal street system. Water is served by East Greenacres Irrigation District and will provide domestic and irrigation water to the property. Water and sewer extensions will be stubbed to the north and west for future development. Dry utilities are also located on the property and available to serve any future development on site. All utilities will be stubbed so as to be available to serve the School District property to the West.

Subdivision:

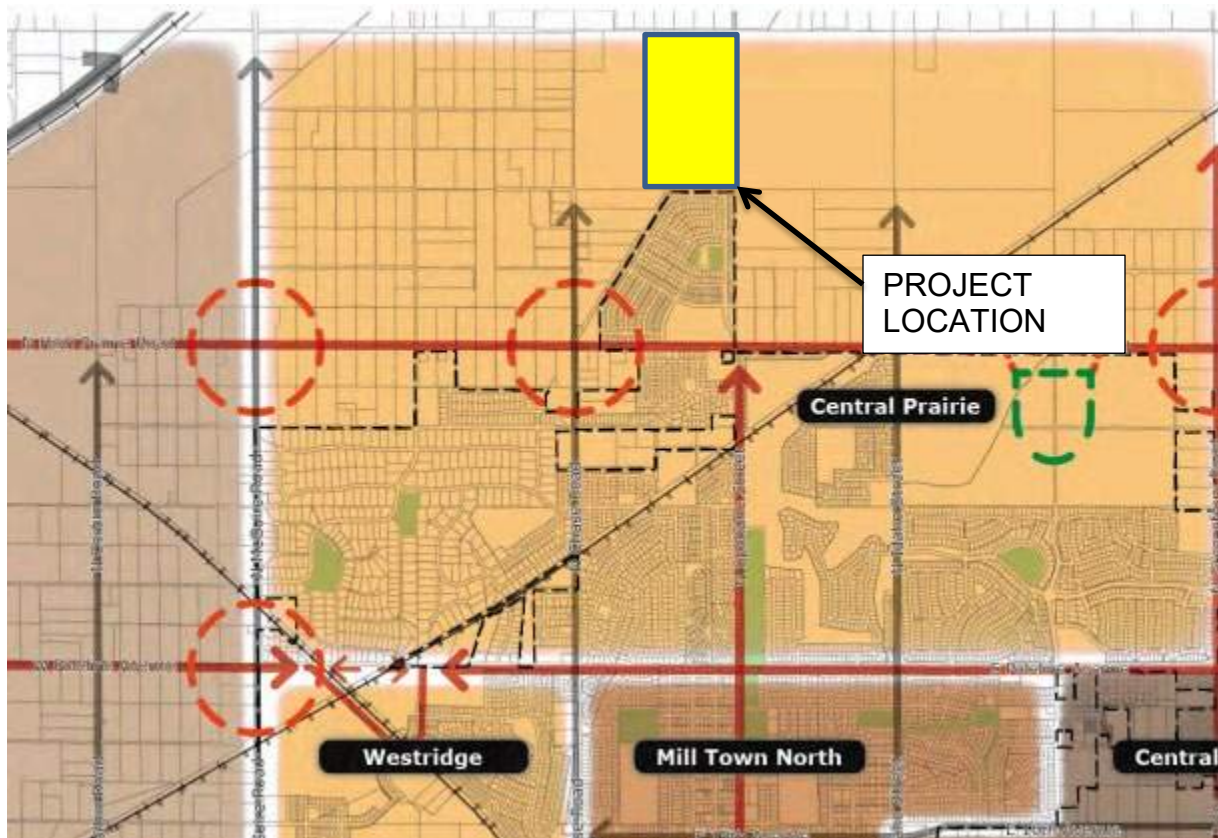
As shown on the attached subdivision plan, the proposed subdivision will result in 148 single family residential lots. The lots range in size from a minimum of 2,278sf to a maximum of 13,163 sf with the average size in the neighborhood of 5,375 sf, and all lots meet the

requirements of the RM zoning. The lots west of Spokane Street are what would be considered the traditional single family development pattern common to our area. The lots east of Spokane Street are a mixture of alley loaded cottage and townhome lots. This neighborhood is intended to serve the starter home/retirement market at an attainable price point to our community's workforce. The small lot sizes are offset by the 6+ acres of open space and park area. This open space equates to over 17% which meets the 7% requirement for this phase as well as future phases. Additionally, an RV/Boat storage area is designated on the eastern side of this phase which will provide secure outdoor storage of RVs and boats for those home owners who have lots too small for storage on their own property. This provides the added benefit of reducing the number of trailers parked on the streets, which can be a nuisance.

As mentioned above, water and sewer are both immediately available and of adequate capacity to serve the proposed subdivision. There is approximately 4-8 feet of relief across the site, which will yield relatively flat lots for single family construction.

Comprehensive Plan Analysis:

This property is located within the Central Prairie focus area, which is located on the northern end of the City. The future land use map designates this area to be transitional which is designated for lands suitable for growth, the focus of which is described in the focus area.



The proposed annexation and subdivision complies with the City's adopted comprehensive plan as follows (*policy goal in italics*):

Land Use:

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

The proposed subdivision is intended to provide a safe and vibrant neighborhood ideal for the residents of Post Falls. Sidewalks will provide a safe pedestrian environment, and the connection of the streets to adjoining properties will allow for this neighborhood to grow in an orderly manner. Impact fees collected at building permit will provide for acquisition and construction of parks, off site transportation infrastructure, and public safety needs.

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

The residential housing mix in Post Falls is very diverse, but currently extremely limited in availability. A shortage in available and developable land coupled with an increase in demand has resulted in a sharp increase in home prices. High prices and limited availability make it difficult for the City to attract high paying employers to our community. Development of this property will increase the supply of available lots/homes which in turn supports the community need for housing. The variety of lot sizes in this subdivision will provide a range of home sizes and price points aimed at providing a diverse housing stock in this area.

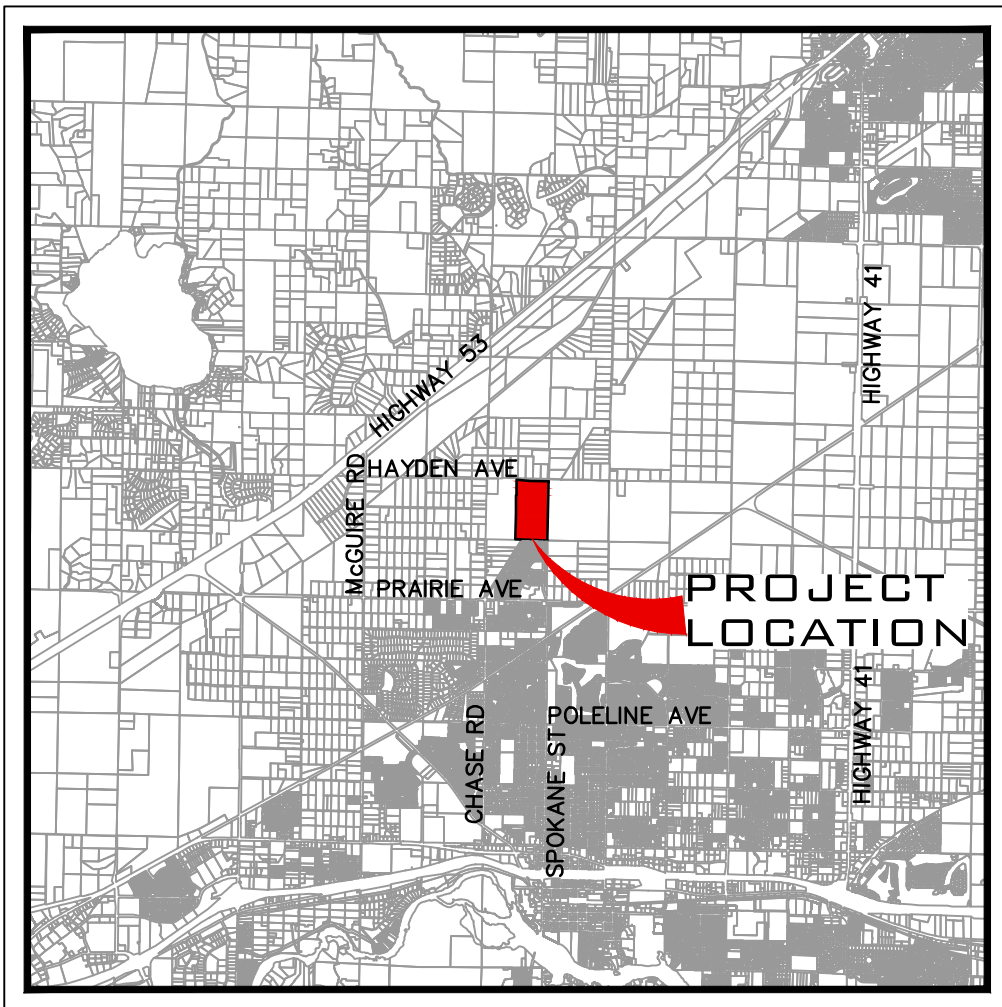
Conclusion:

The proposed subdivision is supported by the comprehensive plan as outlined in this narrative and meets the requirements of the City's subdivision ordinance, therefore we are requesting approval as presented.

Exhibit A-3

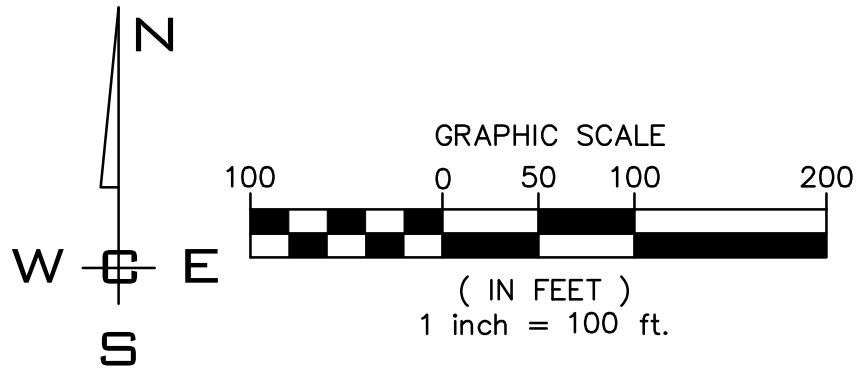
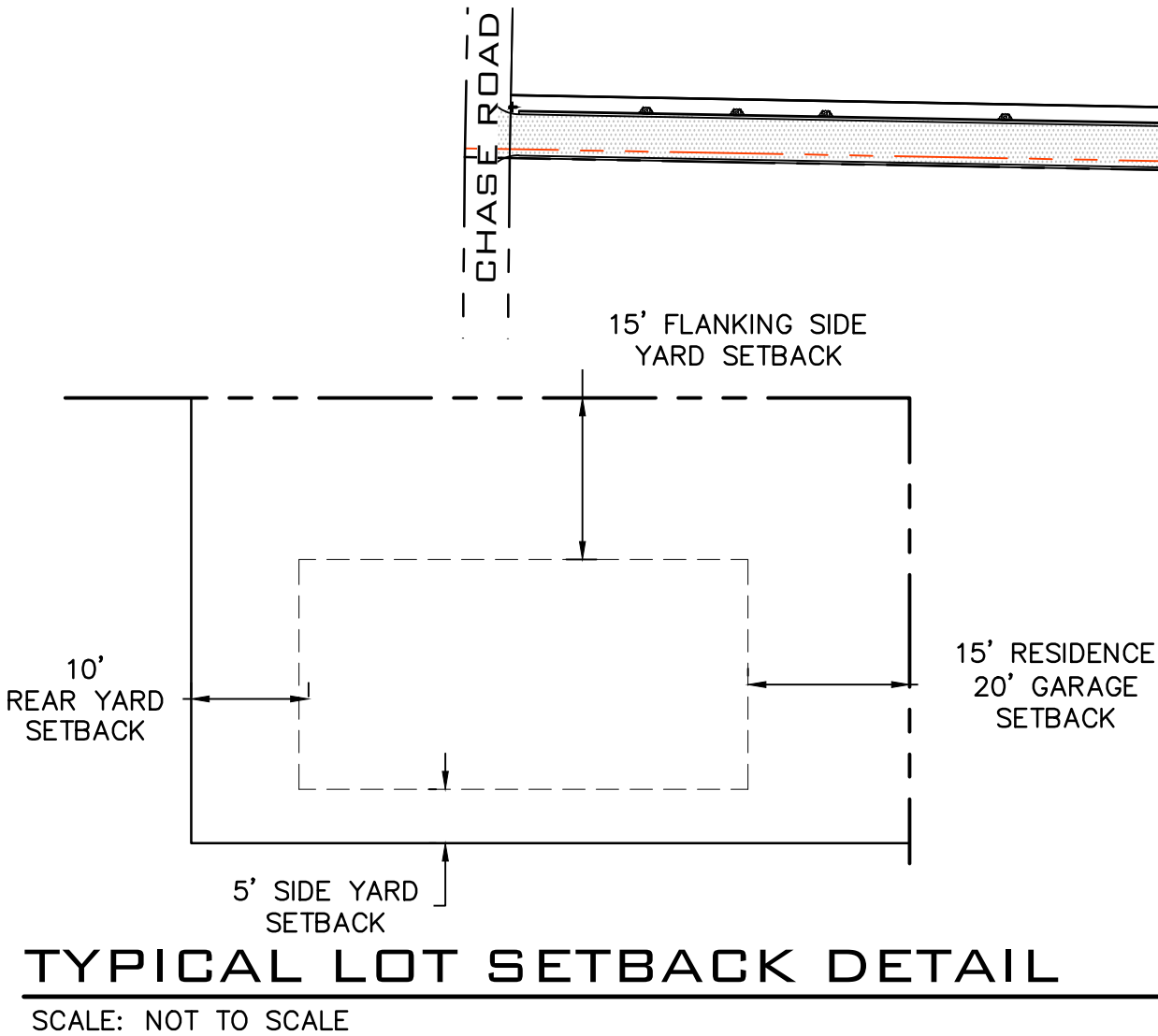
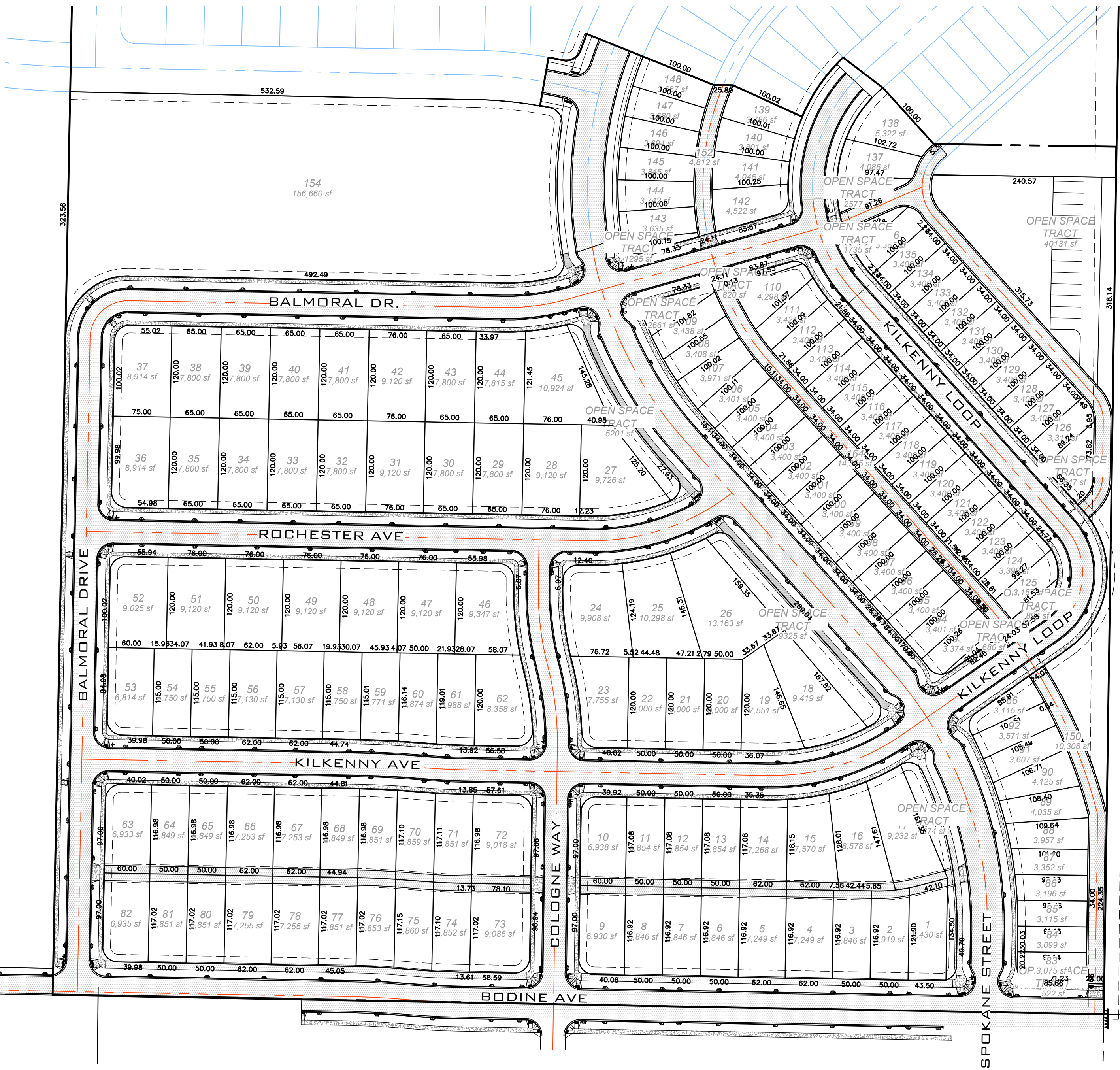
PRELIMINARY PLAT
CROWN RESERVE PHASE 1

LOCATED IN A PORTION OF THE
NW 1/4, SEC 22, T 51 N, R 05 E, B.M.
SPOKANE COUNTY, WA



VICINITY MAP

SITE DATA		
PARCEL NUMBER	P-00000-22-2400	
ZONING	RES-MIXED	
PROJECT AREA	SF	AC
	1,640,773.00	37.67
NUMBER OF LOTS	148	
NUMBER OF OPEN SPACE TRACTS	14	
NUMBER OF PARK TRACTS	1	
NUMBER OF ALLEY TRACTS	3	
AREA OF LOTS	SF	AC
	843,061.00	19.35
AREA OF OPEN SPACE TRACTS	77,677.00	
AREA OF PARK TRACT	156,660	
OPEN SPACE TOTAL	5.38 AC	14.3%
AREA OF ALLEY TRACT	29,474.00	
AREA OF RIGHT OF WAY	611,578.00	
MIN LOT AREA	3,075.00	
MAX LOT AREA	13,163.00	
AVERAGE LOT AREA	5,696 SF	



ENGINEERING

WHIPPLE CONSULTING ENGINEERS
21 S. PINES
SPOKANE VALLEY, WA 99206
PHONE: 509-893-2617
CONTACT: RAY KIMBALL, P.E.
RKIMBALL@WHIPPLECE.COM

OWNER

JACKLIN LAND COMPANY, LLLP
4752 W. RIVERBEND AVE
POST FALLS, ID 83854
PHONE: 208-773-6745
CONTACT: TAG JACKLIN

WATER PURVEYOR

EAST GREENACRES IRR. DIST.
2722 MCQUIRE ROAD
POST FALLS, ID 83854
PHONE: 1-208-773-7579
CONTACT: RON WILSON

SEWER COLLECTION

CITY OF POST FALLS
408 N SPOKANE STREET
POST FALLS, ID 83854
PHONE: 1-209-773-3511
CONTACT: ROBERT PALUS



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

CROWN RESERVE
PRELIMINARY PLAT COVER
HAYDEN AVE
POST FALLS, ID

SHEET
PP1

JOB NUMBER
24-3750

NW 1/4, SEC. 22, T. 51 N., R. 05 E., B.M.

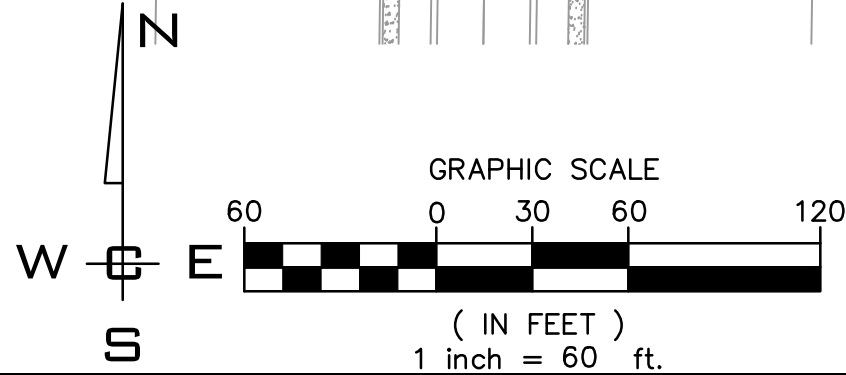
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



SITE DATA		
PARCEL NUMBER	P-00000-22-2400	
ZONING	RES-MIXED	
	SF	AC
PROJECT AREA	1,640,773.00	37.67
NUMBER OF LOTS	148	
NUMBER OF OPEN SPACE TRACTS	14	
NUMBER OF PARK TRACTS	1	
NUMBER OF ALLEY TRACTS	3	
	SF	AC
AREA OF LOTS	843,061.00	19.35
AREA OF OPEN SPACE TRACTS	77,677.00	1.78
AREA OF PARK TRACT	156660	3.60
OPEN SPACE TOTAL	5.38 AC	14.3%
AREA OF ALLEY TRACT	29,474.00	0.68
AREA OF RIGHT OF WAY	611,578.00	14.04
MIN LOT AREA	3,075.00	0.07
MAX LOT AREA	13,163.00	0.30
AVERAGE LOT AREA	5,696 SF	

P:\WCE\WORK\2024\WCE PROJECTS\2024-3750-JACKLIN - CROWN RESERVE SUBDIVISION\DWG\3750-PLATINGS PLOT DATE:11/14/24

NAVD - 88
XXX



SCALE:	PROJ #:	24-3750
HORIZONTAL:	DATE:	07/26/24
1"=60'	DRAWN:	SLS
VERTICAL:	REVIEWED:	RDk
N/A		
		CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING LANDSCAPE OTHER

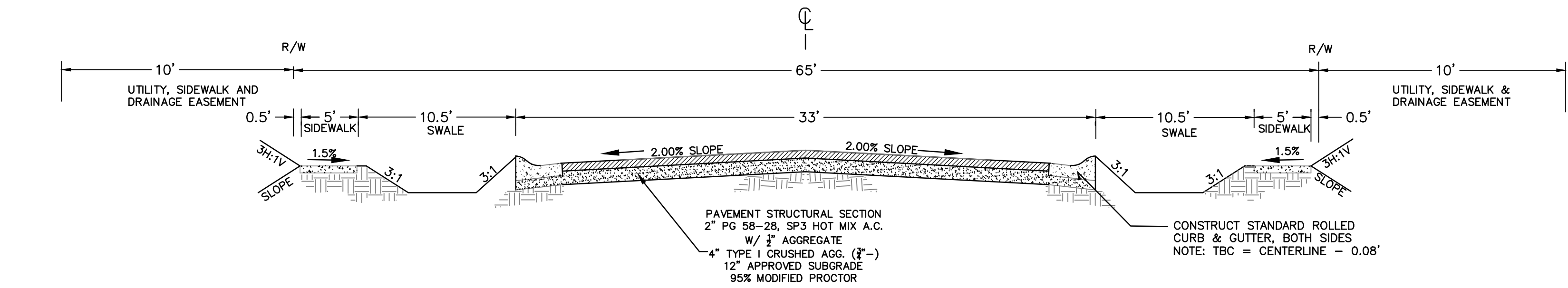
WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

CROWN RESERVE
WEST HALF
HAYDEN AVE
POST FALLS, ID

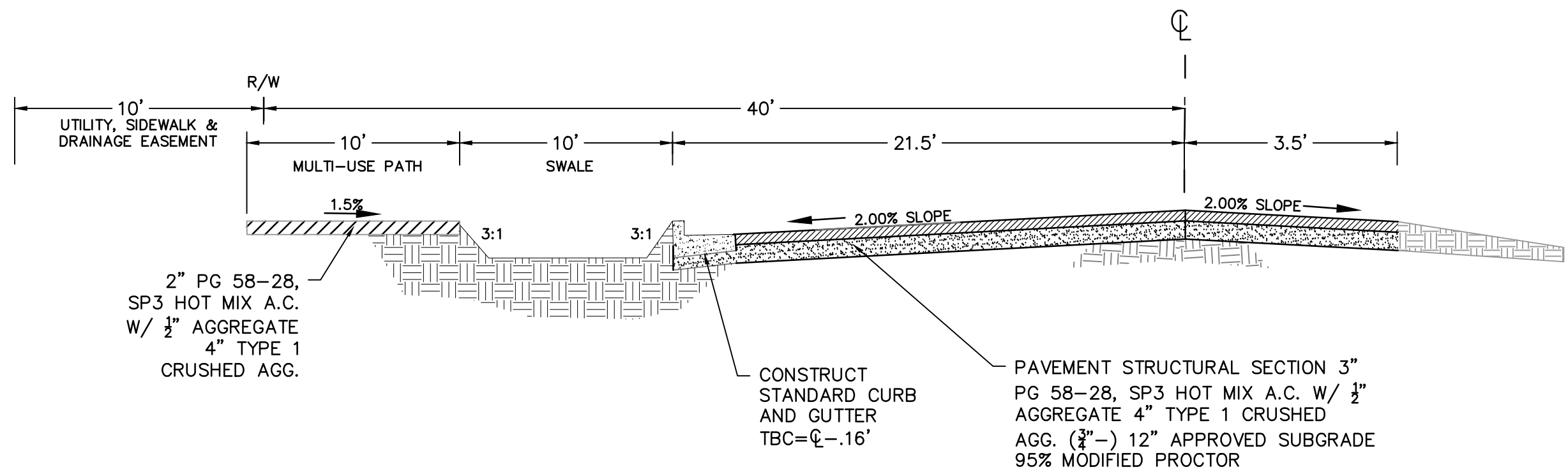
SHEET PP2
JOB NUMBER 24-3750

NW¼, SEC.22, T.51 N., R.05 E., B.M.

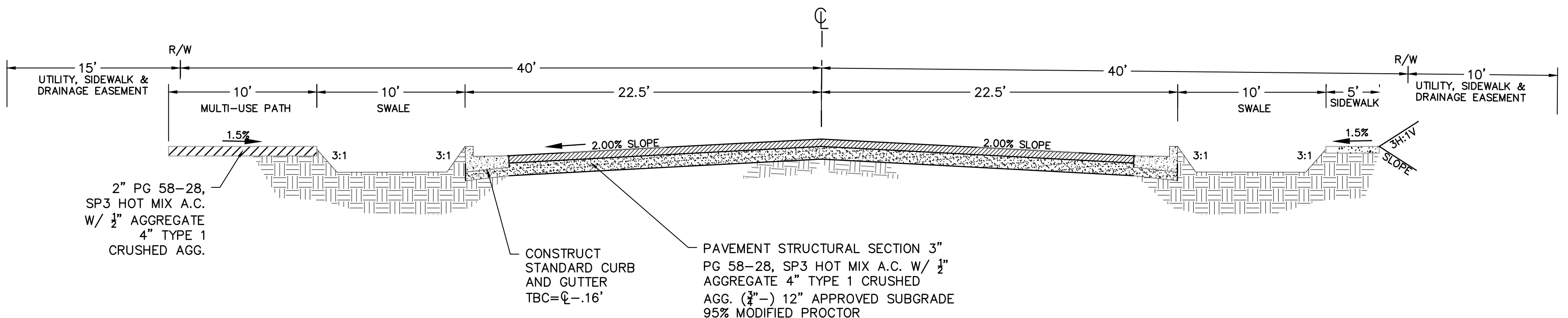
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



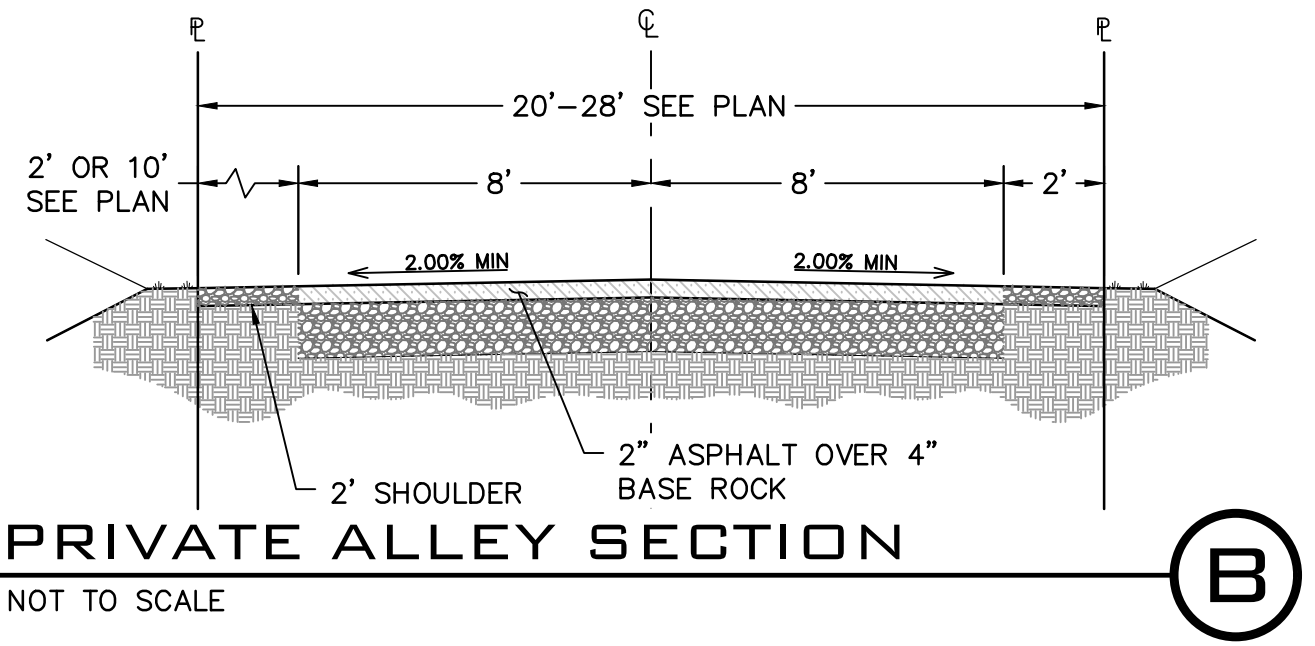
LOCAL STREET TYPICAL CROSS SECTION
NOT TO SCALE



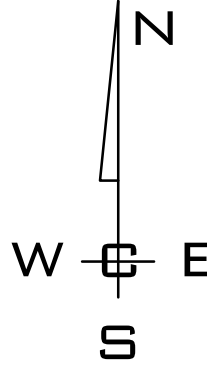
BODINE AVE TYPICAL CROSS SECTION
NOT TO SCALE



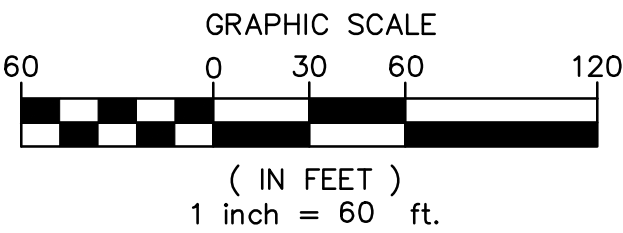
SPOKANE STREET TYPICAL CROSS SECTION
NOT TO SCALE



PRIVATE ALLEY SECTION
NOT TO SCALE



SITE DATA		
PARCEL NUMBER	P-00000-22-2400	
ZONING	SF	RES-MIXED AC
PROJECT AREA	1,640,773.00	37.67
NUMBER OF LOTS	148	
NUMBER OF OPEN SPACE TRACTS	14	
NUMBER OF PARK TRACTS	1	
NUMBER OF ALLEY TRACTS	3	
	SF	AC
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MAX LOT AREA	13,163.00	0.30
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NAVD - 88
XXX

SCALE:	PROJ #:	24-3750
HORIZONTAL:	DATE:	07/26/24
1"=60'	DRAWN:	SLS
VERTICAL:	REVIEWED:	RDk
N/A		

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

CROWN RESERVE
EAST HALF
HAYDEN AVE
POST FALLS, ID

SHEET PP3
JOB NUMBER 24-3750



Exhibit A-4

4752 W. Riverbend Avenue • Post Falls, ID 83854 (208) 773-6745 • Fax (208) 777-4080

December 16, 2022

To Whom It May Concern:

Until further notice, Jacklin Land Company LLLP hereby authorizes Ray Kimball of Whipple Consulting Engineers to act as its agent and representative for the purposes of submitting annexation requests, rezoning requests, boundary line adjustments, and any other land entitlement application to the City of Post Falls on its behalf.

Sincerely,

Thomas P. Stoeser, Manager



EAST GREENACRES IRRIGATION DISTRICT

2722 North McGuire Road Post Falls, Idaho 83854 • (208) 773-7579

August 19, 2024

Whipple Consulting Engineers
Attn: Ray Kimball
21 S Pines Rd
Spokane Valley, WA 99206
rkimball@whipplece.com

RE: Crown Reserve, Conceptual Approval

Dear Mr. Kimball:

The Subject received conceptual approval by the Board of Directors during our regular scheduled meeting held August 6, 2024. The project is located in Section 22, Township 51 N., Range 05 W., B.M. of Kootenai County, Idaho. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

We have the capacity, willingness and intent to serve the Subject 148 lot residential subdivision conditional upon final review, and acceptance of the project drawings.

The Subject does not require any modification to Reclamation's original Rathdrum Prairie Unit Water Project.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Wilson', is written over a horizontal line.

Ron Wilson
District Manager
ron@eastgreenacres.org

cc: Rob Palus – rpalus@postfalls.gov
Tag Jacklin – tagj@riverbendcp.com

WCE

Whipple Consulting Engineers, Inc.

21 S. Pines Road
Spokane Valley, WA 99206
Ph 509-893-2617 Fax 509-926-0227

TECHNICAL MEMORANDUM

TO:	Rob Palus, P.E. , City of Post Falls		
FROM:	Ben Goodmansen, E.I.T. Todd R. Whipple, P.E.		
DATE:	September 26, 2024		
PROJECT NO:	24-3750	NAME:	Crown Reserve Phase 1
REGARDING:	Trip Generation & Distribution with street capacity analysis		

This technical memo is intended to address the potential trip generation and distribution of the Crown Reserve preliminary plat, phase 1. A single-family residential subdivision proposed to include 148 dwelling units on 148 individually parceled lots. The subdivision is located north of Bodine Avenue and proposes to extend Spokane Street within the City of Post Falls.

Trip Generation and Distribution

Trip Types

The proposed use is a residential development; Institute of Transportation Engineers (ITE) has developed data regarding various trip types that all developments experience. These are found in several places; however, for this analysis the *Trip Generation Manual 11th Edition* as well as the *Trip Generation Handbook* were used to develop the criteria for this analysis.

For the proposed 148 dwelling units, Land Use Code LUC#210, Single-Family Detached Housing was used to establish the number of potential trips generated by the proposed land use. Based upon Section 4.4 in *Trip Generation Handbook*, the fitted curve equation was used to calculate new project trips. The fitted curve equation and the anticipated number of AM & PM peak hour trips for the proposed land use are shown on Table 1.

Table 1-Trip Generation Rates for LUC # 215 – Single Family Detached Housing

Dwelling Units	AM Peak Hour			PM Peak Hour		
	Vol. per Fitted Curve	Directional Distribution		Vol. per Fitted Curve	Directional Distribution	
		25% In	75% Out		59% In	41% Out
148	106	27	79	144	90	54
Average Daily Trip Ends (ADT)		Average Rate Equations (Adj. Street):			Fitted Curve Equations (Adj. Street):	
Dwelling Units	Fitted Curve	AM: $T = 0.70 * x = 104$			AM: $\ln(T) = 0.91 \ln(x) + 0.12 = 104$	
		PM: $T = 0.94 * x = 139$			PM: $\ln(T) = 0.94 \ln(x) + 0.27 = 144$	
148	1,447	ADT: $T = 9.43 * x = 1,396$			ADT: $\ln(T) = 0.92 \ln(x) + 2.68 = 1,447$	
		T = Trips/units, x = Dwelling Units			T = Trips/units, x = Dwelling Units	

As shown on Table 1, the proposed development is anticipated to generate 106 trips in the AM peak hour with 27 trips entering the site and 79 trips exiting the site. In the PM peak hour, the proposed development is anticipated to generate 144 trips, with 90 trips entering the site and 54 trips exiting the site. The proposed development is anticipated to generate 1,447 average daily trip ends to/from the site.

Trip Distribution

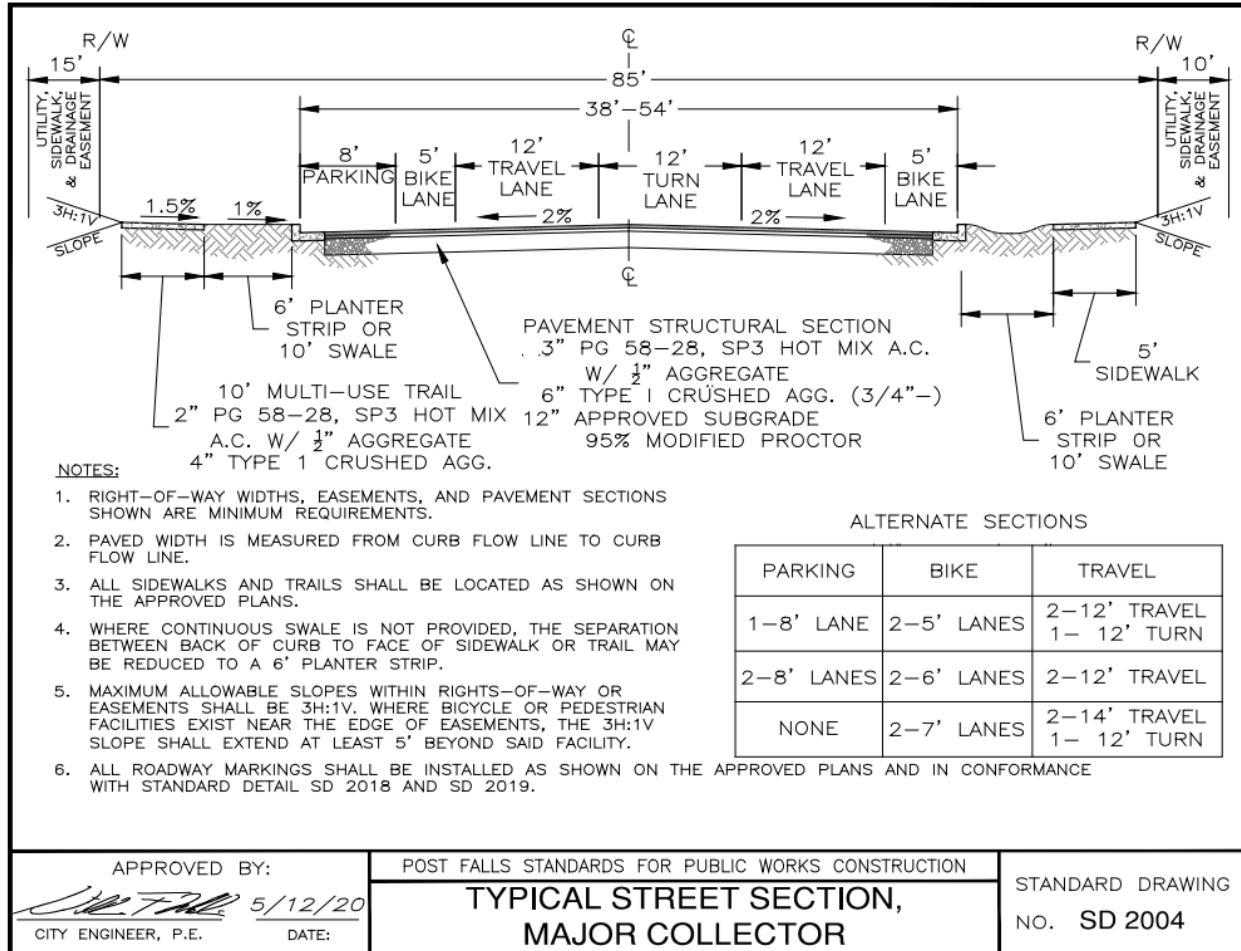
Considering many factors such as the surrounding transportation facilities, typical commuting patterns, public schools and existing development in the area, traffic for the proposed development is anticipated as follows:

- 65% of project trips are anticipated to go to/from the south vis Spokane Street
- 35% of project trips are anticipated to go to/from the west via Bodine Avenue to Chase Road.
- Of the 35% to Chase Road 25% are anticipated to go to/from the North and 10% area anticipated to go to/from the South.



Capacity Analysis

It has been requested that WCE perform a street capacity analysis on Spokane Street between Prairie Avenue and Bodine Avenue. Within this road segment Spokane Street has a width of 50 feet from the face of curb to the face of curb. Per the City of Post Falls Street Standards the street is built to accommodate a City Major Collector.



The City of Post Falls Transportation Master Plan, Table 8.1 Proposed Street Sections Identifies the City standards for the different classifications for roads or more specifically the daily volume range.

Table 8-1. Proposed Street Sections

Classification	Daily Volume Range	No. of Thru Lanes	Minimum Lane Width	Bike Lane ⁽¹⁾	Parking Lane Width	Typical Speed Limit
Principal Arterial	12,000-32,000	4-5	13/12*	YES	n/a	35
Minor Arterial	6,000-15,000	2-4	11*	YES	n/a	35
Major Collector	4,000-12,000	2-3	11*	YES	8'	35
Minor Collector	1,500-5,000	2-3	11*	YES	8'	35
Res. Collector**	800-2,000	2	n/a	OPT	7'	25
Local-Residential**	0-2,500	2	n/a	n/a	6'	25
Local-Commercial/Industrial	0-2,500	2	n/a	n/a	8'	25

(1): Bicycle or parking lanes are contingent on designated route or area.
 *: Less than 12' lane widths may be considered in the adaptation of existing roadways. Typically an 11' minimum lane width would be preferred; however, 10' lane widths may be considered for use with the City Engineers discretion
 **: Maintain a minimum 20' Emergency Access

Per Table 8-1 a Major Collector roadway has a daily volume range of 4,000 to 12,000 vehicles.

Street Segment Current Volumes

In order to estimate the current average daily trips of this segment of Spokane Street we utilized the average daily trip generation of the Crown Point Development with its 369 single family residential units and 264 apartment units.

Table 2 ADT Generation Per Land Use Code

Land use	Average Daily Trip Ends (ADT)		Fitted Curve Equations (Adj. Street): LUC 210 ADT: $\ln(T) = 0.92\ln(x) + 2.68 = 3,354$ LUC 220 ADT $T = 6.41(X) + 75.31 = 1,768$ T= Trips/units, x = Dwelling Units
	Dwelling Units	Fitted Curve	
LUC 210 SFR	369	3,354	
LUC 220 Apt	264	1,768	
Total	-	5,122	

The existing Crown Point subdivision connects to Prairie Avenue at Crown Pointe Street and Spokane Street. Assuming that 85% of the existing trips go to/from Prairie Avenue Via Spokane Street the Road segment would have a current daily traffic volume of **4,354** ($5,122 \times 0.85$).

Proposed Street Segment Volumes

As shown in Table 1 the proposed development is anticipated to generate 1,447 average daily trips to/from the site. With the anticipated distribution of 65% of trips traveling on Spokane Street. The proposed development is anticipated to generate **941** ($1,447 \times 0.65$) additional trips on Spokane Street.

Conclusion

It was calculated that the existing daily traffic on Spokane Street Between Prairie Avenue and Bodine Avenue to be 4354. It was also calculated that the proposed development would produce an additional 941 daily trips to the segment of Spokane Street. With an anticipated total of **5,295** daily trips, and a capacity of 12,000 daily traffic, it is therefore concluded that the proposed development will not exceed the capacity of the roadway segment per the City of Post Falls Standards. .



October 1, 2024

WCE No. 24-3750

City of Post Falls

Attn: Rob Palus

Re: **Crown Reserve Subdivision
Sewer Capacity Analysis**

Dear Mr. Palus:

In accordance with the zoning agreement associated with the proposed Crown Reserve subdivision, we have completed the below sewer capacity analysis for the downstream (Guy Road lift station) sewer basin. The City determined that the pipes flowing into and out of Manhole #625 located at the intersection of Ashworth Lane and Guy Road are the critical pipes to analyze in this part of the sewer basin. These pipes are located north of and just upstream of the Guy Road lift station. As such, the entire sewer basin upstream of the Guy Road lift station was analyzed using flow data collected during the month of May in 2024, which is included as an attachment to this analysis.

To determine the flow that enters Manhole 625, the City GIS was used to count the number of residences upstream of that manhole. Similarly, the number of homes contributing to the Guy Road lift station from the south were also counted. It was then assumed that the inflow into the lift station measured in May of 2024 could be distributed proportionately based on the number of residences upstream of any particular location. In this case, the location in question was manhole 625 (See figure 1).

- Pipe 2448 enters manhole 625 from the North and gets flow from 578 single family homes (Prairie Falls, Greenside Vistas, Grayling Estates, and Crown Pointe) and 264 apartment units in Crown Pointe.
- Pipe 2461 enters manhole 625 from the West and gets flow from 74 single family homes
- Pipe 2468 enters manhole 625 from the East gets flow from 90 single family homes.
- There are also 39 homes that discharge into the Guy Road lift station from south of Ashworth.
- Pipe 2447 leaves manhole 625 to the South.

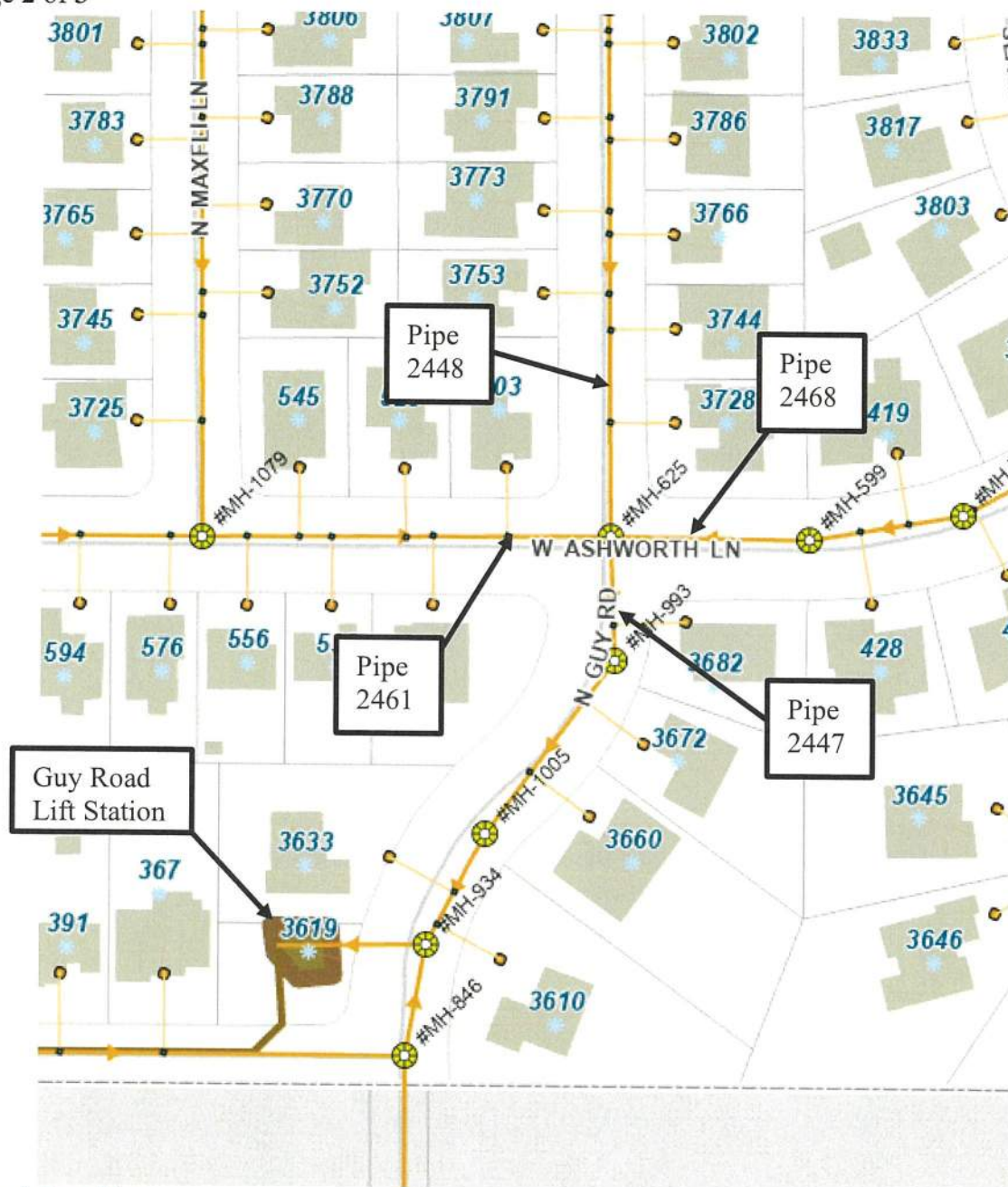


Figure 1: Sewer Map

The total number of residences discharging to the Guy Road lift station is 1045. Based on the flow data provided, the peak flow into the lift station was 314.5 gpm at 19:30 on 5/21/24.

That equates to an average peak flow of 0.301 gpm per residence, and when distributed proportionately across the number of residences upstream of the lift station. Given that, the following peak flows were calculated for the two key pipes to which the proposed Crown Reserve subdivision would contribute: Pipe 2448 and Pipe 247.

Sewer Capacity Analysis

City of Post Falls

October 1, 2024

Page 3 of 3

- Pipe 2448 has 842 residences contributing to it for a calculated peak flow of 253.4 gpm.
- Pipe 2447 has 1006 residences contributing to it for a calculated peak flow of 302.76 gpm.

Design capacity of gravity sewer pipe is based on depth(d) to diameter(D) ratio where the maximum capacity of a pipe is reached when the d/D ratio reaches 0.80.

A 10" pipe at a minimum grade of 0.0028ft/ft and d/D of 0.70 has a capacity of 566 gpm

A 10" pipe at a minimum grade of 0.0028ft/ft and d/D of 0.60 has a capacity of 454 gpm

A 10" pipe at a minimum grade of 0.0028ft/ft and d/D of 0.50 has a capacity of 338 gpm

If we add 150 homes in the first phase of Crown Reserve into Pipe 2447, we anticipate a peak flow rate in that pipe to increase by 45.14 gpm to a peak flow of 347.90 gpm, which would yield a d/D ratio of 0.51. This is well below the max ratio of 0.80 and indicates that the 10" pipe has the capacity for the proposed lots in Crown Reserve.

The second limiting factor to the sewer basin is the pump capacity of the Guy Road lift station. This lift station has two pumps which alternate in operation. Pump #1 has a tested flow rate of 494 gpm, and Pump #2 has a tested flow rate of 384 gpm. The total peak flow into the Guy Road lift station inclusive of Crown Reserve is anticipated to be 360 gpm, which is within the capacity limits of Pump #2, meaning that the addition of Crown Reserve will not push the Guy Road lift station to its capacity.

It's also worth noting that the addition of a school would not affect these peak flows due to the fact that the peak flow from a school occurs earlier in the day.

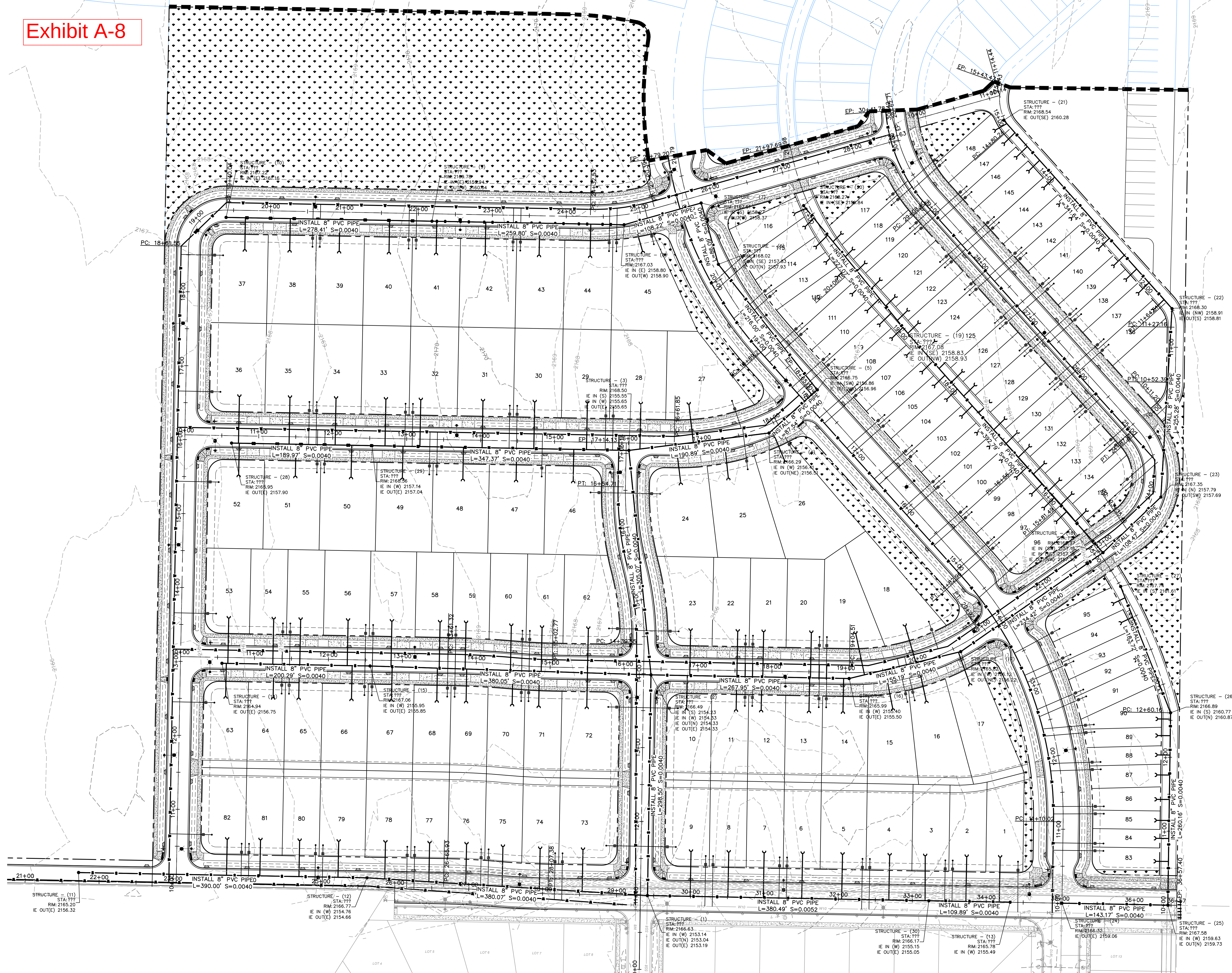
If you have any questions or comments regarding this letter please feel free to contact me at (509) 893-2617.

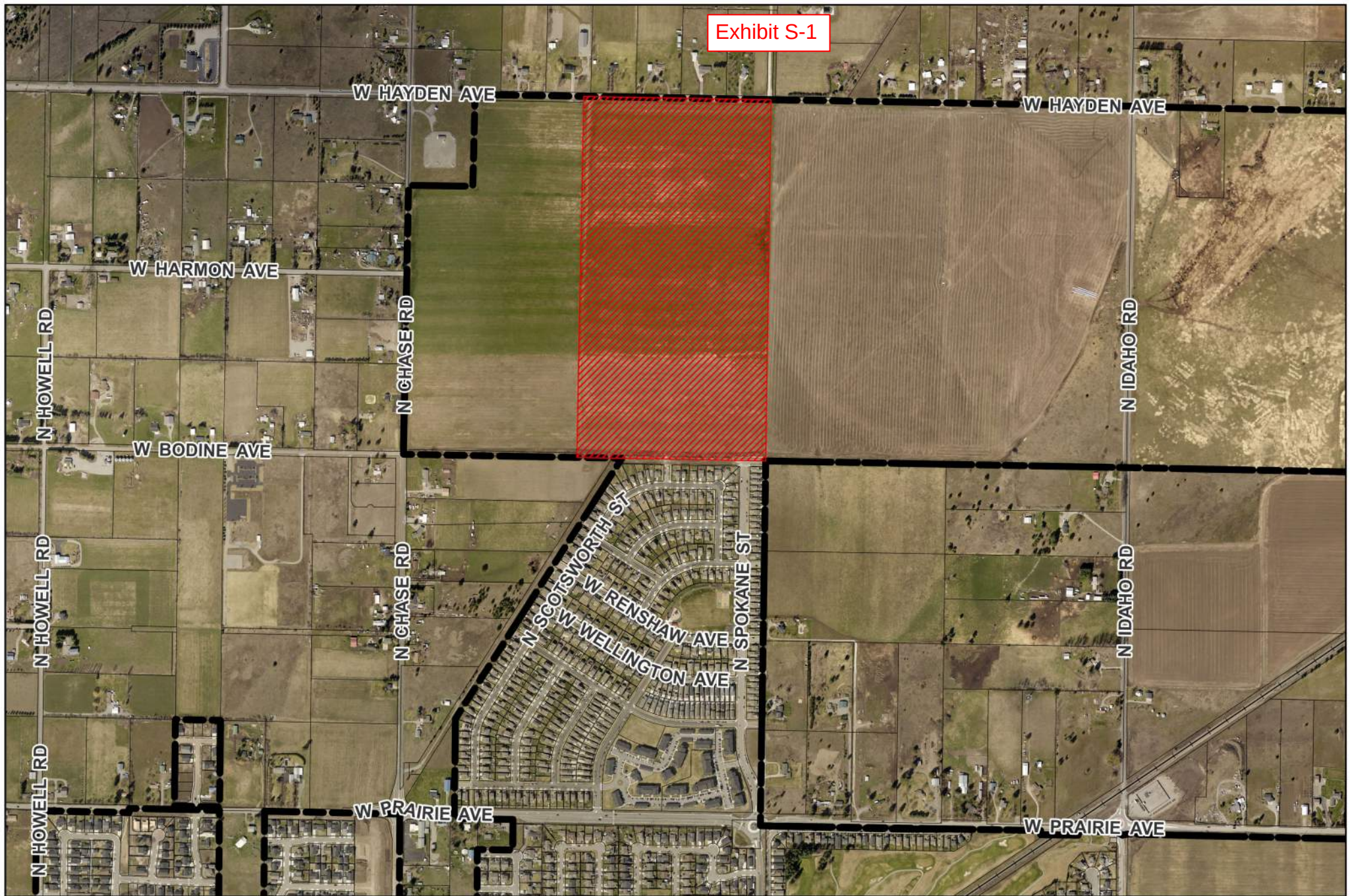
Sincerely,

Ray Kimball, PE



Exhibit A-8



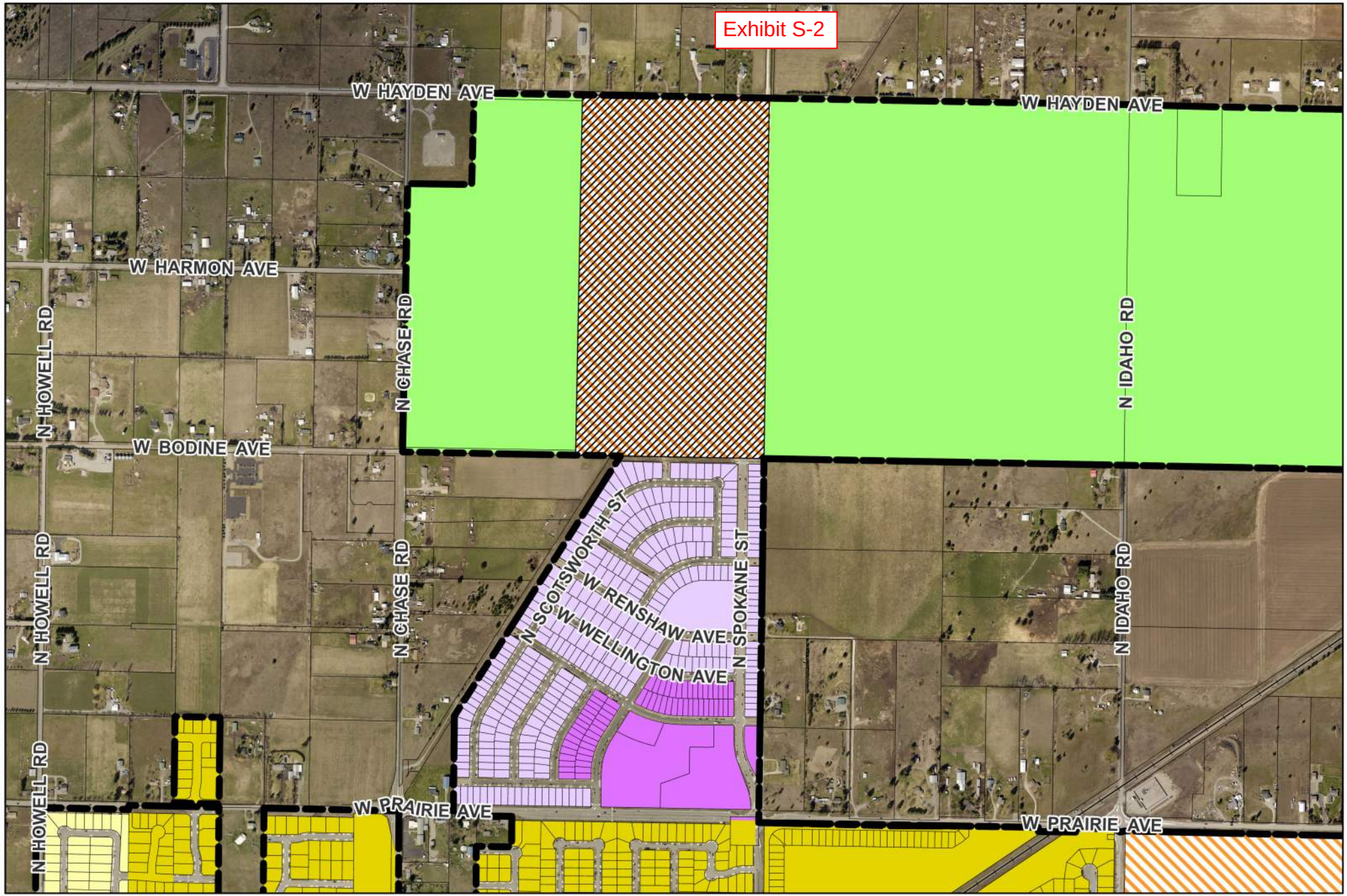


Project Location
CROWN RESERVE
SUBDIVISION
SUBD-24-5



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



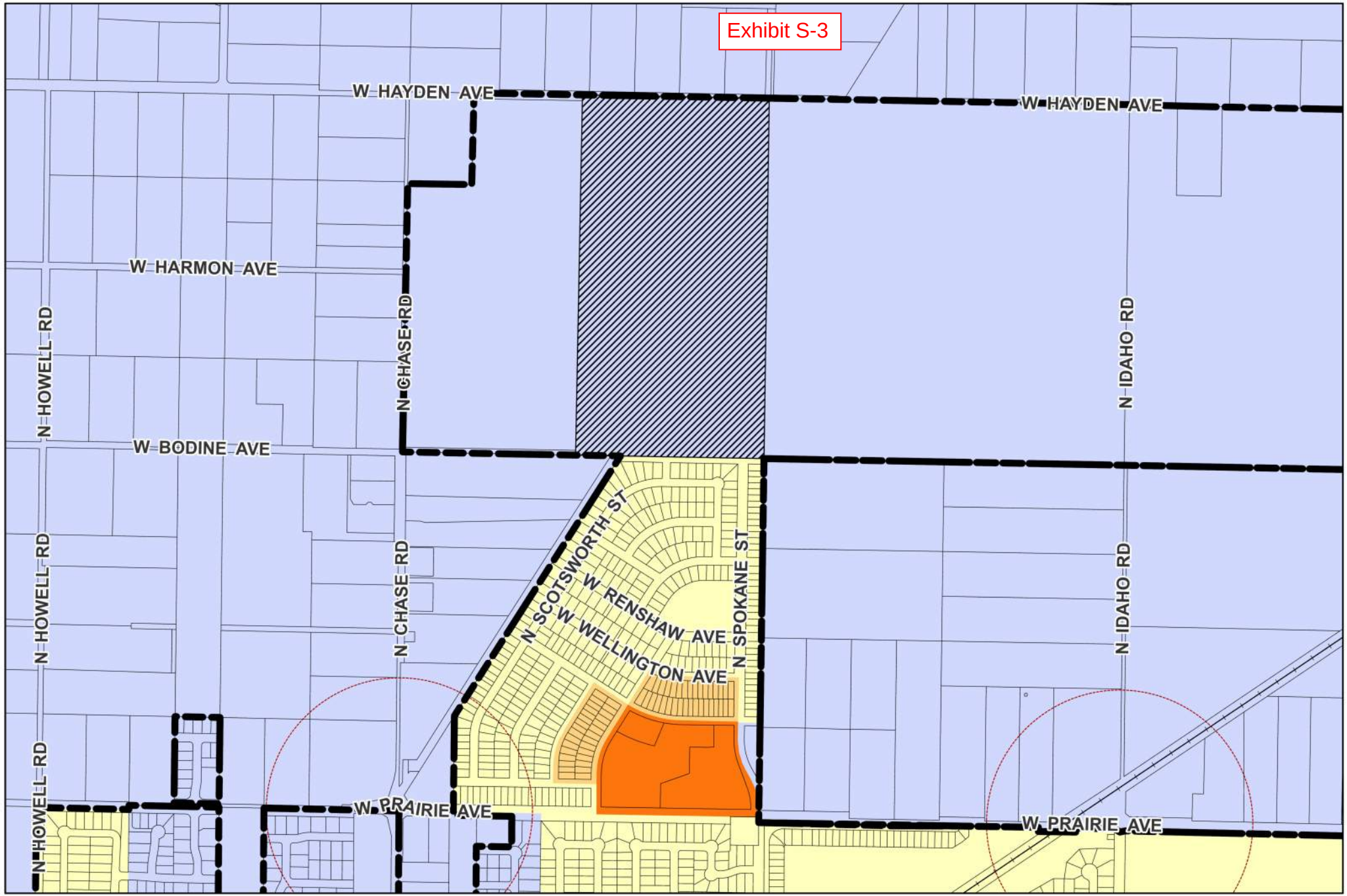


Zoning Map
CROWN RESERVE
SUBDIVISION
SUBD-24-5



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





Future Land Use Designation
CROWN RESERVE
SUBDIVISION
SUBD-24-5



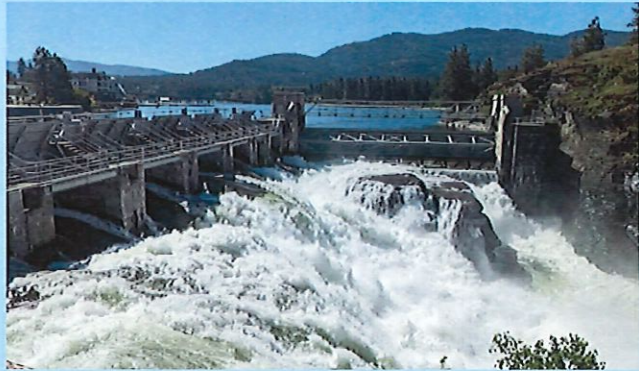
- Post Falls City Boundary
- Tax Parcels
- Subject Site
- Commercial Activity Node
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Transitional



Crown Reserve

File No. SUBD-24-5

December 10th, 2024



Ethan Porter– Associate Planner

1

OWNER: Jacklin Land Company, LLLP

APPLICANT: Whipple Consulting Engineers, Inc.

REQUESTED ACTIONS:

Subdivision: Approval of the proposed subdivision on approximately 37.67-acres, of a larger 83.88-acre parcel, into a total of 148 lots

Crown Reserve Subdivision



2

Review Criteria 3 staff comment to be removed as not needed and will be addressed through another process if approved

The Homeowners Association for the project will be responsible for maintenance of landscaping and irrigation, including snow removal from sidewalks/trail, for the public rights-of-way adjacent to proposed open space tracts, the west side of Balmoral Drive.

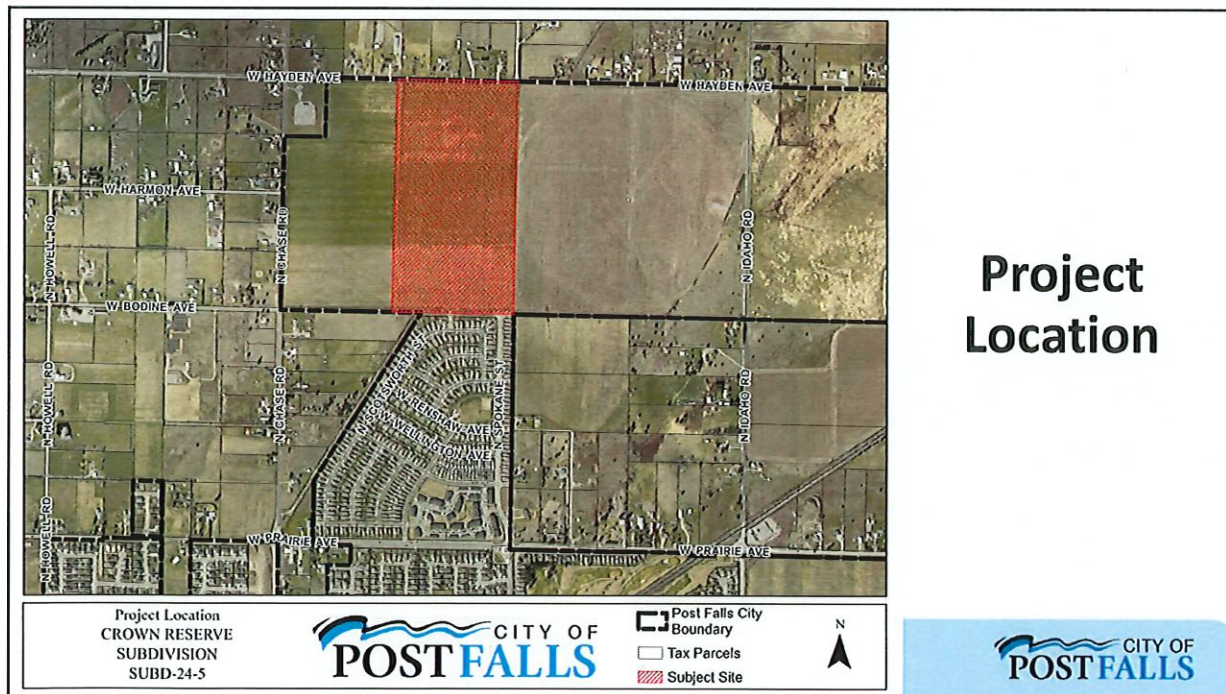
Subdivision condition 6 to be removed as advised by legal staff

6. The CC&Rs for the subdivision shall include a notice stating, "The property immediately east of this subdivision is planned for the future application of treated municipal wastewater as a recycled water project."

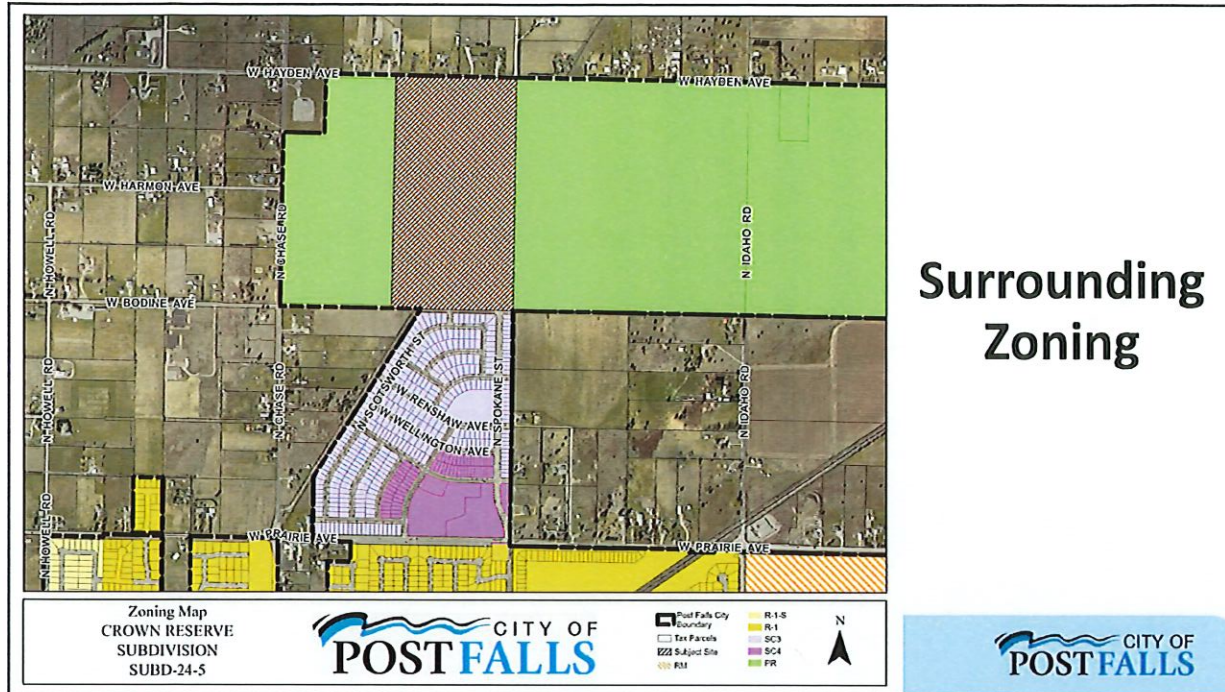
Crown Reserve Subdivision Updates



3



4



Land Use & Site

- Currently farmland
- Over the Rathdrum Prairie Aquifer

Wastewater

- The requested proposed layout is in conformance with the Development Agreement to not exceed 150 dwelling units
- City staff has reviewed Exhibit A-8, which is in general conformance with City standards for providing service to individual lots
- Construction as part of phase 1 for mainline extension between phase 1 and 2

Water

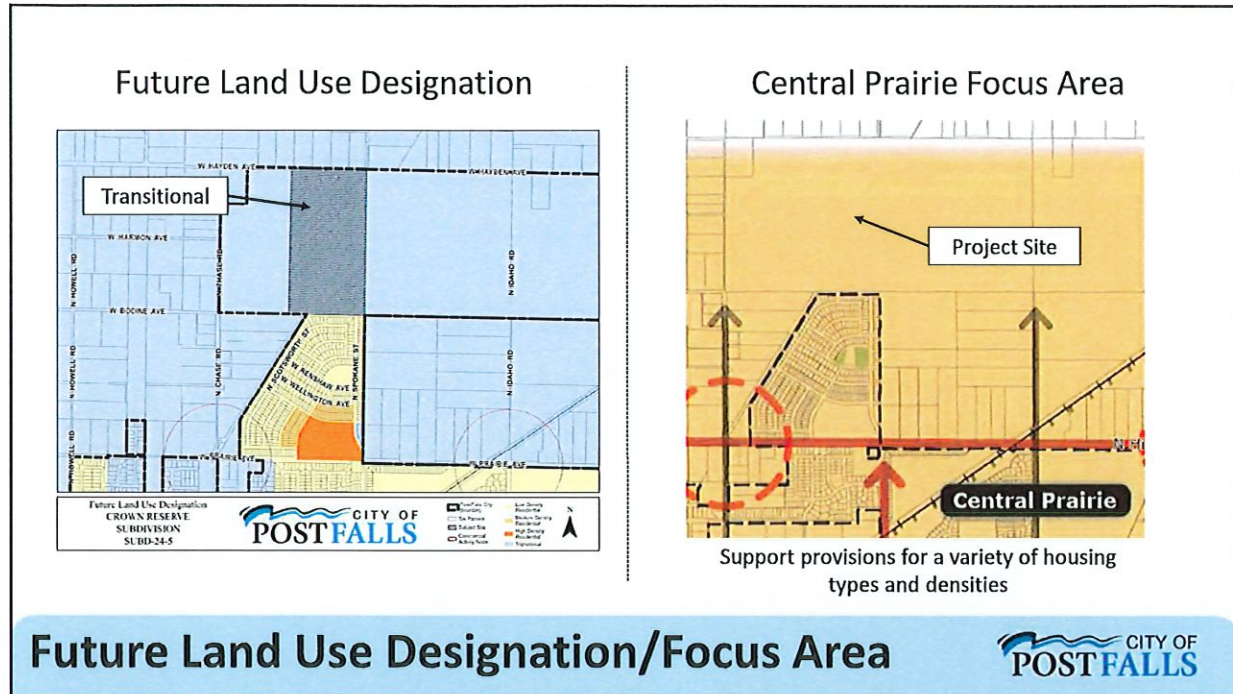
- East Greenacres Irrigation District
- Will serve letter (Exhibit A-5)

Traffic

- Proposed layout per Exhibit A-4 is consistent with the City's Transportation Master Plan and design standards
- City staff does not anticipate operating conditions that conflict with required design Levels of Service with the initial development of Phase 1

Additional Information

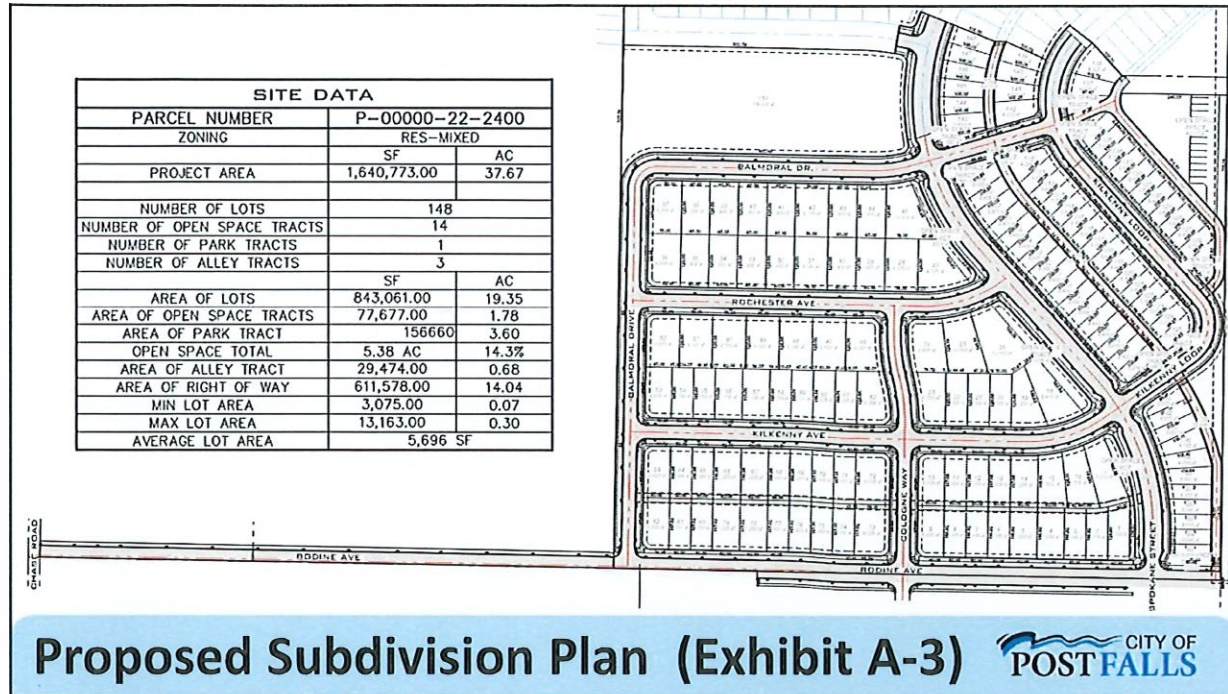




7

SUBDIVISION REVIEW CRITERIA

8



9

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

- Water will be provided by East Greenacres Irrigation District
- Will serve letter provided

Review Criteria 1

10

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

- Sewer capacity analysis (Exhibit A-7) and sewer design (Exhibit A-8) have been provided and reviewed
- During construction review of phase 1 the mainline extension between phase 1 and 2 will need to be included

Review Criteria 2



11

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

Hayden Avenue – Major Collector
 Bodine Avenue – Minor Collector
 Chase Road – Major Collector
 Spokane Street – Collector

City speed and volume study conducted in October 2024 indicated lower volumes of existing traffic on Spokane Street



Review Criteria 3



12

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

- The site is located over the Rathdrum Prairie Aquifer
- There are no known soil or topographical conditions which have been identified as presenting hazards
- Water Reclamation project with the land app site to the east

Review Criteria 4



13

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

- The subdivision and proposed lots conform to the requirements of Title 17 and Title 18
- Development Agreement from ZC-22-7 to be met

Review Criteria 5



14

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

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

Review Criteria 6



15

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

Agencies Notified



16

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

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

[PA-3] Bonneville Power Administration – No comments

[PA-4] Yellowstone Pipeline Company – No comments

[PA-5] Post Falls Police Department – Remain neutral

[PA-6] Department of Environmental Quality – No comments

[PA-7] Parks and Rec. Department – Remain neutral

Agency Comments



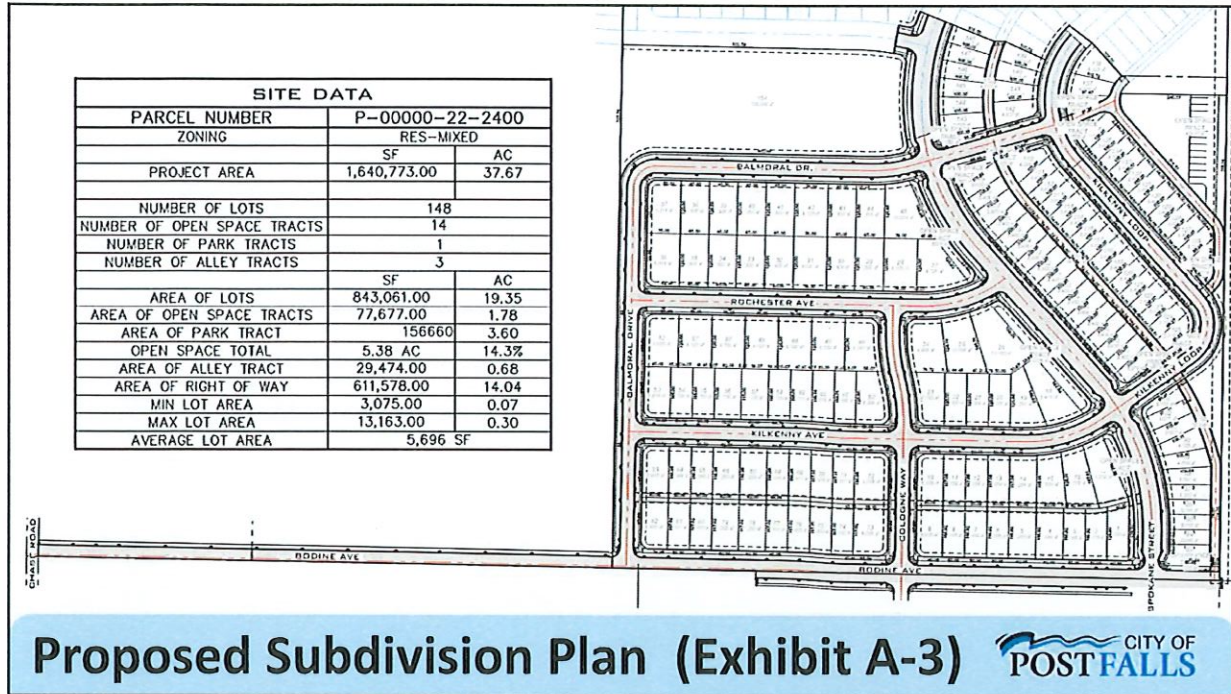
17

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

Subdivision Review Criteria



18





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,

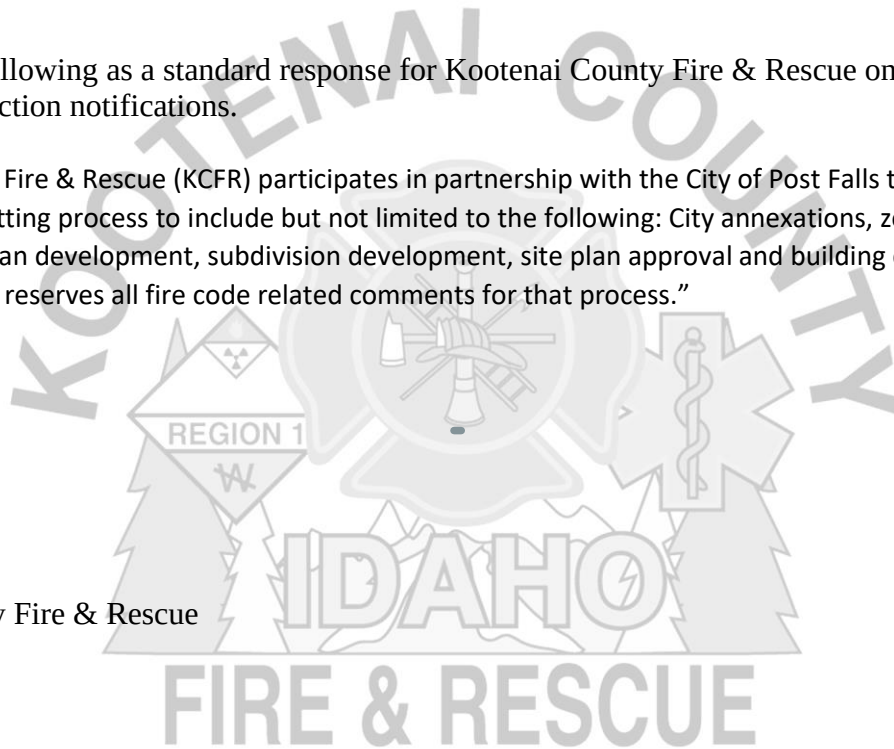
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"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



From: [Ethan Porter](#)
To: [Nancy Thurwachter](#)
Subject: FW: Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5
Date: Wednesday, November 20, 2024 2:45:46 PM

FYI

Ethan Porter

From: Farley, Alynnette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>
Sent: Wednesday, November 20, 2024 2:36 PM
To: Ethan Porter <eporter@postfalls.gov>
Subject: RE: Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5

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.

Does not touch BPA ROW

Alynnette Farley

Right-of-Way Agent (CONTR) Actalent
Real Property Services BELL District
Office: 509-468-3083
Cell: 971-710-6926

From: Ethan Porter <eporter@postfalls.gov>
Sent: Wednesday, November 20, 2024 1:40 PM
To: Ali Marenau <AMarienau@kmpo.net>; Farley, Alynnette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>; Raymond, Amanda R (BPA) - TERR-BELL-1 <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 <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 Philips <Karen.Phillips@avistacorp.com>; Kevin Linville

<kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecocom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Sherman <Sherman@cdagarbage.com>; Tess Reasor <tess@connectkootenai.org>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>

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

Subject: Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5

Good Afternoon,

Please find attached the Notice to Jurisdictions for the Crown Reserve Subdivision File No. SUBD-24-5 that is scheduled for the Planning and Zoning meeting on December 10, 2024. The draft staff report will be on the city's website soon.

Thank you

Ethan Porter
Community Development – Associate Planner
City of Post Falls, ID
208.457.3353
eporter@postfalls.gov



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From: [Ethan Porter](#)
To: [Nancy Thurwachter](#)
Subject: FW: Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5
Date: Wednesday, November 20, 2024 2:27:29 PM
Attachments: [NTJ Crown Reserve Subdivision \(SUBD-24-5\).pdf](#)

FYI

Ethan Porter

From: Calhoun, Judy <Judy.Calhoun@p66.com>
Sent: Wednesday, November 20, 2024 1:59 PM
To: Ethan Porter <eporter@postfalls.gov>
Cc: Lilleberg, Derek <Derek.Lilleberg@p66.com>
Subject: FW: Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5

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Hi Ethan,

Based on the location, there is no impact to the Yellowstone Pipe Line ROW and we do not have any questions.

Also, please add Derek Lilleberg (cc'ed here) to all email correspondence moving forward.

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: Wednesday, November 20, 2024 3:43 PM
To: Calhoun, Judy <Judy.Calhoun@p66.com>
Subject: FW: Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5

FYI.

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: Ethan Porter <eport@postfalls.gov>

Sent: Wednesday, November 20, 2024 2:40 PM

To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; <cingle@kcgov.us>; 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>; DEQ <degcomments@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@ziply.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@Ziply.com>; URA <postfallsura@gmail.com>

Cc: Anna Staal <astaal@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Ethan Porter <eport@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard

<showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman
<sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>;
Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: [EXTERNAL]Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5

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Good Afternoon,

Please find attached the Notice to Jurisdictions for the Crown Reserve Subdivision File No. SUBD-24-5 that is scheduled for the Planning and Zoning meeting on December 10, 2024. The draft staff report will be on the city's website soon.

Thank you

Ethan Porter
Community Development – Associate Planner
City of Post Falls, ID
208.457.3353
eporter@postfalls.gov



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

November 21st, 2024

Ethan Porter
Community Development- Associate Planner
eport@postfalls.gov

Re: Crown Reserve Subdivision File No. SUBD-24-5

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,

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

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

From: Ethan Porter
Sent: Friday, November 22, 2024 9:01 AM
To: Nancy Thurwachter
Subject: FW: Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5

FYI

Ethan Porter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, November 21, 2024 2:15 PM
To: Ethan Porter <eporter@postfalls.gov>; 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 <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>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <robert.beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Sherman <Sherman@cdagarbage.com>; Tess Reasor <tess@connectkootenai.org>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Anna Staal <astaal@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: RE: Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5

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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: Ethan Porter <eporter@postfalls.gov>

Sent: Wednesday, November 20, 2024 1:40 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; 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 <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>; 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>

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<nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5

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Good Afternoon,

Please find attached the Notice to Jurisdictions for the Crown Reserve Subdivision File No. SUBD-24-5 that is scheduled for the Planning and Zoning meeting on December 10, 2024. The draft staff report will be on the city's website soon.

Thank you

Ethan Porter
Community Development – Associate Planner
City of Post Falls, ID
208.457.3353
eporter@postfalls.gov



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Nancy Thurwachter

From: Ethan Porter
Sent: Friday, November 22, 2024 9:01 AM
To: Nancy Thurwachter
Subject: FW: Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5

FYI

Ethan Porter

From: Dave Fair <dfair@postfalls.gov>
Sent: Thursday, November 21, 2024 2:36 PM
To: Ethan Porter <eporter@postfalls.gov>
Subject: RE: Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5

Ethan,

The Parks and Recreation Department is neutral on this Subdivision.

Dave

From: Ethan Porter <eporter@postfalls.gov>
Sent: Wednesday, November 20, 2024 1:40 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; 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@ziply.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@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Anna Staal <astaal@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Ethan Porter <eporter@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Tuesday, December 3, 2024 2:35 PM
To: Ethan Porter; Nancy Thurwachter
Cc: Jon Manley
Subject: RE: Notice To Jurisdiction - Crown Reserve Subdivision File No. SUBD-24-5

Importance: High

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

Good afternoon,
The Post Falls Highway District is opposed to the Crown Reserve Subdivision as presented. The PFHD requests a TIA be performed to look at all roadways and access to the property. The PFHD will request the developer pay for a consultant [selected by the PFHD] to review the TIA, once completed.

Thank you for including the PFHD in your planning efforts; should you have any questions, please contact us at 208.765.3717

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** Ethan Porter
Sent: Wednesday, November 20, 2024 1:40 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; cingle@kcgov.us; Chad Polak <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; 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

**CITY OF POST FALLS
STAFF REPORT**

DATE: NOVEMBER 20, 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 December 10th, 2024, P&Z COMMISSION MEETING
KILLDEER MEADOWS SUBDIVISION FILE NO. SUBD-24-8

PROJECT NAME/FILE NUMBER: Killdeer Meadows Subdivision File No. SUBD-24-8

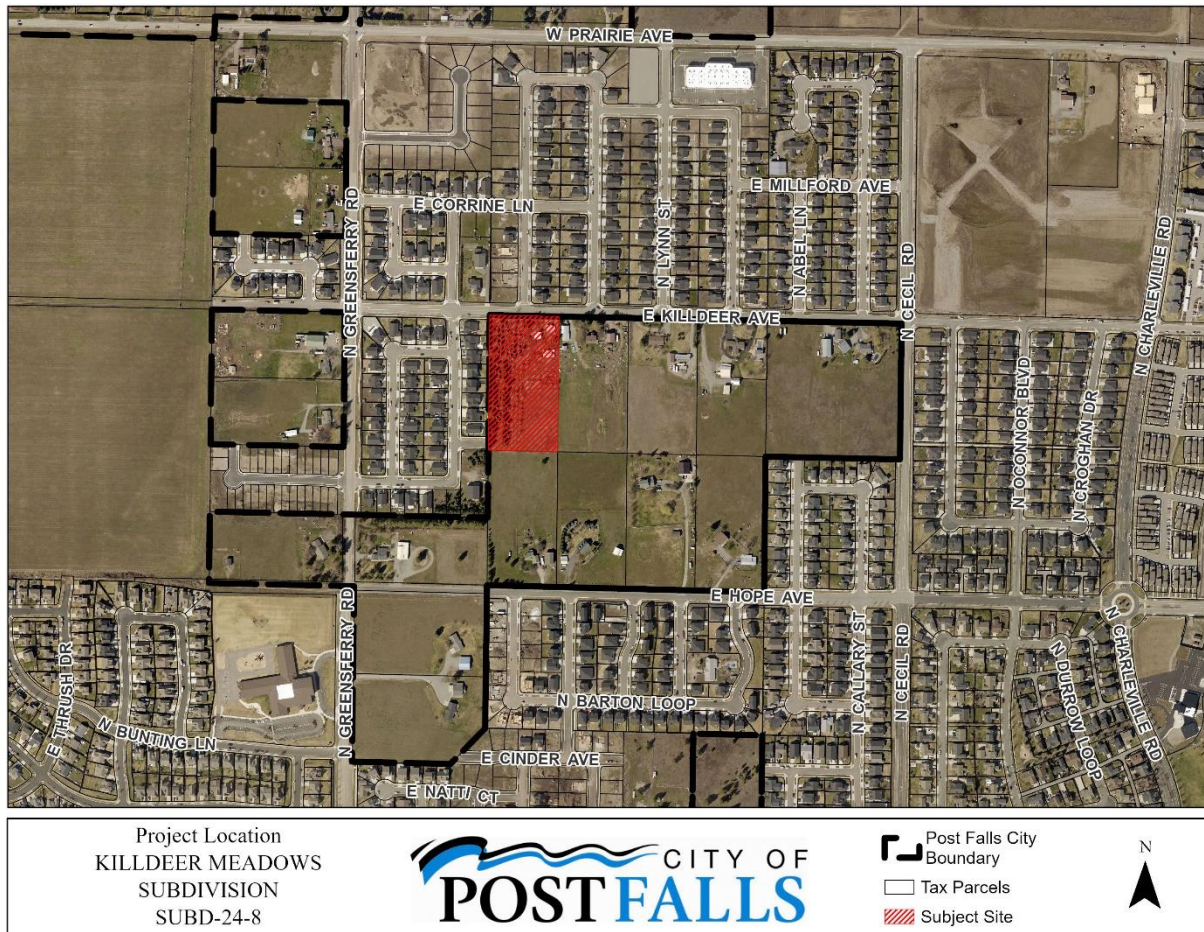
OWNERS: Northern Lights Development, LLC, 179 E. Wilbur Avenue, Dalton Gardens, ID 83815

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

PROJECT DESCRIPTION: Lake City Engineering has requested, on behalf of the property owner Northern Lights Development, LLC, to subdivide approximately 4.89-acres into 18 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 at 2640 E. Killdeer Avenue.

Vicinity Map:**PARCEL INFORMATION:**

Property Size: 4.89-acres

Current Land Use: Large-Lot Single Family Residential

Current Zoning: Pending ANNX-24-4 completion with Single Family Residential (R1) zoning

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

Surrounding Land Use: Located to the north across 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 single-family residential uses to the south and east that are within Kootenai County. Land uses surrounding the site are predominantly single-family.

Surrounding Zoning Districts: The surrounding properties to the north and west are zoned as Residential-1. The properties to the east and south are zoned as Agriculture within Kootenai County.

Water Provider: Ross Point Water District

Sewer: City of Post Falls

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

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

Staff Response: Water service to the development would be provided by Ross Point Water District. Expansion of existing facilities along with adequacy of capacity and willingness to serve would be at the discretion of the Ross Point Water District and subject to their design standards and approval. Facilities are located in Killdeer Ave. and Luverne Lane.

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

Staff Response: Sanitary Sewer for the site exists within Killdeer Avenue. The proposed subdivision conforms 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. Existing structures are identified for removal, along with the abandonment of the septic system which shall be completed in compliance with Panhandle Health requirements.

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

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

May Ella Lane and Luverne Lane are both shown as City Standard 32-foot wide Residential Roadways with rolled curb.

Killdeer Avenue is shown as a City Standard 44-foot wide Minor Collector Roadway. Minor collectors are designed to handle roadway volumes of 1,500 to 5,000 vehicle trips per day. 2035 traffic volumes are not anticipated to exceed the design volumes of the roadway. Traffic impacts generated from the project would be mitigated through the collection and implementation of projects identified in the City's Transportation Master Plan and Transportation Impact Fee Capital Improvement Plan.

The subdivision's HOA shall be responsible for the irrigation and maintenance of landscaping, including snow removal from the sidewalks along Killdeer Avenue and the south side of Luverne Lane.

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 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 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
KILLDEER MEADOWS
SUBDIVISION
SUBD-24-8

CITY OF POST FALLS

Legend:

- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCM
- CCS
- TM
- LC
- RM
- R-1
- R-2

North Arrow

Staff 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.

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

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 November 20, 2024. Notice was mailed to property owners within 300 feet of the proposed project on November 18, 2024. Notice has been published in the Coeur d'Alene Press on November 20, 2024. The property will be posted by November 29, 2024.

MOTION OPTIONS: The Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision. 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 Killdeer Meadows 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. No exceptions were requested with the application.
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 E Killdeer Avenue and the south side of Luverne Lane.
9. Existing septic systems shall be abandoned with site development in accordance with Panhandle health requirements.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1	Application
Exhibit A-2	Narrative
Exhibit A-3	Preliminary Plan
Exhibit A-4	Owner Authorization Letter
Exhibit A-5	Ross Point Water District Will Serve Letter

Staff Exhibits:

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

Exhibit A-1

SUBD-24-8

Subdivision

Application

Status: Active

Submitted On: 9/19/2024

Primary Location

0

Owner

Applicant

 Lake City Engineering, Inc.

 208-676-0230

 admin@lakecityengineering.com

 126 E. Poplar Avenue
Coeur d'Alene, ID 83814

Application Information

Did a Subdivision Pre-app take place?*

Yes

Applicant Type*

Engineer

Proposed Subdivision Name*

Killdeer Meadows

Number of Lots*

18

Size of Site

4.89

Average Size of Lots

8240

Existing Zoning

R-1

Adjacent Zoning

Agriculture, R-1

Current Land Use

Residential

Adjacent Land Use

Residential

Density

3.7 du/ac

Description of Project*

18-lot single-family residential subdivision

Site Information**Comprehensive Plan Designation**

Low-Density Residential

Location of Proposed Access to Site

Killdeer Avenue; Luverne Lane

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

Killdeer Avenue = 80' R/W with 41' pavement section
Luverne Lane = 65' R/W with 29' pavement section
May Ella Lane = 65' R/W with 29' pavement section

Size & Point of Water Connection

12" existing main in Killdeer Avenue

Size & Point of Sewer Connection

10" existing gravity sewer main in Killdeer Avenue

Name & Location of Nearest School

Post Falls High School (2832 E. Poleline Ave) is within 1.3 miles of project.

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

KCFR Station #3 (3850 E. 16th Street) is within 2 miles of project.

Physical Description of Site (topography, cover, features)

Relatively flat with a single-family residence and two outbuildings in NE corner of lot; Remainder of lot contains native grasses, vegetation and a section of planted trees along the western edge.

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

No

Water District*

Ross Point Water District

Owner Information

Name*

Michael Fitzgerald, Jr.

Company

Northern Lights Development, LLC

Phone*

208-772-4083

Email*

michael@hallmarkhomes.com

Address*

179 E. Wilbur Avenue

City, State, Zip Code

Dalton Gardens, ID 83815

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. *

 Drew C. Dittman, PE
Sep 19, 2024

Killdeer Meadows

Preliminary Subdivision

Project Narrative

City of Post Falls, Idaho

September 2024



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

PROJECT SUMMARY

The *Killdeer Meadows* Subdivision is a proposal for 18 single-family residential lots located in the central part of the City of Post Falls, approximately 0.15 miles East of the intersection of Killdeer Avenue and Greensferry Road, on the South side of Killdeer Avenue. The subject property lies within the northwest quarter of Section 25, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho. Figure 1 below shows the subject parcel in relation to surrounding properties.

SUBJECT PROPERTY

The parcel to be subdivided is as following:

Parcel No.: 0-6360-25-023-AB
AIN: 122216
Area: 4.89 acres



Figure 1: Vicinity Map

LAND USE

The subject property is currently zoned Agriculture in Kootenai County, however, the Applicant has submitted for annexation into the City of Post Falls with an R-1 zoning designation. The City of Post Falls Future Land Use Map designates the subject property as Low-Density Residential. It is bounded on the South and East by County zoned Agriculture property. The subject property is contiguous to the City on the North and West, and those properties are zoned R-1. The Green Meadows subdivision lies to the North and West of the subject property.

The proposed use for the subject property is consistent with the requested zoning designation, the surrounding land uses, and is in conformance with the Post Falls Municipal Code and Comprehensive Plan. This project should be considered infill development. Additional open space is not required as a part of this proposal, and Park Impact fees will be collected with each residential building permit. 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>R-1 [Agriculture (County)]</i>
<i>Comprehensive Plan Designation:</i>	<i>Low-Density Residential</i>
<i>Project Area:</i>	<i>4.89 acres</i>
<i>Residential Units:</i>	<i>18 lots</i>
<i>Residential Density:</i>	<i>3.7 du/ac</i>
<i>Average Lot Size:</i>	<i>+/- 8,240 sf</i>

<u>Setback or Provision</u>	<u>Allowed</u>
<i>Maximum Lot Coverage</i>	<i>40%</i>
<i>Minimum Lot Width</i>	<i>60'</i>
<i>Front Setback</i>	<i>15' (20' to garage)</i>
<i>Side Setback</i>	<i>5'</i>
<i>Flanking Setback</i>	<i>15' (public street)</i>
<i>Rear Setback</i>	<i>10'</i>
<i>Max Building Height</i>	<i>35'</i>

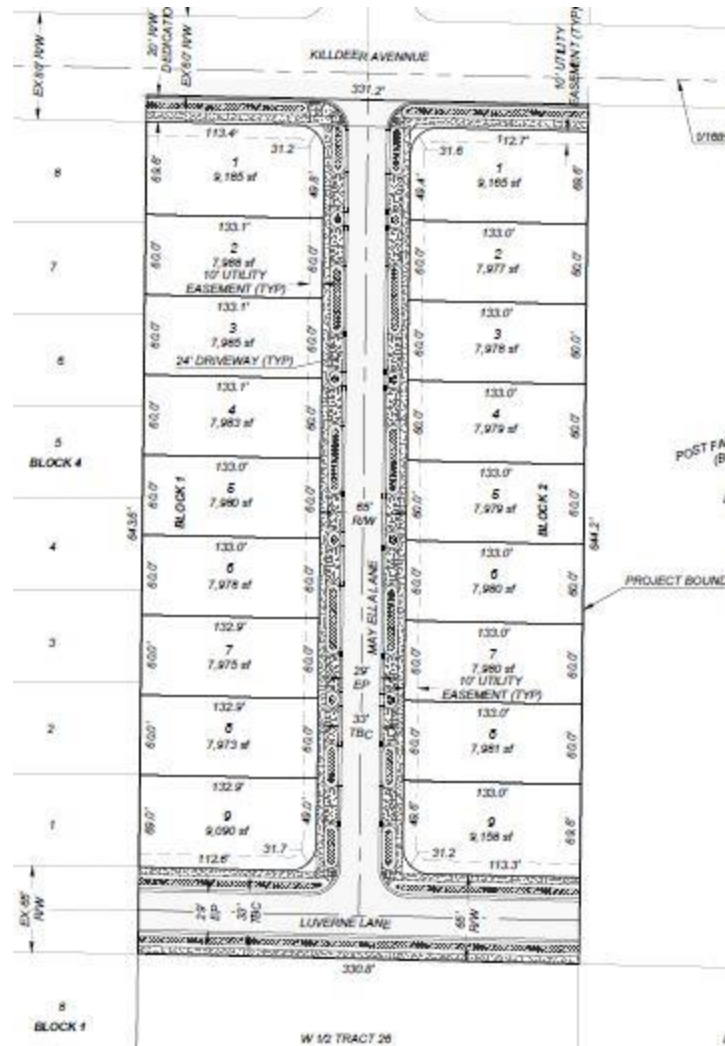


Figure 2: Preliminary Plat

PRE-DEVELOPMENT CHARACTERISTICS

The subject property is vacant except for a private residence and two outbuildings in the northeast corner of the parcel. The general slope of the land is relatively flat, and the uninhabited portion of the property is covered by native grasses and vegetation and planted trees. See Figure 1 above.

POST-DEVELOPMENT CHARACTERISTICS

The proposed development will be built in accordance with City of Post Falls Standards, Ross Point Water District 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

Currently, Killdeer Avenue is situated in a 60' public right-of-way (Minor Collector) between the subject property and Cecil Road to the East. The North side of Killdeer Avenue is developed with standard curb and gutter, roadside grassy swales, a 10' multi-use path, and a 15' utility, sidewalk, and drainage easement. During development, an additional 20' of right-of-way along the northern border of the subject property would be dedicated to the City for a total right-of-way width of 80'. This new right-of-way would contain street improvements including standard curb and gutter, roadside grassy swales, a 5' concrete sidewalk, and a 10' utility, sidewalk, and drainage easement. The total street section will be 45' from curb to curb. This roadway expansion would provide access to the proposed subdivision via May Ella Lane (proposed).

Luverne Lane currently intersects the subject property near its southwest corner and is a 65' right-of-way (local residential) street section with street improvements ending just before the project boundary. During development, Luverne Lane would be extended as a 65' right-of-way street section, matching the existing section, to the East boundary of the subdivision.

May Ella Lane will be a continuation of the existing May Ella Loop to the North of the subdivision which is a 65' right-of-way (local residential) street section. May Ella Lane will include the same street improvements as the extension of Luverne Lane and the street section will be 33' from curb to curb.

Fire Protection

The subject property is within the Kootenai County Fire and Rescue district boundaries. Fire Station #3, at 3850 E. 16th Street, is located within 2 miles of the project development. Fire hydrants will be installed along Luverne Lane and May Ella Lane and throughout the proposed development as designated by the Kootenai County Fire and Rescue. 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 soil contains Garrison Gravelly Silt Loam throughout the property. This soil is typical of this area of Post Falls and is suitable for this type of stormwater management system and 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 water and irrigation will be provided by Ross Point Water District. There is an existing 12" water main located in Killdeer Avenue adjacent to and immediately North of the property. A new 8" water main will connect with this, be looped internally through May Ella Lane, and

connect with the extension of the existing 8" water main in Luverne Lane. A Will Serve letter will be supplied to the City by RPWD when it's received.

Sewer

Sanitary Sewer service will be provided by the City of Post Falls. There is currently a 10" gravity sewer main located in Killdeer Avenue, North of the proposed Subdivision. Infrastructure will be required to be extended through the subject property in accordance with City of Post Falls standards. We anticipate there to be 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.

Other Utilities

All dry utilities are located in Killdeer Avenue and Luverne Lane and are 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

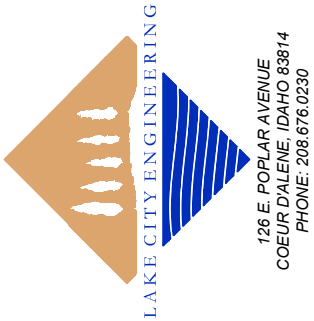
Construction on this project is anticipated to begin in the Fall of 2024 and be completed in one phase.

Exhibit A-3

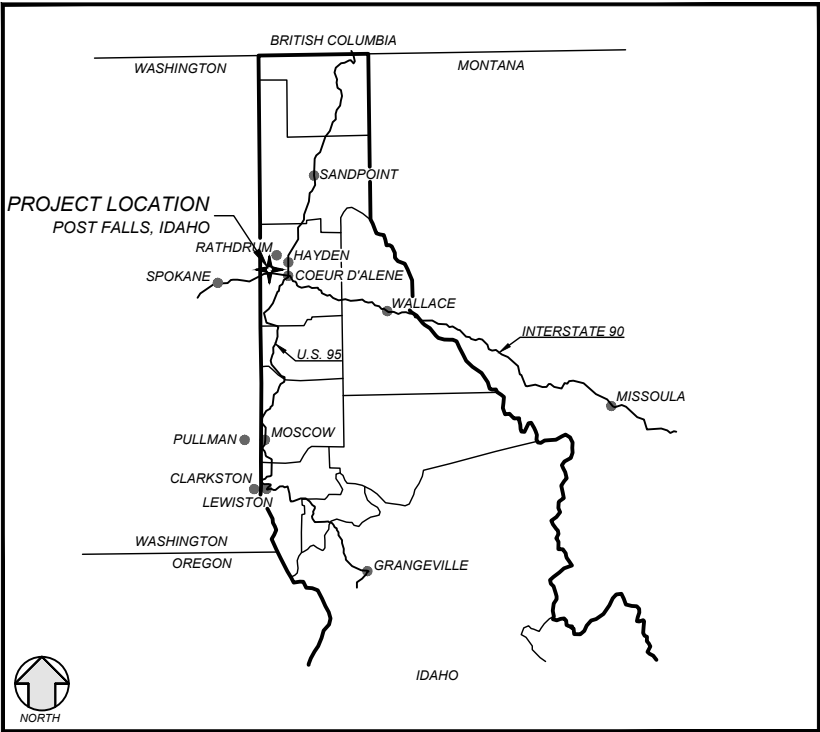
KILLDEER MEADOWS

PRELIMINARY SUBDIVISION

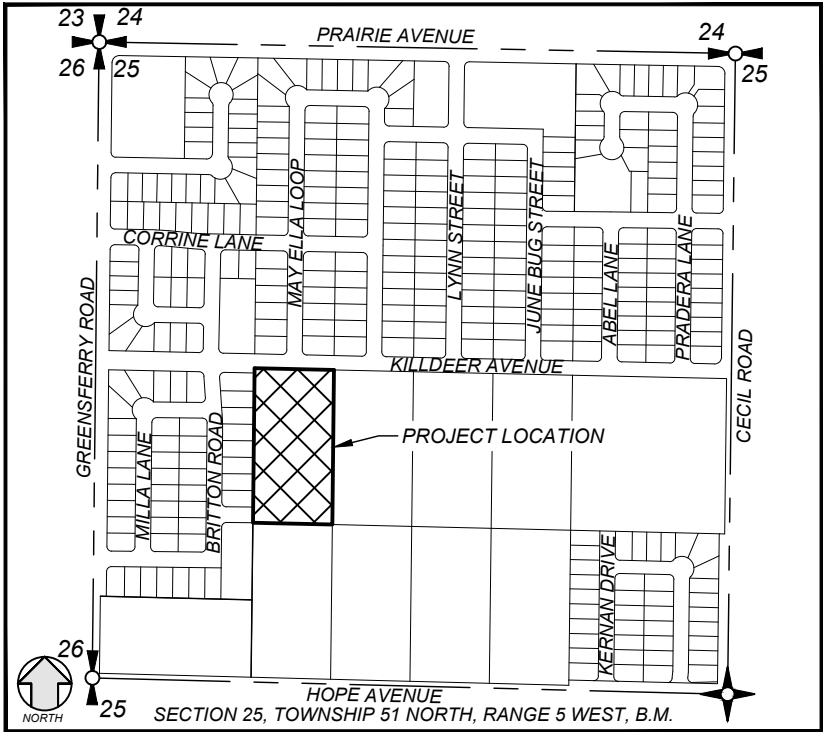
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO



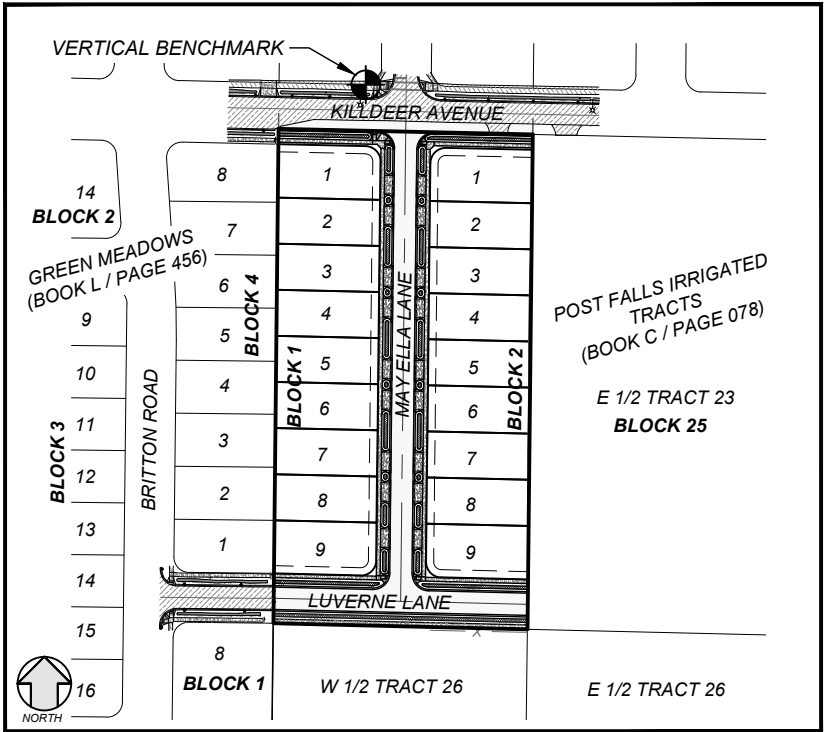
PRELIMINARY
NOT FOR CONSTRUCTION



VICINITY MAP
NTS



PROJECT LOCATION
1" = 800'



PROJECT SITE
1" = 250'

PROJECT OWNER

NORTHERN LIGHTS DEVELOPMENT, LLC
179 E. WILBUR AVENUE
DALTON GARDENS, IDAHO 83815
PH: (208) 772-4083

PROJECT ENGINEER

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

PROJECT MATRIX

LEGAL DESCRIPTION: THE WEST HALF OF TRACT 23, BLOCK 25
POST FALLS IRRIGATED TRACTS
(BK C / PG 78)

AREA: 4.89 ACRES

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

ROSS POINT WATER DISTRICT
8584 W. PRAIRIE AVENUE
POST FALLS, IDAHO 83854
PH: (208) 773-1120

SEWER PURVEYOR

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

STREET AND STORMWATER PURVEYOR

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

INDEX OF SHEETS

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



VERTICAL BENCHMARK

FOUND 5/8" REBAR WITH YELLOW PLASTIC
CAP MARKED "ATS PLS 8962"
ELEV: 2234.47 (NAVD 88)

KILLDEER MEADOWS

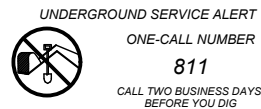
TITLE SHEET
CITY OF POST FALLS, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	JTP/TCD
DATE:	08/21/2024
JOB NO:	LCE 24-027
SCALE:	N.T.S.

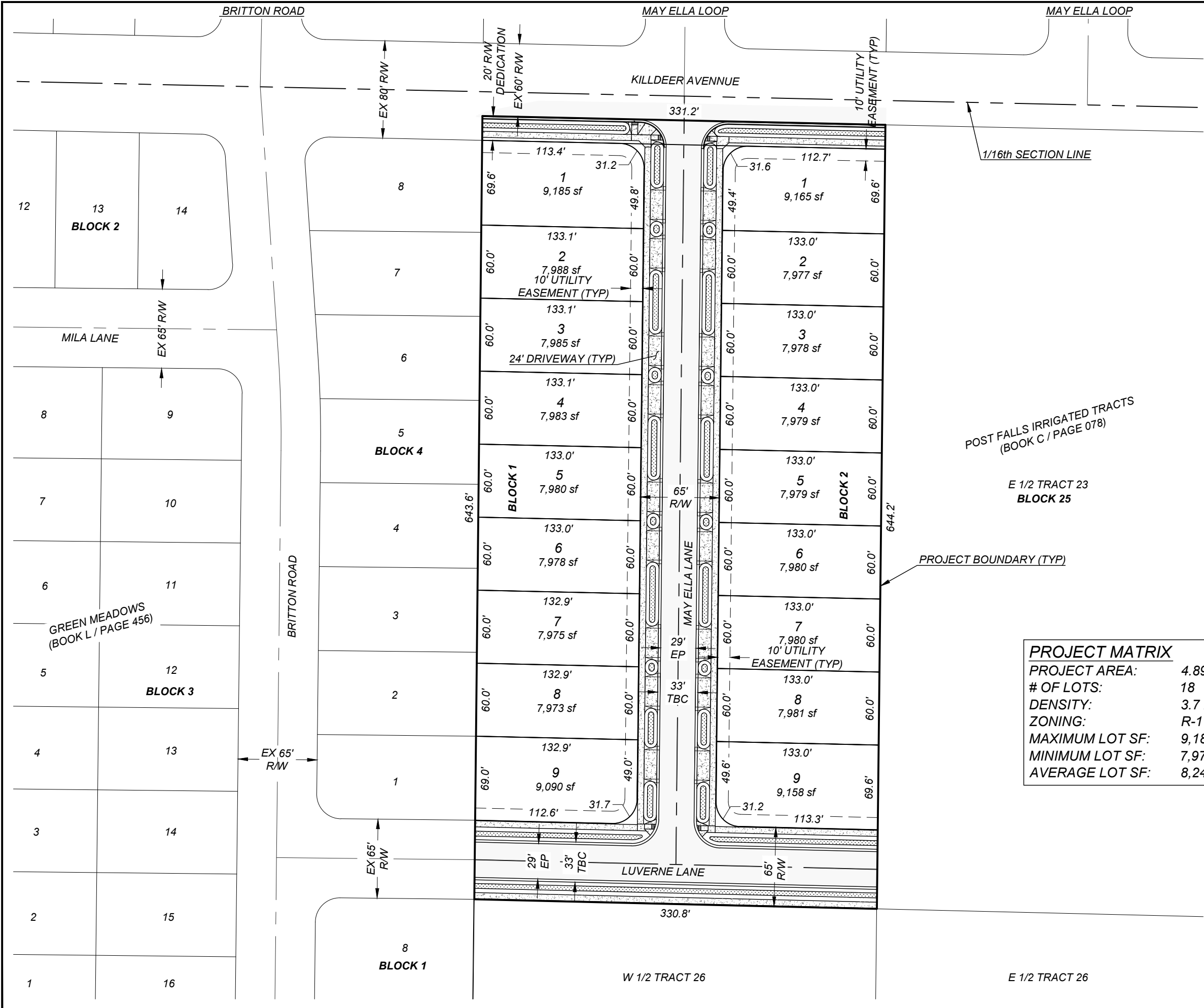
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5



tommy, Plotted: Aug 21, 2024 - 10:01am, L:\2024\24-027\ACAD\24-027 PRELIM SUB.dwg

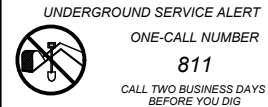


POST FALLS IRRIGATED TRACTS
(BOOK C / PAGE 078)

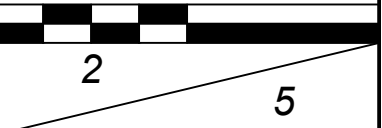
E 1/2 TRACT 23
BLOCK 25

PROJECT MATRIX

PROJECT AREA:	4.89 AC
# OF LOTS:	18
DENSITY:	3.7 DU/AC
ZONING:	R-1
MAXIMUM LOT SF:	9,185 SF
MINIMUM LOT SF:	7,973 SF
AVERAGE LOT SF:	8,240 SF



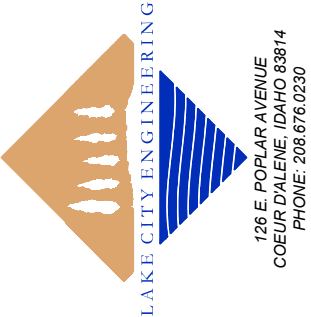
DESIGNED BY:	DCD
DRAFTED BY:	JTP/TCD
DATE:	08/21/2024
JOB NO:	LCE 24-027
SCALE:	1" = 80



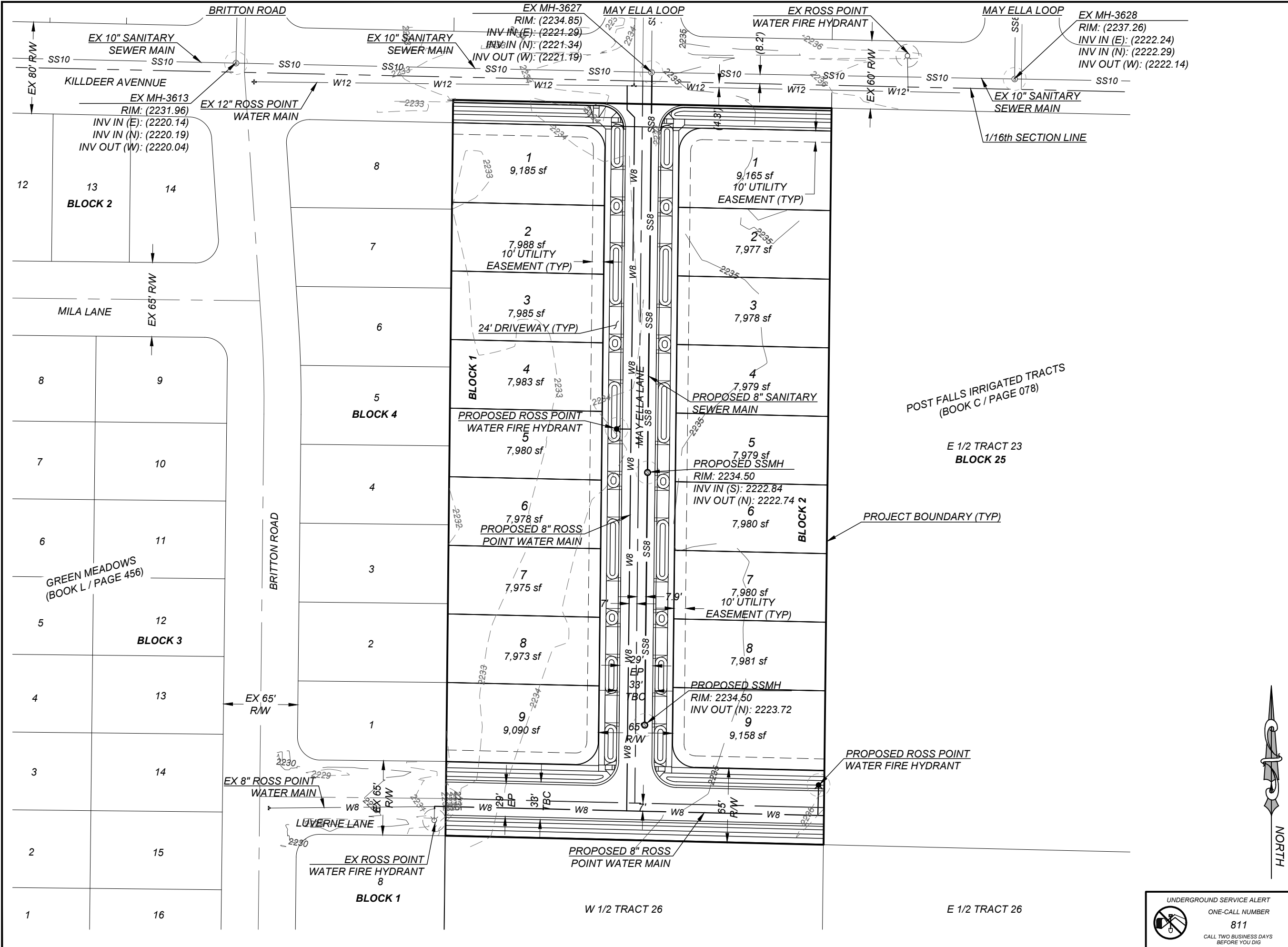
KILLDEER MEADOWS

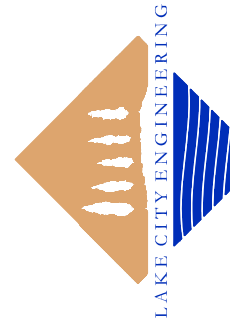
PRELIMINARY SUBDIVISION PLAN
CITY OF POST FALLS, IDAHO

PRELIMINARY
NOT FOR CONSTRUCTION



tommy, Plotted: Aug 21, 2024 - 10:01am, L:\2024\24-027\ACAD\24-027 PRELIM SUB.dwg





LAKE CITY ENGINEERING

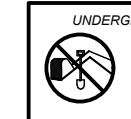
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

PRELIMINARY
NOT FOR CONSTRUCTION

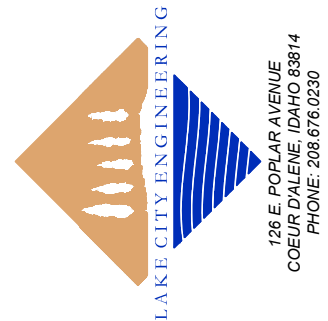
KILLDEER MEADOWS

PRELIMINARY UTILITY PLAN
CITY OF POST FALLS, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	JTP/TCD
DATE:	08/21/2024
JOB NO:	LCE 24-027
SCALE:	1" = 80'
0 40 80 160 3 5	



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

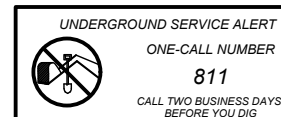


PRELIMINARY
NOT FOR CONSTRUCTION

KILLDEER MEADOWS

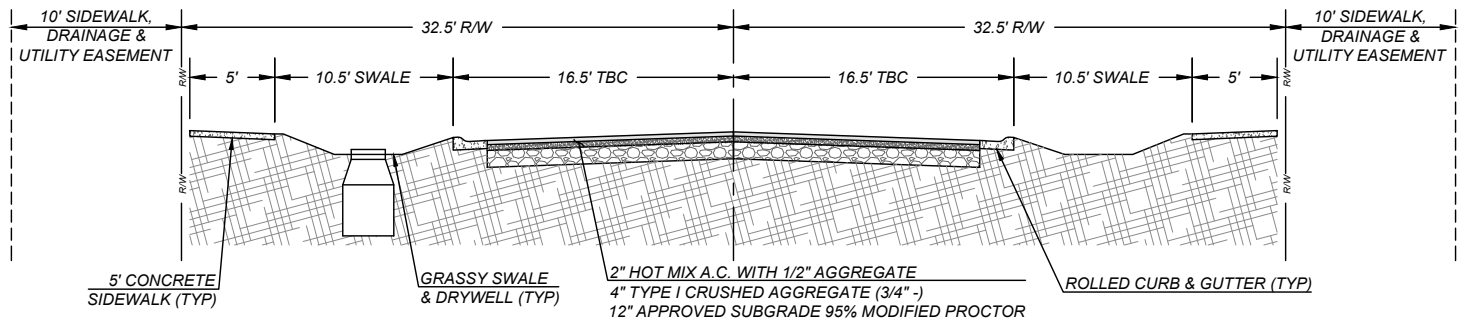
EXISTING CONDITIONS PLAN
CITY OF POST FALLS, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	JTP/TCD
DATE:	08/21/2024
JOB NO:	LCE 24-027
SCALE:	1" = 80'

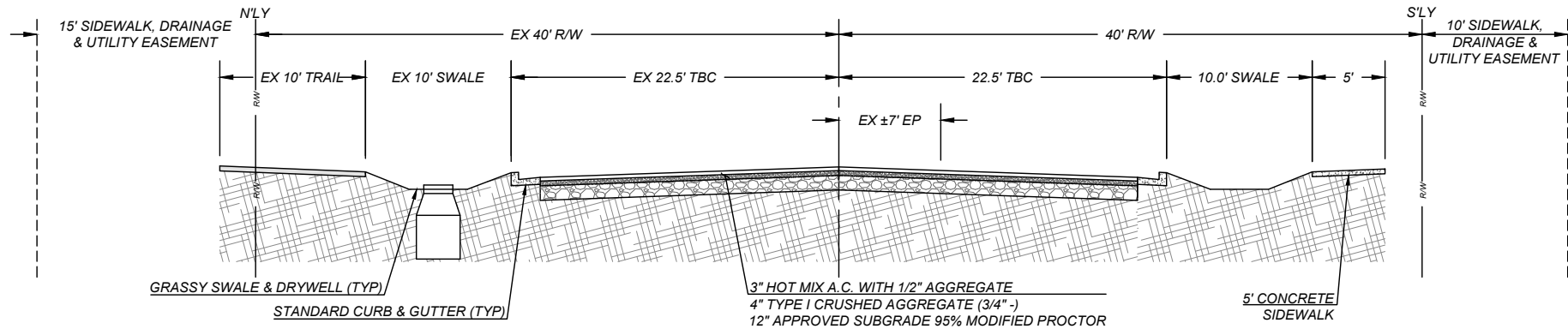


4 5

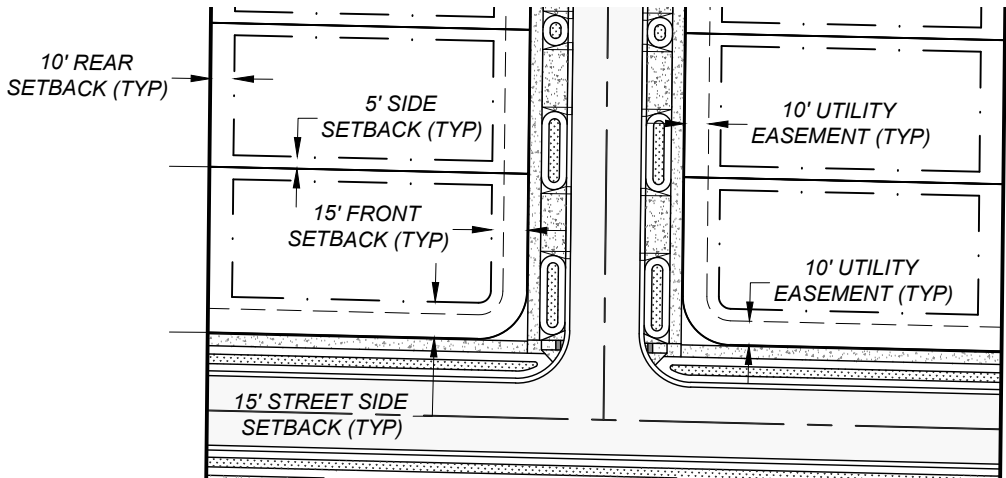
tommy, Plotted: Aug 21, 2024 - 10:01am, L:\2024\24-027\ACAD\24-027 PRELIM SUB.dwg



MAY ELLA LANE & LUVERNE LANE
LOCAL RESIDENTIAL SD 2001

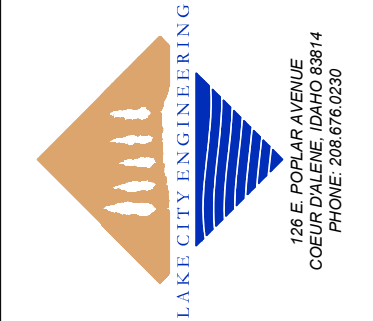


KILLDEER AVENUE
MINOR COLLECTOR SD 2003



TYPICAL LOT SETBACKS
SCALE 1" = 80'

NOTE:
MINIMUM 20' TO FRONT OF GARAGE FROM PROPERTY LINES OR BACK OF WALK, WHICHEVER IS CLOSER TO THE GARAGE.



PRELIMINARY
NOT FOR CONSTRUCTION

KILLDEER MEADOWS

PROJECT DETAILS
CITY OF POST FALLS, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	JTP/TCD
DATE:	08/21/2024
JOB NO:	LCE 24-027
SCALE:	N.T.S.

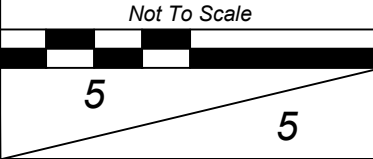


Exhibit A-4

24-027

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

June 26, 2024

ATTN: Planning Department

RE: Parcel # 0-6360-25-023-AB

To Whom It May Concern,

I hereby authorize Lake City Engineering, Inc. and Northern Lights Development, LLC to act as the Authorized Agents for matters related to the above referenced project.

Thank you for your time and consideration in this matter.



Michael Fitzgerald II, Manager
Northern Lights Development, LLC

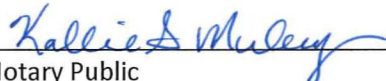
6.27.24

Date

STATE OF IDAHO)
)ss.
COUNTY OF KOOTENAI)

On this 27 day of June, 2024, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Michael Fitzgerald II, a Manager of Northern Lights Development, LLC, known or subscribed and sworn to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he is authorized on behalf of said limited liability company to execute all documents pertaining hereto and acknowledged to me that he executed the same as his voluntary act and deed on behalf of said limited liability company.





Notary Public

Residing at: Hayden, Idaho

My Commission Expires: 2-22-28

Exhibit A-5

ROSS POINT WATER DISTRICT

October 7, 2024

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

RE: KILLDEER MEADOWS

Dear Mr. Melvin:

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

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

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

Additional requirements include:

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

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

Sincerely,

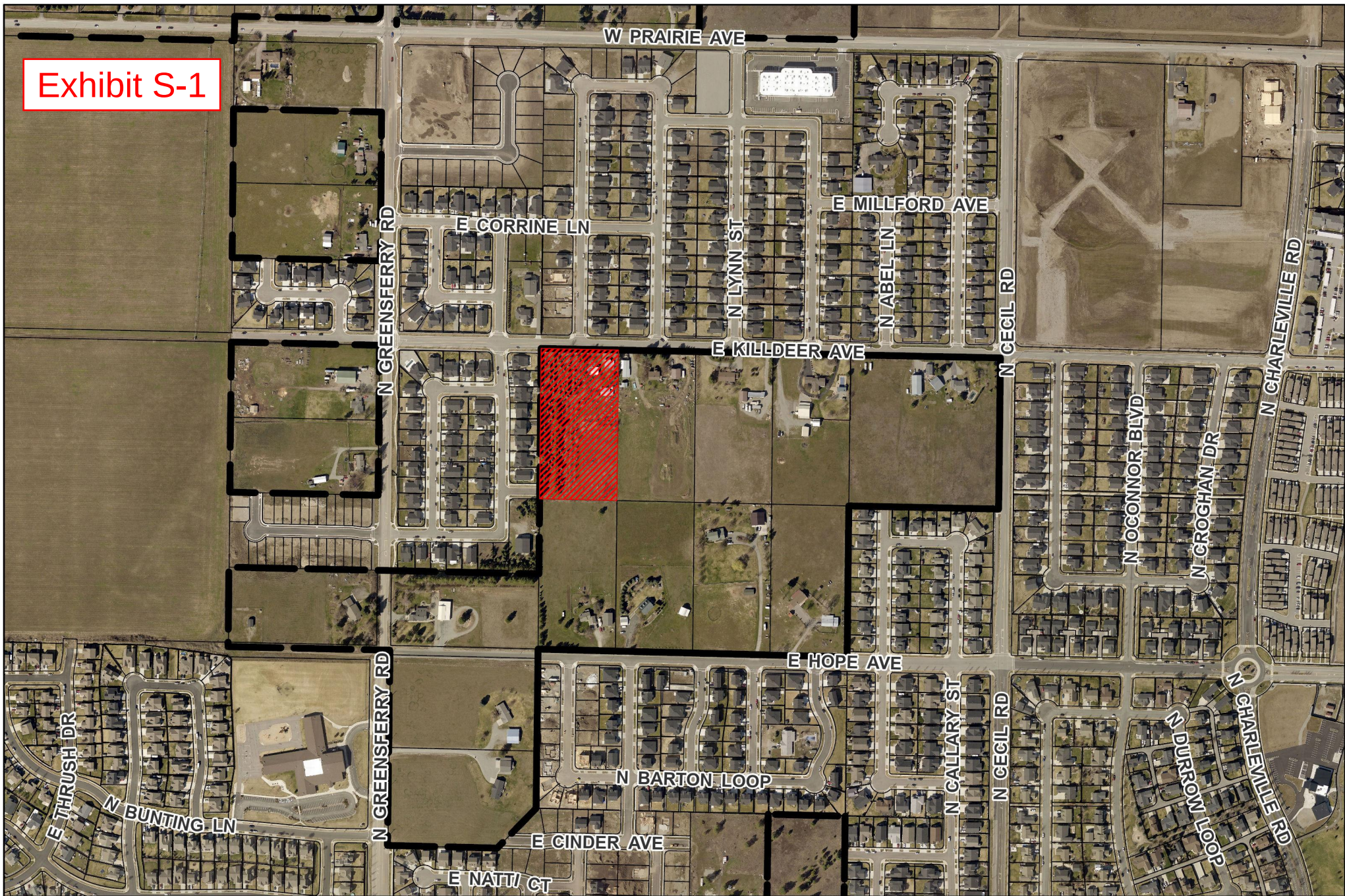


Christine Waller
Ross Point Water District

Cc: Ray Kimball, Whipple Consulting Engineers, Inc.
Idaho Department of Quality
Panhandle Health District
Lake City Engineering



Exhibit S-1



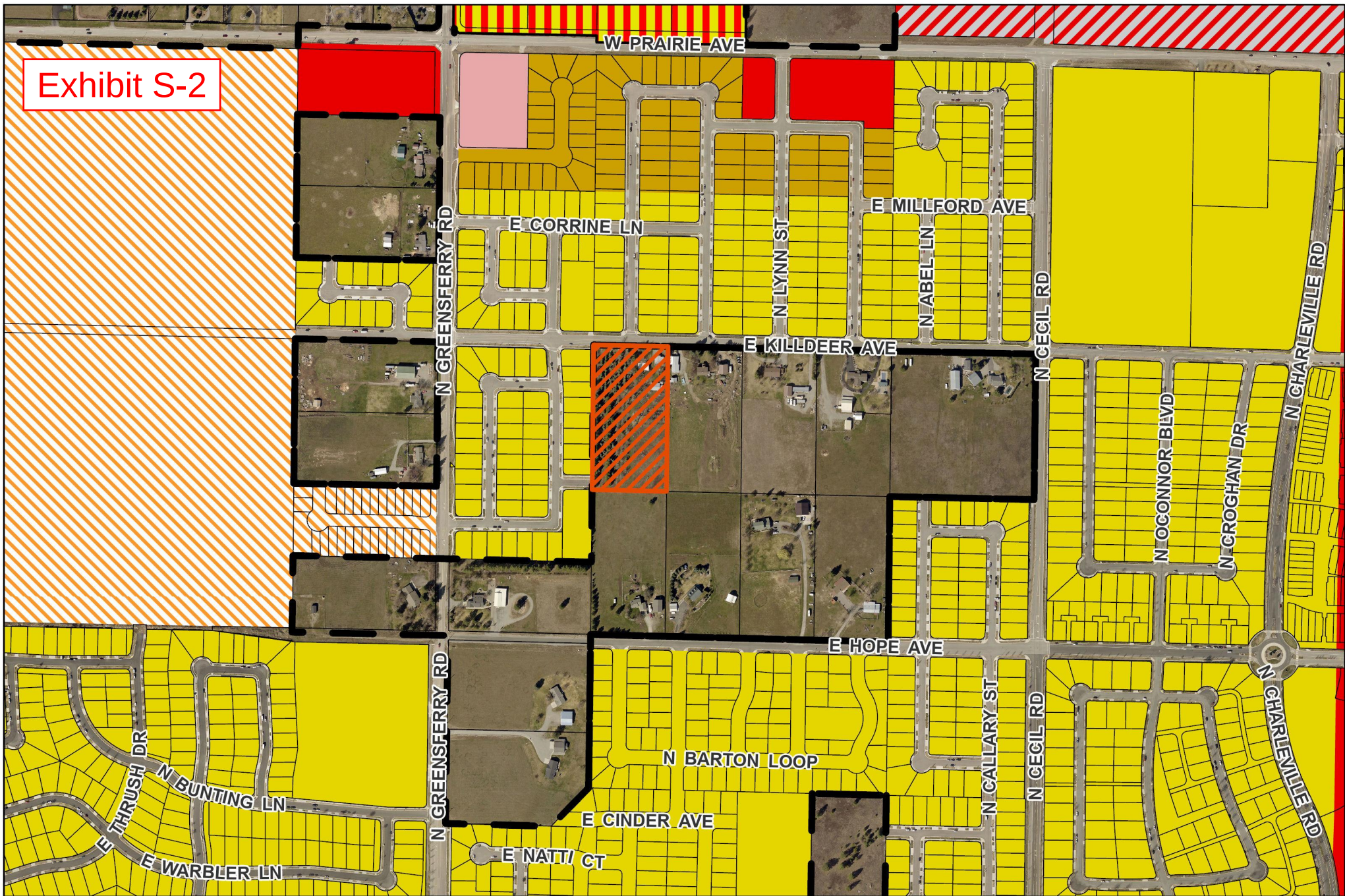
Project Location
KILLDEER MEADOWS
SUBDIVISION
SUBD-24-8



- Post Falls City Boundary
- Tax Parcels
- Subject Site



Exhibit S-2



Zoning Map
KILLDEER MEADOWS
SUBDIVISION
SUBD-24-8

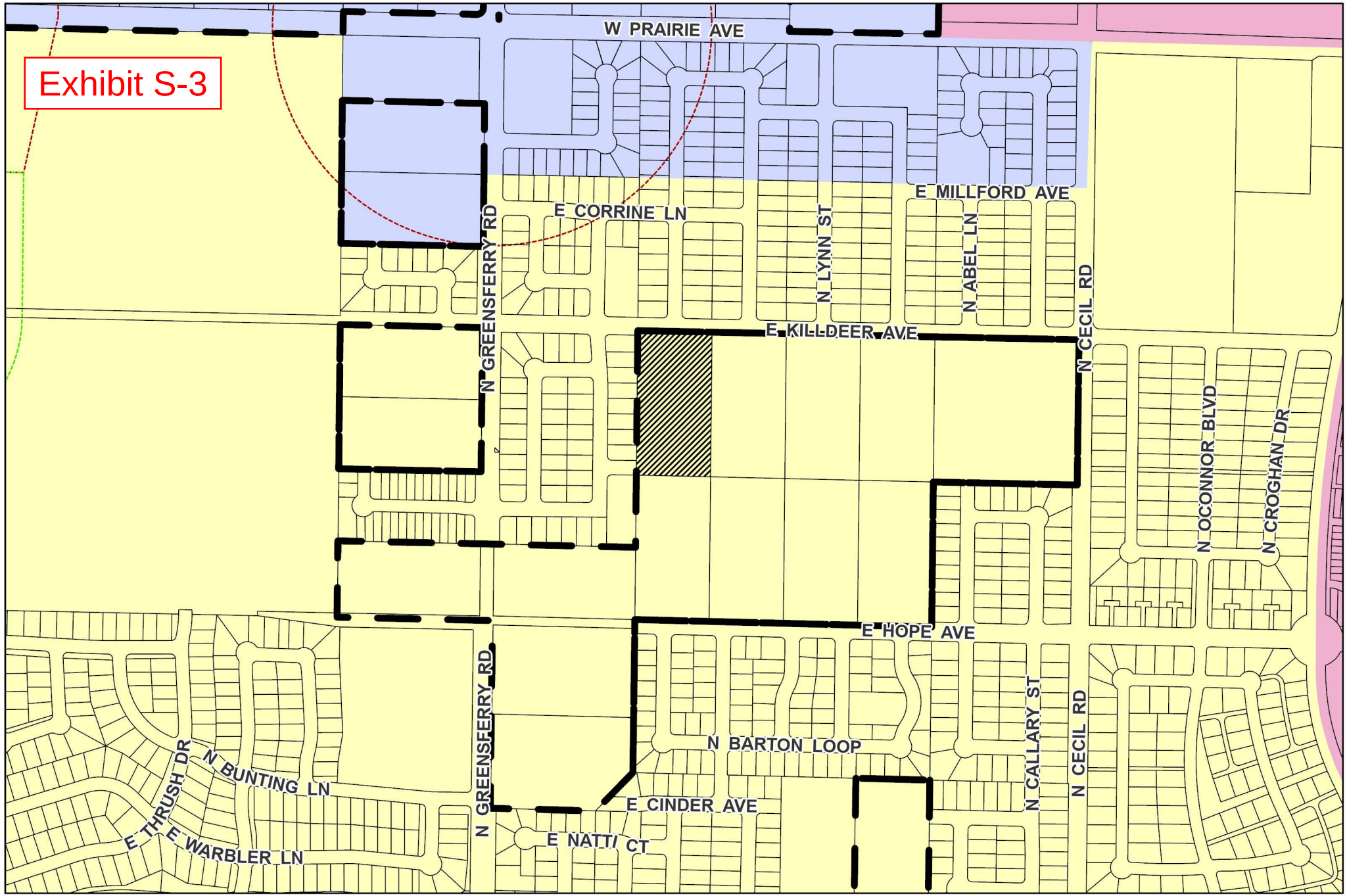


- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCM
- CCS

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



Exhibit S-3



Future Land Use Designation
KILLDEER MEADOWS
SUBDIVISION
SUBD-24-8



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- Commercial Activity Node
- Residential Activity Node
- Low Density Residential
- Business/Commercial
- Transitional





POST FALLS

SCHOOL DISTRICT #273

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

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,

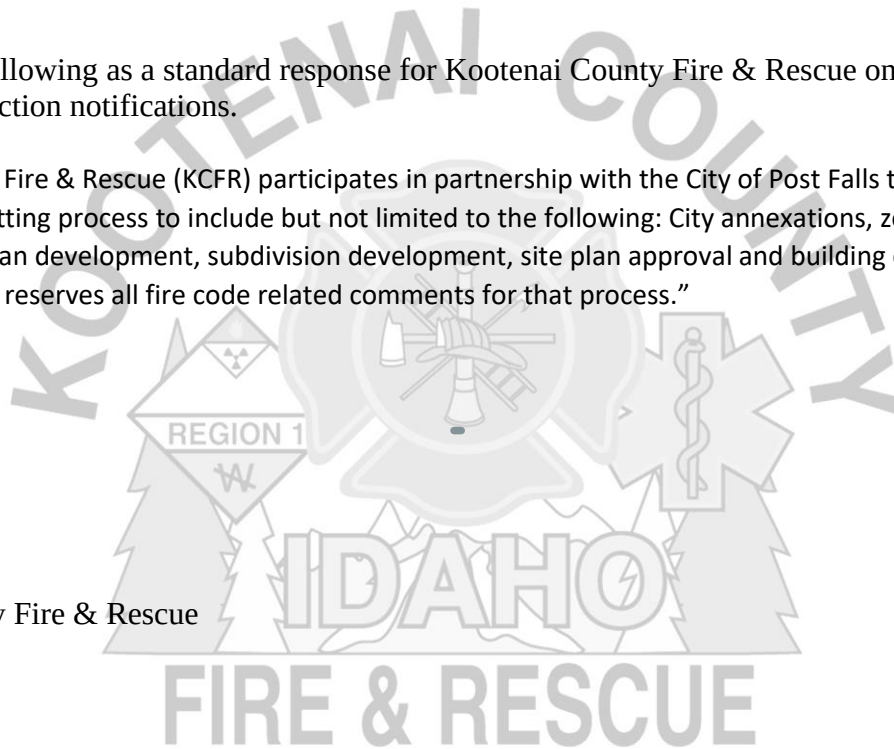
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"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



From: [Ethan Porter](#)
To: [Nancy Thurwachter](#)
Subject: FW: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8
Date: Wednesday, November 20, 2024 2:27:00 PM
Attachments: [NTJ Killdeer Meadows Subdivision \(SUBD-24-8\).pdf](#)

FYI

Ethan Porter

From: Calhoun, Judy <Judy.Calhoun@p66.com>
Sent: Wednesday, November 20, 2024 2:07 PM
To: Ethan Porter <eporter@postfalls.gov>
Cc: Lilleberg, Derek <Derek.Lilleberg@p66.com>
Subject: FW: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8

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 Ethan,

Based on the location, there is no impact to the Yellowstone Pipe Line ROW and we do not have any questions.

Also, please add Derek Lilleberg (cc'ed here) to all email correspondence moving forward.

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: Wednesday, November 20, 2024 3:50 PM
To: Calhoun, Judy <Judy.Calhoun@p66.com>
Subject: FW: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8

FYI.

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: Ethan Porter <epor@postfalls.gov>

Sent: Wednesday, November 20, 2024 2:43 PM

To: Ali Marenau <AMari@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>; DEQ <degcomments@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@ziply.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@Ziply.com>; URA <postfallsura@gmail.com>

Cc: Anna Staal <astaal@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud

<senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop
<tgallop@postfalls.gov>; Vicky Jo Carey <vicarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>;
Warren Wilson <wwilson@postfalls.gov>
Subject: [EXTERNAL]Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8

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[Report Suspicious](#)



Good Afternoon,

Please find attached the Notice to Jurisdictions for the Killdeer Meadows Subdivision File No. SUBD-24-8 that is scheduled for the Planning and Zoning meeting on December 10, 2024. The draft staff report will be on the city's website soon.

Thank you

Ethan Porter
Community Development – Associate Planner
City of Post Falls, ID
208.457.3353
eporter@postfalls.gov



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From: [Ethan Porter](#)
To: [Nancy Thurwachter](#)
Subject: FW: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8
Date: Wednesday, November 20, 2024 2:28:16 PM

FYI

Ethan Porter

From: Farley, Alynnette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>
Sent: Wednesday, November 20, 2024 2:27 PM
To: Ethan Porter <eporter@postfalls.gov>
Subject: RE: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8

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Does not touch BPA ROW

Alynnette Farley

Right-of-Way Agent (CONTR) Actalent
Real Property Services BELL District
Office: 509-468-3083
Cell: 971-710-6926

From: Ethan Porter <eporter@postfalls.gov>
Sent: Wednesday, November 20, 2024 1:43 PM
To: Ali Marenau <AMarienau@kmpo.net>; Farley, Alynnette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>; Raymond, Amanda R (BPA) - TERR-BELL-1 <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 <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 Philips <Karen.Phillips@avistacorp.com>; Kevin Linville

<kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo
<krondo@phd1.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor
<lynn.sandsor@aec.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan
<Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>;
Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>;
contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson
<Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff
<ryan.goff@tdstelecom.com>; Sherman <Sherman@cdagarbage.com>; Tess Reasor
<tess@connectkootenai.org>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn
<Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>

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

Subject: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8

Good Afternoon,

Please find attached the Notice to Jurisdictions for the Killdeer Meadows Subdivision File No. SUBD-24-8 that is scheduled for the Planning and Zoning meeting on December 10, 2024. The draft staff report will be on the city's website soon.

Thank you

Ethan Porter
Community Development – Associate Planner
City of Post Falls, ID
208.457.3353
eporter@postfalls.gov



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

November 21st, 2024

Ethan Porter
Community Development- Associate Planner
eport@postfalls.gov

Re: Killdeer Meadows Subdivision File No. SUBD-24-8

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,

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

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

From: Ethan Porter
Sent: Friday, November 22, 2024 9:01 AM
To: Nancy Thurwachter
Subject: FW: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8

FYI

Ethan Porter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, November 21, 2024 2:15 PM
To: Ethan Porter <eporter@postfalls.gov>; 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 <carriann.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 <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>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <robert.beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Sherman <Sherman@cdagarbage.com>; Tess Reasor <tess@connectkootenai.org>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Anna Staal <astaal@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>
Subject: RE: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8

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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: Ethan Porter <eporter@postfalls.gov>

Sent: Wednesday, November 20, 2024 1:43 PM

To: Ali Marenau <AMarienu@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; 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 <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>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aec.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 <cggabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney

<ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallop@postfalls.gov>; Vicky Jo Carey <vicarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8

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Good Afternoon,

Please find attached the Notice to Jurisdictions for the Killdeer Meadows Subdivision File No. SUBD-24-8 that is scheduled for the Planning and Zoning meeting on December 10, 2024. The draft staff report will be on the city's website soon.

Thank you

Ethan Porter
Community Development – Associate Planner
City of Post Falls, ID
208.457.3353
eporter@postfalls.gov



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Nancy Thurwachter

From: Ethan Porter
Sent: Friday, November 22, 2024 9:02 AM
To: Nancy Thurwachter
Subject: FW: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8

FYI

Ethan Porter

From: Dave Fair <dfair@postfalls.gov>
Sent: Thursday, November 21, 2024 2:37 PM
To: Ethan Porter <epor@postfalls.gov>
Subject: RE: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8

Ethan,

The Parks and Recreation Department is neutral on this Subdivision.

Dave

From: Ethan Porter <epor@postfalls.gov>
Sent: Wednesday, November 20, 2024 1:43 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; cingle@kcgov.us; Chad Polak <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; 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@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aeacom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; 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 <cggabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter

From: [Jonie Anderson](#)
To: [Nancy Thurwachter](#); [Ethan Porter](#)
Subject: RE: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8
Date: Friday, November 22, 2024 1:33:57 PM

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Good afternoon,
This project does not have impacts to the PFHD system.

Many thanks,
Jonie

Subject: Notice To Jurisdiction - Killdeer Meadows Subdivision File No. SUBD-24-8

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Good Afternoon,

Please find attached the Notice to Jurisdictions for the Killdeer Meadows Subdivision File No. SUBD-24-8 that is scheduled for the Planning and Zoning meeting on December 10, 2024. The draft staff report will be on the city's website soon.

Thank you

Ethan Porter
Community Development – Associate Planner
City of Post Falls, ID
208.457.3353
eporner@postfalls.gov

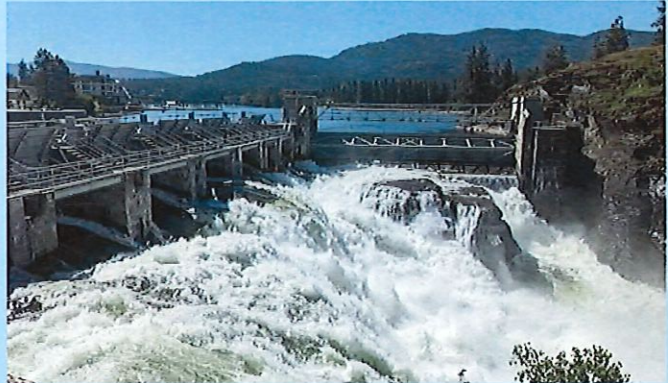


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Killdeer Meadows Subdivision

File No. SUBD-24-8



December 10th, 2024



Anna Staal – Planner 1

1

OWNER: Northern Lights Development, LLC.

APPLICANT: Lake City Engineering, Inc.

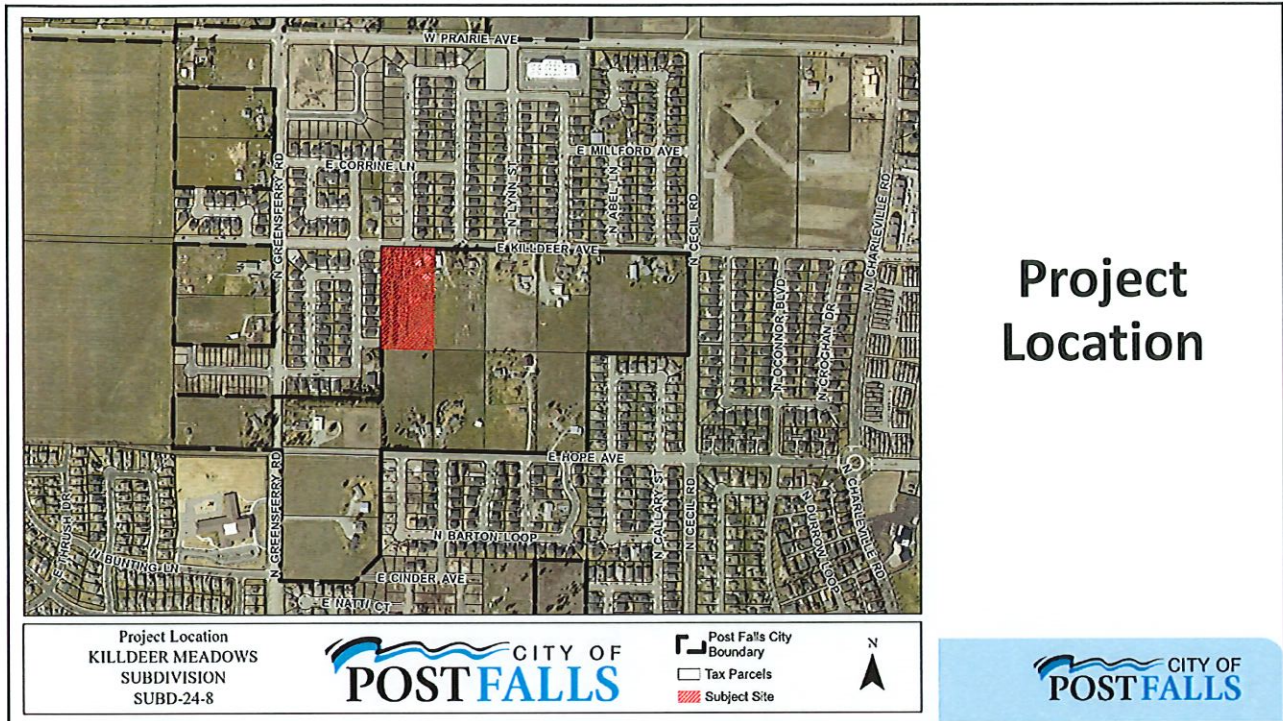
REQUESTED ACTIONS:

Subdivision: Approval of the proposed subdivision on approximately 4.89-acres into a total of 18 single-family lots.

Killdeer Meadows Subdivision

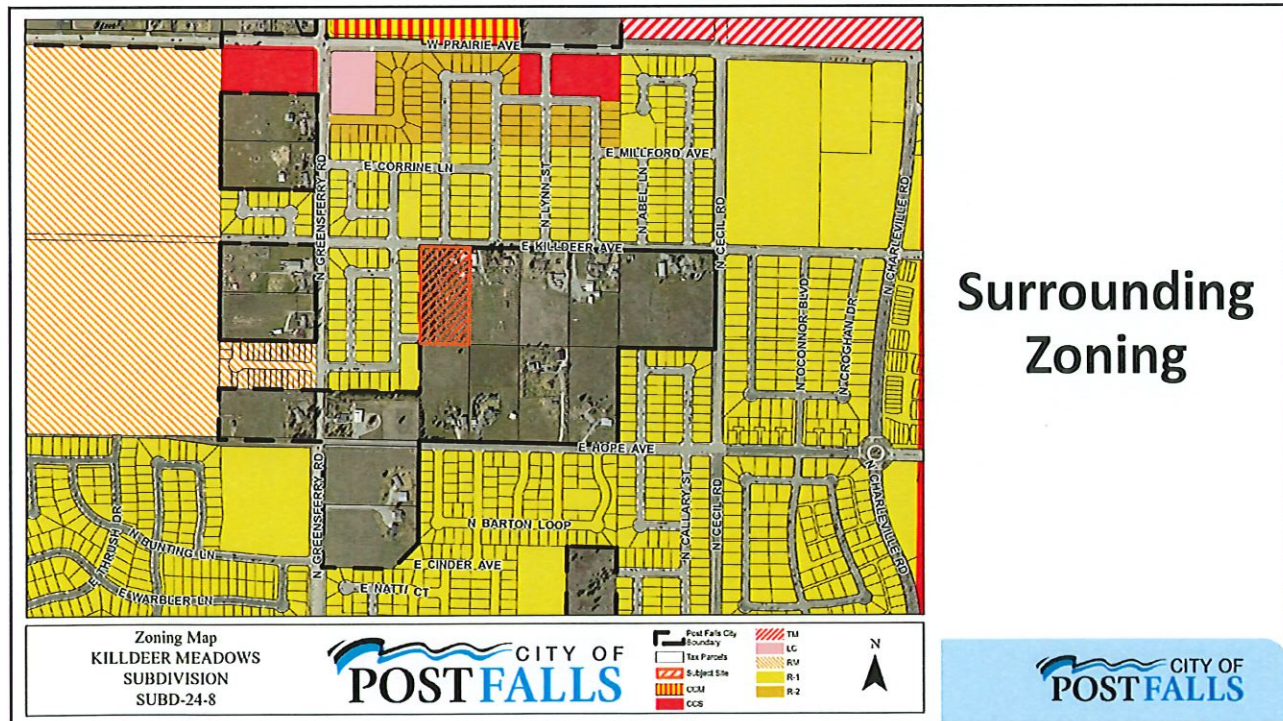


2



Project Location

3



Surrounding Zoning

4

Land Use & Site

- Currently it is used as a large lot residential single-family use
- Over the Rathdrum Prairie Aquifer

Wastewater

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

Water

- Ross Point Water District

Traffic

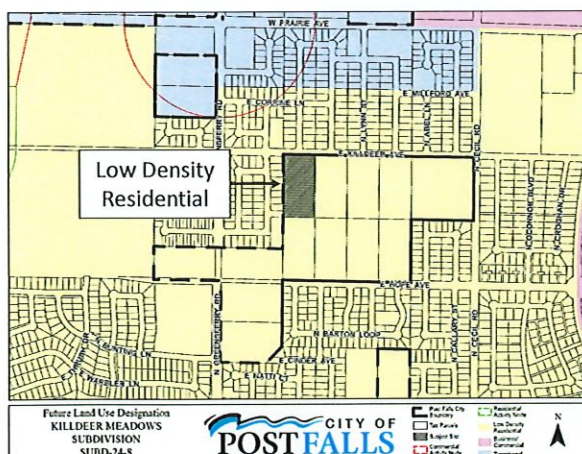
- Killdeer Ave. is classified as a Minor Collector roadway, which provides connectivity between Greensferry Rd. (Minor Arterial) and Cecil Rd. (Major Collector)
- No impacts anticipated on the traffic network from the requested R1 zoning

Additional Information



5

Future Land Use Designation



41 North Focus Area



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

Future Land Use Designation/Focus Area

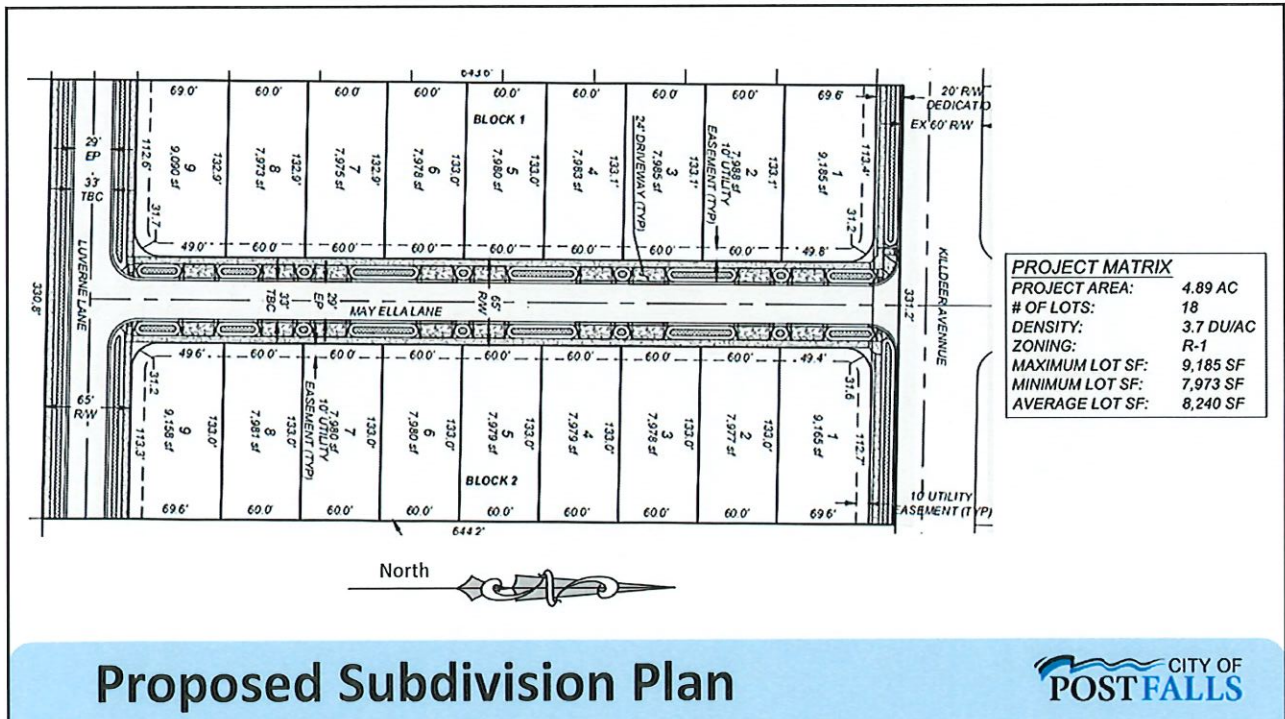


6

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 Ross Point Water District
- Ross Point Water District is willing and able to service the proposed subdivision per Exhibit A-5

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

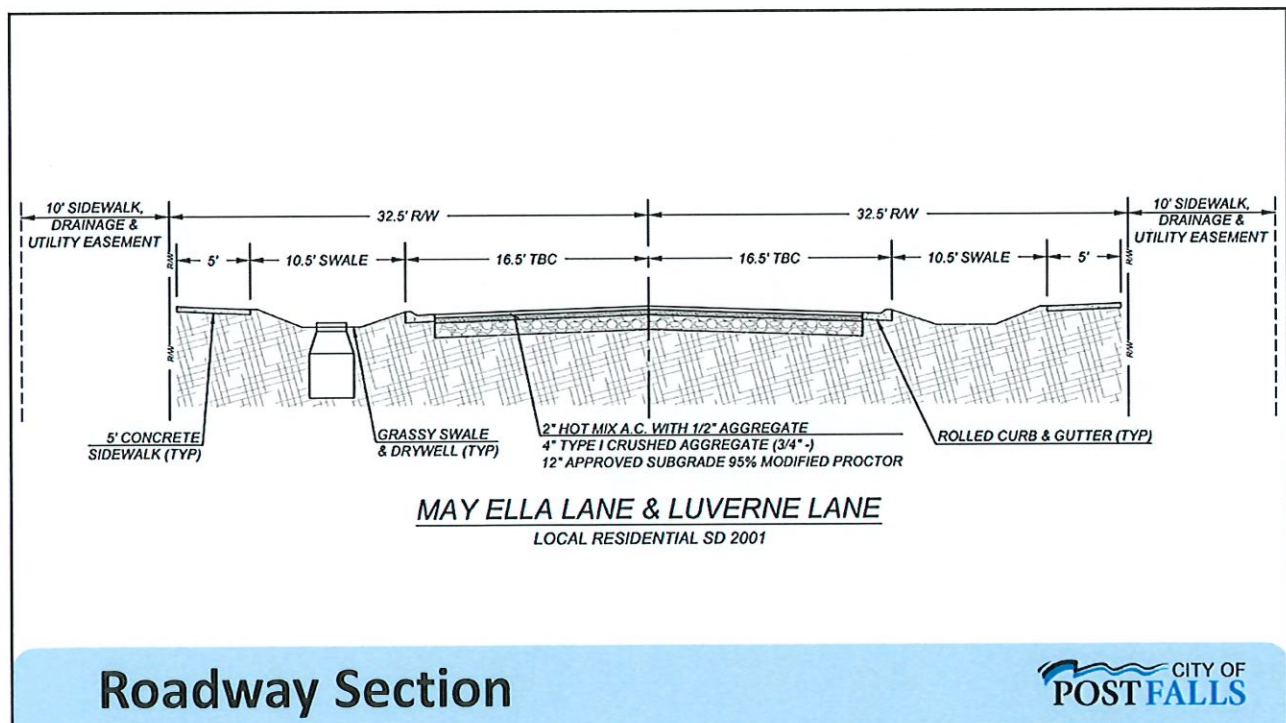
Proposed streets are consistent with the transportation element of the comprehensive plan

- Traffic impacts on Killdeer Avenue are not expected to exceed design volumes for the roadway and align with the Transportation Master Plan

Review Criteria 3



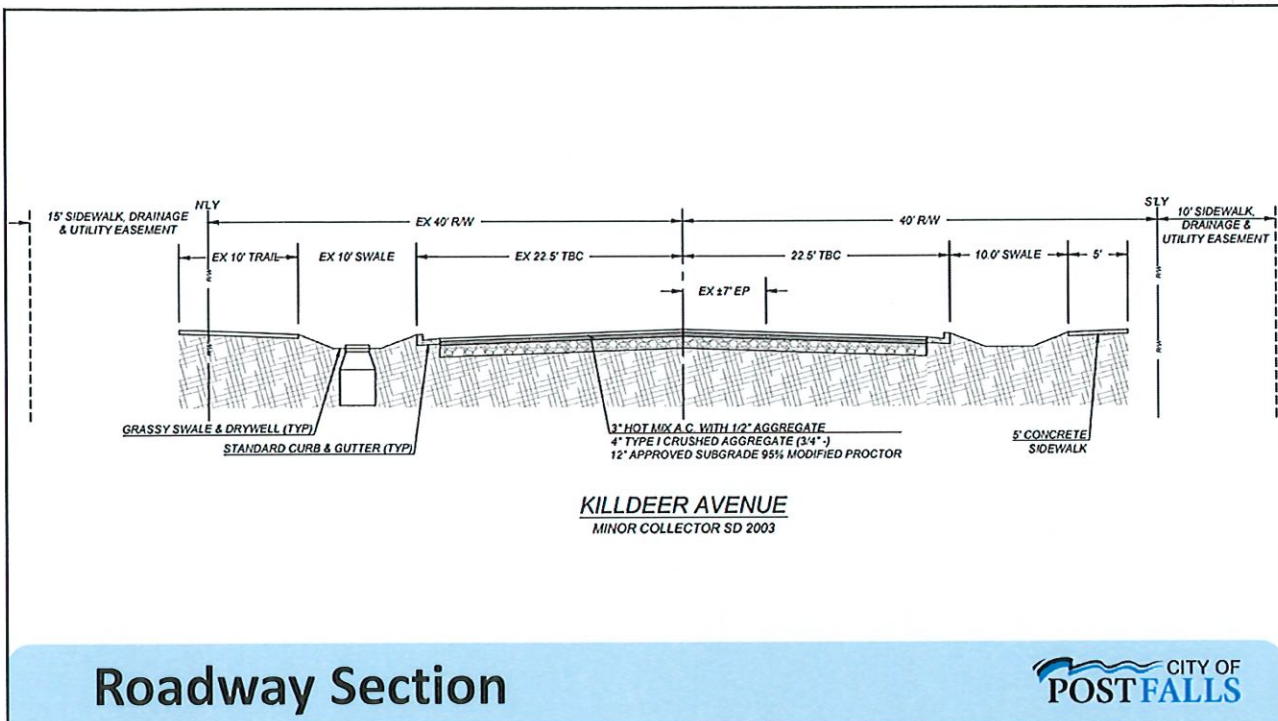
11



Roadway Section



12



13

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

CITY OF POSTFALLS

14

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
- Lot widths are all 60-feet or above
- Lot area ranges from 7,973 to 9,185 sq.ft (6,500 minimum)

18.20.040. - Official bulk and placement regulations table:

District	Minimum Lot Width (Ft.)	Maximum Lot Coverage (%)	Minimum Lot/Area Dwelling Unit (Sq. Ft.)
R1S	135	25	1 acre
R1 (SF)	60	40	6,500
R2 (SF)	30	70	4,000

Review Criteria 5



15

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



16

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

Agencies Notified



17

- [PA-1] Post Falls School District – Remain neutral**
- [PA-2] Kootenai County Fire and Rescue – Review during permitting**
- [PA-3] Yellowstone Pipeline Co. – No comments**
- [PA-4] Bonneville Power Administration – No comments**
- [PA-5] Post Falls Police Department – Remain neutral**
- [PA-6] Department of Environmental Quality – No comments**
- [PA-7] Post Falls Parks and Recreation Department – Is Neutral**
- [PA-8] Post Falls Highway District – No impact**

Agency Comments



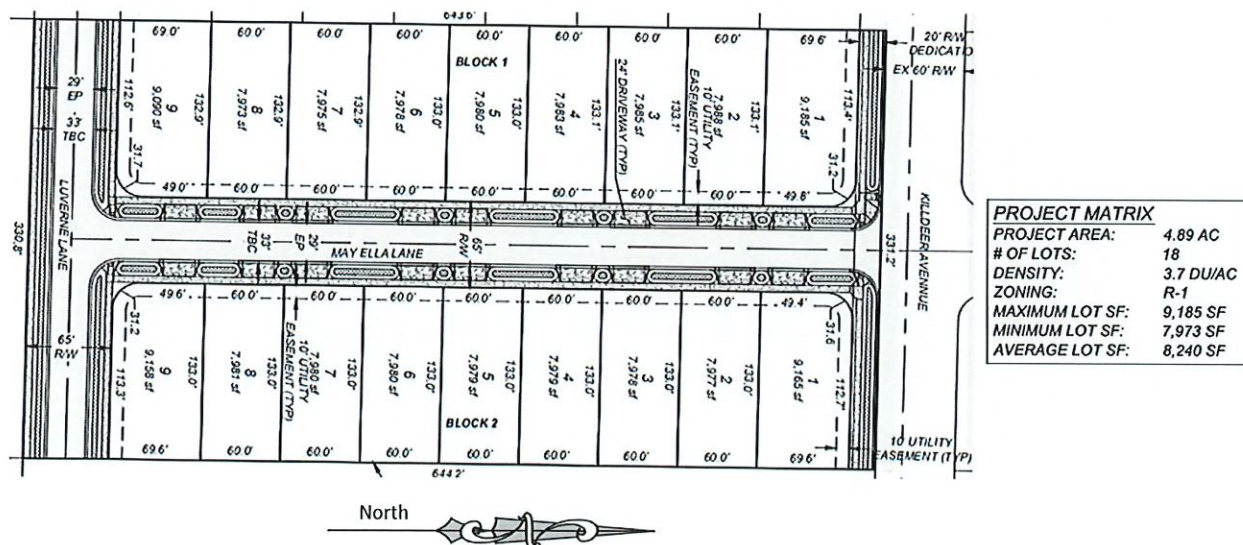
18

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



19



Proposed Subdivision Plan



20

**CITY OF POST FALLS
STAFF REPORT**

DATE: November 20, 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 DECEMBER 10, 2024, P&Z COMMISSION MEETING
ECHO ESTATES ANNEXATION ANNX-24-5
ECHO ESTATES SUBDIVISION SUBD-24-4

INTRODUCTION:

Olson Engineering, on behalf of Eagle Crest Land LLC, the property owner, approval to annex and subdivide approximately 9.72-acres into a total of 50 lots within the City of Post Falls with a zoning request of Medium Density Residential (R2) per Exhibit A-2. The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Number: Echo Estates Annexation & Subdivision File Nos. ANNX-24-5 & SUBD-24-4

Owner(s): Eagle Crest Land LLC, 8720 Kulka Road, Las Vegas, NV 89161

Applicant: Olson Engineering, 1649 N Nicholson Center St., Post Falls, ID 83854

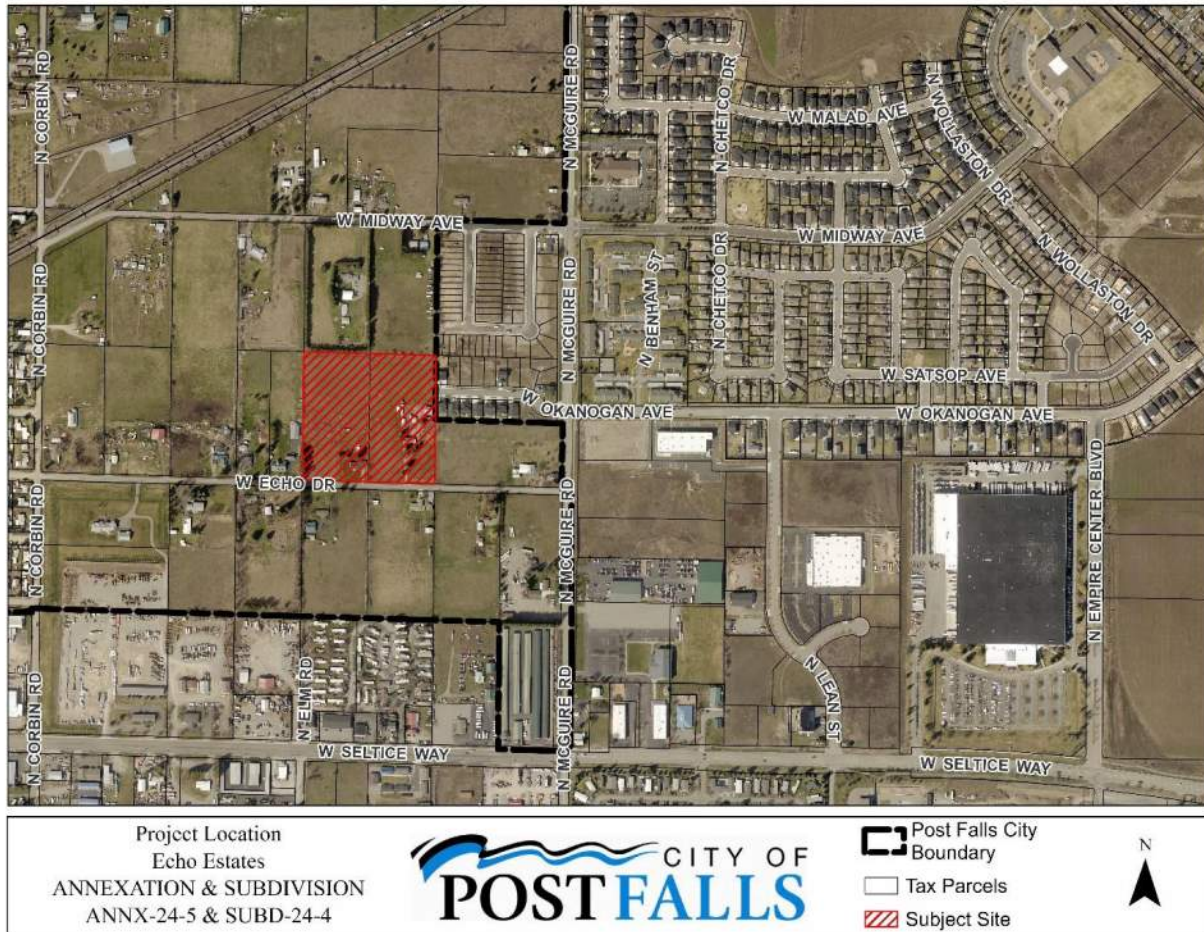
Project Description: Annex and subdivide approximately 9.72-acres into 50 lots within the City of Post Falls with a zoning request of Medium Density Residential (R2).

Project Location: The property is generally located west of Gabrio Estates Subdivision at the terminus of W. Okanogan Street. It is north of W. Echo Drive and west of N. McGuire Road.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: Surrounding the subject site is predominately single-family residential. Located to the north, south and west is single-family uses on larger lots within Kootenai County. Directly east is Gabrio Estates single-family subdivision and a larger county lot being used as a single-family.

Area Context Vicinity Map:



EVALUATION OF ZONING APPROVAL CRITERIA:

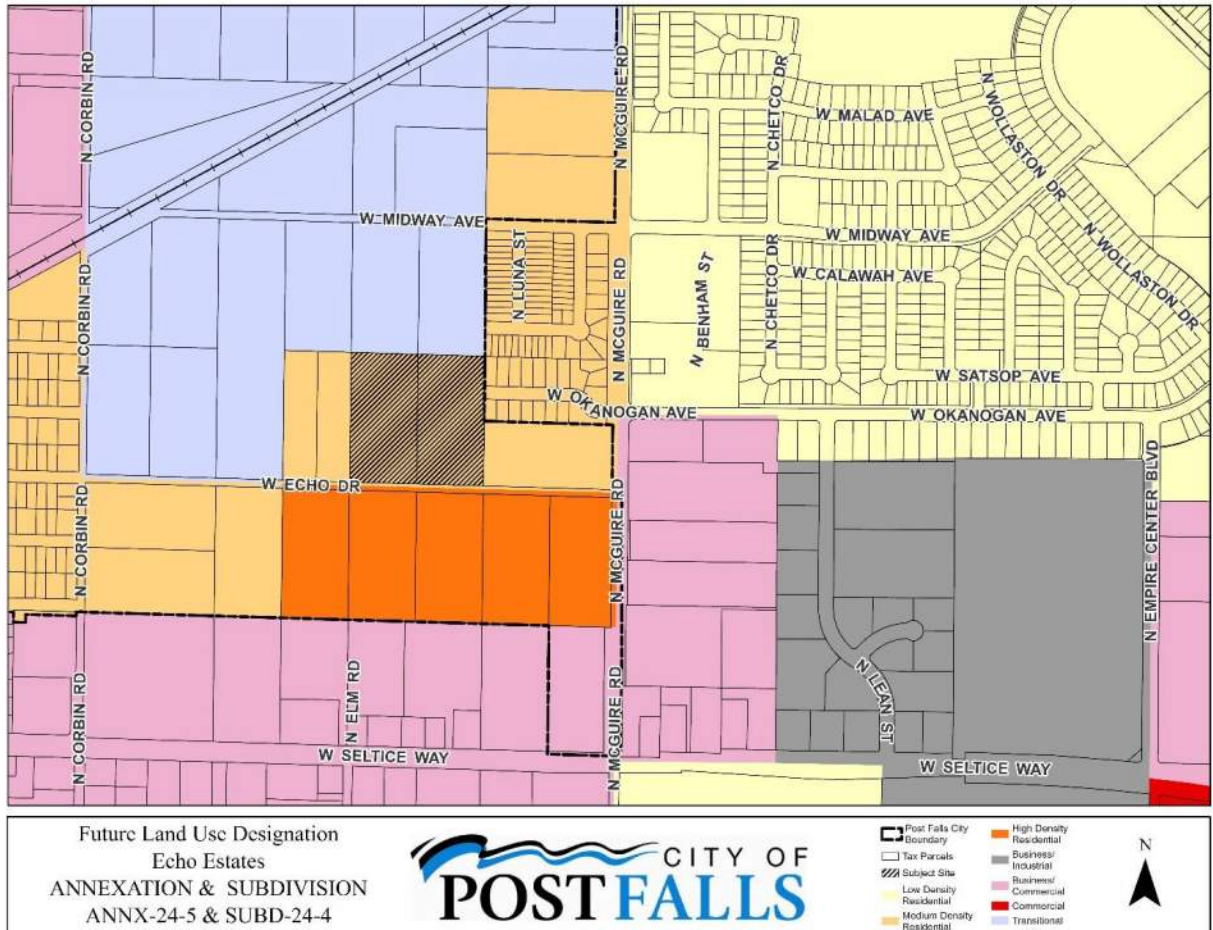
The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone changes review criteria set forth within the Post Falls Municipal Code section 18.20.100 is cited below in **BOLD** with staff comments following. This review criteria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

ZONE CHANGE REVIEW CRITERIA

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

The Future Land Use Map classifies this property with the land use designation of **Medium Density Residential** (See Following Image). This category encompasses all types of residential uses between five and 16 dwelling units per acre and also supports land uses such as nursing care

facilities, parks, schools, and public facilities. Densities may vary as appropriate to location, street and infrastructure capacities, planned development patterns and compatibility with existing development. Use patterns blending commercial and residential may be considered in areas as they develop, provided they feature higher traffic volumes, and/or are located and designed to function as a pedestrian-friendly focal point of the surrounding neighborhood. Such patterns should feature an interconnected street system allowing easy, all-modes access to adjoining neighborhoods. The following are the Implementing Zoning Districts: **R-2**, R-3, RM, SC4, Per Focus Area.



The proposed annexation is located within the West Prairie Focus Area, which states the following:

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

Staff Comment: The proposed Medium Density Residential (R2) zone is consistent with the Future Land Use Map and aligns with the above identified focus area.

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

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

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

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

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

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

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

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

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

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

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

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service.

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

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

Staff Comment: Additional housing may help further long-term fiscal health of the City by supporting both the Industrial and Commercial uses by supporting employment and commerce objectives. Providing housing closer to services provided by the City may be considered more beneficial.

- Maintain and enhance resident quality of life.

Staff Comment: Annexing this property in the City may assist enhancing the

resident's quality of life through further development. Being in a planned area within the Area City Impact, much of the area has county roads without urban improvements such as sidewalks and multi-use trails, which may be a less than desirable scenario compromising public safety. Annexation and upon development could help by providing improvements that are lacking in this area. Additionally, there is the W. Seltice Way commercial corridor approximately 0.42 miles from the subject site to provide commercial activity to any new homes on the subject site.

- Promote compatible, well-designed development.

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

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

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

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

- Future land use mapping.

Staff Comment: This has been addressed in Criteria 1.

- Compatibility with surrounding land uses.

Staff Comment: Existing use, currently for the subject site, is single-family residential and would be compatible with the surrounding residential subdivisions. The request of R2 zoning would be compatible with the surrounding residential homes.

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer for the site is adjacent to the site in Okanogan Ave. The property is located within a "shared" sewer service basin that the Water Reclamation Master Plan identifies as allowing flows to the Montrose Lift Station or the Corbin Lift Station. For this property, the Montrose Lift Station is the closest and most appropriate discharge basin. The Montrose Lift Station has current capacity to service the site at the requested zoning. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service, and the City is willing to serve to the property at the requested density. Existing capacity is not a guarantee of future service.

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

The Site is currently provided water service from the East Greenacres Irrigation District.

- Existing and future traffic patterns.

Staff Comment: The property's is adjacent to the Gabrio Estates Subdivision, located immediately to the east, thru which Okanogan Ave. (Local Residential Street) would provide access to McGuire Rd.

Echo Drive, along the properties southern boundary, is classified as a Local Residential Street. Echo Drive provides connection between McGuire Rd. And Corbin Road. As such, Echo Drive should be designed based on the Local Residential / Residential Collector roadway Standard. Additional rights-of-way dedication would be required with annexation, along with dedication of a sidewalk, drainage, and utility easement, complying with adopted City Design Standards:

Echo Drive – Residential Collector, 70-foot road rights-of-way, with 15 feet of new rights-of-way to be dedicated, as measured from the existing northern rights-of-way line for Echo Drive. Along with a 10-foot sidewalk, drainage, and utility easement to be provided adjacent to the dedicated rights-of-way.

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

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

Policy 6: 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.

Staff Comment: Development patterns are projected to be in the Medium Density Residential per the Comprehensive Plan and Future Land Use Map. This could allow for housing that face the street edge and future support terminus roadways to create an interconnected street network. Depending on the housing product utilization of alleys for parking and service could be provided per the City's design standards. Sidewalks and street design will be required to meet City standards upon development.

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

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

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

Staff Comment: Annexation of the subject site with the R2 zoning request would help provide land for future housing needs in an area projected to be

incorporated into the city.

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

Staff Comment: Certain uses within the R2 zoning district would allow for clustering of residential units as well as providing opportunities for private, or community, open space.

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

Staff Comment: Upon the development of the site from a subdivision, roadway and pedestrian improvements will be required to be completed. This allows for continuity of roadways and help to create further pedestrian connections through sidewalks and trails.

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

Staff Comment: Per the West Prairie Focus Area of the Comprehensive Plan the infrastructure to support urban development is mostly not in place at this time but has been planned for since the last Comprehensive Plan Update.

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

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

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

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

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

Policy 106: Encourage cooperation between local water districts and the City, supporting planning for and provision of services concurrent with community needs.

Staff Comment: The proposed area is within East Greenacres Irrigation District and a will serve letter is provided that are willing to serve the proposed site upon development (Exhibit A-6).

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

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

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

No subdivision shall be approved from the planning and zoning commission unless findings and conclusions are made that:

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

Staff’s Response: Water service to the project will be provided by the East Greenacres Irrigation District. With development of the site in conformance with Irrigation Districts standards.

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

Staff’s Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed with development of the site in conformance with City Standards and guiding Master Plans. Existing septic systems will be required to be abandoned, in conformance with Panhandle Health requirements, and remaining structures connected to the City’s Water Reclamation system.

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

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

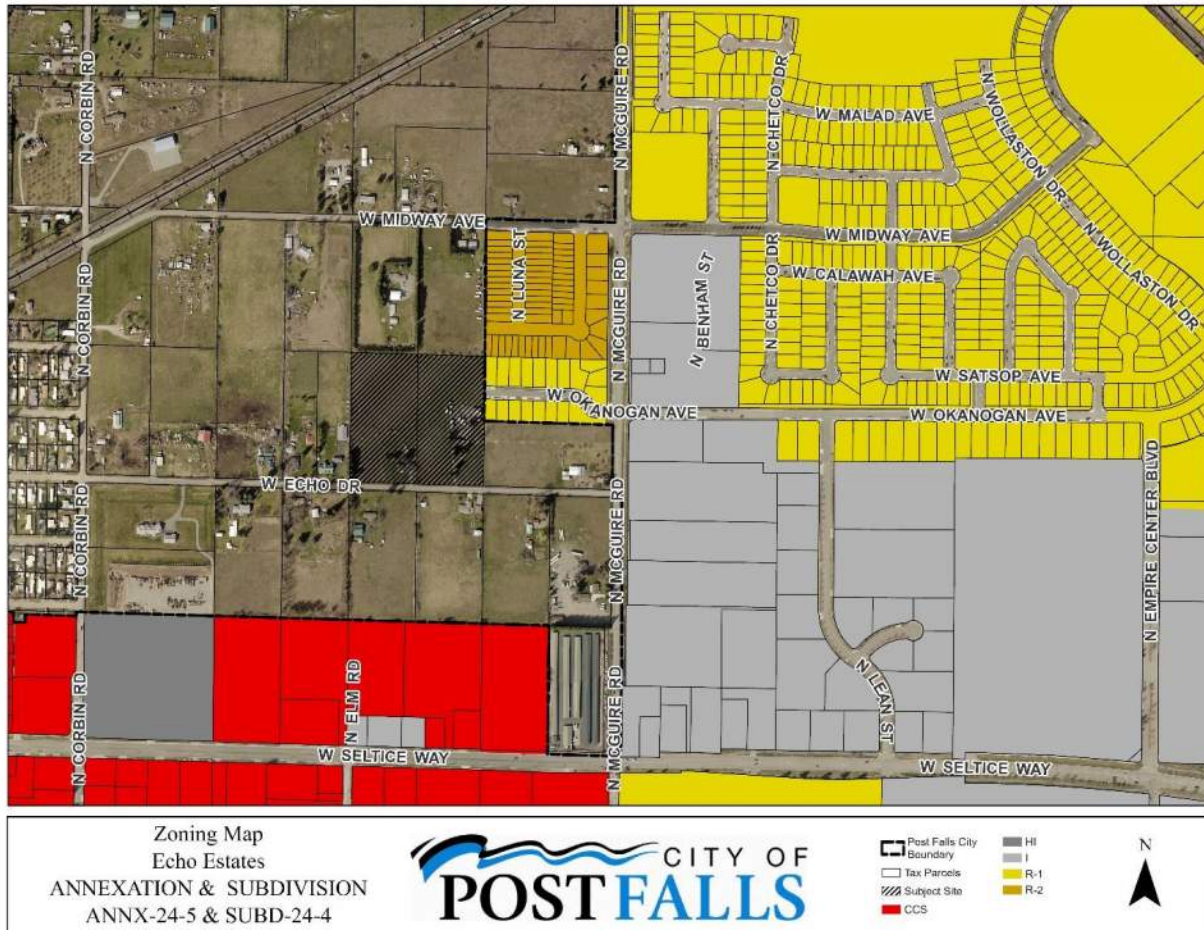
- Internal streets – local residential, 32-foot width
- Echo Drive – Residential Collector Roadway, 36-foot roadway width in a 70-foot rights-of-way.
- Roadway illumination, ADA ramps and roadway markings / signs shall comply with City Standards.

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

Staff’s Response: There are no soil or topographical conditions which have been identified as presenting hazards.

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

Staff's Response: The applicant is also requesting annexation into the City and the requested zoning for this subdivision is appropriate based on the existing land use in the general area (refer to zone change review criteria above). The subdivision and proposed lots conform to the requirements of Title 17 (Subdivisions) and Title 18 (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 on individual building permits to assist in mitigating the off-site impacts to parks, public safety, streets, multi-modal services, Fire and EMS.

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

PUBLIC PROCESS: Notice of the proposed annexation was sent to appropriate jurisdictions on November 20, 2024, and mailed to property owners within 300 feet of the proposed project on November 18, 2024. Notice has been published in the Coeur d'Alene Press on November 20, 2024. The property will be posted by November 29, 2024.

MOTION OPTIONS: The Planning and Zoning Commission must provide a recommendation of zoning to City Council along with an evaluation of how the proposed development does/does not meet the required evaluation criteria for the requested annexation. Accompanying the annexation is the proposed Subdivision, which 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.

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Dedication of Rights-of-way and easements along W. Echo Drive
 - a. 70-foot rights-of-way (15 feet of new rights-of-way on the north side measured from existing northern rights-of-way line of W. Echo Drive)
 - b. 10-foot sidewalk, drainage, and utility easement

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 Echo Estates 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. This subdivision may only be approved subject to annexation approval.
2. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
3. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.

4. The proposed subdivision must be completed in a single phase.
5. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
6. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflected only the Phase I construction. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
7. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. The application did not request any exceptions from City Code or Design Standards.
 - Echo Drive – Local Residential / Residential Collector – 36-foot roadway within a 70-foot rights-of-way
8. Existing structures identified to remain shall pay appropriate capacity fees, connect to the City sewer system and remove existing septic systems in conformance with Panhandle Health requirements.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1A	Annexation Application
Exhibit A-1B	Subdivision Application
Exhibit A-2	Narrative
Exhibit A-3	Vicinity Map
Exhibit A-4	Subdivision Plan
Exhibit A-5	Auth Letter
Exhibit A-6	Will Serve Letter

Staff Exhibits:

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

Annexation

ANNX-24-5

Submitted On: Aug 14, 2024

Applicant

 Eric Adomah
 307 761 4285
 ea@oecivil.com

Primary Location

Point Location: 47.7206, -116.9840

Application Information

Did an Annexation Pre-app take place?

Yes

Applicant Type

Engineer

Description of Project/Reason for Request

The proposed project will consist of 50 single family residential lots. However the property lies just outside the city limits and will need to be annexed. Water service will be provided by EGID. Adjacent Okanogan Street will be extended into the subdivision for traffic circulation and access.

Existing Zoning

Agriculture

Adjacent Zoning

Agriculture to the W,N and S ; R-2 to the E

Current Land Use

Residential

Adjacent Land Use

Single Family Residential

Proposed Zone

R-2 Medium Density Residential

Owner Information

Name

Ryne Stoker

Company

Eagle Crest Land LLC

Phone

702 939-1603

Email

rstoker@geotekusa.com

Address

8720 Kulka Road

City, State, Zip Code

Las Vegas, NV, 89161

Application Certification

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

true

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

true

Subdivision Application

SUBD-24-4

Submitted On: Aug 14, 2024

Applicant

 Eric Adomah
 307 761 4285
 ea@oecivil.com

Primary Location

Point Location: 47.7204, -116.9842

Application Information

Did a Subdivision Pre-app take place?

Yes

Applicant Type

Engineer

Proposed Subdivision Name

Echo Estates

Number of Lots

50

Size of Site

9.72

Average Size of Lots

0.132

Existing Zoning

Agriculture

Adjacent Zoning

Residential

Current Land Use

Residential

Adjacent Land Use

Residential

Density

5.14

Description of Project

The proposed subdivision will consist of 50 single family residential lots. Okanogan Dr will be improved into the subdivision for traffic circulation and access. The proposed subdivision will also have access from Echo Dr. EGID will provide water service.

Site Information

Comprehensive Plan Designation

Medium Density Residential

Location of Proposed Access to Site

1. 1000 feet West of Mcguire Rd and Echo Dr.
2. About 780 feet West of Mcguire Rd and Okanogan Dr

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

1. Echo Dr with ROW = 40 feet ; Width = 32 feet
2. Okanogan Dr. With ROW = 65 feet ; Width = 24 feet

Size & Point of Water Connection

8-inch PVC at Okanogan Dr

Size & Point of Sewer Connection

8-inch main at Okanogan

Name & Location of Nearest School

West Ridge Elementary School
1758 N Clark Fork Pkwy, Post Falls, ID 83854

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

Kootenai County Fire & Rescue Station 2
4320 W Seltice Way, Post Falls, ID 83854
Distance = 1.3 miles

Physical Description of Site (topography, cover, features)

The topography is relatively flat with slopes between 0-5%. There is an existing residential structure on each of the existing parcels. However, the existing structure at 2641 W echo will be demolished.

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

No

Water District

East Greenacres Water District

Owner Information

Name

Ryne Stoker

Company

Eagle Crest Land LLC

Phone

702 210-2168

Email

rstoker@geotekusa.com

Address

8720 Kulka Rd

City, State, Zip Code

Las Vegas, NV, 89161

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

Echo Estates Subdivision



Narrative for Annexation and Subdivision of Parcels (AIN#119077) and (AIN#113021)

June 2024



1649 N Nicholson Center St.

Post Falls, ID 83854

(208) 640-1584

ss@oecivil.com

Prepared by:



Background:

Eagle Crest Land LLC owns two parcels located at 2641 and 2709 W Echo Dr in Post Falls just west of McGuire Road adjacent to the Gabrio Estate subdivision. The said parcels are in the Southeast quarter of Section 32, Township 51 North, Range 5 West, Boise Meridian and comprise approximately 9.72 acres.

Legal Descriptions:

GREENACRES IRR DISTRICT PLAT 5, TR 94 and GREENACRES IRR DISTRICT PLAT 5, TR 93 3251N05W

The Project:

The proposed subdivision will consist of 50 single family residential lots. The typical lot will be larger than the minimum lot size in the proposed R2 zoning. Some larger lots will accommodate single-family homes with shops. The goal of the proposed project is to provide affordable and attractive housing to the burgeoning population by enhancing safety and mobility in the surrounding neighborhood. The proposed subdivision is compatible with the surrounding land use area and consistent with goals (G.03, G.05, G.06, G.08) and Policies (P.01, P.02, P.06,) of the *City of Post Falls Comprehensive Plan*.

Land Use:

The subject property is currently zoned Agriculture and is outside the city limits. We propose to annex the property into the city. Existing land uses to the north, south and west are large lot County parcels with single family uses. To the east is Gabrio Estates, with the Montrose PUD across McGuire Road. The previous was annexed into the city in the year 2020.

Annexation Requirements:

Per PFMC 18.20.100.C, the proposed zoning shall be consistent with all the requirements as follows:

- Consistency with Future Land use map in the adopted Post Falls Comprehensive Plan (Medium Density Res.)
- Consistency with the goals and policy in the adopted Post Falls Comprehensive Plan
- No adverse impact upon the delivery of services within the city.

The proposed zoning is R-2 Medium Density Residential.

Pre-Development Characteristics:

This project is located on the Spokane Valley Rathdrum Prairie Aquifer with deep, extremely well-drained granular soils. These soils are well equipped for residential use and road construction. The topography is relatively flat with slopes between 0-5%. There are no constraining natural features of the property that will prohibit the proposed design. There is an existing residential structure on each of the parcels. However, the existing structure at 2641 W echo will be demolished.

There is no evidence of drainage channels/pathways, floodplains, or wetlands on the property.

Post Development Characteristics:



Figure 1: Proposed Subdivision.

Transportation and Roads:

The subject property is bound to the east by Gabrio Estates. Okanogan Avenue is the Local Street within Gabrio Estates, and it connects to McGuire Road – A Collector facility. The 65-ft Okanogan Avenue Right-of-Way (ROW) will be extended to the proposed subdivision with 10' drainage, roadway, and utility easements on both sides. Okanogan will interconnect with the interior local roads of the subdivision for traffic circulation. The proposal provides for continuation of public streets to the north, east, and west.

The proposed roads within the subdivision will be considered local streets per the *City of Post Falls Comprehensive Plan*. The subdivision will also have southerly access to Echo Dr. The owner is ready to dedicate additional ROW and provide frontage improvements on Echo Dr. per the city's recommendation. The proposed road layout and alignments complies with PPMC 17.28.040.

Domestic Water:

The property is served by East Greenacres Irrigation District with an 8" PVC water main in Okanogan Ave and a 6" AC water main in Echo Drive. The sizes and depths appear to be adequate to serve a residential development.

Sanitary Sewer:

City sewer is available via an 8" PVC sewer main in Okanogan Ave.

Fire Protection:

Fire protection and service will be provided by Kootenai County Fire Department. The development will coordinate with the department regarding addressing requirements and travel distances within/around proposed shops.

Other Utilities:

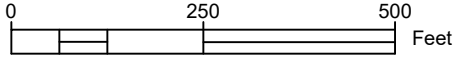
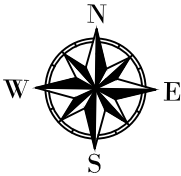
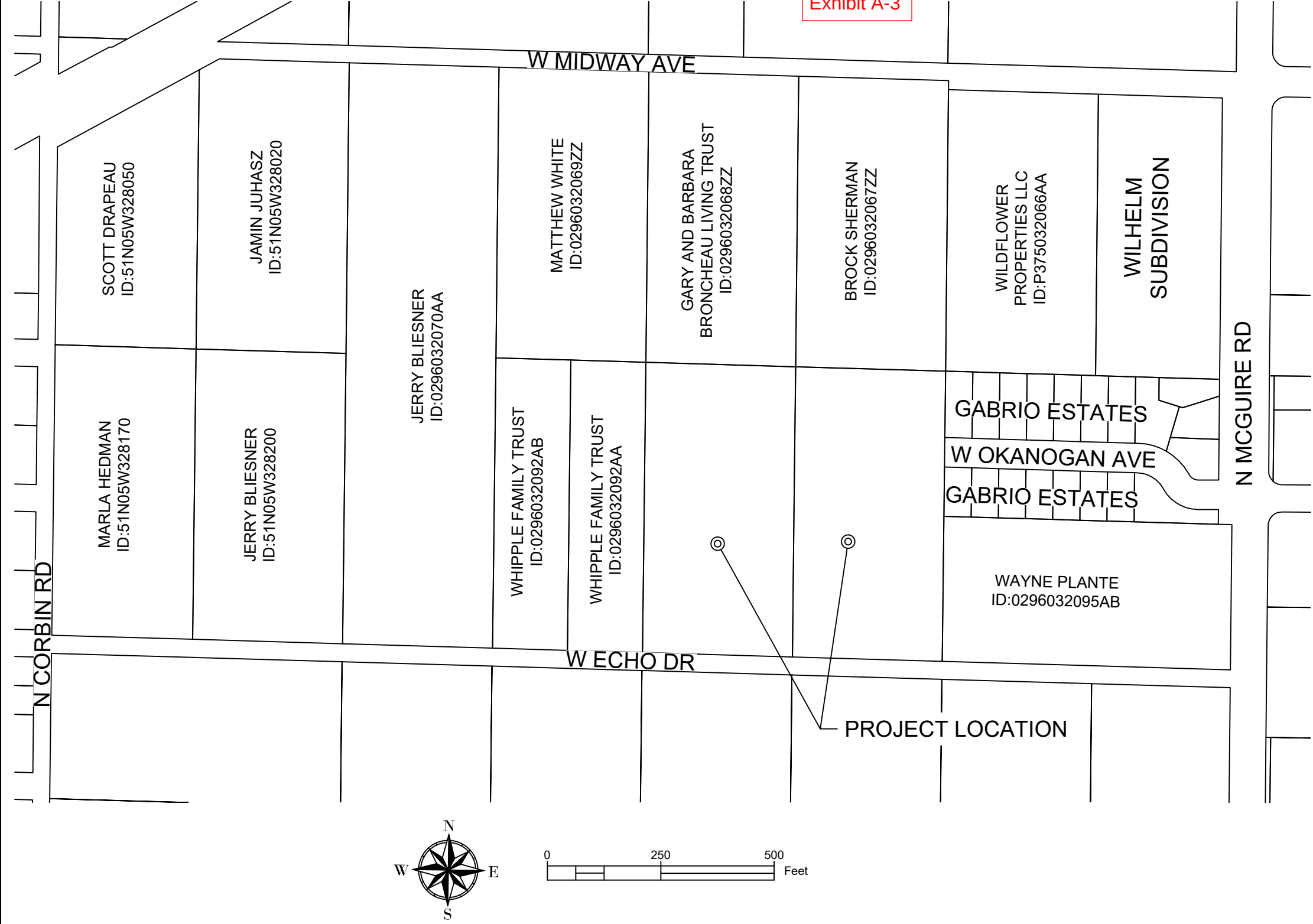
All necessary dry utilities will be extended in accordance with the requirements of other applicable agencies.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Soltys", with a stylized flourish at the end.

Steve Soltys, PE

Exhibit A-3



	Olson Engineering 208-651-4152 eo@oecivil.com	
	prj:	ECHO ESTATES
	loc:	2709 AND 2641 W. ECHO DRIVE POST FALLS, ID
	sht:	VICINITY MAP

PRELIMINARY

c:\users\eric\onedrive - olson engineering\projects\2023\23094--echo_estates\dwg\plans\23094--subdivision_plan2.dwg



SITE & LOT SUMMARY TABLE	
PROPOSED ZONING	R-2
NUMBER OF LOTS	50
MIN. LOT SIZE	4,174 SF
MAX. LOT SIZE	12,456 SF
AVG. LOT SIZE	5,750 SF
TOTAL ACREAGE	9.72 AC
LOTS/ACRE	5.14
RIGHT OF WAY	3.01 AC

Parcel Curve Table				
SEGMENT	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.42'	28.28'	N43°18'56"W
C2	20.00'	31.42'	28.28'	S46°41'04"W
C3	20.00'	31.03'	28.01'	S43°51'50"E
C4	20.00'	31.80'	28.56'	S46°08'35"W
C5	20.00'	31.80'	28.55'	N46°08'10"E
C6	20.00'	29.87'	27.17'	N42°12'02"W
C7	222.50'	57.14'	56.99'	N77°37'54"W
C8	222.50'	21.71'	21.70'	N67°28'44"W
C9	157.50'	37.16'	37.07'	N71°26'33"W
C10	157.50'	27.77'	27.73'	N83°15'06"W
C11	20.00'	31.79'	28.55'	S46°09'27"W
C12	20.00'	31.04'	28.02'	S43°50'58"E
C13	20.00'	31.79'	28.55'	N46°09'02"E
C14	20.00'	31.04'	28.02'	S43°50'33"E
C15	222.50'	15.07'	15.07'	S86°21'41"E
C16	222.50'	44.70'	44.63'	S78°39'54"E
C17	222.50'	31.94'	31.91'	S68°47'46"E
C18	157.50'	43.92'	43.77'	S72°40'17"E
C19	157.50'	21.01'	20.99'	S84°28'50"E

Exhibit A-4

ECHO ESTATES SUBDIVISION PLAN

GREENACRES IRR DISTRICT PLAT 5, TR 93 3251N05W
AND

GREENACRES IRR DISTRICT PLAT 5, TR 94

SE 1/4 OF SEC 32, T51N, R5W, BM

Kootenai County, ID

EAGLE CREST LAND LLC

8720 KULKA RD

LAS VEGAS, NV 89161





Know what's below.
Call before you dig.



Olson Engineering
P.O. Box 1894
Post Falls, ID 83877
208-651-4152
eo@oeccivil.com

PRELIMINARY

ECHO ESTATES

prj: 2709 AND 2641
W. ECHO DRIVE
POST FALLS, ID

SUBDIVISION PLAN

sh: 1

#	DATE	REVISION

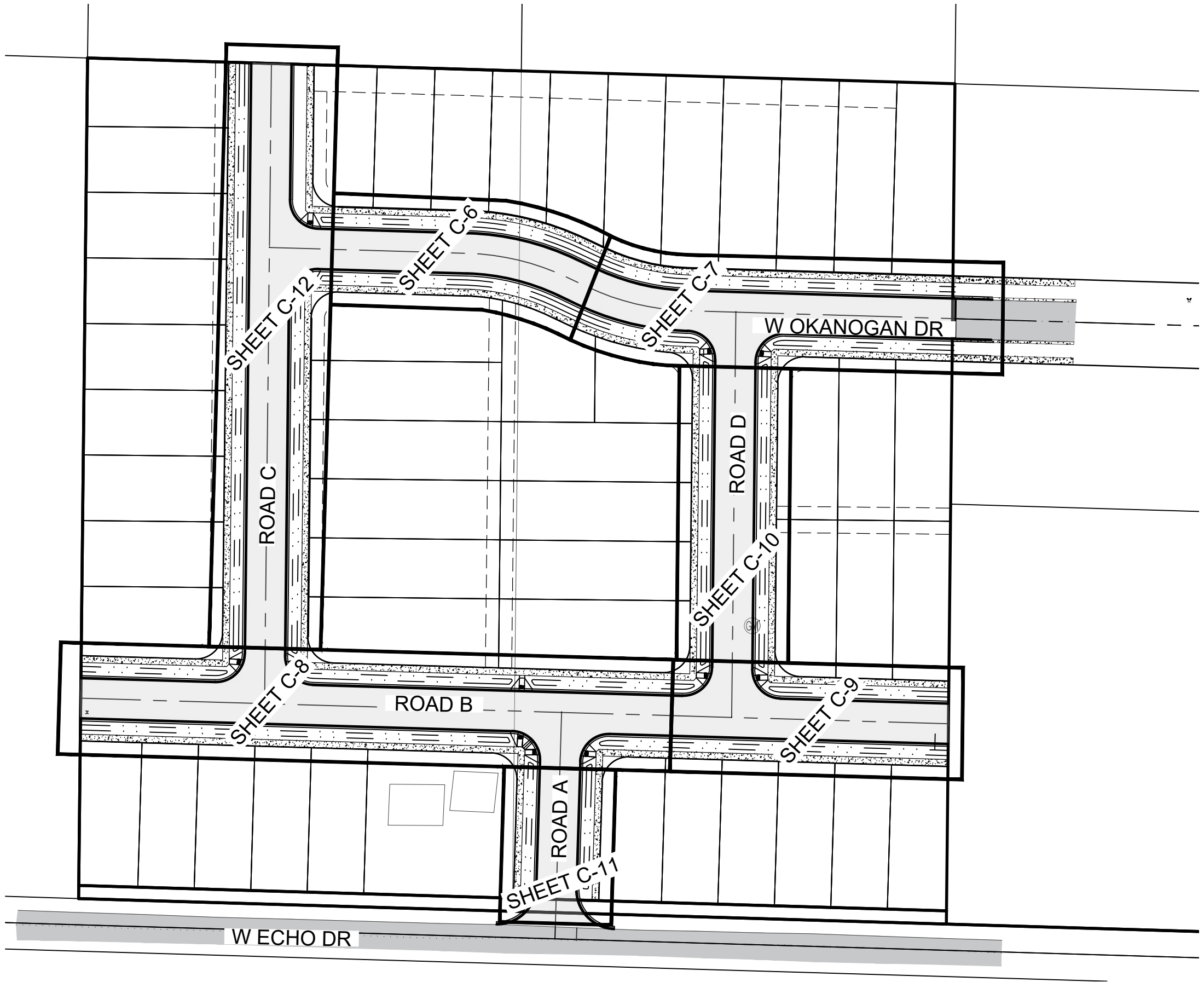
ECHO ESTATES PRELIMINARY CONSTRUCTION PLANS

GREENACRES IRR DISTRICT PLAT 5, TR 93 3251N05W
AND
GREENACRES IRR DISTRICT PLAT 5, TR 94
SE 1/4 OF SEC 32, T51N, R5W, BM
Kootenai County, ID

EAGLE CREST LAND LLC
8720 KULKA RD
LAS VEGAS, NV 89161



VICINITY MAP
NTS.



SITE MAP

0 80 160
Feet

LEGEND OF EXISTING FEATURES

◇	FOUND 1/2" REBAR AND PLASTIC CAP NO CAP	□	MAILBOX
○	FOUND 5/8" REBAR AND PLASTIC CAP P.L.S. 8249	⊗	WATER VALVE
●	FOUND 5/8" REBAR WITH IMPALED CAP	⊗	FIRE HYDRANT
⊗	STREET SIGN	⊗	GAS METER
⊗	POWER POLE	⊗	GAS LINE
⊗	GAS SERVICE	⊗	WATER SHUTOFF
⊗	UNDERGROUND POWER LINE	⊗	BARRICADE
⊗	FIBER OPTIC VAULT	⊗	UTILITY STUB
⊗	POWER TRANSFORMER	⊗	BUILDING ENVELOPE
⊗	TELEPHONE JUNCTION BOX	⊗	PROPERTY LINE
⊗	GUY WIRE	⊗	FENCE
⊗	SSMH	⊗	OVERHEAD POWER
⊗	POWER SERVICE	⊗	UNDERGROUND GAS LINE
⊗	WATER HOSE BIB		
⊗	POWER METER		
⊗	HANDHOLE		

DATUM INFORMATION

VERTICAL DATUM IS NAVD-88. ASSUMED ELEVATION DATUM WAS USED FOR THIS TOPOGRAPHY SURVEY

MONUMENT SEARCH NOTE IC 55-1613

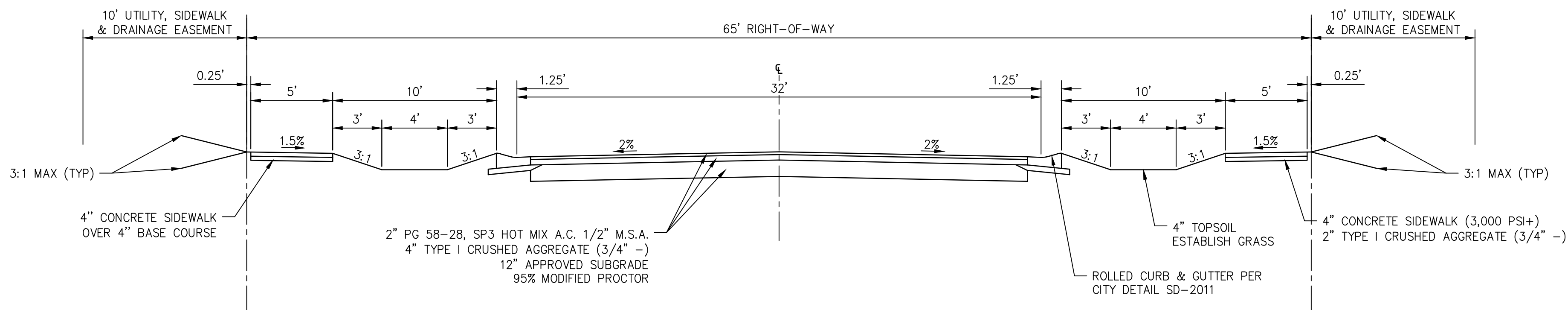
AVAILABLE RECORDS AND FIELD RESEARCH HAS BEEN CONDUCTED TO LOCATE EXISTING PROPERTY CORNERS ASSOCIATED WITH THE SUBJECT PROJECT. ALL EXISTING MONUMENTS ARE IDENTIFIED WITHIN THE PLANS, AND THEIR LOCATIONS SHALL BE VERIFIED PRIOR TO AND AT THE COMPLETION OF CONSTRUCTION PER IDAHO CODE 55-1613. EXISTING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

SHEET INDEX

C-1	COVER SHEET
C-2	GENERAL NOTES (RESERVED)
C-3	TYPICAL SECTIONS
C-4	HORIZONTAL CONTROL PLAN
C-5	UTILITY PLAN
C-6	OKANOGAN DR, STA: 10+00 TO 12+50
C-7	OKANOGAN DR, STA: 12+50 TO 15+49.18
C-8	ROAD B, STA: 10+00 TO 14+50
C-9	ROAD B, STA: 14+50 TO 16+60.87
C-10	ROAD D, STA: 10+00 TO 13+08.45
C-11	ROAD A, STA: 10+00 TO 11+72.41
C-12	ROAD C, STA: 10+00 TO 14+82.79

 Know what's below. Call before you dig.	 OLSON ENGINEERING P.O. Box 1894 Post Falls, ID 83877 208-651-4152 eo@oecivil.com
prj: ECHO ESTATES	
loc: 2709 AND 2641 W. ECHO DRIVE POST FALLS, ID	
COVER SHEET	
sh: # DATE REVISION	
C-1	

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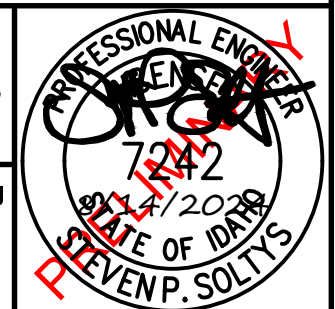
OKANOGAN AVE, ECHO ST, ROAD A, AND ROAD B SECTION



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Post Falls, ID 83877
208-651-4152
eo@oecivil.com



PROFESSIONAL ENGINEER
ERIC J. OLSON
No. 17342
STATE OF IDAHO
CIVIL ENGINEER

prj: ECHO ESTATES

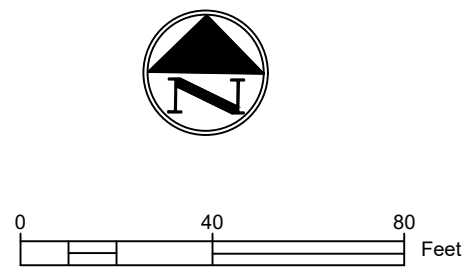
loc: 2709 AND 2641
W. ECHO DRIVE
POST FALLS, ID

sh: TYPICAL SECTIONS

#	DATE	REVISION

C-3

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Post Falls, ID 83877
208-651-4152
eo@oecivil.com



PROFESSIONAL ENGINEER
ERIC J. OLSON
No. 1242
EXPIRATION DATE 12/31/2026
STATE OF IDAHO
CIVIL ENGINEER

prj: **ECHO ESTATES**

loc: **2709 AND 2641
W. ECHO DRIVE
POST FALLS, ID**

sh: **HORIZONTAL CONTROL
PLAN**

#	DATE	REVISION

C-4

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P.O. Box 1894
Post Falls, ID 83877
208-651-4152
eo@oecivil.com



PROFESSIONAL ENGINEER
7342
STATE OF IDAHO
DAVID P. SOLTY

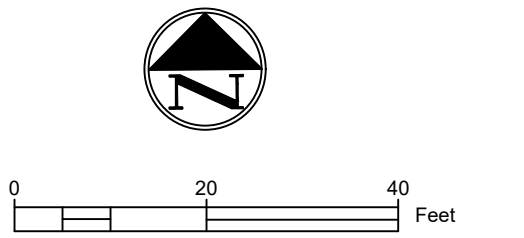
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loc: 2709 AND 2641 W. ECHO DRIVE POST FALLS, ID

sh: UTILITY PLAN

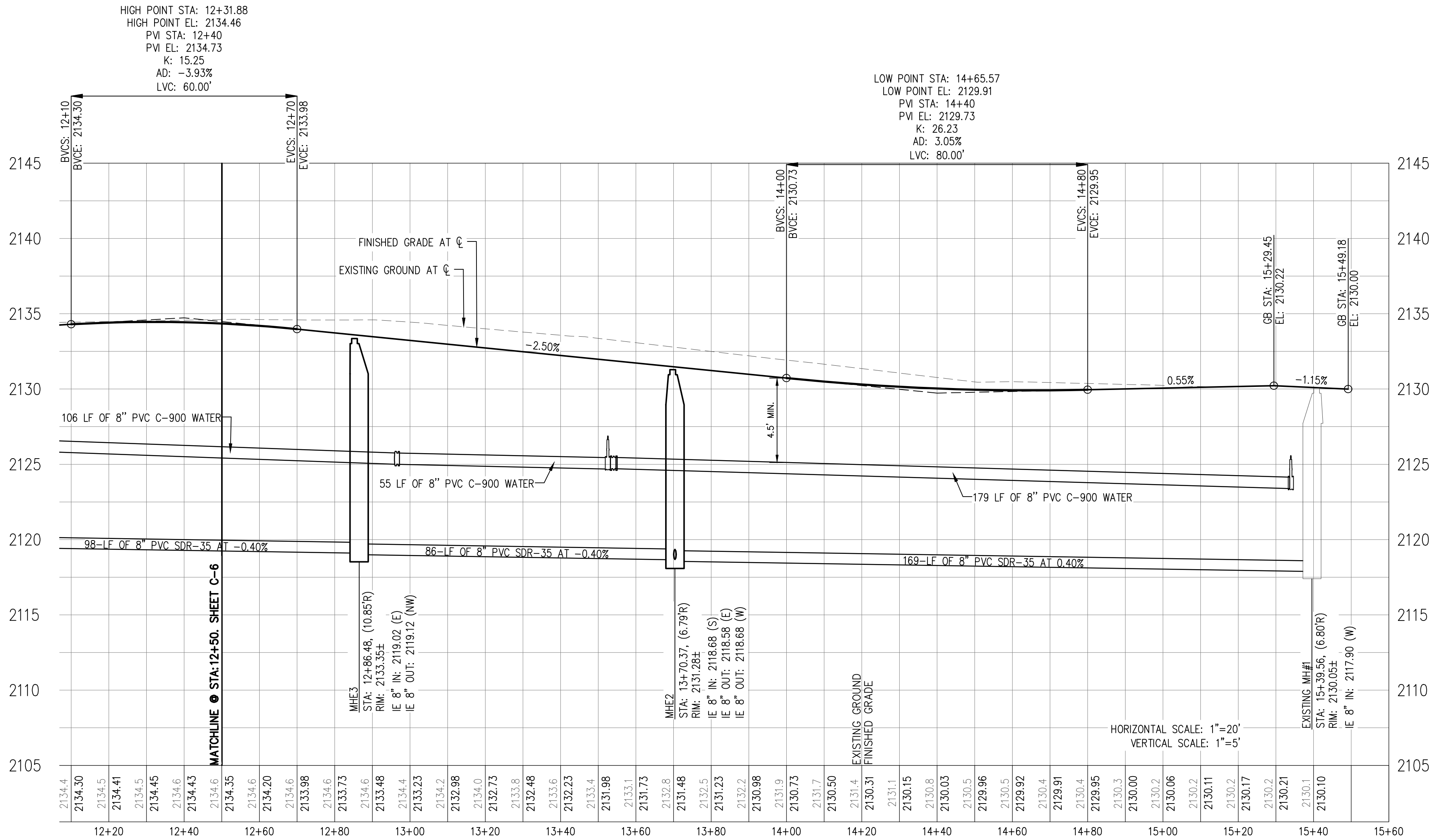
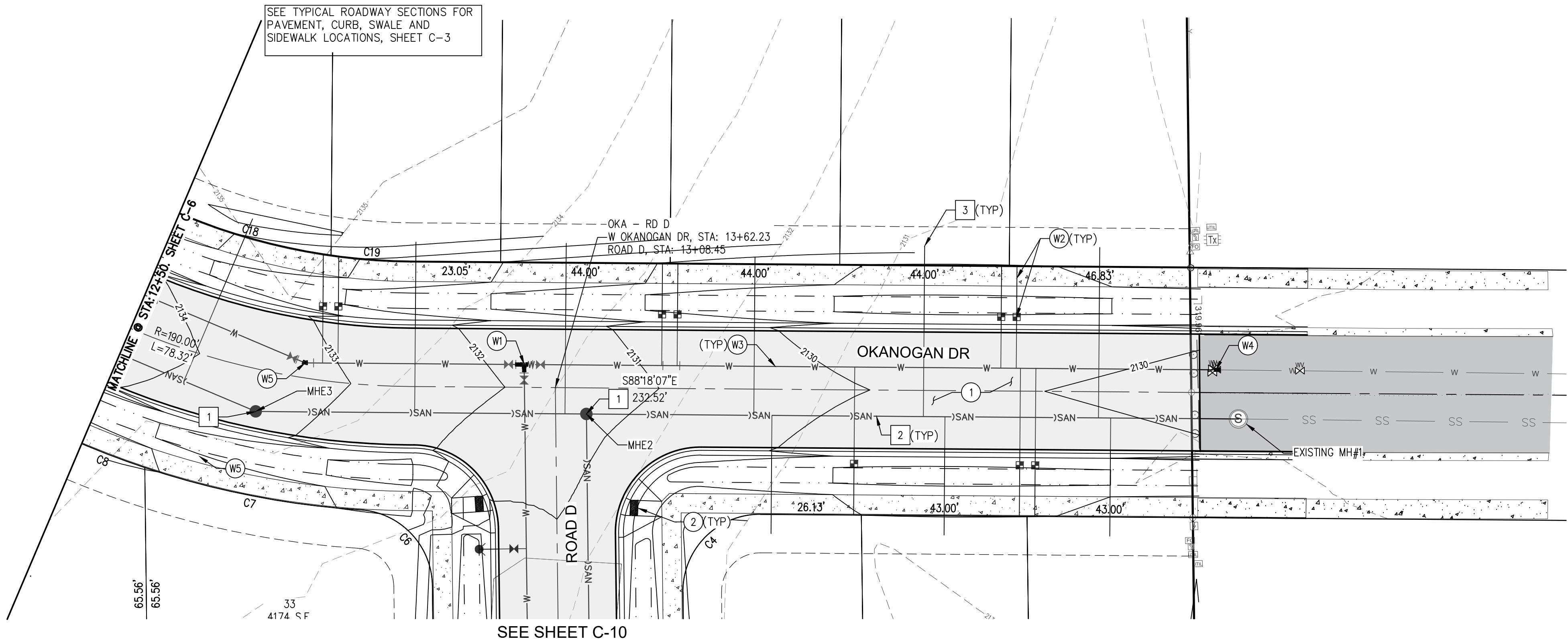
#	DATE	REVISION

C-5



C-6

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0 20 40
Feet

KEYNOTES

- 1 2" / 4" HMA
- 2 INSTALL PEDESTRIAN RAMP

WATER KEYNOTES

- (W1) INSTALL 8" X 8" TEE AND THRUST BLOCK
- (W2) 2" HDPE WATER SERVICE AND METER BOX/ SETTER
- (W3) 8" PVC C-900 WATER MAIN
- (W4) FIELD LOCATE EXISTING WATER STUB. REMOVE CAP AND INSTALL 8" PVC C-900 WATER
- (W5) INSTALL 45° BEND AND THRUST BLOCK

SEWER KEYNOTES

- 1 SANITARY MANHOLE PER CITY DETAIL S-001 SEE SHEET C-X
- 2 8" SDR-35 PVC SANITARY SEWER MAIN
- 3 4" SANITARY SEWER SERVICE PER DETAIL S-005 SEE SHEET C-X

WATER NOTES

- 1) CONTRACTOR TO MAINTAIN 5' MINIMUM BURY AND SMOOTH PIPE GRADE
- 2) MAINTAIN A HORIZONTAL SEPARATION OF 10' MINIMUM BETWEEN WATER AND SANITARY SEWER
- 3) REFERENCE CITY DETAIL T-001 FOR PIPE BEDDING AND BACKFILL DETAIL. SEE SHEET C-X

SEWER NOTES:

- 1) ALL SEWER SERVICE CONNECTIONS SHALL USE WYE FITTINGS PER IDAHO PLUMBING CODE
- 2) MAINTAIN 1.5' MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER.

NOTES:

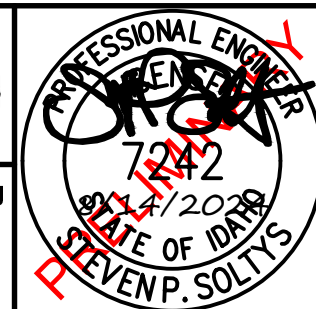
- 1) ALL EXISTING STRUCTURES TO BE REMOVED/DEMOLISHED.



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Post Falls, ID 83877
208-651-4152
eo@oeecivil.com



PROFESSIONAL ENGINEER
STEVEN P. SOLITS
01/14/2023
STATE OF IDAHO
12342

prj: ECHO ESTATES

loc: 2709 AND 2641
W. ECHO DRIVE
POST FALLS, ID

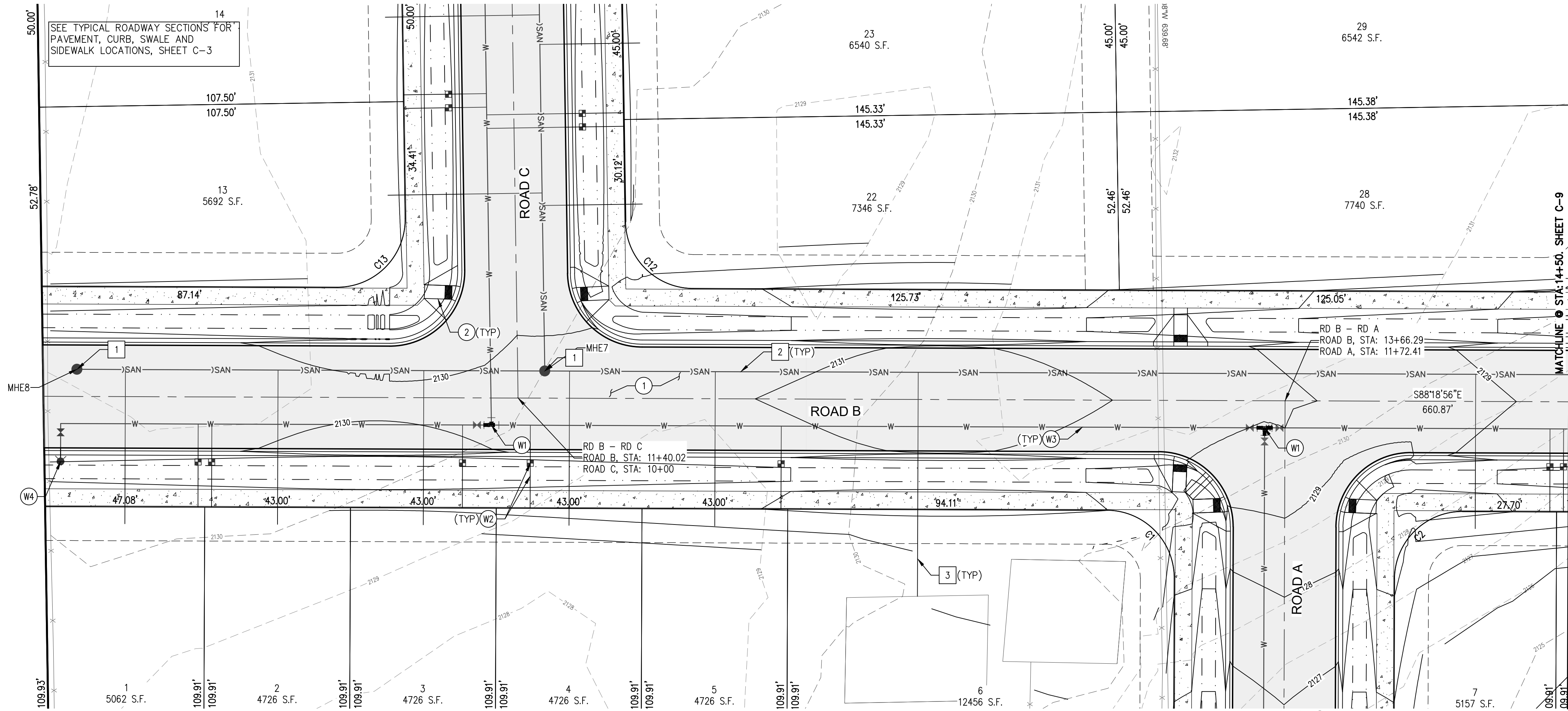
sh: OKANOGAN DR,
STA: 12+50 TO 15+49.18

#	DATE	REVISION

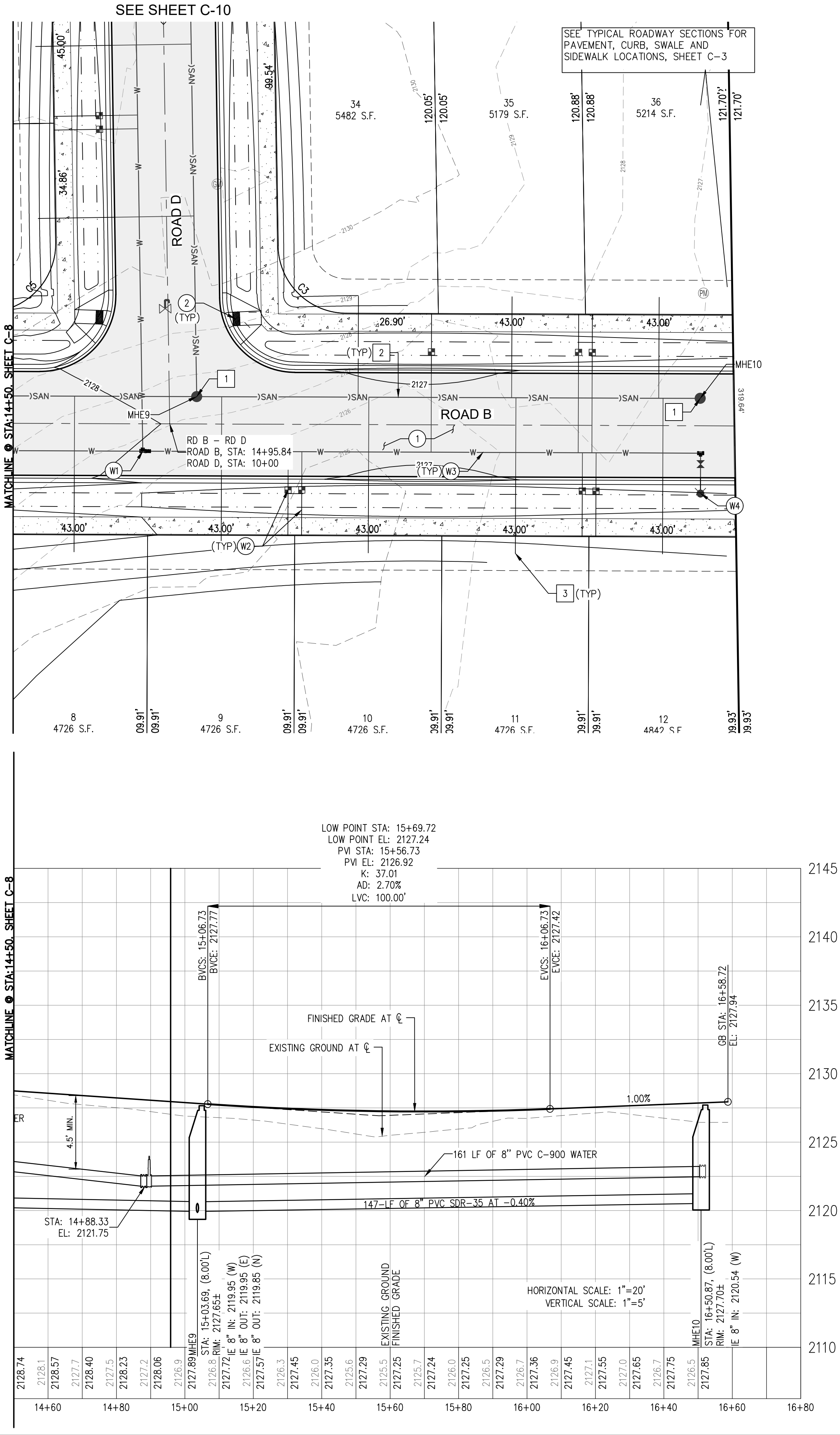
C-7

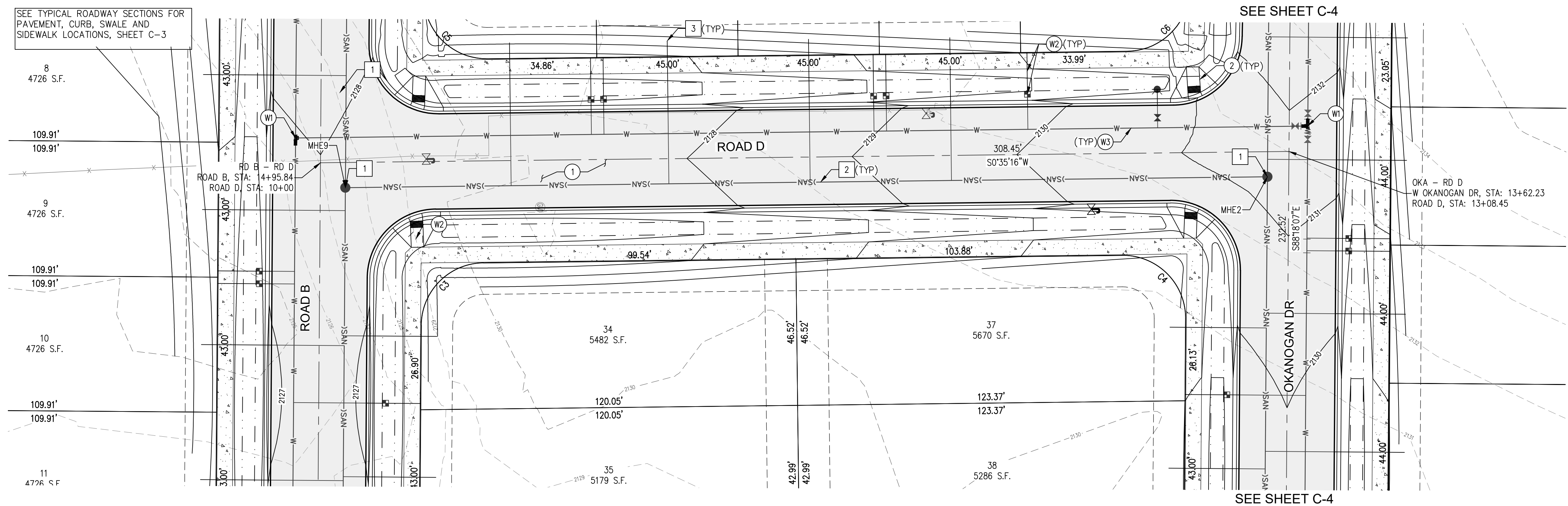
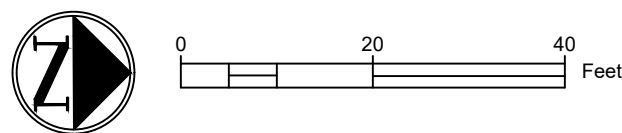
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SEE SHEET C-12



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KEYNOTES

- ① 2"/4" HMA
- ② INSTALL PEDESTRIAN RAMP

WATER KEYNOTES

- (W1) INSTALL 8" X 8" TEE AND THRUST BLOCK
(W2) 2" HDPE WATER SERVICE AND METER BOX/ SETTER
(W3) 8" PVC C-900 WATER MAIN

SEWER KEYNOTES

- | | |
|---|--|
| 1 | SANITARY MANHOLE PER CITY DETAIL S-001 SEE SHEET C-X |
| 2 | 8" SDR-35 PVC SANITARY SEWER MAIN |
| 3 | 4" SANITARY SEWER SERVICE PER DETAIL S-005 SEE SHEET C-X |

WATER NOTES

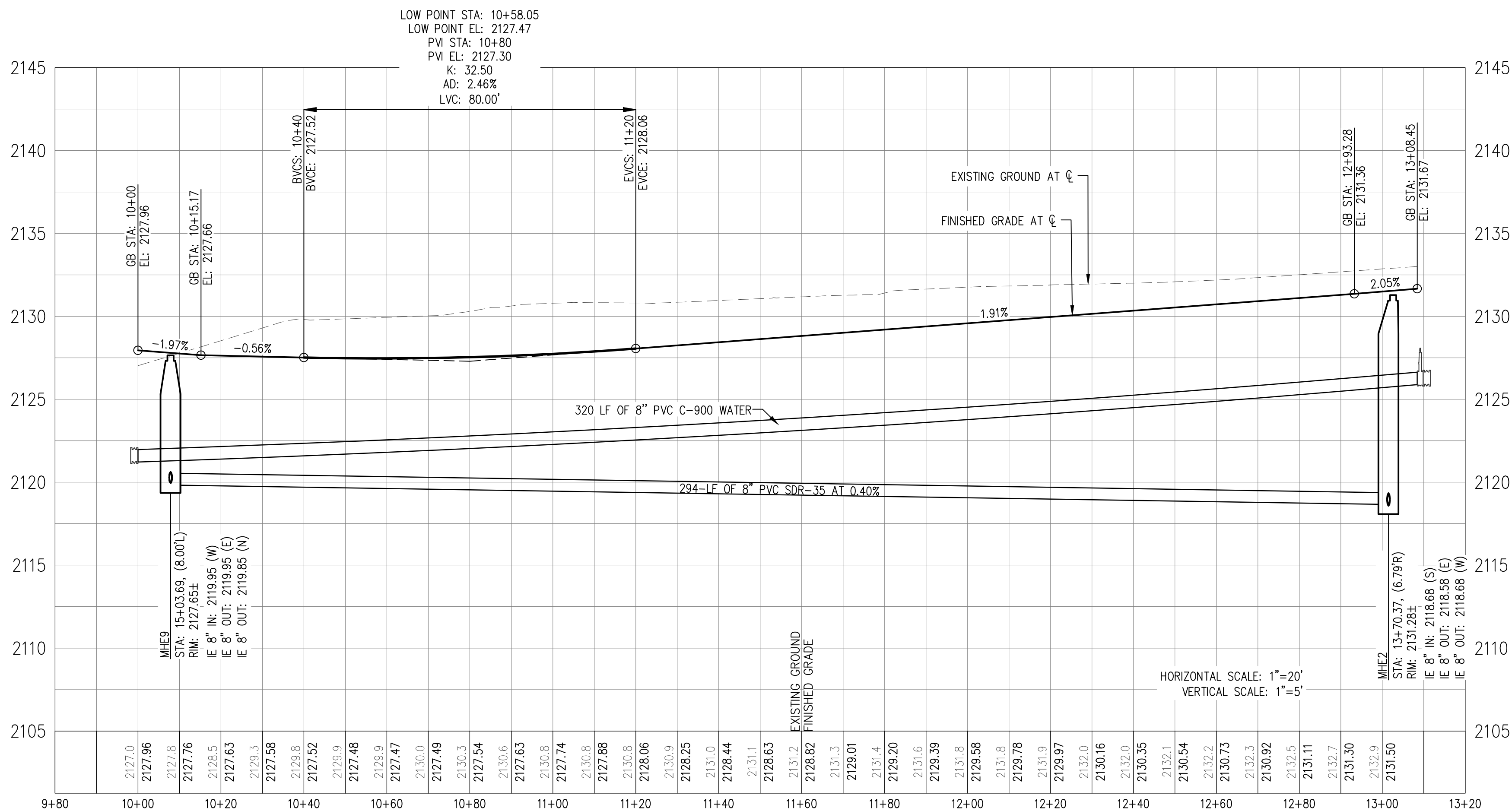
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SEWER NOTES:

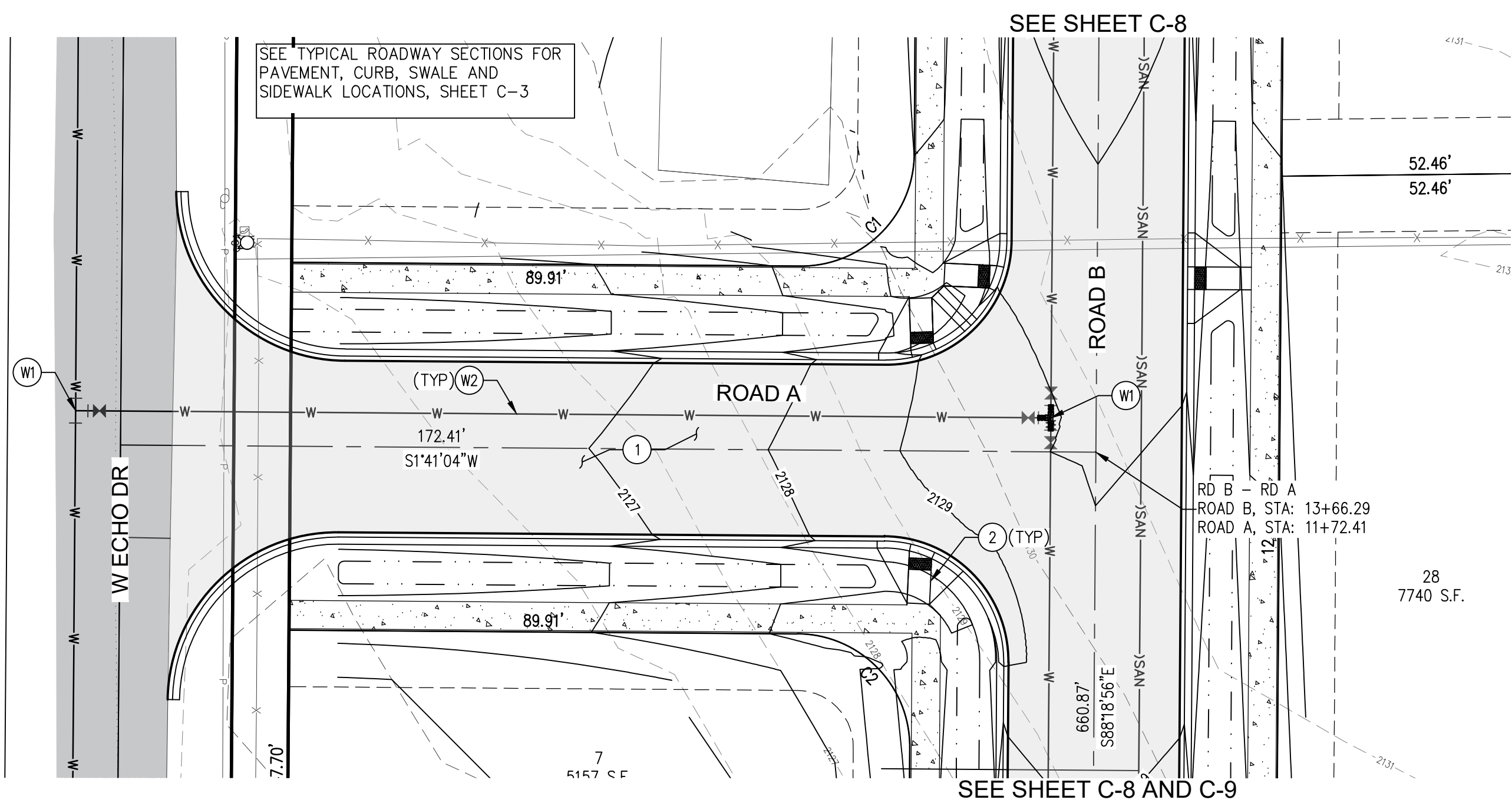
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NOTES:

- 1) ALL EXISTING STRUCTURES TO BE REMOVED/DEMOLISHED.



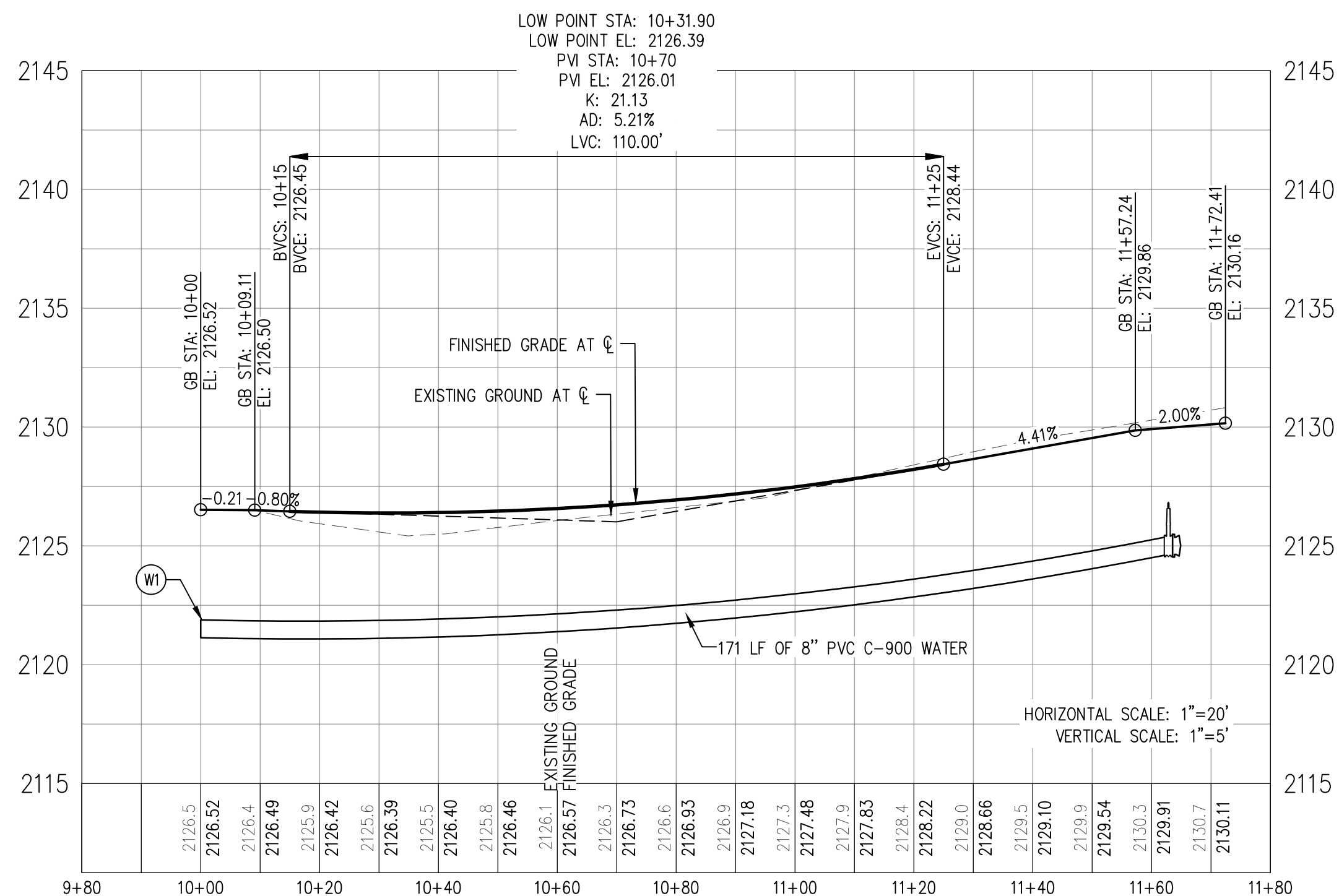
	know what's below. Call before you dig.	
Olson Engineering P.O. Box 1694 Post Falls, ID 83877 208-661-4152 eo@oeccivil.com		
ECHO ESTATES		
prj:	2709 AND 2641 W. ECHO DRIVE POST FALLS, ID	
loc:	ROAD D, STA:17+00 TO 13+08.45	
shft:	DATE	
#	REVISION	C-10



- ① 2"/4" HMA
- ② INSTALL PEDESTRIAN RAMP

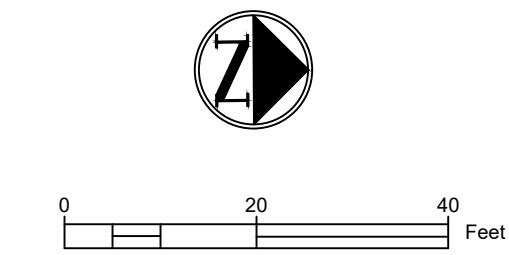
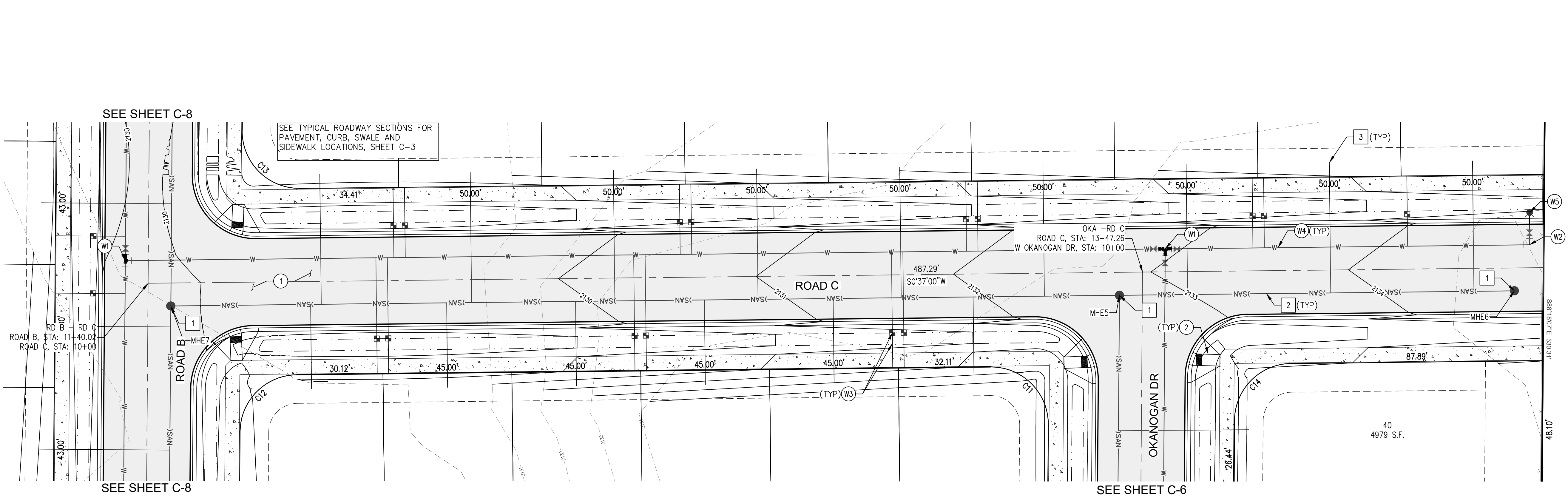
(W1) INSTALL 8" X 8" TEE AND THRUST BLOCK
(W2) 8" PVC C-900 WATER MAIN

- 1) CONTRACTOR TO MAINTAIN 5' MINIMUM BURY AND SMOOTH PIPE GRADE
- 2) MAINTAIN A HORIZONTAL SEPARATION OF 10' MINIMUM BETWEEN WATER AND SANITARY SEWER
- 3) REFERENCE CITY DETAIL T-001 FOR PIPE BEDDING AND BACKFILL DETAIL. SEE SHEET C-X



Page 170 of 206

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KEYNOTES

- 1) 2" / 4" HMA
- 2) INSTALL PEDESTRIAN RAMP

WATER KEYNOTES

- (W1) INSTALL 8" X 8" TEE AND THRUST BLOCK
- (W2) INSTALL 90° BEND AND THRUST BLOCK
- (W3) 2" HDPE WATER SERVICE AND METER BOX / SETTER
- (W4) 8" PVC C-900 WATER MAIN
- (W5) FIRE HYDRANT

SEWER KEYNOTES

- 1) SANITARY MANHOLE PER CITY DETAIL S-001 SEE SHEET C-X
- 2) 8" SDR-35 PVC SANITARY SEWER MAIN
- 3) 4" SANITARY SEWER SERVICE PER DETAIL S-005 SEE SHEET C-X

WATER NOTES

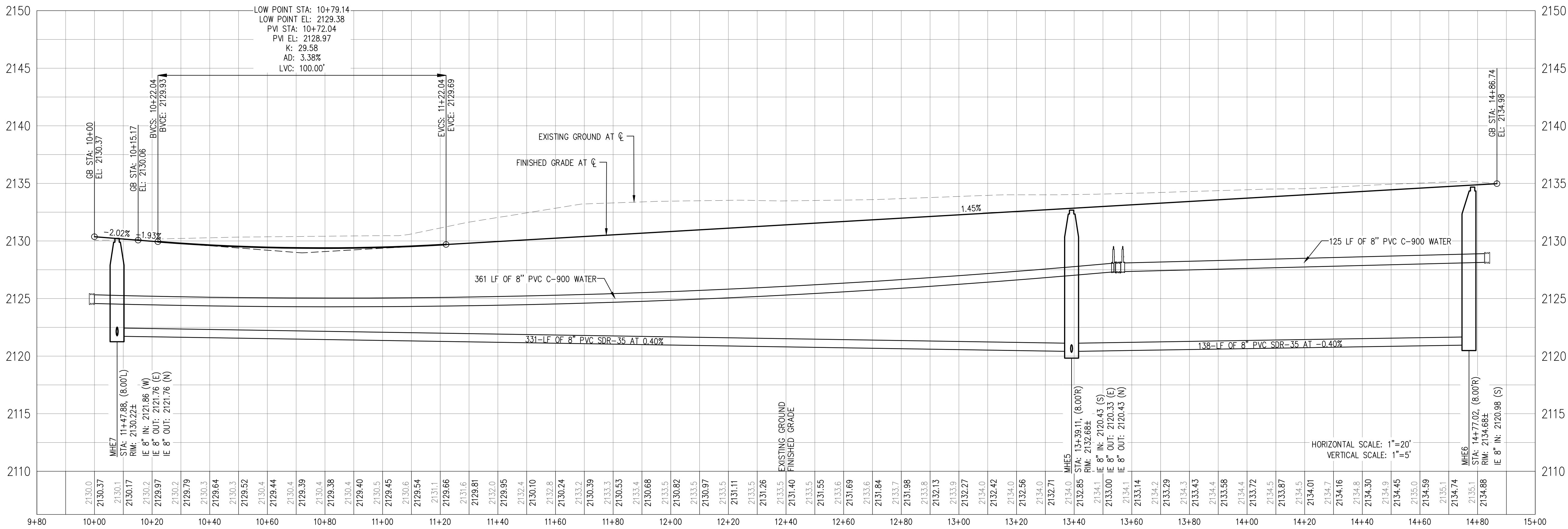
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- 3) REFERENCE CITY DETAIL T-001 FOR PIPE BEDDING AND BACKFILL DETAIL. SEE SHEET C-X

SEWER NOTES:

- 1) ALL SEWER SERVICE CONNECTIONS SHALL USE WYE FITTINGS PER IDAHO PLUMBING CODE
- 2) MAINTAIN 1.5' MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER.
- 3) SEWER MAIN IN 20' EASEMENT

NOTES:

- 1) ALL EXISTING STRUCTURES TO BE REMOVED/DEMOLISHED.

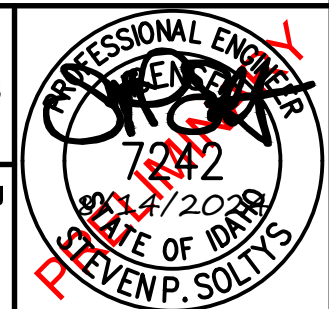




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Olson Engineering
P.O. Box 1894
Post Falls, ID 83877
208-651-4152
eo@oecivil.com



prj: ECHO ESTATES

loc: 2709 AND 2641 W. ECHO DRIVE POST FALLS, ID

sh: ROAD C, STA:10+00 TO 14+82.79

#	DATE	REVISION

C-12

April 19, 2024

To whom it may concern,

This document is to grant authorization for OLSON ENGINEERING to act on behalf of EAGLE CREST LAND, LLC for land use processes in the City of Post Falls, Idaho. The properties in question are commonly known as 2641 W Echo Dr. and 2709 W Echo Dr., (AIN 119077 and 113021) respectively.

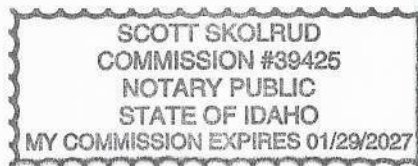

Authorized Agent

April 23, 2024
Date

State of Idaho, Kootenai County

This record was signed before me on April 23, 2024 by Ryne C. Stoker


Commission expires on 01-29-2027





EAST GREENACRES IRRIGATION DISTRICT

2722 North McGuire Road Post Falls, Idaho 83854 • (208) 773-7579

May 14, 2024

Olson Engineering
1649 Nicholson Center St
Post Falls, ID 83854
ea@oecivil.com

RE: Echo Estates, Conceptual Approval

The Subject received conceptual approval by the Board of Directors during our regular scheduled meeting held January 10, 2023. The project is located in Section 32, Township 51 N., Range 05 W., B.M. of Kootenai County, Idaho. The project is located within the boundary of EGID, and eligible to receive both Domestic and Irrigation water.

We have the capacity, willingness and intent to serve the Subject 50 lot residential subdivision conditional upon final review, and acceptance of the project drawings.

The Subject does not require any modification to Reclamation's original Rathdrum Prairie Unit Water Project.

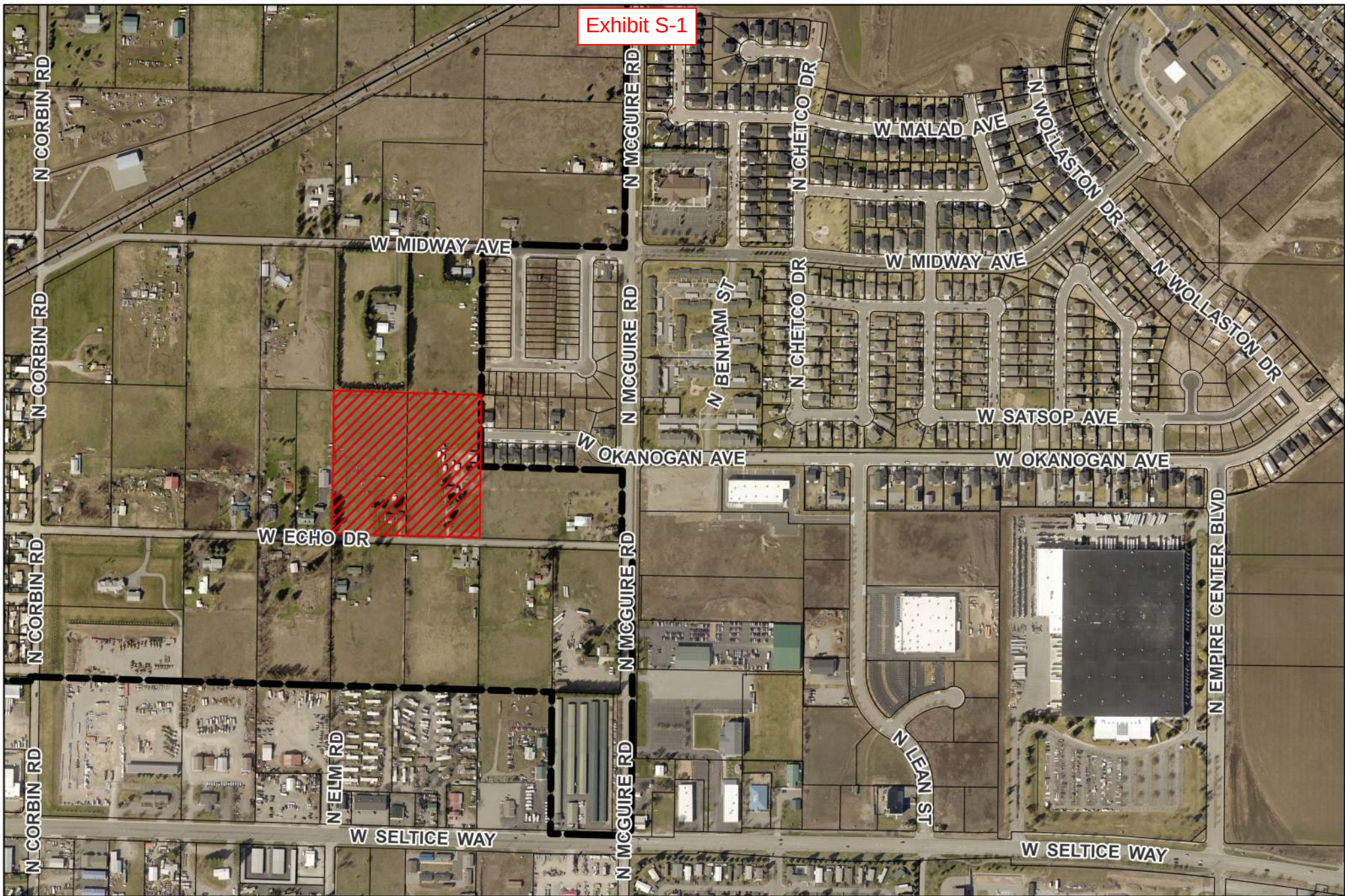
Should you have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Wilson', is written over a horizontal line.

Ron Wilson
District Manager
ron@eastgreenacres.org

cc: Steve Soltys – ss@oecivil.com
Rob Palus – rpalus@postfalls.gov

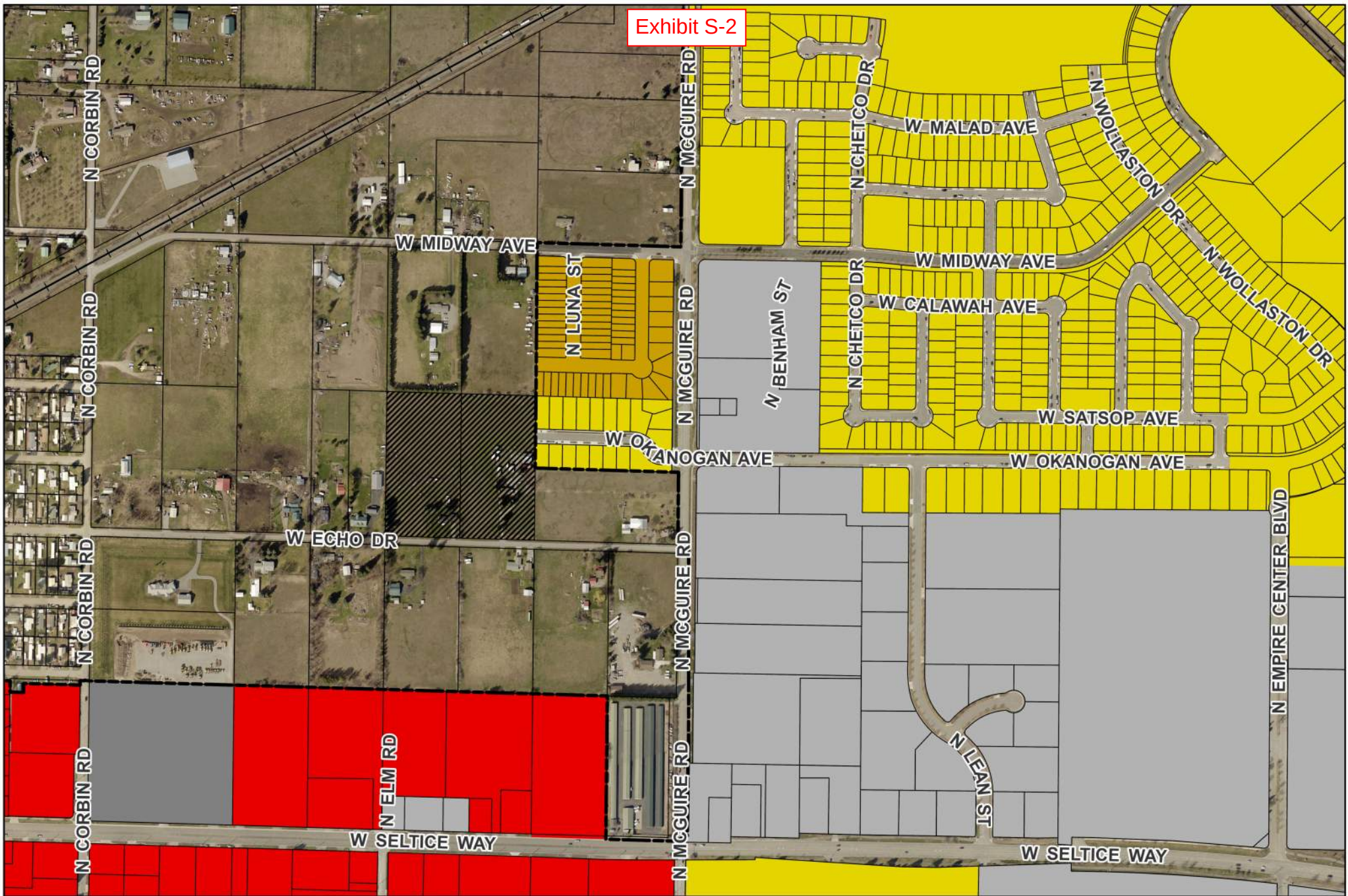


Project Location
Echo Estates
ANNEXATION & SUBDIVISION
ANNX-24-5 & SUBD-24-4



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



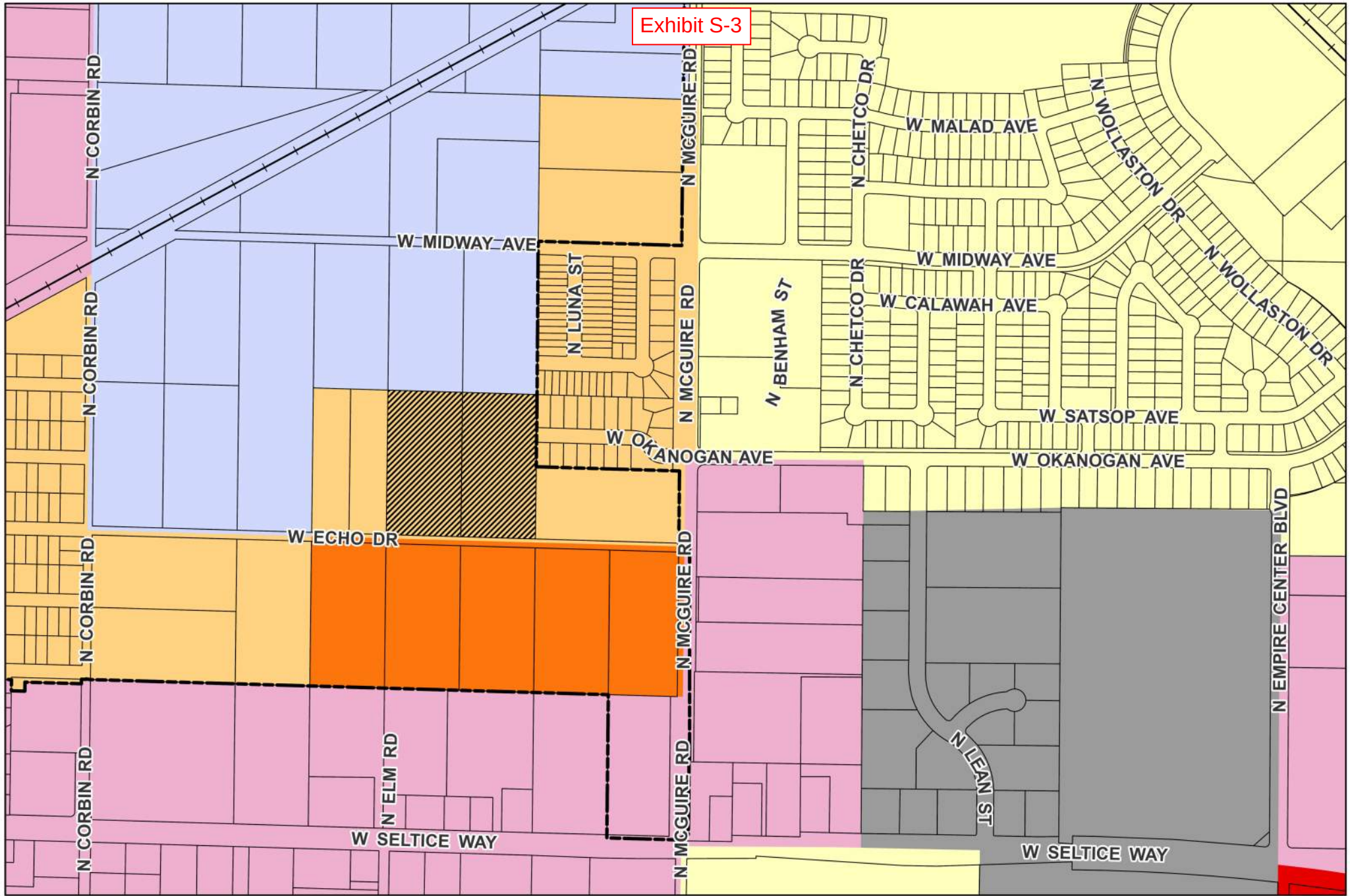


Zoning Map
Echo Estates
ANNEXATION & SUBDIVISION
ANNX-24-5 & SUBD-24-4



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





Future Land Use Designation
Echo Estates
ANNEXATION & SUBDIVISION
ANNX-24-5 & SUBD-24-4



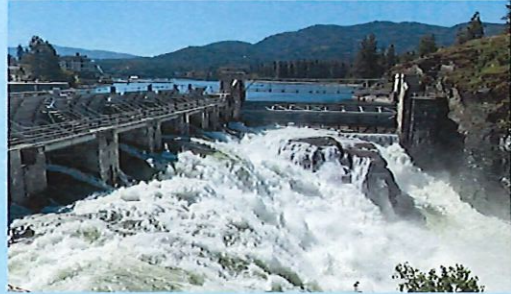
- | | |
|----------------------------|--------------------------|
| Post Falls City Boundary | High Density Residential |
| Tax Parcels | Business/Industrial |
| Subject Site | Business/Commercial |
| Low Density Residential | Commercial |
| Medium Density Residential | Transitional |



Echo Estates Annexation and Subdivision

ANNX-24-5 & SUBD-24-4

December 10th, 2024



Ethan Porter – Associate Planner

1

OWNER: Eagle Crest Land LLC

APPLICANT: Olson Engineering

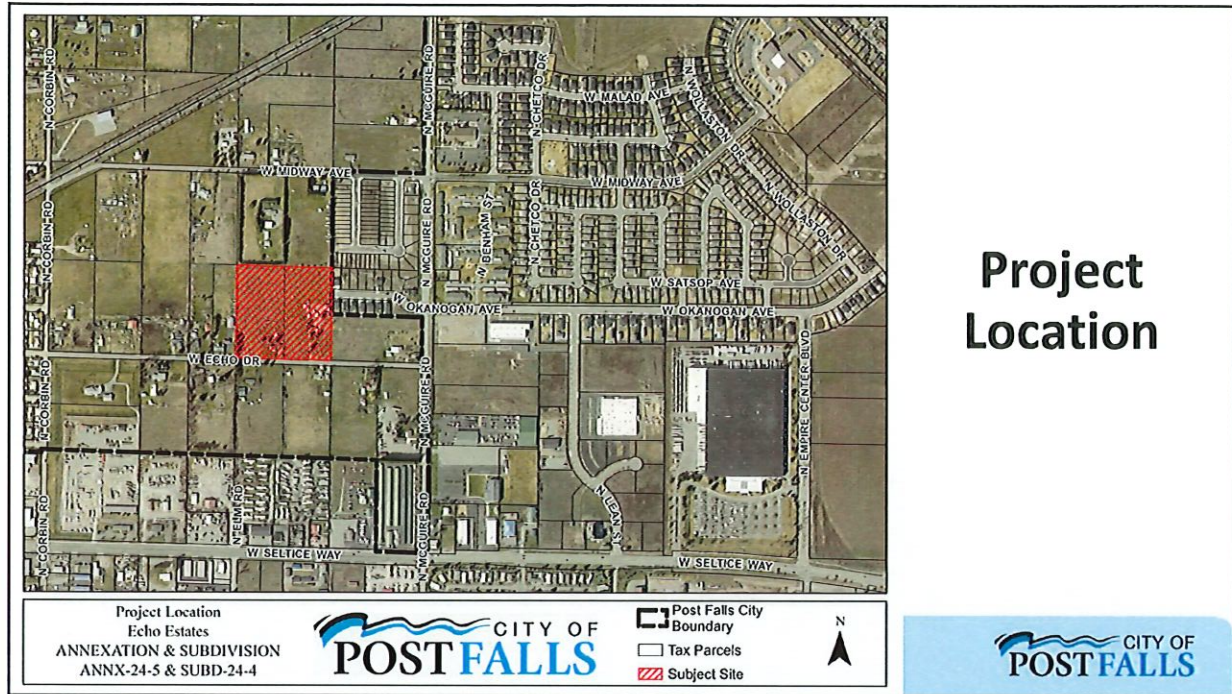
REQUESTED ACTIONS:

- **Annexation:** Forward a recommendation to City Council for Medium Density Residential (R2) zoning on approximately 9.72-acres as part of an annexation request into the City of Post Falls
- **Subdivision:** Conditionally approve the proposed subdivision on approximately 9.72-acres into a total of 50 lots, subject to City Council approving the proposed annexation

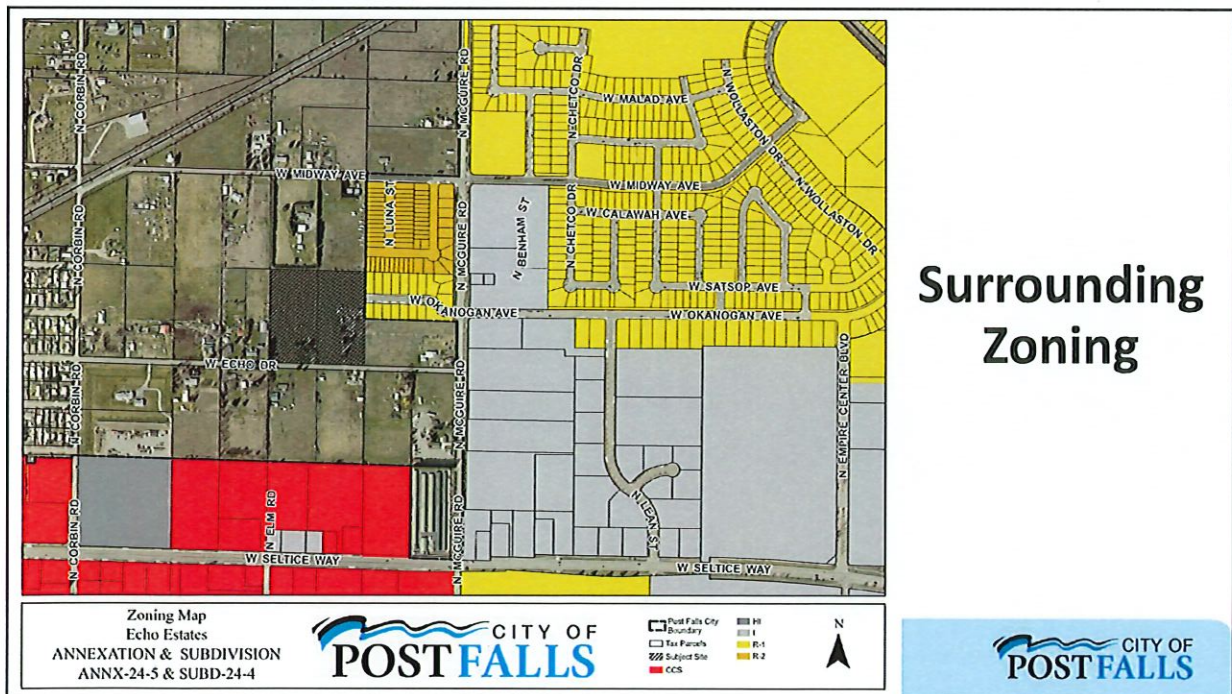
Echo Estates



2



3



4

Land Use & Site

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

Wastewater

- City of Post Falls
- The City has the capacity to provide service and is willing to serve to the property at the requested density
- Existing septic systems will be required to be abandoned and remaining structures to be connected to the City's Water Reclamation system

Water

- East Greenacres Irrigation District

Traffic

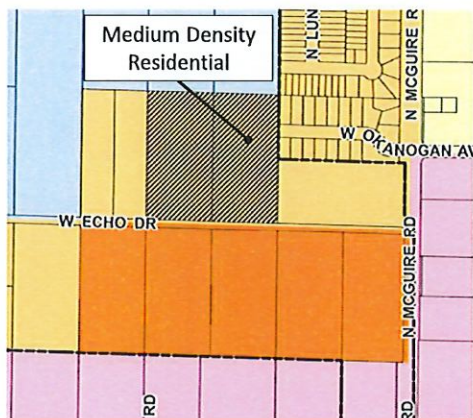
- Echo Drive is a local residential roadway
- Additional rights-of-way and easement would need to be provided as part of annexation
- Roadway illumination, ADA ramps and roadway markings/signs will need to comply with City standards

Additional Information



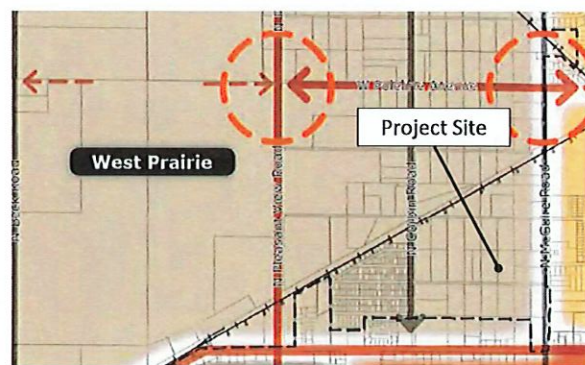
5

Future Land Use Designation



Implementing Zoning District - R-2, R-3, RM, SC4, Per Focus Area

West Prairie Focus Area



Future Land Use Designation/Focus Area



6

Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
 Medium Density Residential <i>This category encompasses all types of residential uses between five (5) and 16 dwelling units per acre</i>	<u>Central Island</u> Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials This area may benefit from a subarea plan that examines lot and block development patterns to aid transition of five-acre lots	[G.07]: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.	[P.15]: Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provisions of diverse housing types and price levels [P.33] Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways



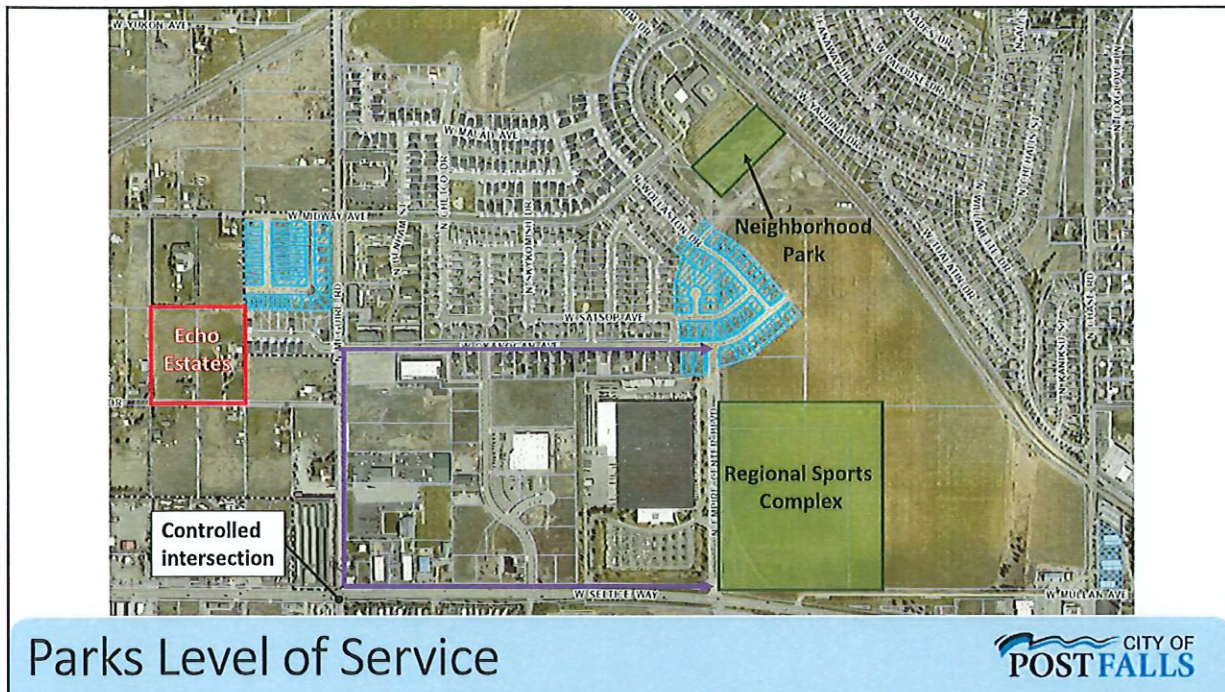
7

Zone Change Comprehensive Compatibility

Future Land Use Designation	Focus Area	Comprehensive Goals	Comprehensive Policies
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8



9

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

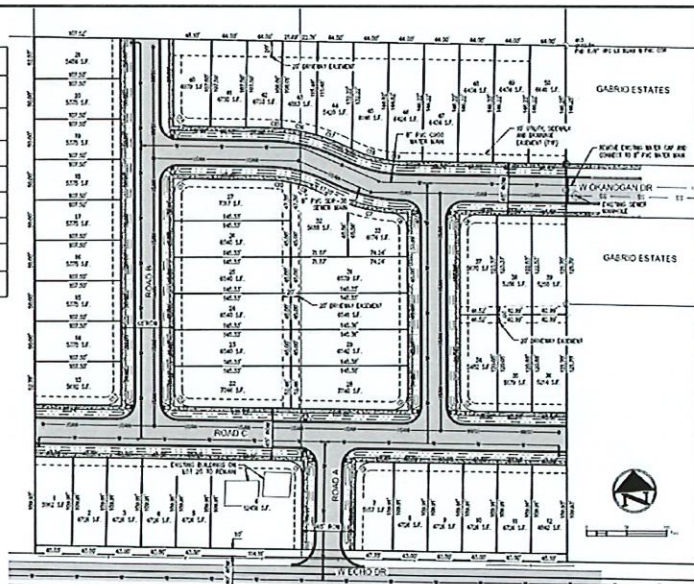
Zone Change Review Criteria

10

SUBDIVISION REVIEW

11

SITE & LOT SUMMARY TABLE	
PROPOSED ZONING	R-2
NUMBER OF LOTS	50
MIN. LOT SIZE	4,174 SF
MAX. LOT SIZE	12,456 SF
AVG. LOT SIZE	5,750 SF
TOTAL ACREAGE	9.72 AC
LOTS/ACRE	5.14
RIGHT OF WAY	3.01 AC



Proposed Subdivision Plan

12

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 East Greenacres Irrigation District (Exhibit A-6 Will Serve)

Review Criteria 1



13

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

- The City of Post Falls has adequate capacity to provide service to the subdivision as proposed and it is in conformance with the City's Water Reclamation Master Plan

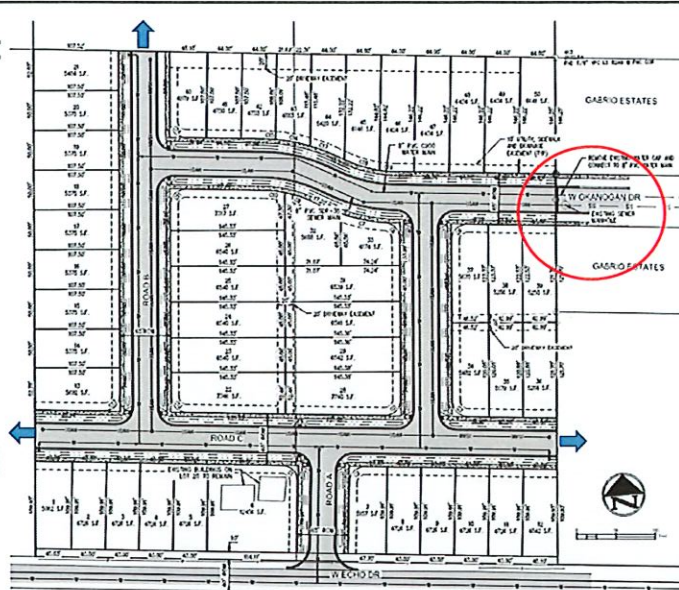
Review Criteria 2



14

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.
- The roadways shall dedicate rights of way and easements and be constructed to the roadway standards as outlined within the City Transportation Master Plan.



Review Criteria 3



15

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.

Review Criteria 4



16

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

- Subdivision approval is contingent on annexation approval from City Council.
- The subdivision and proposed lots conform to the requirements of Title 17 and Title 18.

SITE & LOT SUMMARY TABLE	
PROPOSED ZONING	R-2
NUMBER OF LOTS	50
MIN. LOT SIZE	4,174 SF
MAX. LOT SIZE	12,456 SF
AVG. LOT SIZE	5,750 SF
TOTAL ACREAGE	9.72 AC
LOTS/ACRE	5.14

District	Maximum Height (Ft.)	Minimum Yard Requirements				Minimum Lot Width (Ft.)	Maximum Lot Coverage (%)	Minimum Lot/Area Dwelling Unit (Sq. Ft.)
		Front (Ft.)	Rear (Ft.)	Interior Side (Ft.)	Street Side (Ft.)			
R2 (SF)	35	15	10	5	15	30	70	4,000
R2 (DPX)	35	15	10	5	15	50	50	3,600
R2 (TH)	35	15	20	0-5	15	25	70	2,400

Review Criteria 5



17

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, Fire, EMS and water reclamations facilities.

Review Criteria 6



18

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

Agencies Notified



19

- [PA-1] Post Falls School District** – Remain neutral
- [PA-2] Kootenai County Fire and Rescue** – To coordinate at the time of development
- [PA-3] Bonneville Power Admin.** – No impact on their infrastructure
- [PA-4] Yellow Stone Pipeline** - No impact on their infrastructure
- [PA-5] Post Falls Police Dept.** – Remain neutral
- [PA-6] Department of Environmental Quality**– No comments
- [PA-7] Parks and Recreation Dept.** – Remain neutral

Agency Comments



20

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



21

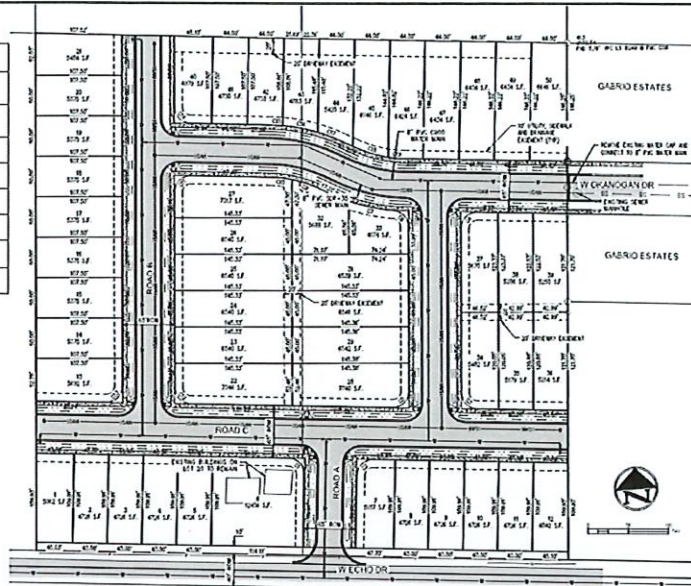
- 1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?**
- 2. Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan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

Zone Change Review Criteria



22

SITE & LOT SUMMARY TABLE	
PROPOSED ZONING	R-2
NUMBER OF LOTS	50
MIN. LOT SIZE	4,174 SF
MAX. LOT SIZE	12,456 SF
AVG. LOT SIZE	5,750 SF
TOTAL ACREAGE	9.72 AC
LOTS/ACRE	5.14
RIGHT OF WAY	3.01 AC



Proposed Subdivision Plan





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,

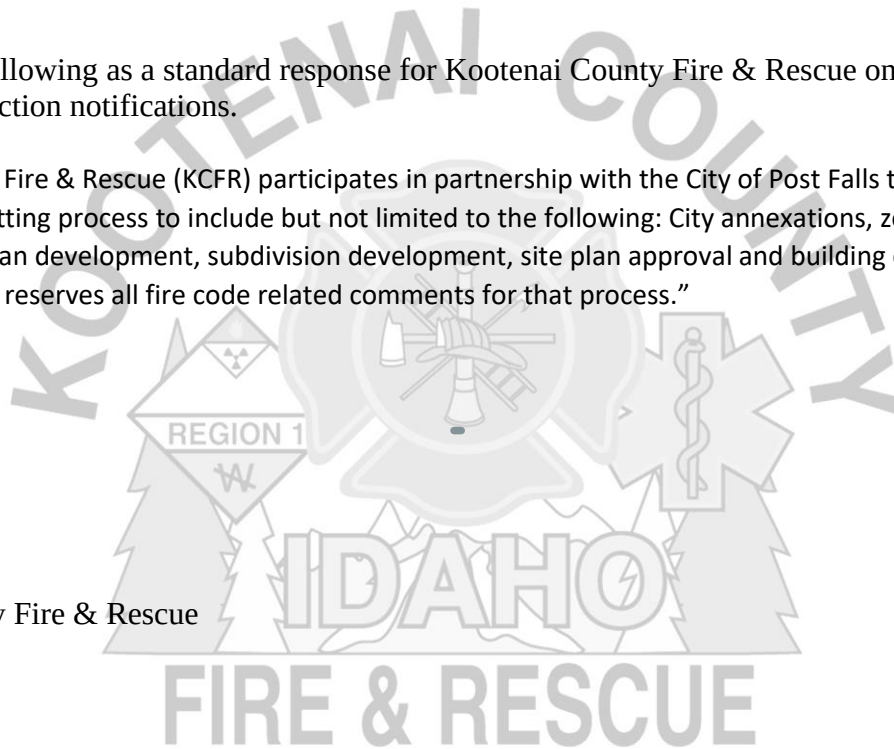
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"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



From: [Ethan Porter](#)
To: [Nancy Thurwachter](#)
Subject: FW: Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4
Date: Wednesday, November 20, 2024 2:45:57 PM

FYI

Ethan Porter

From: Farley, Alynnette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>
Sent: Wednesday, November 20, 2024 2:37 PM
To: Ethan Porter <eporter@postfalls.gov>
Subject: RE: Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4

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Does not touch BPA ROW

Alynnette Farley

Right-of-Way Agent (CONTR) Actalent
Real Property Services BELL District
Office: 509-468-3083
Cell: 971-710-6926

From: Ethan Porter <eporter@postfalls.gov>
Sent: Wednesday, November 20, 2024 1:34 PM
To: Ali Marenau <AMarienau@kmpo.net>; Farley, Alynnette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>; Raymond, Amanda R (BPA) - TERR-BELL-1 <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 <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@hbkengeering.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>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Sherman <Sherman@cdagarbage.com>; Tess Reasor <tess@connectkootenai.org>; Tom kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>

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

Subject: Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4

Good Afternoon,

Please find attached the Notice to Jurisdictions for the Echo Estates Annexation & Subdivision File Nos. ANNX-24-5 & SUBD-24-4 that is scheduled for the Planning and Zoning meeting on September 10, 2024. The draft staff report will be on the city's website soon.

Thank you

Ethan Porter
Community Development – Associate Planner
City of Post Falls, ID
208.457.3353
eporter@postfalls.gov



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From: [Ethan Porter](#)
To: [Nancy Thurwachter](#)
Subject: FW: Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4
Date: Wednesday, November 20, 2024 2:27:10 PM
Attachments: [NTJ Echo Estates \(ANNX-24-5 and SUBD-24-4\).pdf](#)

FYI

Ethan Porter

From: Calhoun, Judy <Judy.Calhoun@p66.com>
Sent: Wednesday, November 20, 2024 2:04 PM
To: Ethan Porter <eporter@postfalls.gov>
Cc: Lilleberg, Derek <Derek.Lilleberg@p66.com>
Subject: FW: Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4

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 Ethan,

Based on the location, there is no impact to the Yellowstone Pipe Line ROW and we do not have any questions.

Also, please add Derek Lilleberg (cc'ed here) to all email correspondence moving forward.

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: Wednesday, November 20, 2024 3:38 PM
To: Calhoun, Judy <Judy.Calhoun@p66.com>
Subject: FW: Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4

FYI.

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: Ethan Porter <eporster@postfalls.gov>

Sent: Wednesday, November 20, 2024 2:34 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; 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 Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.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@Ziply.com>; URA <postfallsura@gmail.com>

Cc: Anna Staal <astaal@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill

<prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus
<rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer
<ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud
<senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop
<tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>;
Warren Wilson <wwilson@postfalls.gov>

Subject: [EXTERNAL]Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5
& SUBD-24-4

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Good Afternoon,

Please find attached the Notice to Jurisdictions for the Echo Estates Annexation & Subdivision File
Nos. ANNX-24-5 & SUBD-24-4 that is scheduled for the Planning and Zoning meeting on September
10, 2024. The draft staff report will be on the city's website soon.

Thank you

Ethan Porter
Community Development – Associate Planner
City of Post Falls, ID
208.457.3353
eporter@postfalls.gov



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

November 21st, 2024

Ethan Porter
Community Development- Associate Planner
eport@postfalls.gov

Re: Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4

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,

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

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

From: Ethan Porter
Sent: Friday, November 22, 2024 9:01 AM
To: Nancy Thurwachter
Subject: FW: Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4

FYI

Ethan Porter

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, November 21, 2024 2:17 PM
To: Ethan Porter <eporter@postfalls.gov>
Subject: RE: Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4

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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: Ethan Porter <eporter@postfalls.gov>
Sent: Wednesday, November 20, 2024 1:34 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; cingle@kcgov.us; Chad Polak <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty

<David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; 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@kootenafire.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>; Lori Cogley <lcogley@kec.com>; Lynn Sandor <lynn.sandor@aec.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; contactus@postfallshd.com; Robert Beachler <robert.beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Sherman <Sherman@cdagarbage.com>; Tess Reasor <tess@connectkootenai.org>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>

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

Subject: Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4

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Good Afternoon,

Please find attached the Notice to Jurisdictions for the Echo Estates Annexation & Subdivision File Nos. ANNX-24-5 & SUBD-24-4 that is scheduled for the Planning and Zoning meeting on September 10, 2024. The draft staff report will be on the city's website soon.

Thank you

Ethan Porter
Community Development – Associate Planner
City of Post Falls, ID
208.457.3353
eporter@postfalls.gov



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Nancy Thurwachter

From: Ethan Porter
Sent: Friday, November 22, 2024 9:01 AM
To: Nancy Thurwachter
Subject: FW: Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4

FYI

Ethan Porter

From: Dave Fair <dfair@postfalls.gov>
Sent: Thursday, November 21, 2024 2:30 PM
To: Ethan Porter <eporter@postfalls.gov>
Cc: Bryan Myers <bmyers@postfalls.gov>
Subject: RE: Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4

Ethan,

We will remain neutral and reserve our comments for the permitting process. Please note that we do not have any parks to service this area at the present time and will also be looking at connectivity during permitting.

Thank you,

Dave

From: Ethan Porter <eporter@postfalls.gov>
Sent: Wednesday, November 20, 2024 1:34 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; 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 Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.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

Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Tuesday, December 3, 2024 2:35 PM
To: Ethan Porter; Nancy Thurwachter
Cc: Jon Manley
Subject: RE: Notice To Jurisdiction - Echo Estates Annexation/Subdivision File No. ANNX-24-5 & SUBD-24-4

Importance: High

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

Good afternoon,

The Post Falls Highway District requests that the City of Post Falls, annex Echo Drive to the Southern right-of-way boundary along the subject land, per Idaho Code 50-222. The Post Falls Highway District has determined Echo Drive to be inadequate to handle the additional traffic from the proposed subdivision as it is currently a 22' chipseal roadway. The Post Falls Highway District requests entering into a Road Development Agreement, with the developer, for offsite improvements to Echo Drive.

Thank you for including the PFHD in your planning efforts; should you have any questions, please contact us at 208.765.3717

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** Ethan Porter
Sent: Wednesday, November 20, 2024 1:34 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; <cingle@kcgov.us>; Chad Polak <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ <deqcomments@deq.idaho.gov>; Devin Weeks

Nancy Thurwachter

From: noreply@civicplus.com
Sent: Thursday, November 21, 2024 9:47 AM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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.

Submit Written Public Testimony

To submit written testimony for the Planning and Zoning Commission or City Council, please ensure your testimony is submitted at least 4 business days before the hearing. It will be entered into the public record and reviewed like in-person testimony.

For land use hearings, the Planning and Zoning Commission and City Council can only consider comments related to the adopted review criteria. In your testimony, please focus solely on the criteria below:

Review Criteria

1. [Annexation Review Criteria \(PDF\)](#)
2. [Planned Unit Development \(PUD\) Review Criteria \(PDF\)](#)
3. [Special Use Permit \(SUP\) Review Criteria \(PDF\)](#)
4. [Subdivision Review Criteria \(PDF\)](#)
5. [Variance Review Criteria \(PDF\)](#)
6. [Zone Change Review Criteria \(PDF\)](#)

First Name	Brenda and Glen
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Last Name	Whipple
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Address	2825 , W. Echo dr.
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Email Address	bwhipped@rocketmail.com
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City	Post Falls
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State	ID
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Zip Code	83854
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Public Hearing	Echo Estates Annexation and Subdivision
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Nancy Thurwachter

From: noreply@civicplus.com
Sent: Monday, December 2, 2024 2:22 PM
To: Public Hearing Notice
Subject: Online Form Submittal: Submit Written Public Testimony

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.

Submit Written Public Testimony

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For land use hearings, the Planning and Zoning Commission and City Council can only consider comments related to the adopted review criteria. In your testimony, please focus solely on the criteria below:

Review Criteria

- 1. [Annexation Review Criteria \(PDF\)](#)
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- 4. [Subdivision Review Criteria \(PDF\)](#)
- 5. [Variance Review Criteria \(PDF\)](#)
- 6. [Zone Change Review Criteria \(PDF\)](#)

First Name	Debi
Last Name	Vocca
Address	2893 W Echo Dr.
Email Address	dvocca@msn.com
City	Post Falls
State	Idaho
Zip Code	83854
Public Hearing	Echo Estates Annexation and Subdivision

Select Hearing Body	Planning & Zoning
Please Provide Your Position on the Public Hearing	Opposed
Comments	I live on Echo Dr. a lot away from this property. Echo Drive is a small rural sized road with no streetlights. I feel the zoning request for 50 lots is very excessive for this area and unsafe for the street size. This development would completely change the dynamics of our street. Some of the city's oldest historic homes are on Echo Dr., my house is over 100 years old. The city's Future Land Use Map was generated a while ago before all the development started in Post Falls so it isn't really accurate for what needs to happen now. Medium density is not a good fit for this very rural area of Post Falls. Properties in our neighborhood are used for small farms with animals and gardens. My property has a small vineyard on it that supports a small business in Post Falls. There are now many different options for people to afford to live in Post Falls since the recent development of many apartments, cottage homes, duplexes, etc. Adding more of these types of living options is not what the city needs. Medium density should be used sparingly and in more central parts of the city, near shopping, etc. Post Falls was a nice small safe town to live in but the more it gets over developed it will become more crowded and less attractive to live in. The State of Idaho has statutes that require land to be kept for agriculture as much as possible and for cities to be careful on what changes they allow so it will not make adverse impacts on current property owners. Please consider the preservation of the land for future generations and not the current requests of developers. Thank you.

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