



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**October 10, 2023
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

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

- a. National Porter Day
- b. World Homeless Day

AMENDMENTS TO THE AGENDA

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

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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

1. CONSENT CALENDAR

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

ACTION ITEMS:

- a. Meeting Minutes 09.12.23
- b. Planning and Zoning Workshop Minutes 9/26/2023

2. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Commission on an issue that is not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including

decisions that may be appealed to the City Council, are out of order and should be held for that public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, by subsequent appointment. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring action must be placed on the agenda of an upcoming meeting. As such, the Commission cannot take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

3. UNFINISHED / OLD BUSINESS

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

ACTION ITEMS:

4. PUBLIC HEARINGS

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

ACTION ITEMS:

- a. Copper Basin Prairie Annexation File No. ANN-23-3
- b. DeAtley Annexation ANN-23-1

5. ADMINISTRATIVE / STAFF REPORTS

6. COMMISSION COMMENT

7. ADJOURNMENT

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

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

Chair: James Steffensen Vice Chair: Ray Kimball
Members: Vicky Jo Cary, Nancy Hampe, Ross Schlotthauer, Kevin Ward, Kibbee Walton



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**September 12, 2023
5:30 PM**

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Carey, Walton, Kimball, Steffensen, Schlotthauer, Ward, Hampe

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

Hampe – **Present**

Kevin Ward - **Absent**

DEVELOPMENT IMPACT FEE COMMITTEE - 5:30 pm City Council Chambers

a. Impact Fee Report

Jon Manley, Planning Manager: It is required for an annual report to be presented to look at what has been expended and collected in regard to impact fees. These fees are used to shift the cost of financing public utilities from the general taxpayers to the developers. Impact fees are payments required by local governments of new development for the purpose of providing new or expanded public capital facilities. Impact fees are required under state and city code. They are used for system improvements and create additional improvements. They are not to be used for maintenance type items. The fees collected need to be expended within eight years from when they are collected, on a first in first out methodology. In Fiscal Year 2022, just shy of \$5 million was collected in impact fees and around \$8 million was spent on roads, parks, and public safety projects to assist with mitigating growth in the community. There is an overview of collections and expenditures broken down by fee type and specific projects, as well as current balances in each fund type. There is a snapshot of the past four years as well as the current fiscal year 2023 to date.

Hampe: What does public safety cover?

Manley: That is the Police Department.

Schlotthauer: What about the other revenue?

Manley: That could come from grants and other sources of funding, potentially from the Urban Renewal District. I don't know in this case, because it depends on the particular project.

Rob Palus, Assistant City Engineer: In the Other Revenue line, the City of Post Falls received funds back from the Urban Renewal District for projects that were done on HWY 41 also Urban Renewal dollars that were received to construct the roundabout last year on Cecil.

Steffensen: How about Fire and EMS, since we just began collecting for them this year? Is it still too early to see any numbers from this year?

Manley: We collect on behalf of them and they manage their expenditures and collections on their own. At this point, I haven't updated this report to reflect the management of their monies.

Schlotthauer: Have you started collecting for them?

Manley: Yes

Schlotthauer: Is everyone in the County doing that?

Manley: Yes, I believe they had to go through an agreement with each municipality on their own.

Field Herrington, Deputy City Attorney: I believe we were the first to collect on their behalf. I think we have been collecting for almost a year now. I believe Rathdrum and Coeur d'Alene are collecting them now.

Schlotthauer: Recently there was some debate over that with some of the municipalities.

Herrington: So the debate has been with Kootenai County to have jurisdictions collect on behalf of the actual county, not Fire. There's been some negotiation in regards to parks and the Sheriff's Department.

REGULAR MEETING - PLANNING AND ZONING COMMISSION

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION: ACTION ITEM

Manley: There are some upcoming workshops to discuss. There is a workshop with Kootenai County for a joint P&Z consortium on November 2nd from 5:30-7:30pm. You can coordinate with city staff for who is attending and we can let the County know.

Kimble: What's the purpose of that workshop?

Steffensen: That was the one last year with all the Planning and Zoning Commissions from the area, Councils, City Attorneys and Connect Kootenai to get everyone together and talk.

Manley: Another workshop that the Planning staff would like to get a poll on scheduling, but ideally it would be on September 26th, we would like to do a workshop on Tiny Homes. There wouldn't be much else but the workshop on that agenda.

Schlotthauer: Do we not have that ordinance already?

Manley: We have a draft ordinance that we've talked about, and a joint workshop initially.

Hampe: Is that the same as the Cottage Home ordinance?

Manley: Yeah, it's more to allow for tiny homes, below the 800 square foot minimum.

- a. National Video Games Day
National Police Woman Day

AMENDMENTS TO THE AGENDA

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None

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None

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ACTION ITEMS:

- a. Meeting Minutes: August 8, 2023

Motion by Planning and Zoning Commissioner Carey to accept the Consent Calendar as presented.

Second by Planning and Zoning Commissioner Hampe.

Ayes: Planning and Zoning Commissioner Carey, Planning and Zoning Commissioner Schlotthauer, Planning and Zoning Commissioner Hampe, Planning and Zoning Commissioner Walton, Planning and Zoning Commissioner Steffensen

Abstain: Planning and Zoning Commissioner Kimball

Motion Carried

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None

4. UNFINISHED / OLD BUSINESS

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ACTION ITEMS:

None

5. PUBLIC HEARINGS

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ACTION ITEMS:

- a. **Recommendation** for the Development Agreement Text Amendment File No. TA-23-1
- Jon Manley, Planning Manager, to present a request to increase the time to attain a signature on a Development Agreement to 12 months from 6 months in the Post Falls Municipal Code (PFMC) Title 18.20.190.

Public Hearing Opened at 5:46pm.

Staff Report

Jon Manley, Planning Manager: This is the Development Agreement Text Amendment. Post Falls Municipal Code, section 18.20.190:Development Agreements as it sits now, when an annexation gets approved, they have six months to sign a development agreement. Many times it works out fine, but sometimes you have changes that the current six months doesn't work. Staff believes that twelve months would allow staff to have more flexibility in those situations. That's the only change here, to avoid an applicant having to go through the whole annexation process again if it takes more than six months.

Steffensen: Is twelve months common in other area cities?

Manley: I don't know, I just know from our current experience. We have had a couple of instances of applications going beyond six months.

Steffensen: Are there any cons to going to twelve months?

Manley: I can't think of any.

Field Herrington, Deputy City Attorney: At some point we don't want things languishing too long and you have turnover on Council. We do want a time limit.

Kimball: I think it makes sense to kick it out to twelve months. For the most part, development agreements are fairly straight forward, but sometimes they will be more complex.

Testimony

In Favor: None

Neutral: None

Opposed: None

Public Hearing Closed at 5:49pm

Discussion:

Schlotthauer: I think it's a good opportunity not to waste everybody's time.

Walton: Yeah, seems like a benefit for both sides.

Hampe: I don't think twelve months is unreasonable.

Motion by Planning and Zoning Commissioner Kimball to recommend approval of the Development Agreement Text Amendment File No. TA-23-1.

Second by Planning and Zoning Commissioner Hampe.

Ayes: Planning and Zoning Commissioner Hampe, Planning and Zoning Commissioner Schlotthauer, Planning and Zoning Commissioner Steffensen, Planning and Zoning Commissioner Kimball, Planning and Zoning Commissioner Walton, Planning and Zoning Commissioner Carey

Motion Carried

- b. **Approve/Deny** Post Falls Food Bank File No. SUP-23-3 - Jon Manley, Planning Manager, to present a request to approve or deny a Special Use Permit to allow the Food Bank to locate on a High Density Residential (R3) zoned property with an existing senior care facility.

Public Hearing Opened at 5:51pm

Jon Manley, Planning Manager: This is an interesting project because the City of Post Falls owns the land that the Senior Center and the proposed Food Bank are located on through a long-term lease. Currently, this property is zoned R3 and it does require a Special Use Permit to operate a food bank. It is located north of East 3rd Avenue, west of North Bay Street. Surrounding zoning is Industrial and High Density Multi-Family (R3). They are proposing an addition to the existing building. Brana with the Food Bank is here, so if there are any questions she can answer them. There aren't many changes to the existing parking lot proposed. There's the main floor and the second floor proposed new building plan.

Hampe: Isn't construction and remodeling already in process on that building?

Manley: Yes, there's already some construction going on there. We allowed the issuance of the building permit, with the applicant knowing it was contingent on the special use permit. Any kind of certificate of occupancy would be contingent on this permit.

Hampe: There's already an existing building there?

Manley: There is already a building there.

Brana Cully with the Post Falls Food Bank (Co-Applicant): The Senior Center facility is there, but the Food Bank operation is merging with the Senior Center operation. About a third of the external use of the building will be adjusted. We will be adding a second level to allow for more storage. We are adding a loading dock. The rest of the building will remain as is. The warehouse will be on the north end, then the processing area, then the market area, and a senior lunch area with a kitchen next to the market.

Manley: Another thing to mention is its location on 3rd Avenue is on the transit route where many of the users of this building will need those services.

Hampe: What is to the east?

Manley: To the east is the VFW

Hampe: Then there are storage units?

Manley: To the northeast.

Hampe: Were they a special use as well?

Manley: I don't know. They've been there for a long time.

Testimony

In Favor: None

Neutral: None

Opposed: None

Public Hearing Closed at 6pm

Review Criteria

1. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.
Hampe: It conforms to what is there already.

Kimball: The current use is a civic use. It's typical of a city-owned property. This is just an expansion of a civic use. It's odd that it is R3.

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

Kimball: That was demonstrated by its existence in the table, the code.

Hampe: Yeah, it was.

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

Schlotthauer: Pretty compatible.

Kimball: It fits hand and glove with what's already there. It speaks to the welfare of the public.

Hampe: Absolutely.

4. Whether the proposed use will/will not comply with the goals and policies found within the Comprehensive Plan.

Kimball: Staff covered that pretty well and it does.

Walton: Yeah it does.

Motion by Planning and Zoning Commissioner Hampe to Approve the Post Falls Food Bank File No. SUP-23-3 finding that it meets the approval criteria in the Post Falls Municipal Code as outlined in our deliberations, not subject to any conditions, and to direct staff to prepare a reasoned decision.

Second by Planning and Zoning Commissioner Schlotthauer.

Ayes: Planning and Zoning Commissioner Carey, Planning and Zoning Commissioner Kimball, Planning and Zoning Commissioner Schlotthauer, Planning and Zoning Commissioner Hampe, Planning and Zoning Commissioner Walton, Planning and Zoning Commissioner Steffensen

Motion Carried

- c. **Approve/Deny** Mullan Villas File No. SUP-23-2 - Jon Manley, Planning Manager, to present a request to approve or deny a Special Use Permit in a Limited Commercial (LC) Zone to allow for 18 Multi-Family units to be developed with townhome construction on 1.27 acres.

Public Hearing Opened 6:04 PM

Staff Report

Jon Manley, Planning Manager: The owner of the property is Dennis Decker. The applicant is Drew Dittman of Lake City Engineering. They are requesting a Special Use Permit for 18 Multi-Family units to be developed with townhome construction on 1.27 acre. The location of the property is north of East Mullan Avenue and west of North Syringa Street. The surrounding zoning is Single Family R1, Multi Family R2, and Community Commercial Services. This being a multi-family plan, our design standards do require some open space as well as a landscape buffer. They are providing a landscape border along the north, east, and west sides. They do provide pedestrian connectivity along Mullan Avenue, which meets our design standards for multi-family. Townhomes would be permitted outright in this current zone, but the way they want to put it as a unit on a common lot, it requires a Special Use Permit and a buffer yard. The property is city water and city wastewater. The project's alignment with the review criteria were presented.

Carey: This is all around R-1, for the future land map, that's all going to be limited commercial, right?

Manley: R-1 is not the most ideal zoning district going out twenty years. Not saying R1 is not suitable but you are going to see over time, increased light and noise pollution along that corridor. On the future land use map, you usually put what is going to be most suitable going out twenty to thirty years.

Carey: the corner on Syringa and Mullan is that the new medical facility that just went in? Was that changed to LC?

Manley: It was already LC.

Carey: Our piece that we are looking at, when did it become LC?

Manley: I would have to go back to see when exactly, but I believe it was early in my time here.

Carey: Is it a vacant lot?

Manley: It is vacant with a pre-existing Single-Family home with a vacant lot. I believe it is within 10 years of being zoned limited commercial.

Steffensen: For clarification, a townhome that would be permitted, would not need a buffer?

Manley: Correct, meeting the definition of being on your own lot. So, you own not only your home, but also the land under it, then it would be seen as a single family home without needing a buffer.

Steffensen: So what would need to be done to this land to have townhomes put in and not just what they are proposing?

Manley: They could do a common parking lot and treat that as a tract of land. They would have to plat lot lines through this for 18 platted lots. They would have, for limited commercial, meet the minimum density design standards. They could do a PUD and get density exceptions. There would be a way to do that.

Steffensen: It would look a lot different, but you could still put townhomes.

Manley: Yes, a few less units, no open space requirements.

Hampe: What is the open space requirement on this project?

Manley: It's 300 square feet for each unit with more than one bedroom and 150 square feet for one bedroom or less.

Hampe: How much of that 1.27 acres is required to be open space?

Manley: They did calculate all their units and they did meet the requirements. They do have to exempt out the buffer yard.

Field Herrington, Deputy City Attorney: Required 18 units at 300 square feet would be 5,400 square feet, semi-private, 225 square feet for 18 units is 4,050, and common area of 2,000 square feet for a total of 6,050 square feet.

Applicant

Drew Dittman of Lake City Engineering: I'm representing Chad Oakland, the buyer of the property; Dennis Decker is the current owner. We are asking for 18 units of townhouse construction, which will actually be a multi-family use because of the nuances of building code and zone code here. It is basically the same product but we are subject to multi-family design standards. We are providing a little bit more than the 6,000 square feet of open space if you include the buffer, but your code doesn't allow us to count that. Each unit gets a garage. The four interior units will access from the front, the exterior units will access from the side. Each unit gets their own patio with a semi-private fence.

Carey: Is there parking on site other than the single garage?

Dittman: Yes, we provide a total of 59 parking spaces for 18 units.

Carey: These are rental units?

Dittman: Yes

Hampe: You refer to them as townhomes, but they're kind of an apartment.

Dittman: It's a nuance between the building code and the zoning code. The building code looks at it as a townhome, they share a common wall, all the access is on the main floor. The zoning code looks at it differently because of some of the nuances in it.

Hampe: The individual units can not be owned individually, it's one building?

Dittman: Correct.

Kimball: With the townhome construction requirements being what they are, would this allow the future owner to condo plat it in the future, if you decide to go that route?

Dittman: Yes, it's not our plan to do that, but it could be done.

Steffensen: What type of buffer are you looking at in the surrounding areas?

Dittman: We don't have a landscaping plan yet, but the code requires...

Manley: It is 4 evergreen trees, 4 deciduous trees, and I believe 10 shrubs for every 100 feet.

The building code is concerned about the actual building and safety of those residents in it. The zoning code is looking at how does that unit function and how does it relate to the land. When it is on its own land, you can purchase and sell like any other single family home. When they are one unit on one tax parcel, it is looking and feeling like a multi-family building.

Carey: What's the difference between this and an apartment building?

Manley: Its the type of construction. A multi-family building is going to have building requirements for a multi-family building. Like a three-story apartment requirement.

Walton: If it wasn't this project on this land, what other types of things might end up on a limited commercial lot?

Manley: Other commercial, offices, neighborhood commercial. You can't exceed 25% of the area for your structure. By the time you put in parking, swales...

Kimball: You could do restaurants, convenience stores, art gallery, general arts and tourism, libraries, electrical power.

Walton: Which none would fit as well as these homes there it seems to me.

Schlotthauer: It strikes me as odd that this is the one residential use that's outright permitted. How are townhouses the one thing that is outright permitted?

Manley: I wish I had a good answer for that. We don't see it as a negative thing when you look at limited commercial zones already in place. A lot of times you have single family homes near limited commercial. So, having a special use permit allows the opportunity to provide buffering.

Hampe: What's the density if it were to be a townhome?

Manley: You need to meet the base density within the range of the underlying zone

Schlotthauer: 2400 square foot per lot.

Hampe: Didn't I see something about six townhomes or something?

Manley: It's six townhomes or less per structure is permitted. So you don't just line up 24 townhomes in one line, a whole bunch of garages. So you don't end up with no green space or pedestrian breaks.

Kimball: 23 at 2400 square feet per unit on that property, on 1.27 acres, so 23 units potential under the townhome code.

Testimony

In Favor:

Daniel Hummer, Post Falls (not wishing to speak): I support agenda Item 5c.

Dennis Decker, Coeur d'Alene: I think that having townhomes is safe. People are going to be there for some time versus having apartment houses or like a Hotel 8 or something of that nature. The house that is there is very old, and the face lift that it will receive will be far better looking and cleaner. Good news for the hospital would give the workers a place to live and cuts down on transportation. The way the ingress and egress works for the people that will live in these homes is a very good thing. No one has to travel through the tract through any of the

homeowners' homes. I want to thank the contractor because of the safety factors and the ingress egress and buffer zones. Please find this in favor.

Chad Oakland, Coeur'd Alene: I wanted to give you some handouts. I get it, no one likes change, no one likes it in your backyard. It could be a lot worse. There's 55 permitted uses we could do on that piece of property. We wouldn't even have to go through this process.

Herrington: We do have rules for written testimony, but as the chair, you guys can choose to look at this to accept it or disregard it.

Oakland: I just photocopied your land use off the internet, but I understand that sir, sorry. Someone could go in there right now and put a three or four-story mixed use building in there—that's a permitted use. We were trying to design something where there's no decks looking into other people's back yard. I'm a homeowner, so I appreciate that there's no perfect use except maybe leaving it as a park and that's not going to happen, so. I think we are doing one of the least intrusive projects that we could.

Neutral: None

Opposed:

Chad Patrick, Post Falls: I have lived with places like this being built. People jumping our fences, destroying our property, driving their vehicles through our fences and we had to pay money out of our own pocket. The traffic on Mullan has gotten worse in the past few years. We've talked about the traffic and noise pollution with the Post Falls Police. The homeowners around that area are worried about the destruction of our property or not controlling their noise pollution. Watching our property values go down. The more we see Post Falls growing out, everything is getting worse, prices are going up. We are worried about the crime rate. We've seen the crime rate go up. Where is the parking in this area? 1.27 acres is not a lot of property. I have 11 acres and that's a lot of property to put parking in. Is it going to be in front of our fences where, if someone gets mad or is not paying attention, they are going to go through our yard? If you want to put a couple of houses there, that's fine, but we don't want 18 units there. We don't want to see the traffic, we see kids almost get hit all the time.

Rebuttal

Dittman: Mr. Oakland kind of did my rebuttal for me. There are several other uses that are outright permitted that are way more intense than what we are proposing that wouldn't require any kind of hearing. Mr. Patrick had concerns about parking and traffic on Mullan. In the staff report, it shows that there are no anticipated impacts on Mullan due to the traffic from this project. Mullan is a minor arterial, it can handle that type of traffic. He mentioned parking. As you can see in the site plan, there's designated parking spots, they are not along the fence. The fence is near the buffer zone. This project is over parked from an engineering standpoint.

Public Hearing Closed at 6:45 PM

Review Criteria

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

Kimball: It's pretty straight forward that residential uses are allowed as special uses in that zone and the one that is outright permitted. Which if someone were to be driving by at 20 miles per hour, they would think those are townhomes. They wouldn't know they are technically a multi-family. It does meet the purpose of that zoning district.

Schlotthauer: I find it odd that it would be an outright permitted use in limited commercial. The difference between one lot or eighteen and having renters versus single family homeowners is not going to be a big difference. I think both products are needed.

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

All Commission: Yeah it does.

Kimball: It is allowed as a special use in the zone with regards to the other laws and ordinances. It's going to be building codes and buffer yards. Having eight trees every 100 feet is incredibly dense for a lot of trees along a dark road. They will shield all of those back yards from headlights of people parking. They have met the applicable laws and there's no testimony to the contrary.

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

Schlotthauer: Its pretty much all residential land use on that side. So it is pretty compatible.

Kimball: I would actually think that putting a convenience store, which is an allowed use, would be more incompatible than this.

Walton: Yeah, a hotel or a multi family.

Kimball: Yeah, a convenience store that is open 24 hours would be a lot worse than what they are proposing.

4. Whether the proposed use will/will not comply with the goals and policies found within the Comprehensive Plan.

Kimball: That's covered pretty well in the staff report as well as the applicant's narrative.

Hampe: It does comply.

Deliberation

Carey: In reviewing the things that can be done outright on that zoning, this seems to be the least obtrusive thing that you could put there.

Hampe: I agree with that. I don't love that it is basically apartments. I do think the design is nice and by all appearances it does look like townhomes.

Motion by Planning and Zoning Commissioner Carey to Approve the Mullan Villas File No. SUP-23-2, finding that it meets the approval criteria in the Post Falls Municipal Code as outlined in our deliberation, subject to one condition as noted in the staff report.

Second by Planning and Zoning Commissioner Hampe.

Ayes: Planning and Zoning Commissioner Carey, Planning and Zoning Commissioner Kimball, Planning and Zoning Commissioner Schlotthauer, Planning and Zoning Commissioner Hampe, Planning and Zoning Commissioner Walton, Planning and Zoning Commissioner Steffensen

Motion Carried

- d. **Zoning Recommendation** Bogie Annexation File No. ANNX 23-2 - Jon Manley, Planning Manager, to present a request for approval to annex approximately 5-acres into the City of Post Falls with a zoning request of Single-Family Residential (R1).

Public Hearing opened at 6:53 PM

Staff Report

Jon Manley, Planning Manager: The owner of the land is Northern Lights LLC and Drew Dittman

is the applicant for the proposal. They are looking for a recommendation of a Single Family Residential (R1) zoning district on five acres as part of an annexation request into the City of Post Falls that would go to City Council. The property is located north of East Bogie Drive, halfway between Cecil Road and Greensferry Road. The current land use is large lot single family residence. The surrounding land uses are primarily city R1 subdivisions and a county single family lot. The proposed zoning is consistent with the Future Land Use Map and Focus Area. The City will provide water reclamation and has the capacity to serve the site. Water will be provided by Ross Point Water. The rights-of-way, sidewalk dedication, drainage and utility easements, and other needs for transportation and pedestrian improvement will be provided. Zoning review criteria were presented.

Hampe: Is that section of Bogie all city or is that just happening as these pockets are being annexed?

Manley: Yes, there are two five acre chunks that will remain in the County for getting that connectivity between Greensferry and Cecil.

Hampe: So what is happening there? Will there just be a little strip of gravel where it is still the county?

Rob Palus, Assistant City Engineer: On Bogie Drive, we recently annexed and are in the review process for the Milsap subdivision. They will be building the south half of Bogie along their frontage. If this was annexed in and developed, they would be building the remaining north side of it. We don't have a methodology for getting that last 330 feet from the east property line to the Tullamore Subdivision. That part will remain gravel at this time. It is a public right of way but it has never been accepted by the Post Falls Highway District, being in the county, as a public roadway for public maintenance purposes. It is currently, and will be marked on both ends as 'end of publicly maintained roadway'.

Hampe: So Post Falls plows up to the end of that and then the county is supposed to plow the rest?

Palus: The county does not plow it. Historically, the people who live along there take care of the gravel road.

Applicant

Drew Dittman of Lake City Engineering: Bogie Annexation. It's a five acre property. It's Northern Lights developer, the same as Boyd's Landing to the west. The anticipation is this will be an extension of that. It's an infill, it's a county island. It's a straight forward annexation with a R1 zoning that matches everything that surrounds it.

Testimony

In Favor: None

Neutral: None

Opposed: None

Public Hearing closed at 7:08 PM

Review Criteria

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

Kimball: The future land use map is low-density residential. It's single family residential and the focus area says the further away from Highway 41, the lower the density should be. That fits all the criteria.

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

Kimball: The focus is on infill development. This is a county pocket with city all around it. The city zoning all the way around it is consistent with R1. Jon covered a lot of them.

Steffensen: Policy two talks about the future land use which we just talked about infrastructure and connectivity.

Kimball: Nancy hit on something with the extension of Bogie Drive. It is piece by piece, but one could look at it as at least it's not a quarter mile that's gravel still. The city is now plowing it where they don't have to. It is really good for the infrastructure in that area.

Schlotthauer: It cuts both ways, less gravel for them to drive, more traffic and dust.

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?

Steffensen: There were seven that had written comments and no concerns with any of them.

Carey: This would cover agencies like public service and water and sewer?

Manley: Yes

Field Herrington, Deputy City Attorney: This is just a recommendation on zoning. Just like always, the Council will make a final decision on the annexation and zoning based on your recommendation.

Motion by Planning and Zoning Commissioner Carey to Approve the Zoning Recommendation Bogie Annexation File No. ANNX 23-2, finding that the zoning meets the approval criteria in the Post Falls Municipal Code as outlined in our deliberation, and direct staff to prepare a zoning recommendation to be provided to City Council of R1 subject to conditions one through four.

Second by Planning and Zoning Commissioner Hampe.

Ayes: Planning and Zoning Commissioner Carey, Planning and Zoning Commissioner Kimball, Planning and Zoning Commissioner Schlotthauer, Planning and Zoning Commissioner Hampe, Planning and Zoning Commissioner Walton, Planning and Zoning Commissioner Steffensen

Motion Carried

6. ADMINISTRATIVE/STAFF REPORTS

a. Zoning Informational Handouts

Anna Staal, Planner One: We got started on these at the request of Nancy Hampe. We put together the Land Use Chart, which is a single handout. It would be useful for anyone that has a single use in mind, or a business they want to start or move to Post Falls. It would also be useful for anyone looking to annex into the City of Post Falls to get an idea of what zones they can annex in with. The zoning code sheets are a good place to start for anyone who has a piece of property in Post Falls already and want to know what they can do with that property based on what is already zoned. There are ten zoning code handouts for ten different zones in Post Falls that get a lot of questions. The main information we have on them is the intent of the zone and the type of community it is hoping to accommodate, also uses that are permitted with a Special Use Permit. The residential one has accessory uses as well. We do have information on the setback requirements and the lot coverage.

Hampe: This is exactly what I was looking for.

Schlotthauer: Do these exist for the other zonings?

Staal: Yes

Kimball: These are fantastic for design professionals who are unfamiliar with city codes. It's a useful thing for the development community.

7. COMMISSION COMMENT

Steffensen: In the public hearings, the school numbers are from last year. Can we get the new numbers?

Manley: Yes, we have reached out and are getting updated numbers and comment letters.

Steffensen: I want to make sure with the changes in City Staff that everyone is getting emails from city staff.

All Commission: Yes

Steffensen: This is for Rob. My neighbors keep asking me when Prairie and Greensferry are going to be open again.

Rob Palus, Assistant City Engineer: Prairie Avenue at Greensferry Road, we are estimating that Greensferry Road will be open within the next two weeks. The second roundabout that is being constructed on Prairie Avenue at Zorros Road is scheduled for completion by the end of October.

Kimball: For the record, the one that is completed on Prairie Avenue is beautiful, and I designed it.

Walton: Rob, while you are here, since we talked about impact fees and roads, is Bogie Drive one of those things that the City would look at to finish eventually if the annexation didn't go through?

Palus: We have a list of impact fee projects that are capacity-related projects and we have identified them as serving a larger need for the city for up to a twenty year period. The difficulty with a piece of gravel road that is in the county, is that it is in the county. We do not spend our dollars on county roadways.

8. ADJOURNMENT

Meeting Adjourned at 7:22 PM

Date: _____

Chair: _____

Attest: _____

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

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

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



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**September 26, 2023
5:30 PM**

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

SPECIAL MEETING – 5:30 p.m.

CALL TO ORDER

ROLL CALL OF PLANNING & ZONING COMMISSION MEMBERS

Vicky Jo Carey, Nancy Hampe, Ray Kimball, James Steffensen, Ross Schlotthauer – **Present**
Kibbee Walton – **Excused**
Kevin Ward - **Absent**

1. TINY HOME WORKSHOP

Ethan Porter, Associate Planner, Presenting:

The purpose of the amendment is to provide housing types that are responsive to changing household demographics, expand opportunities for home ownership, encourage creation of functional usable Green Space in residential communities, promote neighborhood interaction and safety through design, encourage opportunities for infill development, and ensure that residents of such housing enjoy a high-quality environment with permanence, stability, and access to Green Space.

Commissioners engaged in an extensive Q&A discussion. Topics discussed addressed codes, definitions, design standards, community needs, possible issues, driveway/parking requirements, impact fees, amenities, building costs of tiny homes vs conventional homes. Commissioners expressed it would be desirable to have something in place for workforce home ownership. Staff will take these comments and revise the draft ordinance for a future Public Hearing.

2. COMMISSION COMMENT

3. ADJOURNMENT

Meeting Adjourned at 7:18 PM

Date: _____

Chair: _____

Attest: _____

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

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

Chair: James Steffensen Vice Chair: Ray Kimball
Members: Vicky Jo Cary, Nancy Hampe, Ross Schlotthauer, Kevin Ward, Kibbee Walton

**CITY OF POST FALLS
STAFF REPORT**

DATE: October 5, 2023

TO: POST FALLS PLANNING AND ZONING COMMISSION

FROM: JON MANLEY, PLANNING MANAGER • jmanley@postfalls.gov • 208-457-3344

SUBJECT: FINAL STAFF REPORT FOR THE OCTOBER 10, 2023, P&Z COMMISSION MEETING
COPPER BASIN PRAIRIE AVENUE ANNEXATION ANNX-23-3

INTRODUCTION:

Drew Dittman of Lake City Engineering, Inc. is requesting, on behalf of Copper Basin Construction, Inc. the property owner, approval to annex approximately 20-acres into the City of Post Falls with a zoning request of a mix of High-Density Multi-Family (R-3) and Community Commercial Services (CCS) (Exhibit A-2: Narrative). 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: Copper Basin Prairie Avenue Annexation File No. ANNX-23-3

Owner(s): Copper Basin Construction, Inc., P.O. Box 949, Hayden, ID 83835

Applicant: Drew Dittman, 126 E. Poplar Ave., Coeur d' Alene, ID 83814

Project Description: Annex approximately 20-acres into the City of Post Falls with a zoning request of High-Density Multi-Family (R-3) and Community Commercial Services (CCS).

Project Location: The property is located north of Prairie Ave., approximately 1/3 of a mile east of the intersection of N. Greensferry Rd. and W. Prairie Ave.

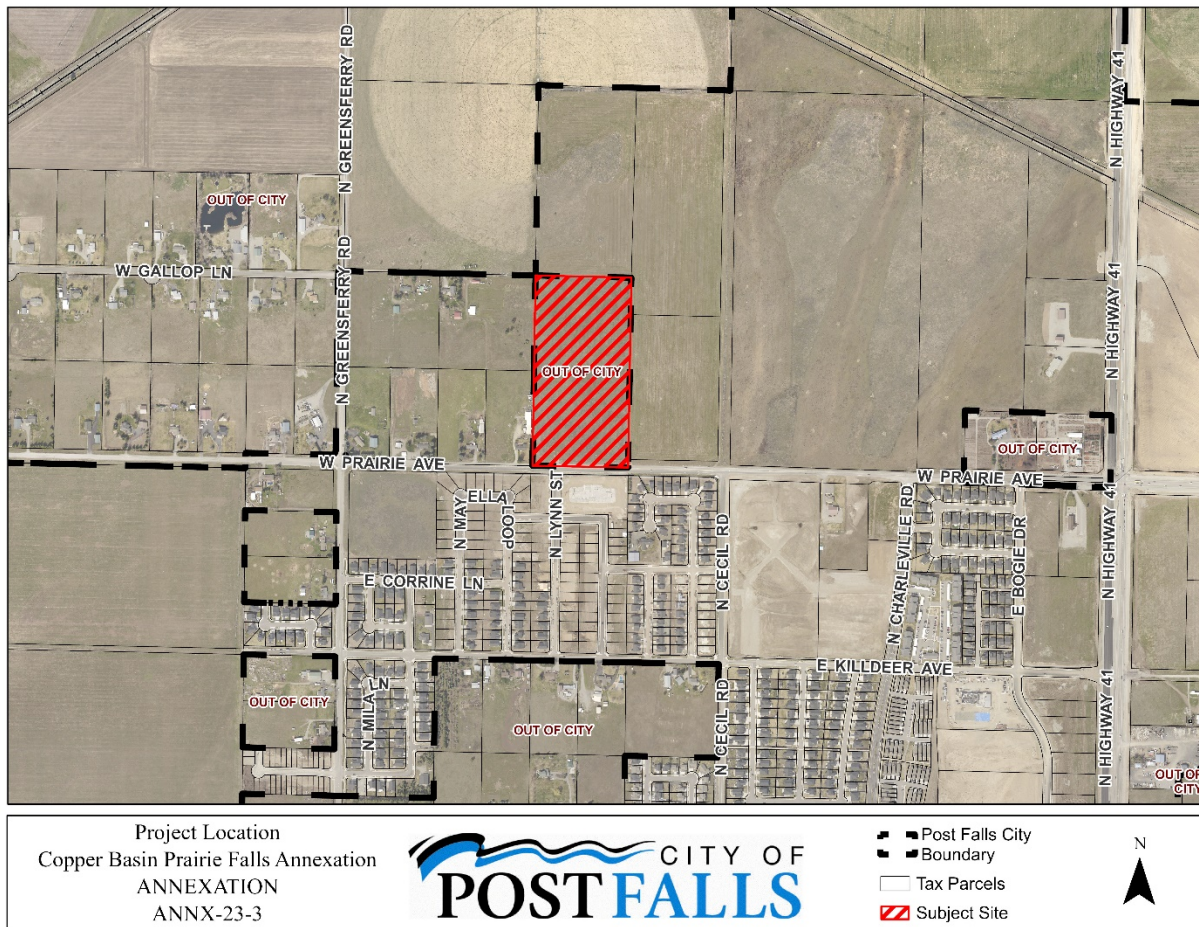
AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: To the north and east are undeveloped lands in the City of Post Falls intended for multi-family with some commercial along Prairie Avenue. To the west are 5-acre single-family homes

in the city with the intent to redevelop (annexed as the Joseph Family Trust (ANNX-22-7)). South of this site is a Commercial/Industrial/Rec. building (see following images).



Area Context Vicinity Map:



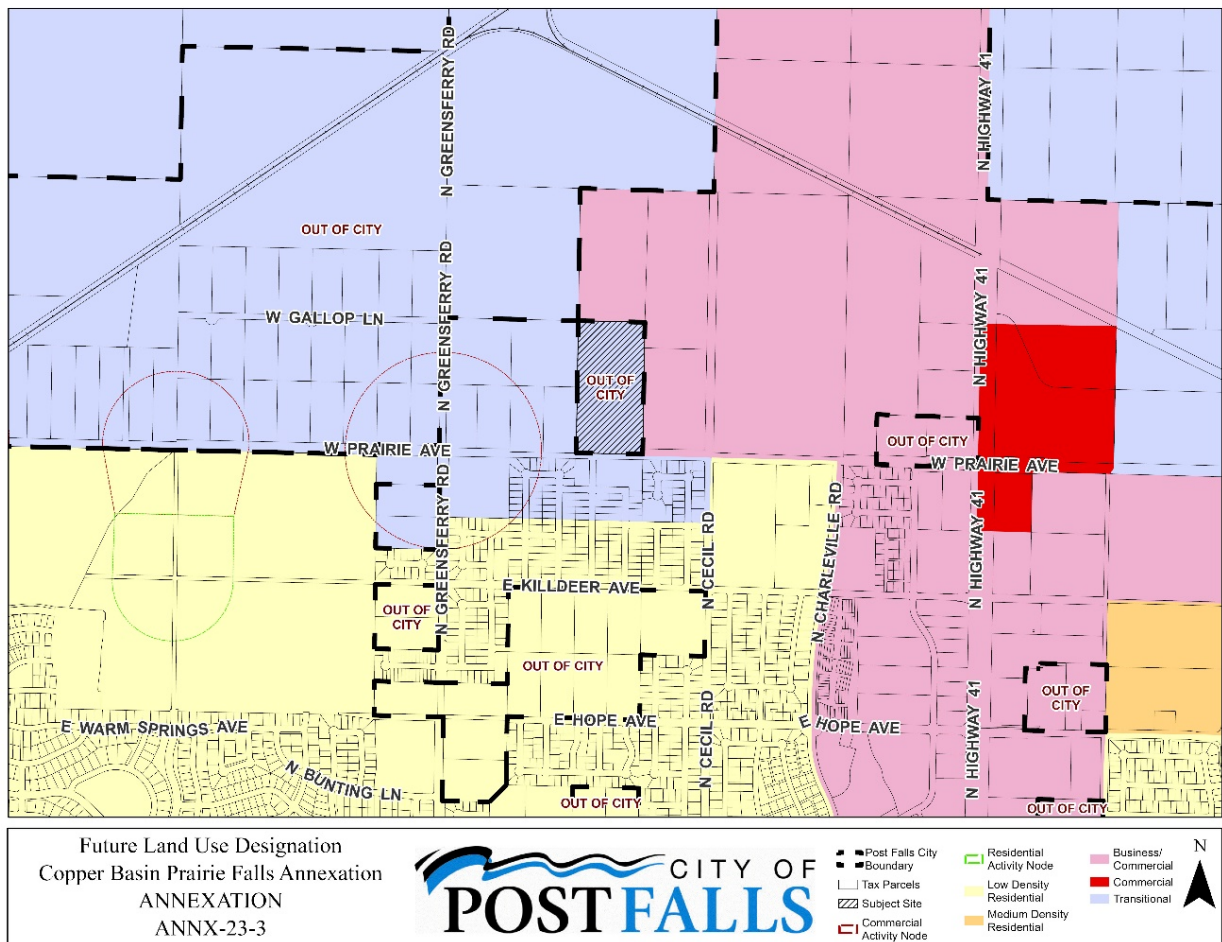
EVALUATION OF ZONING APPROVAL CRITERIA:

The following section provides the staff analysis pertaining to the Annexation Application and the establishment of zoning. The zone change 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 **Transitional** (See Following Image). This designation is assigned to lands suitable for growth. The timing for growth is undetermined, but guidance can be located within the associated Focused Area.



The proposed annexation is located within the 41 North Focus Area, which states cites the following:

Focus Area: 41 North

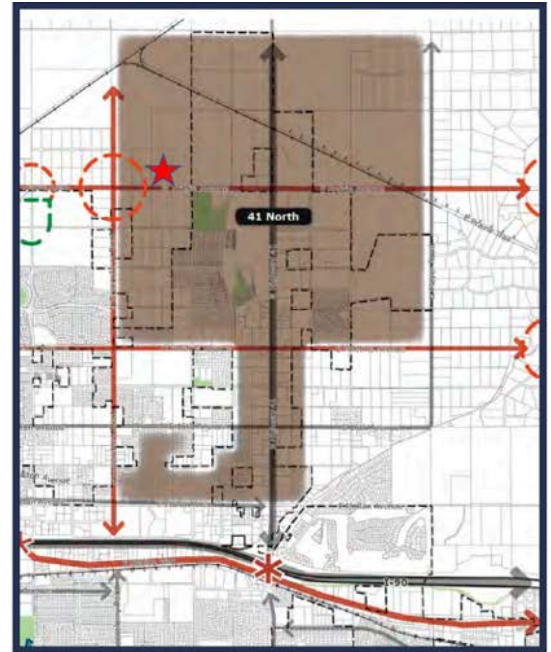
The Highway 41 corridor promises to rival Seltice in terms of importance as a retail, mixed-use residential, and services district. The 2016 Highway 41 Corridor Master Plan calls for the creation of "collector" and "backage roads" parallel to 41 to aid the corridor's suitability for mixed-use development. These, the plan envisions, will allow regional retail, residential and service uses to coexist, reducing reliance on large parking lots with direct access to highway lanes and easing the transition between the highway and lower-intensity residential development expected to occur to the east and west.

Residential development has been predominant in recent years, and with some forecasts estimating as many as 30,000 new residents in this area by 2040, it's a trend that's likely to continue. Such growth is expected to spur commercial uses adjacent to the highway, especially at stop-controlled intersections. As with North Prairie, land values will pressure development to attract a range of residents, offering shared amenities, housing variety and neighborhood-scale services. To help enrich the future identity of 41 North, growth should include strategically located, carefully-designated land uses incorporating trails and an interconnected, walkable street network.

Post Falls recently annexed additional lands for a planned technology park to be located near the northwest corner of Highway 41 and Prairie Avenue. This feature is expected to help diversify land uses and boost demand for commercial services.

The following items affirm or guide development of key policies for this area, or suggest future action items for the 41 North focus area:

- Focus provisions for multi-family, commercial, and tech uses near higher-classified roadways;
- Development should provide pedestrian connectivity to all multi-use paths and trails, including the Prairie Trail;
- Manage development patterns in the airport fly zone east of 41 and north of Prairie Avenue, coordinating with the 2018 Coeur d'Alene Airport Master Plan;
- Facilitate the creation of the "backage roads" system envisioned in the Highway 41 Corridor Master Plan, supporting appropriately-scaled commercial and mixed-use development along 41 and improving access for nearby residential uses;
- Focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.



Staff Comment: The proposed High Density Multi-Family (R-3) zone is near Prairie Ave., which is a Principal Arterial. Additionally, the proposed Community Commercial Services (CCS) zone is adjacent to Prairie Avenue. Upon development of the proposed zoned areas (R-3) and (CCS) the above highlighted policy points may be met.

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. Upon development, Prairie Avenue would be improved with pedestrian connectivity.

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 diverse land use types and parks with pedestrian connectivity, while building sustainable communities 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.

Goal 14: Involve the community of Post Falls in all local government planning and decision-making.

The development of the Comprehensive Plan is community-driven, involving numerous residents including some representing large groups of residents. For plans to succeed, community buy-in and support is critical. Future conditions will certainly require the creation of new objectives and strategies, and this goal supports keeping residents highly involved in such work.

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 fulfilling employment and commerce objectives.

- Maintain and enhance resident quality of life.

Staff Comment: This site is approximately ¼ mile from a planned technology mixed zoned development area and abuts other future multi-family housing to the north and east. The Prairie Trail will be approximately .5 miles to the northeast. Staff will be encouraging with the open space requirements in PFMC for the multi-family development to establish trail connectivity to the places of potential employment

nearby and the future Prairie Trail. All of which may assist in enhancing the resident quality of life in this area.

- Promote compatible, well-designed development.

Staff Comment: Development will be required to meet City design standards once development is proposed through the site plan review process. The PFMC has both Commercial and Multi-Family design standards.

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

Staff Comment: Transportation impacts and sewer 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 and city processes through the public hearing process 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: The proposed development pattern for this proposal would not be incompatible with the future planned surrounding uses.

- Infrastructure and service plans.

Staff Comment: Sanitary Sewer for the site is located on the southerly property line at the extension of Lynn St. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The site is shown within two (2) separate sewer service basins; however, a significant portion of the sites development could be accommodated completely within the southern (Greensferry) service basin. Provision of service differing from the basins outlined in the Master Plan may require a study of available capacity. 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.

Water service for the site would be provided by the Ross Point Water Association.

- Existing and future traffic patterns.

Staff Comment: The property is adjacent to Prairie Avenue, a classified Principal Arterial roadway and Critical Arterial. 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:

Excepting an emergency vehicle access point, site access will be restricted to Lynn St., which will be configured as a ¾-turn restriction (no left turns from the site onto Prairie Ave. or crossing movements of Prairie Ave.) Other access points would be established with surrounding site development that would provide access to Greensferry Rd. (1/4-mile west) and Cecil Rd. (1/4 mile east).

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

Staff Comment: This site would be considered a compatible infill development area and within the exclusive tier of the Area City Impact. Having this approved to be incorporated into the City may help meeting this policy.

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

- Surrounded by incorporated areas.

Staff Comment: The site is currently surrounded by incorporated City and is considered to be within a County “island”.

- That have readily available service infrastructure and capacity.

Staff Comment: The City of Post Falls is the purveyor for Sanitary Sewer and Ross Point Water would be the water purveyor. Sanitary sewer infrastructure is located at the property’s southern boundary. The City has capacity and is willing to provide service to the site. Utilities would need to be extended within the site with any future development or subdivision.

- That support increased development intensity near the urban core.

Staff Comment: The site is not located near an urban core but is within the 41 North Focus area and approximately west .7 miles from Prairie Ave. and Hwy 41.

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

Staff Comment: Additional rights-of-way and easement would need to be provided as part of annexation. Annexation shall include all rights-of-way adjoining the site and currently within the County.

Policy 26: Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls.

Staff Comment: Upon the development of a subdivision, frontage improvements will be required to be completed. This allows for continuity of anticipated pedestrian pathways to be constructed to the west and east of the site.

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 a subdivision, roadway and pedestrian improvements will be required to be completed. This allows for continuity of roadways and pedestrian pathways.

Policy 45: Guide annexation decisions guided by and considering:

- Master plans for water, sewer, transportation, parks, schools and emergency services.

Staff Comment: Compliance with associated master plans has been outlined herein. Schools and emergency services have been notified of this request and have been given the chance to comment on the request.

- Provision of necessary rights-of-way and easements.

Staff Comment: Dedication of additional rights-of-way and associated easements will be described as part of the annexation agreement.

- Studies that evaluate environmental and public service factors.

Staff Comment: No known environmental studies have been conducted however Panhandle Health District and the Department of Environmental Quality have been notified of this request and have been given the chance to comment on the request. The site is more than 1,000 feet from any known interstate pipelines. Interstate pipelines within 1,000 feet of a site would need to be shown and noted on any future platting of the property, per Idaho Code.

- Timing that supports orderly development and/or coordinated extension of public services.

Staff Comment: The surrounded by the City of Post Falls boundary on all 4 sides. Utilities are located adjacent to the property and capable of providing service to the property.

- Comprehensive plan goals and policies.

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

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

- Beautify and enhance community value.

Staff Comment: Frontage improvements associated with the proposed development, including the planting of street trees and adequate irrigation, are required.

- 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. Stormwater management will be reviewed through the subdivision review process.

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.

Agencies Notified:

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

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

- **(Exhibit PA-1) Post Falls School District:** Capacity is within limits and has not been exceeded
- **(Exhibit PA-2) Kootenai County Fire & Rescue:** Reserves comments for the permitting process
- **(Exhibit PA-3) Panhandle Health District:** If the annexation includes sewer services to the parcel, then Panhandle Health District has no jurisdiction
- **(Exhibit PA-4) Post Falls Highway Department:** Is in favor of this annexation as it is in line with the city's comprehensive plan
-

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Prior to commencement of development of the property, the Owners shall grant to the City or to a municipal water purveyor designated by the City all water rights associated with the land being annexed, but may continue the use of the water for agricultural purposes from the well located on site, if any, until such time that the annexed area is fully developed, at which time Owners shall discontinue the use of any well serving the property and the use of the water for agricultural purposes.
2. Dedication of Rights-of-way and easements along Prairie Avenue
 - a. 55-foot, ½ road right-of-way dedication, measured from section line.
 - b. A 15-foot sidewalk, drainage, and utility easement is required.

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. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

ATTACHMENTS:**Applicant Exhibits:**

Exhibit A-1	Annexation Application
Exhibit A-2	Narrative
Exhibit A-3	Vicinity Map
Exhibit A-4	Owner Authorization
Exhibit A-5	Title Report

Staff Exhibits:

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

Testimony:

Exhibit PA-1	PFSD Comments
Exhibit PA-2	KCFR Comments
Exhibit PA-3	PHD Comments
Exhibit PA-4	PFHD Comments

Annexation ·

438 – COPPER BASIN PRAIRIE AVENUE ANNEXATION

📅

Expiration Date

Active

Request Changes

(/#/explore/request-changes/43699)

⋮

ANNX-23-3

Details

Submitted on Aug 9, 2023 at 9:30 am

Attachments

9 files

Activity Feed

Latest activity on Aug 22, 2023

Applicant

Lake City Engineering, Inc.

👤

0

Location

Point Location: 47.7457, -116.9099

Timeline

Add New ▾

Completeness Review

Skipped Aug 16, 2023 at 8:37 am

Completeness Review

Completed Aug 16, 2023 at 11:49 am

💬

Aug 23

Application Fee

Paid Aug 16, 2023 at 11:50 am

GIS Review

Completed Aug 17, 2023 at 3:46 pm

Polygon Creation

Completed Aug 22, 2023 at 10:53 am

Maps Created

In Progress

Staff Report

In Progress

**Draft Development Annexation Agreement**

In Progress

**Engineering Review**

Review

**Engineering Review**

Review

**Parks Review**

Review

**Wastewater Review**

Review

**Legal Review of Annexation Agreement**

Review

**Planning Review (Staff Report)**

Review

**Planning Review of Agreement**

Review

**Schedule Planning & Zoning Hearing**

Review

**Notices for Planning & Zoning Hearing**

Review

**Site Posting**

Review

**Applicant Review of Annexation Agreement**

Review

**Reasoned Decision of Zoning**

Review

**Meeting Minutes**

Review

**Schedule City Council Hearing**

Review

**Council Memo**

Review



Notices for City Council Hearing

Review

**Site Posting**

Review

**Reasoned Decision**

Review

**Meeting Minutes**

Review

**Consent Agenda**

Review

**ROW, Easement, Legal & Exhibits**

Review

**Ordinance Legal & Exhibits**

Review

**Review of Legals & Exhibits**

Review

**Review of Legals & Exhibits**

Review

**Applicant Signatures**

Review

**Consent Agenda**

Review

**Recorded Copies to Applicant**

Review

**Lake City Engineering, Inc.**[View Profile](#)

Email Address

admin@lakecityengineering.com (mailto:admin@lakecityengineering.com)

Phone Number

(208) 676-0230

Address

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

Guests

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

Guest's Email

Grant Access

No guests with access to this record yet

INTRODUCTION

Lake City Engineering, Inc. is hereby requesting the annexation of approximately 20 acres of property into the City of Post Falls. The subject property is located approximately 0.6 miles West of the intersection of Prairie Avenue and Highway 41. The request is for zoning designations of Residential (R-3) and Commercial (CCS).

SUBJECT PARCEL

The property being requested for annexation is as follows:

Parcel Number:	51N05W-24-6750
Total Annexation Area:	20.043 acres
Legal Description:	The West half of the Southeast quarter of the Southwest quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho.

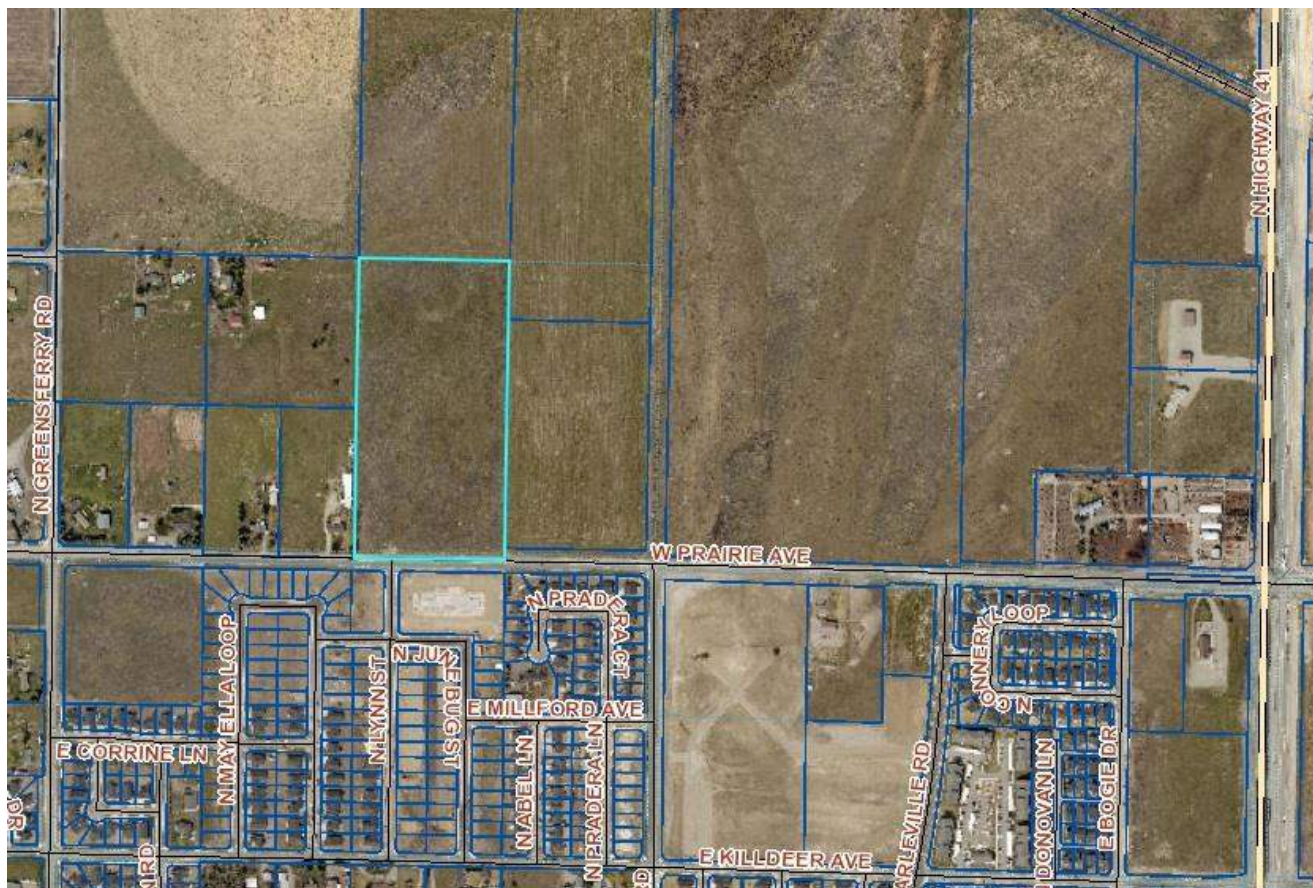


Figure 1: Vicinity Map

REVIEW CRITERIA

Annexations are intended to be a logical and orderly expansion of the City, and allow for the increased efficiency and economic provisions of public services. In order to ensure orderly development that would benefit the community, the review criteria listed below have been established by City Staff. The Applicant believes this Annexation request is in the best interest of the City of Post Falls, and the review standards are addressed as follows:

1) *Consistent with Future Land Use Map*

The City of Post Falls Future Land Use Map labels this property as Transitional, which, according to the City of Post Falls Comprehensive Plan (adopted July 2020), is assigned to lands suitable for growth. Per the Focus Area Descriptions found in Appendix A of the Comprehensive Plan, the subject property is part of the 41 North Focus Area, which is anticipated to become an important retail, mixed-use residential and services district within the City. Future action items for this focus area include provisions for multi-family, commercial and tech uses near higher-classified roadways such as Prairie Avenue, which is a Principal Arterial. The proposed zoning classifications of R-3 and CCS fit seamlessly into the intended future uses for the subject property.

2) *Consistent with the Goals and Policies found in the Comprehensive Plan*

The City of Post Falls Comprehensive Plan is the guiding document for annexation and zoning classification requests. It is important that land use decisions meet or exceed the goals, policies and actions as outlined in the Comprehensive Plan. The subject property is designated as Transitional and lies in the 41 North Focus Area. The project proponent believes that the following goals and policies (shown in *italics*) as outlined in the Comprehensive Plan are applicable to the requested annexation and zone classification. Additional commentary is located below each goal or policy as appropriate.

GOALS

- G.02 *Maintain and improve the provision of high-quality, affordable and efficient community services in Post Falls.*

Comment: The proposed zoning designations comply with the Future Land Use Map, and this project will provide additional workforce housing options for the growing community. Utilities are currently in place within Prairie Avenue and are anticipated to have adequate capacity to serve both the residential and commercial aspects of the proposed uses. The additional improvements needed for the project will be the responsibility of the Developer to provide.

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

Comment: The development of this property will be in accordance with adopted standards and regulations adopted by the City of Post Falls. The proposed

residential portion of the project will provide additional, much-needed housing for existing and future residents who are looking for a safe, aesthetically pleasing, and pedestrian-friendly neighborhood. The portion of the project that abuts Prairie Avenue will provide small-scale commercial services that can easily be accessed by residents living to the North and across Prairie to the South.

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

Comment: The annexation and requested zoning designations are in accordance with the City's Master Plans, the Comprehensive Plan and City Code, and are in line with the current growth patterns stretching North along the nearby Hwy 41 corridor. The proposed mixture of residential and commercial zoning will provide additional housing for residents as well as new commercial services for the surrounding community.

POLICIES

- P.01 *Support land use patterns that:*
- *Maintain or enhance community levels of service;*
 - *Foster the long-term fiscal health of the community;*
 - *Maintain and enhance resident quality of life;*
 - *Promote compatible, well-designed development;*
 - *Implement goals and policies of the comprehensive plan, related master plan and/or facility plans*
- P.02 *Apply or revise zoning designations with careful consideration of factors including:*
- *Future land use mapping;*
 - *Compatibility with surrounding land uses;*
 - *Infrastructure and service plans;*
 - *Existing and future traffic patterns;*
 - *Goals and policies of the comprehensive plan, related master plan and/or facility plans*
- P.03 *Encourage development patterns that provide suitably-scaled, daily needs services within walking distance of residential areas, allowing a measure of independence for those who cannot or choose not to drive.*

Comment: The proposed annexation and subsequent development will be compatible with surrounding land uses and will be in accordance with all approved City Master Plans. Residents living in the R-3 portion of the project will enjoy aesthetically pleasing housing adjacent to a variety of small-scale commercial services. The subject property is also within walking distance of the Tullamore Subdivision, which contains several parks and recreational opportunities. It is also located adjacent to the proposed Beyond Green Technology Park to the East.

- P.08 *Encourage compatible infill development and redevelopment of vacant and under-utilized properties within City limits.*
- P.14 *Follow all annexation procedures established by Idaho State statutes and applicable City ordinances.*
- P.15 *Ensure that adequate land is available for future housing needs, helping serve residents of all ages, incomes and abilities through provision of diverse housing types and price levels.*

Comment: The proposed annexation will be in accordance with all City of Post Falls and State of Idaho statutes, codes and requirements. The development of this currently vacant and under-utilized piece of land will provide additional workforce housing options for a variety of existing and future residents. It will also create opportunities for small businesses to offer their services to a multitude of nearby customers.

- P.18 *Maintain housing standards, fees and regulations that support and sustain related services and infrastructure.*

Comment: All development will be in accordance with City of Post Falls and Ross Point Water District standards and requirements. Minimal off-site, or additional, infrastructure will be required to be extended to serve the proposed project.

- P.20 *Consider location of multi-family development in areas that:*
- *Have access to arterial and collector streets;*
 - *Help buffer higher and lower-intensity development patterns;*
 - *Abut compatible existing uses;*
 - *Are part of projects involving mixed use or master planned areas.*

Comment: The subject property, with its location along Prairie Avenue and surrounded by other commercial and industrial uses, is an ideal site for a mixed-use project like the one being proposed. Commercial uses on the South end will provide a buffer between the traffic on Prairie and the multi-family residential housing to the North.

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

Comment: The project proponent has decades of experience in developing high-quality multi-family projects and continues to build out the very desirable Tullamore Subdivision just to the southeast of the subject parcel. Residents will enjoy the same neighborhood feel, with the addition of adjacent, small-scale community commercial services.

- P.27 *Work to improve street connectivity in all areas of Post Falls, improving walkability, public health and safety, and transportation efficiency.*
- P.33 *Annexation should help implement Post Falls' transportation plans, enabling completion or preserving continuity of circulatory patterns for roads and pedestrian ways.*
- P.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.*

Comment: The proposed annexation and development will not adversely impact the existing Levels of Service (LOS) as identified in City Master Plans. All utilities are within adjacent Prairie Avenue and are available to service the project. Infrastructure such as sidewalks, curb, street trees and swales at the South end of the parcel will beautify the vacant land and improve the overall walkability to future developments to the East.

- P.44 *Annexation should leverage existing capital facilities, with minimal need for expansion or duplication of facilities.*
- P.45 *Guide annexation decisions guided by and considering:*
- *Master plans for water, sewer, transportation, parks, schools and emergency services;*
 - *Provision of necessary rights-of-way and easements;*
 - *Studies that evaluate environmental and public service factors;*
 - *Timing that supports orderly development and/or coordinated extension of public services;*
 - *Comprehensive plan goals and policies.*

Comment: Utilities with the capacity to serve the project already exist within adjacent Prairie Avenue. This project will be developed in accordance with all applicable City of Post Falls Master Plans and requirements for annexations and infrastructure.

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

Comment: The proposed multi-family portion of the project will include a homeowner's association that will be responsible for the maintenance and operation of all proposed common areas and adjoining public street landscaping.

- P.71 *Promote the planting and protection of trees citywide, helping:*
- *Beautify and enhance community value;*
 - *Provide shade and comfort;*

- *Affirm the city's association with the outdoors and its historic origins;*
- *Provide wildlife habitat.*
- *The proposed development will include a variety of landscape buffers, street trees and grassy swales that will beautify the environment and provide shade and habitat.*

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

Comment: Ross Point Water District will provide both irrigation and domestic water needs. They currently have the willingness and capacity to serve the proposed project.

3) *Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features. Encourage a balance of land uses to help Post Falls remain a desirable, stable, and sustainable community.*

The property is currently vacant farmland that is zoned Agriculture in Kootenai County. It is bounded on the West by property zoned CCS and CCM, and to the North and East lies property zoned TM. The properties directly to the South of the subject parcel are zoned R-2 and CCS. The project proponent is requesting zoning classifications of High-Density Residential (R-3) for the northern 2/3 of the property and Community Commercial Services (CCS) for the southern 1/3.

The requested zoning designations of R-3 and CCS are appropriate for this Transitional piece of property for several reasons, including the fact that it lies on the edge of a section of rapidly developing and changing section of Post Falls and the fact that it is a County island. The Green Meadows and Pradera residential subdivisions lie just across Prairie Avenue to the South, providing a nearby residential component to correspond with the R-3 zoning request. The additional residential options provided by the development of this property will help fulfill the continued demand for attainable housing that Post Falls and Kootenai County are currently experiencing. The subject property itself is surrounded on the West by recently annexed, commercially zoned parcels, making the CCS designation appropriate fronting Prairie Avenue. The property to the North and East is a part of a master planned technology park that will include multi-family on the adjacent property that is also owned by the property owner.

4) *Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.*

With its location adjacent to Prairie Avenue, a Principal Arterial, the requested zoning designations of High-Density Residential (R-3) and Community Commercial Services (CCS) will be ideal for this piece of property.

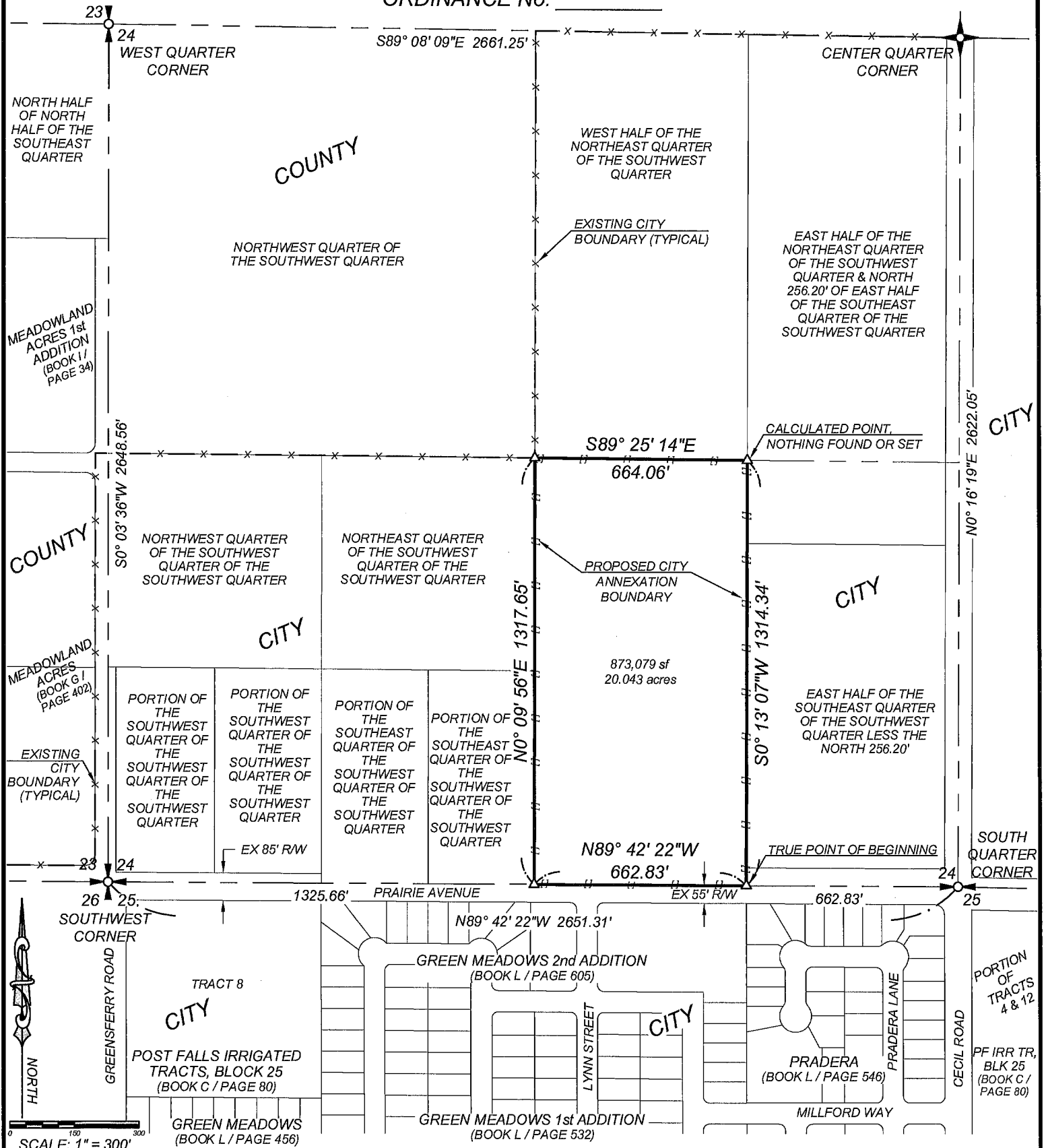
5) *Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity. Ensure that adequate land is available for future housing needs.*

This review criteria does not apply to the annexation request.

- 6) *Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.*

This review criteria does not apply to the annexation request.

ANNEXATION INTO THE CITY OF POST FALLS ORDINANCE No. _____



 LAKE CITY ENGINEERING 126 E. POPLAR AVENUE COEUR D'ALENE, IDAHO 83814 PHONE: 208.676.0230 WWW.LAKECITYENGINEERING.COM	ANNEXATION EXHIBIT THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SW 1/4, SEC. 24, T 51 N, R 5 W, B. M., KOOTENAI COUNTY, IDAHO	DESIGNED BY: DCD DRAFTED BY: SMA SCALE: 1" = 300' DATE: 08/07/2023 JOB NO: LCE 23-045 FILE: 23-045-ANNX XBT.dwg
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City of Post Falls
408 N. Spokane Street
Post Falls, ID 83854

July 28, 2023

ATTN: Planning Department

RE: Parcel # 51N05W-24-6750 Annexation

To Whom It May Concern,

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

Thank you for your time and consideration in this matter.



Steve White, President
Copper Basin Construction, Inc.

7-28-23
Date

STATE OF IDAHO)
)ss.
COUNTY OF KOOTENAI)

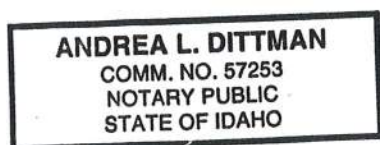
On this 28th day of July, 2023, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Steve White, the President of Copper Basin Construction, Inc., known or identified to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he is authorized on behalf of said corporation 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 corporation.

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


Notary Public

Residing at: Kootenai County

My Commission Expires: 1-5-29





**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
CHICAGO TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



CHICAGO TITLE INSURANCE COMPANY

- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

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ALTA Commitment for Title Insurance 8-1-16

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CHICAGO TITLE INSURANCE COMPANY

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

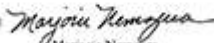
The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Countersigned:

Kootenai County Title Company
1450 Northwest Boulevard
Suite 200
Coeur d'Alene, ID 83814

CHICAGO TITLE INSURANCE COMPANY

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemura
Secretary

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ALTA Commitment for Title Insurance 8-1-16





CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Kootenai County Title Company
Issuing Office: 1450 Northwest Boulevard, Suite 200, Coeur d'Alene, ID 83814
ALTA® Universal ID: 1068807
Loan ID Number:
Issuing Office File Number: KT-501300
Commitment Number: KT-501300
Revision Number:
Property Address: NNA Prairie Ave., Post Falls, ID 83854

SCHEDULE A

1. Commitment Date: 08/02/2023 at 8:00 AM

2. Policy to be issued:

a) ALTA Owner's Policy

\$

Premium: \$

PROPOSED INSURED:

Purchaser with contractual rights under a purchaser agreement with the vested owner identified at Item 4 below.

3. The estate or interest in the Land described or referred to in this Commitment is: fee simple.

4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

Copper Basin Construction, Inc., an Idaho Corporation

5. The Land is described as follows:

Property description set forth in "Exhibit A" attached hereto and made a part hereof.

CHICAGO TITLE INSURANCE COMPANY

By its Issuing Agent Kootenai County Title Company

Authorized Signatory

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ALTA Commitment for Title Insurance 8-1-16





**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Owners Policy contemplated hereby is an ALTA standard coverage Owners Policy, in which General Exceptions 1 through 6 shall remain on the final Policy. Any requests to delete any or all of said Exceptions shall require additional approval, Requirements and/or Exceptions, and incur an additional premium.
6. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid. An Owner's policy shall be issued for not less than (1) the amount of the current sales price of the land and any existing improvements appurtenant thereto, or (2) if no sale is to be made, the amount equal to the value of the land and any existing improvements at the time of issuance of the policy. A Loan policy shall be for not less than (a) the full principal amount of the indebtedness secured by the insured mortgage and may include up to 20% in excess thereof to cover foreclosure costs, etc., or (b) if the indebtedness is secured by other collateral, then for not less than the unencumbered value of the land or the amount of the loan, whichever is the lesser. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
7. We find the following to be the last deed of record:

A. Warranty Deed, by and between J. Patrick Acuff and Heidi G. Acuff, husband and wife, as grantor, and Copper Basin Construction, Inc., an Idaho Corporation, as grantee, recorded July 15, 2020 as Instrument No. [2763894000](#), records of Kootenai County, Idaho.
8. We find the following address to be associated with the Land described herein:

NNA Prairie Ave.
Post Falls, ID 83854

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ALTA Commitment for Title Insurance 8-1-16

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**SCHEDULE B, PART II
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by Public Records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments of real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Property taxes and assessments for the year 2023, which are a lien, not yet due or payable.

Parcel No.: [51N05W246750](#)
AIN.: 194688

8. Easements for and right, title and interest of the public in and to the road right of way commonly known as Prairie Ave., including utilities lying therein or adjacent thereto.

9. Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby

Amount: \$ [REDACTED]

Dated: July 14, 2020

Recorded: July 15, 2020

Grantor: Copper Basin Construction, Inc., an Idaho Corporation

Trustee: Kootenai County Title Company, Inc.

Beneficiary: J. Patrick Acuff and Heidi G. Acuff, husband and wife

Instrument No.: [2763895000](#), records of Kootenai County, Idaho

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EXHIBIT A
Property Description

Issuing Office File No.: KT-501300

The West Half of the Southeast Quarter of the Southwest Quarter, of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, State of Idaho.

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Page 7 of 7

ALTA Commitment for Title Insurance 8-1-16





1450 Northwest Blvd Ste 200 Coeur d'Alene, ID 83814
Phone: (208)667-9431 Fax: (208)208-666-0410

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

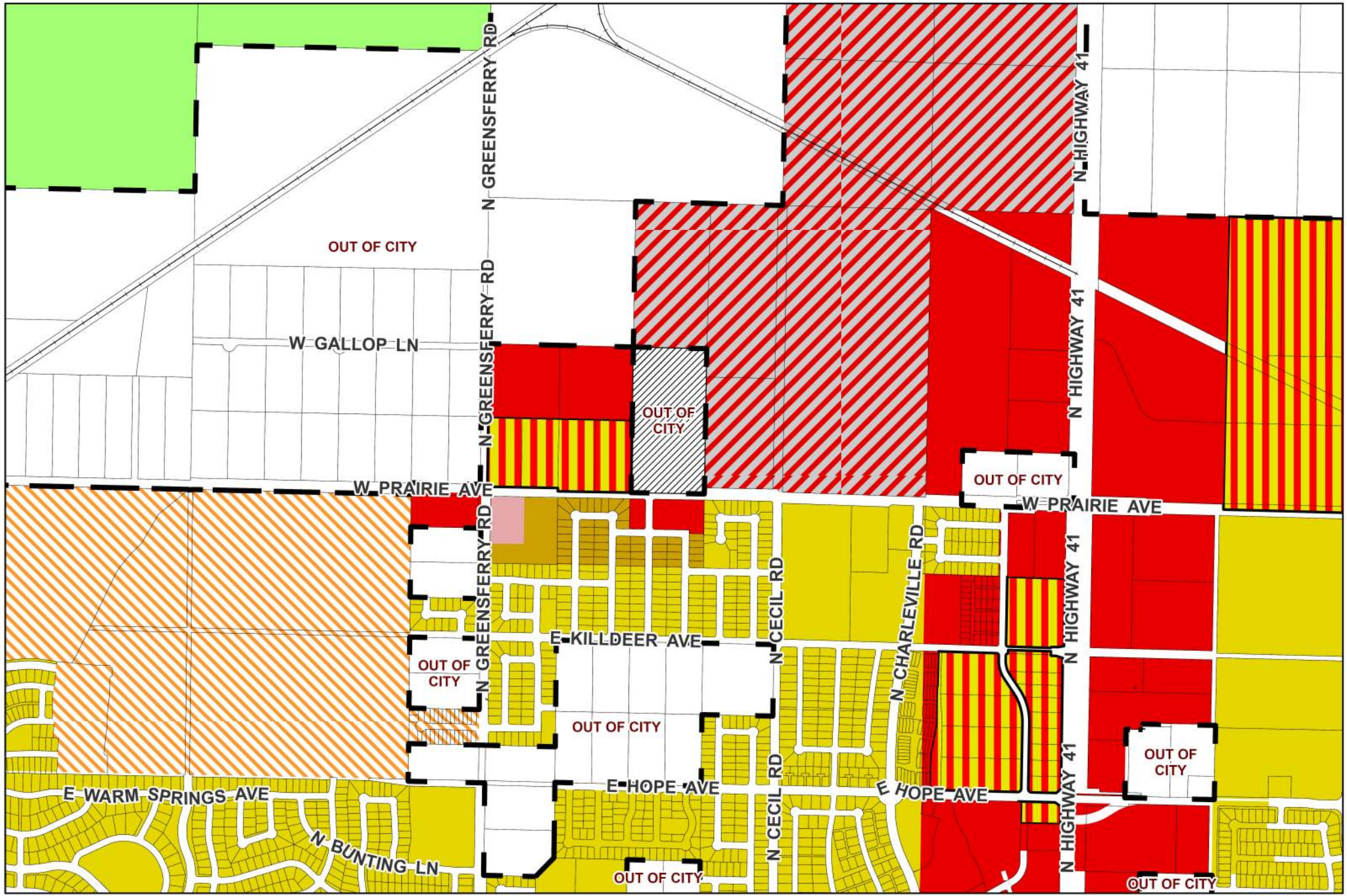


Project Location
Copper Basin Prairie Falls Annexation
ANNEXATION
ANNX-23-3



- Post Falls City
- Boundary
- Tax Parcels
- ▨ Subject Site





Zoning Map
Copper Basin Prairie Falls Annexation
ANNEXATION
ANNX-23-3



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

- ▨ TM
- LC
- ▨ RM
- R-1
- R-2
- PR







POST FALLS

SCHOOL DISTRICT #273

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

September 8, 2023

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

Dear Bob,

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

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

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

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

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

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

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

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

Exhibit PA-1

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Nancy Thurwachter

From: Jeryl Archer <jarcher@kootenaifire.com>
Sent: Wednesday, September 20, 2023 2:54 PM
To: Nancy Thurwachter
Subject: RE: Notice To Jurisdiction - Copper Basin Prairie Annexation File No. ANNX-23-3

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To Whom it May Concern.

Kootenai County Fire & Rescue (KCFR) approves this request. KCFR participates in partnership with the City of Post Falls throughout both the Plan Review and Permitting process. KCFR reserves all fire code related comments for that process.

Respectfully,

"Service First"



Jeryl Archer
Division Chief of Prevention
Fire Marshal
5271 E Seltice Way
Post Falls ID 83854
phone: 208.777.8500
email: jarcher@kootenaifire.com
Kootenai Fire Website

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Wednesday, September 20, 2023 12:54 PM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Audie Neuson <audie.neuson@williams.com>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; Chad Ingle <cingle@kcgov.us>; Chad Polak <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; Dan Ryan <dryan@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Dana Marsh <dana.marsh@tdstelecom.com>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; Dena Naccarato <dena.naccarato@sd273.com>; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jarcher@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Michael Lindsey

<MLindsey@hbkengineering.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; Post Falls Highway District <contactus@postfallshd.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Sherman <Sherman@cdagarbage.com>; Stephen Elliott <stephen.elliott@williams.com>; Tess Reasor <tess@connectkootenai.org>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>

Cc: Bill Melvin <bmelvin@postfalls.gov>; David 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>; Jonathon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kevin Ward <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice To Jurisdiction - Copper Basin Prairie Annexation File No. ANNX-23-3

Good afternoon,

Please find attached the Notice to Jurisdictions for the Copper Basin Prairie Annexation that is scheduled for the Planning and Zoning meeting on October 10, 2023. The draft staff report will be on the city's website shortly.

Thank you!

Nancy Thurwachter
Planning Administrative Specialist
408 N. Spokane Street
Post Falls, ID 83854
(208) 457-3338



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Nancy Thurwachter

From: Ryan Johnsen <rjohnsen@phd1.idaho.gov>
Sent: Tuesday, September 26, 2023 10:52 AM
To: Nancy Thurwachter
Subject: TA-23-2; ANNX-23-3; ANNX-23-1

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Good morning Nancy! If you need clarification on these let me know.

TA-23-2, Tiny Homes

If the home, whether "tiny" or "normal" it doesn't matter to the septic rules, requires a septic system and is over the aquifer there is a maximum of 1 home per 5 acres. But if the home(s) have access to municipal sewer services then PHD has no jurisdiction.

ANNX-23-3

If the annexation includes providing sewer services to the parcel, then PHD has no jurisdiction.

ANNX-23-1

If the annexation includes providing sewer services to the parcel, then PHD has no jurisdiction.



Public Health
Prevent. Promote. Protect.

Panhandle Health District

Ryan Johnsen | Sewage Program Coordinator, EHS
35 Wildcat Way, Suite A, Kellogg, ID 83837
P: 208-415-5209
W: Panhandlehealthdistrict.org

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From: [Jonie Anderson](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice To Jurisdiction - Copper Basin Prairie Annexation File No. ANNX-23-3
Date: Thursday, October 5, 2023 8:57:24 AM
Attachments: [image003.png](#)

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

The Post Falls Highway District is in favor of this annexation as it is in line with the city's comprehensive plan.

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



From: contactus@postfallshd.com <contactus@postfallshd.com> **On Behalf Of** Nancy Thurwachter

Sent: Wednesday, September 20, 2023 12:54 PM

To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Audie Neuson <audie.neuson@williams.com>; Avista <c01_Real_Estate@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagabage.com>; Chad Ingle <cingle@kcgov.us>; Chad Polak <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Dana Marsh <dana.marsh@tdstelecom.com>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; Dena Naccarato <dena.naccarato@sd273.com>; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Michael Lindsey <MLindsey@hbkengineering.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; Post Falls Highway

District <contactus@postfallshd.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Sherman <Sherman@cdagarbage.com>; Stephen Elliott <stephen.elliott@williams.com>; Tess Reasor <tess@connectkootenai.org>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Bill Melvin <bmelvin@postfalls.gov>; David 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>; Jonathon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kevin Ward <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; 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 - Copper Basin Prairie Annexation File No. ANNX-23-3

Good afternoon,

Please find attached the Notice to Jurisdictions for the Copper Basin Prairie Annexation that is scheduled for the Planning and Zoning meeting on October 10, 2023. The draft staff report will be on the city's website shortly.

Thank you!

Nancy Thurwachter
Planning Administrative Specialist
408 N. Spokane Street
Post Falls, ID 83854
(208) 457-3338



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**CITY OF POST FALLS
STAFF REPORT**

DATE: October 5, 2023

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: FINAL STAFF REPORT FOR THE OCTOBER 10, 2023, P&Z COMMISSION MEETING
DEATLEY ANNEXATION ANNX-23-1

INTRODUCTION:

Devin Mecham is requesting, on behalf of Matt DeAtley with Eucon Corporation, the property owner, approval to annex approximately 4.92-acres into the City of Post Falls with a zoning request of Community Commercial Services (CCS) (Exhibit A-2: Narrative). 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: DeAtley Annexation File No. ANNX-23-1

Owner(s): Matt DeAtley, 4201 Snake River Ave, Lewiston, ID 83501

Applicant: Devin Mecham, 801 W Riverside Ave Ste 300, Spokane, WA 99201

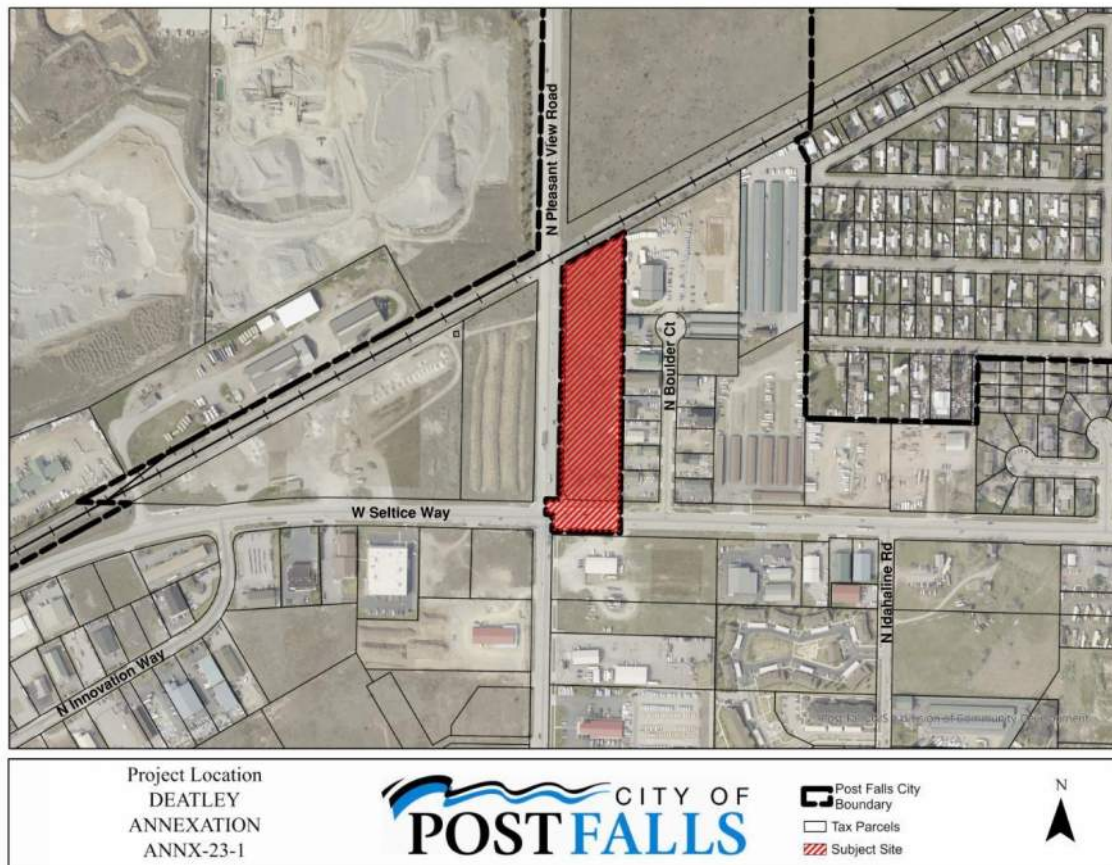
Project Description: Annex approximately 4.92-acres into the City of Post Falls with a zoning request of Community Commercial Services (CCS).

Project Location: The property is located on the northeast corner of W Seltice Way and N Pleasant View Rd.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: Located to the north of the subject site is railroad right-of-way and then continues to a vacant lot. Land uses to the east are commercial businesses within Boulder Park Subdivision. Directly south and west are roadway rights-of-way to include N Pleasant View Rd and W Seltice Way.

Area Context Vicinity Map:



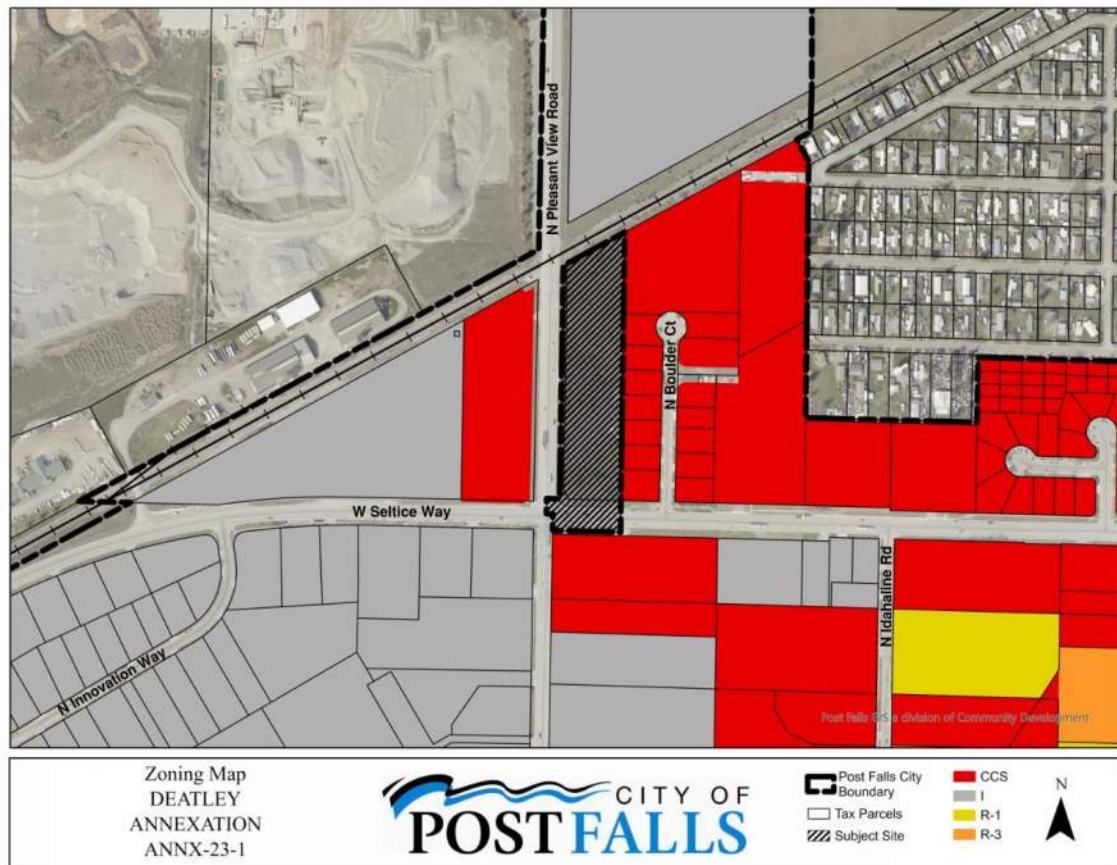
EVALUATION OF ZONING APPROVAL CRITERIA:

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

ZONE CHANGE REVIEW CRITERIA

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

The Future Land Use Map classifies this property with the land use designation of **Commercial**. The Commercial land use designation provides for a wide variety of general service, retail, professional office, and mixed (commercial and multi-family) uses that serve local and regional residents as well as the traveling public. The Commercial category generally applies to regional and community shopping centers and professional office developments. Retail and Office Commercial areas are generally located throughout the city along major arterial streets. Typical building types include commercial buildings, shopping centers, and office buildings. Future changes to Retail and Office Commercial areas are expected to include additional commercial and mixed-use developments that create a more pedestrian oriented commercial centers and corridors mixed with multi-family housing.



Commercial land use designation includes a broad mix of commercial, retail, professional office, civic, and cultural uses. Residential uses may be permitted by the implementing zoning district. Active uses are emphasized along key block frontages to focus pedestrian-oriented commercial activity. Multi-story buildings and a mixture of uses are encouraged. Design standards that enhance the character of these areas, improve pedestrian connections and promote compatibility between permitted uses are important.

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

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

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

- Industrial and commercial uses are envisioned west of Pleasant View Road;
- A mix of residential, commercial and industrial uses are envisioned Between Corbin Road and Pleasant View Road. Generally, residential would be appropriate closer to Corbin Road, with higher densities near commercial corridors and arterials;
- Mixed residential is envisioned between McGuire Road and Corbin Road, with higher densities near commercial corridors and arterials. This area may benefit from a

subarea plan that examines lot and block development patterns to aid transition of five-acre lots;

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

Staff Comment: The proposed Community Commercial Services (CCS) zone is consistent with the Future Land Use Map and does align with commercial uses outlined above within the West Prairie 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 within City limits. This plan supports strategies that build and sustain a diverse, balanced economic base, retain existing quality of life assets, and help keep Post Falls prosperous.

Goal 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 rate-payers with efficient, effective services now and in the future.

Goal 14: Involve the community of Post Falls in all local government planning and decision-making.

The development of the Comprehensive Plan is community-driven, involving numerous residents including some representing large groups of residents. For plans to succeed, community buy-in and support is critical. Future conditions will certainly require the creation of new objectives and strategies, and this goal supports keeping residents highly involved in such work.

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 commercial uses may help further long-term fiscal health of the City by commercial uses to help accommodate the current and future residents within the City.

- Maintain and enhance resident quality of life;

Staff Comment: Future commercial businesses and amenities that are accessible within Post Falls may help enhance the quality of life for those within the City.

- Promote compatible, well-designed development;

Staff Comment: Development will be required to meet City design standards once development is proposed through the site plan review process.

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

Staff Comment: Transportation impacts, and sewer and water capacity are reviewed by City staff. Any anticipated inadequacies identified are addressed and/or have a plan on how to be brought into compliance with the relevant agreements and city processes through the public hearing process 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 is addressed by the first review criteria 1.

- Compatibility with surrounding land uses;

Staff Comment: The proposed development pattern for this proposal would not be incompatible with the surrounding uses as they are primarily commercial in nature.

- Infrastructure and service plans;

Staff Comment: Sanitary Sewer for the site is located at the southeast corner of the property. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System has the capacity to provide service and the City is willing to serve 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.

Water service for the site would be provided by the City of Post Falls. A 12-inch water main exists along the southern boundary of the property. The City's water system has the capacity to provide service and the City is willing to serve the property at the requested density. Existing capacity is not a guarantee of future service.

- Existing and future traffic patterns;

Staff Comment: The property is adjacent to Seltice Way, a classified Principal Arterial roadway and Pleasant View Road, a classified Minor Arterial Roadway. Existing rights-of-way meet or exceed the City's minimum requirements, no rights-of-way dedications would be required with annexation. Dedication easements would be required, at the time of annexation and complying with adopted City Design Standards:

Seltice Way – Principal Arterial: existing rights-of-way exceed City minimum standards. a 15-foot sidewalk, drainage, and utility easement shall be provided along Seltice Way.

Pleasant View Road – Minor Arterial (Critical Arterial Corridor): existing rights-of-way meet City minimum standards. a 15-foot sidewalk, drainage, and utility easement shall be provided along Pleasant View Road.

Future traffic patterns to/from this site are benefitted from the connectivity at the signalized intersection of Seltice Way and Pleasant View Road. Pleasant View Road provides access to Interstate 90 access to Interstate 90 (0.5 miles south) and SH53 (2.5 miles north). Seltice Way provides local access as a parallel roadway to Interstate 90. The Pleasant View Road / Seltice Way intersection currently has traffic volumes exceeding 22,000 trips per day. Both roadways are currently operating with 60% or more of road capacity remaining.

Access to the site will be limited due to Pleasant View Road being identified as Critical Arterial Corridors by the KMPO and Seltice Way being a Principal Arterial. Roadway classifications, coupled with the impacts of the signalized intersection will require that proposed development of the site demonstrates how access to the site will operate without degradation of the safety or operation of the adjoining roadways.

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

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

Policy 5: Direct the location of commercial shopping centers to areas near arterial intersections and high-traffic areas.

Staff Comment: This location of the proposed annexation is on the intersection corner of two high traffic roadways.

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

Staff Comment: This site is currently undeveloped and under-utilized and within the exclusive tier of the Area City Impact. Having this approved to be incorporated into the City may help incentivize development on this vacant lot.

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

areas:

- Surrounded by incorporated areas;

Staff Comment: The site is currently surrounded by incorporated City and railroad right-of-way standing alone as its own County “island”.

- That have readily available service infrastructure and capacity.

Staff Comment: The City of Post Falls is the purveyor for both Sanitary Sewer and Domestic Water. Sanitary sewer infrastructure is located at the properties southeast corner and domestic water is located along the Seltice Way frontage. The City has capacity and is willing to provide service to the site. utilities would need to be extended within the site with any future subdivision.

- That support increased development intensity near the urban core.

Staff Comment: The site is not located near an urban core, but within a growth area of commercial and industrial uses.

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

Staff Comment: Additional rights-of-way along Seltice Way and Pleasant View are not required. A 15-foot Sidewalk, Drainage and Utility easement is required to be dedicated along adjoining roadways as part of the annexation agreement. Annexation shall include all rights-of-way adjoining the site and currently within the County. Future improvements at the time of site development will need to include consideration of the KMPO Critical Arterials Corridor Policy that affects access.

Policy 26: Maintain and improve the continuity of sidewalks, trails, and bicycle paths in Post Falls.

Staff Comment: Upon development through subdivision or site plan review frontage improvements will need to be completed. This allows for continuity of pedestrian pathways.

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: roadway improvements currently exist adjacent to the site. missing pedestrian facilities along Pleasant View Road would be required at the

time of site development.

Policy 45: Guide annexation decisions guided by and considering:

- Master plans for water, sewer, transportation, parks, schools and emergency services;

Staff Comment: Water service and Sanitary Sewer service will be provided by the City of Post Falls. Sanitary Sewer currently exists at the property's southeastern boundary. Water is located along the property's southern boundary. The property requesting annexation and zoning is identified in the City of Post Falls Water and Water Reclamation Master Plans as being serviced by the referenced mains. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan.

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

The City's Water and Water Reclamation Systems have the capacity to provide service and the City is willing to serve to the property at the requested density. The proposed zoning is compatible with the land uses anticipated within the City's Master Plans. Current capacity of the City's Water Systems is not a guarantee of future service. Schools and emergency services have been notified of this request and have been given the chance to comment on the request.

- Provision of necessary rights-of-way and easements;

Staff Comment: Dedication of additional rights-of-way and associated easements have been described as part of the annexation agreement.

- Studies that evaluate environmental and public service factors;

Staff Comment: No known environmental studies have been conducted however Panhandle Health District and the Department of Environmental Quality have been notified of this request and have been given the chance to comment on the request.

- Timing that supports orderly development and/or coordinated extension of public services;

- Staff Comment: The property is surrounded by the City of Post Falls on all four (4) sides. Utilities are located along the property and capable of providing service to the property.

- Comprehensive plan goals and policies.

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

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

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

Staff Comment: Frontage improvements associated with the proposed development, including the planting of street trees and adequate irrigation, are required.

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. Stormwater management will be reviewed through subdivision and site plan review process.

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 Impacts upon the delivery of services by any political subdivision providing public services within the city." at this point in time.

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

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

- Post Falls School District (Exhibit PA-1) states capacity is within limits and has not been exceeded
- Kootenai County Fire & Rescue (Exhibit PA-2) reserves comments for the permitting process
- Post Falls Police Department (Exhibit PA-3) will remain neutral on this project
- Panhandle Health District (Exhibit PA-4) states if the annexation includes sewer services to the parcel, then Panhandle District has no jurisdiction
- Post Falls Highway District (Exhibit PA-5) has no comment

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Prior to commencement of development of the property, the Owners shall grant to the City or to a municipal water purveyor designated by the City all water rights associated with the land being annexed, but may continue the use of the water for agricultural purposes from the well located on site, if any, until such time that the annexed area is fully developed, at which time Owners shall discontinue the use of any well serving the property and the use of the water for agricultural purposes.
2. Dedication of Rights-of-way and easements along Pleasant View Road
 - a. No right-of-way dedications are required
 - b. A 15-foot sidewalk, drainage, and utility easement is required.
3. Dedication of Rights-of-way and easements along Seltice Way
 - a. No right-of-way dedications are required
 - b. A 15-foot sidewalk, drainage and utility easement is required

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. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1	Annexation Application
Exhibit A-2	Narrative
Exhibit A-3	Legal
Exhibit A-4	Auth Letter
Exhibit A-5	Title Report

Staff Exhibits:

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

Testimony:

Exhibit PA-1	PFSD
Exhibit PA-2	KCFR Comments
Exhibit PA-3	PFPD
Exhibit PA-4	PHD
Exhibit PA-5	PFHD

Annexation · 385 – DEATLEY



Expiration Date

Active



ANNX-23-1



Details

Submitted on Mar 13, 2023 at 4:01 pm



Attachments

9 files



Activity Feed

Latest activity on Mar 14, 2023



Applicant

Devin Mecham

0



Location

Point Location: 47.7173, -117.0013

Timeline

Add New ▾

Fee Payment

Paid Mar 14, 2023 at 9:23 am

Completeness Review

In Progress

Mar 28



GIS Review

In Progress



Polygon Creation

Review



Maps Created

Review



Draft Development Annexation Agreement

Review



Planning Development Review

Exhibit A-1

Review



Staff Report

Review



Engineering Additions

Review



Parks Additions

Review



Wastewater Additions

Review



Planning Review (Staff Report)

Review



Legal Review of Annexation Agreement

Review



Planning Review of Agreement

Review



Planning Review of Agreement

Review



Applicant Review of Annexation Agreement

Review



Schedule P&Z

Review



Notices for P&Z

Review



Site Posting

Review



Zoning Recommendation

Review



Schedule Council

Review



Council Memo

Review



Notices for Council

Review



Site Posting

Review

**Reasoned Decision**

Review

**Consent Agenda**

Review

**ROW, Easement, Legal & Exhibits**

Review

**Ordinance Legal & Exhibits**

Review

**Review of Legals & Exhibits**

Review

**Applicant Signatures**

Review

**Consent Agenda**

Review

**Recorded Copies to Applicant**

Review

** Mailing Fees**

Number of Mailings

19

Designated Project Name

Application Information

Did an Annexation Pre-app take place? *

No

Applicant Type *

Other

Description of Project/Reason for Request *

Annexation into city for commercial development.

Existing Zoning *

Commercial/Agricultural

Adjacent Zoning *

CCS

Current Land Use *

Vacant

Adjacent Land Use *

Commercial

Owner Information

Name *

Matt DeAtley

Company

Eucon Corporation

Phone *

12088160625

Email *

mattdeatley@euconcorp.com

Address *

4201 Snake River Ave

City, State, Zip Code

Lewiston, ID 83501

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. *



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. *



Devin R Mecham
Jan 17, 2023

Annexing the parcel at the North East corner of Seltice Way and Pleasant View Road into the City of Post Falls will help achieve the goals outlined in the Comprehensive Plan for the West Prairie area. The annexation will allow the City to extend its infrastructure and services to the area, creating new opportunities for economic development, preserving natural resources, enhancing quality of life, improving transportation infrastructure, and providing high-quality public services.

One of the primary benefits of annexing the parcel is that it will provide the City with additional land to develop and promote economic growth, as outlined in **G.01, G.07 and G.12** in Appendix B of the Comprehensive Plan. By extending its boundaries to include this parcel, the City can expand its commercial and industrial zones, attracting new businesses and industries to the area. This, in turn, will create new job opportunities for residents and promote economic growth, helping to achieve the Comprehensive Plan's goal of economic development.

The annexation will also help protect the natural resources in the area. By bringing the parcel under the City's jurisdiction, the City can enforce its land use regulations, ensuring that development in the area is done in a sustainable and environmentally responsible manner. This will help preserve the area's wetlands, open space, and wildlife habitat, as outlined in **G.08**, the Comprehensive Plan's goal of protecting natural resources.

In terms of enhancing quality of life as expressed in **G.02 and G.05**, the annexation will provide residents in the area with access to a broader range of community facilities and services. The City can use the additional revenue from the parcel to improve and expand public transportation options, build new community facilities, and develop recreational opportunities. By doing so, the City can create a more livable and sustainable community that benefits all residents, helping to achieve the Comprehensive Plan's goal of enhancing quality of life.

Improving transportation infrastructure is another benefit of annexing the parcel, and is a goal outlined in **G.05 and G.06**. The City can use the additional revenue from the parcel to improve and expand roads, sidewalks, and bike lanes in the area, making it safer and more convenient for residents to travel. By doing so, the City can reduce traffic congestion, improve air quality, and provide residents with greater mobility and accessibility, all of which align with the Comprehensive Plan's goal of improving transportation infrastructure.

Finally, annexing the parcel will allow the City to provide high-quality public services to residents in the area. By extending its boundaries to include the parcel, the City can provide police and fire protection, emergency medical services, and public utilities to residents in the area. This will help promote the health, safety, and well-being of all residents, helping to achieve the Comprehensive Plan's goal of providing high-quality public services, in support of **G.02**.

Overall, annexing the parcel at the North East corner of Seltice Way and Pleasant View Road into the City of Post Falls will help the City achieve its goals of promoting economic development, protecting natural resources, enhancing quality of life, improving transportation infrastructure, and providing high-quality public services, as outlined in the Comprehensive Plan for the West Prairie area.



Dominion
Engineering Associates, L.C.

**DeAtley Annexation Metes & Bounds Description
Kootenai County, Idaho**

A PORTION OF TRACTS 21 AND 22, GREENACRES PLAT NO. 10, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE KOOTENAI COUNTY RECORDER IN BOOK OF PLATS, PAGE 100, KOOTENAI COUNTY, IDAHO OFFICIAL RECORDS,

TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 51 NORTH, RANGE 5 WEST AS DESCRIBED IN THE DEED TO THE STATE OF IDAHO, RECORDED OCTOBER 17, 1938 IN BOOK 110 OF DEEDS AT PAGES 151 AND 152, RECORDS OF KOOTENAI COUNTY, IDAHO,

TOGETHER WITH A PORTION OF SAID SOUTHWEST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 5. TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, ACCORDING TO THE RECORD OF SURVEY RECORDED IN BOOK 19 AT PAGE 234, KOOTENAI COUNTY, IDAHO OFFICIAL RECORDS,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER FOR THE SOUTHWEST CORNER OF SAID SECTION 32 AND NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF SAID SECTION 32 NORTH 00°55'10" WEST 57.19 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°04'50" EAST 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°04'50" EAST 35.00 FEET TO THE NORTHEAST RIGHT-OF-WAY INTERSECTION OF SAID NORTH PLEASANT VIEW ROAD AND WEST SELTICE WAY; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH PLEASANT VIEW ROAD NORTH 00°55'10" EAST 900.79 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD AND SAID EAST RIGHT-OF-WAY; THENCE LEAVING SAID EAST RIGHT-OF-WAY AND ALONG SAID SOUTH RIGHT-OF-WAY NORTH 61°23'48" EAST 258.62 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 1, BOULDER PARK SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO IN BOOK I, PAGE 457-457A; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION SOUTH 00°55'10" WEST 1030.88 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID SUBDIVISION AND ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY OF SAID WEST SELTICE WAY; THENCE LEAVING SAID NORTH RIGHT-OF-WAY SOUTH 01°35'39" WEST 135.00 FEET TO A PONT ON THE SOUTH RIGHT-OF-WAY OF SAID WEST SELTICE WAY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY NORTH 88°24'21" WEST 258.48 FEET TO THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF SAID WEST SELTICE WAY AND SAID NORTH PLEASANT VIEW DRIVE; THENCE NORTH 00°55'10" EAST 134.60 FEET TO THE POINT OF BEGINNING.

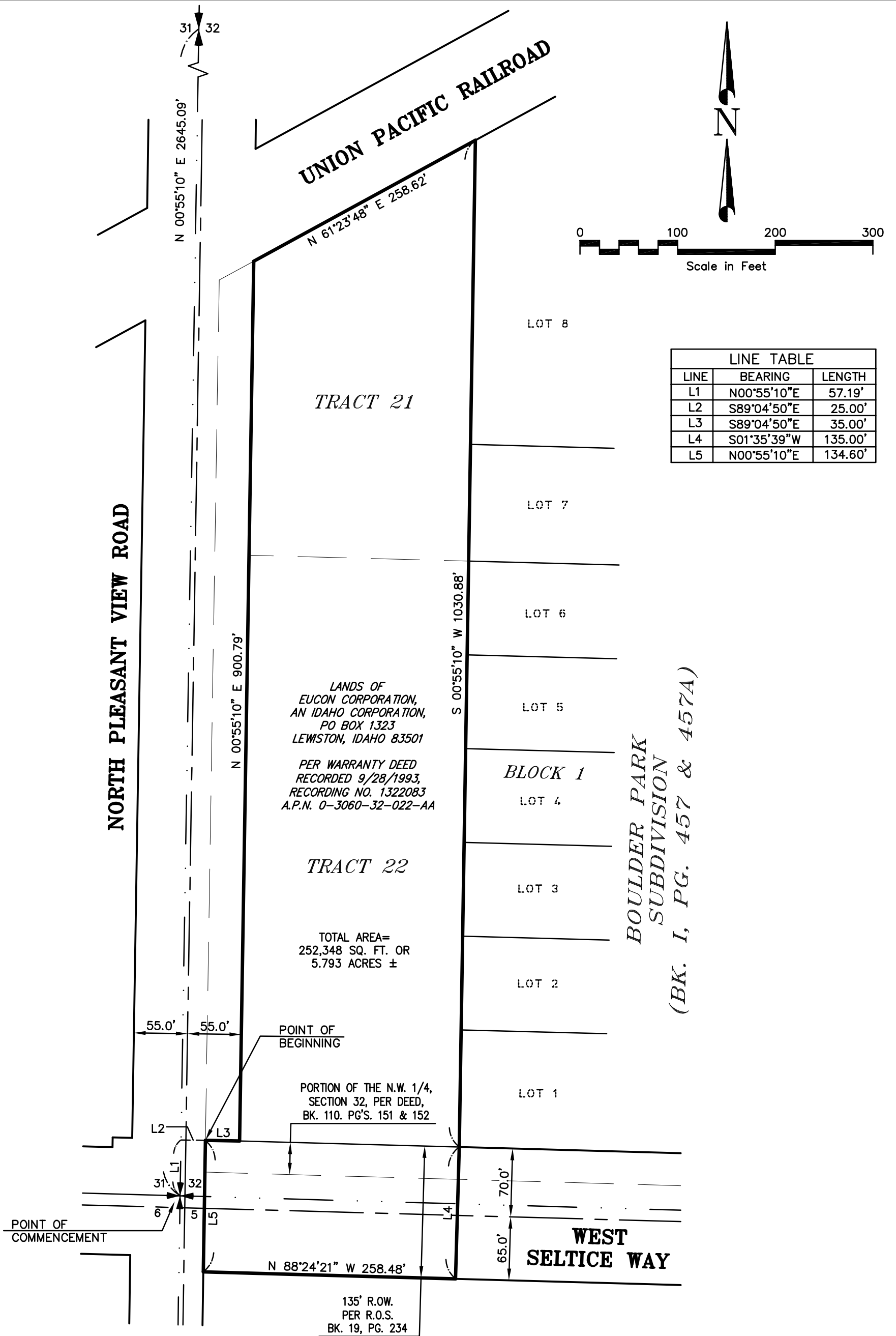
CONTAINS 252,348 SQ. FT, OR 5.793 ACRES MORE OR LESS.

DESCRIPTION PREPARED BY

JAMES V. WEHDE, PLS
IDAHO REGISTRATION NO. 9572
10 WEST LAND SURVEYING & MAPPING, INC.
410 S FOREST GLEN BLVD.
POST FALLS, ID 83854



Exhibit A-3



LEGEND:

	DeATLEY ANNEXATION BOUNDARY LINE
	CENTERLINE
	SECTION LINE



DeAtley Annexation Exhibit

LOCATED IN THE SW 1/4, SECTION 32, TOWNSHIP 51 NORTH,
RANGE 5 WEST & THE NE 1/4, SECTION 5, TOWNSHIP 50
NORTH, RANGE 5 WEST, B.M., KOOTENAI COUNTY, IDAHO



DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

Eucon Corporation
C/o Matt DeAtley
4201 Snake River Ave
Lewiston, ID 83501

March 13, 2023

To whom it may concern:

Devin Mecham has permission to act on my behalf to facilitate the annexation of parcel #0306032022AA into the City of Post Falls, ID.

Please contact me with any questions.

DocuSigned by:
 13/2023
9255144C7E744A1...

Matt DeAtley
Vice President and General Manager
Eucon Corporation

Exhibit A-4



Fidelity National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRA CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

A handwritten signature in dark ink, likely belonging to the President of the company.

President

ATTEST

A handwritten signature in dark ink, likely belonging to the Secretary of the company.

Secretary

Exhibit A-5



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Office: Fidelity National Title, NCS
 ALTA® Universal ID: 1065022
 Commitment Number: N0040784 / 22465587

SCHEDULE A

1. Commitment Date: October 24, 2022 at 07:30 AM

2. Policy or Policies to be issued:

X ALTA Owners Policy (6/17/06)

Standard Coverage

Policy Amount: \$525,000.00

Premium: \$1,884.00

Proposed Insured:

O'Reilly Auto Enterprises, LLC

Charge: \$0.00

Endorsements: None Requested

3. The estate or interest in the land described or referred to in this Commitment is:
 Fee Simple

4. Title to the estate or interest in the Land is at the Commitment Date vested in:
 Eucon Corporation, an Idaho corporation

5. The Land described as follows:
 See Attached Schedule C

Fidelity National Title Insurance Company
 TitleOne, a Title and Escrow Company

By:

Karen Pemberton, Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C165B

ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company will require delivery and approval of a Commercial Owner's Affidavit. The Company may make additional requirements and exceptions upon disclosure of the same.
6. The Company does not insure that the description in this commitment covers the land that you requested. To prevent errors and to be certain that the proper land will appear on the documents and on the policy of title insurance, the Company requires for its review a satisfactory legal description of the correct land and approval of said legal description signed by the parties to the transaction. The Company may make additional requirements or exceptions upon disclosure of the same.
7. The Company will require a copy of the Operating Agreement and any amendment thereof for O'Reilly Auto Enterprises, LLC, a Delaware limited liability company, showing authority of the officers, managers, or members to execute the forthcoming documents on behalf of said limited liability company. The Company may make additional requirements or exceptions upon disclosure of the same.
8. The Company requires a copy of the bylaws and a satisfactory resolution of the board of directors authorizing the proposed transaction and setting forth the party or parties authorized to execute documents on behalf of Eucon Corporation, an Idaho corporation. The Company may make additional requirements or exceptions upon disclosure of the same.
9. The Company requires for its review a satisfactory Warranty Deed from Eucon Corporation, an Idaho corporation to O'Reilly Auto Enterprises, LLC, a Delaware limited liability company. The Deed must be signed, delivered and recorded.
10. NOTE: IF the Company is requested to issue an Extended Coverage ALTA Owner's Policy for this transaction, the following additional requirements will apply:
 - (a) Parties in possession exception of this commitment may be deleted upon receipt of an owner's affidavit executed by the owner of the subject property, identifying the subject property and stating that no one is in possession of the land other than the owner and the tenants of the owner. Any tenancy is to be specifically excepted in the policy.
 - (b) The easement and survey exceptions of this commitment may be deleted upon the review and examination by this Company, prior to closing, of a current survey of the land acceptable to the Company, duly certified by a registered land surveyor. The certificate of survey must show, among other things, the exact location of all the improvements located on the land, the situation, width, and length of all the recorded or unrecorded easements, the existence of fences, signs, and building setback areas, and

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27C165B

ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

finally, any dimension discrepancy, gap, overlap, or boundary line problem that may affect the property. Any specific item, shown by this review and examination is to be specifically excepted in the policy. The survey should certify TitleOne and the designated underwriter stated herein (the Company).

(c) The mechanic's lien exception may be deleted upon the review and examination of satisfactory evidence that no labor or materials have been furnished to the property for improvements authorized or contracted for by or on behalf of owner within the last 120 days, nor have any contracts been entered into for such improvements and there are no unpaid bills for labor and materials for improvements made upon said land for which a claim of lien may be filed. If labor or materials have been furnished or work has been contracted, the Company requires a complete list of all sub-contractors and suppliers who have furnished or will furnish labor and/or material to the subject property. Each sub-contractor and supplier is required to execute an acknowledgment of final payment and unconditional waiver of lien.

11. NOTE: According to the available records, the purported address of the land referenced herein is:

NNA W Seltice Way
Post Falls, Idaho 83854

12. NOTE: Additional Underlying Documents.

To view the MAP(s) click here.

To view the VESTING DEED(s) click here.

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ALTA Commitment for Title Insurance 8-1-16

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SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company. If the Company's requirements are satisfied, Exceptions 1 through 7 will be removed on Enhanced/Extended coverage policies.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
8. Taxes, including any assessments collected therewith, for the year 2022 which are a lien not yet due and payable.

Taxes for the year 2021 are paid in full.

Parcel Number: R0306032022AA

Original Amount: \$2,062.11

AIN: 154543

9. The land described herein is located within the boundaries of the City of Post Falls and is subject to any assessments levied thereby.
10. The land described herein is located within the boundaries of the East Greenacres Irrigation District and is subject to any assessments levied thereby.

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27C165B

ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

11. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded December 8, 1902 in Book 1 of Patents, at Page 349, records of Kootenai County, Idaho.

12. Reservations as contained in a/an Deed.

Executed by: Spokane International Railway Company

Purpose: Right to construct operate and maintain water ditches, conduits, and canals for the purpose of conducting water for irrigation and other purposes along and on each side of and across said right of way of said railway company

Recorded: September 8, 1906

Instrument No.: 21529

Book 18 of Deeds at Page 680, records of Kootenai County, Idaho.

13. Easements, reservations, restrictions, and dedications as shown on the official plat of Plat No. 10 of Greenacres Irrigation District, recorded July 6, 1916 in Book B of Plats at Page 100, records of Kootenai County, Idaho.

14. Terms and provisions, including any negative easements, conditions, restrictions, and access rights contained in a deed to the State of Idaho.

Recorded: October 14, 1938

Instrument No.: 112584

Book 110 of Deeds at Page 151, records of Kootenai County, Idaho.

15. An easement for the purpose shown below and rights incidental thereto as set forth in a/an document.

Granted to: American Telephone and Telegraph Company and Interstate Telephone Company

Purpose: A perpetual right of way easement to construct, reconstruct, operate, and maintain lines of telephone and telegraph, consisting of such wires, guys, anchors, other fixtures and appurtenances

Recorded: July 24, 1939

Instrument No.: 116945

Book 112 of Miscellaneous Records at Page 223, records of Kootenai County, Idaho.

16. An easement for the purpose shown below and rights incidental thereto as set forth in a/an Right of Way Easement.

Granted to: The Washington Water Power Company

Purpose: The right to erect, construct, reconstruct, and maintain an electric distribution line consisting of wires, poles, and associated fixtures

Recorded: October 4, 1989

Instrument No.: 1162613, records of Kootenai County, Idaho.

17. An easement for the purpose shown below and rights incidental thereto as set forth in a/an Right-of-Way Easement.

Granted to: Post Falls Highway District

Purpose: Perpetual easement for road purposes over, across, and through the land of the Grantor

Recorded: May 21, 1997

Instrument No.: 1490806, records of Kootenai County, Idaho.

18. An easement for the purpose shown below and rights incidental thereto as set forth in a/an Electric Line Right of Way Easement.

Granted to: Kootenai Electric Cooperative

Purpose: Construct, operate, maintain, an electric transmission and/or distribution line or system

Recorded: October 18, 2001

Instrument No.: 1700879, records of Kootenai County, Idaho.

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27C165B

ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

19. An easement for the purpose shown below and rights incidental thereto as set forth in a/an document.
Granted to: Post Falls Highway District

Purpose: Constructing or installing thereon utilities, sidewalks or other construction items associated with a public road or highway

Recorded: May 29, 2002

Instrument No.: 1735102, records of Kootenai County, Idaho.

20. Easements for utilities or pipelines in that portion of the land that is an abandoned or vacated road or right-of-way as set forth in Order of Vacation.

Recorded: July 27, 2005

Instrument No.: 1967731, records of Kootenai County, Idaho.

21. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey recorded August 11, 2005 as Instrument No. 1971733, records of Kootenai County, Idaho.

22. Terms and conditions contained in a/an Ordinance No. 1414.

Recorded: June 10, 2021

Instrument No.: 2839042000, records of Kootenai County, Idaho.

NOTE: This document contains 179 pages and may take additional time to open.

23. Terms and conditions contained in a/an Ordinance No. 1444.

Recorded: January 19, 2022

Instrument No.: 2882765000, records of Kootenai County, Idaho.

(End of Exceptions)

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ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

SCHEDULE C

Legal Description:

The West 260 feet of Tracts 21 and 22, GREENACRES PLAT No. 10, according to the plat recorded in the office of the County Recorder in Book B of Plats at Page 100, records of Kootenai County, Idaho.

EXCEPT that portion described in the deed to the State of Idaho, recorded October 17, 1938 in Book 110 of Deeds at Pages 151 and 152, records of Kootenai County, Idaho.

ALSO EXCEPT that portion described in deed to Post Falls Highway District by Correction Warranty Deed recorded June 18, 1997 as Instrument No. 1494453, records of Kootenai County, Idaho.

ALSO EXCEPT that portion described in deed to Post Falls Highway District by Quitclaim Deed recorded May 29, 2002 as Instrument No. 1735101, records of Kootenai County, Idaho.

TOGETHER WITH a 40-foot right of way adjacent to North end of parcel as disclosed in Order of Vacation recorded July 27, 2005 as Instrument No. 1967731, records of Kootenai County, Idaho.

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ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

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ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

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ALTA Commitment for Title Insurance 8-1-16

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Fidelity National Title Insurance Company

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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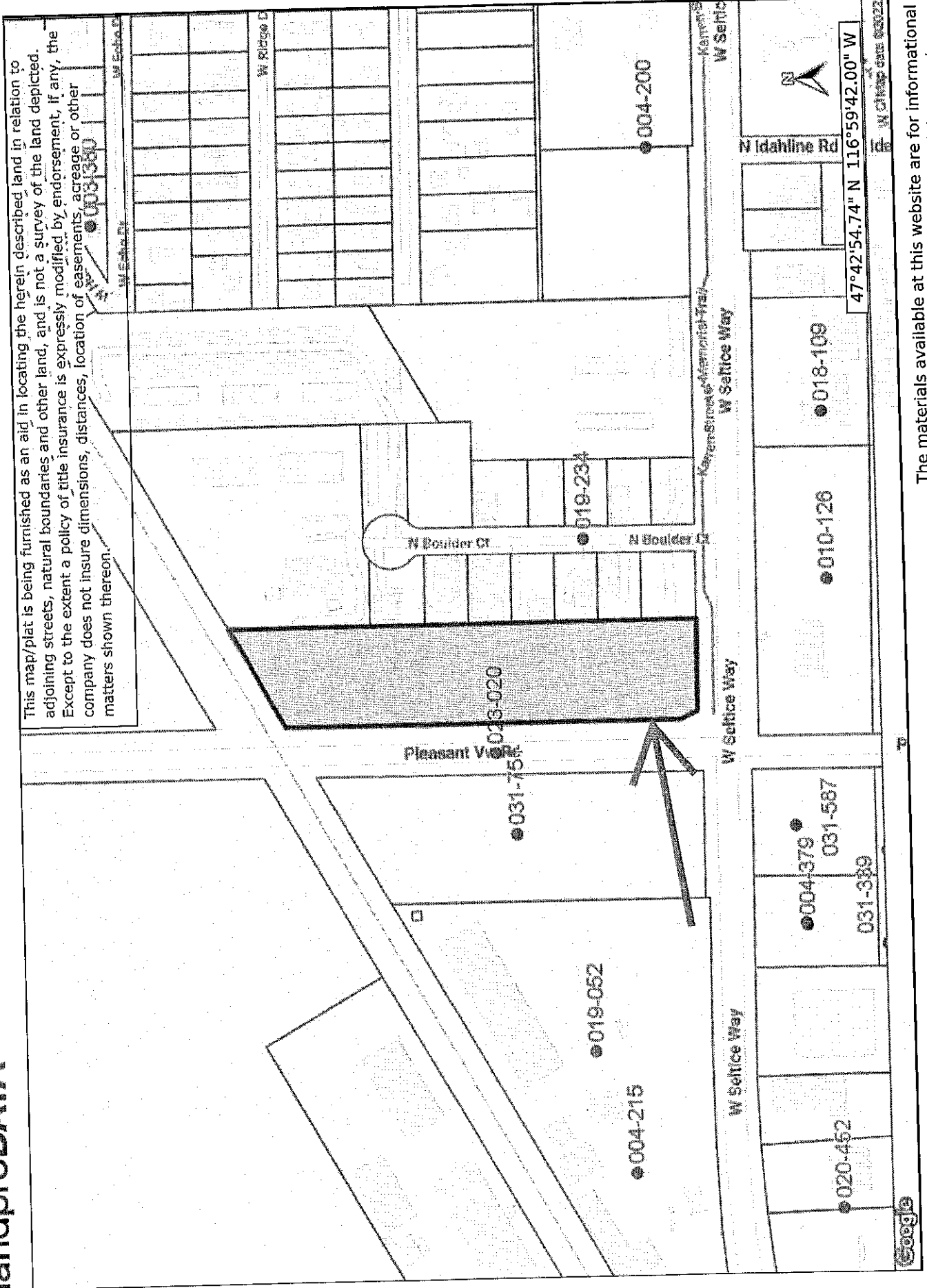
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ALTA Commitment for Title Insurance 8-1-16

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Property Detail | Public Access

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[ASSESSOR](#) > [PROPERTY SEARCH](#) > [DETAIL](#)
[Return](#) [New Search](#) [Tax Info](#) [Print](#) [Parcel Map](#)

General Information

Owner: Eucon Corp

Mailing Address: 4201 Snake River Ave Lewiston Id 83501

Property Address: Not Available

Neighborhood: 24 County North, Commercial

District (TCA): 073000

Property ID: 0306032022AA

Alternate ID: 13731

Property Class: 416- Rural commercial sub

Deeded Acres: 5.2710

Last updated: 11/02/2022 01:54:33 AM

Legal Descriptions

Description

GREENACRES IRR DISTRICT PLAT 10, W 260 FT TRS 21 & 22 EX RW, VAC RW ADJ TO NORTH

LINE TR 21 3251N05W

Sales History

Document No.	Date	Owner	Grantee	Type	Description
No sales history data exists.					

Net Taxable Value

Tax Year	Description	Value
2022	Original	323,164
2021	Original	323,164

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2001	01- Revaluation	\$43,870.00	\$0.00	\$43,870.00

Year	Reason	Land Value	Improvement Value	Total Value
1997		\$0.00	\$0.00	\$0.00

◀ 1 2 3 4 5 ▶ 5 ▼ Items per page

21 - 22 of 22 items

Land Details

Land Type	Acres	Total Value
Commercial/Industrial	4.17	\$220,798
Commercial/Industrial	1.00	\$102,366
Waste	0.11	\$0

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
No improvements data present.								

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data present.			

Floor Areas

Non-commercial floor area data is not available.

Commercial Floor Area

No commercial floor area data exists.

Permits

Filing Date	Inactive Date	Sq Ft	Permit Description
No permits data is available.			



Tax Account | Public Access

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TREASURER > TAX SEARCH > ACCOUNT

 \$0.00
CHECK OUT

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Account Information

PIN: 0306032022AA

Owner: EUCON CORP

AIN: 154543

TAG: 073000

Mailing Address:

4201 Snake River Ave Lewiston Id 83501

Tax Roll: Real Property

Lender: None.

Legal Descr:

 GREENACRES IRR DISTRICT PLAT 10,
W 260 FT TRS 21 & 22 EX RW, VAC RW
ADJ TO NORTH LINE TR 21 3251N05W

Last updated: 11/02/2022 01:54:33 AM

Tax Bills

Per ID Code 63-1002, payment will be applied to the oldest taxes due.

Total Payable: \$0.00

Pay Partial:
☒ Tax Charge History

☒ Payment History

Select the "Tax Year" link to View Tax Assessment Values for the entire tax year.

Tax Year	Bill Number	Date Paid	Paid By	Receipt Number	Amount Paid
2021	219444	12/20/21	Eucon Corp	B21.24926	\$2,062.11
2020	237690	12/17/20	Eucon Corp	U20.13478	\$2,307.26
2019	387311	6/17/20	Eucon Corp	U19.41366	\$1,121.64
2019	387311	12/20/19	Eucon Corp	B19.16650	\$1,121.64
2018	121139	6/12/19	Eucon Corp	U18.36612	\$1,153.92
2018	121139	12/18/18	Eucon Corp	U18.10548	\$1,153.93
2017	122491	6/7/18	Eucon Corp	U17.36765	\$1,144.20
2017	122491	12/6/17	Eucon Corp	U17.11582	\$1,144.21

11/2/22, 4:57 PM

Tax Account

Tax Year	Bill Number	Date Paid	Paid By	Receipt Number	Amount Paid
2016	120482	6/9/17	Eucon Corp	U16.36165	\$1,203.02
2016	120482	12/8/16	Eucon Corp	U16.4336	\$1,203.03

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Tax - Bill Detail | Public Access

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TREASURER > TAX SEARCH > ACCOUNT > BILL DETAIL

 \$0.00
CHECK OUT

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Taxing District Charges

PIN: 0306032022AA

AIN: 154643

Tax Roll: Real Property

For Tax Year: 2021

Bill Number: 219444

Tax Bill ID: 2887688

Net Tax: \$2,062.11

For questions regarding your property value or exemptions, please call the Assessor's Office at 208-446-1500. Contact the applicable taxing district with inquiries about levy rates.

▲ Authority: 1-KOOTENAI CO

Fund	Exemption	Taxable Value	Rate	Gross Tax	State Credit	HOE Savings	Net Tax
Airport	\$0.00	\$323,164.00	0.000004915	\$1.59	\$0.00	\$0.00	\$1.59
County Fair	\$0.00	\$323,164.00	0.000004502	\$1.45	\$0.00	\$0.00	\$1.45
Current Expense	\$0.00	\$323,164.00	0.000243433	\$78.67	\$0.00	\$0.00	\$78.67
District Court	\$0.00	\$323,164.00	0.000228862	\$73.96	\$0.00	\$0.00	\$73.96
Health Unit	\$0.00	\$323,164.00	0.000029414	\$9.51	\$0.00	\$0.00	\$9.51
Historical Society	\$0.00	\$323,164.00	0.000000822	\$0.27	\$0.00	\$0.00	\$0.27
Indigent	\$0.00	\$323,164.00	0.000000000	\$0.00	\$0.00	\$0.00	\$0.00
Justice Fund	\$0.00	\$323,164.00	0.001305439	\$421.87	\$0.00	\$0.00	\$421.87
Liability Insurance	\$0.00	\$323,164.00	0.000028875	\$9.33	\$0.00	\$0.00	\$9.33
Noxious Weeds	\$0.00	\$323,164.00	0.000013037	\$4.21	\$0.00	\$0.00	\$4.21
Parks & Rec	\$0.00	\$323,164.00	0.000015350	\$4.96	\$0.00	\$0.00	\$4.96
Revaluation	\$0.00	\$323,164.00	0.000113459	\$36.67	\$0.00	\$0.00	\$36.67
				Gross Tax	State Credit	HOE Savings	Net Tax
				\$642.49	\$0.00	\$0.00	\$642.49

▼ Authority: 225-PF HIGHWAY #1

	Gross Tax	State Credit	HOE Savings	Net Tax
	\$112.64	\$0.00	\$0.00	\$112.64

▼ Authority: 232-SCHOOL DIST #273-BOND

Tax - Bill Detail

	Gross Tax	State Credit	HOE Savings	Net Tax
	\$168.40	\$0.00	\$0.00	\$168.40

▼ Authority: 232-SCHOOL DIST #273-SUPP

	Gross Tax	State Credit	HOE Savings	Net Tax
	\$276.18	\$0.00	\$0.00	\$276.18

▼ Authority: 232-SCHOOL DIST#273-OTHER

	Gross Tax	State Credit	HOE Savings	Net Tax
	\$4.82	\$0.00	\$0.00	\$4.82

▼ Authority: 255-KC FIRE & RESCUE

	Gross Tax	State Credit	HOE Savings	Net Tax
	\$522.94	\$0.00	\$0.00	\$522.94

▼ Authority: 271-COMM LIBRARY NET J

	Gross Tax	State Credit	HOE Savings	Net Tax
	\$76.27	\$0.00	\$0.00	\$76.27

▼ Authority: 272-COMM LIB NET-BOND J

	Gross Tax	State Credit	HOE Savings	Net Tax
	\$5.37	\$0.00	\$0.00	\$5.37

▼ Authority: 351-N ID COLLEGE

	Gross Tax	State Credit	HOE Savings	Net Tax
	\$209.90	\$0.00	\$0.00	\$209.90

▼ Authority: 354-KOOTENAI-EMS

	Gross Tax	State Credit	HOE Savings	Net Tax
	\$37.36	\$0.00	\$0.00	\$37.36

▼ Authority: 490-S/A-Aquifer Prot District

	Gross Tax	State Credit	HOE Savings	Net Tax
	\$5.74	\$0.00	\$0.00	\$5.74

All Totals

	Gross Tax	State Credit	HOE Savings	Net Tax
	\$2,062.11	\$0.00	\$0.00	\$2,062.11

THE UNITED STATES OF AMERICA.

Homestead Certificate No. 141
Application 138

To all to Whom these Presents shall Come--GREETING:

WHEREAS, There has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Great Falls, Montana, whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of Charles R. Hanson has been established and duly consummated, in conformity to laws, for the

South West quarter of Section Thirty-two in Township Fifty-one North of Range Five West of Base Meridian in Idaho containing One hundred and Sixty acres

according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor General:

NOW KNOW YE, That there is, therefore, granted by the United States unto the said

Charles R. Hanson the tract of land above described.

TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said

Charles R. Hanson and to his heirs

and assigns forever, subject to any vested and accrued water rights for mining, agriculture, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode, to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law, and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.

IN TESTIMONY WHEREOF, I, Grover Cleveland

President of the United

States of America, have caused these Letters to be made Valent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the 14th day of September, in the year of our Lord one thousand eight hundred and ninety-two, and of the Independence of the United States the one hundred and twentieth.

BY THE PRESIDENT, Grover Cleveland

By Mr. Tuckman

Secretary.

L. D. Hanson
Recorder of the General Land Office

Received for R. B. Page 48

Given for Record in 10, 1892

Charles R. Hanson

By Mr. Hanson

Family

11. 11. 1892, and recorded at the request of

Geo. B. Ballaban
County Recorder

belonging or in anywise appertaining to the said party of the second part its successors and assigns forever and the said Mary G. LaClair and Henry J. LaClair parties of the first part for themselves their heirs executors and administrators do covenant with the said party of the second part; its successors and assigns that they are well seized in fee of the lands and premises aforesaid and have good right to sell and convey the same in manner and form aforesaid; that the same are free from all incumbrances save and except the mortgage hereinbefore described. And also that the said parties of the first part and their heirs executors and administrators and all and every person or persons whosoever lawfully or equitably deriving any estate; right, title or interest of in or to the hereinbefore granted premises by from, under or in trust for them shall and will at any time or times hereafter upon thereasonable request and at the expense, cost and charges of the said parties of the first part their heirs, executors and administrators make, do and execute or cause to be made, done and executed all and every such further and other lawful and reasonable acts conveyances and assurances in the law for the better and more effectually vesting and confirming the premises hereby granted or so intended to be in and to the said party of the second part its successors and assigns forever as by the said party of the second part its successors and assigns or its counsel learned in the law shall be reasonably advised or required. And the above bargained and granted lands and premises in the quiet and peaceable possession of the said party of the second part its successors and assigns against all persons lawfully claiming or to claim the whole or any part thereof the said parties of the first part their heirs, executors and administrators will warrant and defend save and except as to the mortgage hereinbefore mentioned In witness whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written:

Signed sealed and delivered in the presence of;

Thomas B. Higgins

Mary G. LaClair (SEAL)

Henri Gommelen ?

Henry J. LaClair (SEAL)

State of Washington county of Spokane (ss. I, C.P. Parsons a notary public in and for said county and state do here by certify that on the 5 day of September A. D. 1906 personally appeared before me Mary G. LaClair and Henry J. LaClair personally known to me to be the persons and individuals described in whose name they subscribed to the within instrument and who executed the same and acknowledged to me that they signed sealed and executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned And I further certify that upon examination apart from and without the hearing of her husband I made the said Mary G. La Clair wife of the said Henry J. LaClair fully acquainted with the contents of said instrument and thereupon she acknowledged to me that she executed the same freely and voluntarily and that she did not wish to retract such execution. Given under my hand and official seal the day and year in this certificate first above written

C.P. Parsons, notary public, county of
Spokane state of Washington residing at
Spokane Wn.

(Notarial seal)

State of Idaho county of Kootenai (ss. I hereby certify that the within instrument was filed for record in my office on the 7th day of Sept. A. D. 1906 at 9:06 o'clock A. M. and recorded in book 18 of Deeds of said county at page 679 Witness my hand and the seal of my office.

Fee \$2.00

T.L. Quarles county recorder,

21529

DEED

COMPARED
By *[Signature]*

THIS INDENTURE, made the 4th day of September A. D. 1906 between D. C. Corbin, widower, of Spokane Washington the party of the first part and the SPOKANE INTERNATIONAL RAILWAY COMPANY a corporation organized under the laws of the state of Washington having its principal place of business at Spokane Washington the party of the second part Witnesseth that the said party of the first part for and in consideration of the sum of one (\$1.00) dollars to him in hand paid by the said party of the second part the receipt whereof is hereby acknowledged do by these presents grant

bargain, sell convey and confirm unto the said party of the second part and to its successors and assigns forever that certain strip or parcel of land situate lying and being in the county of Blaine state of Idaho and particularly described as follows to wit: A strip of land one hundred feet wide being fifty feet in width on each side of the center line of the railroad of the party of the second part as the same is now surveyed and definitely located through over and across the following described tract or parcel of land to wit: The northwest quarter of section thirty two (32) in township fifty one (51) north range five (5) west Boise Meridian said center line being more particularly described as follows Beginning on the west line of said section thirty two (32) at a point 975 feet north of the southwest corner thereof and running thence N. 60° 08' E. 3034 feet on a straight line to the east line of said southwest quarter of section thirty two (32) at a point 801 feet south of the center of the section containing 6.97 acres more or less as shown in red on a map attached hereto and made a part hereof The grantor herein reserves to himself and his heirs and assigns the right to construct operate and maintain water ditches, conduits and canals for the purpose of conducting water for irrigation and other purposes along and on each side of and across said right of way of said railway company; provided that said water ditches, conduits and canals shall be constructed and maintained in such a manner as not to interfere with the proper and safe operation and maintenance of the railway of the party of the second part Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the rents, issues and profits thereof To have and to hold all and singular the above mentioned and described premises together with the appurtenances unto the said party of the second part and to its successors and assigns forever And the said party of the first part and his heirs the said premises in the quiet and peaceable possession of the said party of the second part its successors and assigns against the said party of the first part and his heirs and against all and every person whomever lawfully claiming or to claim the same shall and will warrant and by these presents forever defend; and the party of the first part for himself and his heirs executors administrators and assigns in consideration of said purchase money do hereby waive all claims for damages by reason of the construction and operation of a railroad over and along said strip of land herein conveyed In witness whereof the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed sealed and delivered in the presence of

D. C. Gorbin (SEAL)

682

State of Washington county of Spokane (ss. On this 4th day of September A. D. 1906 before me a notary public in and for said county and state personally appeared D. C. Corbin, widower, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned. In witness whereof I have hereunto set my hand and seal the day and year first above written,

(Notarial seal)

Arthur J. Shaw, notary public.

Filed for record at the request of D. C. Corbin Sept. 8 1906 at 9:19 o'clock A. M. in book 18 of Deeds page 682 Records of Kootenai county state of Idaho.

Fee \$1.50

T.L. Quarles, county recorder.

21509

COMPARED

By *John*.....

KNOW ALL MEN BY THESE PRESENTS that I, Frank Shyco, unmarried of Sumpter county of Baker state of Oregon in consideration on ninety and no-100 dollars to me paid by Grant Starbuck have bargained and sold and by these presents do grant, bargain sell and convey unto said Grant Starbuck his heirs and assigns all the following bounded and described real property situated in the county of Kootenai and state of Idaho Lots numbered one (1) three (3) five (5) seven (7) and thirty four (34) in block numbered B in the ~~town~~ of McClellan as shown by the recorded plat in the office of the county recorder in Kootenai county state of Idaho together with all and singular the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining and also all my estate, right, title and interest in and to the same including dower and claim of dower. To have and to hold the above described and granted premises unto the said Grant Starbuck, his heirs and assigns forever And I the grantor above named do covenant to and with Grant Starbuck the above named grantee his heirs and assigns that I am lawfully seized in fee simple of the above granted premises that the above granted premises are free from all incumbrances and that I will and my heirs executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF I the grantor above named hereunto set my hand and seal this 25th day of August 1906.

Signed sealed and delivered in the presence of us as witnesses;

Geo. M. Love
P.J. Bannon

Frank Shyco (SEAL)

State of Oregon county of Baker (ss. This certifies that on this 25th day of August 1906 before me the undersigned a notary public in and for said county and state personally appeared the within named Frank Shyco, unmarried known to me to be the identical person described in and who executed the within instrument and acknowledged to me that he executed the same. IN TESTIMONY WHEREOF I have hereunto set my hand and notarial seal the day and year last above written.

(Notarial seal)

P.J. Bannon, notary public for Oregon

State of Idaho county of Kootenai (ss. I certify that the within instrument was received for record on the 7 day of Sept. A. D. 1906 at 9:16 o'clock A. M. and recorded in book 18 of Deeds on page 682 record of Deeds of said county Witness my hand and seal of county affixed.

Fee \$1.00

T.L. Quarles, recorder of conveyances.

21520

Bonner County

COMPARED

By *John*.....

THIS DEED made this 27th day of August in the year of our Lord one thousand nine hundred and six between Fred S. Fuller and Bertha C. Fuller his wife of Greeley of the county of Weld a nd state of Colorado of the first part and John R. Law of Sandpoint of the county of Kootenai and state of Idaho of the second part Witnesseth that the said part ~~has~~ of the first part for and in consideration of the sum of three hundred fifty (350) dollars to the said parties of the first part in hand paid by the said party of the second part the receipt whereof is hereby confessed and acknowledged have granted bargained sold and conveyed and by these presents do grant bargain sell convey and confirm unto the said party of the second part his heirs and assigns forever all the following

COMPARED
by L. W.

112584

Parcel No. 7

RIGHT OF WAY DEED

State Highway

State of Idaho
Department of Public Works

KNOW ALL MEN BY THESE PRESENTS, That Kootenai County, a political subdivision first party, for and on account of the certain benefits to it accruing, and of other valuable considerations, and the sum of One and No/100 Dollars (\$1.00), to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the State of Idaho, second party, as and for a right of way for a public highway, the following described parcel of land situated in Kootenai County, in the State of Idaho, of which grantor is owner, to-wit:

A strip of land being all of that portion of ~~SE1/4~~ of S. 31 and Tracts 22, 23, and 24, Plat 10 Greenacres Irrigation District, T. 51 N., R. 5 W.B.M. lying between the South boundary line of said subdivisions and a line 50 feet distant northerly from and parallel with the following described center line of said highway as surveyed and shown on the official plat of the Coeur d'Alene-Yellowstone Trail (FAP 53-A (3) Highway Survey on file in the office of the Department of Public Works of the State of Idaho.

Beginning at Station 93/91 of the said Highway Survey, which station is a point on curve approximately 1239 feet West and 50 feet South from the Southeast corner of Section 31, Township 51 North, Range 5 West Boise Meridian; thence 472.2 feet with a 2°00' curve Right, said curve having a central angle of 30°06' Right to Station 98/83.2 Back =98/83.5 Ahead, which station is a Point on Tangent; thence South 89°25' East on tangent 1766.5 feet to Station 116/50, which station is a Point on Tangent approximately 1001 feet east and 12 feet South from the Southwest corner of Section 32, Township 51 North, Range 5 West, Boise Meridian.

Also an additional strip of land 20 feet wide lying northerly from and adjacent to the above described right of way between Stations 106/49 and 116/50.

There is also granted hereby an easement adjacent to the above described highway right of way for relocation of all irrigation and drainage ditches and structures and such surface drain ditches as may be necessary to the proper construction of the highway.

Construction or relocation of right of way fencing shall be by and at the sole expense of the and grantor further agrees that no advertising or other signs will be erected on said fence without the written consent of the Commissioner of Public Works.

Nothing in this instrument contained except as specifically otherwise provided herein, shall in any manner affect the right to use any portion of the land above described or any other land already constituted a public road by dedication or user. New right of way required being approximately 1.03 acres of the 2.32 acres above described.

TO HAVE AND TO HOLD, the same unto the State of Idaho for the purpose of a public highway forever. The party of the first part, its successors, heirs and assigns, the said premises in the quiet and peaceable possession of the party of the second part against the party of the first part and its successors, heirs and assigns, and against all and every person whomever lawfully claiming, or to claim, the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, Kootenai County, a political subdivision, has caused these presents to be executed by its Chairman of its Board of County Commissioners and its official seal to be affixed hereto this 26th day of August, 1938.

(Commissioners' Seal)

ATTEST: Jas. A. Foster
ClerkBoard of County Commissioners of
Kootenai County, State of IdahoBy C C Robinson
ChairmanSTATE OF IDAHO,)
County of Kootenai) ss.

On this 28th day of August, in the year 1938, before me, M. G. Whitney, Probate Judge in and for said state, personally appeared C. C. Robinson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

(Probate Court Seal)

M. G. Whitney
Probate JudgeSTATE OF IDAHO,)
County of Kootenai) ss.

I hereby certify that this instrument was filed for record at request of Board of Co. Commissioners at 06 minutes past 10:00 o'clock A. M., this 17th day of Oct. A. D. 1938, in my office and duly recorded in Book 110 of Deeds at Page 151.

Jas. A. Foster, Ex-Officio Recorder

Fee, None

By Elsa M. Feil, Deputy

COMPARED
BY W. J. L.

112585

Parcel No. 7.

RESOLUTION

WHEREAS, the County of Kootenai, has heretofore acquired by tax deed and is now the owner of the following described real property, to-wit:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 31 and Tracts 22, 23, and 24 Plat 10
Greenacres Irrigation District, Township 51 North, Range
5 West, Boise Meridian.

WHEREAS, the State of Idaho, acting by and through the Department of Public Works, desires to acquire an easement over and upon said land for the purpose of widening and improving the Coeur d'Alene-Yellowstone Trail F.A.P. 53-A (3) State Highway as follows:

A strip of land being all of that portion of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-one (31) and Tracts 22, 23, and 24, Plat 10 Greenacres Irrigation District, Township 51 North, Range 5 West, Boise Meridian, lying between the South boundary line of said subdivisions and a line 50 feet distant northerly from and parallel with the following described center line of said highway as surveyed and shown on the official plat of the Coeur d'Alene-Yellowstone Trail (F.A.P. 53-A (3) Highway Survey on file in the office of the Department of Public Works of the State of Idaho.

Beginning at Station 93/91 of the said Highway Survey, which station is a Point on Curve approximately 1239 feet West and 50 feet South from the Southeast corner of Section 31, Township 51 North, Range 5 West, Boise Meridian; thence 472.2 feet with a 2°00' curve Right, said curve having a central angle of 30°08' Right to Station 98/83.2 Back = 98/83.5 Ahead, which station is a Point on Tangent; thence South 89° 25' East on tangent 1788.5 feet to Station 116/50, which station is a Point on Tangent

with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment of and/or carry in conduit wires and cables of any other company. Said sum being received in full payment for the rights herein granted.

IN TESTIMONY WHEREOF, said corporation has caused its name to be signed hereto and its corporate seal to be affixed this 18th day of April, 1939.

Attest:

Geo. L. Kimmel
As its Secretary

Spokane Valley Farms Company
By Lyman C Reed
As its Vice-President.

(Corporate Seal)

STATE OF Washington }
COUNTY OF Spokane } ss.

On this 18th day of April A. D. 1939, before me, a Notary Public in and for the above named County and State, personally appeared Lyman C. Reed and Geo L. Kimmel to me known to be the Vice-President and Secretary respectively of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and each on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(Notarial Seal)

W A Schmitz
Notary Public for the State of Washington
Residing at Spokane

State of Idaho }
County of Kootenai } ss

Filed for record at the request of American Tel & Tel on JUL 24 1939 at 1:31 o'clock P. M. and recorded in book 112 of Deeds, Page 222.

Jas. A. Foster, County Recorder

Fee \$1.00

PREPARED

116945

12975

\$10.00

G. E. Welsh, Division Attorney

By Elmer G Sorensen
Supervisor Rights of Way

Received of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY and INTERSTATE TELEPHONE COMPANY Ten & 00/100 Dollars, in consideration of which we hereby grant and convey unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, a perpetual right of way and easement to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such wires, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require upon, across, over the property which we own or in which we have any interest in the

SW $\frac{1}{4}$ -SW $\frac{1}{4}$, Sec. 32 T. 51 N. R. 5 WBM, County of Kootenai

and State of Idaho, to-wit: Tract 22, East Greenacres,

Plant #10.

and upon, along and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attach-

ment of and/or carry in conduit wires and cables of any other company; Said sum being received in full payment for the rights herein granted.

Witness our hand and seal this 24 day of April A. D. 1939 at Coeur d'Alene
(Post-office Address)

Ida.

KOOTENAI COUNTY COMMISSIONERS

(Commissioners' Seal)

C C Robinson (Seal)

A E Lunden (Seal)

C F Hess (Seal)

(Land Owner)

Attest:

Jas. A. Foster
Clerk Board of County Commissioners.

By Deputy

State of Idaho }
County of Kootenai } ss.

On this 24th day of April, 1939, before me, Jas. A. Foster, Clerk of the District Court, personally appeared, C. C. Robinson, A. E. Lunden and C. F. Hess, and acknowledged that they executed the within instrument for and on behalf of the County of Kootenai, State of Idaho.

Given under my hand and official seal the day and year first above written.

Jas. A. Foster,
Clerk of the District Court

(District Court Seal)

By Deputy

State of Idaho }
County of Kootenai } ss

Filed for record at the request of American Tel & Tel on JUL 24 1939 at 1:32 o'clock P. M. and recorded in book 112 of Deeds, Page 223.

Jas. A. Foster, County Recorder

Fee 75¢

COUNTY

116946

\$15.00

12976

G. E. Welsh, Division Attorney

By Elmer G Sorensen
Supervisor, Rights of Way.

Received of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY and INTERSTATE TELEPHONE COMPANY Fifteen and 00/100 Dollars, in consideration of which I hereby grant and convey unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, a perpetual right of way and easement to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such wires, guys, anchors and other fixtures and appurtenances as the grantees may from time to time require, upon, across, over and/or under the property which I own or in which I have any interest in the

NE $\frac{1}{4}$, Sec. 6, Tp. 50N. R 5 W6M, County of Kootenai
and State of Idaho, to-wit: Northeast quarter of
northeast quarter of northeast quarter (NE $\frac{1}{4}$ -NE $\frac{1}{4}$ -NE $\frac{1}{4}$)
of said Section Six (6).

and upon, along and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment of and/or carry in conduit wires and cables of any other company; and with the further right to cut down and to keep cut down all trees, limbs of trees and undergrowth within 50 feet of said line. The grantor for himself, his heirs, executors, administrators and

RIGHT OF WAY EASEMENT

1162613

EUCON CORPORATION

for valuable consideration and mutual benefits received does _____ hereby grant _____ convey _____ and warrant _____ to THE WASHINGTON WATER POWER COMPANY, a corporation, its successors and assigns, the right to erect, construct, reconstruct and maintain an electric distribution line consisting of wires, poles and associated fixtures, to be located over, under, along and across the following described property in

Kootenai _____ County, State of Idaho _____

to-wit: The East Ten (10) feet of the West Forty (40) feet of Tracts Twenty-one (21) and Twenty-two (22), GREENACRES PLAT 10, in the Southwest Quarter (SW $\frac{1}{4}$), Section 32, Township 51 North, Range 5 West, B.M., Kootenai County, state of Idaho. Except roads.

It is understood and agreed that said easement covers the right to place four (4) poles together with two (2) anchors and downguys and the right to have overhead electrical conductor over and along the above described property as shown on the attached print which by this reference is made a part hereof. The Grantee agrees to hold harmless Grantor from and against claims brought by third parties, which third parties are not agents, employees or relatives of Grantor, allegedly arising out of the construction, operation, maintenance of said distribution line.

together with the right, to inspect said line and to trim or remove brush and trees that may interfere with the construction, maintenance and safe operation of the same.

Witness _____ hand _____ this 30th _____ day of November _____, 19 88 _____

EUCON CORPORATION

BY: Neil deAtley, President

RETURN TO:
RIGHTS OF WAY DEPARTMENT
WASHINGTON WATER POWER COMPANY
P.O. BOX 3727
SPOKANE, WASHINGTON 99220

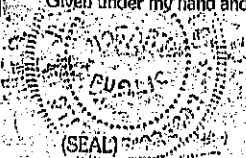
STATE OF Oregon)

COUNTY OF Multnomah) ss.

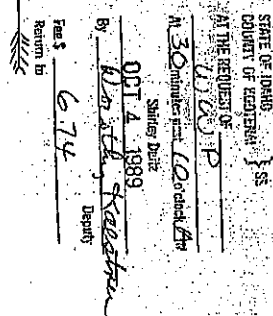
On this day personally appeared before me A. Neil deAtley

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 30th _____ day of November _____, 19 88 _____



J. Eugene Daniels
NOTARY PUBLIC in and for the State of Oregon
residing at Clackamas



This drawing is made solely for the purpose of assisting in locating the vicinity of company facilities. The Company assumes no liability for variations or makes any claim to the accuracy of dimensions or types and numbers of facilities depicted or suggested herein."

STATE OF IDAHO }
COUNTY OF KOOTENAI } ss
AT THE REQUEST OF
PP Hwy District

MAY 21 10 16 AM '97

DANIEL J. ENGLISH JB M

DEPUTY 6.00
FEE\$

1490806

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to

EUCON CORPORATION, an Idaho corporation, hereinafter referred to as GRANTOR, by POST FALLS HIGHWAY.

DISTRICT, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE its successor and assigns, a perpetual easement for road purposes over, across, and through the land of the GRANTOR situated in Kootenai County, State of Idaho, said land being described as follows:

Parcel 1

A portion of land for the purpose of a road easement located within the Southwest-quarter of Section 32, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Section 32, thence along the West line of said Section 32 *North 00°00'38" West 48.06 feet; thence *South 89°23'26" East 30.00 feet to the TRUE POINT OF BEGINNING; thence along a line parallel with the West line of said Section 32 North 00°00'38" West 893.94 feet to the right-of-way line of the Union Pacific Railroad Company; thence along said railroad right-of-way line North 60°28'44" East 28.73 feet; thence on a line parallel with the West line of said Section 32 South 00°00'38" East 455.88 feet; thence at right angles South 89°59'22" West 15.00 feet; thence on a line parallel with the West line of said Section 32 South 00°00'38" East 452.27 feet to the Northerly right-of-way of Seltice Way (Old Highway No. 10); thence along said right-of-way North 89°23'26" West 10.00 feet to the TRUE POINT OF BEGINNING.

Parcel 2

A portion of land for the purpose of a road easement located within the Southeast-quarter of Section 31, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Section 31, thence along the East line of said Section 31 *North 00°00'38" West 1050.00 feet, more or less, to the Northerly right-of-way of the Union Pacific Railroad Company; thence along said right-of-way *South 60°28'44" West 34.47 feet to the TRUE POINT OF BEGINNING; thence along said right-of-way South 60°28'44" West 22.98 feet; thence on a line parallel with the East line of said Section 31 North 00°00'38" West

1490806

588.64 feet; thence at right angles North 89°59'22" East 20.00 feet; thence on a line parallel with the East line of said Section 31 South 00°00'38" East 577.33 feet to the TRUE POINT OF BEGINNING.

As additional consideration for the easements granted herein, GRANTEE covenants to maintain said easements and drainage facilities thereon in good repair.

GRANTEE shall restore the easement to its existing condition after construction is completed.

Special conditions:

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTORS have executed this 13th day of May 1997.

Brian D. DeAtley
GRANTOR

GRANTOR

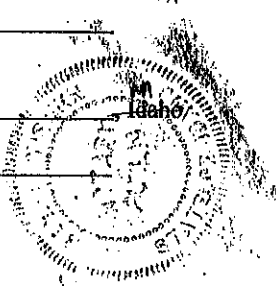
STATE OF IDAHO,
COUNTY OF Reg. Pelee

On this 13th day of May, 1997, before me, Renay Wiemer a Notary Public in and for said State of Idaho, personally appeared Brian D. DeAtley known or identified to me to be the General Manager of EUCON CORPORATION, the corporation that executed this instrument or the person who executed the instrument on behalf of said corporation, and acknowledge to me that such corporation executed the same.

Renay Wiemer
Notary Public

Residing at Orukston

Comm. Expires 2-7-2000




 SR#: 11719
 Taken by: Dan
 Date: 9/24/01

1700879

ELECTRIC LINE RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, that we the undersigned, Spokane Rock Products, Inc. (a Washington Corporation) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Kootenai Electric Cooperative, Inc. a cooperative corporation (hereinafter called the "Cooperative") whose post office address is PO Box 278 Hayden Lake, Idaho, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Kootenai, State of Idaho, Township 31N, Range 05W, Section 32, and more particularly described as follows: GREENACRES IRRIGATION TRACTS, PLAT 10, WEST 260 FEET OF TRACT 22, EXCEPT FOR WEST 5 FEET FOR ROAD RIGHT-OF-WAY.

THE INTENT OF THIS EASEMENT TO INSTALL AND MAINTAIN A GUY POLE, GUY WIRE AND ANCHOR LOCATED IN THE SOUTHWEST PORTION OF ABOVE DESCRIBED PROPERTY.

and to construct, operate and maintain an electric transmission and/or distribution line or system on or under the above-described lands and/or in, upon or under all streets, roads or highways abutting said lands; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as Cooperative may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, handholes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 15 feet of the center of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth or other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures, or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, systems or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires, and other facilities including any main service entrance equipment, installed in, upon or under the above described land at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

 STATE OF IDAHO) ss
 COUNTY OF KOOTENAI)
 AT THE REQUEST OF
 KOOTENAI ELECTRIC CO-OP, INC.

OCT 18 11 14 AM '01

DANIEL J. ENGLISH

DEPUTY

 FEE\$
 STATE OF WASHINGTON) S.S.
 County of Spokane
Dated this 27 day of September, 2001.
 X [Signature]
 X General Manager

CORPORATE VERIFICATION

I, John P. Skinner, a notary public, do hereby certify that on this 27th day of September, 2001, personally appeared before me Bob Brennan who, being by me first duly sworn, declared that he is the General Manager of Spokane Rock Products, Inc. that he/she signed the foregoing document as General Manager of the corporation, and that the statements therein contained are true.


 Notary Public for the State of Washington
 Residing at Spokane
 My Commission Expires 7/19/2004

1735102

EASEMENT

STATE OF IDAHO }
COUNTY OF KOOTENAI } ss
AT THE REQUEST OF

Post Falls Hwy
District
May 29 1 29 PM '02

DANIEL J. ENGLISH

DEPUTY
FEES

Project No.: STP-8505 (100)
Parcel No.: 3

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to EUCON CORPORATION, an Idaho corporation, hereinafter referred to as "GRANTOR," by POST FALLS HIGHWAY DISTRICT, a public corporation and political subdivision of the State of Idaho, of 5701 East Seltice Way, Post Falls, Kootenai County, Idaho 83854, hereinafter referred to as "GRANTEE," the receipt of which is hereby acknowledged, does hereby grant unto GRANTEE and its successors and assigns, the right to go upon, occupy, and use a portion of real property located in Kootenai County, Idaho, more particularly described in Exhibit A attached hereto and incorporated by this reference.

FOR THE PURPOSE OF CONSTRUCTING OR INSTALLING THEREON utilities, sidewalks or other construction items associated with a public road or highway, as required by the GRANTEE, or its agents or contractors.

The GRANTEE, its agents or contractors, shall have the right to perform any maintenance they may deem necessary or wish to exercise in connection with the aforesaid structures (including but not restricted to the right to make necessary repairs, alterations, removals or replacements thereof), together with the right and privilege of ingress and egress to and from said property for said purposes.

GRANTEE assumes all responsibility and liability for the construction, maintenance and use of the structures. GRANTEE shall indemnify, defend and hold harmless, GRANTOR and its directors, officers, employees, insurers, agents, representatives, successors and assigns from and against any and all claims, demands, actions, causes of action, losses, damages, liabilities, costs, disbursements and expenses (including, but not limited to, reasonable fees and disbursements of attorneys) arising from or by reason of any action of GRANTEE, its employees and agents, involving the use of GRANTOR'S property after the effective date of this Agreement. The obligations herein shall survive the termination of this Agreement.

GRANTOR does not assume any liability or responsibility for maintenance or monitoring to the structures.

1735102

IN WITNESS WHEREOF, the GRANTORS have executed this 14 day of may, 2002.

EUCON CORPORATION,
an Idaho corporation

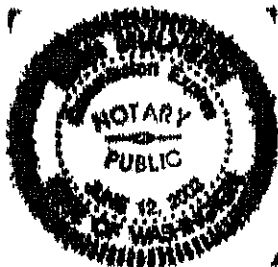
By:

Its: EXECUTIVE VICE PRESIDENT

STATE OF Washington) ss.
County of Snohomish)

On this 14 day of May, 2002, before me, Erin Mulhern, a Notary Public in and for the State of Washington, personally appeared John H. Heston, known or identified to me to be the Vice President of EUCON CORPORATION, the corporation that executed this instrument or the person who executed the instrument on behalf of said corporation, an acknowledge to me that such corporation executed the same.

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



Eva Mulvan
Notary Public
Residing Spokane, WA
Commission expires 4/2/02



Exhibit A

RUEN-YEAGER & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1735102

LEGAL DESCRIPTION
FOR A
PERMANENT EASEMENT
TO THE
POST FALLS HIGHWAY DISTRICT
(A PORTION OF KOOTENAI COUNTY PARCEL NO. 0-3060-32-022-AA)
(Parcel Identification #3A)

A parcel of land located in a portion of Tracts 21 and 22, Plat No. 10 of Greenacres Irrigation District, Book B Page 100, Kootenai County Records, in the Southwest Quarter, Section 32, Township 51 North, Range 5 West, Boise Meridian, and being more particularly described as follows:

Commencing at the Southwest Corner of said Section 32 thence North 0°55'06" East, 57.22 feet along the West line of said Southwest Quarter Section 32; thence South 89°04'54" East, 60.00 feet to the TRUE POINT OF BEGINNING.

thence North 0°55'06" East, 855.47 feet to a point on the Southerly road right-of-way shown on Plat No. 10 of Greenacres Irrigation District, Book B of Plats, Page 100, Kootenai County Records;

thence North 61°24'02" East, along said right-of-way a distance of 5.75 feet;

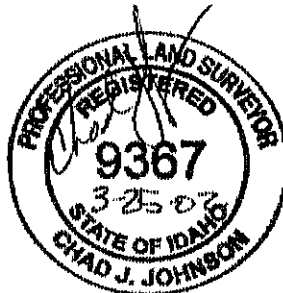
thence leaving said right-of-way South 0°55'06" West, 825.55 feet;

thence South 25°30'48" East, 36.85 feet to a point on the Northerly right-of-way of Seltice Way;

thence North 88°24'18" West along said right-of-way a distance of 21.41 feet to the TRUE POINT OF BEGINNING.

Easement contains 0.10 acres, more or less.

P99114C
Permanent Easement #3A
March 25, 2002



806 S. Clearwater Loop, Suite N • Post Falls, Idaho 83854 • Phone (208) 773-7444 • Fax (208) 773-7516

1967731

STATE OF IDAHO
COUNTY OF KOOTENAI
AT THE REQUEST OF
Post Falls Hwy Dist.

2005 JUL 27 A 10:04

DANIEL J. ENGLISH PR

DEPUTY 6.00
FEES

POST FALLS HIGHWAY DISTRICT
E. 5629 SELTICE WAY
POST FALLS, IDAHO 83854
(208) 765-3717

ORDER OF VACATION

WHEREAS, the Board of Commissioners for the Post Falls Highway District having given notice, and heard public comment regarding the vacation and abandonment of property more particularly described per the following legal description:

The 40-foot right-of-way at the north end of Parcel No. 0-3060-32-022-AA, 0-3060-32, east of Pleasantview Road and south of the Spokane International Railroad.

32 51 N 05W - CODE AREA 073-000
Greenacres sub 1/4 plat 10, W 260
TRS 21 & 22 EX W 5' 701 R/W
EX R/W

WHEREAS, a hearing was held on July 20, 2005, pursuant to formal Notice by Publication and by written notice as required by Idaho law; and

WHEREAS, after public hearing, the Board having made its Findings of Fact and having concluded that it is in the best interests of the Highway District and the citizens thereof that said property be vacated;

NOW, THEREFORE,

The above-described property is and the same is hereby vacated in accordance with Section 40-203, Idaho Code. That said vacated property shall revert to the underlying property owner.

That the existing rights-of-way, easements, and franchise rights of any property owner, public utility, or the Post Falls Highway District shall not be impaired by this vacation, as provided by law, and that the underlying property owner shall in no manner pave or place any obstruction over any public utilities.

DATED this 20th Day of July 2005

POST FALLS HIGHWAY DISTRICT
BOARD OF COMMISSIONERS

Lynn Humphreys
Lynn Humphreys, Chairman

Robert B. Wilbur
Robert B. Wilbur, Vice-Chairman

Terry Werner
Terry Werner, Commissioner

ATTEST:

Leigh Cassette
Leigh Cassette, District Clerk

1967731

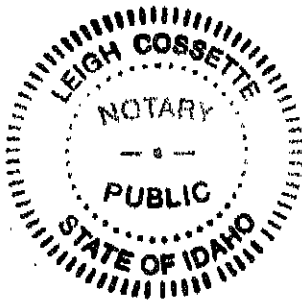
STATE OF IDAHO

ss.

County of Kootenai

On this 20th day of July, 2005, before me a Notary Public in and for the State of Idaho, personally appeared Lynn Humphreys, known or identified to me to be a Commissioner and the Chairman of the Post Falls Highway District, Robert B. Wilbur, Commissioner and Vice-Chairman, and Terry Werner, Commissioner, whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Leigh Cossette
Notary Public for Idaho
Residing at Post Falls, ID
Commission Expires 2/1/06

JIM BRANNON 179 P 2839042000
KOOTENAI COUNTY RECORDER
CDB Date 06/10/2021 9:57 AM
REQ OF POST FALLS CITY
RECORDING FEE: \$0.00 XX


ORDINANCE NO. 1414

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, APPROVING THE PLEASANT VIEW URBAN RENEWAL PLAN, WHICH INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO KOOTENAI COUNTY AND STATE OFFICIALS; REPEALING CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE BY SUMMARY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Post Falls, Kootenai County, Idaho (the "City"), is a duly incorporated and existing City organized and operating under the laws of the State of Idaho, and as such is authorized by the Idaho Code, Title 50, Chapters 20 and 29, to adopt urban renewal plans, to adopt deteriorated area declarations, to adopt revenue allocation areas, and to provide improvements and betterment within an urban renewal area, as designated by the Pleasant View Urban Renewal Plan (the "Plan"); and

WHEREAS, based on the request of the Post Falls Urban Renewal Agency and an eligibility report submitted by the Hudson Company, the City Council found, in Resolution 20-16, that a deteriorating area exists along the Pleasant View corridor in west Post Falls as depicted in the report attached to Resolution 20-16; and

WHEREAS, Idaho Code Section 50-2018(18) states that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the county declaring the need for an urban renewal plan for the proposed area; and

WHEREAS, The Kootenai County Board of Commissioners adopted Resolution 2021-09 finding a need for inclusion of certain properties located outside city limits within the Plan area; and

WHEREAS, on April 27, 2021, the Post Falls Urban Renewal Agency made certain findings and adopted the Pleasant View Urban Renewal Plan (the "Plan") by Resolution 2021-01, and recommended adoption of the Plan by the Post Falls City Council; and

WHEREAS, the area of the Plan lies within the areas declared by the City to be deteriorated and/or a competitively disadvantaged border community area; and

WHEREAS, the Planning and Zoning Commission of the City of Post Falls reviewed the Plan at their duly noticed public meetings on May 11, 2021 and May 14, 2021 and adopted its Resolution 21-03 finding the Plan, in all respects, conforms with the 2020 City of Post Falls Comprehensive Plan, which is the general plan for the development of the City and forwarded its findings to the City Council; and

WHEREAS, as of April 28, 2021 the Plan was submitted to the affected taxing entities, available to the public, and under consideration by the Post Falls City Council; and

WHEREAS, an agreement on administration of a revenue allocation financing provision extending beyond the municipal boundary of the City has been negotiated with the Kootenai County Board of County Commissioners and the Post Falls Urban Renewal Agency, specifically the Intergovernmental Agreement for Roles and Responsibilities Under Idaho Code Section 50-2906, and that the Agreement has been formalized by a transfer of power ordinance adopted by the Kootenai County Board of County Commissioners. A copy of the transfer of power ordinance, Kootenai County Ordinance No. 566, is attached hereto as Exhibit 1; and

WHEREAS, Kootenai County and the Post Falls Urban Renewal Agency approved the Intergovernmental Agreement for Roles and Responsibilities Under Idaho Code Section 50-2906, which is attached hereto as Exhibit 2; and

WHEREAS, as required by Idaho Code sections 50-2905 and 50-2906, the Pleasant View Urban Renewal Plan contains the following information which was made available to the general public and all taxing districts thirty (30) days prior to the public hearing on June 1, 2021, the regular meeting of the City Council, but no more than sixty (60) days prior to the date set for final reading of the ordinance: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable

property within the municipality; (2) a statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds, notes and/or other obligations are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and (8) a description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets; and

WHEREAS, the Plan authorizes certain projects to be financed by revenue allocation bonds, or loans, and proceeds from revenue allocation; and

WHEREAS, it is necessary and in the best interest of the citizens of the City to adopt the Plan, including revenue allocation financing provisions, since revenue allocation will help finance urban renewal projects to be completed in accordance with the Plan (as now or hereafter amended), in order to: encourage private development in the urban renewal area; prevent and arrest decay of the City due to the inability of existing financing methods to provide needed public improvements; encourage taxing districts to cooperate in the allocation of future tax revenues arising in the urban renewal area in order to facilitate the long-term growth of their common tax base; encourage private investment within the City; and to further the public purposes of the Agency; and

WHEREAS, the Post Falls City Council finds that the equalized assessed valuation of the taxable property in the Pleasant View Urban Renewal District Revenue Allocation Area is likely to increase, and continue to increase, as a result of initiation and continuation of urban renewal projects in accordance with the Plan; and

WHEREAS, the collective base assessment roll for the revenue allocation areas under the existing Project Areas, and the new Pleasant View Urban Renewal Plan cannot exceed ten percent (10%) of the assessed value of the City;

WHEREAS, appropriate notice of the Plan and revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code section 50-2906; and

WHEREAS, notice of the public hearing on the Plan was caused to be published by the City Clerk in the *Coeur d'Alene/Post Falls Press* on April 30, 2021 a copy of said notice is attached hereto as Exhibit 3; and

WHEREAS, the Post Falls City Council during its regular meeting of June 1, 2021 held a public hearing and made certain findings.

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

SECTION 1. It is hereby found and determined that:

- (a) The Pleasant View Urban Renewal Project Area as defined in the Plan is a deteriorated or a deteriorating area as defined in the Law and the Act and qualifies as an eligible urban renewal area.
- (b) The rehabilitation, conservation, and redevelopment of the urban renewal area pursuant to the Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Post Falls Urban Renewal Agency to function in the City.

- (d) The Plan conforms to the 2020 City of Post Falls Comprehensive Plan.
- (e) The Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed-use components of the Plan and the need for overall public improvements), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Plan.
- (f) The Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation and redevelopment of the urban renewal area by private enterprises.
- (g) The Plan provides a feasible method for relocation of any displaced families residing within the Plan Project Area.
- (h) The collective base assessment roll for the existing revenue allocation areas and the new Plan do not exceed ten percent (10%) of the assessed value of the City.
- (i) The Plan includes the requirements set out in Idaho Code § 50-2905.
- (j) The Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.
- (k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code section 50-2018(9), does not include any agricultural operation for which the Agency has not received a written consent, or has not been used for agricultural purposes for three (3) consecutive years.

SECTION 2. The Post Falls City Council finds that the Pleasant View Urban Renewal District Project Area consists of predominantly open land, that the Agency does not intend to acquire any open land on any widespread basis, and that the Plan Project Area is planned to be redeveloped in a manner that will include nonresidential uses. Provided, however, the Post Falls City Council finds that if portions of the Plan Project Area are deemed "open land," the criteria set forth in the Idaho Code Title 50, Chapters 20 and 29 has been met.

SECTION 3. The Post Falls City Council finds that the Plan meets the sound needs of the City and will provide opportunities in an area that does not now contain such opportunities, and nonresidential uses are necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the 2020 City of Post Falls Comprehensive Plan, as may be amended to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4. The Plan, a copy of which is attached hereto and marked as Exhibit 4 and made a part hereof by attachment, be, and the same hereby is, approved. As directed by the Post Falls City Council, the City Clerk and/or the Post Falls Urban Renewal Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the June 1, 2021 hearing, and incorporate changes or modifications, if any.

SECTION 5. Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Kootenai County Auditor, Kootenai County Tax Assessor and Kootenai County Board of Commissioners and to the appropriate officials of the Post Falls School District No. 273, Kootenai County Fire and Rescue, Kootenai County EMS, Kootenai Hospital District, North Idaho College, Post Falls Highway District, Community Library Network and the Idaho State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Pleasant View Urban Renewal District Revenue Allocation Area, and a map or plat indicating the boundaries of the Pleasant View Urban Renewal District Revenue Allocation Area.

SECTION 6. The Post Falls City Council hereby finds and declares that the Pleasant View Urban Renewal District Revenue Allocation Area as defined in the Plan, the equalized assessed

valuation, which is in and is part of the Plan, is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

SECTION 7. All provisions of the current Post Falls Municipal Code or ordinances of the City of Post Falls and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

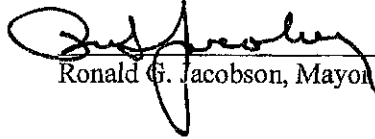
SECTION 8. Neither the adoption of this ordinance nor the repeal of any ordinance shall, in any manner, affect the prosecution for violation of such ordinance committed prior to the effective date of this ordinance or be construed as a waiver of any license or penalty due under any such ordinance or in any manner affect the validity of any action heretofore taken by the City of Post Falls City Council or the validity of any such action to be taken upon matters pending before the City Council on the effective date of this ordinance.

SECTION 9. The provisions of this ordinance are severable and if any provision, clause, sentence, subsection, word, or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid, or unconstitutional provision, clause sentence, subsection, word, or part had not been included therein, and if such person or circumstance to which the ordinance or part thereof is held inapplicable had been specifically exempt therefrom.

SECTION 10. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Post Falls, and upon such publication shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Post Falls at a regular session of the City Council on June ____ 2021.

APPROVED, ADOPTED and SIGNED this 1st day of June, 2021.


Ronald G. Jacobson, Mayor

ATTEST:


Shannon Howard, City Clerk



ORDINANCE NO. 566

**TRANSFER OF POWERS WITHIN THE
PLEASANT VIEW URBAN RENEWAL DISTRICT**

AN ORDINANCE OF KOOTENAI COUNTY, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, RELATING TO URBAN RENEWAL; STATING THE PURPOSE FOR ADOPTING AN URBAN RENEWAL AREA WITHIN A PORTION OF THE POST FALLS AREA OF CITY IMPACT; ADOPTING FINDINGS ON THE NECESSITY OF THE URBAN RENEWAL PLAN; PROVIDING THE CITY OF POST FALLS WITH THE RIGHT, POWER, AUTHORITY, AND OBLIGATION TO ADMINISTER THE URBAN RENEWAL AREA PURSUANT TO CHAPTERS 20 AND 29, TITLE 50, IDAHO CODE, AS AMENDED; GRANTING THE REVENUE ALLOCATION PROCEEDS DERIVED FROM THE POST FALLS URBAN RENEWAL AREA LYING WITHIN UNINCORPORATED KOOTENAI COUNTY TO THE POST FALLS URBAN RENEWAL AGENCY; ADOPTING THE INTERGOVERNMENTAL AGREEMENT IMPLEMENTING THIS ORDINANCE; AND AUTHORIZING THE CHAIRMAN TO SIGN THE AGREEMENTS AND SUCH OTHER AND FURTHER DOCUMENTS AS MAY BE NECESSARY TO CARRY OUT THE INTENT OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, this ordinance is adopted to approve and confirm the duties, roles, and responsibilities of the City of Post Falls ("City"), the Post Falls Urban Renewal Agency ("Agency"), and Kootenai County for that portion of the Pleasant View District lying outside the corporate boundaries of the City of Post Falls as illustrated in **Exhibit 1**, to transfer power as provided in Idaho Code § 50-2906(3)(b) and to serve as the necessary declaration required by Idaho Code § 50-2018(18).

WHEREAS, Idaho Code § 50-2018(18) states that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area; and

WHEREAS, Kootenai County, by Resolution 2021-09, found a need to include properties within the Pleasant View District that, at the time of the Resolution, lied within unincorporated Kootenai County; and

WHEREAS, since Kootenai County adopted Resolution 2021-09, the City has begun the public hearing process required by law to annex the property into the City; and

WHEREAS, the Agency has adopted the Pleasant View District Urban Renewal Plan (the "Plan"), attached as **Exhibit 2**, which by this reference is incorporated herein, to guide and govern implantation of the Pleasant View District.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF KOOTENAI COUNTY, IDAHO, AS FOLLOWS:

SECTION 1. The Board of County Commissioners, after reviewing the Plan finds: (a) the Pleasant View District is eligible as an urban renewal district under the statutory criteria, (b) the base assessed values of the combined revenue allocation districts within Post Falls will not exceed the statutory limitation of ten percent of the city-wide assessed value, (c) the proposed urban renewal district is financially feasible given the assumptions used in the Plan, (d) the required consents from the owners of agricultural lands within the district have been given, and (e) the City of Post Falls has the authority to proceed with the creation of the Pleasant View District after the adoption of this Ordinance by the Board of Kootenai County Commissioners.

SECTION 2. The proceeds of revenue allocation from areas lying within the boundaries of the Pleasant View District shall be devoted to the statutory purposes as authorized in the Plan.

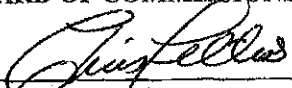
SECTION 3. The Intergovernmental Agreement for Roles and Responsibilities Under Idaho Code § 50-2906(3)(b) (the "Agreement") (which also supports the County's declaration as required by Idaho Code § 50-2018(18)) is hereby approved and the Chairman of the Board of Kootenai County Commissioners is hereby authorized to execute the same, and to execute any further documents necessary to carry out the intent of the Board of Kootenai County.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this chapter is, for any reason, held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, independent provision and such holding shall not affect the validity of the remaining portions thereof.

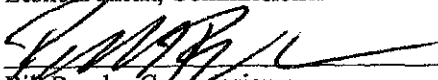
SECTION 5. This Ordinance shall take effect and be in full force upon its passage, approval, and publication in one (1) issue of the *Coeur d'Alene Press*.

ADOPTED this 11th day of May, 2021.

**KOOTENAI COUNTY
BOARD OF COMMISSIONERS**


Chris Fillos, Chairman


Leslie Duncan, Commissioner

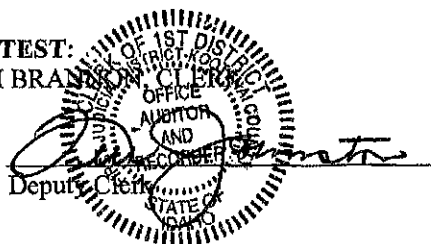

Bill Brooks, Commissioner

ATTEST:

JIM BRANSON, CLERK

By:

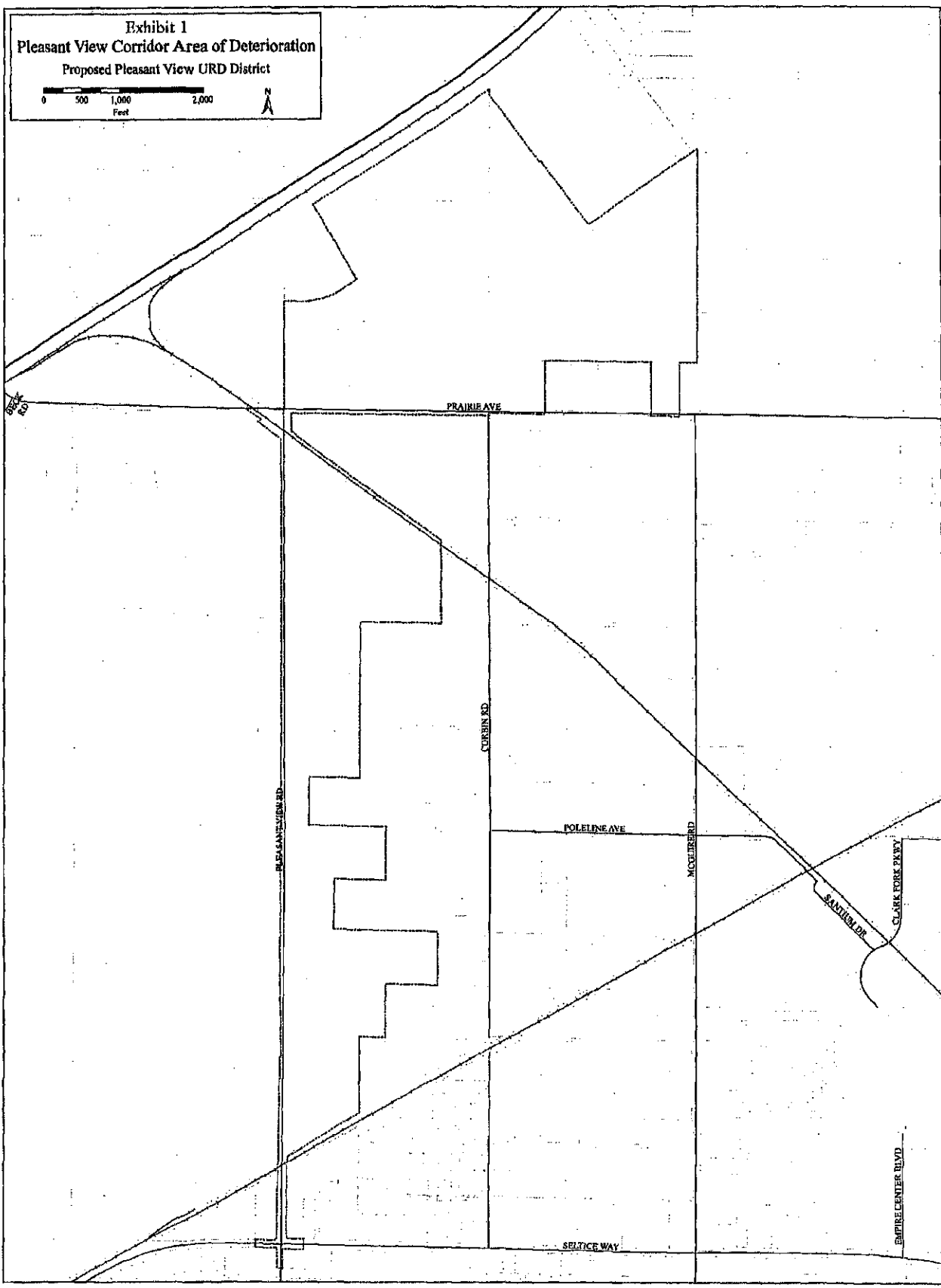
Deputy Clerk



Publication Date: June 7, 2021

C: Prosecuting Attorney (Civil Division), City of Post Falls, Post Falls Urban Renewal Agency, Ordinance File

Exhibit 1
 Pleasant View Corridor Area of Deterioration
 Proposed Pleasant View URD District



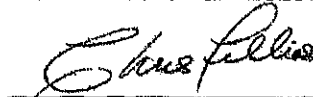
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Kootenai County, Idaho will conduct a public hearing at or after the hour of 2:00 p.m. on Tuesday, June 1, 2021, in the Kootenai County Administration Building, meeting room 1B, located at 451 N. Government Way, Coeur d'Alene, Idaho, on a proposed ordinance addressing the following subject:

AN ORDINANCE OF KOOTENAI COUNTY, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, RELATING TO URBAN RENEWAL; STATING THE PURPOSE FOR ADOPTING AN URBAN RENEWAL AREA WITHIN A PORTION OF THE POST FALLS AREA OF CITY IMPACT; ADOPTING FINDINGS ON THE NECESSITY OF THE URBAN RENEWAL PLAN; PROVIDING THE CITY OF POST FALLS WITH THE RIGHT, POWER, AUTHORITY, AND OBLIGATION TO ADMINISTER THE URBAN RENEWAL AREA PURSUANT TO CHAPTERS 20 AND 29, TITLE 50, IDAHO CODE, AS AMENDED; GRANTING THE REVENUE ALLOCATION PROCEEDS DERIVED FROM THE POST FALLS URBAN RENEWAL AREA LYING WITHIN UNINCORPORATED KOOTENAI COUNTY TO THE POST FALLS URBAN RENEWAL AGENCY; ADOPTING THE INTERGOVERNMENTAL AGREEMENT IMPLEMENTING THIS ORDINANCE; AND AUTHORIZING THE CHAIRMAN TO SIGN THE AGREEMENTS AND SUCH OTHER AND FURTHER DOCUMENTS AS MAY BE NECESSARY TO CARRY OUT THE INTENT OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

The full text of the proposed ordinance is available at the Kootenai County Administration Building, 451 N. Government Way, Third Floor, Coeur d'Alene, Idaho 83814, weekdays from 8 a.m. to 5 p.m. Written comments will be accepted both prior to the hearing and at the hearing. If you require special accommodations, please contact the Office of the Kootenai County Board of Commissioners at least seven days prior to that hearing. Further information may be obtained from the Office of the Kootenai County Board of Commissioners, located at 451 N. Government Way, Coeur d'Alene, ID 83814 (mailing address: P.O. Box 9000, Coeur d'Alene, ID 83816-9000), phone: (208) 446-1600, email: kcinfo@kcgov.us, or website: <https://www.kcgov.us/487/Board-of-County-Commissioners>.

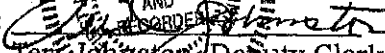
KOOTENAI COUNTY
BOARD OF COMMISSIONERS

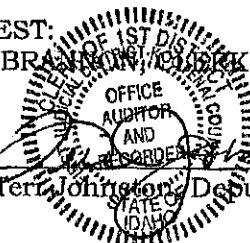

Chris Fillios, Chairman

ATTEST:

JIM BRAUNTON, Clerk

By:


Teri Johnston, Deputy Clerk



Publication Dates: May 24, 2021

Order Confirmation

<u>Ad Order Number</u> 0000458448 <u>Sales Rep.</u> cdahouse <u>Order Taker</u> mmhoore <u>Order Source</u>	<u>Customer</u> KC COMMISSIONERS-LEGAL <u>Customer Account</u> 9951 <u>Customer Address</u> PO BOX 9000 COEUR D ALENE ID 83816 USA <u>Customer Phone</u> 2084461601	<u>Payer Customer</u> KC COMMISSIONERS-LEGAL <u>Payer Account</u> 9951 <u>Payer Address</u> PO BOX 9000 COEUR D ALENE ID 83816 USA <u>Payer Phone</u> 2084461601
	<u>PO Number</u> <u>Ordered By</u> MM <u>Customer Fax</u> 0000000000 <u>Customer Email</u> leigh@kcgov.us <u>Special Pricing</u>	

<u>Tear Sheets</u> 0	<u>Proofs</u> 0	<u>Amidavits</u> 1
	<u>Blind Box</u>	<u>Materials</u>

<u>Invoice Text</u> CD45518 - NPH TRANSFER OF POWERS PLEASANT VIEW	<u>Ad Order Notes</u> RUN DATE MAY 24, 2021	
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<u>Net Amount</u> \$95.26	<u>Tax Amount</u> \$0.00	<u>Total Amount</u> \$95.26
	<u>Payment Method</u> Invoice	<u>Payment Amount</u> \$0.00
		<u>Amount Due</u> \$95.26

Production Notes

Production Method

Ad Number Ad Type
0000468848-01 ID Legal

Ad Backer

External Ad Number

Ad Attributes

Ad Released
No

Pick Up

Color

Ad Size
1 X 101 II

WYSIWYG Content

**NOTICE OF
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Kootenai County, Idaho, will conduct a public hearing at or after the hour of 2:00 p.m. on Tuesday, June 1, 2021, in the Kootenai County Administration Building, meeting room 1B, located at 451 N. Government Way, Coeur d'Alene, Idaho, on a proposed ordinance addressing the following subject:

AN ORDINANCE OF KOOTENAI COUNTY, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, RELATING TO URBAN RENAISSANCE, STATING THE PURPOSE FOR ADOPTING AN URBAN RENAISSANCE AREA WITHIN A PORTION OF THE POST FALLS AREA OF CITY IMPACT, ADOPTING FINDINGS ON THE NECESSITY OF THE URBAN RENAISSANCE PLAN; PROVIDING THE CITY OF POST FALLS WITH THE RIGHT, POWER, AUTHORITY, AND OBLIGATION TO ADMINISTER THE URBAN RENAISSANCE AREA PURSUANT TO CHAPTERS 20 AND 29, TITLE 50, IDAHO CODE AS AMENDED; GRANTING THE REVENUE ALLOCATION PROCEEDS DERIVED FROM THE POST FALLS URBAN RENAISSANCE AREA LYING WITHIN UNINCORPORATED KOOTENAI COUNTY TO THE POST FALLS URBAN RENAISSANCE AGENCY; ADOPTING THE INTERGOVERNMENTAL AGREEMENT IMPLEMENTING THIS ORDINANCE; AND AUTHORIZING THE CHAIRMAN TO SIGN THE AGREEMENTS AND SUCH OTHER AND FURTHER DOCUMENTS AS MAY BE NECESSARY TO CARRY OUT THE INTENT OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The full text of the proposed ordinance is available at the Kootenai County Administration Building, 451 N. Government Way, Third Floor, Coeur d'Alene, Idaho 83814, weekdays from 8 a.m. to 5 p.m. Written comments will be accepted both prior to the hearing and at the hearing. If you

require special accommodations, please contact the Office of the Kootenai County Board of Commissioners at least seven days prior to that hearing. Further information may be obtained from the Office of the Kootenai County Board of Commissioners, located at 451 N. Government Way, Coeur d'Alene, ID 83814 (making address: P.O. Box 8000, Coeur d'Alene, ID 83816-8000), phone: (208) 448-1600, email: kcoinfo@kco.gov.us, or website: https://www.kco.gov.us/487/Board-of-County-Commissioners..

KOOTENAI COUNTY BOARD OF COMMISSIONERS

Chairman
S. Chris Fillos

ATTEST:
JIM BRANNON, CLERK

By: S/ Teri Johnson,
Deputy Clerk

CDA LEGAL 5518
ADA#58848

MAY 24, 2021

Run Date	Product	Placement	Rate	Sched Cst	Disc/Prem	Color	Pickup	Tax	Subtotal
05/24/2021	ID CDA Press	Legals	\$7.78 per inch	\$87.26	\$0.00	\$0.00	\$0.00	\$0.00	\$87.26
05/24/2021	ID CDA ONL-Top Ads	Legals	\$0.00 per inch	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

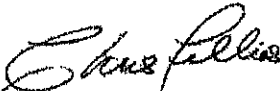
NOTICE OF ORDINANCE ADOPTION

The Board of Commissioners of Kootenai County, Idaho, hereby gives notice of the adoption of Kootenai County Ordinance No. 566. The full text of the ordinance addresses the following subject:

AN ORDINANCE OF KOOTENAI COUNTY, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, RELATING TO URBAN RENEWAL; STATING THE PURPOSE FOR ADOPTING AN URBAN RENEWAL AREA WITHIN A PORTION OF THE POST FALLS AREA OF CITY IMPACT; ADOPTING FINDINGS ON THE NECESSITY OF THE URBAN RENEWAL PLAN; PROVIDING THE CITY OF POST FALLS WITH THE RIGHT, POWER, AUTHORITY, AND OBLIGATION TO ADMINISTER THE URBAN RENEWAL AREA PURSUANT TO CHAPTERS 20 AND 29, TITLE 50, IDAHO CODE, AS AMENDED; GRANTING THE REVENUE ALLOCATION PROCEEDS DERIVED FROM THE POST FALLS URBAN RENEWAL AREA LYING WITHIN UNINCORPORATED KOOTENAI COUNTY TO THE POST FALLS URBAN RENEWAL AGENCY; ADOPTING THE INTERGOVERNMENTAL AGREEMENT IMPLEMENTING THIS ORDINANCE; AND AUTHORIZING THE CHAIRMAN TO SIGN THE AGREEMENTS AND SUCH OTHER AND FURTHER DOCUMENTS AS MAY BE NECESSARY TO CARRY OUT THE INTENT OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

The full text of Ordinance 566 is available at the Kootenai County Administration Building, 451 Government Way, Coeur d'Alene, Idaho 83814, weekdays, from 8 a.m. to 5 p.m.

KOOTENAI COUNTY
BOARD OF COMMISSIONERS


Chris Fillios, Chairman

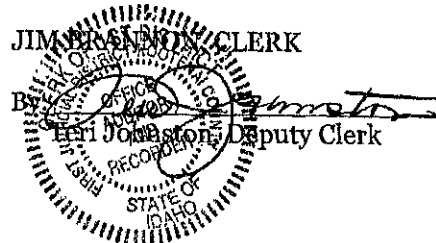
ATTEST: JIM BRANNON, CLERK
OFFICE OF 1ST DISTRICT CLERK
OFFICE OF AUDITOR AND RECORDER

By: 
Teri Johnson, Deputy Clerk

Publication Dates: June 7, 2021

CERTIFICATION

I hereby certify that the attached Notice of Ordinance Adoption contains a true and complete summary of Ordinance No. 566 of Kootenai County, Idaho, and that the attached summary provides adequate notice to the public of the contents of said Ordinance.



Order Confirmation

<u>Ad Order Number</u> 0000481760 <u>Sales Rep.</u> cdahouse <u>Order Taker</u> rnmoores <u>Order Source</u>	<u>Customer</u> KC COMMISSIONERS-LEGAL <u>Customer Account</u> 9951 <u>Customer Address</u> PO BOX 9000 COEUR D ALENE ID 83816 USA <u>Customer Phone</u> 2084461601	<u>Payer Customer</u> KC COMMISSIONERS-LEGAL <u>Payer Account</u> 9951 <u>Payer Address</u> PO BOX 9000 COEUR D ALENE ID 83816 USA <u>Payer Phone</u> 2084461601	<u>PO Number</u> <u>Ordered By</u> MM <u>Customer Fax</u> 0000000000 <u>Customer Email</u> leigh@kcpv.us <u>Special Pricing</u>
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<u>Tear Sheets</u>	0	<u>Proofs</u>	0	<u>Affidavits</u>	1	<u>Blind Box</u>		<u>Promo Type</u>	Materials
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<u>Invoice Text</u> CDA#5589 - ORDINANCE 565	<u>Ad Order Notes</u> RUN DATE JUNE 7, 2021	
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<u>Net Amount</u>	\$73.66	<u>Tax Amount</u>	\$0.00	<u>Total Amount</u>	\$73.66	<u>Payment Method</u>	Invoice	<u>Payment Amount</u>	\$0.00	<u>Amount Due</u>	\$73.66
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<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
000461760-01 ID Legal	AdBooker	
<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>
		No
<u>Ad Size</u>	<u>Color</u>	<u>Pick Up</u>
1 X 76 II		
<u>WYSIWYG Content</u>		

**NOTICE OF
ORDINANCE ADOPTION 566**

The Board of Commissioners of Kootenai County, Idaho, hereby gives notice of the adoption of Kootenai County Ordinance No. 566. The full text of the ordinance addresses the following subject:

AN ORDINANCE OF KOOTENAI COUNTY, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, RELATING TO URBAN RE-NEWAL; STATING THE PURPOSE FOR ADOPTING AN URBAN RENEWAL AREA WITHIN A PORTION OF THE POST FALLS AREA OF CITY IMPACT; ADOPTING FINDINGS ON THE NECESSITY OF THE URBAN RENEWAL PLAN; PROVIDING THE CITY OF POST FALLS WITH THE RIGHT, POWER, AUTHORITY, AND OBLIGATION TO ADMINISTER THE URBAN RENEWAL AREA PURSUANT TO CHAPTERS 20 AND 29, TITLE 50, IDAHO CODE, AS AMENDED; GRANTING THE REVENUE ALLOCATION PROCEEDS DERIVED FROM THE POST FALLS URBAN RENEWAL AREA LYING WITHIN UNINCORPORATED KOOTENAI COUNTY TO THE POST FALLS URBAN RENEWAL AGENCY; ADOPTING THE INTERGOVERNMENTAL AGREEMENT IMPLEMENTING THIS ORDINANCE; AND AUTHORIZING THE CHAIRMAN TO SIGN THE AGREEMENTS AND SUCH OTHER AND FURTHER DOCUMENTS AS MAY BE NECESSARY TO CARRY OUT THE INTENT OF THIS ORDINANCE, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

The full text of Ordinance 566 is available at the Kootenai County Administration Building, 451 Government Way, Coeur d'Alene, Idaho 83814, weekdays, from 8 a.m. to 5 p.m.

**KOOTENAI COUNTY
BOARD OF
COMMISSIONERS
/s/ Chris Fillos,
Chairman**

**ATTEST:
JIM BRANNON, CLERK
By: Teri Johnston.**

Deputy Clerk
 CDA LEGAL 5588
 AD#461780
 JUNE 7, 2021

Run Date	Product	Placement	Rate	Sched Cst	Disc/Prem	Color	Pickup	Tax	Subtotal
06/07/2021	ID CDA Press	Legals	\$7.78 per Inch	\$65.66	\$0.00	\$0.00	\$0.00	\$0.00	\$65.66
06/07/2021	ID CDA ONL-Top Ads	Legals	\$0.00 per Inch	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

EXHIBIT 2 - INTERGOVERNMENTAL AGREEMENT

**PLEASANT VIEW DISTRICT INTERGOVERNMENTAL AGREEMENT
BETWEEN KOOTENAI COUNTY, THE CITY OF POST FALLS AND THE POST
FALLS URBAN RENEWAL AGENCY**

THIS AGREEMENT is entered into by and between Kootenai County, hereinafter "COUNTY", the City of Post Falls, hereinafter "CITY", and the Post Falls Urban Renewal Agency, hereinafter "AGENCY", and shall be effective on May 19, 2021 after all parties have affixed their signatures to this Agreement.

WHEREAS, Idaho Code Section 50-2018(18) states that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area; and

WHEREAS, Kootenai County, by Resolution 2021-09, found a need to include properties within the Pleasant View District that, at the time of the Resolution, were outside the municipal limits of Post Falls; and

WHEREAS, since the COUNTY adopted Resolution 2021-09, the City has begun the public hearing process required by law to annex the property into the City; and

WHEREAS, the Agency has adopted the Pleasant View Urban Renewal Plan (the "PLAN"), attached as Exhibit 1, which by this reference is incorporated herein, to guide and govern implementation of the Pleasant View District, and

WHEREAS, the Parties find it necessary to adopt this Agreement to confirm the duties, roles, and responsibilities of the County, City and Agency for that portion of the Pleasant View District lying outside the municipal boundaries of the City of Post Falls (hereinafter the "PROPERTY") until such time that the PROPERTY is annexed into the City of Post Falls. The PROPERTY is depicted on the attached Exhibit 2, which by this reference is incorporated herein.

NOW THEREFORE, it is agreed as follows:

1. Except as otherwise provided herein, the COUNTY will retain full legal authority and control over the PROPERTY until such time as it is annexed into the City of Post Falls. This includes authority for land use regulation, taxation, law enforcement and all other governmental functions normally exercised by the County for property in the unincorporated portions of Kootenai County. The property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll will be allocated to the AGENCY for urban renewal projects consistent with the PLAN.

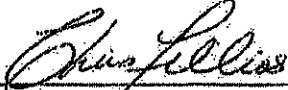
2. The CITY agrees to consider annexation of the PROPERTY at its earliest opportunity in full compliance with statutory requirements for land use decisions. Additionally, the CITY agrees to fully perform its oversight role for the AGENCY as outlined in Title 50, Chapters 20 and 29, Idaho Code.

3. The AGENCY agrees to manage the application of the Pleasant View District to the PROPERTY consistent with the requirements of Title 50, Chapters 20 and 29 Idaho Code and

agrees to only expend tax revenues allocated to the AGENCY from the PROPERTY in conformity with the PLAN.

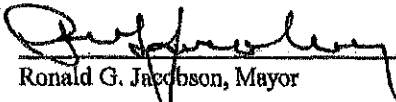
IN WITNESS WHEREOF, the parties hereto have affixed the signature of their duly authorized official.

KOOTENAI COUNTY
BOARD OF COMMISSIONERS


Chris Fillios, Chairman

5/18, 2021
Date

CITY OF POST FALLS


Ronald G. Jacobson, Mayor

6/11, 2021
Date

POST FALLS URBAN RENEWAL AGENCY


Jerry Baltzell, Chairman

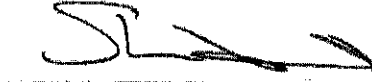
5-20-21, 2021
Date

ATTEST:

Jim Brannon, County Clerk


Deputy Clerk

ATTEST:


Shannon Howard, City Clerk

ATTEST:


Len Crosby, Treasurer

EXHIBIT 3 - NOTICE

Order Confirmation

Ad Order Number
0000454247

Customer
CITY OF POST FALLS

PO Number

Sales Rep.
cdahouse

Customer Account
25366

Ordered By
MM

Order Taker
mmmoore

Customer Address
408 SPOKANE STREET
POST FALLS ID 83854 USA

Customer Fax

Order Source

Payor Address
408 SPOKANE STREET
POST FALLS ID 83854 USA

Customer EMail
accpay@postfallsidaho.org

Customer Phone
2087733511

Payor Phone
2087733511

Special Pricing

Tear Sheets 0
Proofs 0
Affidavits 1

Promo Type Materials

Blind Box

Invoice Text
CDA#5402 - NOPH PLEASANT VIEW

Ad Order Notes
RUN DATE APRIL 30, 2021

<u>Net Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$170.62	\$170.62	Invoice	\$0.00	\$170.62
<u>Tax Amount</u>				
\$0.00				

Production Notes

Production Method

Ad Number
0000454247-01

Ad Type
ID Legal

AdBooker

Ad Released
No

Ad Attributes

Pick Up

External Ad Number

Ad Size

2 X 93 II

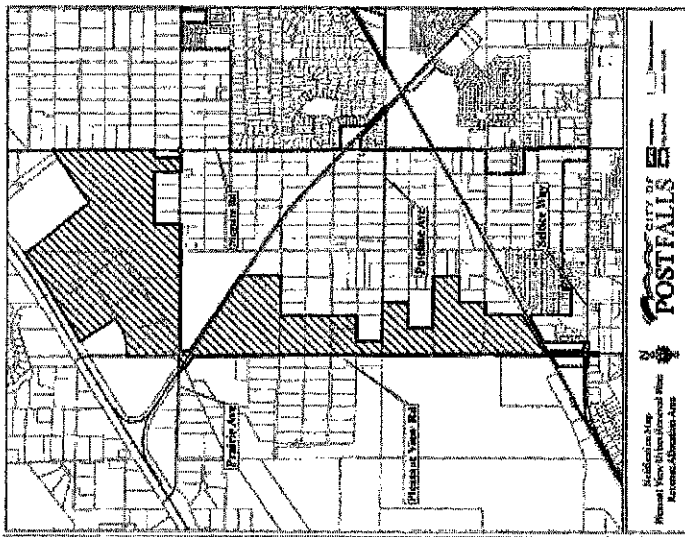
Color

WYSIWYG Content

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on June 1, 2021 the Post Falls City Council will hold a public hearing, pursuant to I.C. 50-2308(c) and I.C. 50-2306, to consider adoption of the proposed Pleasant View Urban Renewal Plan ("Plan") and Revenue Allocation Area depicted below. The public hearing will begin at 6:00 p.m. in the Post Falls City Council Chambers, 408 N. Spokane Street, Post Falls, Idaho.

MAP:



The general scope of the Plan is to stimulate the development of an industrial corridor in the northwest portion of the City of Post Falls by creating and expanding public infrastructure and public facilities within the entire Plan area, enhancing and improving transportation routes and collector streets within the Plan area and enhancing related commercial and industrial development. A copy of the Pleasant View Urban Renewal Plan and Revenue Allocation Area may be obtained at City Hall by contacting Shannon Howard, City Clerk at (208) 457-3328.

The Pleasant View Urban Renewal Plan contains a revenue allocation provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the agency for urban renewal purposes. An agreement on administration of a revenue allocation financing provision extending beyond the municipal boundary of Post Falls has been negotiated with Kootenai County and that agreement will be formalized by a transfer of power ordinance.

accepted by Rockwall County.

The City Council will also be considering the first through third readings of an Ordinance adopting the Pleasant View Urban Renewal Plan. At the hearing in the above matters may appear above, all persons interested in the above matters may appear and be heard. Oral testimony may be offered at the hearing and may be restricted to no more than four minutes per person. Written Comments will also be accepted. Any questions and must be received prior to the hearing date. Any questions and comments should be directed to the Post Falls City Clerk.

The hearing will be held in a handicapped accessible facility. All information presented in the hearing will also be available upon advance request in a form usable by person with hearing or visual impairments. Individuals with other disabilities may receive assistance by contacting the City Clerk at least 24 hours prior to the hearing.

CDA1LEGAL 5402

AD#45247

APRIL 30, 2021

Run Date	Product	Placement	Rate	Sched Cst	Disc/Prem	Color	Pickup	Tax	Subtotal
04/30/2021	ID CDA Press	Legals	\$7.83 per inch	\$162.62	\$0.00	\$0.00	\$0.00	\$0.00	\$162.62
04/30/2021	ID CDA ONL-Top Ads	Legals	\$0.00 per inch	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Exhibit 4 - Final Pleasant View
Urban Renewal Plan



Pleasant View District Urban Renewal Plan

June 2021

POST FALLS URBAN RENEWAL AGENCY

Pleasant View Urban Renewal Plan Contents

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B. AGENCY COMMISSIONERS

C. DEFINITIONS

D. PREFACE

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- a. Urban Renewal District Legal Description
- b. Urban Renewal District Map

3. PROPOSED DEVELOPMENT ACTIONS

- a. General
- b. Conformance with State and Local Requirements
- c. Participation Opportunities
- d. Opportunities for Owners and Tenants
- e. Property Acquisition
- f. Property Management
- g. Relocation of Businesses, Persons and Others
- h. Owner Participation Agreements
 - (1) Agency Commitments
 - (2) Developer Commitments

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- b. Designated Land Uses of the Comprehensive Plan
 - (1) Regional/Community Commercial/Office/Industrial/Manufacturing
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- c. General Controls and Limitations
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- a. General Description of Financing Methodology
- b. Loans and Bonds
 - (1) Tax Increment Funds
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8. ENFORCEMENT

9. PLAN DURATION

10. PLAN AMENDMENT PROCEDURES

11. ECONOMIC FEASIBILITY STUDY

APPENDICES

- Appendix A – Project Costs
- Appendix B – Idaho Code Section 50-2008
- Appendix C – Notices of Public Hearing re: Comprehensive Plan Amendments, Zoning Ordinance Amendments and Annexation
- Appendix D – Resolutions re: Deterioration and Competitively Disadvantaged Border Community Area
- Appendix E – Resolution Establishing Plan and Revenue Allocation Area
- Appendix F – Notice of Public Hearing on Adoption of the District
- Appendix G – Ordinance Adopting the Urban Renewal Plan and District Map

Appendix H – Owner Participation & Reimbursement Agreement (Formation of District & Plan)
Appendix I – Owner Participation & Reimbursement Agreement (Existing Plan & District)
Appendix J – Public Meetings Discussions and Related Press Articles
Appendix K – BUILD Grant – Submitted by the City of Post Falls

B. AGENCY COMMISSIONERS

Jerry Baltzell (Chairman), Larry Carstensen (Vice-Chairman), Len Crosby (Treasurer), Collin Coles, Jame' Davis, Eric Clemensen and Christi Fleischman.

C. DEFINITIONS

Act – Local Economic Development Act (Chapter 29, Title 50 of the Idaho Code), and/or the Urban Renewal Law (Chapter 20, Title 50 of the Idaho Code).

Agency or U.R.A. – The Post Falls Urban Renewal Agency created May 7, 1991 by Resolution 91-11.

Baseline Projection – A projection based on the assumption that next year's financial status will not change from the financial status of this year. The baseline projection assumes that no new project is developed, and therefore, no new tax increment is added.

Bonds - Debt instruments used to finance the cost of an Urban Renewal Project.

City – The incorporated City of Post Falls.

City Council – The local governing body of the City of Post Falls consisting of the Mayor and six (6) Council Members.

Comp Plan – The City of Post Falls Comprehensive Plan adopted in 1995 by Resolution 95-09, was revised in 2004 and updated in 2010. The City began updating the Comprehensive Plan in 2017 which was completed and adopted on July 7, 2020 by Resolution 20-07.

Coverage Ratio – A margin which is applied to a bond to ensure adequate revenues are available to service the debt secured by the Bond.

Deteriorated/Deteriorating Area:

- (1) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

- (2) Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.
- (3) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality.
- (4) Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.
- (5) Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development.

Under the Local Economic Development Act, the City Council must find and determine, on the basis of substantial evidence in the record, that the Project Area is a "deteriorated area" when adopting an ordinance approving and adopting an Urban Renewal Plan for a Revenue Allocation Area.

Competitively Disadvantaged Border Community Area - An area consisting of at least 40 acres which is situated within the boundaries of an incorporated city and within twenty-five (25) miles of state or international border, which the governing body of such incorporated city has determined by ordinance is disadvantaged in its ability to attract business, private investment, or commercial development, as a result of a competitive advantage in the adjacent state or nation resulting from inequities or disparities in comparative sales taxes, income taxes, property taxes, population or unique geographic features.

Economic Feasibility Study – The Study that evaluates the financial and economic feasibility of urban renewal projects.

Foregone Taxes – Taxes that are voluntarily foregone by a taxing entity to the Urban Renewal Agency for a predetermined period of time.

Levy Rate – The rate usually expressed as an amount per \$1,000 of assessed valuation, at which properties are taxed.

Memorandum of Understanding (MOU) – An agreement between two (bilateral) or more (multilateral) parties that expresses a convergence of will between the parties, indicating an intended common course of action.

Owner Participation Agreement (OPA) – A legal document that forms a Public/Private partnership between the Urban Renewal Agency and one or more private developers for Projects within an Urban Renewal District.

Plan – or “Urban Renewal Plan” means a plan, as it exists or may from time to time be amended, prepared and approved pursuant to Idaho Code Sections 50-2008 and 50-2906, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

Project Area - The PLEASANT VIEW DISTRICT area as identified in Section 2 of the Plan.

Pleasant View District Urban Renewal Plan – A plan prepared in accordance with Idaho Code Sections 50-2008 and 50-2905 that describes the process and reasoning for the declaration of the Pleasant View District as a Deteriorated Area and/or a Competitively Disadvantaged Border Community Area.

Proponent – A private developer who has entered into an OPA with the Urban Renewal Agency for a specific Project within an Urban Renewal District. The City of Post Falls is the proponent for the Pleasant View URD.

Revenue Allocation Area (RAA) – All of the properties included in the boundaries of an Urban Renewal District, from which tax increment will be collected as that property is improved and developed over the term of the District.

Revenue Allocation Financing – A method of financing urban renewal activities by using property tax revenues generated from increases in assessed valuation within a Revenue Allocation Area.

Tax Increment Funds – Principal method of financing public costs or redevelopment. The assessed valuation at the time of adoption of a Revenue Allocation Area, becomes the base year value and is frozen at that level for the purpose of distribution of taxes to the various affected tax entities (excepting schools) over the life of the Urban Renewal Plan. Each fiscal year following the creation of an Urban Renewal Plan and the designation of a Revenue Allocation Area, the taxes generated by the assessed valuation which exceed the base year level (“Tax Increment”) are paid to the Urban Renewal Agency.

Termination Date – A specific date no later than twenty (20) years from the effective date of the approval by City Council of an Urban Renewal Plan.

U.R.A. – Urban Renewal Agency

Urban Renewal – A statutorily authorized process available to Idaho cities and counties to improve deteriorated and economically disadvantaged areas by encouraging private and public development.

Urban Renewal Area – A Deteriorated or Deteriorating area or combination thereof designated as being such by the City Council and all of the properties located within the area.

Urban Renewal District (URD) – Essentially the same as an Renewal Allocation Area, however in cities where there are multiple districts designated by the City Council, these may be referred to as specific Districts with specific names and specific goals. A separate Urban Renewal Plan for each URD or RAA is required to be developed and adopted by the URA, reviewed by the City Planning & Zoning Commission and approved by the City Council.

Urban Renewal Project (Project)– A specific project within an approved Urban Renewal District which may include undertakings and activities which support the elimination of deteriorated or deteriorating areas and which prevent the development or spread of slums and blight. Such projects may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan.

D. PREFACE

The Urban Renewal Plan proposed within this document follows the guidelines prescribed within Idaho Code for the development of Urban Renewal Areas and Revenue Allocation Districts and is consistent with the goals of the City of Post Falls. Accordingly, this Plan directs use of revenue allocation financing to accomplish the following:

- Eliminate deteriorated or deteriorating areas which constitute a serious growing menace, injurious to the public health, safety, morals and welfare.
- Facilitate proper growth and development in accordance with sound planning principles and local objectives by encouraging private development that eliminates deterioration and economic disuse of property through the removal of a substantial number of deteriorated and deteriorating structures.
- Provide improved traffic facilities including the construction or improvement of streets or roads.
- Provide or improve utilities, public improvements and public services that are currently inadequate, incomplete or non-existent.
- Eliminate underutilized areas which are causing economic under-development in the designated area, substantially impairing the sound growth of the City of Post Falls in general.
- Encourage both private and public development in the Urban Renewal Area in order to diversify and improve the local economy by providing adequate public facilities.
- Accomplish Plan goals in accordance with all appropriate federal, state and local laws.

With these objectives in mind, however it is important for the reader to be aware that the main and over-riding objective of this Urban Renewal Plan is **job creation, economic development and economic diversification.**

A key finding of the Economic Feasibility Study supporting this Urban Renewal Plan is that the public infrastructure improvements set forth in this Plan could, at full development, provide up to 2,340 new jobs for the citizens of Kootenai County and Post Falls.

SECTION I
INTRODUCTION
PLEASANT VIEW DISTRICT URBAN RENEWAL PLAN

In 1994, the Idaho Local Economic Development Act was amended by the Idaho State Legislature to provide a new definition of properties and projects which could be considered under the authority of the Local Economic Development Act. The Local Economic Development Act also relies on the Urban Renewal Law, and it is the interplay between the two Acts that empowers Idaho cities and counties to use tax increment financing as a means of authorizing debt to stimulate economic development locally.

Chapter 29, Section 50 of the Idaho Code contains the Local Economic Development Act, which brings the benefits of the Urban Renewal Law to cities that contain areas that are not necessarily blighted, but experience a true disadvantage in attracting business and commerce. The Act provides that in border communities where areas of forty (40) acres or more can be determined to be "competitively disadvantaged," an Urban Renewal Agency may – with the approval - of the City Council designate the area as a revenue allocation area. This provides funding opportunities through the use of tax increment financing for public improvements which will, pursuant to a specific urban renewal plan, improve and enhance the area and stimulate more commerce and business growth into the area and the community.

The City Council of the City of Post Falls has determined that a specific area referenced within this Plan, the "Pleasant View District", meets the definition of being a deteriorated/deteriorating area and also qualifies as a Competitively Disadvantaged Border Community Area. The proposed public improvement Projects envisioned for the Pleasant View District and designed to overcome the competitive disadvantages are listed in Section 3.

The City of Post Falls, a community with a population of approximately 44,000 is located in the panhandle of North Idaho within Kootenai County. Kootenai County is Idaho's 24th largest county in terms of area but is the third most populous county. Post Falls is the 7th fastest growing city in Idaho and its growth is following the State's growth projection of three times the national rate through 2025. In 2020, the State's growth rate was six times the national growth rate. The western boundary of the City of Post Falls is adjacent to the Idaho/Washington border. Post Falls is situated in a valley along the Spokane River, and is adjacent to Interstate 90, with Spokane, Washington approximately 20 miles to the west, and Coeur d'Alene, Idaho approximately 3 miles to the east.

Traditionally, Kootenai County's economy was timber-based. The economy has become more diverse over the past two decades, with an increase in manufacturing, health care, retail, technology and tourism. North Idaho's transformation to manufacturing and health care from timber and agriculture is reflected in its growing list of dynamic companies calling it home. Not just known for potatoes anymore, Bloomberg rates the State of Idaho as having a 21st Century economy, outperforming the other 49 states, relying heavily on international trade. Approximately 10.5% of all Statewide natural resource employment opportunities still exist within Kootenai County, although these are not currently growth industries for Idaho, the Northwest, or the Nation. The City of Post Falls, along with North Idaho, is

shifting to a manufacturing and industrial base, putting it in competition with Washington State and other Western States. The Spokane metropolitan area, which includes Post Falls and Coeur d'Alene, was ranked #50 of The Best Places for Business and Careers in the 2019 Forbes Magazine.

Migration from larger markets spurred Kootenai County's economic growth from 2003 through 2006 and started back up again in 2016 through the current year, driving demand for homes, recreational properties, and retail goods and services. With the onset of the "Great Recession", economic growth slowed in 2007 through 2015. While growth started back up in 2016, it was at a moderate level of 3 to 5% until the pandemic hit in 2020. The pandemic created a significant desire for both citizens and businesses to relocate to Idaho. The City's growth rate was 8.26% for 2020. During this time, Idaho took the number one spot for economic growth in the 2021 U.S. News Best State ranking. The conditions of living with social distancing and work from home make the City's quality-of-life advantages even stronger. Also, in the U.S. News rankings, Idaho finished with the 10th best crime and corrections rankings and the 12th highest rating for environmental quality – things like clean air and water. The City is seeing a higher level of site plan reviews and commercial building permits since the early 2000s. Predictions are for this commercial growth to continue. Infrastructure improvements along Highway 41 occurring in 2021 and 2022 are also driving commercial development and predictions of growth for the City. The City continues to update its master plans to include infrastructure development for this future growth.

The area is transitioning from agricultural to higher density residential and commercial uses. Improvement trends have historically been in the low-to-mid-end of the price range of residences in the area, due to the fairly moderate character of the neighborhoods and limited natural features that would attract high-end residences. Most high-end developments in this area are on view sites, around golf courses, or near Lake Coeur d'Alene or the Spokane River.

The Pleasant View District Project Area is included within an area which was designated as Deteriorated and/or Deteriorating and a Competitively Disadvantaged Border Community Area by the City Council of Post Falls. The City Council passed Resolution No. 2020-10 on August 18, 2020 (See Appendix D).

The Pleasant View District is located on the northwest side of the City and is less than 3 miles from the Washington State border. The City entered into a Joint Powers Agreement with the County since the properties within the District had all agreed to annex into the City and the process could not be completed before the District was formed. The property within the proposed District was annexed into the city in 2021. The total Project Area consists of 600 acres of undeveloped land. The creation of an Urban Renewal District and the use of Tax Increment Funds is intended to make the Area more competitive by providing a mechanism to reimburse all or part of specific costs of constructing public improvements within the District. These improvements include the expansion of sewer and water services, the improvement of major streets and other public improvements which will expand the ability of this Area to service employment growth and job creation.

The projected costs of each of the specific public improvements to be reimbursed within the District are set out in the Economic Feasibility Study (Exhibit D – Scenario 2 Infrastructure Costs). Phases 1-5 have

been broken down to show the public infrastructure costs and funding scenarios. It is important to note that the City of Post Falls intends to apply for grants and use annexation funds and other funding sources to pay for the infrastructure. Urban Renewal will assist in funding costs of improvements in excess of those funding sources. It is important to remember that these improvements must be fully paid for, constructed, dedicated to and accepted by the City of Post Falls prior to any reimbursement from tax increment accruing as a result of the new development experienced in the proposed District. If new development does not produce the anticipated tax increment, those costs will not be reimbursed. There is no liability to the City of Post Falls or the URA if tax increment is not created by new development. Additionally, the reimbursement will cease at the maturity of the proposed District.

North Idaho must provide every available option to attract business and compete with other states and other larger cities in the western United States. The area proposed in this Plan has the potential to significantly aid the City in this national and regional competition. Improvements to the Pleasant View District will help provide the stimulus needed to attract the growth of industrial type employment base needed by the City. The opportunity to expand industrial industries will benefit the City and its residents, provide for increased economic opportunities for residents of Post Falls, and provide increased revenues for the citizens of Kootenai County. Development of this property will result in numerous jobs and add to the much needed industrial base that is lacking in Post Falls.

SECTION 2 Boundary Description

2. BOUNDARY DESCRIPTION

a. Urban Renewal District Legal Description

That portion of the southwest quarter, southeast quarter, northwest quarter and the northeast quarter of Section 20, the southwest and the northwest quarter of Section 21, the southwest quarter, northwest quarter and the northeast quarter of Section 29, the southeast quarter and northeast quarter of Section 30, the southeast quarter and the northeast quarter of Section 31 and the southwest quarter and the northwest quarter of Section 32 of Township 51 North, Range 5 West, and the northwest quarter of Section 5 and the northeast quarter of Section 6 of Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho described as follows:

Beginning at the southwest quarter of said Section 20; Thence along the West line of said Section 20, North 00° 19' 43" East a distance of 1369.99 feet;

Thence South 88° 53' 50" East a distance of 203.92 feet to the beginning of a curve to the left having a radius of 1055.00 feet; Thence northeasterly along said curve, through an arc length of 644.04 feet, a central angle of 34° 58' 38", a chord bearing of North 73° 36' 51" East and a chord distance of 634.09 feet;

Thence North 56° 06' 34" East a distance of 168.41 feet;

Thence North 31° 28' 16" West a distance of 1080.31 feet to the southeasterly right of way of Burlington Northern Railroad;

Thence along said southeasterly right of way the following 7 courses:

- 1) North 58° 32' 15" East a distance of 1761.29 feet;
- 2) North 58° 18' 23" East a distance of 162.89 feet;
- 3) North 57° 30' 20" East a distance of 162.89 feet;
- 4) North 56° 42' 17" East a distance of 162.89 feet;
- 5) North 55° 44' 21" East a distance of 151.94 feet;
- 6) North 54° 59' 32" East a distance of 151.94 feet;
- 7) North 54° 14' 43" East a distance of 151.94 feet to the East line of the northwest quarter of said Section 20;

Thence along said East line, South 00° 45' 05" West a distance of 80.20 feet;

Thence South 36° 31' 00" East a distance of 1034.64 feet;

Thence North 56° 17' 08" East a distance of 26.56 feet;

Thence South 36° 31' 00" East a distance of 1022.33 feet;

Thence North 56° 21' 46" East a distance of 1708.44 feet to the East right of way of McGuire Road;

Thence along said East right of way, South 00° 46' 07" West a distance of 2683.67 feet;

Thence North 88° 33' 10" West a distance of 25.23 feet;

Thence North 88° 40' 23" West a distance of 198.36 feet;

Thence South 00° 41' 37" West a distance of 693.28 feet to the South right of way of Prairie Avenue;

Thence along said South right of way, North 87° 13' 16" West a distance of 116.82 feet;

Thence along said South right of way, North 01° 17' 09" East a distance of 5.00 feet;

Thence along said South right of way, North 88° 38' 57" West a distance of 247.83 feet;

Thence North 00° 44' 19" East a distance of 684.98 feet;

Thence North 88° 42' 12" West a distance of 1371.81 feet;

Thence South 00° 44' 19" West a distance of 684.55 feet to the South right of way of Prairie Avenue;

Thence along said South right of way, North 88° 41' 08" West a distance of 696.10 feet;

Thence along said South right of way, South 00° 18' 29" West a distance of 32.28 feet;

Thence along said South right of way, North 88° 50' 39" West a distance of 2511.11 feet;

Thence South 44° 36' 59" West a distance of 59.14 feet;

Thence South 00° 28' 07" West a distance of 185.77 feet to the northerly right of way of Burlington Northern Railroad;

Thence along said northerly right of way, South 54° 29' 42" East a distance of 2351.67 feet to the West line of the East 611.12 feet of said northwest quarter;

Thence along said West line, South 00° 18' 18" West a distance of 1065.32 feet to the South line of an unnamed road right of way of Plat No. 7 Greenacres Irrigation District recorded in Book B of Plats, Page 63, records of Kootenai County, Idaho, said road currently known as Grange Avenue;

Thence along said South line, North 88° 20' 43" West a distance of 1034.15 feet to the northwest corner of said Lot 77 of said Plat No. 7;

Thence along the West line of said Lot 77, South 00° 30' 49" West a distance of 641.04 feet to the northwest corner of Lot 84 of said Plat No. 7;

Thence along the West line of said Lot 84, South 01° 04' 06" West a distance of 639.77 feet to the southwest corner of said Lot 84;

Thence South 00° 15' 41" West a distance of 40.00 feet to the northwest corner of Lot 109 of said Plat No. 7;

Thence along the West line of said Lot 109, South 00° 03' 24" East a distance of 640.44 feet to the northeast corner of Lot 115 of said Plat No. 7;

Thence along the North line of said Lot 115 and the North line of Lot 114 of said Plat No. 7, North 88° 23' 33" West a distance of 660.86 feet to the northwest corner of said Lot 114;

Thence along the West line of said Lot 114, South 00° 43' 52" West a distance of 632.86 feet to the North line of an unnamed road right of way of said Plat No. 7, said road is currently known as Poleline Avenue;

Thence along the North right of way of said Poleline Avenue, South 88° 20' 31" East a distance of 992.40 feet to the northerly extension of the East line of Lot 13 of Plat No. 5 Greenacres Irrigation District as recorded in Book B of Plats, Page 70, records of Kootenai County, Idaho;

Thence along said northerly extension and the East line of said Lot 13, South 00° 39' 04" West a distance of 679.54 feet to the southeast corner of said Lot 13;

Thence along the South line of said Lot 13 and the South line of Lot 14 of said Plat No. 5, North 88° 18' 59" West a distance of 662.40 feet to the northwest corner of Lot 19 of said Plat No. 5;

Thence along the west line of said Lot 19, South 00° 38' 13" West a distance of 639.31 feet to the North line of an unnamed road right of way of said Plat No. 5, said road currently known as Yukon Avenue.

Thence along the North line of said Yukon Avenue, South 88° 17' 20" East a distance of 1324.48 feet to the northerly extension of the East line of Lot 43 of said Plat No. 5;

Thence along said northerly extension and the East line of said Lot 43, South 00° 39' 58" West a distance of 679.96 feet to the southeast corner of said Lot 43;

Thence along the South line of said Lot 43 and the South line of Lot 44 of said Plat No. 5, North 88° 15' 39" West a distance of 662.07 feet to the northwest corner of Lot 53 of said Plat No. 5;

Thence along the West line of said Lot 53 and the southerly extension of said West line, South 00° 39' 07" West a distance of 685.69 feet to the South line of an unnamed road right of way of Plat No. 10 Greenacres Irrigation District as recorded in Book B of Plats, Page 100, records of Kootenai County, Idaho, said road currently known as Lark Avenue.

Thence along said South line, North 88° 15' 27" West a distance of 330.90 feet to the northwest corner of Lot 4 of said Plat No. 10;

Thence along the West line of said Lot 4 and the southerly extension of said West line, South 00° 06' 19" West a distance of 1119.46 feet to the southerly line of Spokane International Railroad right of way;

Thence along said southerly line, South 61° 36' 15" West a distance of 1075.63 feet to the East right of way of Pleasant View Road as shown on a record of survey recorded in Book 23 of Surveys, Pages 20, 20A, 20B and 20C as Instrument Number 1903826 records of Kootenai County, Idaho;

Thence along said East right of way, South 00° 55' 03" West a distance of 864.20 feet;

Thence along said East right of way, South 25° 30' 55" East a distance of 48.03 feet to the North right of way of Seltice Way;

Thence along said North right of way, South 88° 21' 40" East a distance of 203.71 feet;

Thence South 01° 27' 15" West a distance of 135.48 feet to the South right of way of Seltice Way;

Thence along said North right off way, North 88° 32' 30" West a distance of 260.68 feet to the East right of way of said Pleasant View Road;

Thence along said East right of way, South 00° 55' 00" West a distance of 249.21 feet;

Thence North 88° 17' 03" West a distance of 73.40 feet to the West right of way of said Pleasant View Road;

Thence along said West right of way, North 00° 55' 28" East a distance of 264.77 feet to the South right of way of said Seltice Way;

Thence along said South right of way, North 88° 31' 22" West a distance of 235.37 feet;

Thence North 01° 26' 28" East a distance of 108.73 feet to the North right of way of said Seltice Way;

Thence along said North right of way, South 88° 36' 05" East a distance of 234.60 feet to the West right of way of said Pleasant View Road

Thence along the West right of way of Pleasant View Road per said Record of Survey, the following 15 courses:

- 1) North 00° 55' 03" East a distance of 2299.21 feet;
- 2) South 89° 04' 57" East a distance of 10.00 feet;
- 3) North 00° 55' 03" East a distance of 296.83 feet;
- 4) North 00° 26' 56" East a distance of 421.53 feet;
- 5) North 89° 33' 04" West a distance of 10.00 feet;
- 6) North 00° 26' 56" East a distance of 804.55 feet;
- 7) South 89° 33' 04" East a distance of 10.00 feet;
- 8) North 00° 26' 56" East a distance of 1411.53 feet;
- 9) North 89° 33' 04" West a distance of 10.00 feet
- 10) North 00° 28' 07" East a distance of 2639.51 feet;
- 11) North 00° 28' 07" East a distance of 810.28 feet;
- 12) South 89° 31' 53" East a distance of 20.00 feet;
- 13) North 00° 28' 07" East a distance of 1069.69 feet;
- 14) North 89° 31' 53" West a distance of 10.00 feet;

15) North 00° 28' 07" East a distance of 389.53 feet to the southwesterly right of way of said Burlington Northern Railroad;

Thence along said southwesterly right of way, North 54° 29' 03" West a distance of 365.66 feet;

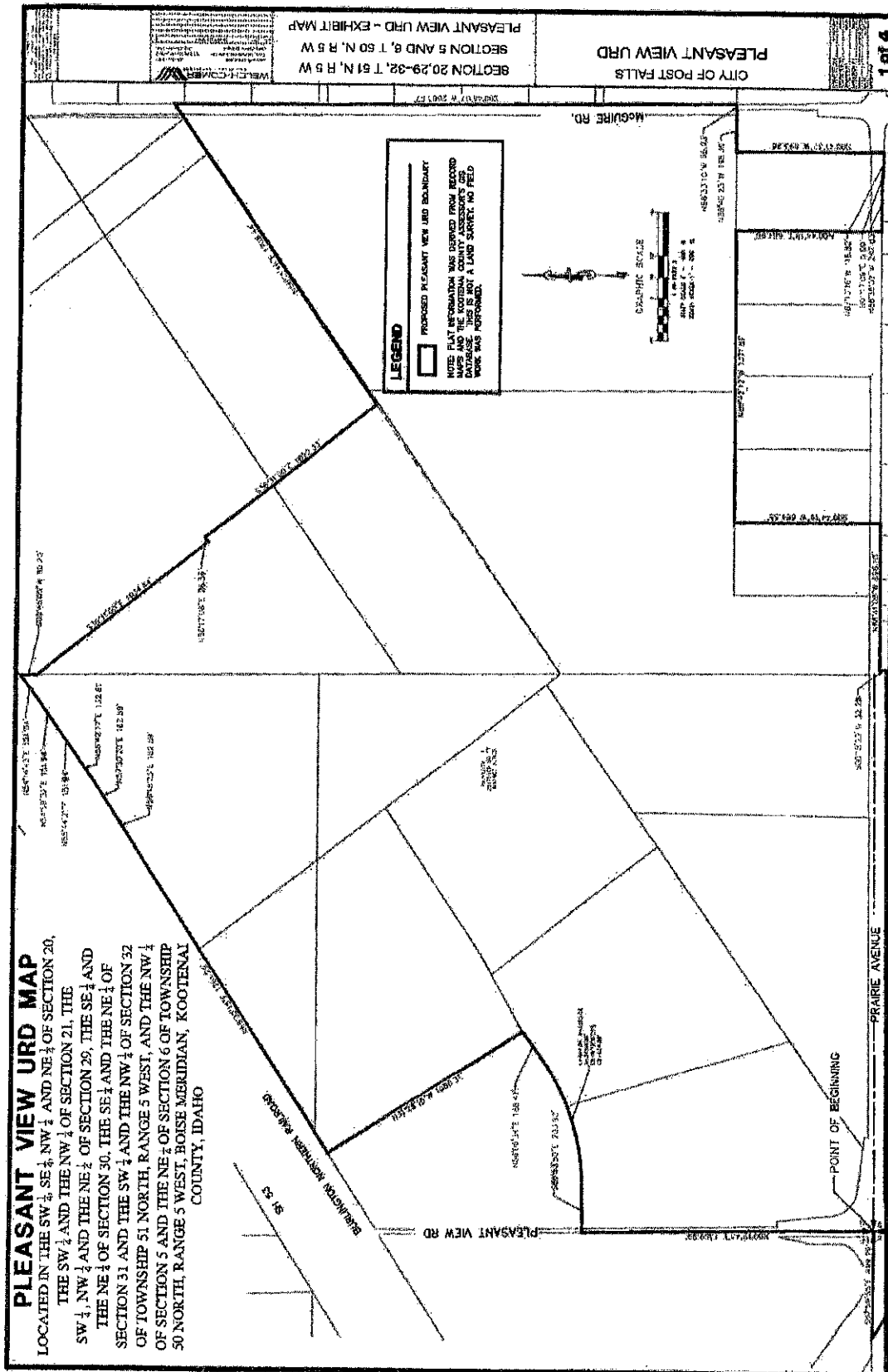
Thence along said southwesterly right of way, North 65° 00' 28" East a distance of 57.37 feet;

Thence along said southwesterly right of way, North 54° 29' 18" West a distance of 259.01 feet to the North line of the northeast quarter of said Section 30;

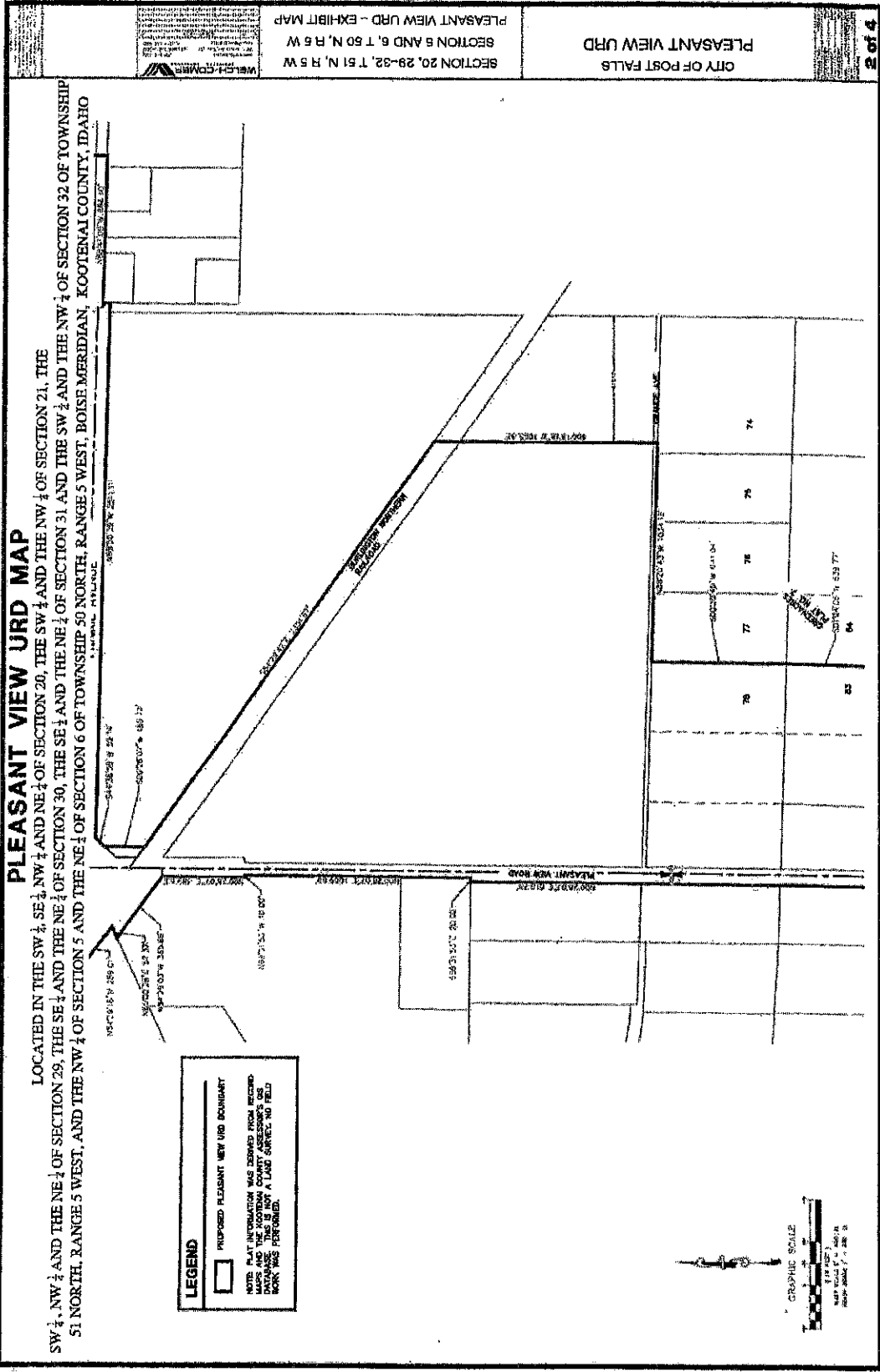
Thence along said North line, South 87° 59' 55" East a distance of 499.79 feet to the **POINT OF BEGINNING**;

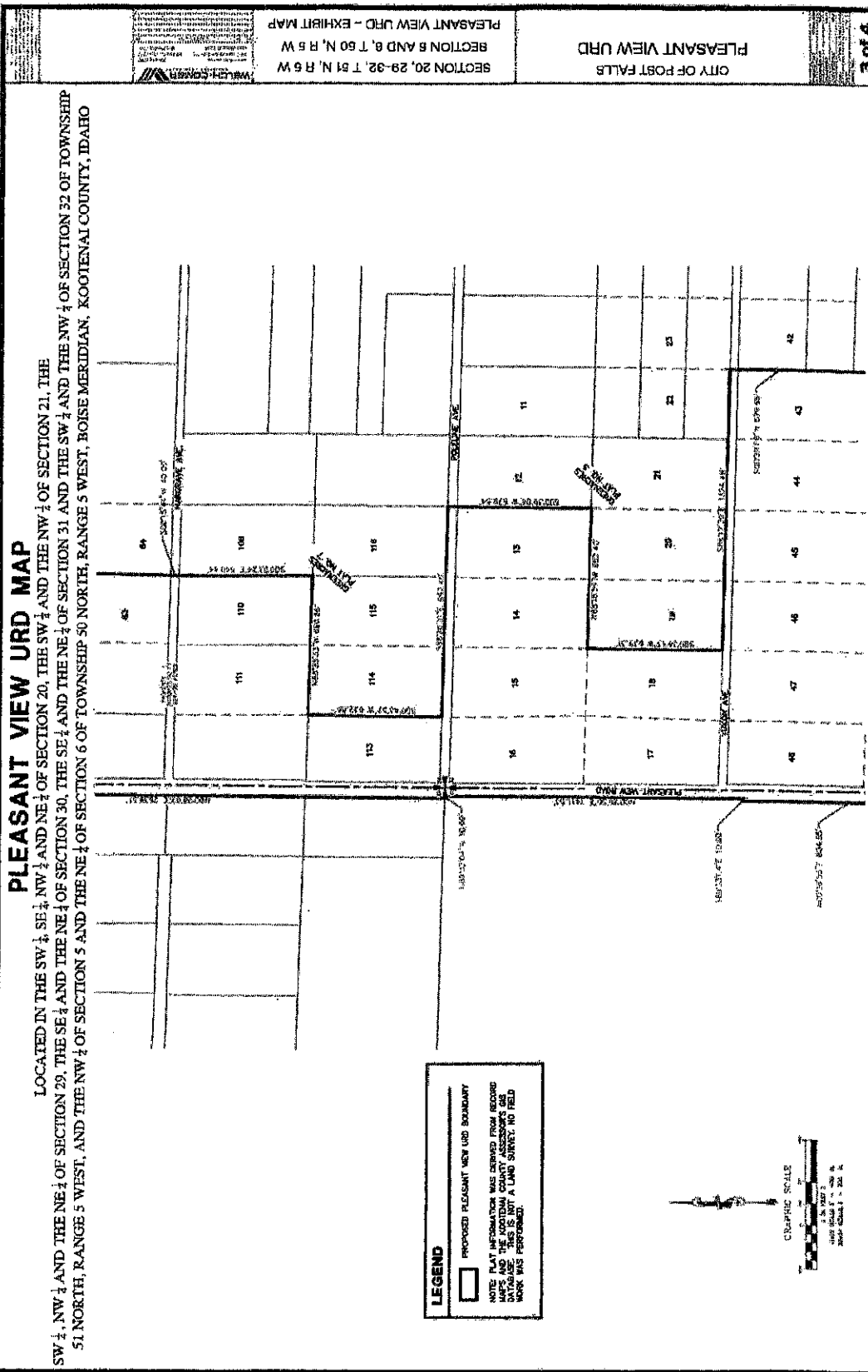
Containing 26,175,309 square feet or 600.902 acres more or less.

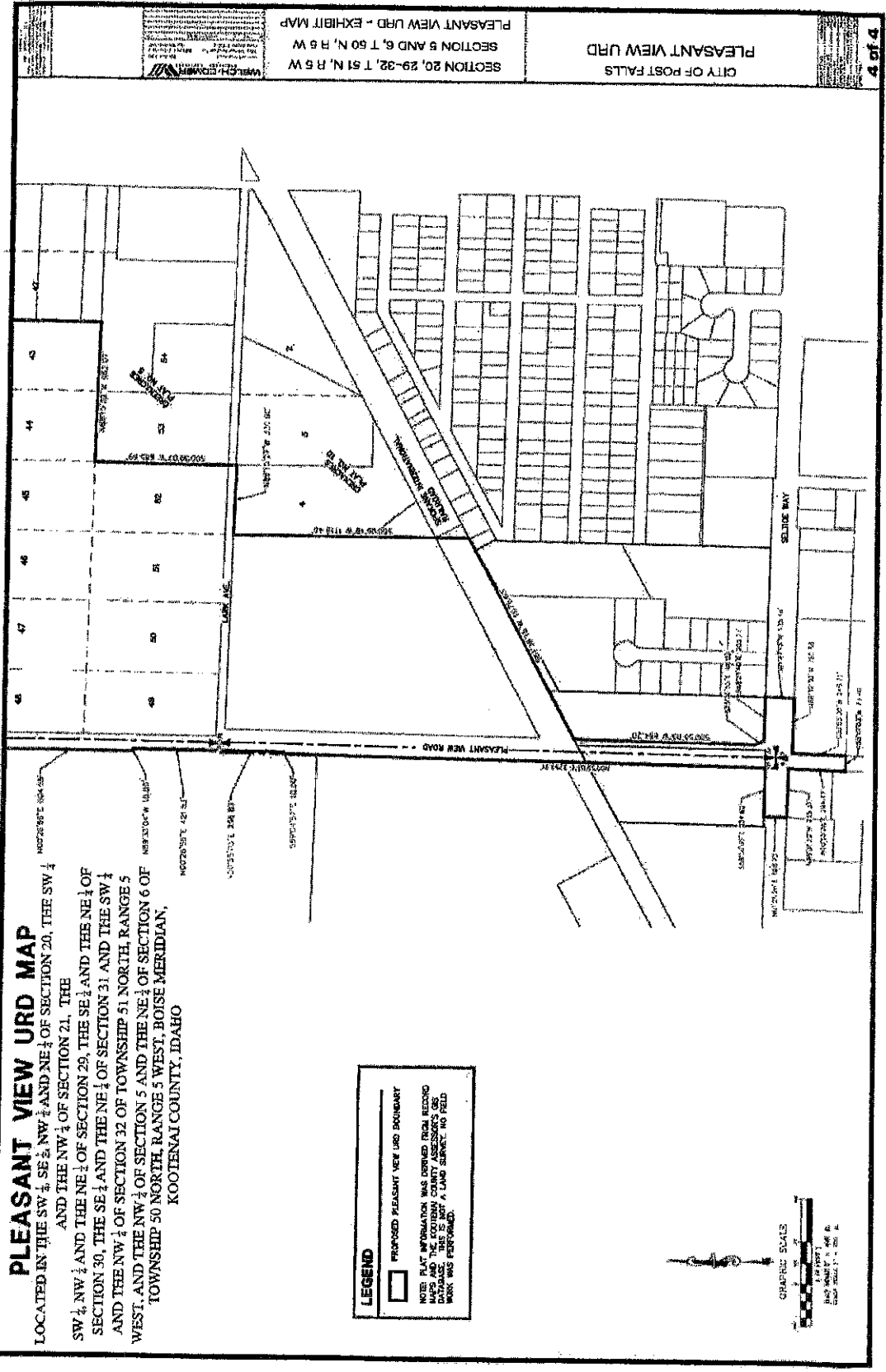
This description was compiled from Kootenai County Assessor's Office GIS files and Record of Survey Recorded in Book 23 of Surveys, Pages 20, 20A, 20B and 20C and does not constitute a surveyed description of the actual parcel. No field surveys were performed.



b. Urban Renewal District Map







SECTION 3

PROPOSED DEVELOPMENT ACTIONS

a. General

The Project Area has been determined to be a Competitively Disadvantaged Border Community Area within a Deteriorated/Deteriorating area and as such adopts the following purposes and major goals for this Plan:

- To stimulate the development of industrial expansion in the northwest portion of the City of Post Falls;
- To enhance this potential site for industrial and commercial development and expansion;
- To create and expand public infrastructure and public facilities within the entire Urban Renewal District with significant investment in wastewater to reduce the use of septic systems over the aquifer;
- To enhance and improve transportation routes and collector streets within the District to enhance future development; and
- To strengthen the District and enhance related industrial and commercial development and support within the Project Area.

b. Conformance with State and Local Requirements

The proposed development area conforms to the 2020 Comprehensive Plan of the City of Post Falls as adopted by the City Council along with all other master planning documents. The URA anticipates that this Plan, upon review by the Post Falls Planning and Zoning Commission, will be found to be in conformance with the City of Post Falls Comprehensive Plan.

The laws of the State of Idaho require an Urban Renewal Plan to be prepared for an area certified as an Urban Renewal Area by the City Council. The Pleasant View District Plan is submitted as a proposal for an Urban Renewal Plan as required by state law. The City Council has designated this Area as being economically disadvantaged through the adoption of Resolution No. 20-10 (Appendix D).

The Local Economic Development Act provides that a city can declare portions of land within its boundaries as competitively disadvantaged. The City of Post Falls has made that determination, making findings that the proposed Project Area does, indeed, meet the State mandated criteria for said designation.

c. Participation Opportunities

- There will be participation opportunities for improvements proposed in this Plan to compliment additional transportation improvements that are to be undertaken by the Idaho Transportation Department, Kootenai Metropolitan Organization and Post Falls Highway District.
- The Urban Renewal Agency will work closely with the City of Post Falls to implement major sewer improvements within the proposed District which will support growth and enhance the

competitive position of the City throughout the entire northwest quadrant of the City of Post Falls.

- Participation opportunities could be developed between the Urban Renewal Agency and land owners who are either in the process of developing, or plan to develop, additional commercial properties located within the District to the extent such opportunities meet the objectives of the Plan and are feasible within the economic and time constraints of the District.

d. Opportunities for Owners and Tenants

The overall expansion of transportation, sewer and water infrastructure, as planned, will provide new opportunities for existing and future landowners of commercially and industrially zoned properties within the District to enable them to develop their property in a more economical manner. This will then provide additional opportunities for existing and future businesses within the City of Post Falls to locate to such facilities and provide a greater range of competition for such tenants.

If owners of existing properties incorporate public improvements in their development plan, the URA could become involved in assisting by either upgrading the utility systems servicing the property or enhancing its access. Expanding commercial development in this Area will provide additional support for existing and future residential development within this section of the City and will provide opportunities for new and existing businesses to consider this Area as a new or expansion location in the City. The expansion of the industrial and commercial development that is anticipated to occur will greatly expand the job opportunities throughout the entire County.

Having fully developed building sites in the District with good access and expanded utility service will enable Jobs Plus to expand its recruitment of businesses considering relocation or expansion to North Idaho. It will also enhance Kootenai County's ability to expand the County's employment base well beyond the District itself.

e. Property Acquisition

Pursuant to Idaho Code Section 50-2007(c), the URA has the legislatively - authorized powers to acquire by purchase, lease, option, gift, grant, bequest, devise, or otherwise, any real property or personal property for its administration purposes, together with any improvements thereon, and to hold, improve, renovate, rehabilitate, clear, or prepare for redevelopment any such property or buildings. In conjunction with the acquisition of a site, the URA shall be required to accommodate the relocation of existing businesses and tenants as set forth in subsection (g) below.

f. Property Management

The URA may convey property it has acquired for less than market value. The URA may clear or move buildings, structures or improvements from any real property acquired, and the URA may develop a building site by constructing streets, utilities, parks, playgrounds and other public improvements in order to carry out the Urban Renewal Plan. The URA may acquire land or other public improvements and construct facilities within and/or outside the Project Area if it can determine that the improvements are of benefit to the Plan area. However, the URA shall not pay for maintenance or operation of said

improvements. If the URA acquires any properties, they will be managed in a prudent and businesslike manner.

g. Relocation of Business, Persons and Others

If, as a result of pursuing this Plan, individuals, families, businesses, non-profit organizations or others are required to relocate, the URA shall prepare a plan for the relocation of same. The URA shall be responsible to assist those individuals and entities in full accordance with state and federal statutes, including finding a new location and providing required relocation payments.

h. Owner Participation Agreements / Memorandum of Understanding

The Owner Participation Agreement (OPA) is a legal document that forms a Public/Private partnership between the Urban Renewal Agency and one or more private developers within an Urban Renewal District. OPAs are used by the URA when entering into an agreement with a private developer for a specific project or public improvement within an Urban Renewal District. The URA may enter into OPAs with several developers within a District or require multiple participants to enter into separate agreements between themselves and the URA regarding the use, reimbursement priority and percentages of reimbursement available from tax increment generated by new development within a District.

The Agency's form OPAs are included as Appendix H and Appendix I. The OPAs require the participant to own or control real estate within the boundaries of the Urban Renewal District and construct specific public infrastructure improvements as set forth in this Plan and as approved by the City of Post Falls. The proponent must pay for the improvements and they must be completed, dedicated to and accepted by the City of Post Falls.

In the OPA, the URA agrees to reimburse specific costs for public infrastructure improvements, once completed and dedicated to the City, by allocating all or a portion of the increase in tax increment accruing from new development to such reimbursement. Infrastructure costs must be documented and reviewed by a third-party engineering firm employed by the URA prior to payment.

The URA's commitment to reimburse a proponent's cost for public infrastructure improvements is entirely contingent on the amount of tax increment generated within the District and expires upon the maturity of the District. Within the OPA, the URA sets the percentage of costs that may be reimbursed from tax increment, based on the type of new development (industrial, technical, commercial and residential). These percentages may range from 100% to 25% with higher percentages allocated to development which supports job growth and economic development.

SECTION 4

USES PERMITTED IN PROJECT AREA

a. Comprehensive and Urban Renewal Plans

The primary objectives for the Urban Renewal Agency are to improve the quality of life, bring economic vitality and improve the aesthetics of the Pleasant View District Area through development and redevelopment. There are two differing sets of land use issues involved in this Plan. The first set deals with the designated or planned land uses of the City of Post Falls' Comprehensive Plan and the second set revolves around existing non-conforming land uses (uses which don't conform to the planned uses in the Comprehensive Plan).

b. Designated Land Uses of the Comprehensive Plan

The Urban Renewal District land uses are consistent with the Future Land Use Map of the Post Falls Comprehensive Plan. If the necessary resources are available, the Urban Renewal Agency will assist any project that desires support, but that project must be consistent with this Urban Renewal Plan and the Comprehensive Plan of the City. The following is a list of the land uses in the Urban Renewal Plan as they are described in the Comprehensive Plan. All proposed uses must comply with the appropriate land use designation in which it will be located.

(1) Regional/Community Commercial/Office/Industrial/Manufacturing

Compatible land uses within the Project Area are to be consistent with the Future Land Use Map of the Comprehensive Plan and the applied zoning district. The intent is to create a mixture of industrial and service commercial users as well as other supporting development for job creation and commerce.

(2) Public Rights-of-Way

As the District is in an area of transition from rural to urban, the public infrastructure needed for utilities, transportation, bike and pedestrian and other public urban infrastructure is required to create an attractive vibrant economic area of the community. Without adequate infrastructure, the area will not be able to reach its economic development potential.

The Urban Renewal Agency deems the creation of a good quality of life for Post Falls citizens and providing associated infrastructure needs as being critical to the attraction of new business and development. The Agency intends to use its resources, plus any additional assistance, which may be derived from any other public or private source for the completion of this critical component.

(3) Interim Uses

There may be a need for the temporary use of vacant properties and/or structures within the Project Area. If these uses are to be supported and/or assisted by the Urban Renewal Agency, they shall be compatible with the current zoning and land use designation of the Comprehensive Plan.

(4) Nonconforming uses

Uses which do not conform to the Pleasant View District Urban Renewal Plan and/or the City of Post Falls Comprehensive Plan and/or zoning district are not eligible for support or assistance from the Urban Renewal Agency.

c. General Controls and Limitations

(1) Construction

All construction which is funded or partially funded by the Urban Renewal Agency as a part of this Plan will be required to meet all applicable City and State specifications. In addition, each project must meet any requirements established by the URA as a condition of assistance. Such requirements may be in the form of additional performance and development standards. Construction may be by the Agency independently, or in conjunction with any other public agency.

(2) Rehabilitation and Retention of Property

Rehabilitation of dilapidated commercial structures is an objective of the URA, in as much as the use of the structure complies with the Plan and revenues are available for assistance. Except in extenuating circumstances, ownership retention will always be a priority for most projects undertaken by the URA.

SECTION 5

PROJECT FINANCING METHODS

Based upon the Project Financing Methods discussed below, it is not anticipated that the Pleasant View District will have any remaining assets on the Termination Date. Provided however, nothing herein shall prevent the Agency from retaining assets or revenues generated from such assets as long as the Agency shall have resources other than Tax Increment Funds to operate and manage such assets.

a. General Description of Financing Methodology

State law provides that urban renewal agencies have the power to finance urban renewal and redevelopment activities and related costs. Agencies can issue both short and long term debt secured by existing and projected revenues. The debt of an urban renewal agency can be its own, or, it can include any assignments of revenues from others. For the most part, urban renewal agencies utilize tax increment financing (TIF) as a key financing tool. However, Idaho Code Section 50-2007(f) allows other financing mechanisms as well. The following are merely illustrative, and is not an all-inclusive list, nor do they bind the Urban Renewal Agency to use one or any of the following financing mechanisms:

- Loans and Bonds
- Advances
- Grants
- Contributions
- Any other forms of financial assistance from public or private sources

The urban renewal agency is authorized to finance the public improvements set forth in this Plan with revenue allocation funds, financial assistance from the City (loans, grants, other financial assistance), State of Idaho, Federal government or other public entities, interest income, developer advanced funds, donations, loans from private financial institutions (bonds, notes, line of credit), the lease or sale of Agency owned property, public parking revenue, or any other available source, public or private, including assistance from any taxing district or any public entity.

The urban renewal agency is also authorized to obtain advances, lines of credit, borrow funds, create indebtedness and use any other lawful source of financing in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the urban renewal agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities. As allowed by law and subject to restrictions as are imposed by law, the urban renewal agency is authorized to issue notes or bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the public improvements set forth in this Plan.

Neither the members of the urban renewal agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The urban renewal agency shall implement revenue allocation financing provisions as authorized by the Act effective upon the approval of this Plan by the City Council and provide notification as required by the Act. These revenue allocation provisions shall apply to all taxing districts which are located in or

overlap the Revenue Allocation Area shown and described in this Plan. The urban renewal agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The urban renewal agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the Initiation of this urban renewal project.

The urban renewal agency, acting by one or more resolutions adopted by its Board, is hereby authorized to apply all or any portion of the revenues allocated to the urban renewal agency pursuant to the Act to pay as costs are incurred (pay-as-you-go) or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or notes or bonds issued by the urban renewal agency to finance or to refinance the Project Costs (as defined in Idaho Code § 50-2903(14)) of one or more of the Urban Renewal Projects listed in this Plan. The urban renewal agency may consider a note or line of credit issued by a bank or lending institution premised upon the future collection of revenue allocation funds generated by a substantial private development contemplated by the attached Feasibility Study, which would allow the urban renewal agency to more quickly fund the public improvements contemplated by this Plan. Advanced funding and completion of the public improvements set forth in this Plan which are financed by a proponent or developer in anticipation of reimbursement from the tax increment generated by the improvements could achieve the same purpose.

Upon enactment of a City Council ordinance adopting the revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code § 50-2908. The urban renewal agency shall use such funds solely in accordance with Idaho Code § 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of the Urban Renewal Projects set forth in this Plan, as the urban renewal agency may determine by resolution or resolutions of its Board.

A listing of the proposed public improvements and facilities, a schedule of improvements, an economic feasibility study, estimated project costs, projected fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code § 50-2905 is included in this Plan. This statement necessarily incorporates estimates and projections based on the current market conditions and present knowledge and expectations of the urban renewal agency and its consultants. The urban renewal agency is hereby authorized to adjust the presently anticipated urban renewal projects and use of revenue allocation financing of the related Project Costs if the Board deems such adjustment necessary or convenient to effectuate the general objectives of the Plan in order to account for revenue inconsistencies and unknown future costs. The urban renewal agency's revenue and the ability to fund reimbursement of eligible Project Costs shall be more specifically detailed in the agency's annual budgets over the term of this Plan.

Tax increment revenues will continue to be allocated to the urban renewal agency until termination of the revenue allocation area as set forth in this Plan. The attached Feasibility Study incorporates estimates and projections based on the present knowledge and expectations of the urban renewal agency and its consultants, concerning the length of time to complete the improvements and estimated future revenues. Completion of the public improvements set forth in this Plan may take longer to

complete, depending on the significance and timeliness of new development within the proposed urban renewal district. Alternatively, the proposed public improvements may be completed earlier if revenue allocation proceeds are greater than projected or the urban renewal agency obtains additional funds.

b. Loans and Bonds

(1) Tax Increment Funds

Tax increment financing is the principal method of financing the public costs of redevelopment. "Ad Valorem" property taxes generated from the increase in assessed valuation of property values, created by new development within a specified project area, is the major source of tax increment revenue. The assessed valuation at the time of adoption of the urban renewal plan becomes the base year value and is frozen at that level for the purpose of distribution of taxes to the various affected taxing entities (except schools). Each fiscal year, following the adoption of an urban renewal plan, the taxes generated by the assessed valuation that exceeds the base year level (known as tax increment) is paid to the urban renewal agency. The URA in turn utilizes these funds for the repayment of debt incurred by the URA in connection with redeveloping the project area.

When an urban renewal project is approved, there isn't any tax increment immediately available to the agency. The fiscal year following the adoption of the project there is an opportunity for some tax increment to be generated, but only if the assessed valuation of the area has increased from the prior year.

Normally very little funding is available within the first few years of a project. Therefore, funding for the initial cost of a project and the costs of implementation must be provided from other sources.

(2) Loans

The urban renewal agency may negotiate long or short term loans to fund the public improvements set forth in this Plan. The loans may be secured by the current or projected stream of revenue received from the tax increment funds provided by new development within an urban renewal district. The loan or loans must be fully repaid prior to the maturity date of the urban renewal district.

(3) Bonds or Bond Anticipation Notes

The urban renewal agency may sell tax exempt bonds to finance the public improvements set forth in this Plan. The bonds must be fully repaid prior to the maturity date of the urban renewal district.

The urban renewal agency may also consider the use of bond anticipation notes. Such notes may be utilized when an agency needs to raise higher levels of financing than the current tax increment may support. These notes can provide funding which can encourage private development in the early stages of the project when "seed" capital is needed most. The basic assumption of note financing is that tax increments will grow substantially over several years,

due in part or whole to the construction of the public improvements funded by the note proceeds, and that the increased tax increment will allow the agency to repay the notes by securing a loan or selling bonds. Bond anticipation notes can be negotiated with interest only payments for the short duration of the financing term, with all principal coming due in anticipation of a fully amortized standard loan or bond financing.

(4) 63 – 20 Financing

An alternative method of obtaining tax-exempt financing is available under the Internal Revenue Code. This method of financing is commonly referred to as "63-20" financing. The term "63-20" comes from the Department of Treasury Revenue Ruling 63-20 which first described and authorized this type of tax-exempt financing (in 1963). Revenue Procedure 82-26 compiles all of the interpretations and expansions of Revenue Ruling 63-20.

In a 63-20 financing, a nonprofit corporation may issue tax-exempt debt for the purpose of financing facilities as long as certain requirements are met. The most well-known requirement is that title to the facilities must be transferred to a governmental entity when the debt is retired. Interest on a 63-20 debt is exempt from federal income taxation. Therefore, the cost of capital is lower than it would be in the conventional capital markets.

Historically, 63-20 debt was primarily used for nonprofit corporations, qualified under Section 501(c) (3) of the Internal Revenue Code, to access the tax-exempt bond market. 63-20 debt is sold as tax-exempt bonds generally in the same financial markets as governmental tax-exempt bonds. The interest rates may be comparable, depending upon the credit strength of the collateral security.

(c) Grants

(1) Community Development Block Grants

The Community Development Block Grants (CDBG) program replaced a number of specific aid programs (such as the former federal Urban Renewal program) to allow local communities broader discretion in the administration of community development funds. Eligible activities include acquisition of property, clearance and demolition, relocation, public facilities and historic preservation. The funds must be targeted to specific areas to benefit low and moderate income persons or to eliminate slums and blight. CDBG funds are widely used throughout the state for economic development.

(2) Opportunity Fund

The Idaho Opportunity Fund (IOF) is a discretionary grant program that was established in 2013 with the intent of serving as a "deal closing fund" to strengthen Idaho's competitive ability to support expansion of existing Idaho businesses and recruit new companies to the state, ultimately creating new jobs and economic growth in Idaho. Beyond the requirements of other grant programs offered through the state of Idaho, the Idaho Opportunity Fund requires three key components:

- (a) Eligible Applicants: Idaho local governments (cities, counties, towns, etc.).
- (b) Eligible Projects: Costs that are incurred with the purpose to retain, expand or attract jobs to the State of Idaho. Projects include construction of, or improvements to, new or existing water, sewer, gas or electricity utility systems, construction, upgrade or renovation of other infrastructure related items including, but not limited to, railroads, broadband, parking lots, roads or other public costs that are directly related to specific job creation or expansion projects.
- (c) Community Match: The local government must be able to provide an allowable match in a negotiated amount that represents a material commitment from the local government that is commensurate with the local government's financial condition.

(3) Federal Economic Development Assistance (EDA) Grant

EDA's Public Works and Economic Adjustment Assistance (EAA) programs provide economically distressed communities and regions with comprehensive and flexible resources to address a wide variety of economic needs. Projects funded by these programs will support projects leading to the creation and retention of jobs and increased private investment, advancing innovation, enhancing the manufacturing capacities of regions, providing workforce development opportunities, and growing ecosystems that attract foreign direct investment.

There are no submission deadlines for these grants. Applications are accepted on an ongoing basis.

(4) Federal BUILD Grant

The City of Post Falls has applied for a Federal BUILD Grant to assist in funding a portion of the public improvements planned for this urban renewal District. A copy of that grant application is enclosed as Appendix K.

(d) Other financing options:

(1) Local Improvement Districts

Local Improvement Districts (LID) have been used to fund public improvements that benefit private development. LID's place upon the benefited property the costs which are not borne by the urban renewal agency (or city). The State of Idaho has determined that LID's are a legal means for a city to fund such improvements. Formation of an LID requires the approval of a majority of the property owners in the affected area. The costs of the improvements are determined, and each property is assigned its prorated share. The LID expenses are paid off via the tax rolls over a predetermined period of time (usually 15 to 20 years).

(2) Tax Increment Guarantees

The willingness, or ability, of an urban renewal agency to incur project financial obligations for a specific development MUST be based on a realistic and conservative projection that the development will produce tax increments in a certain amount, within a definite period of time to fully repay the debt. As an inducement to the urban renewal agency to proceed with its part of the development activities, such as paying for the costs of public facilities to serve the

development, a developer may agree to guarantee to the URA the receipt of tax increments from the development in the amount and by the time projected.

(3) Certificates of Participation

Certificates of Participation (COP's) provide long term financing through a lease with an option to purchase (also called a conditional sale agreement). This financing method is used for long term financing of major projects such as public facilities, parking garages, and recreational activities. Where applicable, this financing method can also be used to finance the acquisition of motorized equipment, communications equipment, computers, and other major items of equipment.

When a public sale of a lease, or COP's in a lease, is planned the principle parties include:

- The public agency
- A bank, financial institution or lender (buys the present value of future lease payments)
- Purchasers or investors (purchase the COP's)
- A trustee (holds security for payment of lease – if any)
- An escrow agency (the trustee may also be the escrow agency)

Lease agreements are for one year at a time resulting in the COP's commanding a higher interest rate. The URA would also have to comply with state public bidding for construction laws, usury and legal interest rate laws authorizing the lease and disclosure requirements.

(4) Joint Powers Authority

By agreement multiple public entities with common powers may form a Joint Powers Authority (J.P.A.) when it is to the advantage of those agencies to consolidate their forces to construct a public use facility or issue debt for public purposes that when done separately would be less advantageous. A joint exercise of power agreement must be approved by the participating entities in order to utilize a J.P.A. The security of any issue of a J.P.A. will depend upon the existing or projected cash flows, reserves, and other capital resources of the participating agencies and the approved obligations of each agency. In some cases it may be advantageous for the URA to form a J.P.A. before debt obligations are approved by the individual agencies.

The Post Falls Urban Renewal Agency has a long history of successful operation and has operational funding available in its General Fund. The Agency has consistently required Proponents and developers within its Urban Renewal Districts to pay for required public improvements, to have the City of Post Falls approve the construction of the public improvements, and to require that those improvements be dedicated to, and accepted by, the City prior to receiving any reimbursement from tax increment created by new development within the District. Reimbursement of Proponent costs for the dedicated public improvements is fully contingent upon the generation of tax increment by new development within and over the life of the Urban Renewal District.

This is a conservative and prudent approach to the use of urban renewal and has served the Post Falls URA well over its many years of operation. As a District matures and has a consistent record of generating tax increment, which can be accurately forecast into the future, the Post Falls Urban Renewal Agency has issued Tax Anticipation Bonds and has secured standard bank financing for certain projects, but only when such projects can be conservatively forecast to fully repay any outstanding debt.

The Post Falls URA intends to take this conservative approach to financing for all of the proposed public infrastructure improvements planned for the Pleasant View District. This section of the Plan is intended to illustrate the options available to the Urban Renewal Agency for financing planned improvements; however, the use of many of these options is not anticipated.

SECTION 6
REVENUE ALLOCATION AREA

- a. Revenue Allocation Area Legal Description**
- b. Revenue Allocation Area Map**

**LEGAL DESCRIPTION
URBAN RENEWAL DISTRICT**

**a. THE REVENUE ALLOCATION AREA FOR THE PLEASANT VIEW URBAN RENEWAL PROJECT AREA AS
DEFINED BY THE FOLLOWING DESCRIBED BOUNDARY:**

That portion of the southwest quarter, southeast quarter, northwest quarter and the northeast quarter of Section 20, the southwest and the northwest quarter of Section 21, the southwest quarter, northwest quarter and the northeast quarter of Section 29, the southeast quarter and northeast quarter of Section 30, the southeast quarter and the northeast quarter of Section 31 and the southwest quarter and the northwest quarter of Section 32 of Township 51 North, Range 5 West, and the northwest quarter of Section 5 and the northeast quarter of Section 6 of Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho described as follows:

Beginning at the southwest quarter of said Section 20; Thence along the West line of said Section 20, North 00° 19' 43" East a distance of 1369.99 feet;

Thence South 88° 53' 50" East a distance of 203.92 feet to the beginning of a curve to the left having a radius of 1055.00 feet; Thence northeasterly along said curve, through an arc length of 644.04 feet, a central angle of 34° 58' 38", a chord bearing of North 73° 36' 51" East and a chord distance of 634.09 feet;

Thence North 56° 06' 34" East a distance of 168.41 feet;

Thence North 31° 28' 16" West a distance of 1080.31 feet to the southeasterly right of way of Burlington Northern Railroad;

Thence along said southeasterly right of way the following 7 courses:

- 8) North 58° 32' 15" East a distance of 1761.29 feet;
- 9) North 58° 18' 23" East a distance of 162.89 feet;
- 10) North 57° 30' 20" East a distance of 162.89 feet;
- 11) North 56° 42' 17" East a distance of 162.89 feet;
- 12) North 55° 44' 21" East a distance of 151.94 feet;
- 13) North 54° 59' 32" East a distance of 151.94 feet;
- 14) North 54° 14' 43" East a distance of 151.94 feet to the East line of the northwest quarter of said Section 20;

Thence along said East line, South 00° 45' 05" West a distance of 80.20 feet;

Thence South 36° 31' 00" East a distance of 1034.64 feet;

Thence North 56° 17' 08" East a distance of 26.56 feet;

Thence South 36° 31' 00" East a distance of 1022.33 feet;

Thence North 56° 21' 46" East a distance of 1708.44 feet to the East right of way of McGuire Road;

Thence along said East right of way, South 00° 46' 07" West a distance of 2683.67 feet;

Thence North 88° 33' 10" West a distance of 25.23 feet;

Thence North 88° 40' 23" West a distance of 198.36 feet;

Thence South 00° 41' 37" West a distance of 693.28 feet to the South right of way of Prairie Avenue;

Thence along said South right of way, North 87° 13' 16" West a distance of 116.82 feet;

Thence along said South right of way, North 01° 17' 09" East a distance of 5.00 feet;

Thence along said South right of way, North 88° 38' 57" West a distance of 247.83 feet;

Thence North 00° 44' 19" East a distance of 684.98 feet;

Thence North 88° 42' 12" West a distance of 1371.81 feet;

Thence South 00° 44' 19" West a distance of 684.55 feet to the South right of way of Prairie Avenue;

Thence along said South right of way, North 88° 41' 08" West a distance of 696.10 feet;

Thence along said South right of way, South 00° 18' 29" West a distance of 32.28 feet;

Thence along said South right of way, North 88° 50' 39" West a distance of 2511.11 feet;

Thence South 44° 36' 59" West a distance of 59.14 feet;

Thence South 00° 28' 07" West a distance of 185.77 feet to the northerly right of way of Burlington Northern Railroad;

Thence along said northerly right of way, South 54° 29' 42" East a distance of 2351.67 feet to the West line of the East 611.12 feet of said northwest quarter;

Thence along said West line, South 00° 18' 18" West a distance of 1065.32 feet to the South line of an unnamed road right of way of Plat No. 7 Greenacres Irrigation District recorded in Book B of Plats, Page 63, records of Kootenai County, Idaho, said road currently known as Grange Avenue;

Thence along said South line, North 88° 20' 43" West a distance of 1034.15 feet to the northwest corner of said Lot 77 of said Plat No. 7;

Thence along the West line of said Lot 77, South 00° 30' 49" West a distance of 641.04 feet to the northwest corner of Lot 84 of said Plat No. 7;

Thence along the West line of said Lot 84, South 01° 04' 06" West a distance of 639.77 feet to the southwest corner of said Lot 84;

Thence South $00^{\circ} 15' 41''$ West a distance of 40.00 feet to the northwest corner of Lot 109 of said Plat No. 7;

Thence along the West line of said Lot 109, South $00^{\circ} 03' 24''$ East a distance of 640.44 feet to the northeast corner of Lot 115 of said Plat No. 7;

Thence along the North line of said Lot 115 and the North line of Lot 114 of said Plat No. 7, North $88^{\circ} 23' 33''$ West a distance of 660.86 feet to the northwest corner of said Lot 114;

Thence along the West line of said Lot 114, South $00^{\circ} 43' 52''$ West a distance of 632.86 feet to the North line of an unnamed road right of way of said Plat No. 7, said road is currently known as Poleline Avenue;

Thence along the North right of way of said Poleline Avenue, South $88^{\circ} 20' 31''$ East a distance of 992.40 feet to the northerly extension of the East line of Lot 13 of Plat No. 5 Greenacres Irrigation District as recorded in Book B of Plats, Page 70, records of Kootenai County, Idaho;

Thence along said northerly extension and the East line of said Lot 13, South $00^{\circ} 39' 04''$ West a distance of 679.54 feet to the southeast corner of said Lot 13;

Thence along the South line of said Lot 13 and the South line of Lot 14 of said Plat No. 5, North $88^{\circ} 18' 59''$ West a distance of 662.40 feet to the northwest corner of Lot 19 of said Plat No. 5;

Thence along the west line of said Lot 19, South $00^{\circ} 38' 13''$ West a distance of 639.31 feet to the North line of an unnamed road right of way of said Plat No. 5, said road currently known as Yukon Avenue.

Thence along the North line of said Yukon Avenue, South $88^{\circ} 17' 20''$ East a distance of 1324.48 feet to the northerly extension of the East line of Lot 43 of said Plat No. 5;

Thence along said northerly extension and the East line of said Lot 43, South $00^{\circ} 39' 58''$ West a distance of 679.96 feet to the southeast corner of said Lot 43;

Thence along the South line of said Lot 43 and the South line of Lot 44 of said Plat No. 5, North $88^{\circ} 15' 39''$ West a distance of 662.07 feet to the northwest corner of Lot 53 of said Plat No. 5;

Thence along the West line of said Lot 53 and the southerly extension of said West line, South $00^{\circ} 39' 07''$ West a distance of 685.69 feet to the South line of an unnamed road right of way of Plat No. 10 Greenacres Irrigation District as recorded in Book B of Plats, Page 100, records of Kootenai County, Idaho, said road currently known as Lark Avenue.

Thence along said South line, North $88^{\circ} 15' 27''$ West a distance of 330.90 feet to the northwest corner of Lot 4 of said Plat No. 10;

Thence along the West line of said Lot 4 and the southerly extension of said West line, South $00^{\circ} 06' 19''$ West a distance of 1119.46 feet to the southerly line of Spokane International Railroad right of way;

Thence along said southerly line, South 61° 36' 15" West a distance of 1075.63 feet to the East right of way of Pleasant View Road as shown on a record of survey recorded in Book 23 of Surveys, Pages 20, 20A, 20B and 20C as Instrument Number 1903826 records of Kootenai County, Idaho;

Thence along said East right of way, South 00° 55' 03" West a distance of 864.20 feet;

Thence along said East right of way, South 25° 30' 55" East a distance of 48.03 feet to the North right of way of Seltice Way;

Thence along said North right of way, South 88° 21' 40" East a distance of 203.71 feet;

Thence South 01° 27' 15" West a distance of 135.48 feet to the South right of way of Seltice Way;

Thence along said North right off way, North 88° 32' 30" West a distance of 260.68 feet to the East right of way of said Pleasant View Road;

Thence along said East right of way, South 00° 55' 00" West a distance of 249.21 feet;

Thence North 88° 17' 03" West a distance of 73.40 feet to the West right of way of said Pleasant View Road;

Thence along said West right of way, North 00° 55' 28" East a distance of 264.77 feet to the South right of way of said Seltice Way;

Thence along said South right of way, North 88° 31' 22" West a distance of 235.37 feet;

Thence North 01° 26' 28" East a distance of 108.73 feet to the North right of way of said Seltice Way;

Thence along said North right of way, South 88° 36' 05" East a distance of 234.60 feet to the West right of way of said Pleasant View Road

Thence along the West right of way of Pleasant View Road per said Record of Survey, the following 15 courses:

- 16) North 00° 55' 03" East a distance of 2299.21 feet;
- 17) South 89° 04' 57" East a distance of 10.00 feet;
- 18) North 00° 55' 03" East a distance of 296.83 feet;
- 19) North 00° 26' 56" East a distance of 421.53 feet;
- 20) North 89° 33' 04" West a distance of 10.00 feet;
- 21) North 00° 26' 56" East a distance of 804.55 feet;
- 22) South 89° 33' 04" East a distance of 10.00 feet;
- 23) North 00° 26' 56" East a distance of 1411.53 feet;
- 24) North 89° 33' 04" West a distance of 10.00 feet
- 25) North 00° 28' 07" East a distance of 2639.51 feet;
- 26) North 00° 28' 07" East a distance of 810.28 feet;
- 27) South 89° 31' 53" East a distance of 20.00 feet;
- 28) North 00° 28' 07" East a distance of 1069.69 feet;
- 29) North 89° 31' 53" West a distance of 10.00 feet;

30) North 00° 28' 07" East a distance of 389.53 feet to the southwesterly right of way of said Burlington Northern Railroad;

Thence along said southwesterly right of way, North 54° 29' 03" West a distance of 365.66 feet;

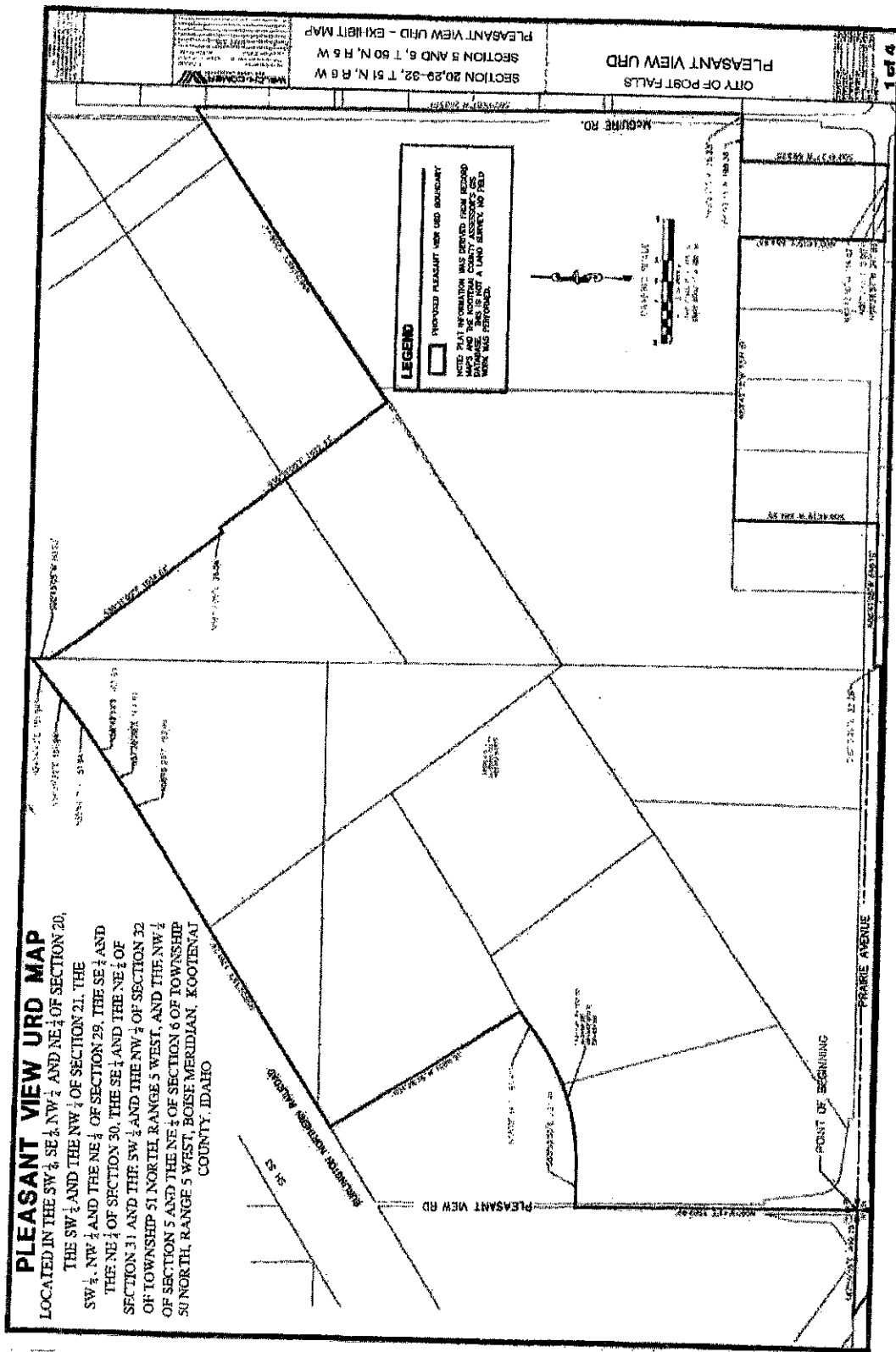
Thence along said southwesterly right of way, North 65° 00' 28" East a distance of 57.37 feet;

Thence along said southwesterly right of way, North 54° 29' 18" West a distance of 259.01 feet to the North line of the northeast quarter of said Section 30;

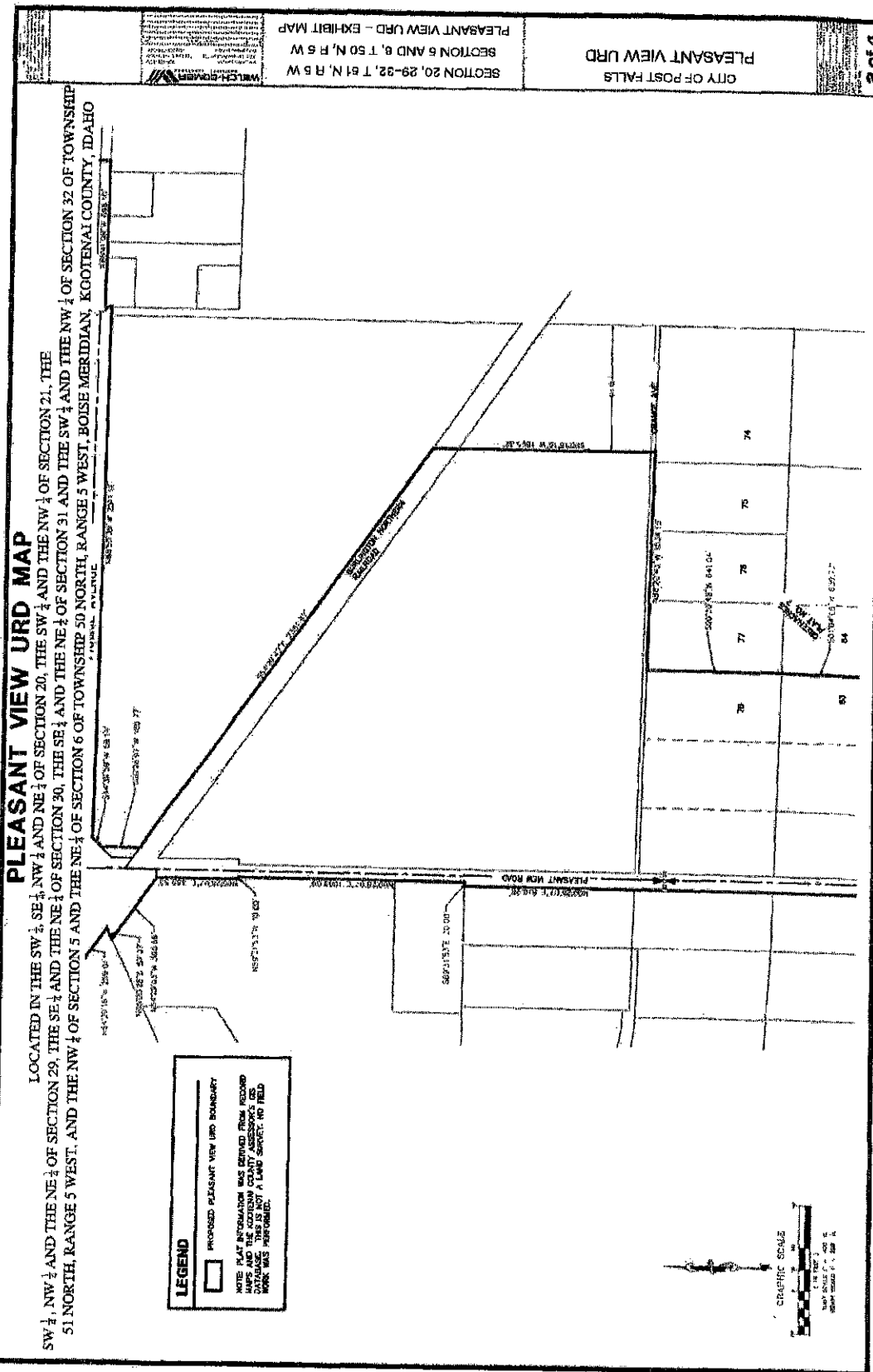
Thence along said North line, South 87° 59' 55" East a distance of 499.79 feet to the **POINT OF BEGINNING**;

Containing 26,175,309 square feet or 600.902 acres more or less.

This description was compiled from Kootenai County Assessor's Office GIS files and Record of Survey Recorded in Book 23 of Surveys, Pages 20, 20A, 20B and 20C and does not constitute a surveyed description of the actual parcel. No field surveys were performed.



b. Revenue Allocation Area Map



PLEASANT VIEW URD MAP

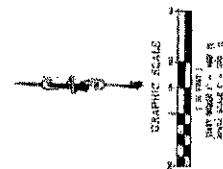
LOCATED IN THE SW 1/4, SE 1/4, NW 1/4 AND NE 1/4 OF SECTION 20, THE SW 1/4 AND THE NW 1/4 OF SECTION 21, THE SW 1/4, NW 1/4 AND THE NE 1/4 OF SECTION 29, THE SE 1/4 AND THE NE 1/4 OF SECTION 31 AND THE SW 1/4 AND THE NW 1/4 OF SECTION 32 OF TOWNSHIP 51 NORTH, RANGE 5 WEST, AND THE NW 1/4 OF SECTION 5 AND THE NE 1/4 OF SECTION 6 OF TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



LEGEND

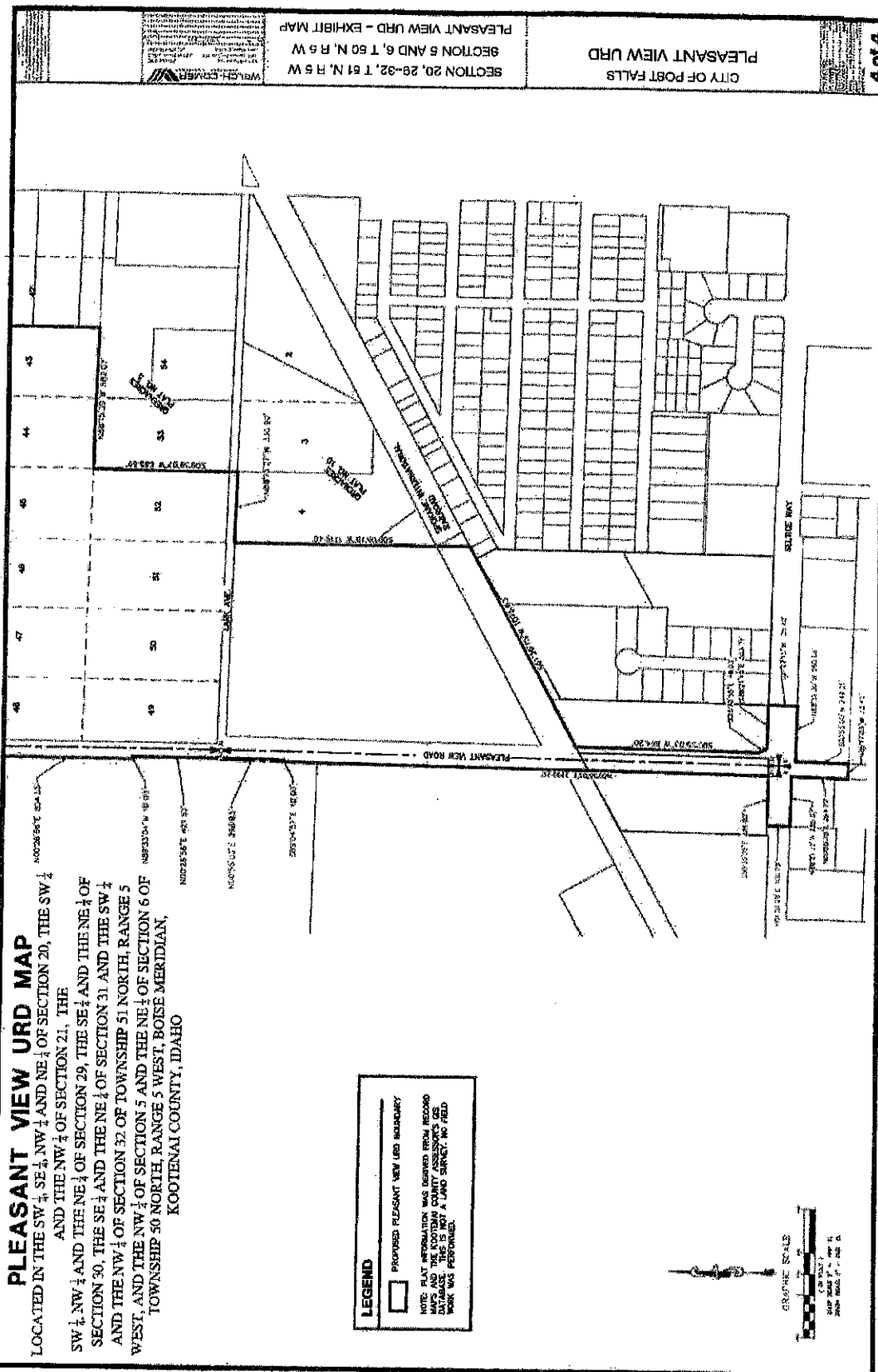
PROPOSED PLEASANT VIEW URD BOUNDARY

NOTE: PLAT INFORMATION WAS DERIVED FROM RECORD MAPS AND THE KOOTENAI COUNTY ASSESSOR'S DATA. THIS IS NOT A LAND SURVEY. NO FIELD WORK WAS PERFORMED.



CITY OF POST FALLS
PLEASANT VIEW URD
SECTION 20, 29-32, T 61 N, R 5 W
SECTION 5 AND 6, T 50 N, R 5 W
PLEASANT VIEW URD - EXHIBIT MAP

3 of 4



Affected Agencies

The following is a list of agencies which are affected by the "Pleasant View District Urban Renewal Plan".

1. City of Post Falls
2. Post Falls School District #273
3. Kootenai County
4. North Idaho College
5. Kootenai County Fire & Rescue
6. Post Falls Highway District
7. Community Library
8. Kootenai Emergency Management Services

Pursuant to Idaho Code §50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account.

Recent changes in Idaho tax law have neutralized the benefits and drawbacks to the creation of Tax Allocation Districts and Urban Renewal Districts. Currently, the budgets of public agencies are restricted to 3% annual growth from property taxes. At the maturity of an Urban Renewal District, the full amount of the tax increment generated over the life of the District is reallocated to the individual taxing entities.

The Post Falls Urban Renewal Commission has successfully closed four urban renewal districts. Each of these districts was closed prior to its maturity date and the tax revenues derived from the increased development created within each of those districts, totaling \$2,686,704 per year returned to the taxing entities. The taxable value of the properties located within those four urban renewal districts had an average increase of 640% over the base value at the time each of the Districts was created.

The Chart below shows the base taxable value for each of the urban renewal Districts that the Post Falls Urban Renewal Commission has closed, the taxable value at the time the Districts were closed, and the increase in taxable value created by new development stimulated by the public improvements within those Districts. The Chart also shows the annual tax revenue available to the taxing entities at the time each District was closed:

District	Base Value	Increase in Value	Total Taxable Value	% Increase	Annual Tax Revenue
W. Seltice	\$ 9,451,302	\$55,571,328	\$65,022,630	588%	\$1,019,516
Riverbend	\$ 3,785,643	\$56,694,325	\$60,479,968	1,497%	\$ 810,119
City Center	\$14,155,097	\$40,350,220	\$54,505,317	285%	\$ 515,016
W. Seltice II	\$ 1,719,589	\$33,718,921	\$35,438,510	1,961%	\$ 342,053

In addition, as each district was closed a rebate of prior year's tax increment received by the URA, but not used ranging from several hundred thousand to several million dollars in tax increment collected by the URA was returned to the taxing entities upon the closing of each District.

Over the next three years, the Post Falls Urban Renewal Agency will close three existing urban renewal Districts. The tax revenues derived from the increased development created within each of those districts *–using today's levy rate and only those new developments currently on the tax rolls –* will total \$4,741,266 per year which will be available for the taxing entities to include in their budget over the next three years. In reality, based on current construction activity within each of these Districts, the annual tax revenues projected to be returned to the taxing entities may well exceed \$ 5 MILLION per year. Based on current values, the taxable value of the properties located within those three urban renewal Districts has increased more than 741% over the base value at the time each of the Districts was created.

The Chart below shows the base taxable value for each of the urban renewal Districts that will close in the next three years, the current taxable value of properties located within each of these Districts and the increase in taxable value – *based on today's values and not including a number of properties that are currently under construction, but not yet on the tax rolls* – created by new development stimulated by the public improvements made within those Districts. The Chart also shows the current tax revenues generated within each of the Districts:

District	Base Value	Increase In Value	Total Taxable Value	% Increase	Annual Tax Revenue
Expo	\$ 4,716,720	\$ 44,484,470	\$ 49,201,190	943%	\$ 415,442
Center Point	\$ 1,395,916	\$ 86,682,734	\$ 88,078,650	6,210%	\$ 809,532
East Post Falls	\$62,413,796	\$ 376,516,252	\$438,930,048	603%	\$3,516,293

The tax increment derived from new development within closed Urban Renewal Districts has allowed the various taxing entities to reduce their tax levy rates providing lower property taxes to the citizens of the City of Post Falls, those being served by the other taxing entities and to the citizens of Kootenai County.

SECTION 7

ACTIONS BY CITY COUNCIL

Pursuant to Idaho Code Section 50-2015, the City shall aid and cooperate with the URA in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes and objectives of this Plan. Urban Renewal is both a public / private partnership to support growth and economic development and a direct partnership between the City and the Urban Renewal Agency to expand the City's economic base, create jobs and improve public infrastructure.

The City and the Urban Renewal Agency have a consistent and successful record of partnership resulting in a number of major public infrastructure improvements, including the Greensferry Overpass. Within the context of the proposed new Urban Renewal District, the City will agree to assist and support the URA in preventing and eliminating the spread and/or recurrence of conditions causing blight in the proposed District.

Actions by the City shall include, but are not limited to, the following:

- Reviewing and approving this Urban Renewal Plan.
- Following Planning & Zoning Commission review and City Council review, acceptance and adoption of the Plan, making such findings and taking such actions as are required to create the proposed Urban Renewal District.
- Initiating and completing those proceedings necessary for changes in improvements in private and publicly owned utilities within or affecting the Project Area.
- Revising of zoning or other standards (if necessary) within the Project Area to permit the development authorized by this Plan.
- Imposition, wherever necessary, through the use of special use permits or other means of appropriate controls within the limits of this Plan upon parcels of land within the Project Area to ensure their proper development and use.
- Where possible, preservation of historical sites shall have a high priority in achieving development objectives.
- Performance of the above actions and all other functions and services relating to public health, safety, and physical development normally rendered in accordance with the schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

- If necessary, institution and completion of proceedings for the establishment of a Local Improvement District, or districts under Chapter 17, Title 50, Idaho Code.
- Administration of Community Development Block Grants and / or other state / federal funds that may be available and are used for the purposes of this Plan.
- The undertaking and completion of any other proceedings necessary to carry out the Plan including but not limited to authorizing the Agency to fully utilize whatever eminent domain powers it has given the recent legislative amendments to the Idaho Code Sections 7-701A and 50-2010, or utilizing the City's own eminent domain powers.
- Entering into appropriate agreements with the URA for administration, supporting services, funding sources, and other similar needs.
- The actions listed above which are to be taken by the City do not constitute any commitment for financial outlay by the City.

SECTION 8 ENFORCEMENT

The enforcement and administration of this Plan, including the preparation and execution of all documents used for the implementation of the Plan, shall be performed by the URA and/or the City of Post Falls. The provisions of the Pleasant View District Plan and other documents used pursuant to this Plan may also be enforced by legal proceedings instituted by either the City or the URA. Remedies include, but are not limited to the following:

- Specific performance
- Damages
- Injunctions
- Other appropriate remedies

SECTION 9

PLAN DURATION

Except for the nondiscrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty (20) years from the effective date of the Plan subject to modifications and/or extensions set forth in Idaho Code § 50-2904. The revenue allocation authority will expire on June 1, 2041 except for any revenue allocation proceeds received in the calendar year 2042, as contemplated by Idaho Code § 50-2905(7).

SECTION 10 PLAN AMENDMENT PROCEDURES

The Pleasant View District Plan is subject to the plan modification limitations and reporting requirements set forth in Idaho Code § 50-2903A. Subject to limited exceptions as set forth in Idaho Code § 50-2903A, if this Plan is modified by a City Council ordinance, then the base value for the year immediately following the year in which modification occurs shall be reset to the then current year's equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency's revenue stream. Should the Agency have any outstanding financial obligations, the City shall not adopt an ordinance modifying this Plan unless written consent has been obtained by any creditors, including but not limited to developers who have entered into reimbursement agreements with the Agency.

A modification shall not be deemed to occur when "there is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the Agency." Idaho Code § 50-2903A (1)(a)(i). Annual adjustments as more specifically set forth in the Agency's annual budget will be required to account for more/less estimated revenue and project timing without increasing the use of revenues allocated to the Agency pursuant to Idaho Code Section 50-2908 as a result of this Plan and the RAA. Any adjustments for these stated purposes are technical and ministerial and are not modifications under Idaho Code § 50-2903A.

Where a proposed modification substantially alters the adopted Plan, the modifications must be approved by the Urban Renewal Agency, the City Planning and Zoning Commission and the City Council in the same manner as the original Plan. Substantial changes for Council purposes shall include revisions to the following:

- Project area boundaries
- Permitted land uses
- Land Acquisition
- Changes to plan objectives

SECTION 11
ECONOMIC FEASIBILITY STUDY

208-664-9382
208-664-5946 (fax)

330 E. Lakeside Avenue, Suite 101
Coeur d'Alene, ID 83814

FEASIBILITY STUDY REPORT

FOR

PLEASANT VIEW URBAN RENEWAL DISTRICT

SUBMITTED TO CITY OF POST FALLS

APRIL 2021

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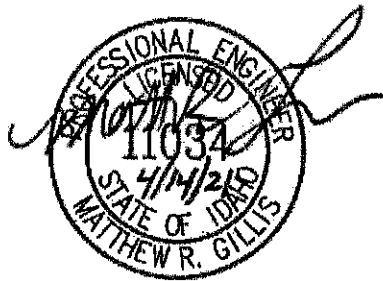
WELCH-COMER
ENGINEERS SURVEYORS



FEASIBILITY STUDY REPORT FOR PLEASANT VIEW URBAN RENEWAL DISTRICT

PROJECT NO. 41354.03.0

SUBMITTED TO:
CITY OF POST FALLS



APRIL 2021

PREPARED BY:

WELCH-COMER 
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HEARTLAND

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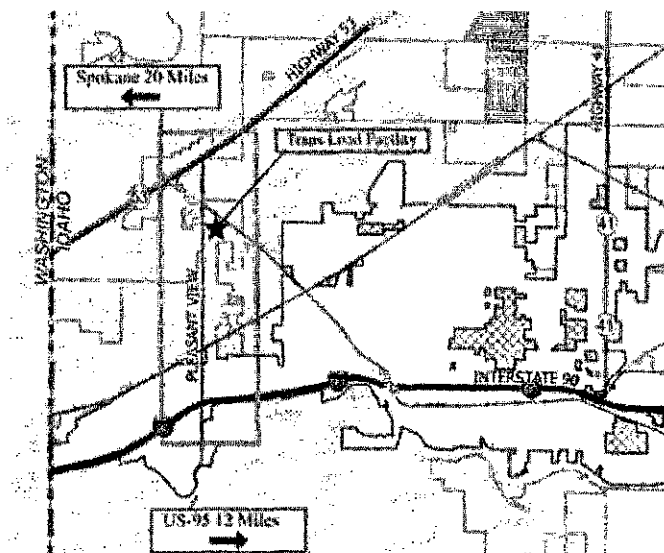
EXHIBITS

- A. Proposed URD Boundary
- B. Phasing Plan
- C. Annexation Map
- D. Scenario 2 Infrastructure Costs
 - D.1 Scenario 2 Infrastructure Costs (Phase 1)
 - D.2 Scenario 2 Infrastructure Costs (Phase 2 & 3)
 - D.3 Scenario 2 Infrastructure Costs (Phase 4)
 - D.4 Scenario 2 Infrastructure Costs (Phase 5)
- E. Parcel Map
- F. Supplemental Funding Options Analysis
 - F.1 URD Cash Flows Timeline – 25% Option
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 - F.3 URD Cash Flows Timeline – 50% Option
 - F.4 URD Cash Flows – 50% Options
 - F.5 URD Cash Flows Timeline – 75% Option
 - F.6 URD Cash Flows – 75% Option

I. Introduction

The City of Post Falls has long seen the strategic benefit of an industrial corridor along Pleasant View Road. The proximity to the Idaho/Washington state line, access to rail, access to SH 53 and access to Interstate 90 are some of the many attractive attributes.

In the Fall of 2020, the City of Post Falls produced and approved an Eligibility Report in accordance with the applicable sections of Idaho Code. That report demonstrated the proposed Pleasant View Urban Renewal District met several of the necessary criteria to be deemed eligible for urban renewal.



The purpose of this document is to determine the *financial feasibility* of the same proposed district. A financially feasible district would be expected to generate sufficient incremental property tax revenue to support the infrastructure investment required to make the area suitable for redevelopment.

The proposed Urban Renewal District ("URD") comprises 600 acres in the Pleasant View Road corridor, all located on the east side of the roadway, between Seltice Way and just north of Prairie Avenue. The 600 acres includes all public right of way. Including only the parcels, this proposed URD is 552 acres. The district also expands as far east as McGuire Road for the parcels north of Prairie Avenue. See Exhibit A for proposed boundary.

The consulting team, comprised of Heartland and Welch Corner, has created an infrastructure plan and financial model to evaluate the financial viability of creating an urban renewal district to provide a payback mechanism for upfront infrastructure investment to facilitate redevelopment.

II. Infrastructure Phasing

To model projected tax revenues from future redevelopment in the Pleasant View URD, it is critical to anticipate future development patterns and align the timing and scope of infrastructure investment accordingly. Early in this feasibility study,

City staff, Welch Corner and Heartland (Team) worked closely together to develop three potential phasing scenarios:

Scenario 1: Pleasant View develops gradually from south to north.

Scenario 2: The transload facility (Parcel no. 9 on Exhibit E) develops first followed by the residential, industrial & commercial mixed use to the north of Prairie Avenue, while the industrial along Pleasant View, south of transload, develops gradually over time.

Scenario 3: The residential, industrial & commercial land north of Prairie Avenue develops first followed by the transload facility while the remaining industrial along Pleasant View develops over time.

After careful market analysis, meetings with property owners within the proposed district, and infrastructure cost analysis, this Urban Renewal District will likely develop most closely to Scenario 2, which is demonstrated within the financial analysis in Section V and shown in Exhibit F.

III. Infrastructure Needs

Existing Infrastructure

The segment of Pleasant View Road within the proposed urban renewal district is approximately 2.2 miles long and consists of portions of 5-lane urban roadway and 2-lane rural roadway. Pleasant View is crossed by both the Union Pacific Railroad (south end) and Burlington Northern Santa Fe Railroad (north end).

No public water or sewer infrastructure is currently available within this segment of Pleasant View. However, adequate connections for both currently exist at the intersection of Pleasant View and Seltice Way.

Required Infrastructure

The Team reviewed existing City of Post Falls utility master plan documents, carefully planned the phasing, and estimated the cost of necessary infrastructure. Because no utilities exist today, and those that do are approximately two miles from the Phase 1 development, the initial costs are high. To reduce the financial burden on Phase 1, some infrastructure costs are delayed to later phases. This is primarily the case with roadway improvements. Only those road improvements necessary for safety and access are included in Phase 1. Roadway widening, railroad crossings, and some intersection improvements are addressed in later phases.

This is also true for sanitary sewer, albeit to a lesser extent. Instead of the large upfront cost of large pressure and gravity sewers mains, Phase 1 utilizes a smaller pressure sewer that will be upgraded in later phases.

The tables below describe the infrastructure phasing in further detail. Exhibit D details the infrastructure cost per phase of Scenario 2.

Roadway

Necessary roadway improvements to Pleasant View in accordance with the Phasing Scenario 2 include the following:

Table 1 - Required Roadway Infrastructure Costs

Development Phase	Required Roadway Infrastructure
Phase 1	- o Traffic signal or roundabout at intersection of Pleasant View and Grange Ave - o Pleasant View & Grange intersection illumination - o Turn Lanes at Grange Ave - o Full roadway improvements on Grange Ave
Phases 2 & 3	- o Pleasant View widening from Grange to existing 5-lane section near SH 53 (illumination, curb, and shared use path on east side) - o Conversion of single to double lane roundabout at Pleasant View and Prairie Avenue - o Prairie Ave widening with curb – north side
Phase 4	- o Pleasant View widening with illumination, curb and shared use path on east side - o McGuire Road widening with curb – west side - o Full roadway improvements on Hargrave Ave - o Full roadway improvements on Pajaline Ave
Phase 5	- o Pleasant View widening with illumination, curb and shared use path on east side - o UPRR Railroad Crossing Improvements - o Full roadway improvements on Yukon Ave - o Full roadway improvements on Lark Ave - o Signal improvement to Seltice & Pleasant View Road

Water

Currently no potable public water utilities are available within the proposed URD boundary. The closest water source is in the intersection of Pleasant View and Seltice Way. To reduce the upfront and overall water infrastructure costs, City staff and Welch Comer worked through multiple alternatives. These alternatives involved temporary domestic and fire wells and storage at the very north end of the district. The City and Welch Comer also considered connecting into an adjacent non-city water system. Ultimately, the best option was to extend water from Seltice Way to the north, consistent with the City's master plan.

Table 2 - Required Water Infrastructure Costs

Development Phase	Require Potable/Fire Water Infrastructure
Phase 1	18" potable water main on Pleasant View Road from Seltice Way to Prairie Avenue - Extend waterline east on Grange Ave - Intertie with East Greenacres Irrigation District
Phases 2 & 3	- Extend 15" potable water main on Pleasant View to SH 53 18" potable water main on Prairie east of Pleasant View - Multiple potable water main sizes within residential/industrial development north of Prairie Ave
Phase 4	- Extend waterline east on Hargrave Ave - Extend waterline east on Poleline Ave
Phase 5	- Extend waterline east on Yukon Ave - Extend waterline east on Lark Ave

Sewer

Providing sanitary sewer is also challenging and expensive. Like the potable water, the only feasible source is the intersection of Pleasant View and Seltice Way.

Table 3 - Required Sanitary Sewer Infrastructure Costs

Development Phase	Required Sanitary Sewer Infrastructure
Phase 1	- Lift station near Pleasant View and Prairie Ave (Prairie Lift Station) 8" pressure sewer from Prairie lift station south to Seltice Way 14" pressure sewer from Prairie lift station to just south of BNSF RR (for future) - Gravity sewer east on Grange
Phases 2 & 3	- Partial lift station construction on Pleasant View near Lark Ave 8" gravity sewer from Project Drive parcel south along the development frontage 14" pressure sewer from just south of BNSF RR along the development frontage
Phase 4	- Extend 8" gravity sewer south to Lark lift station - Extend 14" pressure sewer south along development frontage - Gravity sewer east on Hargrave Ave - Gravity sewer east on Poleline Ave
Phase 5	- Extend 14" pressure sewer to existing infrastructure in Seltice - Gravity sewer east on Yukon Ave - Gravity sewer east on Lark Ave

Table 4 below shows a summary of infrastructure costs in all phases. Table 5 depicts the specific roadway, water, and sewer infrastructure costs associated with Phase 1. Table 6 provides the preliminary sources of funding to design and construct all infrastructure associated with Phase 1.

Table 4 – Infrastructure Cost Summary by Phase

Infrastructure Phase	Est. Cost (millions, 2021)
Phase 1	\$6.78
Phase 2 & 3	\$7.40
Phase 4	\$4.95
Phase 5	\$6.80
Total	\$25.94

Table 5 – Phase 1 Infrastructure Cost

Recommended Public Infrastructure	Estimated Cost
Roadway	\$ 2,151,000
Water	\$ 1,602,000
Sewer	\$ 3,025,000
Total	\$ 6,778,000

Table 6 – Phase 1 Infrastructure Funding Sources

Public Infrastructure Funding Sources	Estimate Amount
Opportunity Fund - ID DOC	\$ 500,000
Annexation Funds	\$ 1,000,000
Water Department	\$ 782,000
Wastewater Department	\$ 1,596,000
Developer/URA/Grant Contributions	\$ 2,900,000
Total	\$ 6,778,000

Note: All private infrastructure is not reimbursable from Urban Renewal District funds. This may include private lift stations, water lines, sewer lines, etc.

IV. Market Assessment

Market Overview

The City of Post Falls is situated in Kootenai County, Idaho between Spokane, Washington, and Coeur d'Alene, Idaho as part of the Spokane-Spokane Valley-Coeur d'Alene, WA-ID Combined Statistical Area ("CSA").

The Post Falls real estate market benefits from robust transportation connectivity including proximity to the Spokane International Airport, Interstate 90, State

Highway 53, State Highway 41, and multiple rail lines. Abundant transportation and distribution options are critical to serving a stable and growing logistics industry.

Post Falls has also benefited from sustained, strong population growth and it occupies a central location between employment centers in eastern Washington and northern Idaho, including Spokane and Spokane Valley to the west and Coeur d'Alene to the east. As with Kootenai County more broadly, in recent years Post Falls has seen in-migration of new residents from other states who are drawn to the location for its affordability, recreational opportunities, access to employment, among other factors.

The Pleasant View URD represents an attractive opportunity to unlock land for industrial, commercial, and residential development within a rapidly growing local development context. In particular, with available land for *industrial* development in eastern Washington, particularly east of downtown Spokane, diminishing, Post Falls is poised as the first stop across the state line to benefit from spillover demand from industrial users. The Spokane Valley industrial submarket, located across the Washington-Idaho border less than a 15 minute drive from Post Falls, represents approximately 24 million square feet of space that has enjoyed a sustained sub-5% vacancy rate for over 5 years prior to the date of this report. To the extent industrial users in Spokane Valley need expansion space, proximity to Spokane Valley could be an important demand driver for industrial land in the Pleasant View URD.

The state of Idaho is consistently ranked highly for ease of doing business, noted for its business-friendly regulatory environment and low cost of operating.

Economic Development

A key motivating factor for the creation of the Pleasant View URD is "Project Drive," the name for a new transload facility and anticipated headquarters for a regional trucking operator, a major potential economic driver for Post Falls and the district. The Project Drive facility would be located on 68.3 acres at Parcel 9 (see Exhibit E – Parcel Map). It is currently not served by adequate infrastructure.

The Project Drive headquarters is expected to host 250 on-site employees and 1,000 drivers, both long-haul and short-haul, along with a payroll of \$75 million annually.

The local multiplier effect from the new transload facility in the Pleasant View URD is expected to generate 1,188 additional area jobs and \$52 million in additional economic activity. (Source: Idaho DOL, City of Post Falls)

The local economic multiplier effect from the new transload facility in the Pleasant View URD is expected to generate 1,188 additional area jobs and \$52 million in additional economic activity.

The economic benefit of adding commercial development land to Post Falls through the creation of the Pleasant View URD also extends to the other industrial and commercial development parcels in the district. The land in the Pleasant View URD dedicated to industrial uses, excluding the transload facility, is estimated to be 259.7 acres. Based on prevailing employment density patterns in Post Falls for selected industries, the land in the Pleasant View URD dedicated to industrial uses,

Additional land dedicated to commercial and industrial development is anticipated to support an additional 1,065 jobs.

excluding the transload facility, is expected to generate an average of 4.1 jobs per acre, with a range of 1.5 to 7.0 jobs per acre. Additional land dedicated to commercial and industrial development is anticipated to support an additional 1,065 jobs even before considering any multiplier effects.

The table below describes employment density by industry with a focus on those industries which would be most likely to locate within the Pleasant View URD area.

Table 7 – Space Employment Density by Selected Industry

NAICS Code	Industry	# of Employees	Land Acres	Employees per Acre
31	Manufacturing	1,554	222	7.0
44	Retail Trade	2,597	585	4.4
42	Wholesale Trade	681	161	4.2
54	Professional, Scientific, and Technical Services	491	136	3.6
48	Transportation and Warehousing	169	98	1.7
52	Finance and Insurance	333	219	1.5
Total		5,825	1,421	4.1

Note: Certain parcels in right-of-way areas were not included in the dataset. Parcel areas may not reflect the total area occupied by the business if more than one parcel is involved in business operations.

Source: Kootenai County Assessor, ESRI Business Analyst

Within the employment subcategories shown in the above table, including manufacturing, wholesale trade, retail trade, transportation and warehousing, as well as finance and insurance and professional, scientific, and technical

services, the CSA experienced 5.9% job growth from the years 2016 – 2021 compared with 3.2% for the nation as a whole. (Source: EDC, EMSI) The City of Post Falls grew 13.1% in this same group of job categories over the same time period. Strong relative outperformance demonstrated by these job growth statistics indicates strong underlying economic fundamentals which would support the Pleasant View URD.

The City of Post Falls grew 13.1% in selected jobs categories from 2016 – 2021 compared to 5.9% for the CSA and 3.2% nationally.

Development Context

The proposed Pleasant View URD is made up of 24 parcels which are mostly large and heterogeneously shaped, ranging in size from 4 acres to 69 acres, with an average size of 22 acres.

This study anticipates a pending re-zone request described in further detail later in the report. The re-zone request contemplates the addition of new mixed-use zones within the Pleasant View URD to accompany the industrial and single-family residential.

Industrial uses, including the transload facility, would comprise 328 acres, or 59.5% of total land area, in the proposed district. Given existing transit resources, including connectivity to I-90, SH-53, and SH-41 along with access to BNSF and UPRR rail lines, the Pleasant View corridor should be of continued interest to industrial users.

Table 8 – Land Use Summary

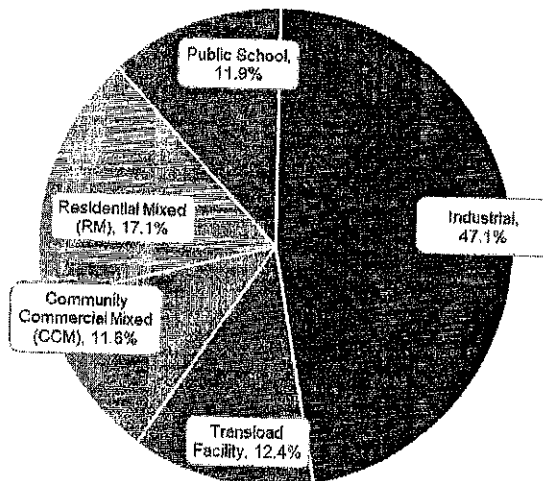
Name of Anticipated Zone or Use	Land Area (Acres)	% of Total
Industrial	259.7	47.1%
Transload Facility	68.3	12.4%
Community Commercial Mixed (CCM)	64.1	11.6%
Residential Mixed (RM)	94.1	17.1%
Public School	65.6	11.9%
Total ¹	551.8	100.0%

¹ 552.0 acre URD total includes 0.2 acre on the transfer station parcel, Parcel 10, connecting and making contiguous the included land area north and south of Prairie Avenue.

Municipal uses, including a public school, comprise 11.9% of the proposed Pleasant View URD. Mixed-use commercial zoning, which could include multifamily, industrial, office, and retail, represents 11.6% of total land area. Mixed residential zoning represents 17.1% of total land area.

Industrial and residential uses were the focus of our valuation given the abundant opportunities to develop these uses within the Pleasant View URD.

Figure 1 – Pleasant View URD Land Use Percentage



Market-Based Assumptions

Valuation

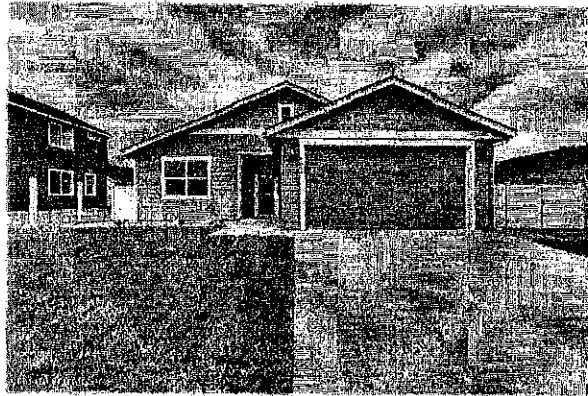
Establishing a reasonable per-square-foot assumption for finished value is critical for estimating the future amount of property tax revenue and the financial viability of the district. Given availability of recent comparable sales for residential and industrial property types, we employed a sales comparable approach to estimate the value of industrial and residential properties located in the Pleasant View corridor. For mixed-use development, we employed a cost approach.

Industrial

The Team selected five recently sold industrial properties located in the Post Falls market ranging in size from 14,400 square feet to 38,000 square feet, on lots ranging in size from 61,202 square feet to 207,781 square feet. Sale prices for the selected properties range from \$71 to \$108 per square foot. The Team employed an estimated range of \$90 to \$110 per square foot finished value for industrial property.

Residential

In 2020, the majority of entry-level new construction single-family homes in Post Falls sold from approximately \$120 per square foot on the low-end to upwards of \$220 per square foot on the high-end. Homes in neighborhoods that are representative of what would be developed in the Pleasant View district, for example the Woodbridge South neighborhood, tend towards the \$180 to \$220 per square foot range. The financial projection assumes a finished value of \$200 per square foot for residential property in the Pleasant View area north of Prairie Avenue. Residential property in Kootenai County is in high demand and the market is changing rapidly so we recommend continuing to track property values carefully.



Representative single family home in the Woodbridge South subdivision, Post Falls (Source: Coeur d'Alene MLS, Coldwell Banker)

Table 9 – Single Family Residential Market Summary

Post Falls

MLS Sales Summary Price Range	2018			2019			2020		
	New Home Sales	Total Home Sales	% of Total Home Sales	New Home Sales	Total Home Sales	% of Total Home Sales	New Home Sales	Total Home Sales	% of Total Home Sales
Less than \$200,000	5	87	8%	0	28	2%	0	7	1%
\$200,001 - \$300,000	187	706	62%	44	681	56%	101	351	28%
\$300,001 - \$400,000	159	265	23%	221	420	34%	229	589	47%
\$400,001 - \$500,000	24	49	4%	49	94	8%	96	203	16%
\$500,001 plus	3	38	3%	9	3	0%	15	109	9%
TOTAL SALES	378	1,145	100%	323	1,226	100%	441	1,259	100%
Median Sale Prices	\$387,365	\$294,250		\$387,921	\$335,990		\$426,336	\$385,000	
% Change YOY	N/A	N/A		0.1%	14.2%		9.9%	14.6%	

Source: Valbridge Property Advisors, Multiple Listing Service

The residential market has shown strength in recent years with price increases of approximately 14% to 15% annually in 2019 and 2020 as described in the table above. Should prices continue to increase in Post Falls, projected tax revenues from residential development in the Pleasant View URD should be expected to increase as well.

Mixed-Use

Utilizing construction cost data from RSMeans for Q1 2021, we derived a blended cost per square foot for the mix of uses we anticipate will be prevalent in the Community Commercial Mixed (CCM) zones in the Pleasant View URD. We estimate a mix of 25% multifamily, 25% light commercial/office, and 50% flex/industrial.

Absorption

The timeframe over which land is developed within the proposed Pleasant View URD is a key assumption driving how quickly tax revenues are generated and dictating the repayment schedule to the City or others who fund the upfront infrastructure investment.

Industrial

The financial projection relies on an assumption that 2.5 acres per year of industrial land is developed on average. This is a "status quo" assumption reflective of market conditions in the immediate vicinity. Should the infrastructure investment enabled by the URD allow for intensive use of industrial land within Pleasant View, and/or enable more speculative industrial construction, anticipated property tax revenues could increase. In the meantime, we expect the predominance of owner-user transactions to continue at the pace described above. We expect the parcels along Pleasant View (Parcels 1-8) to develop steadily over time beginning in 2023. The Parcels north of Prairie, including 13 – 16 and 18, we expect to develop

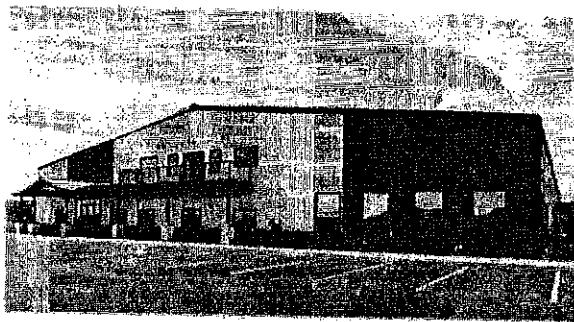
beginning in 2025. These parcels will be further from the street grid and from the services provided during the Phase 1 infrastructure period.

Residential

Residential land is assumed to develop at a rate of 2.5 acres per year beginning in 2026. At an assumed lot size of ¼ acre per home, this translates to approximately 10 new homes per year. A faster development timeline would accelerate the timing of funding from property tax revenues and shorten the infrastructure payback period. Conversely, a slower development timeline would delay the generation of property tax revenues and extend the payback period.

Lot Coverage

Lot coverage ratio is defined as building footprint over total lot area and is an important measure of development intensity in the industrial real estate market. Determining the expected lot coverage ratio for industrial properties is critical in estimating the value of potential future development. To establish a reasonable lot coverage assumption, the Team surveyed 177 industrial properties already



Representative industrial property, Post Falls, built 2020 (Source: CoStar)

constructed and located in Post Falls (Source: CoStar). The average lot coverage for this set of properties is 19%. Further, we look to recently constructed properties in the market area as representative for future development patterns in the Pleasant View corridor. One representative property is the Nanamacs Clothing Warehouse located at 4415 West Hargrave Avenue. Built in 2020, the approximately 40,000 square foot warehouse is located on 4.77 acres, or 207,781 square feet, representing a lot coverage ratio of 19%. Both the market average and representative properties in the immediate vicinity of the Pleasant View URD approximate 20% lot coverage and so we assume 20% average lot coverage for future development in the proposed Pleasant View URD. Future infrastructure investments enabled by the URD, particularly related to utilities and sewer infrastructure, could facilitate development at a higher intensity. Should future infrastructure enable higher-intensity development, contributing to higher property values, the projected property tax revenue would increase.

Zoning Changes

In December 2019, an Ordinance was approved establishing new zoning districts in the City of Post Falls including Community Commercial Mixed (CCM) and Residential Mixed (RM) as described in further detail below.

Community Commercial Mixed (CCM): The Community Commercial Mixed (CCM) zone is intended to accommodate both commercial and high-density residential development at densities permitted by the high-density multi-family residential (R3) zone in a mixed-use development pattern. This zone should be applied in areas primarily located near arterials and collector streets to support commercial, residential, professional office, and civic uses that support an accessible work, live, and shop environment.

Residential Mixed (RM): The Residential Mixed (RM) zone is intended to accommodate a mixed residential community with a variety of housing types at varying densities within the development area. Small scale neighborhood commercial/office uses may be suitable within the RM zone.

In early 2021, a property owner in the proposed Pleasant View URD district submitted a re-zone request to the city providing for the use of these new zones within the district. The re-zone request, if approved, would impact Parcels 11, 12, 17, 22, 23, 24, and 25 as depicted in Exhibit E – Parcel Map. Parcels 19 and 20 would be impacted partially. Approximately 8.7 acres of Parcel 19 would be zoned (I) Industrial and approximately 27.7 acres of Parcel 20 would be zoned (RM) Residential Mixed. Parcels 13 – 16 and 18 would be zoned for industrial use.

To the extent the re-zone request is approved, future development patterns will be impacted. Additional uses could include office, retail, multifamily, townhome, among others.

Our analysis assumes that the zoning change request is approved as proposed. The implications for this study are higher-intensity residential development on RM-zoned parcels and a broader range of uses possible on CCM-zoned land.

V. Financial Analysis

For the financial feasibility analysis, the Team evaluated the following three scenarios as described above:

- **Scenario 1**: Pleasant View develops gradually from south to north.
- **Scenario 2**: The transload facility develops first followed by the residential to the north of Prairie Avenue while the industrial along Pleasant View develops gradually over time.
- **Scenario 3**: The residential land north of Prairie Avenue develops first followed by the transload facility while the industrial along Pleasant View develops over time.

The model also relies on the following key assumptions.

- 1.) **Minimum Infrastructure Costs**: As discussed previously, the team worked closely with City staff to determine what infrastructure costs would be required and at what time. For example, if the transload facility developed

first, it would require full construction of water and sewer infrastructure, but not necessarily full road widening between Seltice Way and their parcel. Transportation infrastructure would be limited to necessary safety improvements.

- 2.) Total Infrastructure Cost: Total infrastructure cost for the area within the proposed URD ranges significantly, depending on the scenario. The variance primarily hinges on the geographical phasing and how partial or temporary infrastructure can be provided.
- 3.) Infrastructure Plan: We assume that no interior infrastructure will be public or reimbursed in the commercial areas. We also assume that water mainline infrastructure will be fully developed per the applicable master plans, even if initial phased demand does not justify. Sewer infrastructure will follow a slightly modified phasing as discussed in the Infrastructure Needs section.
- 4.) Minimum Initial Investment: The minimum investment needed to serve the transload facility facilitating its redevelopment is estimated at \$6.78M. This is primarily water and sewer infrastructure accessed at Seltice Way and extended to their parcel.
- 5.) Industrial Redevelopment: We assume 20% lot coverage for new industrial development which is in line with the current market average with finished value in range of \$90 to \$110 per square foot (Source: CoStar).
- 6.) Residential Redevelopment: For the Residential Mixed (RM) zones, we assume a higher density development pattern, at 8.0 units to the acre. We assume finished values at approximately \$200 per sf.
- 7.) Mixed-Use Redevelopment: For Community Commercial Mixed (CCM) zones, we assume a development pattern of 25% multifamily, 25% light commercial/office, and 50% flex/industrial with average 30% lot coverage.
- 8.) Transload Facility: We assume a \$25M assessed value for the transload facility which was provided by the operator.
- 9.) Escalators: We assume 2.1% annual increases for both revenues and costs to account for inflation. We do not assume annual escalation for the \$25,000 annual URD fee per guidance from the agency. This fee is not expected to increase for the foreseeable future.
- 10.) Levy Rate: We use the 2020 levy rate for the Post Falls Urban Renewal Agency of 0.933902%. We have not forecasted changes to the rate which might impact future tax revenues.

Assessed Value

The estimated assessed value of property in the proposed Pleasant View URD boundary area is approximately \$6.55 million. This compares to a total assessed value for the City of Post Falls overall of \$4.8 billion.

Table 10 – Base Taxable Value

2020 Final Assessment	City of Post Falls
Assessed Value	\$4,779,180,530
Taxable Value	\$3,226,337,884

Base Value	Pleasant View URD
Assessed Value	\$6,554,546
Taxable Value	\$2,705,871

Note taxable value is lower, at \$2.7 million, due to the impact of exempt properties included in the URD boundary as well as parcels which are currently subject to an agricultural exemption. For the purposes of this analysis, we did not assume any changes to agricultural exemption status for the parcels in question.

Our base case scenario given the valuation, absorption, and development assumptions described in this report, projects a total taxable value for the Pleasant View URD of \$445.4 million in 2040. 254.9 acres of the 552.0 total in the district are assumed to be built out in this scenario, or 46% of total developable area. We assume an annual revenue escalator of 2.1%, in line with historical inflation data.

We calculated total assessed values assuming a range of development timelines as further described in Table 11 – Scenario Analysis.

Table 11 – Scenario Analysis

Build Out, Base Case ¹	Pleasant View URD
Base Taxable Value	\$2,705,871
Projected Taxable Value, 2040	\$442,692,962
Total Taxable Value, Base Case	\$445,398,833

¹ The Base Case scenario assumes approximately 46% build out of the Pleasant View URD by 2040.

% Build Out ^{1,2}	Taxable Value
Base Taxable Value	\$2,705,871
25%	\$250,799,568
50%	\$462,098,041
75%	\$673,396,513
100%	\$884,694,985
Base Case (46% Build Out)	\$445,398,833

¹ All scenarios assume transload facility is developed at an estimated cost of \$25 million.

² Estimated increase in assessed value is estimated at 2.1% annually based on historical estimates of inflation.

VI. Conclusion

To fund the upfront infrastructure necessary to redevelop the Pleasant View corridor, the city needs to identify a motivated stakeholder to front some or all of the initial investment. The creation of the district, by providing a payback mechanism, could encourage such an investment. The payback period for the initial investment we estimate to be at least 8 years without any additional outside funding, so any strategies for defraying this cost will be critical for district feasibility and future redevelopment of the area. We summarize the estimated payback period for the upfront Phase 1 infrastructure investment in Exhibit F.

As part of the next steps, the consulting team suggests a conversation with the operator of the future "Project Drive" transload facility, to determine how much if any upfront infrastructure investment they would be able to support. We also suggest a conversation the major landowner north of Prairie Avenue, who may also be motivated to invest funds in Phase 1 infrastructure to help unlock development value for its land holdings.

The assumed future development pattern and timeline for the Pleasant View URD is based on "status quo" current market conditions. Both the pace and the intensity of development in Pleasant View could accelerate with an investment in infrastructure, enabling a faster development timeline and higher future property tax revenues.

Overall, the district is expected to generate adequate revenues, between \$38.6 and \$42.0 million cumulatively as detailed in Exhibit F.1 to F.6, which is sufficient to pay for all Phases 1 – 5 of infrastructure and generate a surplus for the district. Absent grant funding or private sector infrastructure investment, the timing of infrastructure phasing will depend on available revenues. We estimate future phases of infrastructure to be fundable from district revenues starting in 2034.

Given the projected increase to the city tax base through the creation of the Pleasant View URD, along with associated economic and jobs benefits, particularly related to a high concentration of commercial and industrial uses, the creation of the URD should generate substantial positive economic benefit for the City of Post Falls and support the future budgetary needs of a growing city.

Exhibit A – Proposed URD Boundary

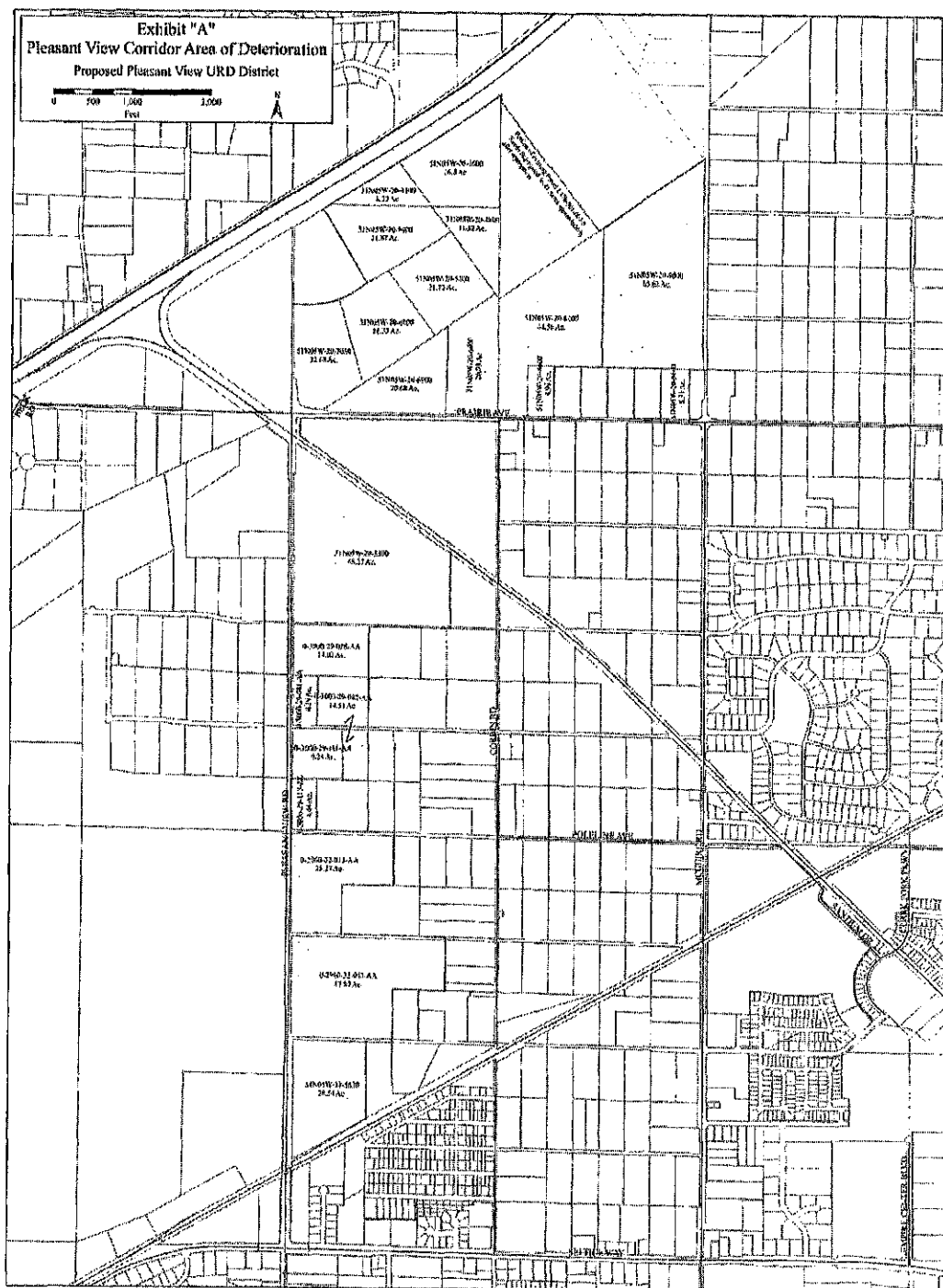


Exhibit B – Phasing Plan

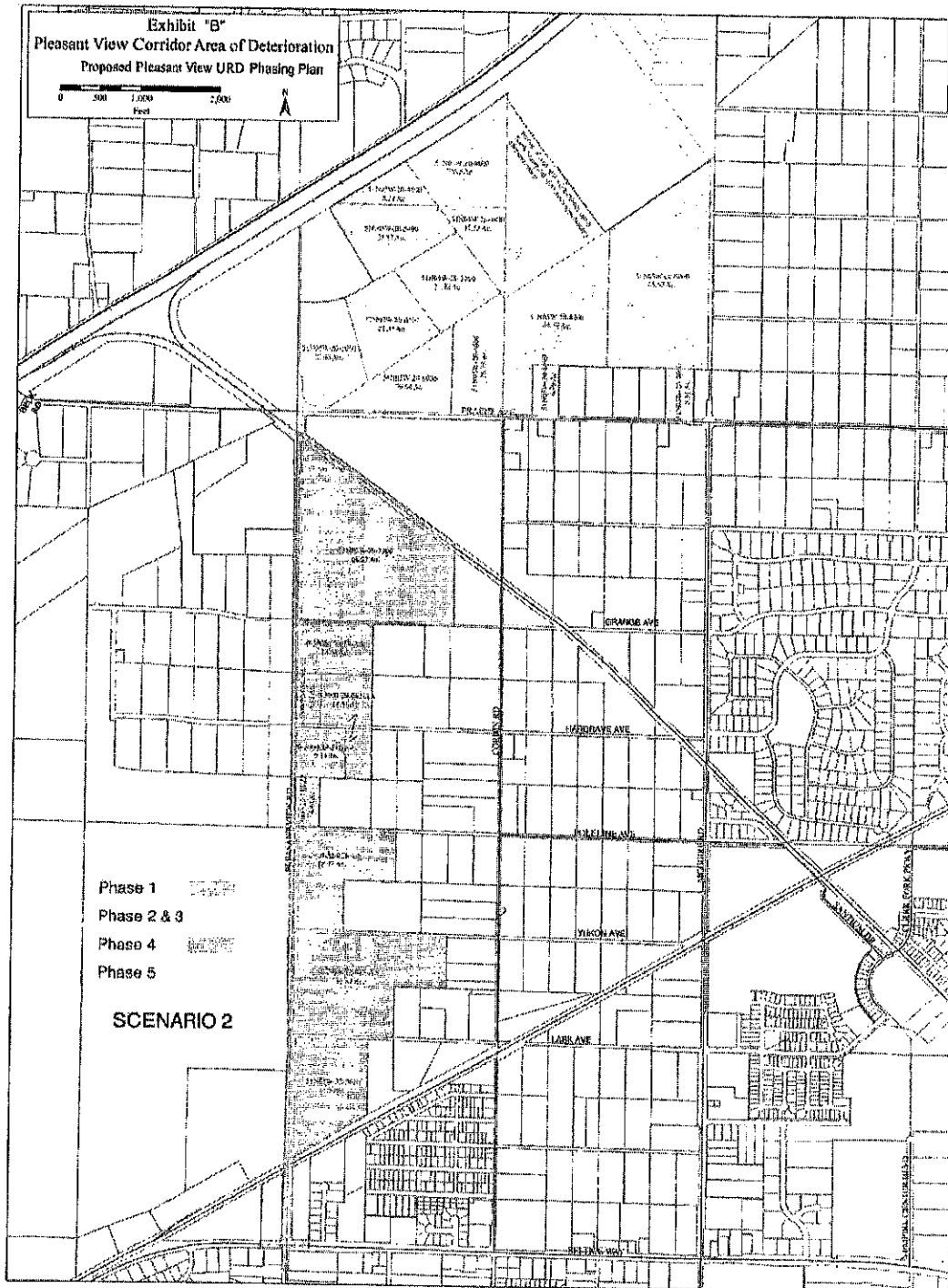
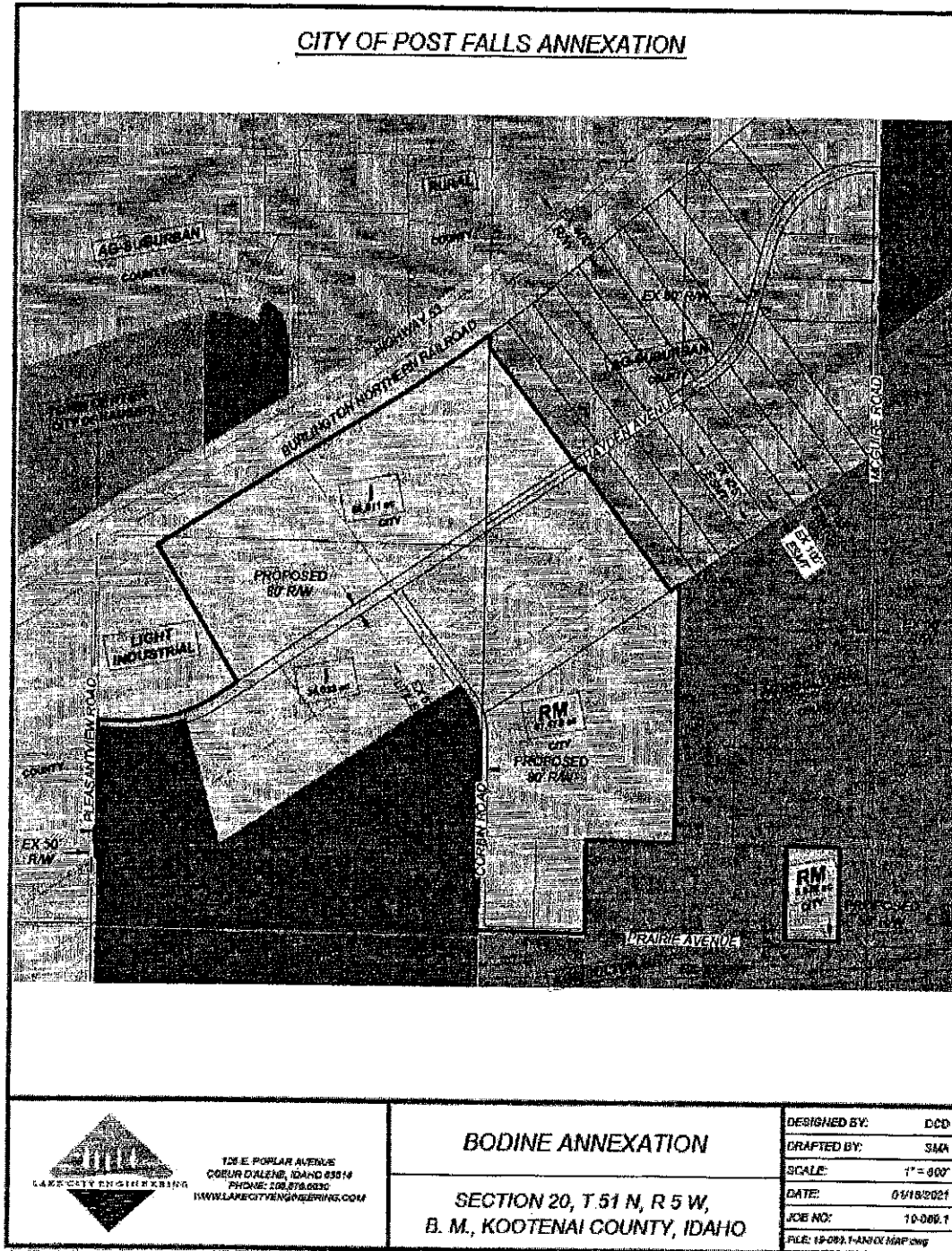


Exhibit C – Annexation



Internet View Feasibility Analysis - Pricing Scenario 2

1. **Author(s)**
 2. **Title**
 3. **Journal**
 4. **Volume**
 5. **Issue**
 6. **Page(s)**
 7. **Year**
 8. **DOI**
 9. **URL**
 10. **Accession Number**
 11. **Keywords**
 12. **Abstract**
 13. **Notes**
 14. **References**
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Exhibit D.1 – Scenario 2 Infrastructure Costs (Phase 1)

Item Name	Unit	Quantity	Unit Price	Total Price	Unit Price	Phase 1 Quantity	Phase 1 Total
ROADWAY							
Mobilization	LS	1	\$1,366,000	\$1,366,000	\$1,366,000	0.7	\$273,200
Traffic Control	LS	1	\$400,000	\$400,000	\$400,000	0.2	\$80,000
Erosion and Sediment Control	LS	1	\$20,000	\$20,000	\$20,000	0.2	\$4,000
Clearing and Grubbing	ACRE	27.44	\$3,000	\$82,320	\$3,000	4.49	\$13,770
Removal of Curb/Curb and Gutter	LF	1356	\$6	\$8,136	\$6	0	\$0
Excavation	CY	20301	\$20	\$406,020	\$20	1720	\$34,400
Pavement Removal/Placement	SY	29694	\$17	\$504,798	\$17	0	\$0
Unstable Material Excavation	CY	950	\$28	\$26,600	\$28	100	\$2,800
Imported Borrow	CY	90573	\$10	\$905,730	\$10	14815	\$148,150
Exploratory Excavation (non-groundwater)	HR	22	\$275	\$6,050	\$275	4	\$1,100
Curb and Gutter	LF	43030	\$28	\$1,204,840	\$28	4000	\$112,000
Pedestrian Ramp w/ Detectable Warning Domes	EA	10	\$2,500	\$25,000	\$2,500	2	\$5,000
Concrete Driveway Approach	SY	1800	\$33	\$59,400	\$33	133	\$4,389
Concrete Sidewalk	SY	17985	\$40	\$719,400	\$40	1222	\$48,880
Crushed Aggregate for Base Type 1	TON	89080	\$22	\$1,959,760	\$22	3745	\$82,390
Superpave HMA, Class 5P-3, 1/2" Agg	TON	21941	\$70	\$1,535,870	\$70	1875	\$131,250
Chip Seal	SY	97026	\$4	\$388,104	\$4	11111	\$44,444
Site Fence	LF	26840	\$6	\$161,040	\$6	2000	\$12,000
Flare Walkies	LF	26840	\$8	\$214,720	\$8	2000	\$16,000
Hydroseed	ACRE	14.23	\$10,000	\$142,300	\$10,000	0.92	\$9,200
Relocate Existing Lighting Infrastructure	EA	12	\$1,100	\$13,200	\$1,100	0	\$0
Lighting Infrastructure	EA	167	\$2,000	\$334,000	\$2,000	17	\$34,000
Permanent Signing & Pavement Markings	LF	126600	\$0.25	\$31,650	\$0.25	6000	\$1,500
WATER							
Exploratory Excavation (non-groundwater)	HR	40	\$495	\$19,800	\$495	10	\$4,950
Water Main Pipe - Size 8-inch - Type C905 DR 18 PVC	LF	5510	\$45	\$247,950	\$45	0	\$0
Water Main Pipe - Size 10-inch - Type C905 DR 18 PVC	LF	0	\$50	\$0	\$50	0	\$0
Water Main Pipe - Size 12-inch - Type C905 DR 18 PVC	LF	5200	\$35	\$182,000	\$35	0	\$0
Water Main Pipe - Size 15-inch - Type C905 DR 18 PVC	LF	5352	\$85	\$454,920	\$85	2600	\$221,000
Water Main Pipe - Size 20-inch - Type C905 DR 18 PVC	LF	13354	\$74	\$988,196	\$74	0	\$0
Waterline Tie-in - Sizes Vary	EA	3	\$1,300	\$3,900	\$1,300	10650	\$138,450
Valve - Size 10-inch - Type Varies	EA	2	\$1,000	\$2,000	\$1,000	1	\$1,000
Valve - Size 12-inch - Type Varies	EA	0	\$2,000	\$0	\$2,000	0	\$0
Valve - Size 15-inch - Type Varies	EA	0	\$2,000	\$0	\$2,000	0	\$0
Valve - Size 18-inch - Type Varies	EA	2	\$2,000	\$4,000	\$2,000	0	\$0
Valve - Size 1-inch - Type Air Release	EA	0	\$2,500	\$0	\$2,500	0	\$0
Valve - Size 4-inch - Blowoff Assembly	EA	3	\$4,400	\$13,200	\$4,400	0	\$0
Hydrant	EA	3	\$1,650	\$4,950	\$1,650	0	\$0
Water Service Connection - Size 2-inch	EA	0	\$5,500	\$0	\$5,500	0	\$0
Waterline Casing - Size 24-inch - Type C905 PVC	EA	2	\$3,300	\$6,600	\$3,300	0	\$0
Waterline Casing - Size 24-inch - Type C905 PVC	LF	0	\$95	\$0	\$95	0	\$0
Interfere with EGID at Corbin & Prairie	LS	1	\$75,000	\$75,000	\$75,000	0	\$0
Railroad Bore	LF	400	\$440	\$176,000	\$440	500	\$220,000
SEWER							
Pleasant View & Park Lift Station (180gpm)	LS	1	\$1,300,000	\$1,300,000	\$1,300,000	1	\$1,300,000
Pleasant View & Park Lift Station (Unknown gpm)	LS	1	\$700,000	\$700,000	\$700,000	0	\$0
Exploratory Excavation (non-groundwater)	HR	20	\$300	\$6,000	\$300	10	\$3,000
Pressure Sewer Pipe - Size 6-inch - Type ASTM 3034 SDR 35	LF	10800	\$50	\$540,000	\$50	10800	\$540,000
Pressure Sewer Pipe - Size 14-inch - Type ASTM 3034 SDR 35	LF	5800	\$89	\$516,200	\$89	800	\$71,200
6" Pressure Sewer Fittings	EA	3	\$2,000	\$6,000	\$2,000	0	\$0
12" Pressure Sewer Fitting	EA	2	\$2,900	\$5,800	\$2,900	0	\$0
Air/Vacuum Relief	EA	3	\$4,400	\$13,200	\$4,400	0	\$0
Plug Valve (14")	EA	1	\$8,000	\$8,000	\$8,000	0	\$0
Cleanout (<12")	EA	2	\$17,500	\$35,000	\$17,500	0	\$0
Cleanout (>12")	EA	1	\$20,000	\$20,000	\$20,000	0	\$0
Railroad Boring	LF	300	\$440	\$132,000	\$440	200	\$88,000
Existing Utility Protection	LF	10800	\$1	\$10,800	\$1	11600	\$11,600
Connection to Lift Station	EA	2	\$6,000	\$12,000	\$6,000	0	\$0
Connection to Existing Manhole	EA	1	\$1,500	\$1,500	\$1,500	0	\$0
Gravity Sewer Pipe - Size 8-inch	LF	12990	\$40	\$519,600	\$40	2000	\$80,000
Manholes	EA	27	\$3,080	\$83,160	\$3,080	4	\$12,320
Overdepth	LF	5200	\$30	\$156,000	\$30	0	\$0
RAILROAD							
Removal of Concrete Crossing Planks	SF	1776	\$60	\$106,560	\$60	0	\$0
Concrete Crossing Planks	LF	270	\$1,000	\$270,000	\$1,000	0	\$0
Railroad Crossing Arms	LS	1	\$800,000	\$800,000	\$800,000	0	\$0
Permitting	EA	2	\$15,000	\$30,000	\$15,000	0	\$0
LARGER ITEMS							
Roundabout Upgrades (1 > 2 Lane)	LS	1	\$210,000	\$210,000	\$210,000	0	\$0
Traffic Light (Group) with two lanes	LS	1	\$500,000	\$500,000	\$500,000	0	\$0
Pleasant View/Seaside Intersection Upgrades - Concrete 20yr	LS	1	\$475,000	\$475,000	\$475,000	0	\$0
Update Traffic Light (Section)	LS	2	\$100,000	\$200,000	\$100,000	0	\$0
			\$18,434,000			3	\$5,020,333
Engineering - Design	LS	1	\$1,921,318	\$1,921,318	\$1,921,318	0	\$0
Engineering - CFS	LS	1	\$1,921,115	\$1,921,115	\$1,921,115	0	\$0
Contingency	LS	1	\$2,881,672	\$2,881,672	\$2,881,672	0	\$0
Total						3	\$5,020,333

Exhibit D.2 – Scenario 2 Infrastructure Costs (Phase 2 & 3)

Item Name	Unit	Quantity	Unit Price	Total Price	Unit Price	Phase 2 & 3 Quantity	Phase 2 & 3 Total
ROADWAY							
Mobilization	LS	1	\$1,366,000	\$1,366,000	\$1,366,000	0.3	\$409,800
Traffic Control	LS	1	\$400,000	\$400,000	\$400,000	0.3	\$120,000
Erosion and Sediment Control	LS	1	\$20,000	\$20,000	\$20,000	0.3	\$6,000
Clearing and Grubbing	ACRE	27.44	\$3,000	\$82,320	\$3,000	6.33	\$18,990
Removal of Curb/Curb and Gutter	LF	1355	\$6	\$8,130	\$6	309	\$1,854
Excavation	CY	20301	\$20	\$406,020	\$20	6400	\$128,000
Pavement Removal/Placement	SY	29694	\$17	\$504,798	\$17	12079	\$205,343
Unsuitable Material Excavation	CY	950	\$28	\$26,600	\$28	309	\$8,652
Imported Borrow	CY	80573	\$10	\$805,730	\$10	25240	\$252,400
Exploratory Excavation (non-groundwater)	HR	32	\$275	\$8,800	\$275	4	\$1,100
Curb and Gutter	LF	43030	\$28	\$1,204,840	\$28	13660	\$382,680
Pedestrian Ramp w/ Detectable Warning Domes	EA	18	\$2,500	\$45,000	\$2,500	2	\$5,000
Concrete Driveway Approach	SY	1800	\$93	\$167,400	\$93	587	\$54,591
Concrete Sidewalk	SY	17988	\$40	\$719,520	\$40	5867	\$234,680
Crushed Aggregate for Base Type 1	TON	39080	\$22	\$859,760	\$22	12439	\$273,658
Superpave HMA, Class SP-3, 1 1/2" Agg	TON	21941	\$70	\$1,535,870	\$70	7113	\$497,910
Chip Seal	SY	97026	\$4	\$388,104	\$4	29869	\$119,476
Silt Fence	LF	26840	\$6	\$161,040	\$6	8380	\$50,280
Fiber Watling	LF	26840	\$0	\$0	\$0	8380	\$0
Hydroseed	ACRE	14.29	\$10,000	\$142,900	\$10,000	4.84	\$48,400
Relocate Existing Lighting Infrastructure	EA	12	\$1,100	\$13,200	\$1,100	5	\$5,500
Lighting Infrastructure	EA	167	\$7,000	\$1,169,000	\$7,000	51	\$357,000
Permanent Signing & Pavement Markings	LF	128060	\$0.15	\$19,209	\$0.15	39720	\$5,958
WATER							
Exploratory Excavation (non-groundwater)	HR	40	\$495	\$19,800	\$495	20	\$9,900
Water Main Pipe - Size 8-inch - Type C905 DR 18 PVC	LF	5510	\$45	\$247,950	\$45	48	\$2,160
Water Main Pipe - Size 10-inch - Type C905 DR 18 PVC	LF	0	\$50	\$0	\$50	0	\$0
Water Main Pipe - Size 12-inch - Type C905 DR 18 PVC	LF	5200	\$55	\$286,000	\$55	1800	\$99,000
Water Main Pipe - Size 15-inch - Type C905 DR 18 PVC	LF	6357	\$85	\$540,345	\$85	3357	\$285,345
Water Main Pipe - Size 18-inch - Type C905 DR 18 PVC	LF	11250	\$74	\$832,500	\$74	2600	\$192,000
Waterline Tie-in - Sizes Vary	EA	3	\$1,500	\$4,500	\$1,500	1	\$1,500
Valve - Size 10-inch - Type Varies	EA	2	\$2,000	\$4,000	\$2,000	0	\$0
Valve - Size 12-inch - Type Varies	EA	0	\$2,000	\$0	\$2,000	0	\$0
Valve - Size 15-inch - Type Varies	EA	2	\$2,000	\$4,000	\$2,000	0	\$0
Valve - Size 18-inch - Type Varies	EA	0	\$2,500	\$0	\$2,500	0	\$0
Valve - Size 1-inch - Type Air Release	EA	1	\$4,400	\$4,400	\$4,400	0	\$0
Valve - Size 4-inch - Flanged Assembly	EA	1	\$1,650	\$1,650	\$1,650	0	\$0
Hydrant	EA	0	\$5,500	\$0	\$5,500	0	\$0
Water Service Connection - Size 2-inch	EA	2	\$3,300	\$6,600	\$3,300	0	\$0
Waterline Casing - Size 24-inch - Type C905 PVC	LF	0	\$55	\$0	\$55	0	\$0
Intersect with EGLO at Corbin & Prairie	LS	1	\$75,000	\$75,000	\$75,000	0	\$0
Railroad Home	LF	400	\$440	\$176,000	\$440	0	\$0
SEWER							
Pleasant View & Prairie Lift Station (180gpm)	LS	1	\$1,300,000	\$1,300,000	\$1,300,000	0	\$0
Pleasant View & Lark Lift Station (unknown gpm)	LS	1	\$700,000	\$700,000	\$700,000	0	\$0
Exploratory Excavation (non-groundwater)	HR	20	\$90	\$1,800	\$90	5	\$450
Pressure Sewer Pipe - Size 6-inch - Type ASTM 3034 SDR 35	LF	10800	\$50	\$540,000	\$50	0	\$0
Pressure Sewer Pipe - Size 14-inch - Type ASTM 3034 SDR 35	LF	5800	\$48	\$278,400	\$48	4000	\$192,000
6" Pressure Sewer Fittings	EA	3	\$2,000	\$6,000	\$2,000	0	\$0
14" Pressure Sewer Fitting	EA	2	\$2,900	\$5,800	\$2,900	0	\$0
Air/Vacuum Relief	EA	3	\$4,400	\$13,200	\$4,400	0	\$0
Plug Valve (14")	EA	1	\$8,000	\$8,000	\$8,000	0	\$0
Cleanout (4-12")	EA	2	\$17,500	\$35,000	\$17,500	0	\$0
Cleanout (12-14")	EA	1	\$20,000	\$20,000	\$20,000	0	\$0
Railroad Home	LF	309	\$440	\$136,020	\$440	0	\$0
Existing Utility Protection	LF	16800	\$1	\$16,800	\$1	6000	\$6,000
Connection to Lift Station	EA	2	\$6,000	\$12,000	\$6,000	1	\$6,000
Connection to Existing Manhole	EA	1	\$1,500	\$1,500	\$1,500	0	\$0
Gravity Sewer Pipe - Size 8-inch	LF	12390	\$50	\$619,500	\$50	5280	\$264,000
Manholes	EA	27	\$3,080	\$83,160	\$3,080	11	\$33,880
Overdepth	LF	5200	\$30	\$156,000	\$30	4600	\$138,000
RAILROAD							
Removal of Concrete Crossing Planks	SP	1778	\$60	\$106,680	\$60	0	\$0
Concrete Crossing Planks	SP	276	\$1,000	\$276,000	\$1,000	0	\$0
Railroad Crossing Arms	LS	1	\$800,000	\$800,000	\$800,000	0	\$0
Permitting	EA	2	\$15,000	\$30,000	\$15,000	0	\$0
LARGER ITEMS							
Roundabout Upgrades (1 > 2 Lane)	LS	1	\$210,000	\$210,000	\$210,000	1	\$210,000
Traffic Light (C-angled) with turn lanes	LS	1	\$500,000	\$500,000	\$500,000	0	\$0
Pleasant View/Selfies Intersection Upgrades - Concrete 20yr	LS	1	\$475,000	\$475,000	\$475,000	0	\$0
Update Traffic Light (Selfies)	LS	1	\$100,000	\$100,000	\$100,000	0	\$0
				\$18,434,000			\$18,434,000
Engineering - Design	LS	1	\$1,921,115	\$1,921,115	\$1,921,115	1	\$1,921,115
Engineering - CPS	LS	1	\$1,911,115	\$1,911,115	\$1,911,115	1	\$1,911,115
Contingency	LS	1	\$2,881,072	\$2,881,072	\$2,881,072	1	\$2,881,072
Total							\$7,401,611

Exhibit D.3 – Scenario 2 Infrastructure Costs (Phase 4)

Item Name	Unit	Quantity	Unit Price	Total Price	Unit Price	Phase 4 - Quantity	Phase 4 - Total
ROADWAY							
Mobilization	LS	1	\$1,300,000	\$1,300,000	\$1,300,000	1	\$1,300,000
Traffic Control	LS	1	\$400,000	\$400,000	\$400,000	1	\$400,000
Erosion and Sediment Control	LS	1	\$20,000	\$20,000	\$20,000	1	\$20,000
Clearing and Grubbing	ACRE	27.44	\$3,000	\$82,320	\$3,000	27.44	\$82,320
Removal of Curb/Gutter and Curb	LF	1355	\$6	\$8,130	\$6	1355	\$8,130
Excavation	CY	20501	\$20	\$410,020	\$20	20501	\$410,020
Pavement Removal/Placement	SY	29094	\$17	\$494,600	\$17	29094	\$494,600
Unsuitable Material Excavation	CY	950	\$28	\$26,600	\$28	950	\$26,600
Imported Borrow	CY	90573	\$10	\$905,730	\$10	90573	\$905,730
Exploratory Excavation (non-groundwater)	HR	32	\$275	\$8,800	\$275	32	\$8,800
Curb and Gutter	LF	43030	\$28	\$1,204,840	\$28	43030	\$1,204,840
Pedestrian Ramp w/ Detectable Warning Bump	EA	18	\$2,900	\$52,200	\$2,900	18	\$52,200
Concrete Driveway Approach	SY	1800	\$83	\$149,400	\$83	1800	\$149,400
Concrete Sidewalk	SY	17989	\$40	\$719,560	\$40	17989	\$719,560
Crushed Aggregate for Base Type 1	TON	39080	\$22	\$859,760	\$22	39080	\$859,760
Superpave HMA, Class SP-3, 1 1/2" Agg	TON	21941	\$20	\$438,820	\$20	21941	\$438,820
Chip Seal	SY	97028	\$4	\$388,112	\$4	97028	\$388,112
Silt Fence	LF	26840	\$6	\$161,040	\$6	26840	\$161,040
Fiber Warning	LF	26840	\$6	\$161,040	\$6	26840	\$161,040
Hydroseed	ACRE	14.23	\$10,000	\$142,300	\$10,000	14.23	\$142,300
Relocate Existing Lighting Infrastructure	EA	12	\$1,100	\$13,200	\$1,100	12	\$13,200
Lighting Infrastructure	EA	12	\$1,100	\$13,200	\$1,100	12	\$13,200
Permanent Signing & Pavement Markings	LF	128600	\$0.25	\$32,150	\$0.25	128600	\$32,150
WATER							
Exploratory Excavation (non-groundwater)	HR	40	\$495	\$19,800	\$495	40	\$19,800
Water Main Pipe - Size 8-Inch - Type C905 DR 18 PVC	LF	5510	\$45	\$247,950	\$45	5510	\$247,950
Water Main Pipe - Size 10-Inch - Type C905 DR 18 PVC	LF	0	\$50	\$0	\$50	0	\$0
Water Main Pipe - Size 12-Inch - Type C905 DR 18 PVC	LF	5700	\$55	\$313,500	\$55	5700	\$313,500
Water Main Pipe - Size 15-Inch - Type C905 DR 18 PVC	LF	5357	\$85	\$455,345	\$85	5357	\$455,345
Water Main Pipe - Size 18-Inch - Type C905 DR 18 PVC	LF	11250	\$74	\$832,500	\$74	11250	\$832,500
Waterline Tie-In - Sizes Varies	EA	3	\$1,500	\$4,500	\$1,500	3	\$4,500
Valve - Size 10-Inch - Type Varies	EA	2	\$5,000	\$10,000	\$5,000	2	\$10,000
Valve - Size 12-Inch - Type Varies	EA	0	\$7,000	\$0	\$7,000	0	\$0
Valve - Size 15-Inch - Type Varies	EA	2	\$2,000	\$4,000	\$2,000	2	\$4,000
Valve - Size 18-Inch - Type Varies	EA	0	\$2,000	\$0	\$2,000	0	\$0
Valve - Size 24-Inch - Type Varies	EA	1	\$4,000	\$4,000	\$4,000	1	\$4,000
Valve - Size 4-Inch - Blowoff Assembly	EA	1	\$1,650	\$1,650	\$1,650	1	\$1,650
Hydrant	EA	0	\$5,500	\$0	\$5,500	0	\$0
Water Service Connection - Size 2-Inch	EA	2	\$3,200	\$6,400	\$3,200	2	\$6,400
Waterline Casing - Size 24-Inch - Type C905 PVC	LF	0	\$95	\$0	\$95	0	\$0
Inter tie with EGD at Corbin & Prairie	LS	1	\$75,000	\$75,000	\$75,000	1	\$75,000
Railroad Bore	LF	400	\$440	\$176,000	\$440	400	\$176,000
SEWER							
Pleasant View & Prairie Lift Station (180gpm)	LS	1	\$1,300,000	\$1,300,000	\$1,300,000	1	\$1,300,000
Pleasant View & Oak Lift Station (unknown gpm)	LS	1	\$700,000	\$700,000	\$700,000	1	\$700,000
Exploratory Excavation (non-groundwater)	HR	20	\$500	\$10,000	\$500	20	\$10,000
Pressure Sewer Pipe - Size 6-Inch - Type ASTM 3034 SDR 35	LF	10890	\$50	\$544,500	\$50	10890	\$544,500
Pressure Sewer Pipe - Size 14-Inch - Type ASTM 3034 SDR 35	LF	3800	\$89	\$338,200	\$89	3800	\$338,200
6" Pressure Sewer Fitting	EA	8	\$2,000	\$16,000	\$2,000	8	\$16,000
14" Pressure Sewer Fitting	EA	2	\$2,900	\$5,800	\$2,900	2	\$5,800
Air/Vacuum Relief	EA	3	\$4,400	\$13,200	\$4,400	3	\$13,200
Plus Valve (14")	EA	1	\$8,000	\$8,000	\$8,000	1	\$8,000
Cleanout (4-12")	EA	2	\$17,500	\$35,000	\$17,500	2	\$35,000
Cleanout (12-24")	EA	3	\$20,000	\$60,000	\$20,000	3	\$60,000
Railroad Boring	LF	300	\$440	\$132,000	\$440	300	\$132,000
Existing Utility Protection	LF	16800	\$1	\$16,800	\$1	16800	\$16,800
Connection to Lift Station	EA	2	\$6,000	\$12,000	\$6,000	2	\$12,000
Connection to Existing Manhole	EA	1	\$1,500	\$1,500	\$1,500	1	\$1,500
Gravity Sewer Pipe - Size 8-Inch	LF	12990	\$50	\$649,500	\$50	12990	\$649,500
Manholes	EA	37	\$3,080	\$113,960	\$3,080	37	\$113,960
Overdepth	LF	5200	\$30	\$156,000	\$30	5200	\$156,000
RAILROAD							
Removal of Concrete Crossing Planks	SF	1778	\$60	\$106,680	\$60	1778	\$106,680
Concrete Crossing Planks	LF	276	\$1,000	\$276,000	\$1,000	276	\$276,000
Railroad Crossing Arms	LS	2	\$900,000	\$1,800,000	\$900,000	2	\$1,800,000
Permitting	EA	2	\$15,000	\$30,000	\$15,000	2	\$30,000
LARGER ITEMS							
Roundabout Upgrades (1 x 2 Lane)	LS	1	\$210,000	\$210,000	\$210,000	1	\$210,000
Traffic Light (Orange) with turn lanes	LS	1	\$500,000	\$500,000	\$500,000	1	\$500,000
Pleasantview/Solstice Intersection Upgrades - Concrete 2Dy	LS	1	\$475,000	\$475,000	\$475,000	1	\$475,000
Update Traffic Light (Solstice)	LS	1	\$100,000	\$100,000	\$100,000	1	\$100,000
				\$18,434,000			
							\$18,434,000
Engineering - Design	LS	1	\$1,923,115	\$1,923,115	\$1,923,115	1	\$1,923,115
Engineering - CFS	LS	1	\$1,923,115	\$1,923,115	\$1,923,115	1	\$1,923,115
Contingency	LS	1	\$1,923,115	\$1,923,115	\$1,923,115	1	\$1,923,115
Total							\$4,850,215

Exhibit D.4 – Scenario 2 Infrastructure Costs (Phase 5)

Item Name	Unit	Quantity	Unit Prices	Total Price
ROADWAY				
Mobilization	LS	1	\$1,366,000	\$1,366,000
Traffic Control	LS	1	\$400,000	\$400,000
Erosion and Sediment Control	LS	1	\$20,000	\$20,000
Clearing and Grubbing	ACRE	27.44	\$3,000	\$82,320
Removal of Curbs/Cuts and Clutter	LF	1354	\$6	\$8,124
Excavation	CY	20301	\$20	\$407,000
Pavement Removal/Placement	SY	28694	\$17	\$487,800
Unsuitable Material Excavation	CY	950	\$38	\$36,100
Imported Borrow	CY	90573	\$10	\$905,700
Exploratory Excavation (non-groundwater)	HR	32	\$276	\$8,832
Curb and Gutter	LF	43030	\$28	\$1,204,800
Pedestrian Ramp w/ Detectable Warning Bumps	EA	18	\$2,500	\$45,000
Concrete Driveway Approach	SY	1808	\$93	\$168,144
Concrete Sidewalks	SY	17989	\$40	\$719,560
Crushed Aggregate for Base Type 1	TON	39040	\$22	\$858,880
Superpave HMA, Class SP-3, 1 1/2" Avg	TON	21941	\$70	\$1,535,900
Chile Seal	SY	97026	\$4	\$388,104
Split Fence	LF	26840	\$6	\$161,040
Fiber Weirles	LF	26840	\$6	\$161,040
Hydroseed	ACRE	14.23	\$10,000	\$142,300
Relocate Existing Lighting Infrastructure	EA	12	\$143,000	\$1,716,000
Lighting Infrastructure	EA	167	\$14,000	\$2,338,000
Permanent Signing & Pavement Markings	LF	126660	\$0.25	\$31,665
WATER				
Exploratory Excavation (non-groundwater)	HR	40	\$495	\$19,800
Water Main Pipe - Size 8-inch - Type C905 DR 18 PVC	LF	5910	\$45	\$265,950
Water Main Pipe - Size 10-inch - Type C905 DR 18 PVC	LF	0	\$50	\$0
Water Main Pipe - Size 12-inch - Type C905 DR 18 PVC	LF	0	\$55	\$0
Water Main Pipe - Size 15-inch - Type C905 DR 18 PVC	LF	5357	\$85	\$455,345
Water Main Pipe - Size 18-inch - Type C909 DR 18 PVC	LF	13250	\$74	\$980,500
Waterline Tie-In - Sizes Vary	EA	3	\$1,500	\$4,500
Valve - Size 10-inch - Type Varies	EA	2	\$2,000	\$4,000
Valve - Size 12-inch - Type Varies	EA	0	\$2,000	\$0
Valve - Size 13-inch - Type Varies	EA	2	\$2,000	\$4,000
Valve - Size 18-inch - Type Varies	EA	0	\$2,900	\$0
Valve - Size 1-inch - Type Air Release	EA	1	\$4,400	\$4,400
Valve - Size 4-inch - Buwell Assembly	EA	2	\$1,650	\$3,300
Hydrant	EA	0	\$5,500	\$0
Water Service Connection - Size 2-inch	LF	2	\$5,300	\$10,600
Waterline Casing - Size 24-inch - Type C905 PVC	LF	0	\$35	\$0
Interstia with ECIL at Corbin & Prairie	LS	1	\$75,000	\$75,000
Railroad Flore	LF	400	\$448	\$179,200
SEWER				
Pleasant View & Prairie Lift Station (180gpm)	LS	1	\$1,300,000	\$1,300,000
Exploratory Excavation (non-groundwater)	HR	20	\$500	\$10,000
Pressure Sewer Pipe - Size 6-inch - Type ASTM 3034 SDR 35	LF	10860	\$58	\$629,080
Pressure Sewer Pipe - Size 14-inch - Type ASTM 3034 SDR 35	LF	5800	\$89	\$517,000
6" Pressure Sewer Fittings	EA	3	\$2,000	\$6,000
54" Pressure Sewer Fitting	EA	2	\$2,500	\$5,000
Air/Vacuum Relief	EA	3	\$4,400	\$13,200
Plug Valve (14")	EA	1	\$8,000	\$8,000
Clearout (<=12")	EA	2	\$17,500	\$35,000
Clearout (>12")	EA	3	\$20,000	\$60,000
Railroad Boring	LF	300	\$480	\$144,000
Existing Utility Protection	LF	18600	\$1	\$18,600
Connection to Lift Station	EA	2	\$6,000	\$12,000
Connection to Existing Manhole	EA	1	\$1,500	\$1,500
Gravity Sewer Pipe - Size 6-inch	LF	12990	\$58	\$753,420
Manholes	EA	27	\$3,080	\$83,160
Overdepth	LF	5300	\$30	\$159,000
RAILROAD				
Removal of Concrete Crossing Planks	SF	1278	\$60	\$76,680
Concrete Crossing Planks	LF	276	\$1,900	\$523,800
Railroad Crossing Arms	LS	1	\$800,000	\$800,000
Permitting	EA	2	\$15,000	\$30,000
LANDSCAPE				
Roundabout Upgrades (1 x 2 Lane)	LS	1	\$210,000	\$210,000
Traffic Light (Range) with turn lanes	LS	1	\$500,000	\$500,000
Pleasantview/Selkirk Intersection Upgrades - Concrete 20yr	LS	1	\$475,000	\$475,000
Update Traffic Light (Selkirk)	LS	1	\$100,000	\$100,000
				\$18,434,000
Engineering - Design	LS	1	\$1,921,115	\$1,921,115
Engineering - CFS	LS	1	\$1,921,115	\$1,921,115
Contingency	LS	1	\$2,881,672	\$2,881,672
Total				\$25,158,902

Exhibit E – Parcel Map



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Pleasant View
URD Boundary

Source:
Kauai County GIS
PROJECT: 1467-14-1354
DRAWN BY: CSH
FILENAME: 14-1354_PleasantViewURDBoundary
DATE: 04-16-2017

Exhibit F – Supplemental Funding Options Analysis

Phase 1 Infrastructure
Pleasant View URD

Est. Phase 1 Cost (\$M)	\$6.78
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City Infrastructure Funding as % of Total Cost ¹	City Infrastructure Funding Amount (\$M)	Developer		Private Sector Payback Period (Yrs.)	Payback Year
		Responsibility (\$M)			
25%	\$1.69	\$5.08		8	2029
50%	\$3.39	\$3.39		7	2028
75%	\$5.08	\$1.69		5	2026

¹ Shown as % of Phase 1 infrastructure cost only. Estimate provided by Welch Comer Engineering.

Exhibit F.1 – URD Cash Flows Timeline – 25% Option

Surplus/Deficit

2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
(\$5.1)	(\$4.9)	(\$4.6)	(\$4.2)	(\$3.6)	(\$2.9)	(\$1.6)		\$0.7	\$2.3	\$4.1	\$6.1	\$8.4	\$1.2	\$4.0	\$6.2	\$3.5	\$7.0	\$1.1	\$5.2

Annual Increase, Revenue
Annual Increase, Expense

2.1%	2.1%
------	------

Infrastructure Timing Assumptions

Construction Start Year	Phase
2021	1
2034	2
2036	3
2039	4

Transload Facility
Industrial - Prairie
Industrial - Pleasant View
Residential Mixed (RM)
Community Commercial Mixed (CCM)

Levy Assumptions

PFURA Levy Rate (2020)

2022	2023
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0.933902%

Total

Sources	38,613,997
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Uses	33,450,937
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Surplus/Deficit	5,163,060
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Exhibit F2 – URD Cash Flows – 25% Option

Account	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	30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Surplus/Deficit

Annual Increase, Revenue
Annual Increase, Expense

2.1%
2.1%

Infrastructure Timing Assumptions

Year	Assumptions
2021	
2034	
2036	
2039	

Transload Start Year
Transload Facility

Industrial - Prairie

Industrial - Pleasant View

Industrial - Pleasant View
Residential Mixed (RM)

Sequential Mixed (RM)

Community Commercial Mixed (CCM)

Levy Assumptions

PFURA Levy Rate (2020)

0.933902%

2022
2025
2023
2024
2022

Total

Sources
40,308,359

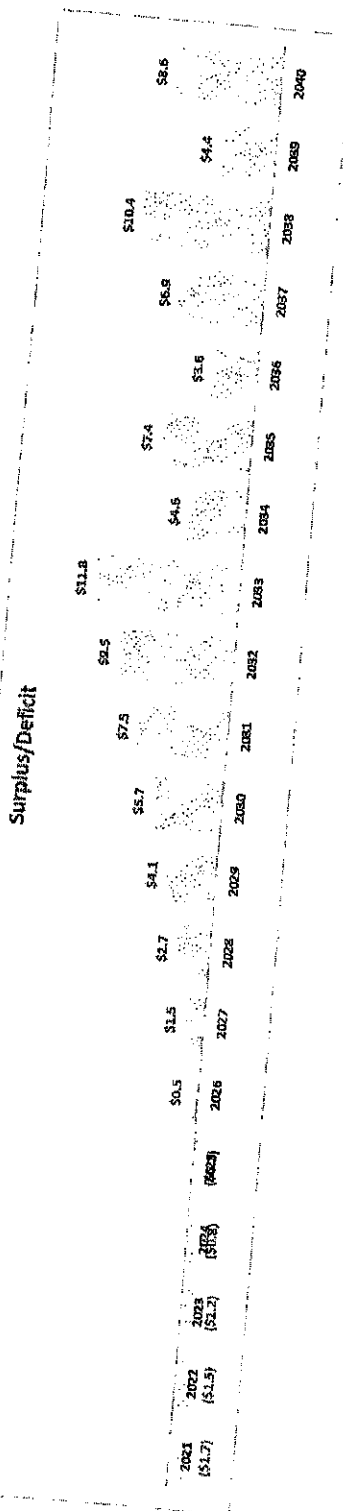
Uses
33,450,937

Surplus/Deficit
6,857,422

Exhibit F.4 – URD Cash Flows – 50% Option

Category	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	3018	3019	3020	3021	3022	3023	3024	3025	3026	3027	3028	3029	3030	3031	3032	3033	3034	3035	3036	3037	3038	3039	3040	3041	3042	3043	3044	3045	3046	3047	3048	3049	3050	3051	3052	3053	3054	3055	3056	3057	3058	3059	3060	3061	3062	3063	3064	3065	3066	3067	3068	3069	3070	3071	3072	3073	3074	3075	3076	3077	3078	3079	3080	3081	3082	3083	3084	3085	3086	3087	3088	3089	3090	3091	3092	3093	3094	3095	3096	3097	3098	3099	3100	3101	3102	3103	3104	3105	3106	3107	3108	3109	3110	3111	3112	3113	3114	3115	3116	3117	3118	3119	3120	3121	3122	3123	3124	3125	3126	3127	3128	3129	3130	3131	3132	3133	3134	3135	3136	3137	3138	3139	3140	3141	3142	3143	3144	3145	3146	3147	3148	3149	3150	3151	3152	3153	3154	3155	3156	3157	3158	3159	3160	3161	3162	3163	3164	3165	3166	3167	3168	3169	3170	3171	3172	3173	3174	3175	3176	3177	3178	3179	3180	3181	3182	3183	3184	3185	3186	3187	3188	3189	3190	3191	3192	3193	3194	3195	3196	3197	3198	3199	3200	3201	3202	3203	3204	3205	3206	3207	3208	3209	3210	3211	3212	3213	3214	3215	3216	3217	3218	3219	3220	3221	3222	3223	3224	3225	3226	3227	3228	3229	3230	3231	3232	3233	3234	3235	3236	3237	3238	3239	3240	3241	3242	3243	3244	3245	3246	3247	3248	3249	3250	3251	3252	3253	3254	3255	3256	3257	3258	3259	3260	3261	3262	3263	3264	3265	3266	3267	3268	3269	3270	3271	3272	3273	3274	3275	3276	3277	3278	3279	3280	3281	3282	3283	3284	3285	3286	3287	3288	3289	3290	3291	3292	3293	3294	3295	3296	3297	3298	3299	3300	3301	3302	3303	3304	3305	3306	3307	3308	3309	3310	3311	3312	3313	3314	3315	3316	3317	3318	3319	3320	3321	3322	3323	3324	3325	3326	3327	3328	3329	3330	3331	3332	3333	3334	3335	3336	3337	3338	3339	3340	3341	3342	3343	3344	3345	3346	3347	3348	3349	3350	3351	3352	3353	3354	3355	3356	3357	3358	3359	3360	3361	3362	3363	3364	3365	3366	3367	3368	3369	3370	3371	3372	3373	3374	3375	3376	3377	3378	3379	3380	3381	3382
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Exhibit F.5 – URD Cash Flows Timeline – 75% Option



Annual Increase, Revenue
Annual Increase, Expense

2.1%
2.1%

Infrastructure Timing Assumptions

Year	Phase
2021	1
2034	2
2036	3
2039	4

- Construction Start Year
- Transload Facility
 - Industrial - Prairie
 - Industrial - Pleasant View
 - Residential Mixed (RM)
 - Community Commercial Mixed (CCM)

Levy Assumptions
PFURA Levy Rate (2020)

2022
2025
2023
2024
2023

0.933902%

Total
Sources
42,002,722
Uses
33,450,937
Surplus/Deficit
8,551,784

APPENDICES

- Appendix A – Project Costs**
- Appendix B – Idaho Code Section 50-2008**
- Appendix C – Notice of Public Hearing(s)**
- Appendix D – Resolution of Finding of Disadvantaged Border Community Area**
- Appendix E – Resolution Establishing Plan and Increment Area**
- Appendix F – Notice of Public Hearing on Adoption of the District**
- Appendix G – Ordinance Adopting the Urban Renewal Plan and District Map**
- Appendix H – Owner Participation & Reimbursement Agreement (Formation of a Plan & District)**
- Appendix I – Owner Participation & Reimbursement Agreement (Existing Plan & District)**
- Appendix J – Public Meeting Discussion and related Press Articles**
- Appendix K – BUILD GRANT – submitted by the City of Post Falls prepared for the U.S. Department of Transportation to fund certain improvements associated with this Plan**

APPENDIX A – Project Costs

The following Engineer's opinion of probable costs are calculated in 2020 dollars:

Phase 1

Category of Work	Description	Estimated Cost
Roadway	○ Traffic signal or roundabout at intersection of Pleasant View and Grange Ave ○ Pleasant View & Grange Intersection Illumination ○ Turn Lanes at Grange Ave ○ Full roadway improvements on Grange Ave	\$2,151,000
Sewer	○ Lift station near Pleasant View and Prairie Ave (Prairie Lift Station) ○ 6" pressure sewer from Prairie lift station south to Seltice Way. ○ 14" pressure sewer from Prairie lift station to just south of BNSF RR (for future) ○ Gravity sewer east on Grange	\$3,025,000
Water	○ 18" potable water main on Pleasant View Road from Seltice Way to Prairie Avenue ○ Extend waterline east on Grange Ave ○ Intertie with East Greenacres Irrigation District	\$1,602,000
TOTAL ESTIMATED COST		\$6,778,000

Phase 2 & 3

Category of Work	Description	Estimated Cost
Roadway	○ Pleasant View widening from Grange to existing 5-lane section near SH 53 (illumination, curb, and shared use path on east side) ○ Conversion of single to double lane roundabout at Pleasant View and Prairie Avenue. ○ Prairie Ave widening with curb -- north side	\$4,288,000
Sewer	○ Partial lift station construction on Pleasant View near Lark Ave. ○ 8" gravity sewer from Project Drive parcel south along the development frontage ○ 14" pressure sewer from just south of BNSF RR along the development frontage	\$2,031,000
Water	○ Extend 15" potable water main on Pleasant View to SH 53 ○ 18" potable water main on Prairie, east of Pleasant View ○ Multiple potable water main sizes within residential/industrial development north of Prairie Ave	\$1,082,000
TOTAL ESTIMATED COST		\$7,401,000

Phase 4

Category of Work	Description	Estimated Cost
Roadway	- o Pleasant View widening with illumination, curb and shared use path on east side - o McGuire Road widening with curb – west side - o Full roadway improvements on Hargrave Ave - o Full roadway improvements on Poleline Ave	\$4,154,000
Sewer	- o Extend 8" gravity sewer south to Lark lift station - o Extend 14" pressure sewer south along development frontage - o Gravity sewer east on Hargrave Ave - o Gravity sewer east on Poleline Ave	\$621,000
Water	- o Extend waterline east on Hargrave Ave - o Extend waterline east on Poleline Ave	\$177,000
TOTAL ESTIMATED COST		\$4,952,000

Phase 5

Category of Work	Description	Estimated Cost
Roadway	- o Pleasant View widening with illumination, curb and shared use path on east side - o Full roadway improvements on Yukon Ave - o Full roadway improvements on Lark Ave - o Signal improvement to Seltice & Pleasant View Road	\$3,899,000
Sewer	- o Extend 14" pressure sewer to existing Infrastructure in Seltice - o Gravity sewer east on Yukon Ave - o Gravity sewer east on Lark Ave	\$199,000
Water	- o Extend waterline east on Yukon Ave - o Extend waterline east on Lark Ave	\$1,070,000
Railroad	o Railroad crossing improvements	\$1,637,000
TOTAL ESTIMATED COST		\$6,805,000

APPENDIX B – Idaho Code Section 50-2008

TITLE 50 MUNICIPAL CORPORATIONS CHAPTER 20 URBAN RENEWAL LAW

50-2008. PREPARATION AND APPROVAL OF PLAN FOR URBAN RENEWAL PROJECT. (a) An urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.

(b) An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within sixty (60) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said sixty (60) days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

(c) The local governing body shall hold a public hearing on an urban renewal project, after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the municipality. The notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration.

(d) Following such hearing, the local governing body may approve an urban renewal project and the plan therefor if it finds that (1) a feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan conforms to the general plan of the municipality as a whole; (3) the urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions,

outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

(e) An urban renewal plan may be modified at any time: Provided that if modified after the lease or sale by the urban renewal agency of real property in the urban renewal project area, such modification may be conditioned upon such approval of the owner, lessee or successor in interest as the urban renewal agency may deem advisable and in any event shall be subject to such rights at law or in equity as a lessee or purchaser, or his successor or successors in interest, may be entitled to assert.

(f) Upon the approval by the local governing body of an urban renewal plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective urban renewal area, and the urban renewal agency may then cause such plan or modification to be carried out in accordance with its terms.

(g) Notwithstanding any other provisions of this act, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of a flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the governor of the state has certified the need for disaster assistance under 42 U.S.C. section 5121, or other federal law, the local governing body may approve an urban renewal plan and an urban renewal project with respect to such area without regard to the provisions of subsection (d) of this section and the provisions of this section requiring a general plan for the municipality and a public hearing on the urban renewal project.

(h) Any urban renewal plan containing a revenue allocation financing provision shall include the information set forth in section 50-2905, Idaho Code.

History:

[50-2008, added 1965, ch. 246, sec. 8, p. 600; am. 2011, ch. 317, sec. 3, p. 914.]

**Appendix C – Notices of Public Hearing re: Comprehensive Plan Amendments,
Zoning Ordinance Amendments and Annexation**

**Appendix D - Resolutions re: Deterioration and Competitively Disadvantaged
Border Community Area**

1. City Resolution 20-10 – 8/18/20
2. Agency Resolution 2020-04 – 8/20/20
3. City Resolution 20-16 – 10/06/20

RESOLUTION NO. 20-10

**A RESOLUTION OF THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO,
DECLARING THE AREA DESCRIBED HEREIN AS A DETERIORATING AREA**

WHEREAS, the City of Post Falls has contracted with the Hudson Company to perform a study to determine whether the area depicted on the attached Exhibit "A", which by this reference is incorporated herein, is eligible for inclusion in a new urban renewal area under the Idaho Urban Renewal Law and Local Economic Development Act; and

WHEREAS, Hudson Company has submitted an eligibility report dated August 2, 2020, which is attached hereto as Exhibit "B" and by this reference is incorporated herein, that finds that the area depicted in Exhibit "A" meets the criteria for a deteriorating area as defined in the Idaho Urban Renewal Law; and

WHEREAS, under I.C. 50-2018(9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in I.C. 22-4502(1) absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for 3 consecutive years; and

WHEREAS, Post Falls School District #273 owns property within the proposed district that may meet the definition of an agricultural operation and it has consented to the inclusion of its property within the area. A copy of the executed consent form from the School District is attached as Exhibit "C", which by this reference is incorporated herein; and

WHEREAS, Crystal Creek, LLC also owns property within the proposed district that may meet the definition of an agricultural operation and it has consented to the inclusion of its property within the area. A copy of the executed consent forms from Crystal Creek are attached as Exhibit "D", which by this reference is incorporated herein; and

WHEREAS, based on GIS information for the past 4 years and the eligibility report, the remainder of the property within the potential district does not contain any agricultural operations as defined in I.C. 22-4502(1) that has been used for agricultural purposes in the past 3 consecutive years; and

WHEREAS, Idaho Code Section 50-2018(18) states that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the county declaring a need for an urban renewal plan for the proposed area; and

WHEREAS, the City is in the process of annexing the area depicted in Exhibit "A" so that it will be wholly within the city limits of the City of Post Falls; and

WHEREAS, the urban renewal agency will not exercise jurisdiction over any area outside the city limits unless the Board of County Commissioners has declared a need to include such areas in the district and adopted the necessary ordinance and agreement to transfer authority for the area; and

WHEREAS, the city council has evaluated both the eligibility study (Exhibit "B") with regards to the inadequacy of the street layout, the lack of adequate infrastructure (in particular wastewater service), faulty lot layout in relation to size adequacy, accessibility or usefulness, diversity of property ownership and lot sizes and determined that the presence of these deteriorating conditions substantially impairs the growth of the City of Post Falls by limiting the growth of the industrial growth in this portion of the City; and

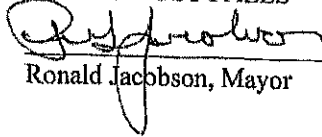
WHEREAS, the eligibility report also evaluated whether the study area is a competitively disadvantaged border area and concluded that the area is very competitive on taxes but may qualify based on a unique geographic feature regarding distance to critical shipping areas in western Washington. The City Council has evaluated this conclusion and determined that the case for a competitively disadvantaged border area is not compelling and does not rely on this basis.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Post Falls that the property depicted in Exhibit "A" is a deteriorating area and is appropriate for an urban renewal project in the event that the city council elects to consider establishing this area for a project. This determination is based upon the following findings of the city council:

1. The land described in Exhibit "A" is located within Kootenai County and within an area that the City of Post Falls is considering annexing.
2. That the lands described in Exhibit "A" that contain agricultural operations as defined in I.C. 22-4502(1) have consented to the inclusion of their property within the deteriorating area.
3. That the area depicted in Exhibit "A" has a predominance of defective or inadequate street layout including inadequate street infrastructure and limited north/south connectivity as discussed in Exhibit "B".
4. That the area depicted in Exhibit "A" is limited by faulty lot layout in relation to size, adequacy, accessibility or usefulness as discussed in Exhibit "B".
5. That the area depicted in Exhibit "A" has insanitary or unsafe conditions as discussed in Exhibit "B".
6. That the area depicted in Exhibit "A" has a diversity of ownership as discussed in Exhibit "B".
7. That the presence of these deteriorating area conditions in the area depicted in Exhibit "A" substantially impairs or arrests the sound growth of the City of Post Falls, retards the provision of housing accommodations in the area and constitutes an economic and social liability in its present condition.

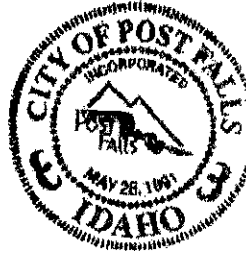
APPROVED by the City Council on this 18th day of August 2020.

CITY OF POST FALLS


Ronald Jacobson, Mayor

ATTEST:


Shannon Howard, City Clerk



RESOLUTION NO. 2020-04

**A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY
RECOMMENDING THAT THE PLEASANT VIEW AREA BE DECLARED A
DETERIORATED AREA AND RECOMMENDING BOUNDARIES FOR THE
DETERIORATED PLEASANT VIEW AREA**

WHEREAS, the Post Falls Urban Renewal Agency is a duly created and appointed urban renewal agency under the laws of the State of Idaho with the authority to recommend the designation of an area as a deteriorated area; and

WHEREAS, City of Post Falls has contracted with The Hudson Company and Welch Comer to perform a study to determine whether Pleasant View area as depicted on the attached Exhibit "A", which by this reference is incorporated herein, is eligible for inclusion in a new urban renewal area under the Idaho Urban Renewal Law and Local Economic Development Act; and

WHEREAS, The Hudson Company and Welch Comer have submitted an Eligibility Report dated August 2, 2020 concluding that the area depicted in Exhibit "A" meets the criteria for a deteriorated area as defined in the Idaho Urban Renewal Law and Local Economic Development Act.

NOW THEREFORE, BE IT RESOLVED, BY THE POST FALLS URBAN RENEWAL AGENCY AS FOLLOWS:

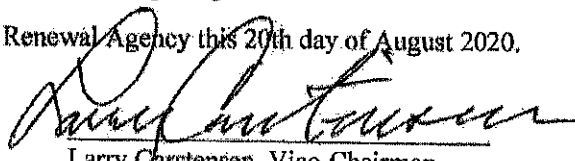
Section 1. The Agency hereby makes the following findings:

- a. That the property depicted in Exhibit "A" is a deteriorated area and is appropriate for an urban renewal project in the event that the Post Falls City Council elects to consider establishing this area for a project.
- b. That the rehabilitation, conservation, redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City for the reasons set forth in the Eligibility Report.

Section 2. The Post Falls Urban Renewal Agency does hereby recommend that the City Council declares the land described in Exhibit "A" a deteriorated area pursuant to the Idaho Urban Renewal Law and the Local Economic Development Act in order to facilitate the creation of a urban renewal district for the revitalization and/or development of a light industrial area that is attractive to such businesses and will promote job creation.

Section 3. This resolution will be effective upon its passage.

Passed by the Post Falls Urban Renewal Agency this 20th day of August 2020.


Larry Carstensen, Vice-Chairman

*Figure 3: Proposed Pleasant View Urban Renewal District Boundaries
(Dark Shaded Lots with Lot Lines in Black)*

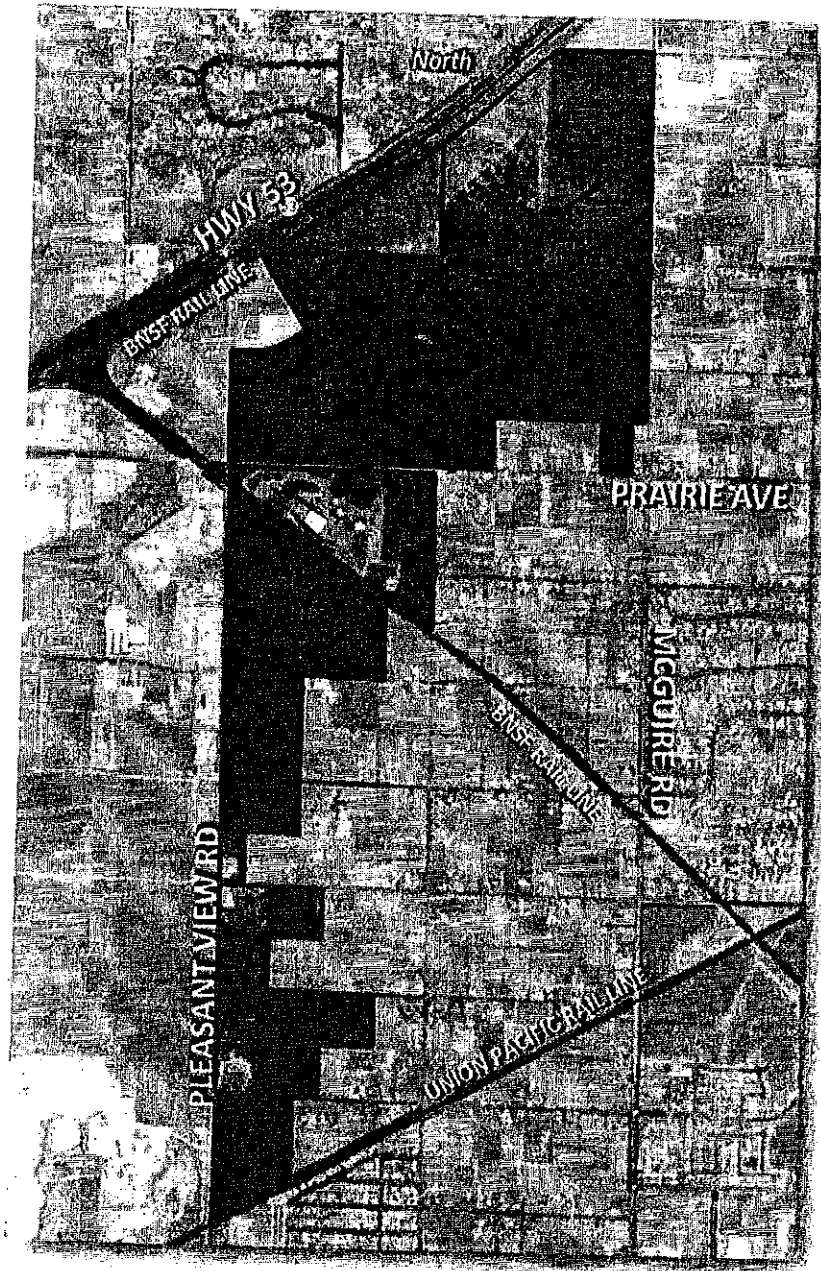


EXHIBIT A 1 of 1

RESOLUTION NO. 20-16

**A RESOLUTION OF THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO,
DECLARING THE AREA DESCRIBED HEREIN AS A DETERIORATING AREA**

SUPERSEDES RESOLUTION 20-10

WHEREAS, the City of Post Falls has contracted with the Hudson Company to perform a study to determine whether the area depicted on the attached Exhibit "A", which by this reference is incorporated herein, is eligible for inclusion in a new urban renewal area under the Idaho Urban Renewal Law and Local Economic Development Act; and

WHEREAS, Hudson Company has submitted an eligibility report dated September, 21, 2020, which is attached hereto as Exhibit "B" and by this reference is incorporated herein, that finds that the area depicted in Exhibit "A" meets the criteria for a deteriorating area as defined in the Idaho Urban Renewal Law; and

WHEREAS, under I.C. 50-2018(9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in I.C. 22-4502(1) absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for 3 consecutive years; and

WHEREAS, Post Falls School District #273 owns property within the proposed district that may meet the definition of an agricultural operation and it has consented to the inclusion of its property within the area. A copy of the executed consent form from the School District is attached as Exhibit "C", which by this reference is incorporated herein; and

WHEREAS, Crystal Creek, LLC also owns property within the proposed district that may meet the definition of an agricultural operation and it has consented to the inclusion of its property within the area. A copy of the executed consent forms from Crystal Creek are attached as Exhibit "D", which by this reference is incorporated herein; and

WHEREAS, based on GIS information for the past 4 years and the eligibility report, the remainder of the property within the potential district does not contain any agricultural operations as defined in I.C. 22-4502(1) that has been used for agricultural purposed in the past 3 consecutive years; and

WHEREAS, Idaho Code Section 50-2018(18) states that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the county declaring a need for an urban renewal plan for the proposed area; and

WHEREAS, the City is in the process of annexing the area depicted in Exhibit "A" so that it will be wholly within the city limits of the City of Post Falls; and

WHEREAS, the urban renewal agency will not exercise jurisdiction over any area outside the city limits unless the Board of County Commissioners has declared a need to include such areas in the district and adopted the necessary ordinance and agreement to transfer authority for the area; and

WHEREAS, the city council has evaluated both the eligibility study (Exhibit "B") with regards to the inadequacy of the street layout, the lack of adequate infrastructure (in particular wastewater service), faulty lot layout in relation to size adequacy, accessibility or usefulness, diversity of property ownership and lot sizes and determined that the presence of these deteriorating conditions substantially impairs the growth of the City of Post Falls by limiting the growth of the industrial growth in this portion of the City; and

WHEREAS, the eligibility report also evaluated whether the study area is a competitively disadvantaged border area and concluded that the area is very competitive on taxes but may qualify based on a unique geographic feature regarding distance to critical shipping areas in western Washington. The City Council has evaluated this conclusion and determined that the case for a competitively disadvantaged border area is not compelling and does not rely on this basis; and

WHEREAS, the City Council adopted Resolution 20-10 on August 18, 2020, which adopted a previous version of the eligibility study; and

WHEREAS, it was determined that the intersection of Pleasant View Road and Seltice Way should also be evaluated for inclusion in the potential district; and

WHEREAS, the Hudson Company analyzed the area and revised the eligibility study to include the Pleasant View/Seltice intersection.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Post Falls that the property depicted in Exhibit "A" is a deteriorating area and is appropriate for an urban renewal project in the event that the city council elects to consider establishing this area for a project. This determination is based upon the following findings of the city council:

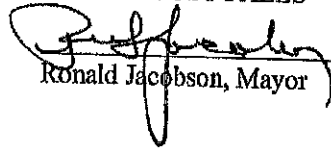
1. The land described in Exhibit "A" is located within Kootenai County and within an area that the City of Post Falls is considering annexing.
2. That the lands described in Exhibit "A" that contain agricultural operations as defined in I.C. 22-4502(1) have consented to the inclusion of their property within the deteriorating area.
3. That the area depicted in Exhibit "A" has a predominance of defective or inadequate street layout including inadequate street infrastructure and limited north/south connectivity as discussed in Exhibit "B".
4. That the area depicted in Exhibit "A" is limited by faulty lot layout in relation to size, adequacy, accessibility or usefulness as discussed in Exhibit "B".
5. That the area depicted in Exhibit "A" has insanitary or unsafe conditions as discussed in Exhibit "B".

6. That the area depicted in Exhibit "A" has a diversity of ownership as discussed in Exhibit "B".
7. That the presence of these deteriorating area conditions in the area depicted in Exhibit "A" substantially impairs or arrests the sound growth of the City of Post Falls, retards the provision of housing accommodations in the area and constitutes an economic and social liability in its present condition.
8. That this Resolution supersedes and replaces Resolution 20-10.

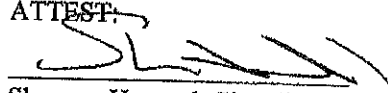
APPROVED by the City Council on this ~~18th day of August 2020,~~

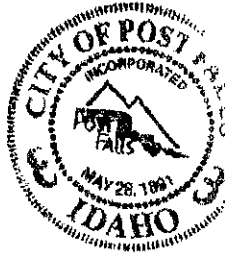
6th day of October 2020.

CITY OF POST FALLS


Ronald Jacobson, Mayor

ATTEST:


Shannon Howard, City Clerk



Appendix E – Resolution Establishing Plan and Revenue Allocation Area

- 1. Agency Resolution 2021-01 – 4/27/21**
- 2. P&Z Resolution 18-02 Determining conformity of the Plan with the City of Post Falls Comprehensive Plan – 5/11/21**

Resolution No. 2021-01

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, APPROVING THE PLEASANT VIEW DISTRICT URBAN RENEWAL PLAN AND REVENUE ALLOCATION AREA; RECOMMENDING APPROVAL THEREOF BY THE CITY COUNCIL OF THE CITY OF POST FALLS; MAKING CERTAIN FINDINGS AND CONCLUSIONS IN SUPPORT THEREOF; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS the City of Post Falls has, by Resolution Nos. 20-10 and 20-16, determined that the Pleasant View District Urban Renewal Area is deteriorated, deteriorating and/or a competitively disadvantaged border community area, and designated the same as appropriate for urban renewal projects;

WHEREAS the Post Falls Urban Renewal Agency is a duly created and appointed urban renewal agency under the laws of the State of Idaho with the authority to recommend the adoption by the City Council of the City of Post Falls, of an urban renewal plan for urban renewal projects;

WHEREAS the Post Falls Urban Renewal Agency has prepared an urban renewal plan for the Pleasant View District pursuant to Title 50, Chapters 20 & 29, Idaho Code (the "Plan"); and

WHEREAS, the Plan will include revenue allocation financing in order to pay for the costs of urban renewal projects.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE POST FALLS URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. The Agency hereby makes the following findings:

- a. The area of the Plan has been previously declared by the City of Post Falls to be a deteriorated, deteriorating and/or a competitively disadvantaged border community area;
- b. The Plan provides for varying workable methods to remediate the described deterioration and prevent future deterioration, and contains the necessary elements required by Idaho law, including but not limited to an economic feasibility study which finds that the estimated tax increment revenue is sufficient to repay the debt to be incurred to provide the improvements described within the Plan;
- c. The Plan specifically indicates the type of improvements and rehabilitation projects that are proposed to be carried out, including land uses, densities, building requirements, methods of financing, and a revenue allocation provision.
- d. The Plan describes the Pleasant View District Urban Renewal Area and Revenue Allocation Area by a metes and bounds description, along with a map prepared in a draftsmanlike manner as required by Idaho Code;
- e. The Plan conforms to the general plan of the City of Post Falls, and is in conformance with the City's Comprehensive Plan;
- f. The Plan does not anticipate the displacement of any families; and

- g. The Plan will enhance public recreational facilities and activities within the City, encourage private enterprise, and will afford maximum opportunity, consistent with the sound needs of the City as a whole, to facilitate the long term growth of the tax base.

Section 2. The Post Falls Urban Renewal Agency does hereby approve the Pleasant View District Urban Renewal Plan and Revenue Allocation Area, with a term of twenty (20) years, and recommends formal approval thereof by the City Council of the City of Post Falls as required by Idaho law. This Resolution shall be effective upon its passage.

Passed by the Post Falls Urban Renewal Agency this 27th day of April, 2021.


Jerry Baltzell, Chairman

Appendix F – Notice of Public Hearing on Adoption of the District

1. City Council – 6/01/21

Appendix G – Ordinance Adopting the Urban Renewal Plan and District Map

1. Ordinance No. – 6/01/21

**Appendix H – Owner Participation & Reimbursement Agreement
(Formation of a Plan and District)**

POST FALLS URBAN RENEWAL AGENCY

Owner Participation and Reimbursement Agreement (Formation of a Plan & District)

THIS AGREEMENT made and entered into this ____ day of _____, 20____, by and between the POST FALLS URBAN RENEWAL AGENCY, an Idaho urban renewal agency, 201 E. 4th Avenue, Post Falls, ID, 83854, hereinafter referred to as the Agency, and _____

a _____, of _____, hereinafter referred to as the Participant.

WITNESSETH:

WHEREAS the Agency is an independent public body, corporate and politic, and is an Idaho urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act of 1988, being Idaho Code, Title 50, Chapter 29, as amended and supplemented, hereinafter collectively referred to as the Act, and

WHEREAS the Participant has requested that the Agency design an urban renewal plan for a defined area found by the Post Falls Urban Renewal Agency to be a disadvantaged Border Community pursuant to Resolution No. _____, on the ____ day of _____, and to establish an urban renewal district, hereinafter referred to as the Plan and the District, and

WHEREAS the Participant owns or controls real property located within the boundaries of the proposed District, and more specifically described in Exhibit A, attached hereto and incorporated by reference herein, and hereinafter referred to as the Site, and

WHEREAS the Participant intends to construct public infrastructure improvements on the Site, as more specifically described in Exhibit B, attached hereto and incorporated by reference herein, and hereinafter referred to as the Project, and

WHEREAS the Agency has reviewed the elements of the Project and feels that the Project would enhance the redevelopment and revitalization of the proposed District pursuant to the provisions of the proposed Plan, and

WHEREAS the Agency and the Participant seek to cooperate in the construction of public infrastructure improvements, and

WHEREAS until such time as the Project is completed the tax increment revenues from the District would be insufficient to pay for construction of the Project, and

WHEREAS the Participant is willing to construct and pay for the Project with the expectation of being reimbursed from future tax increment revenues received by the Agency from the District as those revenues are received, and

WHEREAS the Parties seek to memorialize understandings relating to the conditions associated with Agency funded reimbursement.

NOW, THEREFORE, in consideration of the mutual benefits to be derived herefrom, the Parties agree as follows:

1. **EFFECTIVE DATE:** The effective date of this Agreement shall be the date first above-written, and shall continue until all obligations of each Party are completed or until the termination of the Plan, whichever shall first occur.
2. **PUBLIC INFRASTRUCTURE AND OTHER PUBLIC FACILITIES:** The Parties agree that the public infrastructure and other public facilities and their estimated costs that are the subject of this Agreement are those listed on Exhibit C, attached hereto and incorporated by reference herein, and hereinafter referred to as the Agency Funded Public Improvements. Any other public improvements that are constructed by the Participant as part of the Project are not eligible for reimbursement pursuant to this Agreement.
3. **CONSTRUCTION OF AGENCY FUNDED PUBLIC IMPROVEMENTS:** The participant agrees to construct the Agency Funded Public Improvements consistent with the following:
 - 3.1. The improvements to be constructed shall be in accordance with the overall City infrastructure plans, policies, and design standards.
 - 3.2. Prior to commencing construction, all necessary permits will be obtained by the Participant.
 - 3.3. Construction and quality control inspections shall be provided by the Participant's engineer of record.
4. **CONDITIONS:** In consideration for the commitments presented by the Participant, the Agency agrees to continue to proceed with reimbursement for the Agency Funded Public Improvements, subject to the following conditions:
 - 4.1. The Participant shall comply with the City of Post Falls design review approvals and all applicable local, state and federal laws.
 - 4.2. The Participant shall submit a Project schedule to the Agency upon completion of City approvals.
 - 4.3. The Participant shall complete improvements as described in Exhibit C and any attachments to Exhibit C.

- 4.4. The Participant shall allow the Agency or its agent to review the final design and construction of the Project.
- 4.5. The Participant agrees to invoice the Agency per the cost of the items to be reimbursed for review by the Agency, with reimbursement to be based upon completion and final inspection by the Agency or its agent, and the availability of tax increment revenues for the District.
- 4.6. The Participant agrees to tender to the Agency the Agency's costs for design and adoption of the Plan, estimated to be approximately FIFTEEN THOUSAND DOLLARS (\$15,000.00), which amount shall be considered a reimbursable Participant Advance, hereinafter described.
- 4.7. The Participant shall complete the Project Improvements on or before the _____ day of _____.

5. INITIAL CONSTRUCTION FUNDING: The Participant shall pay for all of the costs of installation of the Agency Funded Public Infrastructure set forth in Exhibit C and previously approved by the Agency, hereinafter referred to as Participant Advances.

6. REIMBURSEMENT OF PARTICIPANT ADVANCES: The Participant shall be entitled to reimbursement of Participant Advances subject to the following conditions and understandings:

6.1. It is the understanding of the Parties that the Participant shall only be paid the reimbursement of Participant Advances from the tax increment revenues of the District directly resulting from the Project improvements being made by the Participant. If for any reason tax increment revenues anticipated to be received by the Agency are insufficient or curtailed, the Agency shall not be obligated to use other sources of revenue to make reimbursements to the Participant.

6.2. It is the understanding of the Parties that tax increment revenues received by the Agency for the District will first be used in the following manner and order:

- 6.2.1. To reimburse the Participant for the prepaid costs of designing and adopting the Plan (above-discussed).
- 6.2.2. To reimburse the Agency for the costs of amending the Plan and/or any remaining unpaid costs of designing or adopting the Plan.
- 6.2.3. For the payment of the District's annual contribution to the administrative costs of the Agency.
- 6.2.4. For the repayment of any outstanding debt of the District.
- 6.2.5. For the payment into a district wide reserve account pursuant to the policies of the Agency, and
- 6.2.6. For the reimbursement of Participant Advances.

The Participant acknowledges that the Agency has provided the Participant with copies of the Agency's policies concerning the use of tax increment revenue and cost reimbursement.

- 6.3. The Participant is aware that the Agency intends to conduct an annual review of the performance of both the Plan and the District, and reserves the right within the sole discretion of the Agency to make adjustments to the Plan, including the ability to terminate a non-performing plan.

7. MISCELLANEOUS:

- 7.1 The Participant shall provide the Agency with proof that the Participant and its agents have adequate liability and workers compensation insurance.
- 7.2 The Participant agrees to indemnify and hold harmless the Agency from any and all liability and/or obligations not specifically provided for in this Agreement to be performed by the Agency with reference to the Project.
- 7.3 The Participant does hereby grant to the Agency and its agents a right of access to the Project area for the purposes of inspections.
- 7.4 The Participant agrees at the appropriate time to convey title to Agency Funded Public Infrastructure either to the Agency or to the City of Post Falls.
- 7.5. The Parties agree that this Agreement does not establish a partnership or joint venture relationship between the Parties.
- 7.6. The rights and obligations provided for in this Agreement may not be assigned.
- 7.7. This Agreement shall be construed and enforced under the laws of the State of Idaho, with any enforcement action to be brought in Kootenai County, Idaho. The prevailing party in any action shall be entitled to attorneys fees and costs.
- 7.8. The Parties agree that this Agreement is the entire agreement between the Parties, and is binding upon their successors.

IN WITNESS WHEREOF, the Parties have set their hands effective the date first above-written.

POST FALLS URBAN RENEWAL AGENCY
an Idaho urban renewal agency

By: _____
Chairman

\\\\192.168.1.4\\Public\\URA Policy Folder\\Policy 01 Create & Manage New District\\01-I OPA Format - New Plan & District.doc

PARTICIPANT:

By: _____

SAMPLE

**Appendix I – Owner Participation & Reimbursement Agreement
(Existing Plan and District)**

OWNER PARTICIPATION AND REIMBURSEMENT AGREEMENT
(Existing Plan & District)

THIS AGREEMENT made and entered into this ____ day of _____, 20____,
by and between the POST FALLS URBAN RENEWAL AGENCY, an Idaho urban renewal agency,
201 E 4th Avenue, Post Falls, ID, 83854, hereinafter referred to as the Agency, and _____

a _____, of _____
hereinafter referred to as the Participant.

WITNESSETH:

WHEREAS the Agency is an independent public body, corporate and politic, and is an Idaho urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act of 1988, being Idaho Code, Title 50, Chapter 29, as amended and supplemented, hereinafter collectively referred to as the Act, and

WHEREAS the Post Falls City Council did on _____, 20____, pass Ordinance No. _____, duly adopting the _____ Urban Renewal Plan and created the _____ Urban Renewal District, and

WHEREAS the Participant owns or controls real property located within the boundaries of the District, and more specifically described in **Exhibit A**, attached hereto and incorporated by reference herein, and hereinafter referred to as the Site, and

WHEREAS the Participant intends to construct public infrastructure improvements on the Site, as more specifically described in **Exhibit B**, attached hereto and incorporated by reference herein, and hereinafter referred to as the Project. A detailed list of the proposed improvements associated with the Project is attached hereto as **Exhibit C**. Detailed illustrations of these proposed improvements are attached hereto as Exhibit D, and

WHEREAS the Agency has reviewed the elements of the Project and feels that the Project would enhance the redevelopment and revitalization of the District pursuant to the provisions of the Plan, and

WHEREAS the Agency and the Participant seek to cooperate in the construction of public infrastructure improvements, and

WHEREAS until such time as the Project is completed the tax increment revenues from the District would be insufficient to pay for construction of the Project, and

WHEREAS the Participant is willing to construct and pay for the Project with the expectation of being reimbursed from future tax increment revenues received by the Agency from the District as those revenues are received, subject to repayment of existing Agency obligations within the District as hereinafter provided for in Section 6 of this Agreement, and

WHEREAS the Parties seek to memorialize understandings relating to the conditions associated with Agency funded reimbursement.

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NOW, THEREFORE, in consideration of the mutual benefits to be derived herefrom, the Parties agree as follows:

1. **EFFECTIVE DATE:** The effective date of this Agreement shall be the date first above-written, and shall continue until all obligations of each Party are completed or until the termination of the Plan, whichever shall first occur.
2. **PUBLIC INFRASTRUCTURE AND OTHER PUBLIC FACILITIES:** The Parties agree that the public infrastructure and other public facilities and their estimated costs that are the subject of this Agreement are those listed on **Exhibit C**, attached hereto and incorporated by reference herein, and hereinafter referred to as the Agency Funded Public Improvements which shall qualify for reimbursement subject to the conditions set forth herein when they have been constructed, dedicated to the public, City of Post Falls, or the Agency, and accepted by the City of Post Falls or the Agency, which acceptance shall not be unreasonably withheld. Any other public improvements that are constructed by the Participant as part of the Project are not eligible for reimbursement pursuant to this Agreement.
3. **CONSTRUCTION OF AGENCY FUNDED PUBLIC IMPROVEMENTS:** The participant agrees to construct the Agency Funded Public Improvements consistent with the following:
 - 3.1. The Improvements to be constructed shall be in accordance with the overall City infrastructure plans, policies, and design standards. Such Improvements shall not be eligible for reimbursement until they are dedicated to the public.
 - 3.2. Prior to commencing construction, all necessary permits will be obtained by the Participant and/or the Participant's agents..
 - 3.3. Construction and quality control inspections shall be provided by the engineer of record and the City.
4. **CONDITIONS:** In consideration for the commitments presented by the Participant, the Agency agrees to continue to proceed with reimbursement for the Agency Funded Public Improvements, subject to the following conditions:
 - 4.1. The Participant shall comply with the City of Post Falls design review approvals and all applicable local, state and federal laws.
 - 4.2. The Participant shall submit a Project schedule to the Agency upon completion of City approvals, which shall contain specific timelines for completing the Agency Funded Public Improvements.
 - 4.3. The Participant shall complete the Agency Funded Public Improvements described in **Exhibit C** and any attachments to **Exhibit C**.
 - 4.4. The Participant shall allow the Agency or its agent to review the final design and construction of the Project.

- 4.5. The Participant agrees to invoice the Agency per the cost of the items to be reimbursed for review by the Agency, with reimbursement to be based upon completion and final inspection by the Agency or its agent, and the availability of tax increment revenues for the District.
- 4.6. The Participant shall complete the Improvements on or before the _____ day of _____, 20____.
5. INITIAL CONSTRUCTION FUNDING: The Participant shall pay for all of the costs of installation of the Agency Funded Public Improvements set forth in **Exhibit C** and previously approved by the Agency, hereinafter referred to as Participant Advances.
6. REIMBURSEMENT OF PARTICIPANT ADVANCES: The Participant shall be entitled to reimbursement of Participant Advances subject to the following conditions and understandings:
- 6.1. It is the understanding of the Parties that the Participant shall only be paid the reimbursement of Participant Advances from the tax increment revenues of the District and in order of approval by the Agency of any other project obligation within the District. If for any reason tax increment revenues anticipated to be received by the Agency are insufficient or curtailed, the Agency shall not be obligated to use other sources of revenue to make reimbursements to the Participant.
- 6.2. It is the understanding of the Parties that tax increment revenues received by the Agency for the District will first be used in the following manner and order:
- 6.2.1. To reimburse the Agency for the costs of amending the Plan and/or any remaining unpaid costs of designing or adopting the Plan.
- 6.2.2. For the payment of the Participant's annual contribution to the administrative costs of the Agency as established in the Agency's annual budget, and applicable equally to each participant.
- 6.2.3. For the repayment of any debt of the District disclosed to the Participant upon the execution of this Agreement.
- 6.2.4. For the reimbursement of other proponents in the District that have orders of approval that predate the order of approval authorizing the Participant's reimbursement.
- 6.2.5. To the reimbursement of Participant Advances.
- 6.3. The Participant acknowledges that the Agency has provided the Participant with copies of the Agency's policies concerning the use of tax increment revenue and cost reimbursement, which the Participant agrees to be bound by.
7. The Participant is aware that the Agency intends to conduct an annual review of the performance of both the Plan and the District, and reserves the right within the sole discretion of the Agency to make adjustments to the Plan.

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8. MISCELLANEOUS:

- 8.1. The Participant shall provide the Agency with proof that the Participant and its agents have adequate liability and workers compensation insurance.
- 8.2. The Participant agrees to indemnify and hold harmless the Agency from any and all liability and/or obligations not specifically provided for in this Agreement to be performed by the Agency with reference to the Project, except for damages arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of the Agency, its agents, employees or indemnitees.
- 8.3. The Participant does hereby grant to the Agency and its agents a right of access to the Project area for the purposes of inspections.
- 8.4. The Participant agrees at the appropriate time to convey title to Agency Funded Public Improvements either to the Agency or to the City of Post Falls. As long as the Improvements comply with the terms and provisions of this Agreement, the Agency agrees to accept the dedication.
- 8.5. The Parties agree that this Agreement does not establish a partnership or joint venture relationship between the Parties.
- 8.6. The rights and obligations provided for in this Agreement may not be assigned without the mutual agreement of the Parties, which consent shall not unreasonably be withheld. It being understood that the right of reimbursement to the Participant shall survive any assignment, sale and/or lease of portions of the Site to third parties. The Participant shall coordinate with the Agency on behalf of such third parties so that the Agency's direct involvement with such third parties will be limited as much as possible.
- 8.7. This Agreement shall be construed and enforced under the laws of the State of Idaho, with any enforcement action to be brought in Kootenai County, Idaho. The prevailing party in any action shall be entitled to attorney's fees and costs.
- 8.8. The Parties agree that in the event that there is a disagreement or dispute over the terms and provisions of this Agreement, including reimbursement submittals, that the Parties will mutually submit the disagreement or dispute to non-binding mediation utilizing a mediator mutually agreeable to the Parties, with the Parties jointly sharing the costs of mediation. In the event that the Parties cannot agree on a mediator or if the mediation is unsuccessful, the Parties shall engage in a binding arbitration pursuant to the Commercial Rules of the American Arbitration Association. Costs and fees, including but not limited to reasonable attorney's fees, incurred in such arbitration shall be awarded to the prevailing party as the term is defined by Idaho Law.
- 8.9. The Parties agree that this Agreement is the entire agreement between the Parties, and is binding upon their successors and assigns.

8.10. All of the provisions of this Agreement are distinct and severable, and if any provision shall be deemed illegal, void or unenforceable, it shall not affect the legality, validity or enforceability of any other provision or portion of this Agreement.

IN WITNESS WHEREOF, the Parties have set their hands effective the date first above-written.

POST FALLS URBAN RENEWAL AGENCY
an Idaho urban renewal agency

By: _____
Chairperson

PARTICIPANT:

By: _____

Appendix J – Public Meetings Discussion & Related Press Articles

Below are meeting dates where the Pleasant View Urban Renewal District was discussed and related articles that were printed in the Coeur d'Alene Press.

11/19/19	City Council Meeting – Keller Wastewater Study Presented and Approved
05/14/20	City Council Meeting – Approval of Build Grant for Pleasant View Project
06/02/20	City Council Workshop on Pleasant View District (Bob Seale)
06/02/20	City Council Meeting – Approval of the Eligibility Contract
07/07/20	City Council Workshop on Pleasant View Annexation/URD (Shelly Enderud)
08/04/20	KC BOCC Meeting to discuss Joint Power's Agreement
08/11/20	KC BOCC Meeting – approved Joint Power's Agreement
08/18/20	City Council Meeting – Approval of the Eligibility Study; Pass Resolution on Deterioration
08/18/20	City Council Meeting – Approval of Feasibility Study Contract
08/20/20	Urban Renewal Meeting – Approval of Eligibility Study; Pass Resolution on Deterioration
10/06/20	City Council Adoption of a Superseding Resolution Declaring the Pleasant View Urban Renewal District Area to be a Deteriorating Area
12/08/20	Presentation to Kootenai County Board of Commissioners on proposed District
12/15/20	City Council Workshop: Pleasant View Feasibility Study and East Post Falls Projects
12/17/20	Urban Renewal Meeting – City Staff update on the proposed Pleasant View URD
01/12/21	Kootenai County Board of Commissioners public hearing on transferring property to the City.
01/19/21	Kootenai County Board of Commissioners adopts resolution 2021-09 finding a need to include areas outside city limits in the district.
02/09/21	Kootenai County Business Meeting approval of Quit Claim Deed to City
02/16/21	Pleasant View Annexation Public Hearing
01/27/21	Annexation Phase 1 Hearing at P & Z Meeting
02/16/21	Annexation Phase 1 Hearing at City Council
4/20/21	Joint Workshop to discuss the Feasibility Study

- 4/27/21 URA Workshop to approve Resolution 2021-01 approving the Pleasant View District Urban Renewal Plan and Revenue Allocation Area and recommending approval thereof by the Post Falls City Council
- 05/11/21 URD Pleasant View District (New Business Item for Planning and Zoning)
- 06/01/21 URD Pleasant View District Hearing for City Council

CDA Press Articles:

- 07/09/20 Article reviewing the City Council meeting discussion from 07/07/20
- 08/06/20 Article on Joint Power's Discussion at BOCC Meeting
- 10/12/20 Pleasant View Project as part of Vehicle Fee: There is no plan B

Appendix K – BUILD Grant



Pleasant View Road Arterial Improvements Project

2020 BUILD Transportation Discretionary Grant Application

Submitted By: City of Post Falls, Idaho
Project Type: Public Transportation
Location: City of Post Falls, Kootenai County
Area: Rural
Total Project Cost: \$23,984,410
BUILD Grant Request: \$21,643,418

Contact:
Ronald Jacobson, Mayor
208 Spillane Street
Post Falls, ID 83854
(208) 773-3511
rjacobson@postfallsidaho.org



Prepared for the U.S. Department of Transportation
Office of the Secretary of Transportation
May 18, 2020

APPLICATION AT A GLANCE

APPLICATION AT A GLANCE

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LETTERS OF SUPPORT

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United States Senator Mike Crapo
United States Senator James E. Risch
United State Representative Russ Fulcher
Idaho Governor Brad Little
Idaho Department of Commerce
Idaho Transportation Department
Local Highway Technical Assistance Council
Kootenai Metropolitan Planning Organization
BNSF
Kootenai County Board of Commissioners
Post Falls Highway District
Post Falls School District

City of Coeur d'Alene
City of Hauser
City of Hayden
City of Rathdrum
Post Falls Urban Renewal Agency
Coeur d'Alene Area EDC
Panhandle Area Council

RESOURCE LINKS <https://www.postfallsidaho.org/pleasant-view-arterial-project/>

Benefit-Cost Analysis
Benefit-Cost Analysis Spreadsheet
BNSF Hauser Rail Junction Detail Map
City of Post Falls Transportation Master Plan 2017
Concept Construction Plans
KMPO Critical Arterial Corridors
KMPO Metropolitan Transportation Plan 2010-2035
Transload Facility Preliminary Site Plan

APPLICATION AT A GLANCE

Proposed Title:	Pleasant View Road Arterial Improvements Project
Geospatial Information:	N 47 degrees 43'50", W 117 degrees 00'06"
Kootenai County Demographics:	Population (2019): 165,697 ¹ Median Household Income (2018): \$56,188 ² Personal Per Capita Income (2018): \$44,987 ³ Persons Below Poverty Level: 10.3% ⁴ Unemployment Rate: 3.9% ⁵
Post Falls City Demographics:	Population: 34,691 ⁶ Persons Below Poverty Level: 13.3% ⁷
Congressional District:	Idaho 01
Economically Distressed:	2018 Median Household Income \$56,188: 90.7% of U.S.
Special Considerations:	None
Project Classification:	Road – New Capacity
Funding Request:	\$21,643,418
Matching Support:	\$2,340,992
Benefit to Cost:	3.11:1
Supporting Documentation:	https://www.postfallsidaho.org/pleasant-view-arterial-project/

¹ Stats America, 2018 – 2020 Data, USA Counties in Profile, Overview for Kootenai County, ID, <http://www.statsamerica.org/USCP/>

² *Ibid.*

³ *Ibid.*

⁴ U.S. Census Bureau, <https://www.census.gov/quickfacts/fact/table/kootenaicountyidaho,postfallscityidaho/PST045219>

⁵ Idaho Department of Labor, *Monthly Labor Force Data*, March 2020 Preliminary April 17, 2020, https://hmi.idaho.gov/publications/2020/LAUS/2020_LaborForce.pdf

⁶ U.S. Census Bureau, <https://www.census.gov/quickfacts/fact/table/kootenaicountyidaho,postfallscityidaho/PST045219>

⁷ *Ibid.*

PROJECT NARRATIVE

I. PROJECT DESCRIPTION

Introduction

One of the fastest growing areas in the area, the increasing growth of Post Falls is a result of a strong partnership between the private and public sectors, all working together to promote improved job opportunities in Kootenai County. The Pleasant View Road Arterial Improvements Project is a collaborative effort of state and local agencies, as well as private sector landowners and developers.

This application for BUILD grant funding is a collective effort to provide commerce connectivity between regional businesses and the multiple transportation corridors that converge in Post Falls. It will add roadway capacity and install public utility infrastructure along Pleasant View Road from Seltice Way north to SH-53 (SH-53). The project area is served by the Kootenai Metropolitan Planning Organization (KMPO). Pleasant View Road and the need for arterial improvements is identified in the KMPO 2010-2035 Metropolitan Transportation Plan.

Project Background

An area sandwiched between McGuire Road on the east, Seltice Way to the south, SH-53 to the north and bordering the Idaho-Washington border to the west is identified in the City's Comprehensive Plan as the West Prairie Focus Area. Rich in available land for development, the City's Comprehensive Plan identifies this focus area as transitional, with portions expected to develop as future residential, commercial, and industrial uses. The emphasis of this project, Pleasant View Road, is included in this focus area. City Planners identified this area prime for development and completed a Water and Sewer Masterplan for the Pleasant View Road corridor. Transportation components are on the radar of the Kootenai Metropolitan Planning Organization, Idaho Transportation Department, City of Post Falls, and the Post Falls Highway District for infrastructure improvements as a regional transportation hub.



*Post Falls Comprehensive Plan Appendix A-
West Prairie Focus Area*

A local economic development corporation, the Coeur d'Alene Area EDC, focuses their efforts on business recruitment, retention, and expansion. Over the last 5 years, the North Idaho region has been a hot spot for business expansions that want to take advantage of the population and job growth in the northwestern United States and southwestern Canada. Transportation and distribution companies interested in this market area has made the region home or have expanded in the region, namely, 4-Wheel Parts, Sysco, Odom, and Orgill. Over the last two years, a transportation company has shown a strong interest in expanding operations in the industrial/commercial area along

Pleasant View Road. They need not only city infrastructure (water and sewer) to meet their workforce needs, but their business operations need expanded transportation infrastructure along Pleasant View Road to handle both their transport traffic and their employee shift traffic. Likewise, the Coeur d'Alene Area EDC has also been in discussion with two of their partners who are interested in expanding in the North Idaho, in the same region as the company to build a transportation & distribution cluster in the Pleasant View Road corridor.

Businesses are interested in the area because of its proximity to the Idaho-Washington border, allowing them to access not only the transportation corridors in the area, but also the workforce from both the Idaho and Washington communities. Situating a business close to the border minimizes employee commute from both states.

Transportation Challenge

The City of Post Falls is located within Kootenai County, Idaho, and is one of the fastest growing counties in the fastest growing state in the country. Idaho's 2018-2019 population growth rate was 2.1%⁸ and Kootenai County's 2018-2019 population growth rate was 2.8 %.⁹ As a result, it has become an attraction for large new employers and economic generators within the region. This growth has also led to traffic congestion on both State Highway 41 (SH-41) and US Highway 95 (US-95) which bisect these rapidly growing urban areas.

Pleasant View Road provides an essential connection between I-90 and SH-53, with linkages to SH-41 and access to US-95. Long term growth will not accommodate safe and efficient movement of freight and other users of this critical transportation corridor. Several opportunities of businesses interested in expanding in North Idaho have materialized over the last 5 years, but the lack of adequate infrastructure on Pleasant View Road has prevented the projects from becoming a reality.

The transportation system continues to experience the effects of growth and development. Arterials built to serve developments are absorbing the traffic coming in from outlying suburban areas as well. Current traffic operations within the regional transportation system have a high overall operating performance. However, this performance is expected to decline as growth and development continue to have an impact in the outlying areas. In the 2007 model base Pleasant View Road was nearing capacity, primarily at intersections. The No-Build model for the year 2030 identifies that Pleasant View Road will be operating over capacity. To be proactive and prevent this decline, it is important to construct this project that meets transportation needs identified in [the] Metropolitan Transportation Plan.¹⁰



⁸ U.S. Census, <https://www.census.gov/data/tables/time-series/demo/popest/2010s-state-total.html>

⁹ U.S. Census, <https://www.census.gov/data/tables/time-series/demo/popest/2010s-counties-total.html>

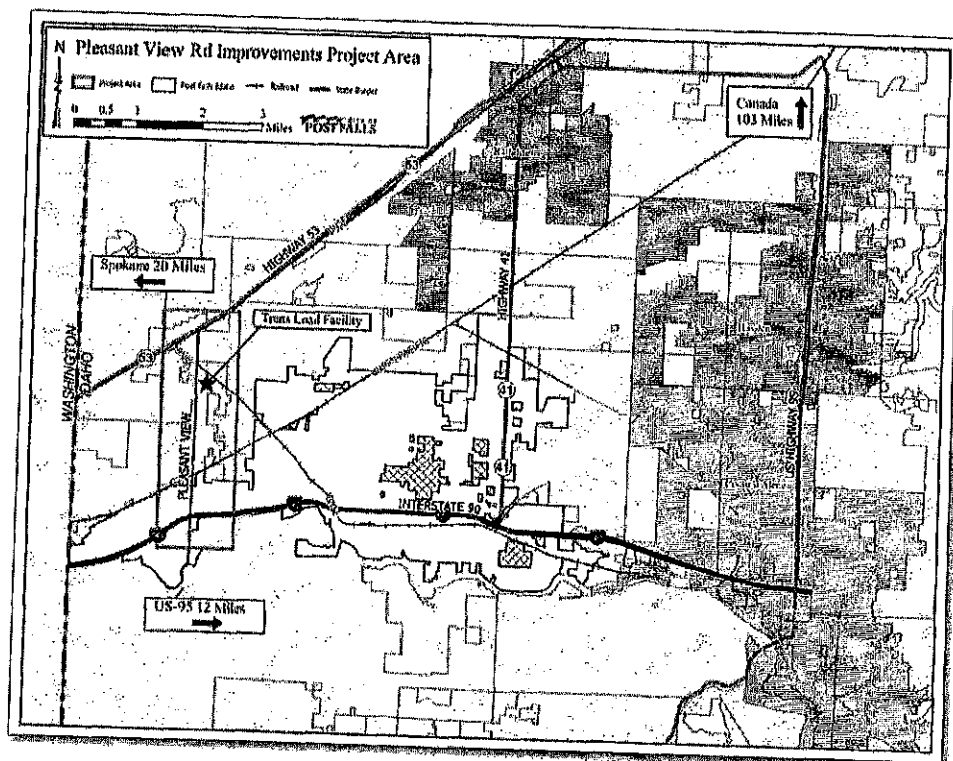
¹⁰ 2010-2035 Metropolitan Transportation Plan – KMPO, <https://www.kmpo.net/metropolitan-transportation-plan/>

The City of Post Falls, in cooperation with the Post Falls Highway District, are planning for the development of the Pleasant View Road Corridor for commercial and industrial development. This development is intended to provide an alternative north-south route connecting Interstate-90 (I-90) with SH-53, thus allowing freight and commuter traffic to avoid increasingly congested areas. In response, a large trucking company has purchased property within that corridor with the intention of developing it as their corporate headquarters complete with a full-scale trucking terminal and rail-truck transload facility.

Solution to Transportation Challenge

A central and critical element of this development is the need to serve this new facility efficiently and effectively through the shipment of freight. The truck terminal and transload facility will be the only facility of its kind in Northern Idaho. It will establish an inland port and provide improved connectivity between the region and the national and international trade corridors that converge in Northern Idaho. Combined with the transportation and supporting utility improvements, this will result in both qualitative and quantifiable benefits to the region.

Pleasant View Road is a major arterial connecting with both I-90 and SH-53, which is a direct connection to the City of Spokane, Washington and the Cities of Hauser and Rathdrum, Idaho. SH-53 connects with SH-41, which can also connect with US-95 that travels north to Canada and south



to Mexico. I-90 and US-95 connects the project to the Cities of Coeur d'Alene and Hayden. Completion of this project will improve safety and capacity as planned with the Idaho Transportation Department's programming.

COVID-19 Statement

The preliminary unemployment data from the Idaho Department of Labor is 3.9% in Kootenai County, 3.4% in the City of Post Falls. Although updated rates in the State of Idaho will not appear until the third or fourth week of May, the US unemployment rate jumped from 4.4% to 14.7% unemployment the first week of May—a *234% increase*. Using this as a benchmark, it is likely that the local unemployment rate has increased at a similar level. This project will spur additional business growth, creating jobs for those unemployed because of the COVID-19 pandemic.

Freight transportation is the backbone of our nation's supply chain. The importance of this supply chain has never by highlighted more than in recent months due to the pandemic. Runs on just the basic necessities have shown that there are vulnerabilities in the supply chain, and construction of facilities such as those proposed with this project will strengthen the efficiency of that supply chain in the Inland Northwest. With an existing fleet of over 1,000 trucks, the transportation company showing a strong interest in placing their corporate headquarters on Pleasant View Road plans to grow by 20 trucks a year, assuming the freight demand is available.

Statement of Work

The roadway infrastructure to be constructed by the BUILD Grant consists of widening 2.5 miles of Pleasant View Road from a two-lane to a five-lane urban arterial. The improvements will consist of new asphalt, paving, curbing, street lighting, storm drainage collection and treatment and paved multi-use pathway. Two rail crossings will be widened, a single lane roundabout will be converted to a double lane roundabout and a traffic signal will be installed to accommodate safe movements from the proposed trucking and transload facility. Rights-of-Way acquisition is required.

The utility portion of the grant funding consists of domestic water and wastewater collection. The water portion is the installation of an 18" water main north from Pleasant View Road to provide safe drinking water and adequate fire flows for the development. The wastewater portion consists of the installation of a collection line, a new lift station and force main for transporting collected wastewater to the City's wastewater treatment facility. The utilities will be owned and maintained by the City.

Upon completion of the improvements, Pleasant View Road will be one of the primary arterials providing direct access from SH-53 to I-90 and promoting safe and efficient movement of freight and people throughout the inland northwest region, connecting with US-95, as a designated NAFTA route.

Specifically, the project will provide for:

1. Final engineering design;

2. The appropriate review of the project in compliance with the National Environmental Policy Act (NEPA) guidance; and
3. Expansion of Pleasant View Road, construction of water and sewer and a transload facility as follows:

Transportation

a) Arterial to a 5-lane Principle Arterial.

Major categories of work include:

- Widen 11,500 feet of Pleasant View Road (2.2 miles)
 - 4" asphalt on 6" base, 76-foot width (face of curb to face of curb)
 - Chip seal extents (existing and new pavement)
 - Roadway delineation (signs and markings)
- Curb & Gutter (both sides, full length)
- Railroad crossing modifications 2x (Hauser BNSF Spur & UPRR Mainline)
- Roadway Illumination (full length)
- Roundabout modification (Prairie Avenue / Pleasant View Road)
- Traffic Signals
 - New Construction – Grange Avenue / Pleasant View Road
 - Modifications to existing – Seltice Way / Pleasant View Road
- Multi-modal accommodations
 - 10-foot asphalt path, east side
 - 8-foot buffered bike lanes
- Right-of-Way and Easement Acquisition (18 parcels)

b) Construct Grange Avenue as a 3-lane Minor Collector roadway.

Major categories of work include:

- Roadway Construction 2,000 feet of centerline (0.4 miles)
 - 3" asphalt on 6" base (54-foot width face of curb to face of curb)
 - Roadway delineation (signs and markings)
- Curb & Gutter (both sides, full length)

- Roadway Illumination (full length)
- Multi-modal accommodations
 - 10-foot asphalt path, north side
 - 7-foot bike lanes Right-of-Way and Easement
- Acquisition (4 parcels)

Water:

- a) Pleasant View Road from Seltice Way to Prairie Avenue Extend 18-inch Water Main from the existing City of Post Falls system, in Seltice Way, to Prairie Avenue (2.0 Miles)

Major categories of work include:

- 24-inch casings under existing railroad grades (2x)
 - UPRR
 - BNSF
- Install 18-inch main along east side of Pleasant View Road
- Install required fire hydrants
- Provide service stubs to adjoining properties
- Water service sufficient to meet insurance and fire requirements
 - Water modeling indicates flows exceeding 3,400 gallons per minute (3,000 gallons per minute required for industrial areas)

- b) Grange Avenue from Pleasant View Road to Corbin Road. Extend an 8-inch watermain along the north side of Grange Avenue (0.50 miles)

Major categories of work include:

- 0.50 miles of 8-inch water main
- Install required fire hydrants
- Provide service stubs to adjoining properties
- Provide emergency inter-tie with East Green Acres Irrigation District

Sanitary Sewer:

- a) Provide sanitary sewer service to the area in the vicinity of Pleasant View Road, conforming with the City of Post Falls Water Reclamation Master Plan and accompanying Pleasant View Corridor Sewer Study (March 2020) – Alternative 2

Major categories of work include:

- Construct a Regional Lift Station Along Pleasant View Road (Pleasant View Lift Station)
 - Approximately ½ mile north of Seltice Way
 - Construct a 16-inch force main from the Pleasant View Lift Station to the existing City infrastructure at the City's Corbin Lift Station
 - Install gravity sewer from the Pleasant View Lift Station, along the east side of Pleasant View Road approximately 1.5 miles to the Hauser BNSF Spur line
 - Size varies, per master plan documents, from 27-inch diameter to 21-inch diameter
 - Provide service stubs to adjoining properties
 - Install a 12-inch force main connection from the northern end of the Pleasant View Road gravity sewer to Prairie Avenue to accommodate future expansion without needing to remove new pavement improvements with the grant.
 - Force main size 12-inch diameter
- b) Grange Avenue from Pleasant View Road to Corbin Road. Extend an 8-inch gravity sewer along the centerline of Grange Avenue (0.50 miles)

Major categories of work include:

- 0.50 miles of 8-inch gravity sewer main
- Provide service stubs to adjoining properties

Transload Facility:

The transload facility will include railroad switch equipment at the Hauser BNSF Rail Junction at the spur line, switch equipment on the private rail line on site, approximately 2600 feet of new railroad track, and approximately 4 acres of pavement for loading/unloading and staging of materials.

II. PROJECT LOCATION

Geospatial Information: N 47 degrees 43'50", W 117 degrees 00'06"

The project area is located near the western boundary of the City of Post Falls in a rural area as identified by the 2010 Census Urban Area Map, approximately 2.2 miles north of I-90 and 2 miles east of the Idaho-Washington Border. Pleasant View Road has direct connections with SH-53 and I-90, which connects with a major north route of SH-41 approximately 5 miles to the east and north-south route of US-95 less than 10 miles east of the project area.

Vicinity and Project Overview Maps are part of *Attachment A*.

III. GRANT FUNDS, SOURCES AND USES OF ALL PROJECT FUNDING

A. Project Costs

The total project cost is \$23,984,410 as outlined in items B., Source and Amount for All Funds and E., Budget, below. The opinion of costs was developed utilizing quantity take offs from preliminary plans and local unit costs from recent construction projects.

B. Source and Amount for All Funds

Source	Amount	Committed/ Uncommitted
BUILD Planning Grant	\$21,643,418	Uncommitted
Other Sources*	\$2,340,992	Committed (See Attachment C)
Total	\$23,984,410	

*Details in C., Non-Federal Funding Commitments.

C. Non-Federal Funding Commitments

[REDACTED] is contributing \$1,558,992 for construction of the transload facility and the City of Post Falls \$782,000 toward the water main extension. Letters of commitment are in Attachment C.

This BUILD project will allow for an additional \$15 million in investment with a new corporate headquarters and a truck terminal of a freight trucking company. In addition to the infrastructure to be completed through the BUILD project, build grant funding, private funding is to be provided to facilitate a BNSF Rail Spur Transload facility and associated freight trucking facility.

D. Non-Federal Funding Source

The source of funds from the City of Post Falls is in the form of cash out of the City Water Fund. Trans-System, Inc. is providing cash for the transload facility part of the project.



E. Budget by Activity and Source

Activity	BUILD Portion	City Cash	Private Investment	Total
<u>Transportation</u>				
Construction	\$ 7,292,130			\$ 7,292,130
Contingency	\$ 826,460			\$ 826,460
Engineering Design	\$ 1,485,919			\$ 1,485,919
CE&I	\$ 1,101,946			\$ 1,101,946
LHTAC Administration	\$ 167,000			\$ 167,000
Environmental Assessment	\$ 10,000			\$ 10,000
Right-of-Way/Easement Acquisition	\$ 1,351,841			\$ 1,351,841
<i>Transportation Subtotal</i>	<i>\$ 12,235,296</i>			<i>\$ 12,235,296</i>
<u>Water</u>				
Construction	\$ 886,750	\$ 625,600		\$ 1,512,350
Contingency	\$ 151,235			\$ 151,235
Engineering Design	\$ 115,823	\$ 156,400		\$ 272,223
CE&I	\$ 226,853			\$ 226,853
LHTAC Administration	\$ 35,691			\$ 35,691
<i>Water Subtotal</i>	<i>\$ 1,416,352</i>	<i>\$ 782,000</i>		<i>\$ 2,198,352</i>
<u>Sanitary Sewer</u>				
Construction	\$ 4,925,900			\$ 4,925,900
Contingency	\$ 1,151,750			\$ 1,151,750
Engineering Design	\$ 794,500			\$ 794,500
CE&I	\$ 794,500			\$ 794,500
Easement	\$ 40,000			\$ 40,000
LHTAC Administration	\$ 238,350			\$ 238,350
<i>Sewer Subtotal</i>	<i>\$ 7,945,000</i>			<i>\$ 7,945,000</i>
<u>Transload</u>				
Construction: Rail		\$ 840,000		\$ 840,000
Construction: Site		\$ 522,720		\$ 522,720
Contingency: Rail & Site		\$ 136,272		\$ 136,272
LHTAC Administration	\$ 46,770			\$ 46,770
Design: Rail & Site		\$ 60,000		\$ 60,000
<i>Transload Subtotal</i>	<i>\$ 46,770</i>	<i>\$ 1,558,992</i>		<i>\$ 1,605,762</i>
Total Project	\$ 21,643,418	\$ 782,000	\$ 1,558,992	\$ 23,984,410

The construction cost estimate is in *Attachment C*.

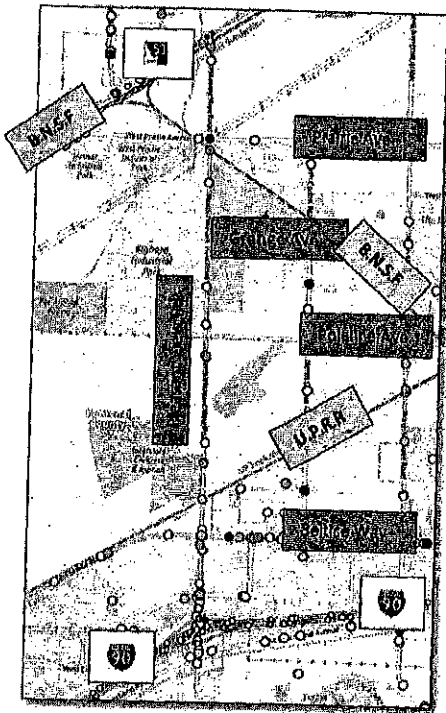
IV. SELECTION CRITERIA

(1) Primary Selection Criteria

(a) Safety

Freight movement by rail experiences considerably less accidents than by truck. This is due to the increased potential for accidents on the roadway, making transportation by rail a smarter and safer way to transport freight to and from Kootenai County, both for citizens living in and around the development area and the businesses investing in the freight delivery.

Collision history obtained from the State of Idaho, which includes data from the Idaho State Police (ISP), Kootenai County Sheriff, and the Post Falls Police was reviewed. The most current available data for the project area is from January 1, 2014 through December 31, 2018. Intersection incidents at the Seltice Way / Pleasant View Road intersection and the Prairie Avenue / Pleasant View Road intersection were not included in the totals.



2014-2018 Crash Data

Collision Type

- Fatal
- Type "A" Injury
- Type "B" Injury
- Type "C" Injury
- Property Damage Only (PDO)

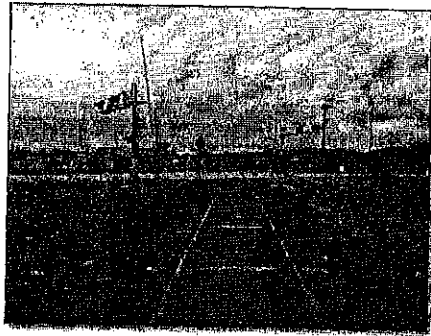
Total Collisions: (2014 – 2018)

- Property Damage Only – 4
- Injury – 4
- Fatality – 0

Collisions for this section of roadway were most often categorized as "loss of control" (too fast for conditions or overcorrection) and "ran off the road" (inattention, blowing dust, following too close). Each of these event categories accounted for 37.5% of the total events or combined 75% of all collisions. Weather (rain, snow or blowing dust) was a potential contributor in 37.5% of all events. None of the reported events included impairment.

The Pleasant View Road / Prairie Avenue intersection, in the 2014-2018-time frame, has 35 reported Collisions, including 3 Fatal. This intersection was not included in the analysis as the Post Falls Highway District is constructing a single-lane roundabout as part of a safety grant to mitigate safety concerns in July 2020.

The project provides an opportunity for freight delivery traffic reduction from the currently used Rail-Truck Transload Facility located in Spokane, Washington along I-90 to the Pleasant View Road



Hauser BNSF Rail Spur at Pleasant View Road

interchange in Post Falls, Idaho. The project improvements will also provide for an additional north/south truck route between I-90 and SH-53, which will reduce heavy truck traffic on urban portions of US-95 and SH-41. These sections of highway experience congestion during business hours, which increases potential for accidents. Reducing the daily freight traffic in the area will help reduce the increasing congestion resulting from the economic growth in Kootenai County and surrounding areas.

The Kootenai Metropolitan Planning Organizations regional transportation model identifies that the current 2018 average daily trips is 9,100. Heavy trucks and commercial vehicles comprise over 5% of the current total roadway volume. Projected average daily trips without the project is 13,600, and with the project 16,200.

US-95 and SH-41 are the primary north/south truck routes through Kootenai County. They both bisect the population cores of the most urban cities in the county and have many signalized intersections. Those signalized intersections suffer in efficiency due to heavy truck traffic because of the slow acceleration rates once the signal turns green. The addition of an alternate north/south truck route will decrease congestion on both US-95 and SH-41, thus reducing the potential for accidents on those highways.

A reduction in collision injuries and fatalities is one of the benefits of the Pleasant View Road Arterial Improvement Project. The transload facility will provide a reduction in freight traffic along I-90 to and from downtown Spokane resulting in the safe movement of goods and a reduction in vehicle crashes. Freight will be delivered to the transload facility via the rail line, providing a local terminal for freight transport to and from the businesses in North Idaho. The potential oversized loads will stay off the I-90 corridor and exits, providing a less congested and safer transportation system. The road widening improvements will create an attractive alternative north/south trucking route that will reduce the freight traffic on SH-41 and US-95 through the urban cores of Post Falls and Coeur d'Alene / Hayden, respectively. This will further result in safer movement of goods and a reduction in vehicle crashes. The proposed infrastructure is estimated to reduce accidents by 1.3% on I-90. This reduction in accidents may reduce costs associated with health and property damage.¹¹



Pleasant View Road

¹¹ Benefit-Cost Analysis, Ray Kimball, PE, Whipple Consulting Engineers, May 2020, <https://www.postfallsidaho.org/pleasant-view-arterial-project/>

(b) State of Good Repair

Pleasant View Road is listed as a Critical Arterial within the Kootenai Metropolitan Planning Organizations Master Transportation Plan (included as supporting documentation at the web link provided in this application). It is one of the three primary transportation routes between I-90 and SH-53 within the 11.5 mile stretch east of the Idaho / Washington State Line. As the Kootenai County and surrounding region continues to grow, the demand on freight and general transportation routes ever increases. If left unimproved as a two-lane facility, the Pleasantview Road corridor will continue to decrease in level of service and overall safety of operations. The benefit cost analysis provides specifics relative to the decrease in travel time and associated vehicle emission and improvements to safety relative to the project.

The estimated reduced highway maintenance costs presented as annual deferred damage to the roadway due to a decrease of freight truck traffic on I-90 is \$894,400 per year starting in 2024 upon opening of the transload facility. This totals \$3,884,978 over the 20-year life of the project (\$1,821,300 at a 7% discount rate). This estimate was derived from the 1997 Federal Highway Cost Allocation Study Final Report, May 2000, which estimates high damage from freight trucks at \$0.167 per mile. This calculation also includes an assumption of a 34-mile in daily travel distance per truck because of utilizing the new transload facility.¹²

Maintenance of the public improvements associated with the grant funded improvements would be performed by the City of Post Falls. The City funds and maintains roadways within their jurisdiction with the City's Street and Utility Divisions through tax revenues.

(c) Economic Competitiveness

The Pleasant View Road Arterial Improvements Project is a part of a larger economic development plan to attract both industrial and commercial businesses to Kootenai County and the City of Post Falls. North Idaho is considered a cross-roads economic market—fewer products are manufactured or produced compared to the amount of freight that comes into or moves through the area. The project will support local, regional, national, and international movement of goods to employment centers and will stimulate economic development in both the project corridor and the region. Reduced rail costs for area businesses will allow them to improve practices and expand markets, improving the competitive position of these businesses and enhancing the area's desirability for further growth and expansion. These efforts have been articulated in the City of Post Falls Comprehensive plan and through the development of western Post Falls.

The traffic congestion reduction because of localizing the distribution of goods provides reduced congestion related emissions and noise. By utilizing an already built spur line and providing sewer and water service to large tracts of undeveloped land, the Pleasant View Road Arterial Improvement Project is providing a large economic benefit to area businesses with small impact to the surrounding environment.

¹² *Ibid.*

Providing "shovel ready" sites will transform Post Falls that currently has a significant disadvantage for development to the ability of not only supporting existing commerce, but also spur additional economic growth with supply chain businesses along this corridor and within the region. The "shovel ready" sites which will make the Pleasant View Road corridor much more attractive for businesses considering relocation or expansion to Post Falls and Kootenai County, thus increasing opportunities for living wage jobs and future economic expansion. Construction of this project will provide utility and transportation infrastructure to large tract industrial lands, which are in short supply in Kootenai County.

The City of Post Falls will continue to see economic success in the future with continued investment in projects that optimize the transportation system, providing for the safe and efficient movement of people and goods to support communities and the regional economy.

(d) Environmental Sustainability

Pleasant View Road is an existing paved roadway that extends approximately 2.5 miles through the grant application area. The project area overlays several hundred feet of mostly permeable soils, which eventually reach the Rathdrum Prairie Aquifer. The Aquifer is being protected regionally through storm water collection and treatment, following the Idaho Department of Environmental Quality's best management practices of grassy swales and through the conversion of onsite septic systems to treatment at the Post Falls wastewater treatment plant.

The traffic congestion reduction because of localizing the distribution of goods provides reduced congestion related emissions and noise. By utilizing an already built spur line and providing sewer and water service to large tracts of undeveloped land, the Pleasant View Road Arterial Improvement Project is providing a large economic benefit to area businesses with small impact to the surrounding environment. Additionally, movement of material by rail is more fuel efficient than by truck and produces a 70-92% reduction in emissions per ton-mile carried.

This project will provide formal roadside grassy swales for stormwater treatment, designed to meet the best management practices, and will also provide wastewater treatment through the construction of a collection system conveying to the treatment facility.

The project will follow the formal NEPA process, as required by the U.S. Department of Transportation under the BUILD grant funding program.

Quality of Life

The improved quality of life is a cumulative response to the long-term project benefits. Lower emissions, safer roadways, better jobs, reduced maintenance on roadways, reduced congestion, and a highly desirable area for businesses collectively improve the quality of life in any area. The Pleasant View Road Arterial Improvement Project will provide an attractive resource for businesses considering relocation to Post Falls and Kootenai County, thus increasing opportunities for living wage jobs and future economic expansion.

With Pleasant View Road being one of the critical connectors between SH-53 and I-90, it provides for increased emergency services response time and improves the connection between the more rural portions of the County to major medical centers and services in the surrounding urban areas.

Additionally, the project enhances quality of life through the inclusion of bike lanes and the installation of a multi-use pathway – both which add to alternative modes of transportation and recreational opportunities. The southern limit of the project is located 0.5 miles north of the North Idaho Centennial Trail, which is part of a 61-mile non-motorized multi-modal trail that provides interstate recreation and communicating opportunities between Spokane Washington and Coeur d'Alene, Idaho. The Centers for Disease Control reports that parks and trails are an important part of a community, allowing people a chance to enjoy the outdoors, and in turn, receive physical and mental health benefits. Access to these facilities encourages residents and non-residents alike to participate in physical activity. Further, using a trail facility has “both environmental and personal health benefits, decrease[ing] air pollution and chronic disease rates and traffic-related injuries.” In turn, this “can reduce chronic disease rates and traffic-related injuries. Physical activity can also help control weight, reduce risks of cardiovascular disease, type 2 diabetes, and some cancers, strengthen bones and muscles, improve mental health, and increase chances of living longer.”¹³



Centennial Trail, Post Falls, Idaho

The construction of the transload facility is integral to the efficient transfer of goods from rail to truck for both local and regional delivery. Both I-90 and SH-53 are considered critical rural freight corridors, and the proposed Pleasant View Arterial Improvement Project will connect those two corridors with each other and the transload facility. The reduced travel times and associated reduced vehicle emissions as indicated in the Benefit-Cost Analysis provide to the local quality of life standards. The addition of a multi-use pathway will enhance the quality of life of people living in Post Falls and the surrounding communities.

(2) Secondary Selection Criteria

(a) Innovation

Innovative Technologies

This project will analyze intersections needing traffic control to install the most efficient systems that offer the highest levels of safety to the users. Typically, this will be achieved using roundabouts or traffic signals. When signals are used, they will be connected to the City's central traffic operations for monitoring and adjustments due to changing traffic patterns and weather. The City has currently upgraded a key corridor to include adaptive technology, currently regarded as the most current and advanced signal programming available. This technology would be included

¹³ Centers for Disease Control and Prevention, 2014, *Parks, Trails and Health*, <https://www.cdc.gov/healthypoices/healthtopics/parks.htm>.

in any signals on this project as it allows for cycle to cycle adaption of signal timing to achieve the highest levels of service possible to match existing traffic volumes at that moment. The Post Falls Highway District is currently constructing a roundabout at Prairie Avenue / Pleasant View Road, this roundabout will be upgraded to a multi lane roundabout with this project to match the proposed road lane configuration and allow for the continuation of efficiencies of operations and safety offered by the modern roundabout. Roadway illumination will utilize LED systems that allow for better roadway illumination in all weather conditions and at lower costs than older high-pressure sodium lights.

Innovative Financing

The Post Falls Urban Renewal Agency and the City have been discussing creating an Urban Renewal District (URD) in the West Prairie Focus Area upon annexation of the property into the city limits. Implementation of the URD will allow for tax increment financing to be used.

(b) Partnership

While not a part of this grant application, this project builds upon safety and capacity improvements that the Post Falls Highway District and Idaho Transportation Department have secured funding for at the intersections of Pleasant View Road and Prairie Avenue (single lane roundabout) and SH-53 (urban interchange). In addition, the City has reached out to a major telecom fiber provider with respect to the installation of their network and will be obtaining a utility easement and conduit to provide for fiber installation.

The following is a list of active partners in the development of this project. Those marked with an asterisk (*) have provided a letter of support:

PARTNERS	RELATIONSHIP
Local Highway Technical Assistance Council (LHTAC)*	Providing technical and logistical oversight and will act as project administrator for planning and construction.
Burlington-Northern Santa Fe Railroad (BNSF)*	Cooperating with planning efforts and expressing support for construction of a transload facility at their Hauser Rail Junction at the spur.
	Providing financial support for the Transload Facility and investing an additional \$15 million for their corporate headquarters and a truck terminal as a result of the BUILD infrastructure improvements.
Kootenai Metropolitan Planning Organization (KMPO)*	Regional Metropolitan Planning Organization that develops the multi-year metropolitan transportation plan to support economic development in Kootenai County through county-wide coordinated planning of transportation infrastructure.
Post Falls Highway District*	Jurisdiction currently having Ownership and Maintenance responsibilities of the rights-of-way along Pleasant View Road from Seltice Way to ID-53. Currently constructing a roundabout at Prairie Avenue / Pleasant View Road.
Whipple Consulting Engineers	Prepared the benefit-cost analysis for the project.

Additional contributing partners include:

Local/State/U.S. Government

United States Senator Mike Crapo
United States Senator James E. Risch
United States Representative Russ Fulcher
Idaho Governor Brad Little
Idaho Department of Commerce
Idaho Transportation Department
Kootenai County
City of Coeur d'Alene
City of Hauser
City of Hayden
City of Rathdrum

Other

Coeur d'Alene Area EDC
Panhandle Area Council
Post Falls School District
Post Falls Urban Renewal Agency



Letters of support are included at *Attachment D*.

V. ENVIRONMENTAL RISK

The required environmental approvals for the project will be completion of the formal NEPA process on the overall project and sanitary sewer and water infrastructure construction plans and specifications by the Idaho Department of Environmental Quality.

a. Project Schedule

The proposed schedule currently starts in September 2020 when notice is received, with all activities substantially complete by January 2026 as follows:

Milestone	Timeframe
State and Local Planning Approvals	Upon funding notification
Environmental Specialist Procurement	6-8 months prior to agreement
Design Professional Procurement	6-8 months prior to agreement
30% Design	March 2023
60% Design Review	June 2023
Issue Draft Environmental Assessment	March 2023
Hearing on Environmental Assessment	March 2023
Issue Finding of No Significant Impacts	April 2023
Railroad Agreement in Place	March 2023
PS+E/Bid Package Final	September 2023
Advertise for Bids	September 2023
Award Construction Contract	January 2024
Construction Substantially Complete	January 2026

b. Required Approvals

(1) Environmental Permits and Review

NEPA review has not started and is included in the statement of work for this project, including scoping and the appropriate level of review. The proposed timeline from solicitation of comments on environmental impacts to public comment and preparation of an Environment Assessment is provided in the Project Schedule section of this application. If no regulatory agency raises voices concern about the affected environment, then an environmental assessment (EA) is likely to be the correct type of review. A minimum of one public hearing will be held.

(2) State and Local Approvals

This project is in the City's 2018 Transportation Master Plan and is also in the conforming metropolitan transportation plan of the Kootenai Metropolitan Planning Organization. It will be included in the STIP upon notification of award of the BUILD grant.

(3) Federal Transportation

Pleasant View Road and the need for arterial improvements is identified in the KMPO 2010-2035 Metropolitan Transportation Plan. This plan is provided at the supporting documentation link.

c. Assessment of Project Risks and Mitigation Strategies

With LHTAC administering this project, from funding award through completion, the City is confident that the bidding and permitting aspects of this project will go smoothly. LHTAC's involvement will ensure coordination between all the city and state and federal transportation agencies, as well as provide expert oversight for the engineering and design activities that this grant would fund.

The following risks and mitigation strategies have been identified:

Risk	Mitigation Strategy
Long lead time with rail company (UPRR & BNSF) agreements for work within their rights of way and expansion of their facilities.	Begin communication and negotiations with rail companies upon notice of award.
Long lead time to complete NEPA and project design.	Select consultants upon notice of award, negotiate agreements so that work can begin immediately upon execution of grant agreement.

Risk	Mitigation Strategy
Material and source availability.	Monitor local markets for availability and lead times. Purchase high risk items early and owner provide.
Cost Escalation	Continue to monitor costs. Seek and utilize other funding sources – Urban Renewal Tax Increment Financing, other grants, internal funding, and private contributions.

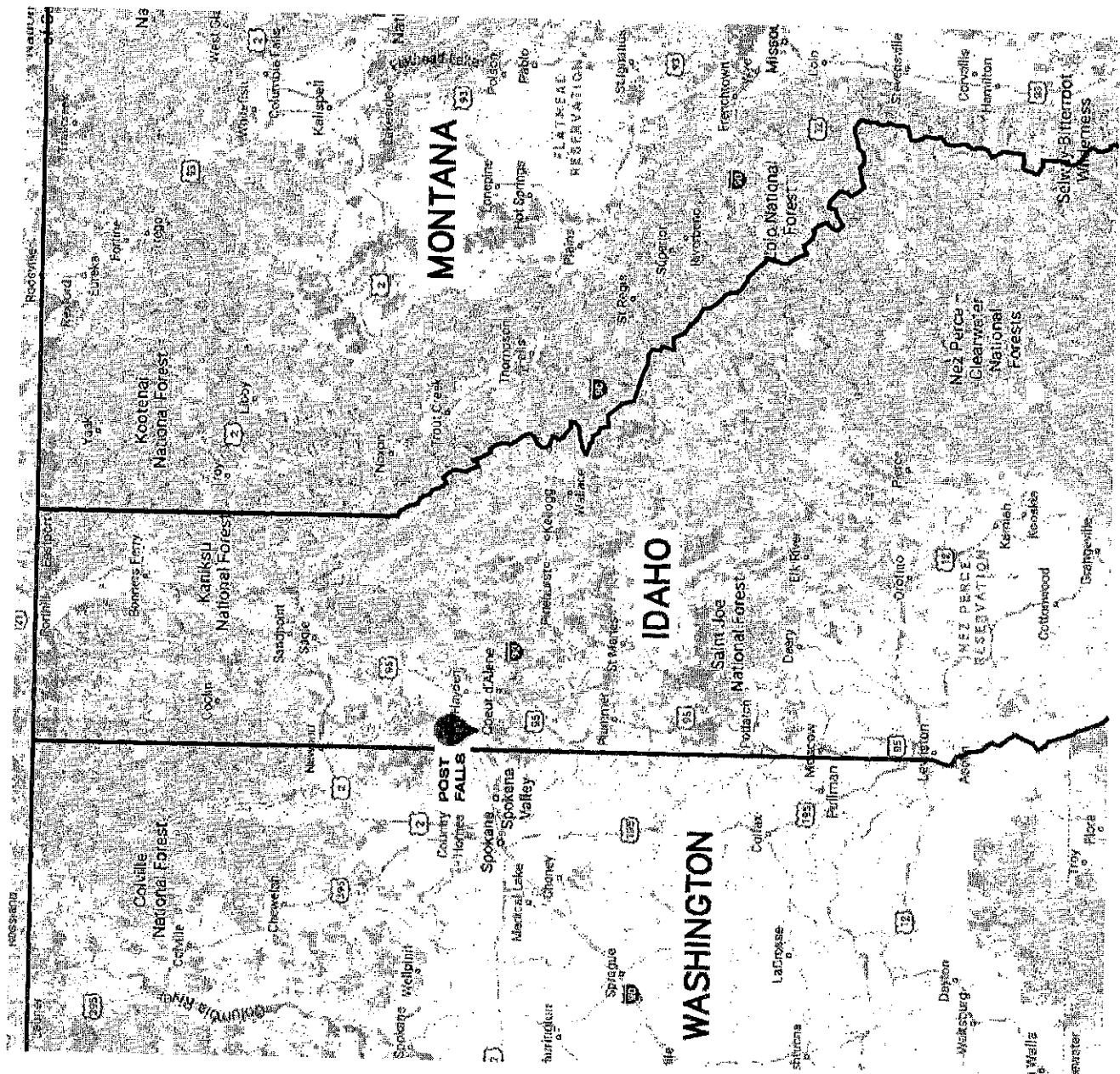
VII. BENEFIT COST ANALYSIS

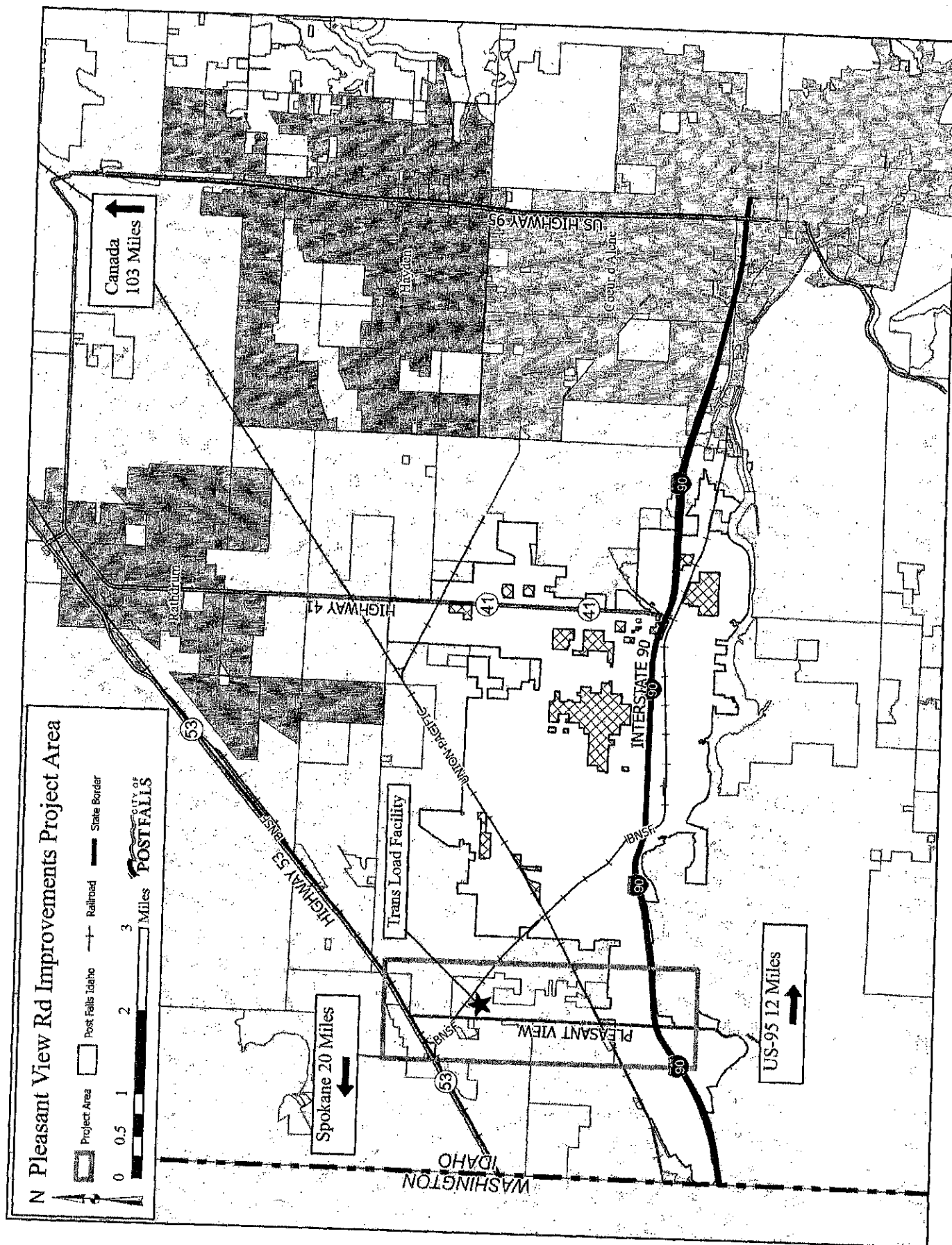
Whipple Consulting Engineers completed the Benefit-Cost Analysis for this project in May 2020. The analysis resulted in a benefit-cost ratio of 3.11:1 for the project. The estimated benefits exceeded costs by \$91.5 million dollars. That includes increased property values estimated at \$36.4 million, truck and passenger car travel time savings of a combined \$75.2 million dollars. Total benefits exceeded \$116.8 million. Among the largest non-monetized benefits identified in the analysis were safety benefits associated with the reduction of both passenger car and truck trips from highly urbanized sections of SH-41 and US-95. Non-monetized improved quality of life benefits includes providing shovel ready industrial properties that function to attract new businesses to the corridor, thus providing for increasing opportunities for living wage jobs and future economic expansion. The Benefit-Cost Analysis is provided at the resource link for this application.



**Pleasant View Road
Arterial Improvements Project**

**Attachment "A"
Maps**







PLEASANT VIEW ROAD ARTERIAL IMPROVEMENTS PROJECT
PROJECT OVERVIEW MAP

SHEET
OF



**Pleasant View Road
Arterial Improvements Project**

**Attachment "B"
Cost Estimates**

Summary:

Public Roadways / Transportation -	\$ 12,235,296	(City of Post Falls)
Public Water Systems -	\$ 2,198,352	(City of Post Falls)
Public Sanitary Sewer Systems -	\$ 7,945,000	(City of Post Falls)
Private Transload Facility	\$ 1,605,762	(WCE)

Total: \$ 23,984,410

Pleasant View Road Arterial Improvements				
OPINION OF PROBABLE CONSTRUCTION COST				
Description	Pay Unit	Cost per Unit	Quantity	Subtotal
Mobilization	LS		1	\$ 275,000.00
Traffic Control	LS		1	\$ 140,000.00
Terminus Barricade Class II	EA	\$ 650.00	11	\$ 7,150.00
Terminus Barricade Class III	EA	\$ 750.00	11	\$ 8,250.00
Remove Existing Curb and Gutter	LF	\$ 5.00	3900	\$ 19,500.00
Sawcutting	LF	\$ 2.00	19500	\$ 39,000.00
Remove and Relocate Existing Sign	EA	\$ 500.00	34	\$ 17,000.00
Remove Existing Sign	EA	\$ 250.00	13	\$ 3,250.00
Install New Signs	EA	\$ 500.00	135	\$ 67,500.00
Remove and Relocate Existing Light Pole	EA	\$ 500.00	14	\$ 7,000.00
Abandon Drywell	EA	\$ 500.00	35	\$ 17,500.00
2" Schedule 40 PVC Conduit	LF	\$ 5.00	20000	\$ 100,000.00
Street Light Foundation	EA	\$ 1,000.00	80	\$ 80,000.00
Site Clearing and Grubbing	LS		1	\$ 90,000.00
Topsoil Excavation and Placement	CY	\$ 8.00	8500	\$ 68,000.00
Excavation & Embankment	CY	\$ 25.00	50000	\$ 1,250,000.00
Type S2 - Excavated Granular Soil (Import)	CY	\$ 13.00	11000	\$ 143,000.00
Type A3 - 3/4" Minus Crushed Aggregate	TON	\$ 18.00	20000	\$ 360,000.00
Superpave Hot Mix Asphalt, SP3, 1/2" Aggregate	TON	\$ 70.00	11500	\$ 805,000.00
Chip Seal (1/2") w/ fog seal	SY	\$ 1.75	61000	\$ 106,750.00
Drive Approach	EA	\$ 2,000.00	9	\$ 18,000.00
Curb and Gutter	LF	\$ 16.00	31000	\$ 496,000.00
Concrete Sidewalk	SY	\$ 35.00	1200	\$ 42,000.00
Pedestrian Ramp	EA	\$ 1,750.00	66	\$ 115,500.00
4" PVC Sleeves	LF	\$ 6.00	480	\$ 2,880.00
Pavement Markings Waterborn	SF	\$ 0.75	55000	\$ 41,250.00
Thermoplastic Pavement Markings	SF	\$ 12.00	3000	\$ 36,000.00
Hydroseeding	SY	\$ 0.60	51000	\$ 30,600.00
Drywell - Double Depth	EA	\$ 2,500.00	52	\$ 130,000.00
Utility Relocation	LS		1	\$ 650,000.00
Erosion Control	LS		1	\$ 150,000.00
Traffic Signal	LS		1	\$ 750,000.00
Extend RXR crossing planking	LF	\$ 1,200.00	112	\$ 134,400.00
RXR Cross Arms	LS		1	\$ 900,000.00
RXR Permitting (BNSF)	LS		1	\$ 25,000.00
RXR Permitting (UPRR)	LS		1	\$ 25,000.00
relocate existing guardrail	LF	\$ 150.00	320	\$ 48,000.00
right-of-way acquisition	Sq. Ft.	\$ 1.40	536773	\$ 751,482.20
Easement acquisition	Sq. Ft.	\$ 1.32	207090	\$ 273,358.80
Costs to cure	LS		1	\$ 212,000.00
right-of-way acquisition services	parcel	\$ 5,000.00	23	\$ 115,000.00
Street Light Luminaires	EA	\$ 1,200.00	78	\$ 93,600.00
			Subtotal	\$ 8,643,971.00
			Design	\$ 1,485,919.00
			CE&I	\$ 1,101,946.00
			Contingency	\$ 826,460.00
			LHTAC	\$ 167,000.00
			Environmental	\$ 10,000.00
			Total	\$ 12,235,296.00
	City of Post Falls			

**Pleasant View Water Main
Seltice Way to Prairie Avenue
OPINION OF PROBABLE CONSTRUCTION COST**

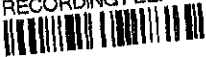
		Date:	5/7/2020		
Description	Pay Unit	Estimated Quantity	Unit Price	Total	
Mobilization	LS	1	\$ 110,000	\$ 110,000	
Traffic Control	LS	1	\$ 10,000	\$ 10,000	
Excavation & Embankment	CY	100	\$ 15	\$ 1,500	
Unsuitable Excavation & Haul	CY	100	\$ 20	\$ 2,000	
Exploratory Excavation & Backfill	HR	5	\$ 300	\$ 1,500	
Type S2 - Excavated Granular Soil (Import)	CY	400	\$ 17	\$ 6,800	
18-Inch AWWA C900 DR-18 Water Line	LF	10,152	\$ 100	\$ 1,015,200	
12-Inch AWWA C900 DR-18 Water Line	LF	500	\$ 45	\$ 22,500	
8-Inch AWWA C900 DR-18 Water Line	LF	2,600	\$ 21	\$ 54,600	
8-Inch AWWA C515 Resilient-Seated Gate Valve	EA	14	\$ 1,295	\$ 18,130	
8-Inch AWWA C515 Fittings	EA	8	\$ 390	\$ 3,120	
12-Inch AWWA C515 Resilient-Seated Gate Valve	EA	10	\$ 2,000	\$ 20,000	
18-Inch AWWA C515 Valves	EA	40	Included		
18-Inch AWWA C515 Fittings	EA	30	Included		
Blow-Off Assembly	EA	2	Included		
Fire Hydrant Assembly	EA	21	\$ 7,000	\$ 147,000	
Tie-in to Existing 12-Inch Waterline	EA	1	Included		
18-Inch Air Release	EA	2	Included		
RailRoad Bore - 24" Casing	LF	400	\$ 250	\$ 100,000	
ESTIMATED TOTAL CONSTRUCTION COST					
			Subtotal =	\$ 1,512,350	
			Contingency =	\$ 151,235	
			Total =	\$ 1,663,585	
ENGINEERING DESIGN					
ENGINEERING CONSTRUCTION				\$272,223	
LHTAC				\$226,853	
				\$35,691	
Total Project Cost				\$ 2,198,352	

Pleasant View Sanitary Sewer Seltice Way to Prairie Avenue OPINION OF PROBABLE CONSTRUCTION COST				
		Date:	5/12/2020	
Description	Pay Unit	Estimated Quantity	Unit Price	Total
Mobilization	LS	1	\$ 527,450	\$ 527,450
Traffic Control	LS	1	\$ 86,450	\$ 86,450
Pleasant View Lift Station	LS	1	\$ 1,300,000	\$ 1,300,000
27-Inch Pipe - Excavation, backfill	LF	3,000	\$ 180	\$ 540,000
24-Inch Pipe - Excavation, backfill	LF	160	\$ 1,200	\$ 192,000
21-Inch Pipe - Excavation, backfill	LF	130	\$ 1,800	\$ 234,000
8-Inch Pipe - Excavation, backfill	LF	2,000	\$ 40	\$ 80,000
14-Inch Pressure Pipe - Excavation, backfill	LF	6,100	\$ 90	\$ 549,000
10-Inch Pressure Pipe - Excavation, backfill	LF	7,700	\$ 55	\$ 423,500
8-Inch Pressure Pipe - Excavation, backfill	LF	1,600	\$ 40	\$ 64,000
Manhole	EA	27	\$ 8,500	\$ 229,500
Overdepth	LF	6,200	\$ 30	\$ 186,000
Air/Vac relief	EA	8	\$ 2,000	\$ 16,000
Plug Valves	EA	14	\$ 10,000	\$ 140,000
cleanouts	EA	7	\$ 19,000	\$ 133,000
Connection to Existing System	LS	1	\$ 20,000	\$ 20,000
RailRoad Bore - 24"Casing	LF	400	\$ 450	\$ 180,000
Existing Utility Protection	LS	1	\$ 25,000	\$ 25,000
ESTIMATED TOTAL CONSTRUCTION COST			Subtotal =	\$ 4,925,900
			Contingency =	\$ 1,191,750
			Total =	\$ 6,117,650
ENGINEERING DESIGN				
ENGINEERING CONSTRUCTION				\$794,500
LHTAC				\$794,500
				\$238,350
			Total Project Cost	\$ 7,945,000

Pleasant View Transload Facility

OPINION OF PROBABLE CONSTRUCTION COST

Date: 5/7/2020				
Description	Pay Unit	Estimated Quantity	Unit Price	Total
B.N.S.F Track Switch Equipment	LS	1	\$ 260,000	\$ 260,000
On-site Tack Switch Equipment	EA	2	\$ 160,000	\$ 320,000
Railroad Track Construction	LF	2,600	\$ 100	\$ 260,000
Pavement	SY	19,360	\$ 27	\$ 522,720
ESTIMATED TOTAL CONSTRUCTION COST			Subtotal =	\$ 1,362,720
			Contingency =	\$ 136,272
			Total =	\$ 1,498,992
ENGINEERING DESIGN				\$60,000
LHTAC				\$46,770
			Total Project Cost	\$ 1,605,762
Whipple Consulting Engineers (WCE)				

JIM BRANNON 15 P 2882765000
KOOTENAI COUNTY RECORDER Date 01/19/2022 11:44 AM
DAP
REQ OF POST FALLS CITY
RECORDING FEE: \$0.00 XK


ORDINANCE NO. 1444

ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

That portion of the southwest quarter and the northwest quarter of Section 29, the southeast quarter and northeast quarter of Section 30, the southeast quarter and the northeast quarter of Section 31 and the southwest quarter and the northwest quarter of Section 32 all in Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho.

PARCEL 1:

That portion Section 20, and the northeast quarter and the northwest quarter of Section 29, and the northwest quarter and southwest quarter of Section 21, and the northeast quarter of Section 30, all in Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho.

PARCEL 2:

A Portion of the SW1/4 of Section 29, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho.

PARCEL 3:

A Portion of the North 1/2 of the NW 1/4 of Section 32, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and the South 1/2 of the SW 1/4 of Section 29, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho.

Together totaling 625.99 acres generally located along the east side of Pleasant View Rd.; between Highway 53 and W. Seltice Way.

(File No. ANNX-0006-2020/ANNX-0008-2021)

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ANNEXING APPROXIMATELY 625.99 ACRES, LOCATED IN THAT PORTION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 30, THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 32 ALL IN TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO; PARCEL 1: THAT PORTION SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 29, AND THE NORTHEAST QUARTER OF SECTION 30, PARCEL 2: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 51 NORTH, RANGE 5 WEST, PARCEL 3: A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO AND ZONING THE ANNEXED PROPERTY INDUSTRIAL (I), COMMUNITY COMMERCIAL SERVICES (CCS), COMMUNITY COMMERCIAL MIXED (CCM), RESIDENTIAL MIXED (RM), AND PUBLIC SERVICE (PR) PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, the owners of the real property described in Section 1 of this ordinance requested that the City Council of the City of Post Falls annex the property.

WHEREAS, public hearings were held before both the Planning and Zoning Commission on January 27, 2021 and the City Council February 16, 2021, in accordance with law and a Reasoned Decision was reached; and

WHEREAS, other public hearings were held before both the Planning and Zoning Commission on April 27, 2021 and the City Council June 1, 2021, in accordance with law and a Reasoned Decision was reached; and

WHEREAS, the City Council has determined that the land in question adjoins the city limits and that Industrial (I), Community Commercial Services (CCS), Community Commercial Mixed (CCM), Residential Mixed (RM) and Public Reserve (PR) zoning are suitable and compatible with surrounding land uses and provisions of the Post Falls Comprehensive Plan and that said land uses would fit in with the general development of the City and would be in the best interest of the City of Post Falls.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, AS FOLLOWS:

SECTION 1: That the property legally described in Exhibit A, which is adjacent and contiguous to the City of Post Falls, is hereby annexed into the City of Post Falls.

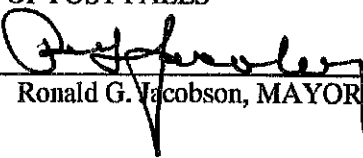
SECTION 2: That the lands described in Section 1 of this Ordinance are hereby zoned Industrial (I) Community Commercial Services (CCS), Community Commercial Mixed (CCM), Residential Mixed (RM) and Public Reserve (PR) (please see Exhibit B). Further, the Official Zoning Map of the City of Post Falls will be modified to include the annexed property within the City and to reflect the assigned zoning district.

SECTION 3: That this Ordinance takes effect upon its passage and publication according to law.

Enacted as an ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the 2nd day of December, 2021.

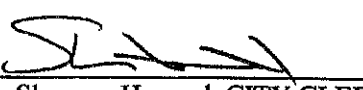
CITY OF POST FALLS

BY:


Ronald G. Jacobson, MAYOR

ATTEST

BY:


Shannon Howard, CITY CLERK



PLEASANT VIEW URD DESCRIPTION – 3-12-2021

That portion of the southwest quarter, southeast quarter, northwest quarter and the northeast quarter of Section 20, the southwest and the northwest quarter of Section 21, the southwest quarter, northwest quarter and the northeast quarter of Section 29, the southeast quarter and northeast quarter of Section 30, the southeast quarter and the northeast quarter of Section 31 and the southwest quarter and the northwest quarter of Section 32 of Township 51 North, Range 5 West, and the northwest quarter of Section 5 and the northeast quarter of Section 6 of Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho described as follows:

Beginning at the southwest quarter of said Section 20; Thence along the West line of said Section 20, North 00° 19' 43" East a distance of 1369.99 feet;

Thence South 88° 53' 50" East a distance of 203.92 feet to the beginning of a curve to the left having a radius of 1055.00 feet; Thence northeasterly along said curve, through an arc length of 644.04 feet, a central angle of 34° 58' 38", a chord bearing of North 73° 36' 51" East and a chord distance of 634.09 feet;

Thence North 56° 06' 34" East a distance of 168.41 feet;

Thence North 31° 28' 16" West a distance of 1080.31 feet to the southeasterly right of way of Burlington Northern Railroad;

Thence along said southeasterly right of way the following 7 courses:

- 1) North 58° 32' 15" East a distance of 1761.29 feet;
- 2) North 58° 18' 23" East a distance of 162.89 feet;
- 3) North 57° 30' 20" East a distance of 162.89 feet;
- 4) North 56° 42' 17" East a distance of 162.89 feet;
- 5) North 55° 44' 21" East a distance of 151.94 feet;
- 6) North 54° 59' 32" East a distance of 151.94 feet;
- 7) North 54° 14' 43" East a distance of 151.94 feet to the East line of the northwest quarter of said Section 20;

Thence along said East line, South 00° 45' 05" West a distance of 80.20 feet;

Thence South 36° 31' 00" East a distance of 1034.64 feet;

Thence North 56° 17' 08" East a distance of 26.56 feet;

Thence South 36° 31' 00" East a distance of 1022.33 feet;

Thence North 56° 21' 46" East a distance of 1708.44 feet to the East right of way of McGuire Road;

Thence along said East right of way, South 00° 46' 07" West a distance of 2683.67 feet;

Thence North 88° 33' 10" West a distance of 25.23 feet;

Thence North 88° 40' 23" West a distance of 198.36 feet;

Thence South 00° 41' 37" West a distance of 693.28 feet to the South right of way of Prairie Avenue;

Thence along said South right of way, North 87° 13' 16" West a distance of 116.82 feet;

Thence along said South right of way, North 01° 17' 09" East a distance of 5.00 feet;

Thence along said South right of way, North 88° 38' 57" West a distance of 247.83 feet;

Thence North 00° 44' 19" East a distance of 684.98 feet;

Thence North 88° 42' 12" West a distance of 1371.81 feet;

Thence South 00° 44' 19" West a distance of 684.55 feet to the South right of way of Prairie Avenue;

Thence along said South right of way, North 88° 41' 08" West a distance of 696.10 feet;

Thence along said South right of way, South 00° 18' 29" West a distance of 32.28 feet;

Thence along said South right of way, North 88° 50' 39" West a distance of 2511.11 feet;

Thence South 44° 36' 59" West a distance of 59.14 feet;

Thence South 00° 28' 07" West a distance of 185.77 feet to the northerly right of way of Burlington Northern Railroad;

Thence along said northerly right of way, South 54° 29' 42" East a distance of 2351.67 feet to the West line of the East 611.12 feet of said northwest quarter;

Thence along said West line, South 00° 18' 18" West a distance of 1065.32 feet to the South line of an unnamed road right of way of Plat No. 7 Greenacres Irrigation District recorded in Book B of Plats, Page 63, records of Kootenai County, Idaho, said road currently known as Grange Avenue;

Thence along said South line, North 88° 20' 43" West a distance of 1034.15 feet to the northwest corner of said Lot 77 of said Plat No. 7;

Thence along the West line of said Lot 77, South 00° 30' 49" West a distance of 641.04 feet to the northwest corner of Lot 84 of said Plat No. 7;

Thence along the West line of said Lot 84, South 01° 04' 06" West a distance of 639.77 feet to the southwest corner of said Lot 84;

Thence South 00° 15' 41" West a distance of 40.00 feet to the northwest corner of Lot 109 of said Plat No. 7;

Thence along the West line of said Lot 109, South 00° 03' 24" East a distance of 640.44 feet to the northeast corner of Lot 115 of said Plat No. 7;

Thence along the North line of said Lot 115 and the North line of Lot 114 of said Plat No. 7, North 88° 23' 33" West a distance of 660.86 feet to the northwest corner of said Lot 114;

Thence along the West line of said Lot 114, South 00° 43' 52" West a distance of 632.86 feet to the North line of an unnamed road right of way of said Plat No. 7, said road is currently known as Poleline Avenue;

Thence along the North right of way of said Poleline Avenue, South 88° 20' 31" East a distance of 992.40 feet to the northerly extension of the East line of Lot 13 of Plat No. 5 Greenacres Irrigation District as recorded in Book B of Plats, Page 70, records of Kootenai County, Idaho;

Thence along said northerly extension and the East line of said Lot 13, South 00° 39' 04" West a distance of 679.54 feet to the southeast corner of said Lot 13;

Thence along the South line of said Lot 13 and the South line of Lot 14 of said Plat No. 5, North 88° 18' 59" West a distance of 662.40 feet to the northwest corner of Lot 19 of said Plat No. 5;

Thence along the west line of said Lot 19, South 00° 38' 13" West a distance of 639.31 feet to the North line of an unnamed road right of way of said Plat No. 5, said road currently known as Yukon Avenue.

Thence along the North line of said Yukon Avenue, South 88° 17' 20" East a distance of 1324.48 feet to the northerly extension of the East line of Lot 43 of said Plat No. 5;

Thence along said northerly extension and the East line of said Lot 43, South 00° 39' 58" West a distance of 679.96 feet to the southeast corner of said Lot 43;

Thence along the South line of said Lot 43 and the South line of Lot 44 of said Plat No. 5, North 88° 15' 39" West a distance of 662.07 feet to the northwest corner of Lot 53 of said Plat No. 5;

Thence along the West line of said Lot 53 and the southerly extension of said West line, South 00° 39' 07" West a distance of 685.69 feet to the South line of an unnamed road right of way of Plat No. 10 Greenacres Irrigation District as recorded in Book B of Plats, Page 100, records of Kootenai County, Idaho, said road currently known as Lark Avenue.

Thence along said South line, North 88° 15' 27" West a distance of 330.90 feet to the northwest corner of Lot 4 of said Plat No. 10;

Thence along the West line of said Lot 4 and the southerly extension of said West line, South 00° 06' 19" West a distance of 1119.46 feet to the southerly line of Spokane International Railroad right of way;

Thence along said southerly line, South 61° 36' 15" West a distance of 1075.63 feet to the East right of way of Pleasant View Road as shown on a record of survey recorded in Book 23 of Surveys, Pages 20, 20A, 20B and 20C as Instrument Number 1903826 records of Kootenai County, Idaho;

Thence along said East right of way, South 00° 55' 03" West a distance of 864.20 feet;

Thence along said East right of way, South 25° 30' 55" East a distance of 48.03 feet to the North right of way of Seltice Way;

Thence along said North right of way, South 88° 21' 40" East a distance of 203.71 feet;

Thence South 01° 27' 15" West a distance of 135.48 feet to the South right of way of Seltice Way;

Thence along said North right off way, North 88° 32' 30" West a distance of 260.68 feet to the East right of way of said Pleasant View Road;

Thence along said East right of way, South 00° 55' 00" West a distance of 249.21 feet;

Thence North 88° 17' 03" West a distance of 73.40 feet to the West right of way of said Pleasant View Road;

Thence along said West right of way, North 00° 55' 28" East a distance of 264.77 feet to the South right of way of said Seltice Way;

Thence along said South right of way, North 88° 31' 22" West a distance of 235.37 feet;

Thence North 01° 26' 28" East a distance of 108.73 feet to the North right of way of said Seltice Way;

Thence along said North right of way, South 88° 36' 05" East a distance of 234.60 feet to the West right of way of said Pleasant View Road

Thence along the West right of way of Pleasant View Road per said Record of Survey, the following 15 courses:

- 1) North 00° 55' 03" East a distance of 2299.21 feet;
- 2) South 89° 04' 57" East a distance of 10.00 feet;
- 3) North 00° 55' 03" East a distance of 296.83 feet;
- 4) North 00° 26' 56" East a distance of 421.53 feet;
- 5) North 89° 33' 04" West a distance of 10.00 feet;
- 6) North 00° 26' 56" East a distance of 804.55 feet;
- 7) South 89° 33' 04" East a distance of 10.00 feet;
- 8) North 00° 26' 56" East a distance of 1411.53 feet;
- 9) North 89° 33' 04" West a distance of 10.00 feet
- 10) North 00° 28' 07" East a distance of 2639.51 feet;
- 11) North 00° 28' 07" East a distance of 810.28 feet;
- 12) South 89° 31' 53" East a distance of 20.00 feet;
- 13) North 00° 28' 07" East a distance of 1069.69 feet;
- 14) North 89° 31' 53" West a distance of 10.00 feet;
- 15) North 00° 28' 07" East a distance of 389.53 feet to the southwesterly right of way of said Burlington Northern Railroad;

Thence along said southwesterly right of way, North 54° 29' 03" West a distance of 365.66 feet;

Thence along said southwesterly right of way, North 65° 00' 28" East a distance of 57.37 feet;

Thence along said southwesterly right of way, North 54° 29' 18" West a distance of 259.01 feet to the North line of the northeast quarter of said Section 30;

Thence along said North line, South 87° 59' 55" East a distance of 499.79 feet to the **POINT OF BEGINNING**:

Containing 26,175,309 square feet or 600.902 acres more or less.

This description was compiled from Kootenai County Assessor's Office GIS files and Record of Survey Recorded in Book 23 of Surveys, Pages 20, 20A, 20B and 20C and does not constitute a surveyed description of the actual parcel. No field surveys were performed.



N:\Civil\3D Projects\41354.020\Survey\Docs\Legal Descriptions\41354.020 20210311 URD OVERALL

PLEASANT VIEW URD DESCRIPTION

That portion of the southwest quarter and the northwest quarter of Section 29, the southeast quarter and northeast quarter of Section 30, the southeast quarter and the northeast quarter of Section 31 and the southwest quarter and the northwest quarter of Section 32 all in Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho described as follows:

Commencing at the northwest corner of said Section 29, thence South $00^{\circ}28'07''$ West along the west line of said northwest quarter of Section 29 a distance of 214.79 feet to the northerly line of Burlington Northern Railroad right of way, said point being the **TRUE POINT OF BEGINNING**:

Thence along said northerly line, South $54^{\circ}29'42''$ East a distance of 2473.80 feet to the West line of the East 611.12 feet of said northwest quarter;

Thence along said West line, South $00^{\circ}18'18''$ West a distance of 1065.32 feet to the South line of an unnamed road right of way of Plat No. 7 Greenacres Irrigation District recorded in Book B of Plats, Page 63, records of Kootenai County, Idaho, said road currently known as Grange Avenue;

Thence along said South line, North $88^{\circ}20'43''$ West a distance of 1034.15 feet to the northwest corner of said Lot 77 of said Plat No. 7;

Thence along the West line of said Lot 77, South $00^{\circ}30'49''$ West a distance of 641.04 feet to the northwest corner of Lot 84 of said Plat No. 7;

Thence along the West line of said Lot 84, South $01^{\circ}04'06''$ West a distance of 639.77 feet to the southwest corner of said Lot 84;

Thence South $00^{\circ}15'41''$ West a distance of 40.00 feet to the northwest corner of Lot 109 of said Plat No. 7;

Thence along the West line of said Lot 109, South $00^{\circ}03'24''$ East a distance of 640.44 feet to the northeast corner of Lot 115 of said Plat No. 7;

Thence along the North line of said Lot 115 and the North line of Lot 114 of said Plat No. 7, North $88^{\circ}23'33''$ West a distance of 660.86 feet to the northwest corner of said Lot 114;

Thence along the West line of said Lot 114, South $00^{\circ}43'52''$ West a distance of 632.86 feet to the North line of an unnamed road right of way of said Plat No. 7, said road is currently known as Poleline Avenue;

Thence along the North line of said Poleline Avenue, South $88^{\circ}20'31''$ East a distance of 992.40 feet to the northerly extension of the East line of Lot 13 of Plat No. 5 Greenacres Irrigation District as recorded in Book B of Plats, Page 70, records of Kootenai County, Idaho;

Thence along said northerly extension and the East line of said Lot 13, South $00^{\circ}39'04''$ West a distance of 679.54 feet to the southeast corner of said Lot 13;

Thence along the South line of said Lot 13 and the South line of Lot 14 of said Plat No. 5, North $88^{\circ}18'59''$ West a distance of 662.40 feet to the northwest corner of Lot 19 of said Plat No. 5;

Thence along the west line of said Lot 19, South 00° 38' 13" West a distance of 639.31 feet to the North line of an unnamed road right of way of said Plat No. 5, said road currently known as Yukon Avenue.

Thence along the North line of said Yukon Avenue, South 88° 17' 20" East a distance of 1324.48 feet to the northerly extension of the East line of Lot 43 of said Plat No. 5;

Thence along said northerly extension and the East line of said Lot 43, South 00° 39' 58" West a distance of 679.96 feet to the southeast corner of said Lot 43;

Thence along the South line of said Lot 43 and the South line of Lot 44 of said Plat No. 5, North 88° 15' 39" West a distance of 662.07 feet to the northwest corner of Lot 53 of said Plat No. 5;

Thence along the West line of said Lot 53 and the southerly extension of said West line, South 00° 39' 07" West a distance of 685.69 feet to the South line of an unnamed road right of way of Plat No. 10 Grenacres Irrigation District as recorded in Book B of Plats, Page 100, records of Kootenai County, Idaho, said road currently known as Lark Avenue.

Thence along said South line, North 88° 15' 27" West a distance of 330.90 feet to the northwest corner of Lot 4 of said Plat No. 10;

Thence along the West line of said Lot 4 and the southerly extension of said West line, South 00° 06' 19" West a distance of 1119.46 feet to the southerly line of Spokane International Railroad right of way;

Thence along said southerly line, South 61° 36' 15" West a distance of 1201.78 feet to the West right of way of Pleasant View Road as shown on a record of survey recorded in Book 23 of Surveys, Pages 20, 20A, 20B and 20C as Instrument Number 1903826 records of Kootenai County, Idaho;

Thence along the West right of way of Pleasant View Road per said Record of Survey, the following 15 courses:

- 1) North 00° 55' 03" East a distance of 1443.84 feet;
- 2) South 89° 04' 57" East a distance of 10.00 feet;
- 3) North 00° 55' 03" East a distance of 296.83 feet;
- 4) North 00° 26' 56" East a distance of 421.53 feet;
- 5) North 89° 33' 04" West a distance of 10.00 feet;
- 6) North 00° 26' 56" East a distance of 804.55 feet;
- 7) South 89° 33' 04" East a distance of 10.00 feet;
- 8) North 00° 26' 56" East a distance of 1411.53 feet;
- 9) North 89° 33' 04" West a distance of 10.00 feet;
- 10) North 00° 28' 07" East a distance of 2639.51 feet;
- 11) North 00° 28' 07" East a distance of 810.28 feet;
- 12) South 89° 31' 53" East a distance of 20.00 feet;
- 13) North 00° 28' 07" East a distance of 1069.69 feet;
- 14) North 89° 31' 53" West a distance of 10.00 feet;
- 15) North 00° 28' 07" East a distance of 389.53 feet to the southerly line of said Burlington Northern Railroad right of way;

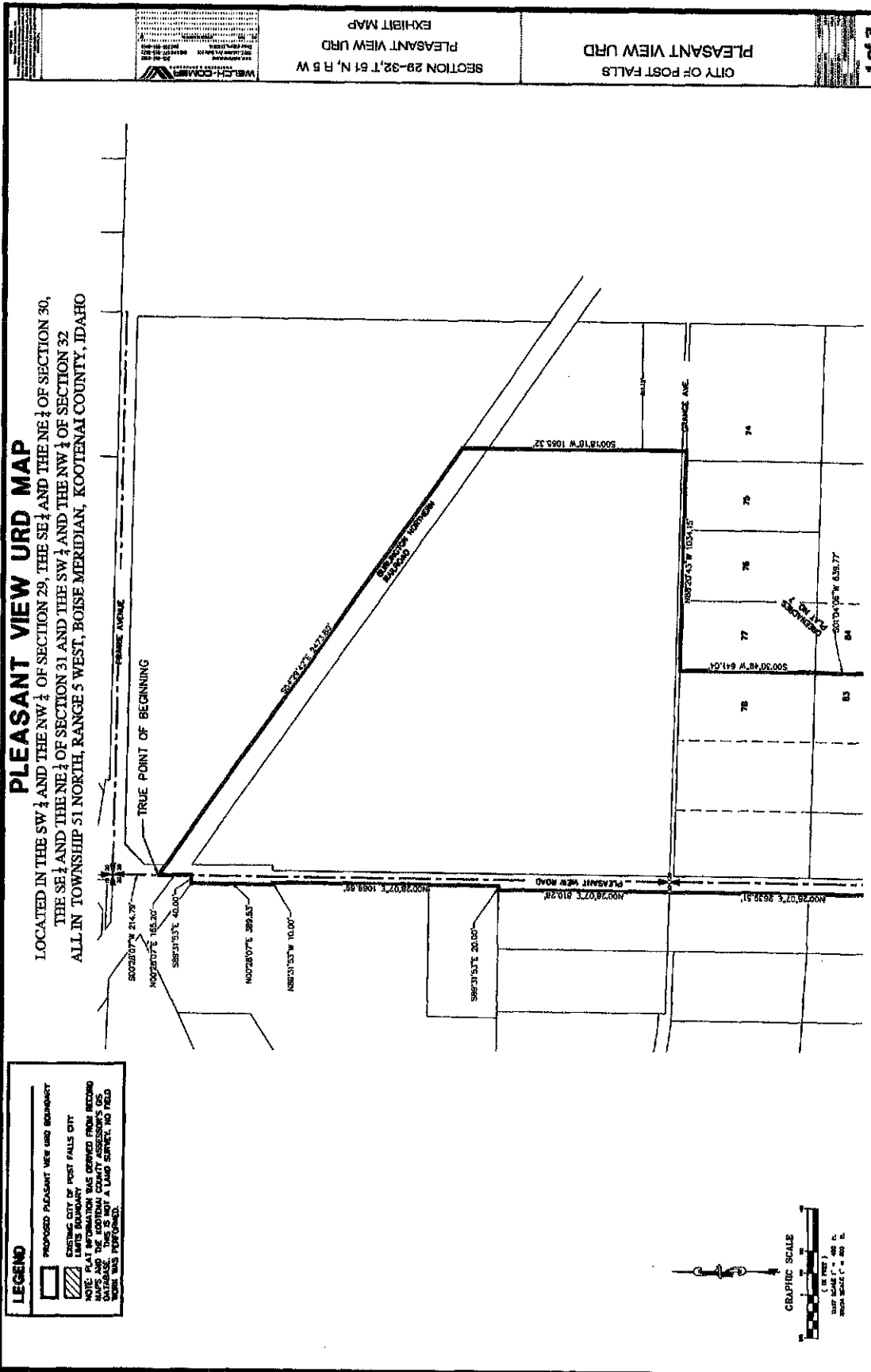
Thence, South 89° 31' 53" East a distance of 40.00 feet to the East line of said Northeast quarter of said Section 30;

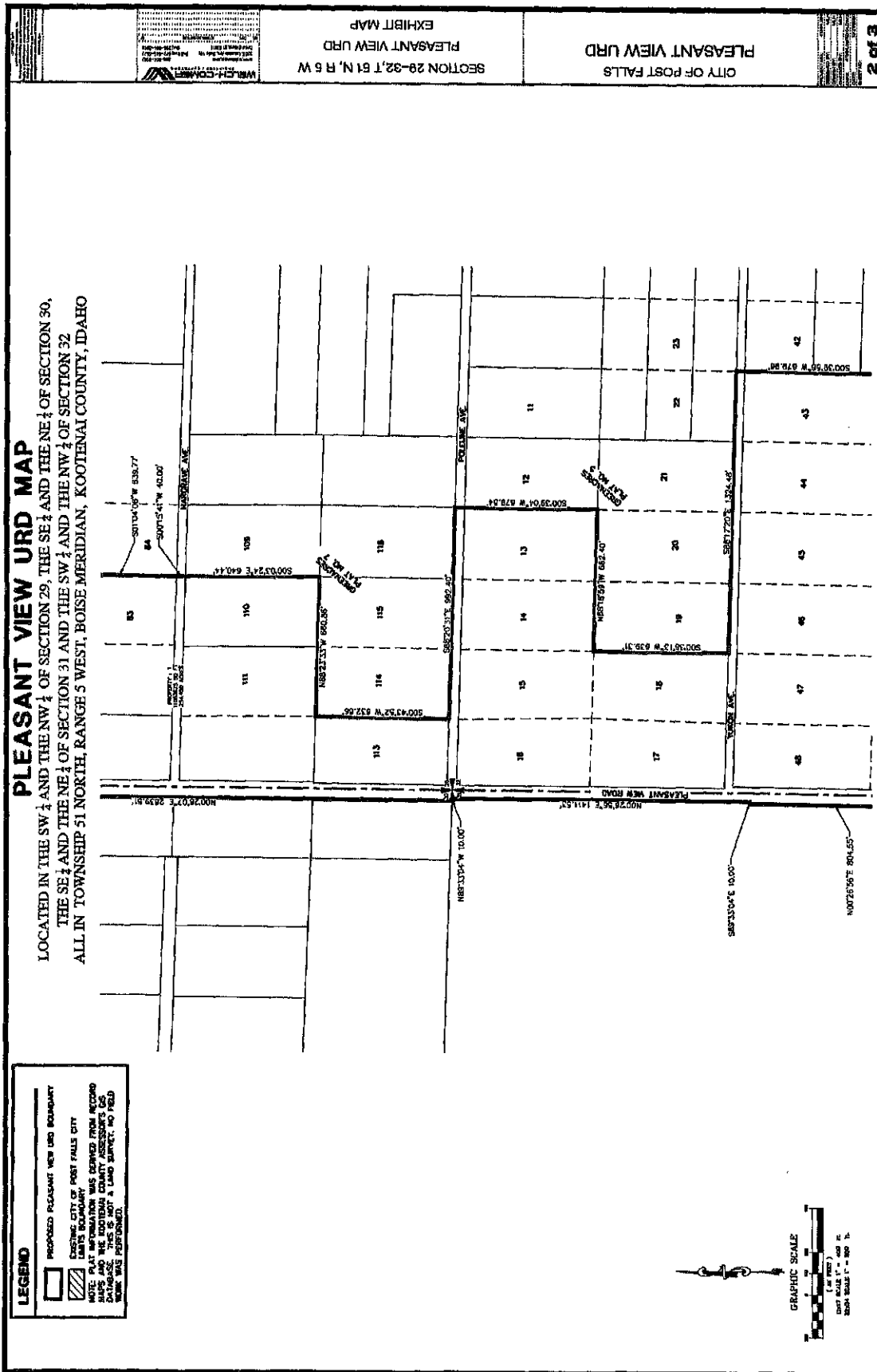
Thence along said East line, North 00° 28' 07" East a distance of 155.20 feet to the TRUE POINT OF BEGINNING.

Containing 11,083,825 square feet or 254.450 acres more or less.

This description was compiled from Kootenai County Assessor's Office GIS files and Record of Survey Recorded in Book 23 of Surveys, Pages 20, 20A, 20B and 20C and does not constitute a surveyed description of the actual parcel. No field surveys were performed.





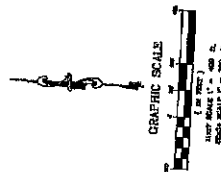
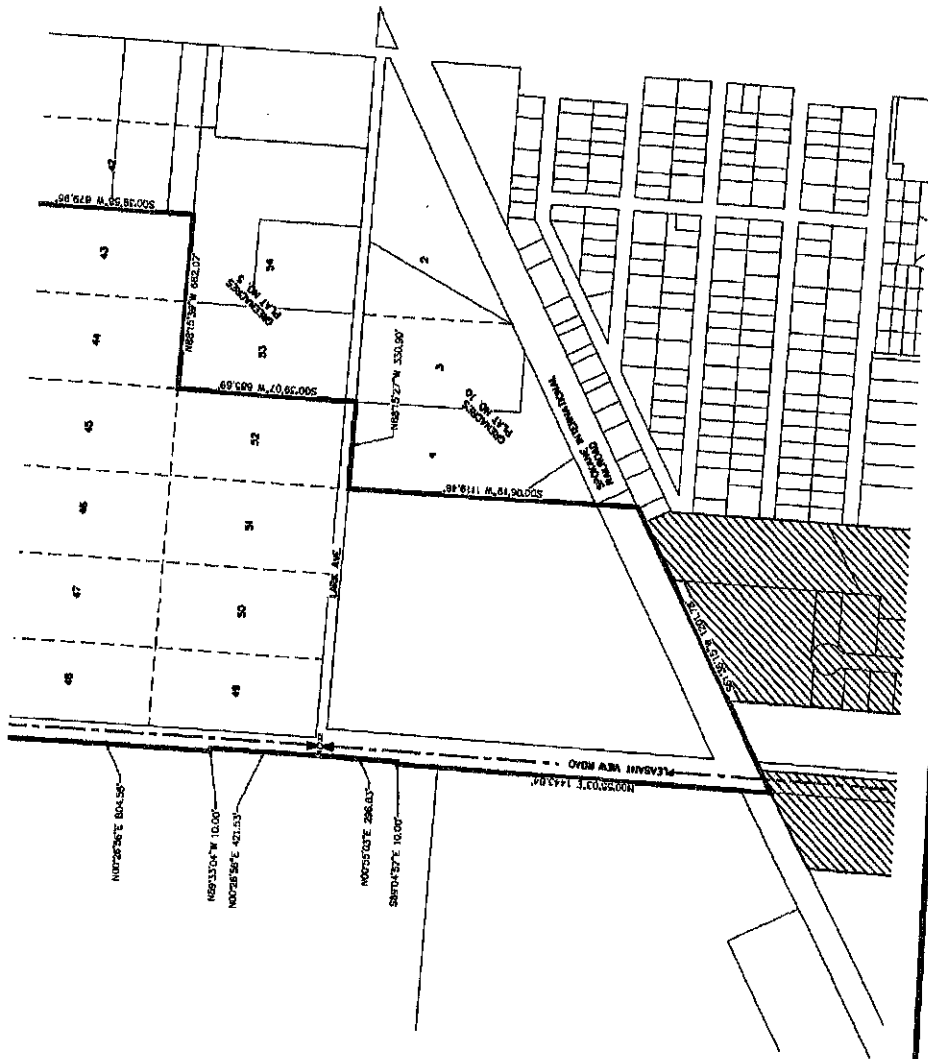


PLEASANT VIEW URD MAP

LOCATED IN THE SW 1/4 AND THE NW 1/4 OF SECTION 29, THE SE 1/4 AND THE NE 1/4 OF SECTION 30, THE SE 1/4 AND THE NE 1/4 OF SECTION 31 AND THE SW 1/4 AND THE NW 1/4 OF SECTION 32 ALL IN TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

LEGEND

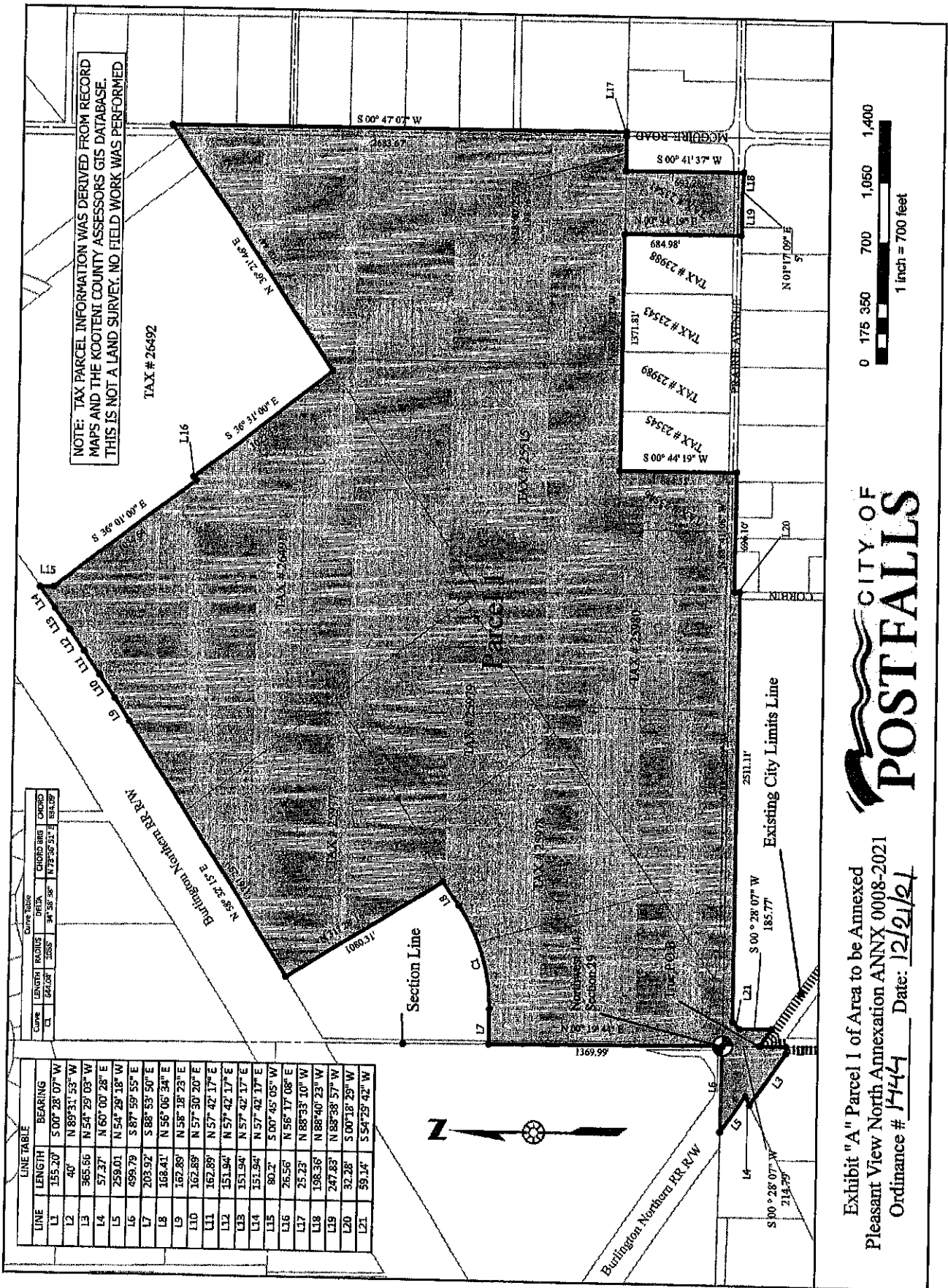
- PROPOSED PLEASANT VIEW URD BOUNDARY
- EXISTING CITY OF POST FALLS CITY LIMITS BOUNDARY
- NOTES: ALL INFORMATION WAS DERIVED FROM RECORD MAPS AND THE KOOTENAI COUNTY ASSESSOR'S DATABASE. THIS IS NOT A LAND SURVEY. NO FIELD WORK WAS PERFORMED.



SECTION 29-32, T. 51 N., R. 5 W.
PLEASANT VIEW URD
EXHIBIT MAP

CITY OF POST FALLS
PLEASANT VIEW URD

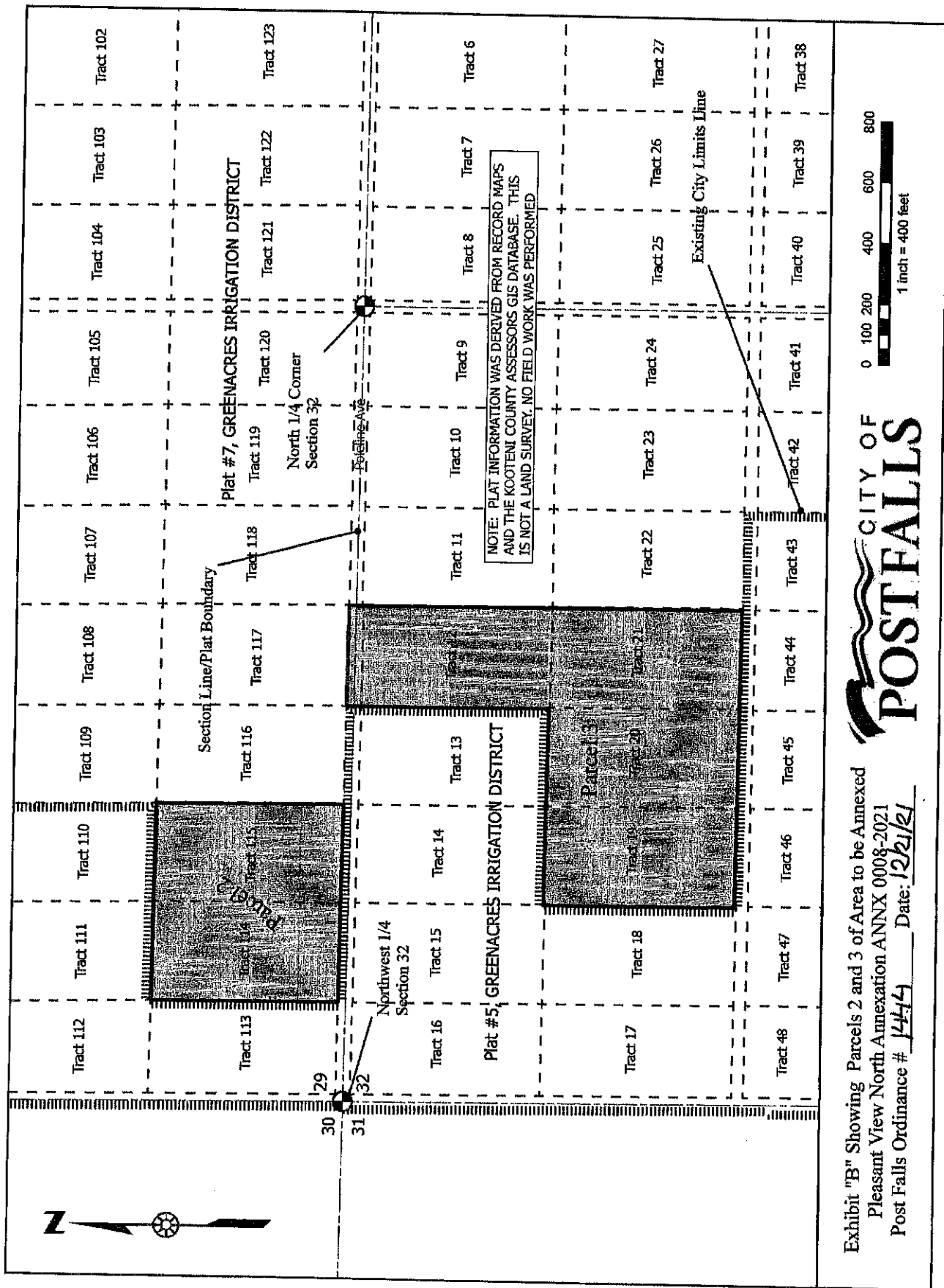
3 of 3

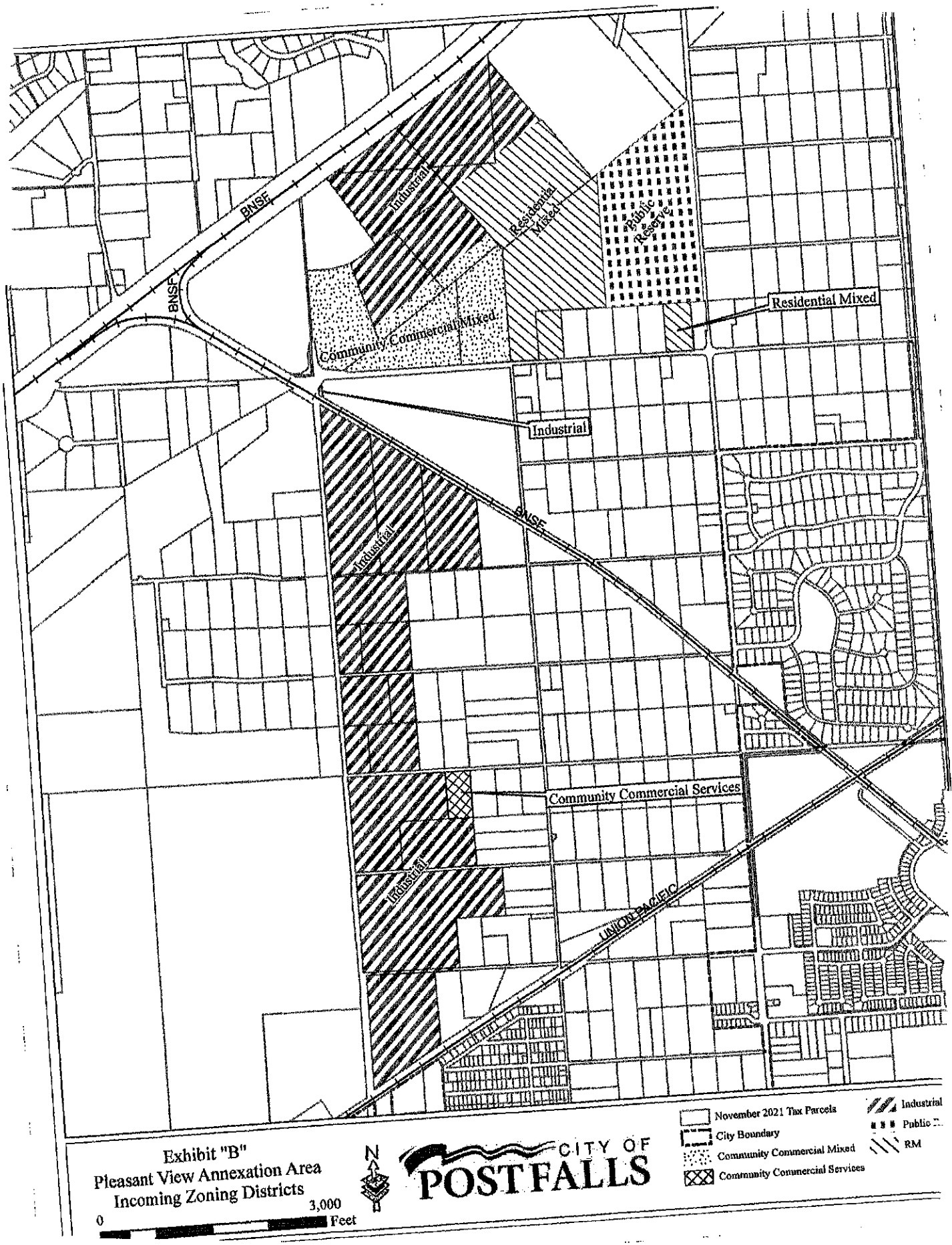


LINE TABLE		
LINE	LENGTH	BEARING
L1	155.20'	S 00° 28' 07" W
L2	44'	N 89° 31' 53" W
L3	365.66'	N 54° 29' 03" W
L4	57.37'	N 60° 00' 28" E
L5	259.01'	N 54° 28' 18" W
L6	499.79'	S 87° 59' 55" E
L7	203.92'	S 88° 53' 50" E
L8	163.41'	N 56° 06' 34" E
L9	162.89'	N 58° 18' 23" E
L10	162.89'	N 57° 30' 20" E
L11	162.89'	N 57° 42' 17" E
L12	151.94'	N 57° 42' 17" E
L13	151.94'	N 57° 42' 17" E
L14	151.94'	N 57° 42' 17" E
L15	80.2'	S 00° 45' 05" W
L16	26.56'	N 56° 17' 08" E
L17	25.23'	N 88° 33' 10" W
L18	198.36'	N 88° 46' 23" W
L19	247.83'	N 88° 38' 57" W
L20	32.28'	S 00° 18' 29" W
L21	59.14'	S 54° 29' 42" W

Exhibit "A" Parcel 1 of Area to be Annexed
 Pleasant View North Annexation ANNEX 0008-2021
 Ordinance # 1444 Date: 12/21/21







STATE OF IDAHO
COUNTY OF KOOTENAI / 68
AT THE REQUEST OF
Eucora Corporation

SEP 20 11 11 AM '93

TOM TACASART

Shirley

DEPUTY

FEES 6

PO Box 648

Lewiston, ID 83501

1322083

WARRANTY DEED

THIS INDENTURE, made this 11 day of February, 1980,

by and between MARY P. ACHORD, an unmarried woman, party of the first part, and
EUCON CORPORATION, an Idaho corporation, party of the second part, whose address
is: P. O. Box 1323, Lewiston, Idaho, 83501,

W I T N E S S E T H:

That the party of the first part, for and in consideration of the sum of Ten
(\$10.00) Dollars and other good and valuable considerations to her in hand paid by the
said party of the second part, the receipt of which is hereby acknowledged, has bar-
gained and by these presents does grant, bargain, sell, assign, transfer, convey and
confirm unto the said party of the second part, its successors and assigns forever, the
following described real property situate in the County of Kootenai, State of Idaho, to-wit:

The West 260 feet of Tracts 21 and 22, GREENACRES PLAT
No. 10, according to the plat recorded in the office of the
County Recorder in Book B of Plats at page 100, records
of Kootenai County, Idaho.

EXCEPT that portion described in the deed to the State of
Idaho, recorded October 17, 1939, in Book 110 of Deeds at
page 151, records of Kootenai County, Idaho.

FURTHER SUBJECT to easements and rights of way of record.

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and
appurtenances thereunto belonging or in anywise appertaining, and all the estate, right,
title, interest, claim or demand whatsoever of the said party of the first part, either in law
or equity of, in and to the above described and bargained premises.

TO HAVE AND TO HOLD the said premises above bargained and described
with the appurtenances, unto the said party of the second part, its successors and assigns
forever.

AND the said party of the first part, for herself, her heirs, executors and
administrators, does covenant, grant, bargain and agree to and with the said party of

1322083

the second part, its successors and assigns, that at the time of the enrolling and delivery of these presents she is well seized of the premises conveyed as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in the manner and form aforesaid; and that the same are free and clear of all former or other grants, bargains, sales, liens, taxes, assessments and encumbrances of any kind whatsoever, except taxes for the year 1980.

AND the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming title, or to claim the whole or any part thereof, the said party of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand the day and year in this instrument first above written.

Mary P. Achord
MARY P. ACHORD

Party of the First Part

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 11 day of February, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared MARY P. ACHORD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove first written.

Ph. Mitchell
Notary Public in and for the State of Idaho,
Residing at Princeton therein.

RANDALL, BENGTSON & COX
LAWYERS
BOLLINGER PLAZA
LEWISTON, IDAHO 83801

1967731

STATE OF IDAHO
COUNTY OF KOOTENAI
AT THE REQUEST OF
Post Falls Hwy Dist.

POST FALLS HIGHWAY DISTRICT
E. 5629 SELTICE WAY
POST FALLS, IDAHO 83854
(208) 765-3717

2005 JUL 27 A 10:04

DANIEL J. ENGLISH *PR*

DEPUTY *6.00*
FEES

ORDER OF VACATION

WHEREAS, the Board of Commissioners for the Post Falls Highway District having given notice, and heard public comment regarding the vacation and abandonment of property more particularly described per the following legal description:

The 40-foot right-of-way at the north end of Parcel No. 0-3060-32-022-AA, 0-3060-32, east of Pleasantview Road and south of the Spokane International Railroad.

32 51N 05W - CODE AREA 073-000
Greenacres Sub 1/4 plat 10, W 260
TRS 21 & 22 EX W 5' 701 R/W
EX R/W

WHEREAS, a hearing was held on July 20, 2005, pursuant to formal Notice by Publication and by written notice as required by Idaho law; and

WHEREAS, after public hearing, the Board having made its Findings of Fact and having concluded that it is in the best interests of the Highway District and the citizens thereof that said property be vacated;

NOW, THEREFORE,

The above-described property is and the same is hereby vacated in accordance with Section 40-203, Idaho Code. That said vacated property shall revert to the underlying property owner.

That the existing rights-of-way, easements, and franchise rights of any property owner, public utility, or the Post Falls Highway District shall not be impaired by this vacation, as provided by law, and that the underlying property owner shall in no manner pave or place any obstruction over any public utilities.

DATED this 20th Day of July 2005

POST FALLS HIGHWAY DISTRICT
BOARD OF COMMISSIONERS

Lynn Humphreys
Lynn Humphreys, Chairman

Robert B. Wilbur
Robert B. Wilbur, Vice-Chairman

Terry Werner
Terry Werner, Commissioner

ATTEST:

Leigh Gossette
Leigh Gossette, District Clerk

1967731

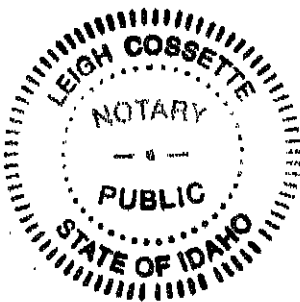
STATE OF IDAHO

SS.

County of Kootenai

On this 20th day of July, 2005, before me a Notary Public in and for the State of Idaho, personally appeared Lynn Humphreys, known or identified to me to be a Commissioner and the Chairman of the Post Falls Highway District, Robert B. Wilbur, Commissioner and Vice-Chairman, and Terry Werner, Commissioner, whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Leigh Cossette
Notary Public For Idaho
Residing at Post Falls, ID
Commission Expires 2/17/06

Kootenai County, Idaho



Map Title Location within Township

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

Map Revisions

- 04/12/17 - ET
0-5480-010-017-0 out of 016-A (now -0) (18)
- 03/12/19 - bc
Pln 0-5480-007-009-0 (now -A) combined w/008-0 (now -A) as
Tax#25496 (19)
Vac RW combined w/P-380-001-010-0, 002-001-0 & 002-006-0 (all
now -A) (19)
- 09/16/19 - TH
Vacated RW combined w/ P-3905-32-020-AA (20)
- 01/05/22 - HSS
0-5480-006-004-A out of 002-A (22)
- 09/08/22 - VMW
0-5480-010-004-0 out of 003-A (now -0) (23)
- 09/23/22 - JP
Pln 51N05W-32-5620 out to RW (23)

Notes:

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JAN 03 2023
KOOTENAI COUNTY
ASSESSOR

Parcel areas have been calculated by traverse closure when sufficient information has been available. Area shown is Net Assessable Area; Right-of-Way, where applicable, has been subtracted. Distances and curve lengths less than 50' may not be shown due to scale limitations. Dimensions in parenthesis denote record and/or platted lot dimensions.

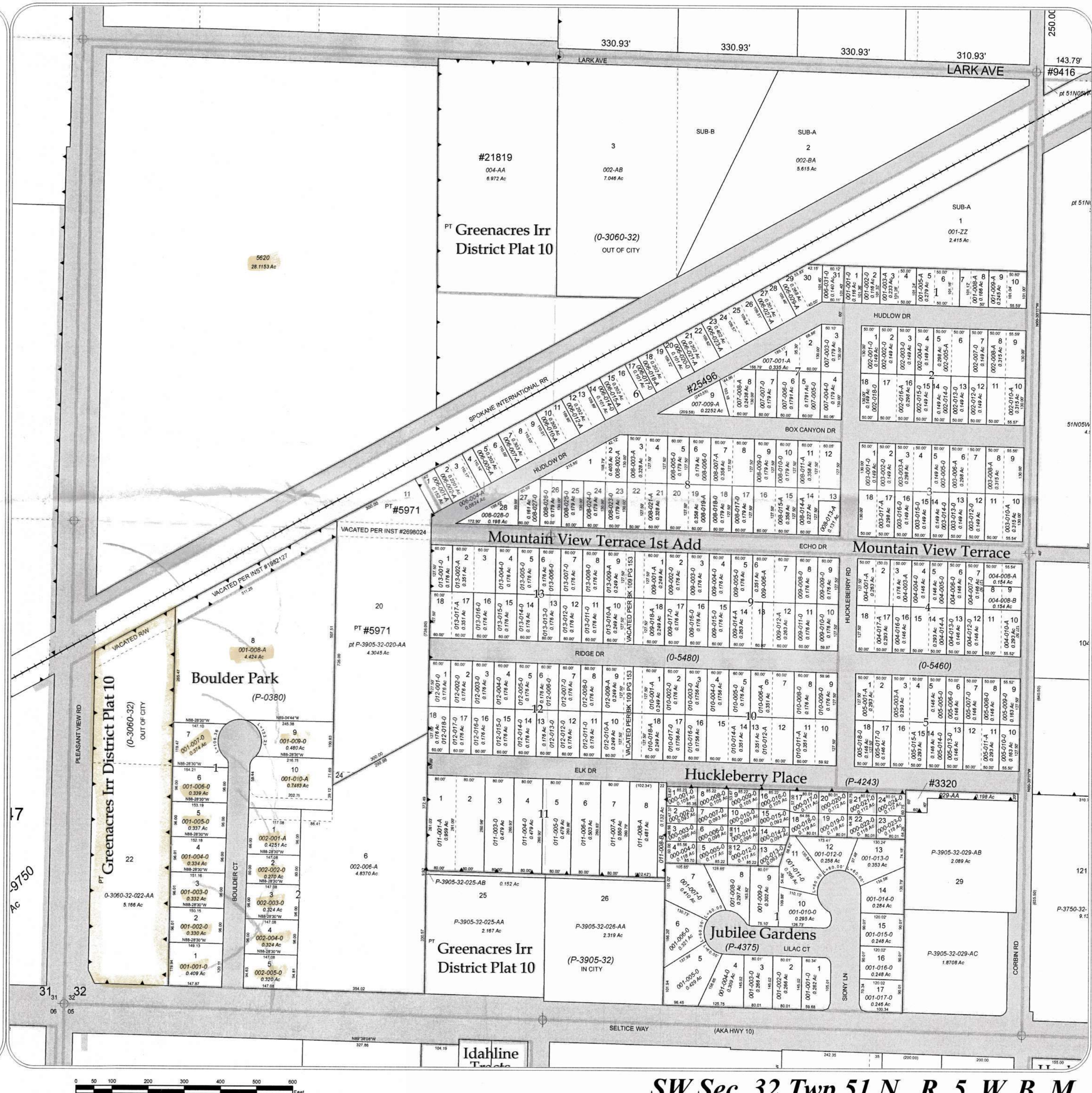
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Platted: Sub-code and Parcel ID# ex. C-3510 and 021-999-C Resulting PIN = C-3510-021-999-C or C3510021999C
Unplatted: TwpRngSec and Parcel ID# ex. 50N03W-16 and 7950 Resulting PIN = 50N03W-16-7950 or 50N03W167950

Legend

- (C-5357) Sub-code
- Parcel ID# (PIN)
- TaxParcels
- LegalAreas
- Road RW
- Private Roads
- Plat Boundaries
- Railroad
- City Limits
- GCDB_Corners
- GCDB_Lines

Maptile: 51N05W32SW



SW Sec. 32 Twp 51 N. R. 5 W. B. M.



Kootenai County, Idaho

Map Tile Location within Township

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
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31	32	33	34	35	36



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Map Revisions

Notes:

02/23/18 - GP
51N05W-31-3400 out of 4700 (18)

10/16/20 - TH
Ptn 51N05W-31-9750 out to RW (21)

03/25/21 - GP
51N05W-31-9750 (now P-0000-031) annexed into City of Post Falls per Ord#1399 (21)

11/23/22 - JP
51N05W-31-4000 out of 3400 as Tax#27107 (23)

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JAN 05 2023
KOOTENAI COUNTY
ASSESSOR

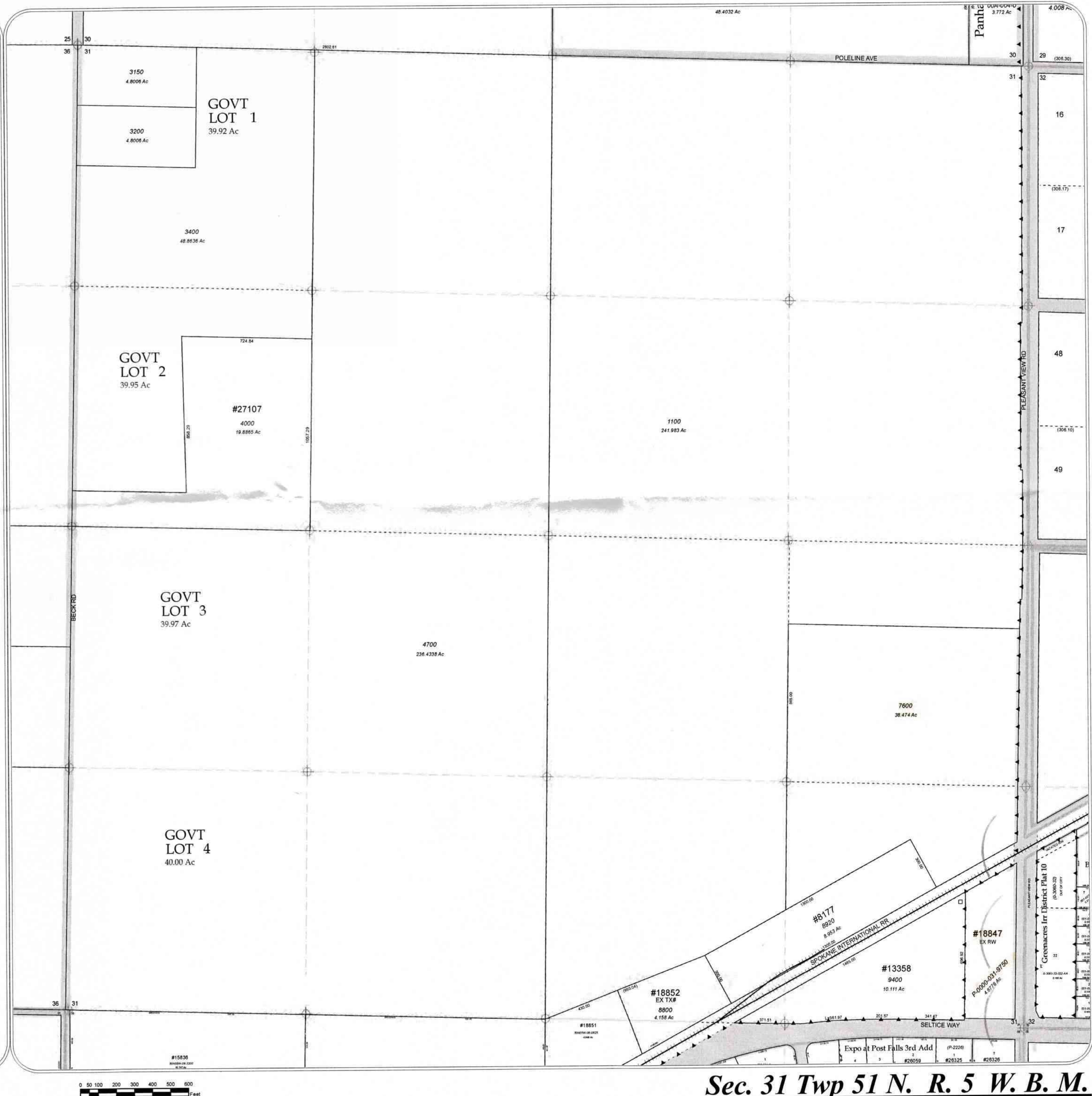
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Legend

(C-5357) Sub-code TaxParcels Private Roads City Limits
001-001-A Parcel ID# (PIN) LegalAreas Plat Boundaries GCDB_Corners
 Road RW Railroad GCDB_Lines



Maptile: 51N05W31

Sec. 31 Twp 51 N. R. 5 W. B. M.

Kootenai County, Idaho



Map Tile Location within Township

6	5	4	3	2	1
7	8	9	10	11	12
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Map Revisions

12/30/08 - JB
Ptn P-2222-001-001-0 combined w/ P-7300-001-001-0 (both now -A) & rededicated as Tax#22166; Rem P-2222-001-001-0 rededicated as Tax#22167 (09)
P-2224-001-999-0 out of plat of Expo at Post Falls 2nd Add (09)

06/30/09 - ET
Vacated RW combined w/ P-0000-006-2200 (10)

02/01/10 - JGB
Ptn P-0000-006-2200 combined w/ P-2220-001-009-0 (now -A) & rededicated as Tax#22574; Rem 2200 rededicated as Tax#22575 (10)

02/28/12 - ET
P-2220-001-001-0, 002-0, 003-0, 004-0, 005-0, 007-0, 008-0, 009-A combined w/ 006-0 (now -A) (12)

03/10/14 - GP
P-7300-001-001-A rededicated as Tax#23767 &
P-2220-003-002-0 (now -A) rededicated as Tax#23768 for boundary line adjustment (15)

03/06/15 - ET
P-2220-003-999-0 now P-2220-003-00A-0 (15)

11/19/19 - JP
P-0000-006-1300 & P-K029-001-006-0 platted into EXPO AT POST FALLS 7TH ADD (20)

09/04/20 - GP
Ptn P-2224-001-006-0 combined w/ P-2226-001-002-0 (both now -A) & rededicated as Tax#26059 (21)
Ptns P-L352-001-001-0, 002-0, 003-0, 004-0, 005-0, 006-0 & 007-0 combined w/ 009-0 (all now -A) as ptn Tax#26060 (21)
Ptn P-L352-001-009-A combined w/ P-7300-001-001-A as Tax#26061 (21)
Ptn P-L352-001-009-A combined w/ 008-0 (now -A) as Tax#26062 (21)

03/25/21 - ET
P-2224-001-005-0 & ptn 003-0 (now -A) & ptn 006-A combined w/ ptn 004-0 (now -A) & rededicated as Tax#26324; Ptn 006-A combined w/ P-2226-001-001-0 (now -A) & rededicated as Tax#26325; rem 006-A combined w/ 007-0 (now -A) & rededicated as Tax#26326; ptn 004-A combined w/ rem 003-A & rededicated as Tax#26327 (21)

03/29/21 - ET
P-0000-006-2200 combined w/ P-L203-004-001-0 (now-A) (21)

05/25/21 - ET
Ptn P-7300-001-001-A combined w/ P-2220-002-002-0 (now -A) & rededicated as Tax#26409; P-2224-001-999-0 combined w/ rem 001-A & rededicated as Tax#26410 (22)

09/10/21 - ET
P-0000-006-7400 & ptn P-L203-004-001-A platted into EXPO AT POST FALLS 8TH ADD; P-0000-006-2200 out of rem P-L203-004-001-A as ptn in NE4 (22)

09/13/21 - ET
P-L352-001-003-A, 004-A, 005A, 006-A & 007-A combined w/ 008-A (22)

Notes:

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JAN 05 2023
KOOTENAI COUNTY
REGISTER

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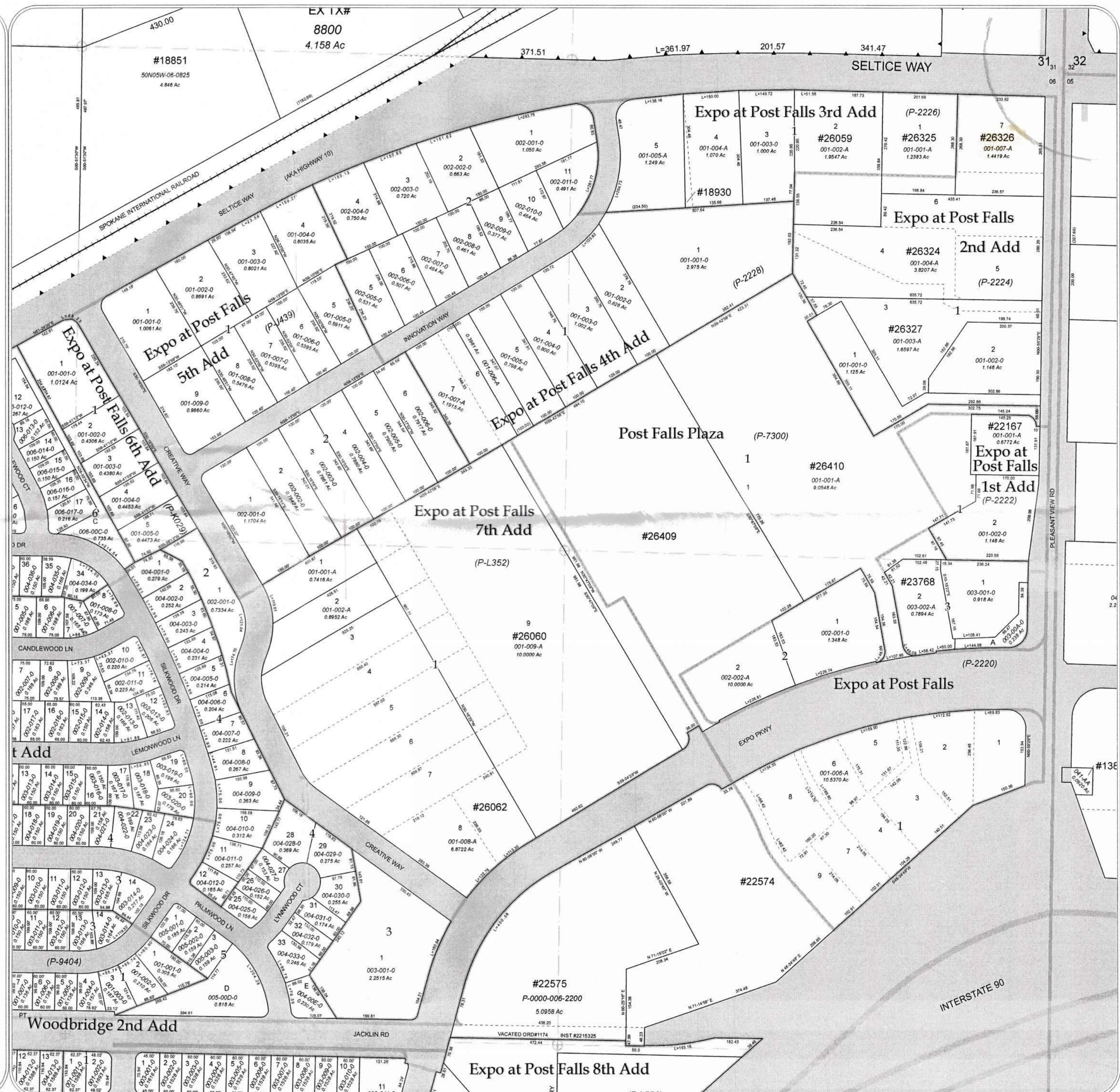
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Legend

(C-5357) Sub-code
001-001-A Parcel ID# (PIN)

TaxParcels
 LegalAreas
 Road RW
 Private Roads
 Plat Boundaries
 Railroad
 City Limits
 GCDB_Corners
 GCDB_Lines



Kootenai County, Idaho



Map Title Location within Township

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Map Revisions

01/22/10 - TH
P-3900-05-039-AA & 039-AB platted into HOJO COMMERCIAL PARK (10)

06/09/11 - TH
P-3900-05-023-AA platted into SILVER CREEK COMMERCIAL PARK (12)

03/01/12 - ET
Ptn of vacated R/W combined w/ 0-3040-05-060-AA (12)

03/11/15 - VMW
P-3900-05-022-AB redesignated as Tax#24028 (15)
Ptn P-3900-05-041-AA out to R/W as CAT19 (15)

03/24/15 - GP
Ptn P-3900-05-008-AA, 042-AA, P-4249-001-002-0, 003-0 & 004-0 out to R/W as CAT19 (15)
Ptns P-3900-05-042-AA & 040-AC out to R/W (15)

09/12/16 - bc
P-3900-05-021-AB out of 021-AA & 012-AA as Tax#24491 (17)
P-3900-05-021-AA redesignated as Tax#24492 (17)
Ptn P-3900-05-012-AA, 021-AA & 021-AB out to R/W as CAT19 (17)

01/05/17 - GP
P-3900-05-021-AA combined w/ 012-AA & redesignated as Tax #24610 (17)

09/22/17 - VMW
Ptn 0-3040-05-059-AF combined w/ 059-AE & redesignated as Tax#24971; Rem 059-AF redesignated as Tax#24970; 059-AG redesignated as Tax#24972 (18)

05/07/18 - JP
Ptn P-3900-05-025-AA combined w/ 040-AD & redesignated as Tax#25196; rem 025-AA redesignated as Tax#25195 (19)

12/03/21 - HSS
P-3900-05-021-AB combined w/ 012-AA (22)

08/24/22 - GP
P-K247-001-001-0 platted into PATRIOT BUSINESS PARK CONDOS (23)
P-3900-05-053-AA & 053-AB out of 053-AC (23)

Notes:

LUNA RIDGE CONDOS
(P-J370) (24 UNITS)
PATRIOT BUSINESS PARK CONDOS
(P-L663) (14 UNITS)

RECEIVED
JAN 05 2023
KOOTENAI COUNTY
ASSESSOR

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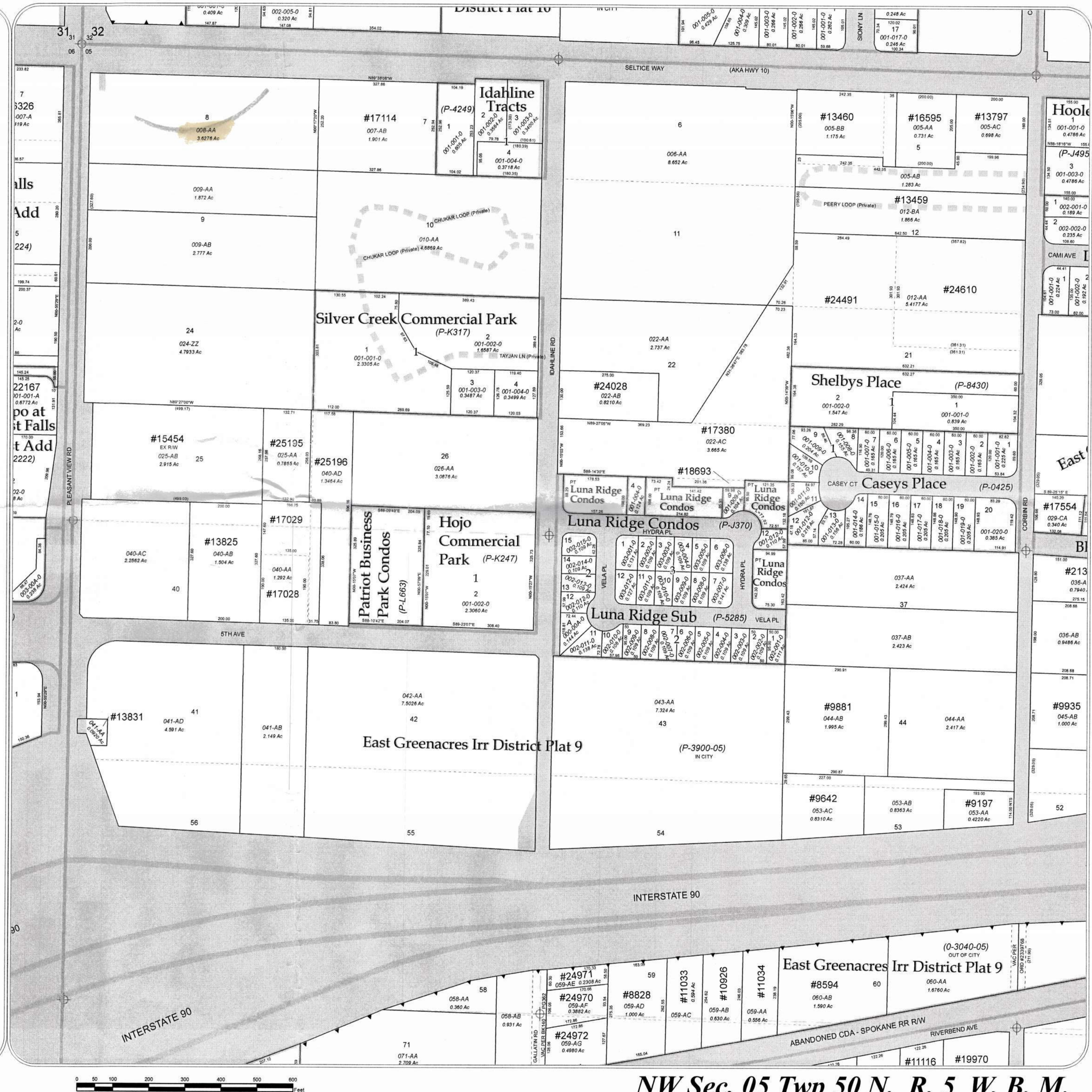
Legend

(C-5357) Sub-code
001-001-A Parcel ID# (PIN)

TaxParcels
LegalAreas
Road RW

Private Roads
Plat Boundaries
Railroad

City Limits
GCDB_Corners
GCDB_Lines



Maptile: 50N05W05NW

NW Sec. 05 Twp 50 N. R. 5 W. B. M.

7 B Beck LLC
2016 N Beck Rd
Post Falls ID 83854

966 Boulder LLC
966 N Boulder Ct
Post Falls ID 83854

966 Boulder LLC
966 N Boulder Ct
Post Falls ID 83854

Barton Real Estate Holdings LLC
3116 E Rivercrest Dr
Post Falls ID 83854

Black Diamond Landscape LLC
PO Box 936
Hayden ID 83835

Daeland Inc
11463 W Riverview Dr
Post Falls ID 83854

Corey Dwinell
841 N Boulder Ct #A
Post Falls ID 83854

For-Con LLC
3281 E Ames Lake Ln
Redmond WA 98053

Interstate Concrete And Asphalt Co
PO Box 3366
Spokane WA 99220

J A Marketing Consulting LLC
1980 N Forest Ridge Rd
Liberty Lake WA 99019

Jakes Scuba Adventures LLC
8980 N Davis Cir
Hayden ID 83835

Jmsp LLC
3281 E Ames Lake Ln NE
Redmond WA 98053

Loaded Labradors LLC
1204 E Coeur D Alene Ave
Coeur D Alene ID 83814

Malts LLC
4581 E Hayden Lake Rd
Hayden ID 83835

Michael And Cindy Rady Living Trust
11630 N Summit Loop
Post Falls ID 83854

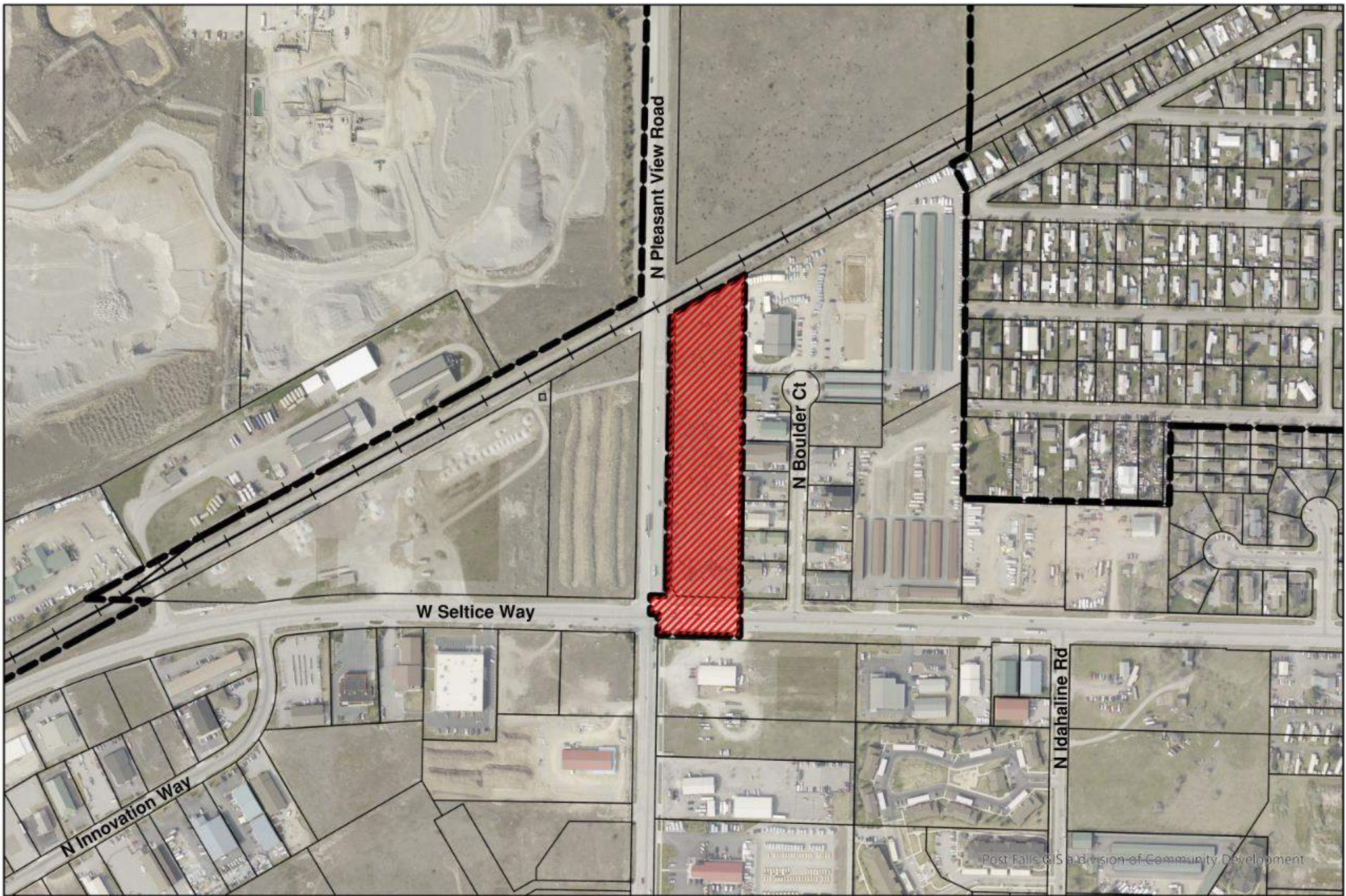
Newman Lake Investments LLC
8821 N Oakland Rd
Newman Lake WA 99025

Newman Rental Company LLC
PO Box 605
Monticello AR 71657

Pleasant View Prairie LLC
701 E Front Ave #200
Coeur D Alene ID 83814

S & J Holdings LLC
5667 E Shoreline Dr
Post Falls ID 83854

Tony Vranich
1220 150th PI NW
Marysville WA 98271

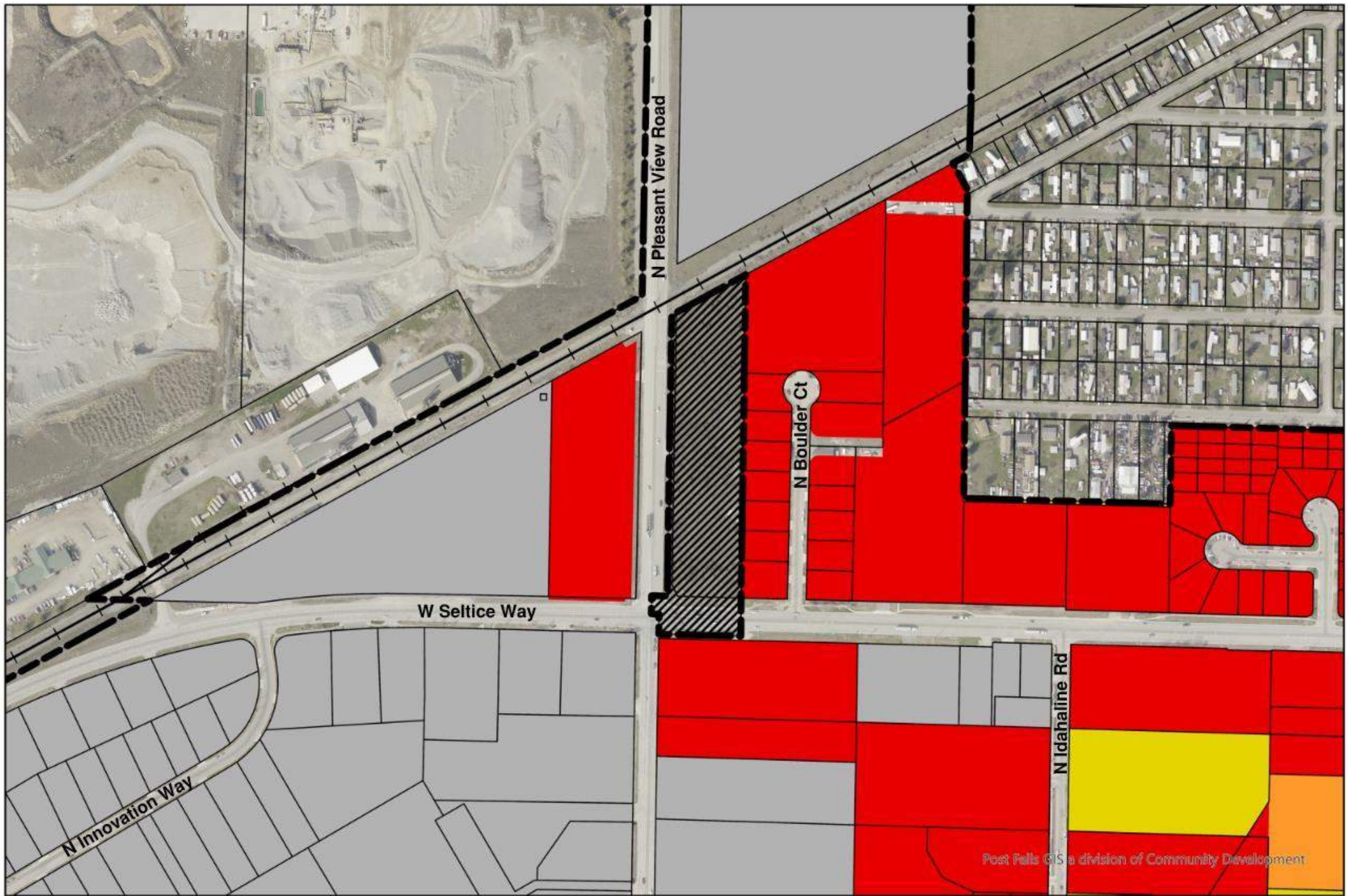


Project Location
DEATLEY
ANNEXATION
ANNX-23-1



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site





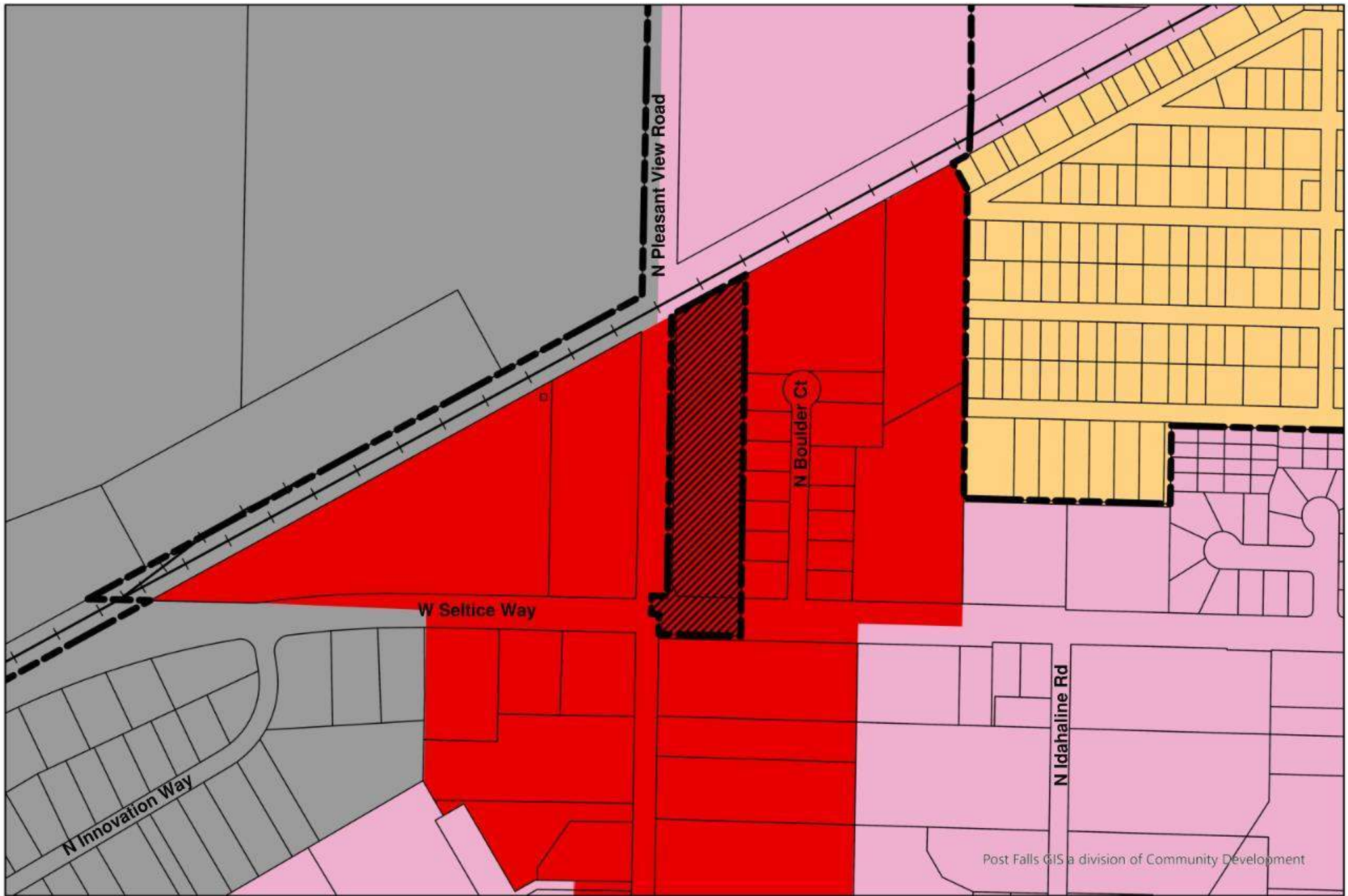
Zoning Map
DEATLEY
ANNEXATION
ANNX-23-1



- Post Falls City Boundary
- Tax Parcels
- Subject Site

- CCS
- I
- R-1
- R-3





Future Land Use Designation
DEATLEY
ANNEXATION
ANNX-23-1



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

- Business/Industrial
- Business/Commercial
- Commercial





POST FALLS

SCHOOL DISTRICT #273

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

September 8, 2023

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

Dear Bob,

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

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

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

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

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

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

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

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

PA-1

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

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

Sincerely,



Dena Naccarato
Superintendent

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

Kootenai County Fire & Rescue

Fire Marshal's Office

1590 E. Seltice Way
Post Falls, ID 83854
Tel: 208-777-8500
Fax: 208-777-1569
www.kootenaifire.com

November 21, 2022

Amber Blanchette
Planning Administrative Specialist
amberb@postfallsidaho.org

RE: Notice to Jurisdiction Response

Amber,

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

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

Respectfully,



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



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

September 21st, 2023

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: DeAtley File No. ANNX-23-1

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

Respectfully submitted,

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

Mark J. Brantl
Captain
Post Falls Police Department

Nancy Thurwachter

From: Ryan Johnsen <rjohnsen@phd1.idaho.gov>
Sent: Tuesday, September 26, 2023 10:52 AM
To: Nancy Thurwachter
Subject: TA-23-2; ANNX-23-3; ANNX-23-1

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

Good morning Nancy! If you need clarification on these let me know.

TA-23-2, Tiny Homes

If the home, whether "tiny" or "normal" it doesn't matter to the septic rules, requires a septic system and is over the aquifer there is a maximum of 1 home per 5 acres. But if the home(s) have access to municipal sewer services then PHD has no jurisdiction.

ANNX-23-3

If the annexation includes providing sewer services to the parcel, then PHD has no jurisdiction.

ANNX-23-1

If the annexation includes providing sewer services to the parcel, then PHD has no jurisdiction.



Public Health
Prevent. Promote. Protect.

Panhandle Health District

Ryan Johnsen | Sewage Program Coordinator, EHS
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From: [Jonie Anderson](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice To Jurisdiction - DeAtley Annexation File No ANNX-23-1
Date: Tuesday, September 26, 2023 8:22:02 AM
Attachments: [image003.png](#)

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The Post Falls Highway District has no comment.

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



From: contactus@postfallshd.com <contactus@postfallshd.com> **On Behalf Of** Nancy Thurwachter

Sent: Wednesday, September 20, 2023 12:55 PM

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Subject: Notice To Jurisdiction - DeAtley Annexation File No ANN-23-1

Good afternoon,

Please find attached the Notice to Jurisdictions for the DeAtley Annexation that is scheduled for the Planning and Zoning meeting on October 10, 2023. The draft staff report will be on the city's website shortly.

Thank you!

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

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