Political Liaison Report - NIBCA Board Meeting 4/8/2021
(This report covers 3/1-3/31)

KOOTENAI

Kootenai County Commissioners' Option Forms of Government Committee Bylaws Workshop March 9, 2021

https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/_03092021-3726
1 Hour YouTube Video: https://www.youtube.com/watch?v=XpF5tmEEm-Q

Tuesday's special meeting of the Kootenai County commissioners was anything but mundane as members of the board butted heads on a study commission for alternative forms of government. - Coeur d'Alene/Post Falls Press

Leslie Duncan
"I'm going to take the stance that this is an exercise in futility."
"I would opt to ask for this committee to be dissolved and disbanded and to not go forward with a study."

Duncan recommended, could go to other groups with importance to community development.

Filios - "What is the builders organization?"
Brooks - "NIBCA"
Filios - "Ok, the North Idaho Builders Organization."
"I'm ok with that because I don't think they have a particular bias and the fact that they represent the builder community really has little bearing on the structure of this commission."
Brooks - "Well then maybe we should get someone from Northwest Properties Owners Association."
Duncan - "I agree."
Brooks- "That's RIGHT...and get someone from the John Birch Society and somebody from the Three Percenters, and militia. Because these all represent constituencies but not mine!"
Filios - Letting out a forced, sighing laugh, "How wants my job?" "Anyway, ok, look guys we gotta get through this."
FIlios - "How about four members from the four Chambers...Coeur d'Alene, Post Falls, Hayden and Rathdrum, One from KCRCC that's the Republican Central Committee, One from the Democrat Central Committee, One from NIBCA, that's the North Idaho Builders and Contractors Association, One from NWPO which is NorthWest Property Owners Alliance and One former County Employee."

"At that point, let's just do it today, let politics reign and special interests reign, and not worry about what other people want," Brooks said.

All changes made by the commissioners Tuesday are being sent to the county's attorney before implementation. Then the process of appointing commission members will begin.

APPROVED 2 to 1 - Leslie Duncan dissenting,

Kootenai County Commissioners Virtual Public Hearing March 11, 2021
Agenda: https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/_03112021-3690
2 Hour YouTube Video: https://www.youtube.com/watch?v=Ewws_-cP0iU

Case No. CUP19-0004 - Upper Columbia Corporation of Seventh Day Adventist, for a Conditional Use Permit to establish a Private School and Place of Worship located on approximately 10 acres in the Agricultural zone.

Applicant: Sandy Young
Presenter: Vlad Finkel-Planner
Location: North of Hayden Lake intersection of Landcaster and Rimrock

***The Hearing Examiner held a public hearing on September 17, 2020 and recommended denial. Sighting that the proposal was too intensive for the area and is not consistent with the existing agricultural uses of the neighborhood.
***The Board held deliberations on October 8, 2020 and remanded the case back to the Hearing Examiner for RLUIPA consideration.
***The Hearing Examiner held a second public hearing on January 21, 2021 and recommended denial.

- Stating that the RLUIPA standards were not an issue.
- The scale and intensity is inconsistent with the rural nature of the community.
- The proposal is in conflict with the Comprehensive Plan.

Lawyer fervently relayed the message that if they were denied today and having to stay at their current location this will present many substantial burdens for the church.

Many citizens spoke against:
One lives across the street from the proposed site and wrote a 3 page article against this project in the paper yesterday. "Their current building is not that old and you should have designed it better so you are not having to move now across from me. The area is a horrible place to do you gardening because of the severe wind. They currently have 8 homeschooled kids...why do you need to move from one 10 acre parcel to another 10

acre parcel and build a 42,000 sq ft building? This is the size of a Lowe's...do you want that across from your house."
Another said, "The roads are small here. The building will change the landscape. It will affect animals in the area. They say they will be burdened!? The true burden is for me and my neighbors if this is allowed."
Another said, "We met with them last year and they promised us they were starting to remodel their current location. They are not being honest. Their website says they have over 300 members and they are saying they are only going to have 200 in the new one? The uses they talked about went on and on..like a community center. They have a total of 40,000 sq ft of buildings."
Another said, " The interaction is already busy. We don't want the light pollution that will result. It will most likely mean that the water in the area needs to be upgraded."
Another said, "The County Staff neglected to follow the Comprehensive Plan or we wouldn't even be here today."
MANY MORE...

A Few Spoke in favor:
The Engineer said this will feel very residential. The parking will be stretched out to reduce impact. We increased the buffer and set the building back from the road. Just down the street from the east of this is a massive shop. We broke up the amassing of our structures so that they will not be as noticeable as that.
Another Engineer associated with 1st project, "Base estimates for us to stay put will cost us a minimum of $1 Million."

The proposal will be constructed over two phases, with the first phase being the school facility. The school facility will initially include grades K-8 th, but will be expected to include Pre-K and possibly a future High School (grades 9 th – 12th). The Applicant has estimated that the school will begin with 20 students and over the next five years they are anticipating the student body to increase to 100 students.

The Applicant currently owns and conducts church services west of this site at an existing church facility located at 12940 N. Government Way. According to the narrative, upon completion of the first phase, the church congregation would temporarily hold their services in the gymnasium of the new school building. In the meantime, the existing facility is intended to be sold.

The second phase would be the construction of the Place of Worship building, where the congregation would conduct their services on a permanent basis. The Applicant has estimated that the church congregation will start with 200 people and over the next five years they are anticipating the congregation to increase to 300 people.

In addition to the School and Place of Worship uses, the Applicant is also proposing to use the facility for community educational and health related classes, with occasional free health clinics.

Motion to move into executive session, seek legal council and deferring until next meeting.

Kootenai County Hearing Examiner Public Hearing 3/18/2021

15 Minute YouTube Video: https://www.youtube.com/watch?v=ndstzqkkMMg

Case # ZON-20-0011- Agricultural to Rural

Hearing Examiner: Joan Woodard
Applicant: Steven and Tracie Payment
Presenter: Zach Travino
Location: ½ mile North of Post Falls City Limits

Subject parcel is 10.046 acres and the goal is to get permission to split into 2 lots.
Zoning is a mix of rural and agricultural in a transitional land designation area.
It is in a shared project area and no cities have an issue.

Applicant said, "The area is becoming increasingly rural zoned. The neighbors are not opposed. The ACI cities have not opposed. It's pretty straightforward."
Hearing was closed and Joan will make her recommendation to the Council.

Kootenai County Optional Forms of Government Study Commission Workshop 3/23/2021

Agenda: https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/_03232021-3752
30+ Minute YouTube Video: https://www.youtube.com/watch?v=NiS_PU_1hEE

Leslie Duncan, Council Member, "Taking the subject matter out of it and just looking at the document there is contradictions, there is bias and there is repeated sections."
"Lines 18 and lines 58 are contradictory." (council agreed to strike line 58)
"Line 33 should be with other counties." (council agreed to change)
"Line 43 repeats the forms of government again and just restates and this repetition implies that we want a change and implies bias." (council agreed to strike lines 43-47)
"Line 73 it doesn't go far enough and says recommended." (council agreed to changes to have all 9 members vote)
"Line 94 & 95, needs pre approved added." (council agreed to add pre approved)

"Change they will meet every two weeks to it is recommended that the sturdy commission meets every 2 weeks." (council agreed to changes)

What happened last week is that Jake Garinger from Governor Littles group. Jake recommended that we appoint an ad hoc committee of like 3 people and then they interview and decide on the 9 people.

Motion made that they would each nominate 1 person for this new committee on Monday.
MOTION APPROVED 2 For and 1 Against - Leslie Duncan dissenting

Kootenai County Community Development Update and Deliberations March 25, 2021

Agenda: https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/_03252021-3747
15 Minute YouTube Video: https://www.youtube.com/watch?v=juYhQYri1RM

Case No. MSF21-0001, a request by Crystal Creek, LLC for final subdivision approval of Garnet Ranch 1st Addition (Phase II) consisting of 14 residential lots on 70.86 acres, of a preliminarily approved 25 lot residential subdivision in Case No. MSP19-0001 on approximately 166 acres in the Agricultural Suburban zone.

Applicant: Crystal Creek, LLC
Presenter: Vlad Finkel-Planner
Location: West of N. McGuire Road and south of Burlington Northern Santa Fe (BNSF) railroad right-of-way

On May 28, 2020, the Board of County Commissioners of Kootenai County approved final subdivision approval of Garnet Ranch (Phase 1) in Case No. MSF20-0005, consisting of 12 residential lots with Lot 7, Block 1 reserved for the current request (Phase II).
Domestic water for the plat is supplied by individual wells for Lots 3 through 7, Block 3 and Lots 5 through 7, Block 4. Furthermore, domestic water for the plat is supplied by East Greenacres Irrigation District for Lots 1 and 2, Block 3 and Lots 1 through 4, Block 4 as long as the dwellings are located inside the district boundary.
Effluent discharge will be treated via individual septic and drain fields on all lots.
The proposed lots in this phase will gain access from the extension of Hayden Avenue right-of-way.
UNANIMOUS APPROVAL

Case No. VAR20-0014 - A variance to the minimum lot size requirement of 4.500 net (5.000 gross) acres in the Rural zone.

Applicant: Jeffery and Ginger Carter
Presenter: Vlad Finkel-Planner
Location: 5345 S. Wolf Lodge Creek Road

The subject parcel of land is 4.25 net acres in size created via a deed in 1992 by a previous property owner not in compliance with the aforementioned parcel size requirements.
The purpose of this variance is to legitimize the status of the property and request building permits.
The Hearing Examiner held a public hearing on March 4, 2021 and recommended approval.
UNANIMOUS APPROVAL

Case No. VAC20-000 - A request by to vacate a portion of an 80-foot wide unimproved private road easement within the plat of Shamrock Ranch II.

Applicant: John and Rachelle Hubbard
Presenter: Zach Trevino-Planner
Location: Extending across the north side of SHAMROCK RANCH II, LT 17 BLK 2 and the southwest corner of SHAMROCK RANCH II, LT 12 BLK 2

The easement does not contain a road, as the terminus of Shoshone Avenue is located east of the subject portion of the easement.
The purpose of the request is to vacate an unused easement, thereby expanding the buildable area of Lot 17, owned by the Applicant.
Access to the surrounding parcels would not be affected, as each parcel is developed with structures that gain access from existing private roads.
UNANIMOUS APPROVAL

CDA

Coeur d'Alene City Council Meeting March 2, 2021
Agenda Packet: https://www.cdaid.org/files/Council/Packet030221WEB.pdf
2.5 Hour YouTube Video: https://www.youtube.com/watch?v=9zSx-ZDOQ6w

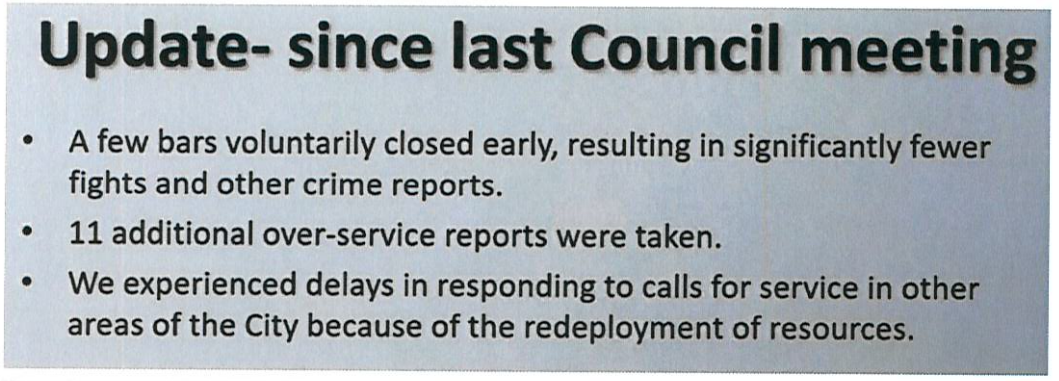
Museum of North Idaho Update Presentation
Presenter: Britt Thurman, Executive Director

New Museum will feature:

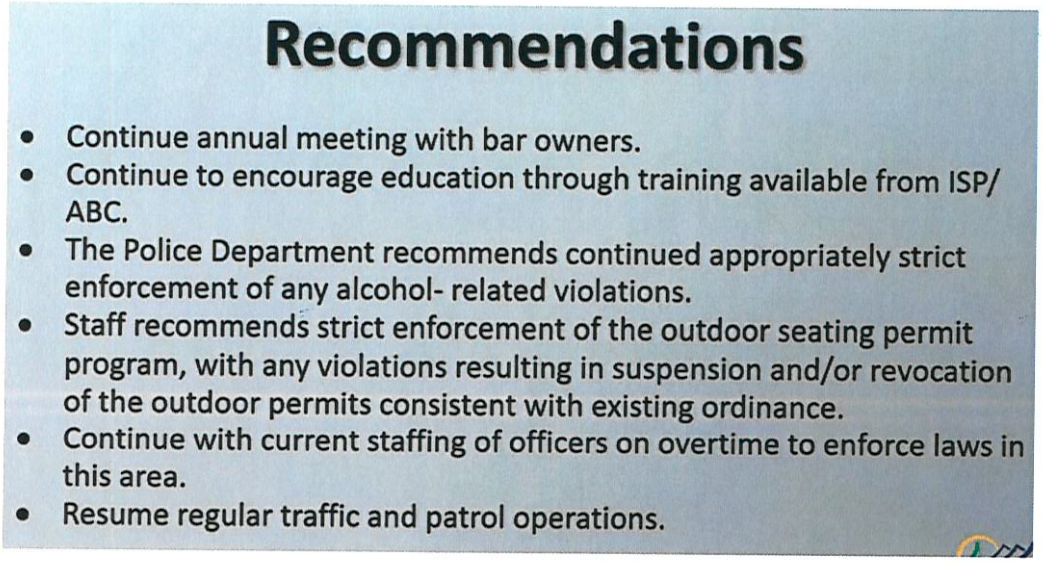
- Level - 4000 Sq Ft Underground Exhibit Hall with 14' walls and 650Sq Ft Gallery to allow traveling Exhibits to come in and an archival space
- Main Entrance on Level 1 for Lobby, Gift Shop and Beautiful French doors to outside Plaza
- Level 2 - Newly expanded Research Library with easy access to the 36000 digital photos archive in the computer lab and any researcher can use free of charge
- Multi Sensory Exhibits centering around water
- Augmented Reality Canoe Ride
- Immersive Experiences recreating a fire lookout and a mine shaft

Phase 1 Site Development starting soon
Anticipated opening of Spring 2023

Update of Alcohol Violations, Priorities, and Options Staff Report
Presenter: Police Chief White
Since numerous bars closed early for a couple weeks incidents have been reduced by 50%



"Last weekend, 1 person, immediately after leaving a bar gave a breath sample of .395… to be clear anything over .350 represents potentially fatal alcohol poisoning and usually represents a trip to ER"



Motion to direct legal staff to craft an ordinance that adopts a disorderly conduct code, based on behavior and explores the necessary equipment and lighting.
PASSED 5 to 1

Resolution No. 21-013- Approve an Agreement with DG&S Company for installation of a manhole and storm line for the US-95/NW Boulevard Swale Project
Presenter: Chris Bosley, City Engineer
UNANIMOUS APPROVAL

Council Bill No. 21-1003 - Approval of Amendments to Municipal Code Sections 13.20.2.2, 13.20.3.13 and 13.20.4.6 to reflect language required by Idaho Department of Environmental Quality.
Presenter: Mike Anderson, Wastewater Director
The changes only affect certain Industrial Dischargers who are issued permits from the City regulating their discharge.

- Involves how pollutants are measured for Industrial Users, allowing the use of either mass (lbs per day) or concentration (mg/L).
- Currently if the permit expires it rolls over and really doesn't have an expiration date. Moving forward it will actually expire if it does not get extended.
- Requires you to contact the city if there is a slug discharge (mainly metals or high pH pollutants) that could impact the system or changes in your system that could create this situation.

UNANIMOUS APPROVAL

Approval of staff to enter into contract negotiations for CDBG Agreements with North Idaho College, TESH, Lake City Center, and Habitat for Humanity for Plan Year 2020, and CDBG-CV Agreements with Idaho Youth Ranch, United Way, Love Inc., and Lake City Center.

Presenter: Chelsea Nesbitt, CDBG Specialist

Review Committee

The Volunteer Ad Hoc Grant Review team met February 23, 2021 to review and rate the applications.

Council Member Woody McEvers,
Pamela Bates (Volunteer Senior Service Coordinator),
Jon Ingalls (Planning and Design Review Commission member),
Maggie Lyons (Charity Reimagined) and
Nicole Kahler (CDA 2030 Executive Director)

Projects were prioritized based on Public Survey responses for the 2021 Draft Annual Action Plan, as well as the unmet goals for the 2018-2022 Consolidated Plan.

Consolidated Plan Goals

Goal 1: Increase the supply of for-sale housing at prices affordable to the City's low and moderate income workers.

Goal 2: Increase the supply of rental housing affordable to the City's extremely low-income renters and residents with special needs, including persons who are homeless.

Goal 3: Improve the City's sidewalks to make them more accessible to persons with disabilities.

Goal 4: Continue with neighborhood revitalization efforts to improve the condition of housing in low income areas.

Goal 5: Expand higher-paying employment opportunities for the residents of Coeur d'Alene through economic development.

Goal 6: Offer Public Service Program assistance to service organizations supporting low and moderate income residents of Coeur d'Alene.

Plan Year 2020 Funding Requests

NIC $30,000 – Meets Unmet Goal for Economic Development

- North Idaho College Venture Fund Microgrants are a new financial resource for entrepreneurs to launch and expand their venture.

Microgrants cover non-labor business costs such as:

- technical assistance,
- legal services,
- securing childcare for parent-entrepreneurs

Qualifying participants will receive one or more microgrants in amounts not to exceed $5,000 per recipient.

Plan Year 2020 Funding Requests

TESH $42,500

- Tesh serves people with disabilities in the community
- 6 bathrooms for ADA compliance ($100,000) and client kitchen ($21,000) requested for remodeling
- Staff recommends funding half of the 4 bathrooms in the main building ($42,500) from 2020 and considering funding half from 2021 funds for a total of $85,000

Plan Year 2020 Funding Requests

Lake City Center Meals on Wheels $10,000

Lake City Center's Meals on Wheels annual CDBG allocation is $5,000. Due to increased needs in the community, staff recommends increasing this amount to $10.000.

Lake City Center AED $2,500

- Purchase and placement of and Automatic External Defibrillator (AED) at the Lake City Senior center
- The community served by the Lake City Senior Center (LCSC) is primarily an "at-risk" population for cardiac arrest
- The CDA Fire Department will provide training

Plan Year 2020 Funding Requests

Habitat for Humanity $120,000 – Meets Unmet Goal for Affordable Housing

Phase 1: Project Planning - 2nd Street Development

- **Twenty affordable homes** for low-and moderate-income families
- Funds from the CDBG Grant will be utilized for Site Design and Design Development, Code Analysis, Schematic Design and Construction Documentation

CDBG-CV PROJECTS

St. Vincent De Paul North Idaho	$24,000.00
Family Promise	$12,600.00
Boys and Girls Club	$10,000.00
Lake City Center	$ 3,686.00
Safe Passage	$26,145.00
United Way	$15,000.00
CDAIDE	$50,000.00
City Utility Assistance Program	$10,000.00
Boys and Girls Club Academic Support	$50,000.00
Lake City Center	$19,622.00
Total CV Projects Funded to Date	**$221,053.00**

UNANIMOUS APPROVAL

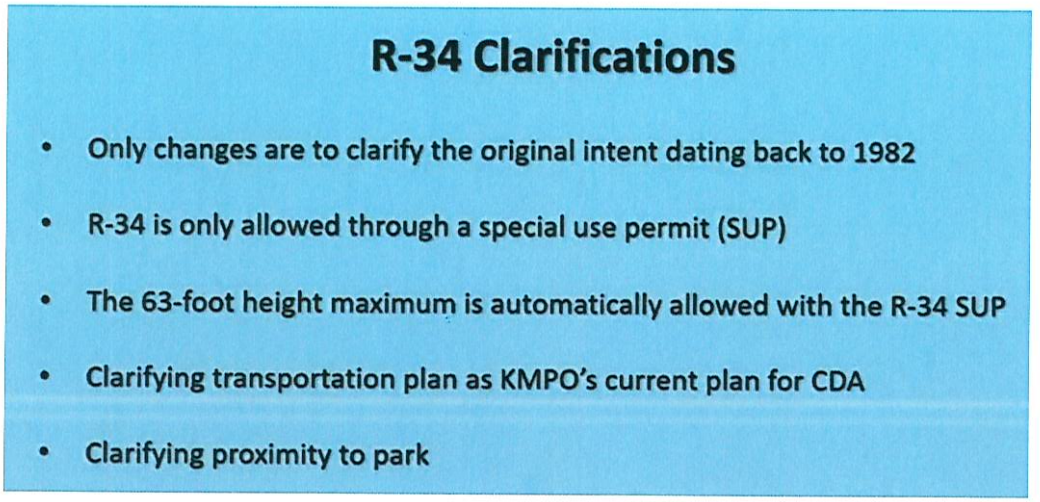
Council Bill No. 21-1001 - Approval of Amendments to Municipal Code Titles 16 and 17 to make minor technical changes for consistency and clarification.

Presenter: Hilary Anderson, Community Planning Director
Mainly minor changes being made just for consistency and clarification.

- One change is that for an Accessory Dwelling Unit (ADU)...if it is over a garage the max height is 24' and if it is in the backyard max height is 18'.

Title 17 (Zoning Ordinance)

- MH-8 maximum height of SFR
- C-17 site performance standards regarding side and rear setbacks – stormwater and horizontal mixed use project
- Cleaned up old language, used property titles, and added designee
- Clarified ADU height if over garage
- Bufferyard regulations – residential use **or** zone
- *Clarified appeal process and timing*
- *Clarification to R-34 special use permit*

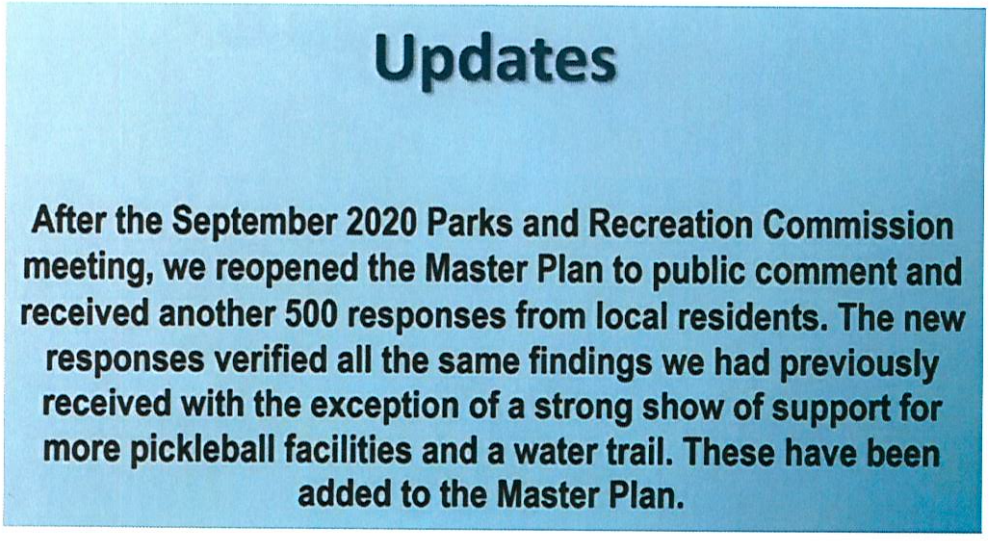


Motion to accept and get rid of appeal language with the exception of the 15 days time frame.
UNANIMOUS APPROVAL

EXECUTIVE SESSION: Pursuant to Idaho Code 74-206 (f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Coeur d'Alene Planning Commission March 9, 2021
4 Hour YouTube Video: https://www.youtube.com/watch?v=of3D0SNtV-U
Agenda Packet: https://www.cdaid.org/files/Arts/PCpacket3-9-21.pdf

Parks and Recreation Master Plan Update
Presenter: Monte McCully Trails Coordinator



Accomplishments

The Parks and Recreation Master Plan, adopted in January of 2008, identified specific actions and goals that should be undertaken to enhance the parks and recreational facilities used by the public. Since that time many of these actions and goals have been accomplished.

The master plan for Landings Park was implemented and the park was open to the public in 2009.

A revised master plan for Sunshine Meadows was adopted and implemented. This park was open for public use in 2009.

Landscaping and amenities have been installed in Legacy Place Park and this facility was open for public in 2010.

Booster pumps have been installed in Bluegrass Park and the six holes of the disc golf course have been relocated to other parks per the master plan recommendations.

An eighteen hole disc golf course was created at Cherry Hill Park.

Play equipment and a small satellite skate park have been added to Sunset Field and the west ballfield had lighting installed.

Three and a half acres of sports fields at Person Field have been added, a playground installed and a master plan was created and is in the process of being implemented.

Major improvements have been made to Phippeny Park including the installation of additional play equipment, replacement of the gazebo, renovations to the maintenance building, installation of artwork and resurfacing the courts and parking lot.

Three acre Bryan Park was acquired by the city for use as a public park.

A baseball field with amenities was constructed at Ramsey Park and now serves as the home field for Coeur d'Alene's American Legion team.

New playgrounds have been installed at Person Field, Memorial Park and Ramsey Park.

Five off leash dog parks have been built and opened to the public located at Atlas Mill Park, Northshire Park, Cherry Hill Park, McEuen Park and along the Centennial Trail near Riverstone Park.

McEuen Field was completely rebuilt as a community park.

Memorial Park has been extensively renovated and expanded.

A new large skate park has been developed and opened at Memorial Park.

Five acres of park land have been added to Cherry Hill Park for future expansion of the facilities.

Four miles of the Prairie Trail have been constructed and opened to the public.

A recreational lease has been secured for twenty-nine acres of former railroad easement owned by the Bureau of Land Management. A master plan for this site has been developed and is in the process of being implemented.

A two mile section of former railroad easement has been purchase along the Spokane River to provide shoreline access and trail connectivity.

A waterfront park on city owned land has been developed at the old Atlas Mill site and is now open to the public.

An accessible trail was built on Tubbs Hill and the fire road completed.

A trail system for hiking and mountain biking has been developed on the Canfield Trails Natural Area with a trailhead on Mountain Vista Drive.

A trail system has been developed on the Fernan Lake Natural Area with a trailhead on Potlatch Hill Road.

A master plan has been created for the Seagraves Veterans' Centennial property that will serve as a guide to creating a passive use park on this site.

A management plan was created and adopted for Coeur d'Alene's Natural Open Spaces.

An Urban Forestry management plan was created and is included in this plan.

The Parks and Recreation Department has secured use of the old National Guard Armory and is using it as a maintenance facility.

The Parks Department was combined with the Recreation Department to increase efficiency and co-ordination between these organizations. The department is now known as the Parks and Recreation Department.

26 miles of shared use paths have been built in the city since the 2008 plan, bringing the total miles of paved trails to 50 miles. The Parks Department maintains 23 miles of those trails.

43 miles of bike lanes have been added to city streets, bringing the total to 64 miles.

The Department saved an estimated $200,000 do this Master Plan in-house instead of outsourcing it.

Level of Service

Our Level of Service in 2008

The LOS at the time of the 2008 Master Plan was 3.08 acres of Parkland per 1,000 residents with a population of 41,000 people. The desired LOS was 4 and the plan recommended the addition of 176 acres of Parkland by 2030.

Our Level of Service in 2020

Our current LOS is 4.7 acres of parkland per 1,000 residents with a population of 51,000 people. We have added 40 acres of parkland since 2008.

2040 Projections and Needs

The population for 2040 is projected to be 85,000 people. If we add no new parks our level of service will drop to 2.82 acres per person and our parks will become very crowded. In order to serve our populace, we will need to add 185 acres of parkland over the next 20 years. This plans addresses those needs.

Budget

Cost of Developing a Community Park

The cost to development a community park is approximately $475,000 per acre. Community Parks are larger and usually have more amenities than a neighborhood park. Community Parks can range between 10 and 40 acres.

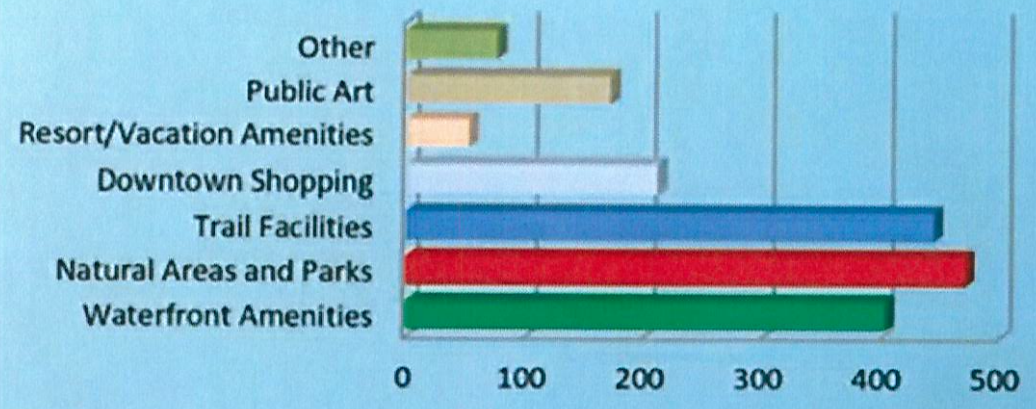
Cost of Developing a Neighborhood Park

The cost to development a neighborhood park is approximately $300,000 per acre. Neighborhood Parks are small and are usually less than 7 acres.

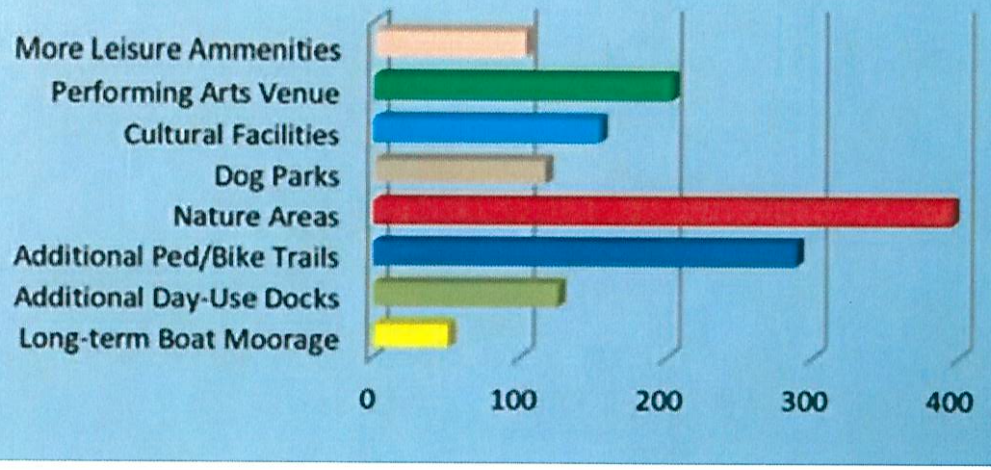
These projected costs are for development only. Land acquisition costs vary depending on what part of town in which the land is located. Coeur d'Alene has historically been successful in getting park land donated.

Public Input

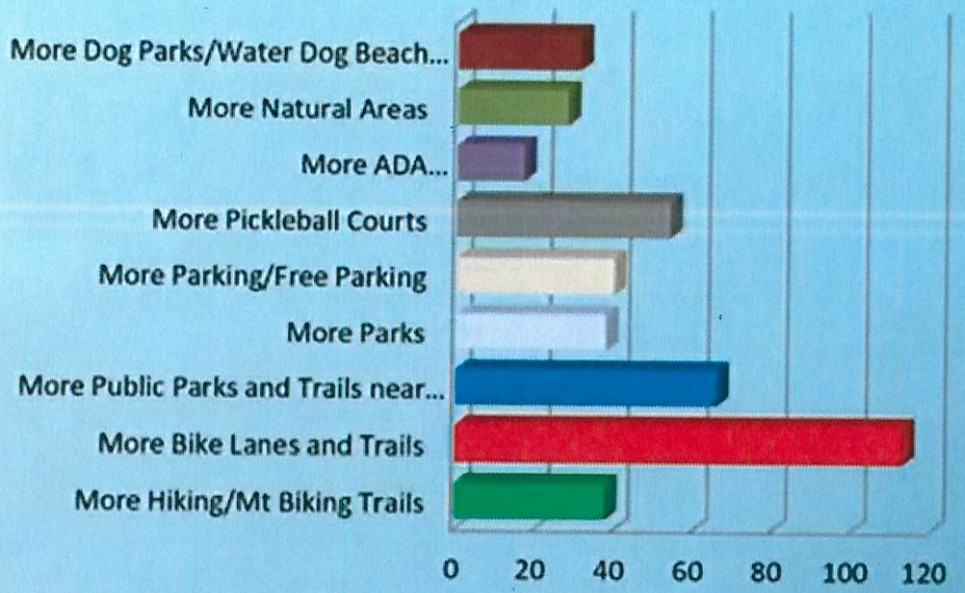
What are your Favorite Attractions in Coeur d'Alene



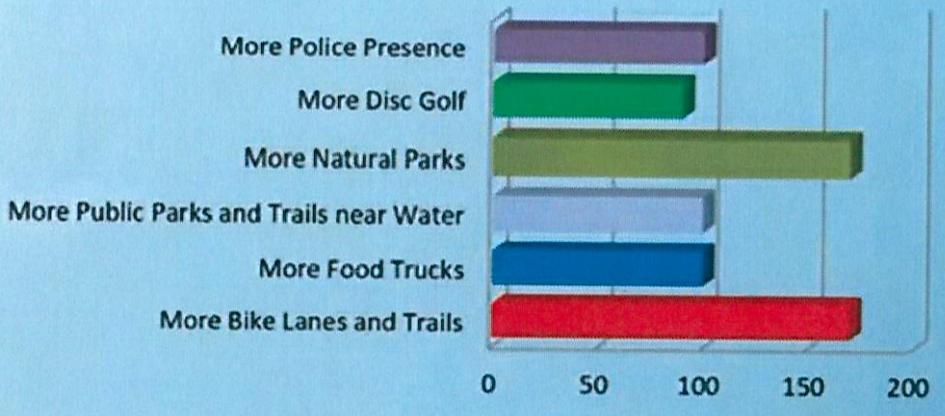
What Facilities would Enhance our Community?



What 3 Things Should be Added to the Cd'A Park's System?



What 3 Activities Would You Like to See Expanded?



FUTURE AREAS FOR PROPOSED PARKS

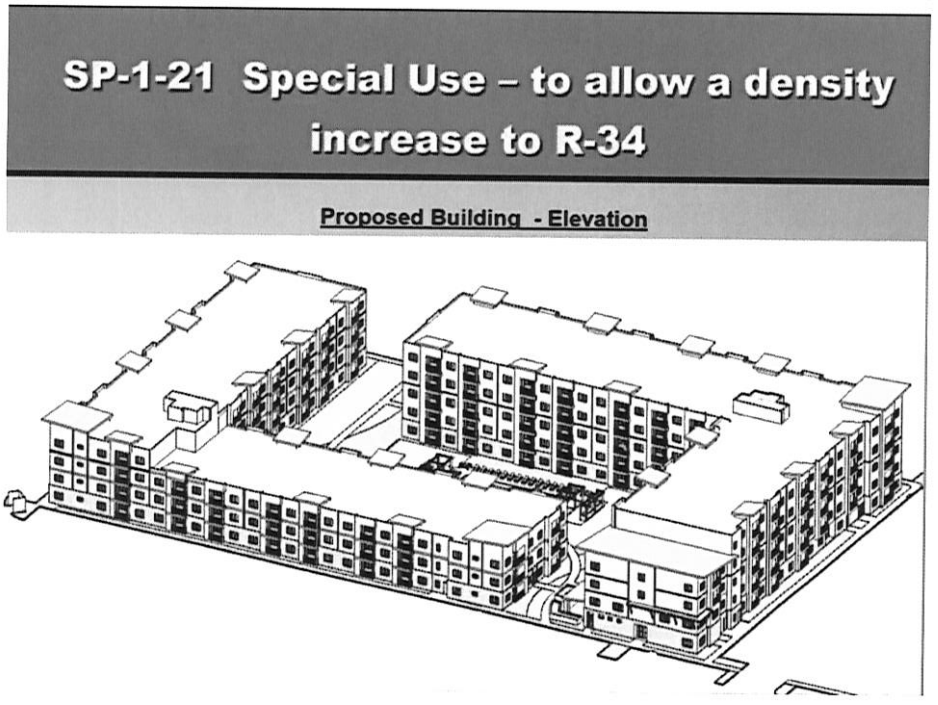
PUBLIC HEARINGS

QUASI-JUDICIAL, (S-3-21) - A proposed 5-lot preliminary plat known as "Measom Addition" in the R-17 zoning district.

Applicant: Allan Measom
Presenter: Sean Holm, Sr. Planner
Location: 810 E. Lakeside Avenue
Lots of citizen comments that were sent in in opposition.
Commissioner Lynn was against it because we have checked all the boxes but after listening to the citizen complaints that were worried about these turning into rentals and being too noisy. I think we are upsetting the area in this special area of the Garden District.
John said they have checked all the boxes, it meets the requirements and we should approve.
Peter said we need residential housing and overnight rentals kind of defeat this over time.
Lewis said I don't see a substantial distinction between frontage on Sherman or Lakeside. I can't see a basis you can deny this if it meets the letter of the law.
MOTION PASSED 3 for and 2 Against

QUASI-JUDICIAL, (SP-1-21) - A proposed R-34 Density Increase Special Use Permit in the C-17 zoning district.

Applicant: Coeur d'Alene Hotel, LLC
Presenter: Tami Stroud, Associate Planner
Location: 2119 N. Government Way
Multi-Family development of 232 units.
Site is currently vacant and used to be the site of Wild Waters Water park.



UNANIMOUS APPROVAL

ALL THREE BELOW ARE FOR THE SAME APPLICANT
Applicant: Eugene and Nancy Haag Living Trust
Presenter: Mike Behary, Associate Planner
Location: 2248 E. Stanley Hill Road

LEGISLATIVE, (A-2-21) - A proposed 3.194 acre annexation from County Agricultural Suburban to City R-3.

QUASI-JUDICIAL, (PUD-2-21) - A proposed 3.19 acre Planned Unit Development known as "Haag Estates PUD".

QUASI-JUDICIAL, (S-2-21) - A proposed 5-lot preliminary plat known at Haag Estates".

A-2-21: Zoning prior to Annexation +/- 3.19 acres
PUD-2-21: Planned Unit Development
S-1-21: A Five Lot Two tract "HAAG ESTATES" Subdivision

REQUEST

The applicant is requesting approval of the following three decision points that will require separate findings to be made for each item. The applicant is requesting approval of the following:

1. **A-1-21:** The annexation of 3.19 acres in conjunction with zoning approval from County Agricultural-Suburban to the R-3 zoning district in the Hillside Overlay.
2. **PUD-1-21:** A residential planned unit development that will allow for four new house sites to be developed in the Hillside Overlay with the following modifications.
    a. Lots fronting on a public street requirement
    b. Minimum lot width frontage requirement
3. **S-1-21:** A five-lot, two tract preliminary plat to be known as Haag Subdivision.

Staff and applicant agreed to table it so they can work together to iron out some issues and bring it back in 2 months.

Coeur d'Alene City Council Meeting March 16, 2021

Agenda Packet: https://www.cdaid.org/files/Council/Packets/Packet031621WEB.pdf
1 HR + YouTube Video: https://www.youtube.com/watch?v=etl6-_wX5II

Announcement: Kiki Miller, Council Member: "The North Idaho Building and Contractors Association resumed their Joint-Government Policy and Issues Meetings. I attended that today and...I think they all need a self-help group for being behind in all of the appraisals, all of the building, all of the work they just got caught up with. So, they are kind of an overwhelmed group, but they are coming back together and hopefully going to come to some good meetings here in the new future."

Resolution No. 21-015 - Approval of a contract with Humanity Memorial, Inc., in the amount of $75,000.00, for the public art entitled "Monument To Peace and Unity" at the Four Corners Gateway.

Applicant: Humanity Memorial, Inc
Presenter: Troy Tymesen, City Administrator
Location: Grassy Swale just East of the parking lot by the Carousel

The artist that was chosen had a very powerful interview and did a great job of adhering to our desires and bringing everything together so well.
It's cut out of ⅝" steel, lighted and 24 ft High.
It is also interactive, it is large enough where people can go inside and look up.

Dan Gookin, Council Member said, "You could put these piece anywhere and it would fit in, it is not representative of our city, I don't believe the artist is local, and their could have been a very powerful message said about the history of this place regarding human rights and the efforts that were made by some very fine people years ago. We had that opportunity and now we are doing this. Another thing is that City Council is not really making a decision today because the decision has already been made by a subcommittee and we are just being given...Here's what we are going to do guys, yes or no ...I mean at least give us the illusion of at least some kind of decision power here by presenting us with some options and saying here are the top three and this is the one the committee recommended. That would be alot more comfortable for me to deal with."

Dan English, Council Member said, "I think this is a terrific piece that...very much talks about who Coeur d'Alene is specifically. This was just head and shoulders above the other entries and I am more than happy to support it.
MOTION APPROVED 5 for and 1 Against - Dan Gookin Dissenting.

Resolution No. 21-016 - Approval of a 3-year Concession Lease Agreement with The Buoy LLC, with the Option to renew for an additional 3 years, at McEuen Park Rotary Harbor House.

Applicant: The Buoy, LLC
Presenter: Bill Greenwood, Parks and Recreation Director
Location: McEuen Park Rotary Harbor House
UNANIMOUS APPROVAL

Resolution No. 21-017 - Approval of a 5-year Renewable Lease Agreement with Coeur d'Alene on Ice, LLC, to create and operate a seasonal ice-skating rink in McEuen Park

Applicant: Coeur d'Alene on Ice, LLC
Presenter: Bill Greenwood, Parks and Recreation Director
Location: McEuen Park

It will run from November till after New Years.

They will have fire pits with marshmallows, Special Events like "Princess Skate", training skates, wheelchair capabilities and more.
UNANIMOUS APPROVAL

Resolution No. 21-018 - Approval of a Third Amendment to the Lease Agreement with New Cingular/AT&T.

Presenter: Terry Pickel, Water Department Director
UNANIMOUS APPROVAL

HEARINGS:
(Legislative) V-20-05 Vacation of an eleven-foot-wide alley in the City of Coeur d'Alene.

Applicant: The Buoy, LLC
Presenter: Dennis Grant, Engineering Project Manager
Location: Between Davidson Avenue and Emma Avenue west of Government Way

No cost to the City.

Council Bill No. 21-1004– Approving the Vacation of an eleven-foot-wide alley located between Davidson Avenue and Emma Avenue west of Government Way in the City of Coeur d'Alene.
UNANIMOUS APPROVAL

(Quasi-judicial) - A-1-21: A proposed 21.6-acre annexation from County Agriculture, Commercial & Light Industrial to City R-17 & C-17, Located at the Northeast corner of Wilbur Ave and Hwy 95 Applicant:

Applicant: Dodge Heritage, LLC/JB Dodge Co. LL
Presenter: Mike Behary, Associate Planner
Location: Immediately NE of the intersection of US Hwy 95 and Wilbur Ave

Dan Gookin, Council Member said, "I was really disappointed in the info regarding the traffic study. Especially considering the letter I got from the school district that was talking about how if this is going to be work force housing there will be alot more units there. So if it's 17 acres X 20 Units we are talking...potentially...340 units, 680 cars going in and out of there on Government Way/Wilbur twice a day. That's a lot of traffic for the engineering report to just say that "Then increase in traffic can be easily accommodate on Wilbur Avenue and Government Way""

The applicant said there is a real need for Multi-Family and this is a good place to put it. This is Lake Highway district and it is in close proximity to the 5 lane signal corner on Government Way.
MOTION APPROVED 5 For and 1 Against- Dan Gookin Dissenting.

HAYDEN

Hayden Planning and Zoning Commission Meeting March 15, 2021

Chapter 6 – Planned Unit Development

Density Bonus – language updated to include dedication of land to public entities, community art, significant recreational area improvements without reimbursement from park impact fees.

Landscape Buffer: Removed where non-residential PUD abuts non-residential use/zone.

Condominium Plat: Removed from this Code and follows that of Title 12 Chapter 9.

Chapter 7 – Conditional Use Permit

Changed references from special use permit to Conditional Use Permit – recognizing the use as special and noting the possibility of conditions imposed to allow the special use.

Added section referencing public buildings, complexes and correctional facilities to recognize the CUP would really be between two government entities which should require a MOU.

Additional Code Sections

Title 3-5-12 Site Triangle

- Idaho Statue states Site Triangle is measured 40' along each intersecting Roadway with a connecting line
- Adopted Access standards identify sight distance to be able to see from the stop bar at an intersection to the left and right based on the speed of the roadway.

Staff Recommended Amendments

Title 3-5-12:

On a corner lot in any zone, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision in the vision triangle which boundaries are defined by measuring from the intersection *of right-of-way of two adjacent roads 40' along each road and connecting the two points with a straight line*, unless by some other means as approved by the City Engineer....

Title 10-3 & 12-9

Title 10-3 Private Roads

- Added language identifying that should parking be reduced on a street that the parking would have to be addressed within the subdivision (100% of this parking)

Title 12-9 Subdivision Condo Platting

- Added townhome to the title and removing the reference to the PUD code sections in Title 11

Missed in original upload to website, but posted within 14 days

Add section to Chapter 2

11-2-5(D) Correctional Facilities:

1. Allowed only by conditional use permit (Hayden City Code 11-7-4) on property having a Comprehensive Plan land use designation as Commercial or Light Industrial;
2. Must be located on a parcel of land that is five acres or more in size;
3. Must not be located within 10 miles of another correctional facility;
4. No structure, fence or outdoor area shall be located within 2,500 feet of a property line that abuts a residential district;
5. Must meet the design standards of a public building or complex as identified in Hayden City Code 11-2-5(J)

Missed in original upload to website, but posted within 14 days

Add section to Chapter 2

11-2-5(D) Correctional Facilities:

1. Allowed only by conditional use permit (Hayden City Code 11-7-4) on property having a Comprehensive Plan land use designation as Commercial or Light Industrial;
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3. Must not be located within 10 miles of another correctional facility;
4. No structure, fence or outdoor area shall be located within 2,500 feet of a property line that abuts a residential district;
5. Must meet the design standards of a public building or complex as identified in Hayden City Code 11-2-5(J)

Section was modified:

11-7-4: Public Buildings, Complexes, and Correctional Facilities

A. As defined in this title, any Public Building or Complex and Correctional Facility shall apply to the Community Development Department for a conditional use permit and shall be subject to a public hearing in accordance with the procedures set forth in 11-7-7, with the City Council.

B. A Memorandum of Understanding regarding the conditions of approval for the project shall be entered into prior to any construction for the project in accordance with Hayden City Code 11-1-3(C).

C. Specific design standards as identified in Hayden City Code 11-2-5 shall be addressed within the conditions of approval.

D. All other requirements of this chapter shall apply to the requests for a conditional use permit before the City Council.

H-6 Lift Station Funding Alternative

2,419,000
City Planning to fund Design

Sewer Reimbursement Policy

- Workshop in June 2020
- Replaces "Late Comers"
- Recognizes that there are major infrastructure needs and not enough funds to build them
- Allows reimbursement of major utility infrastructure (lift stations, sewer trunk mains, etc) through cap fee credits
- Does not reimburse for onsite or frontage
- Developers get a portion of cap fee back (50%/75%) until the agreement expires (10-15 years) or they are fully reimbursed

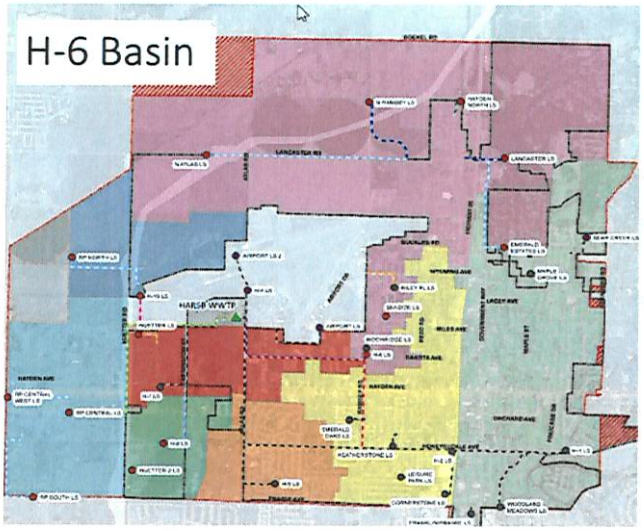
Sewer Reimbursement Policy

- Why good for City?
  - Allows for infrastructure to get completed and brings funds into the cap fee account

Example—Hayden Canyon Residential		
Assume 1,800 Res. Units	X $5,244 (Collection Only)	$9,439,200 Total
Subtract Cap Fee Reimbursement	What they paid to build	-$4,000,000
Net Cap. Fees		$5,439,200

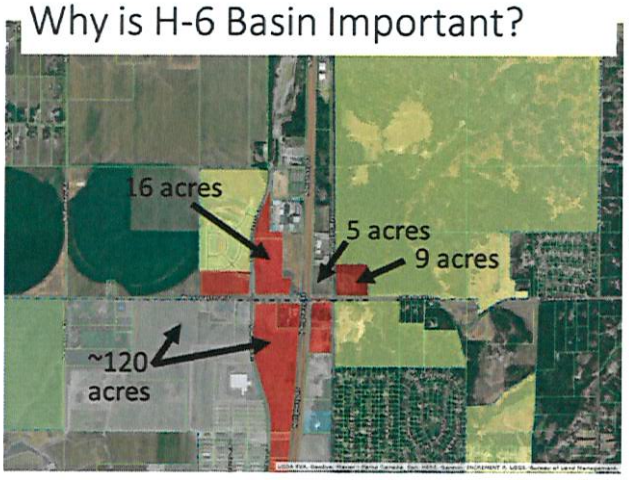
- Policy is nearly complete and ready to become code
- Policy doesn't dictate how the funds are supplied
- We have several land owners in H-6 that are willing participants in a Local Improvement District "LID"

H-6 Basin



- Everything in purple
- Large basin 3400 gal/min at buildout
- H2 basin transfers
- H6 is needed for existing needs, Click and drag to move owth
- Reed Road line (H-2 basin) nearing capacity
  - 460 more "ERs" as of Nov. 2019
  - About 400 left today

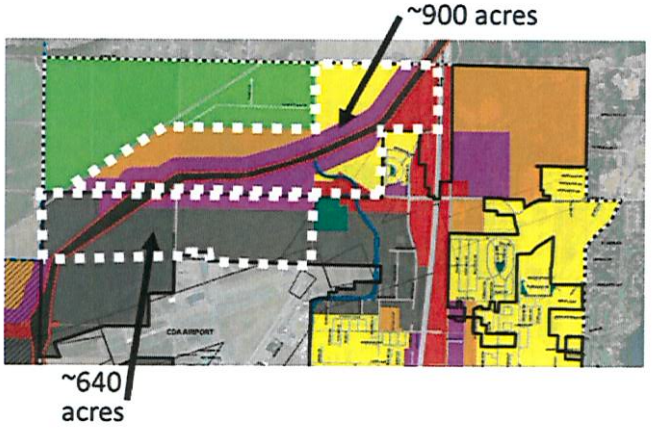
Why is H-6 Basin Important?



- Sewers approx 150 acres undeveloped commercial/light industrial (currently annexed and zoned)
- Jobs
- $340 million in assessed value increase*
- $338,000 in tax base increase (some in HURA)

*Assuming $650k/ac & $190k/home lot

Why is H-6 Basin Important?



- 640 acres currently zoned ag, but Mixed Use and Light Industrial on FLU Map (already annexed)
- 900 acres not annexed

Basics of the LID

- City initiates
- Only include willing participants (or could LID all who benefit)
- Cannot include areas in County
- Can only assess the participants' "share"
  - Design an expandable lift station (1750 gal/min today; 3500 gal/min future)
- Design now, construct in 2022 before Reed Road line is at capacity
- Developers pay the bond payments and get cap fee credits (per the reimbursement policy)
- Little risk to the City – the land is the collateral (3:1 land/cost minimum)

H-6 LID Costs & Benefits

Element	Cost
Ramsey Road Line (1.06.2)	$1,574,000
H-6 LS (1.06.3)	$2,419,000
Moonridge FM(1.06.5)	$19,000
TOTAL City	$4,012,000*

*Cost might be less if we phase the lift station.
**HARBS force main is a separate cost.

- City cap fee = $5,244/dwelling unit
- City cap fee = $5,244/6 wastewater units
- Estimate 1567 dwelling units generates $8.2 million in cap fees
- Estimate 150 acres generates $3.1 million in cap fees
- $7 million into cap fee account even with credits (just the willing LID participants)

POST FALLS

Post Falls City Council Meeting March 2, 2021

Marked Agenda:
https://www.postfallsidaho.org/agenda_docs/pdf_agendas/CCagendas/CCMarked1.pdf
1+ Hour YouTube Video: https://www.youtube.com/watch?v=5sieKrqVkzE

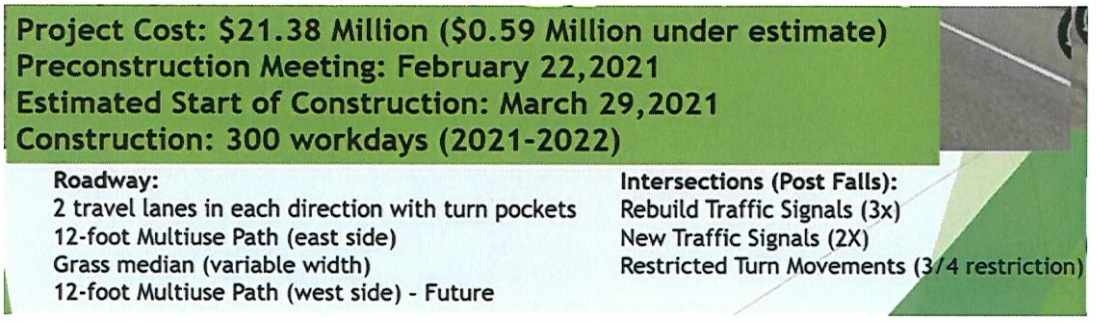
Impact and Capacity Fees Presentation:
Impact fees are a one time charge that the State Legislature authorizes the City to impose on new growth. They are used to find infrastructure in growing communities. They can only be used for Streets & Transportation projects, Facilities related to Public Safety, Parks & Recreation, Water, Wastewater and Stormwater.
They can NOT be used to fix deficiencies that exist prior to the adoption of the impact fee study. They can NOT be used to fix potholes because those repairs do not add additional street capacity to serve the growing community.

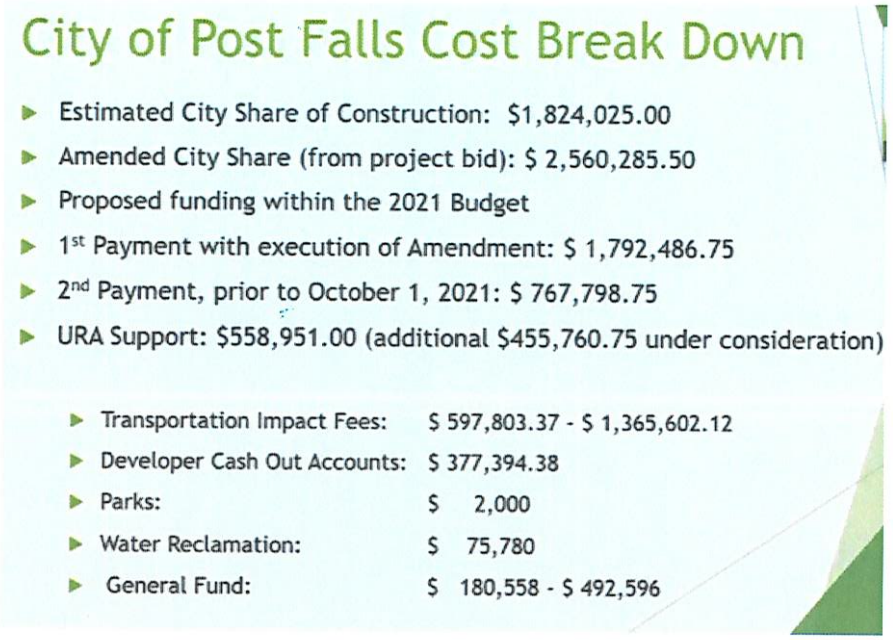
Impact fees must be used generally within 8 years or returned to the property owner. The money can only be spent on the category it was collected for, so street impact fees can NOT be used to construct a new park or police station.
State Law also requires that if a developer is required to construct an improvement the local government is collecting impact fees to build, that developer must be given a credit against any impact fees it must pay.
Post Falls charges impact fees for streets in transportation, public safety, and parks & recreation facilities.

Capacity Fees or Cap Fees are buy-in charges for new connections to the city's water and wastewater systems and are another fee the City uses to find balance between existing and future residents and business owners
The City Charges capacity fees for its water and water reclamation systems.
Cap Fees are calculated by determining the total capacity and total value of the water or wastewater system and charging each new user a proportionate share of the system capacity that they will use.
Cap Fees can NOT be based on the costs necessary to expand the system.
Without improved facilities the infrastructure that residents and business owners use would not keep up with the growing demands of the community.

Without Impact and Cap Fees the improvements needed to accommodate new residents would be paid for by the taxes and utility fees of all residents including current and long-time residents. In fairness, new residents, who are creating the need for new infrastructure and services, should help pay to offset that impact.
While Impact and Cap Fees can't fully capture the costs of new growth, they helped maintain the same level of service for all residents as growth occurs.

State Highway 41 Widening Project Amendment to Cooperative Construction Agreement Between the City and Idaho Transportation Department





UNANIMOUS APPROVAL

Memorandum of Agreement Regarding Spokane Regional Toxics Task Force

- The Spokane River Regional Toxics Task Force (SRRTTF) leads efforts to find and reduce toxic compounds in the Spokane River.
- A collaborative group of governmental agencies, private industries and environmental organizations have signed a Memorandum of Agreement that forms the Spokane River Regional Toxics Task Force.

- Washington section of Spokane River has some legacy contamination including polychlorinated biphenyls (PCBs)
- PCBs bioaccumulate in organisms including fish. Impacts outlive contributing activity.
- Impacts to beneficial uses require some level of regulatory response.
- Task force proposed as an alternative to TMDL.

H. Regional Toxics Task Force

The goal of the Spokane River Regional Toxics Task Force (Task Force) is to develop a comprehensive plan to make measurable progress toward bringing the Spokane River into compliance with applicable water quality standards for PCBs.

To accomplish this goal, the permittee shall participate in the Task Force under the terms and conditions of the January 23, 2012, Memorandum of Agreement Regarding Spokane River Regional Toxics Task Force and the Operational Concepts incorporated therein. The permittee shall not be required to be a member of any non-profit organization or other business entity affiliated with the Task Force.

- Allows City to directly participate in decision making process of "unanimity minus one."
  - If two or more voting members oppose a proposed decision the decision will not be affirmed.
- Does not encumber City beyond existing responsibilities.
  - No financial requirement.
  - Ability to remove ourselves from voting membership.
  - Allows a consistent and coordinated approach to regional water quality issues while prioritizing OUR ratepayers.

UNANIMOUS APPROVAL

Post Falls Planning and Zoning Commission Meeting March 9, 2021

Marked Agenda:
https://www.postfallsidaho.org/agenda_docs/pdf_agendas/PZMarkedAgenda.pdf
2.5 Hour YouTube Video: https://www.youtube.com/watch?v=FfEIXXRLIW0

PUBLIC HEARINGS
Impact Fees Adoption

Fee Methodologies

- *Cost Recovery (past)*
  - Oversized and unique facilities
- *Incremental Expansion (present)*
  - Formula-based approach documents level of service standards and establishes impact fee based on maintaining current level of service
- *Plan-Based (future)*
  - Common for utilities but can also be used for other public facilities with non-impact fee funding

City of Post Falls Impact Fee Categories

Necessary Public Service	Service Area	Incremental Expansion	Plan-Based	Cost Recovery	Al
Parks and Recreation	Citywide	Developed Park Land, Park Amenities, Indoor Recreational Space	Development Fee Report	N/A	Population
Public Safety	Citywide	Police Station, Police Support Facilities, Communications Infrastructure	Development Fee Report	N/A	Population, Vehicle Trips
Streets	Citywide	N/A	Arterial & System Capacity Improvements, Transportation Master Plan, Development Fee Report	N/A	Vehicle Trips
Multimodal Paths	Citywide	Multimodal Pathway Improvements	Development Fee Report	N/A	Population, Vehicle Trips

Incremental approach allows City to respond to growth and changes in land use—as demand increases incrementally, fees mitigate growth-related infrastructure needs.

City of Post Falls Impact Fee Changes

- Updates to the impact fee schedule:
  - Reflects residential fees by type of housing unit, as opposed to size of unit (number of bedrooms)
  - Expands the schedule of nonresidential land use categories
- Revises the transportation impact fee methodology (based on vehicle trips)
- Includes new category of multimodal paths
- Includes both Type 1 and 2 Parks

Parks & Rec Levels of Service and CIP

Growth-Related Need for Parks and Recreation Facilities

Levels of Service and Cost Factors		
Level 1 Parks LOS	6.00	acres per 1,000 persons
Level 2 Parks LOS	10.00	acres per 1,000 persons
Level 1 Park Land Cost	$65,000	per acre
Level 2 Park Land Cost	$25,000	per acre
Level 1 Improvement Cost	$105,994	per acre
Level 2 Improvement Cost	$10,626	per acre
Indoor Recreation LOS	0.30	square feet per person
Indoor Recreation Cost	$146	per square foot

		Infrastructure Needed		
Year	Population	Level 1 Acres	Level 2 Acres	Square Feet Indoor Recreation
Ten-Year Increase	**20,939**	**126**	**209**	**6,282**

Growth-Related Cost for Park Land =>	$8,166,144	$5,234,707	
Growth-Related Cost for Park Improvements =>	$13,316,342	$2,224,960	
Total Growth-Related Cost for Land & Improvements =>	$21,482,486	$7,459,668	
Growth-Related Cost of Recreation Space ==========>			$919,633
Total Growth-Related Cost =>			$29,861,787

Park & Recreation Impact Fees

	Cost per Person
Park Land: Level One Land	$390.00
Park Land: Level Two Land	$250.00
Park Improvements: Level One Improvements	$635.96
Park Improvements: Level Two Improvements	$106.26
Indoor Recreation Facilities	$39.60
Impact Fee Study	$1.58
TOTAL GROSS COST	**$1,423.40**
General Fund Reduction *0.2%*	($3.04)
Debt Service Credit	$0.00
TOTAL NET COST	**$1,420.36**

Residential (Per Unit)

Unit Type	Persons per Housing Unit	Proposed Fees	Current Fees^	Increase (Decrease)
Multifamily/Other	1.95	**$2,769**	$1,425.49	$1,344
Single Family	2.62	**$3,721**	$2,340.89	$1,380

^ City of Post Falls Fee Schedule as of 7/31/19; single family fee reflects current Single Family Detached (4+ bedrooms)

Public Safety Components

Type of Public Facility	*Amount*	*Infrastructure Unit*	*Per Service Unit*	*Cost Factor*	
POLICE					
Police Station	0.49	sq. ft. of Police Station space	person	$128	per sq. ft.
	0.10	sq. ft. of Police Station space	nonres. vehicle trip	$26	per sq. ft.
Support Facility	0.14	sq. ft. of Support Facility space	person	$16	per sq. ft.
	0.03	sq. ft. of Support Facility space	nonres. vehicle trip	$3	per sq. ft.
Wireless Commun. Sites	1.02	Wireless sites	1,000 persons	$13,600	per site
	0.21	Wireless sites	1,000 nonres. vehicle trip	$13,600	per site
Other Comm. Facilities	$13.96	System improvements	person	$1,027,480	total cost
	$3.62	System improvements	nonres vehicle trip	$1,027,480	total cost

Public Safety Level of Service and CIP

Growth-Related Need for Public Safety Facilities

Level-of-Service			Demand Unit	Unit Cost
Residential	0.49	Station Sq. Ft.	per Person	$261.70
Nonresidential	0.10		per Vehicle Trip	
Residential	0.14	Support Facility Sq. Ft.	per Person	$113.64
Nonresidential	0.03		per Vehicle Trip	
Residential	0.00102	Wireless Sites	per Person	$13,600.00
Nonresidential	0.00021		per Vehicle Trip	
Residential		Communications Infrastructure	per Person	$13.96
Nonresidential			per Vehicle Trip	$3.62

			Infrastructure Needed			
Year	Population	Nonres. Vehicle Trips	Station Sq. Ft.	Support Facility Sq. Ft.	Wireless Sites	Communications Infrastructure
Ten-Year Increase	20,939	14,387	11,699	3,363	24	$344,387
Growth-Related Cost =>			$3,061,628	$382,171	$326,400	$344,387

Total Growth-Related Cost =>	$4,114,586

mission Meeting - March 9, 2021

Safety Impact Fees

Fee Component	Cost per Person	Cost per Nonres.
Police Station	$128.23	$2
Support Facilities	$15.91	$
Communications Infrastructure: Wireless Sites	$13.87	$
Communications Infrastructure: Facilities	$13.96	$3.62
Consultant Cost	$0.93	$0.40
TOTAL GROSS COST	**$172.90**	**$36.46**

General Fund Reduction	0.2%	($0.43)	($0.09)
Debt Service Credit		$0.00	$0.00
TOTAL NET COST		**$172.47**	**$36.37**

Residential (Per Unit)

Unit Type	Persons per Housing Unit	Proposed Fees	Current Fee^	Increase (Decrease)
Multifamily/Other	1.95	**$336**	$341	($5)
Single Family	2.62	**$452**	$560	($108)

Nonresidential Development (per Development Unit)

Land Use Type (ITE Code)	Demand Unit	Avg Wkdy Veh Trip Ends (per Demand Unit)	Trip Rate Adjustment	Proposed Fees (per Sq. Ft. or Room)	Current Fee^	Increase / Decrease
Commercial / Retail Average (820)	1,000 sq. ft.	37.75	33%	**$0.45**	$0.80	($0.35)
Office (710)	1,000 sq. ft.	9.74	50%	**$0.18**	$0.29	($0.11)
Light Industrial (110)	1,000 sq. ft.	4.96	50%	**$0.09**	$0.20	($0.11)
Manufacturing (140)	1,000 sq. ft.	3.93	50%	**$0.07**	$0.11	($0.04)
Hotel (310)	Room	8.36	50%	**$152.00**	n/a*	n/a*

^ City of Post Falls Fee Schedule as of 7/31/19; single family fee reflects current Single Family Detached (4+ bedrooms)

** New categories. Current fees lump this category into either Commercial/Retail or Office use.*

Streets CIP Summary of Costs

Type of Public Facility	Amount	Infrastructure Unit	Per Service Unit	Cos Fact	
Streets	$241.45	System improvements	Daily Vehicle Trips	$41,035,959	grow

Summary of Costs	Project Cost 2018 Dollars	Estimated City CIP Cost (2018 Dollars)	Other Funding (Developer, Grants)
SHORT TERM	$43,849,826	**$7,840,111**	$36,009,715
MEDIUM TERM	$54,704,622	**$10,124,376**	$44,580,246
LONG TERM	$30,759,024	**$23,071,472**	$7,687,552
GRAND TOTAL	**$129,313,472**	**$41,035,959**	**$88,277,513**

Less Current Road Impact Fee Fund Balance	**($3,750,000)**

TOTAL CITY GROWTH RELATED EXPENDITURES	**$37,285,959**
Existing Average Daily Vehicle Trips (ADT)	129,908
Projected ADT (2038)*	284,336
Net Increase in ADT	154,428
Cost per Trip	**$241.45**

odal Paths Impact Fees

Fee Component	Cost per Person	Co Ne
Multimodal Pathways	$331.08	
Consultant Cost	$0.65	
TOTAL GROSS COST	**$331.73**	**$68.37**
Debt Service Credit	$0.00	$0.00
TOTAL NET COST	**$331.73**	**$68.37**

Residential (Per Unit)

Unit Type	Persons per Housing Unit	Proposed Fees	Current Fee*	Increase (Decrease)
Multifamily/Other	1.95	**$647**	$0	$647
Single Family	2.62	**$869**	$0	$869

Nonresidential Development (per Development Unit)

Land Use Type (ITE Code)	Demand Unit	Avg Wkdy Veh Trip Ends (per Demand Unit)	Trip Rate Adjustment	Proposed Fees (per Sq. Ft. or Room)	Current Fee*	Increase / Decrease
Commercial / Retail Average (820)	1,000 sq. ft.	37.75	33%	**$0.85**	$0.00	$0.85
Office (710)	1,000 sq. ft.	9.74	50%	**$0.33**	$0.00	$0.33
Light Industrial (110)	1,000 sq. ft.	4.96	50%	**$0.17**	$0.00	$0.17
Manufacturing (140)	1,000 sq. ft.	3.93	50%	**$0.13**	$0.00	$0.13
Hotel (310)	Room	8.36	50%	**$285.80**	$0.00	$285.80

**The City of Post Falls currently does not charge a multimodal fee.*

Proposed Post Falls Dev. Impact Fees

Residential Development	Development Fees per Unit				
Development Type	Parks and Recreation	Public Safety	Streets	Multimodal Paths*	Total
Multi-Family	$2,769	$336	$854	$647	$4,6
Single Family	$3,721	$452	$1,510	$869	$6,552

Nonresidential Development	Development Fees per Unit				
Development Type	Parks and Recreation	Public Safety	Streets	Multimodal Paths*	Total
Commercial / Retail Average (820)	$0.00	$0.45	$3.01	$0.85	$4.31
Office (710)	$0.00	$0.18	$1.17	$0.33	$1.68
Light Industrial (110)	$0.00	$0.09	$0.60	$0.17	$0.86
Manufacturing (140)	$0.00	$0.07	$0.47	$0.13	$0.67
Warehousing (150)	$0.00	$0.03	$0.21	$0.06	$0.30
Mini-Warehouse (151)	$0.00	$0.03	$0.18	$0.05	$0.26
Elementary School (520)	$0.00	$0.23	$1.55	$0.44	$2.22
Middle School/Junior High School (522)	$0.00	$0.24	$1.61	$0.46	$2.31
High School (530)	$0.00	$0.17	$1.12	$0.32	$1.61
Day Care (565)	$0.00	$0.57	$3.80	$1.07	$5.44
Church (560)	$0.00	$0.13	$0.84	$0.24	$1.21
Assisted Living (254)	$0.00	$0.08	$0.50	$0.14	$0.72
Nursing Home (620)	$0.00	$0.12	$0.80	$0.23	$1.15
Recreational Community Center (495)	$0.00	$0.52	$3.48	$0.99	$4.99
Hotel (310) (per Room)	$0.00	$152.00	$1,012.17	$285.80	$1,449.97

** New Fee Category.*

FISCAL | ECONOMIC | PLANNING

Post Falls Current Impact Fee Schedule

Current Fee Schedule

Residential Development	Development Fees per Unit				
Unit Type	Parks and Recreation	Public Safety	Streets*	Multimodal Paths	Total^
Multi-Family	$1,458.85	$344.29	$886.47	$0	$2,689.61
Single Family (0-3 bedrooms)	$1,599.47	$382.49	$1,061.44	$0	$3,043.40
Single Family (4+ bedrooms)	$2,364.30	$573.09	$1,426.46	$0	$4,363.85

Nonresidential Development	Development Fees per Unit				
Land Use Type	Parks and Recreation	Public Safety	Streets*	Multimodal Paths	Total^
Commercial/Shopping Center	$0.00	$0.82	$1.78	$0.00	$2.60
Office	$0.00	$0.30	$0.70	$0.00	$1.00
Light Industrial	$0.00	$0.20	$0.43	$0.00	$0.63
Manufacturing	$0.00	$0.11	$0.27	$0.00	$0.38
Warehousing	$0.00	$0.11	$0.24	$0.00	$0.35
Mini Warehouse	$0.00	$0.09	$0.17	$0.00	$0.26

** Current Street fee does not include a Multimodal Path component.*

^ City of Post Falls Development Impact Fees effective 7/31/2019.

DIFFERENCE BETWEEN CURRENT AND PROPOSED FEE SCHEDULE

Residential Development

Unit Type*	Parks and Recreation	Public Safety	Street	Multimod Paths**
Multi-Family	$1,310	($8)	($32)	$647
Single Family	$1,357	($121)	$84	$869

Nonresidential Development

Land Use Type	Parks and Recreation	Public Safety	Street	Multimodal Paths**	Fee Change^
Commercial / Retail Average (820)	$0.00	($0.37)	$1.23	$0.85	$1.71
Office (710)	$0.00	($0.12)	$0.47	$0.33	$0.68
Light Industrial (110)	$0.00	($0.11)	$0.17	$0.17	$0.23
Manufacturing (140)	$0.00	($0.04)	$0.20	$0.13	$0.29
Warehousing (150)	$0.00	($0.08)	($0.03)	$0.06	($0.05)
Mini-Warehouse (151)	$0.00	($0.06)	$0.01	$0.05	$0.00
Elementary School (520)	$0.00	($0.59)	($0.23)	$0.44	($0.38)
Middle School/Junior High School (522)	$0.00	($0.58)	($0.17)	$0.46	($0.29)
High School (530)	$0.00	($0.65)	($0.66)	$0.32	($0.99)
Day Care (565)	$0.00	($0.25)	$2.02	$1.07	$2.84
Church (560)	$0.00	($0.17)	$0.14	$0.24	$0.21
Assisted Living (254)	$0.00	($0.22)	($0.20)	$0.14	($0.28)
Nursing Home (620)	$0.00	($0.18)	$0.10	$0.23	$0.15
Recreational Community Center (495)	$0.00	($0.30)	$1.70	$0.99	$2.39
Hotel (310) (per Room)***	$0.00	N/A	N/A	$285.80	N/A

** New categories, SF/MF per unit (not by bedroom size); current single family fee reflects Single Family Detached (4+ bedrooms)*

*** New proposed fee category.*

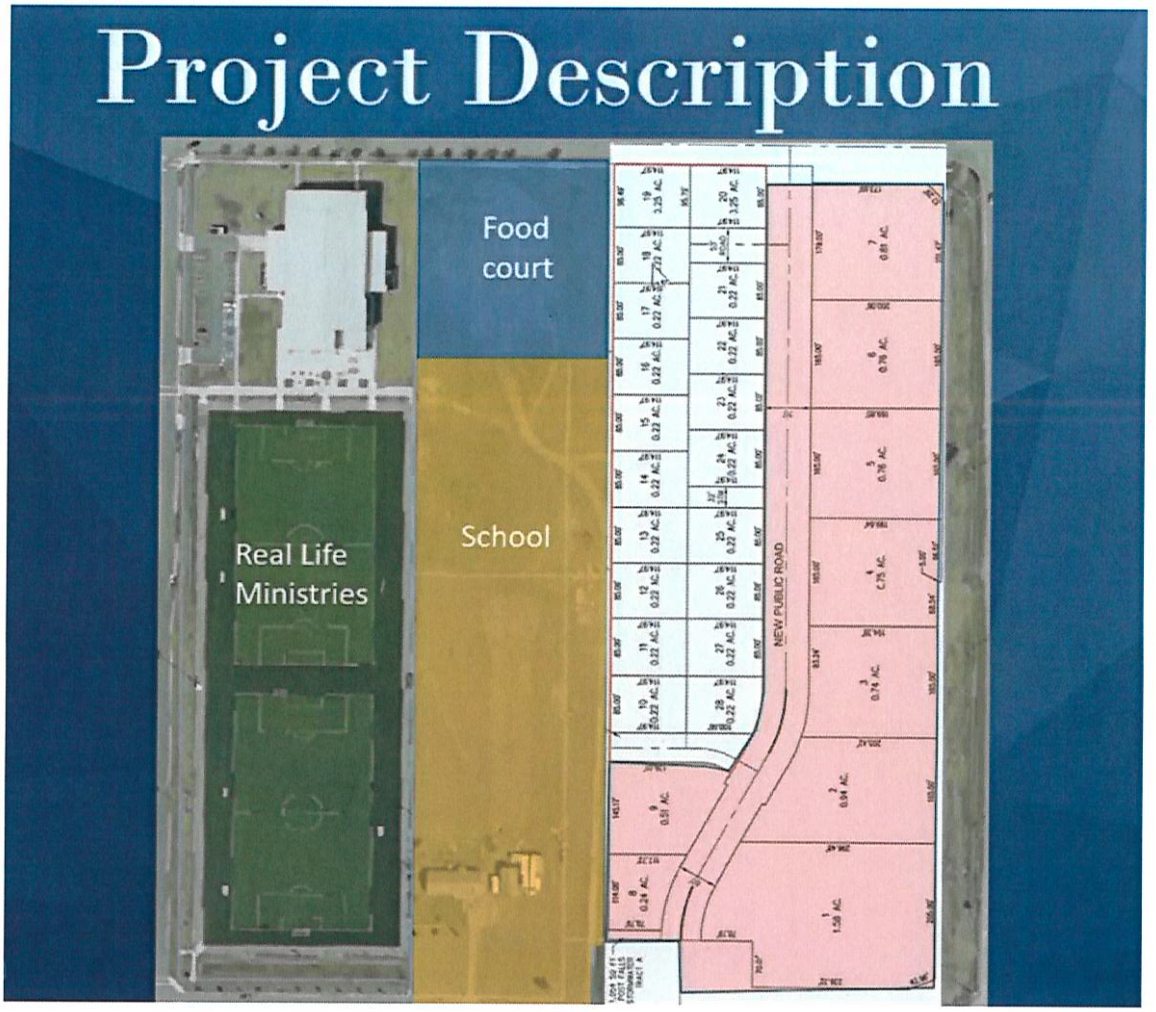
****Hotel per room not Sq. Ft.*

^ Current Fees: City of Post Falls Development Impact Fees effective 7/31/2019.

UNANIMOUS APPROVAL to move to City Council recommending they adopt.

Permit File No. USE-0004-2020 - Solomon Foundation Special Use Permit, Requesting Approval to construct 19 duplex lots on 4.75 acres within the Community Commercial Services (CCS) zoning district per the High-Density Multi-Family (R3) zoning district standards.

Owner: Solomon Foundation
Applicant: Olson Engineering
Presenter: Ethan Porter, Associate Planner
Location: Horsehaven to the North and just East of Hwy 41



White Area: The project area with residential lots.

Light Pink: It is projected to be commercial lots for a proposed subdivision that is included with this special use permit. You will see it in the near future. It is a Nickelson Commercial Center subdivision. It is projected to be commercial lots
Blue Food Court: Previously proposed and currently under site plan review.
Yellow School Area: Future proposed school for Real Life Ministries.

Duplexes

18.20.040: **OFFICIAL BULK AND PLACEMENT REGULATIONS TABLE:**

District	Maximum Height (Ft.)	Minimum Yard Requirements				Minimum Lot Width (Ft.)	Minimum Floor Area Per Unit (Sq. Ft.)	Maximum Lot Coverage (%)	Minimum Lot Rear Area Dwelling Unit (Sq. Ft.)	Maximum Dwelling Unit Density Per Acre (# Units)
		Front (Ft.)	Rear (Ft.)	Interior Side (Ft.)	Street Side (Ft.)					
R1S	35	30	15	15	30	135	800	25	1 acre	1
R1 (SF)	35	15	10	5	15	60	800	40	6,500	5
R2 (SF)	35	15	10	5	15	60	800	40	6,500	5
R2 (DPX)	35	15	10	5	15	50	600	50	3,600	12
R2 (other MF)	35	15	10	5	15	50	600	50	3,000	12
R2 (TWH)	35	15	20	0 - 5	15	25	600	70	2,400	18
R3 (SF)	35	15	10	5	15	60	800	40	3,600	5
R3 (DPX)	35	15	10	5	15	50	600	50	3,600	12
R3 (other MF)	45	15	10	10	15	50	600	50	2,400	18
R3 (TH)	35	15	20	0 - 5	15	18	600	70	2,000	21
RMHP	1 story	10	7.5	10	10	50	n/a	50	4,500	10
LC	35	0	n/a	0	n/a	n/a	n/a	30	n/a	n/a

September 2018 *City of Post Falls*

POST FALLS COMPREHENSIVE LAND OBJECTIVES

SURVEY OF OFFICE SPACE IN KOOTENAI COUNTY

VALBRIDGE PROPERTY ADVISORS | INLAND PACIFIC NORTHWEST/COLDWELL BANKER COMMERCIAL - SCHNEIDMILLER REALTY/KIEMLE HAGOOD/SPOKANE-KOOTENAI REAL ESTATE RESEARCH COMMITTEE/NAI BLACK

LOCATION SURVEY DATE	NO. PROPS.	RENTABLE SQ. FT.	VACANT SQ. FT.	PERCENT VACANT	AVERAGE RENTAL RATE $/SF/YR	AVERAGE RECENT RENTAL RATE $/SF/YR
Coeur d'Alene Summer 2020	270	2,881,841	155,311	5.39%	$16.41	$19.56
Post Falls Summer 2020	58	567,030	28,217	4.98%	$17.26	$15.37
Rathdrum Summer 2020	8	24,915	0	0.00%	$8.36	$8.16
Hayden Summer 2020	61	410,693	19,390	4.72%	$15.20	$14.10
Dalton Gardens Summer 2020	2	14,710	0	0.00%	$9.40	$9.36
Total	399	3,899,189	202,918	5.20%		

Note: The rental basis for the "average" and "average recent rate" is a mix of full-service, modified and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

Source: Summer 2020 - Valbridge Property Advisors | Inland Pacific Northwest (509-747-0999)

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UNANIMOUS APPROVAL

Permit File No. USE-0001-2021 - St. Joseph Special Use Permit to construct and Ears, Nose and Throat Allergy Clinic on .09 acres of a Limited Commercial (LC) zoning district site.

Owner: 849 Syringa Street LLC
Applicant: H2A Architects
Presenter: Ethan Porter, Associate Planner
Location: NW corner of Syringa and Mullan

UNANIMOUS APPROVAL

File No. RZNE-0001-2021 - Corporate Park Zone Change to rezone approximately 23.21 Acres from Community Commercial Services (CCS) to the requested Industrial (I) zoning designation.

Owner: The Point Partnership LLC
Applicant: The Point Partnership LLC
Presenter: Laura Jones, Associate Planner
Location: East of N Beck Rd and North of West Pointe Parkway and Interstate 90

UNANIMOUS APPROVAL

Post Falls City Council Meeting March 16, 2021

MarkedAgenda:
https://www.postfallsidaho.org/agenda_docs/pdf_agendas/CCagendas/CCMarked3.pdf
2.5 Hour YouTube Video: https://www.youtube.com/watch?v=bltwz33A8cE

Presentation: Kootenai County Fire & Rescue Bond
Presenter: Chief Chris Way

CAPITAL / FACILITY NEEDS ASSESSMENT

CURRENT FACILITIES

- Station 1 (404 N. Idaho Rd., PF) located in center of Post Falls with good I-90 access
- Station 2 (4320 W. Seltice Way, PF) located with growth happening now
- Station 3 (3850 E. 16th St., PF) can not meet both north and south demand
- Station 4 (1712 Golf Course Rd., CDA) can not be rehabilitated, the land is not suitable for a Fire Station
- All stations at capacity for vehicle storage with no extra room
- Maintenance (5271 E. Seltice Way, PF) is at capacity for vehicles being worked on and vehicle storage

FACILITIES INCLUDED IN BOND

- **KCFR STATION #3** Charleville & Prairie Ave. (North East Post Falls)*
  Relocation of Fire Station #3 on 16th Ave.
- **KCFR STATION #4** Kathleen & 4th Street (Kootenai County Fair Grounds)*
  Relocation of Fire Station #4 on Golf Course Rd.
  *Both existing Station 3 and 4 locations would be sold according to governmental sales/purchasing regulations
- **KCFR STATION #5** Seltice Way (South East Post Falls)
  New Fire Station on KCFR Training Center Campus
- **OUTDOOR CLASSROOM**
  New Training Facility on KCFR Training Center Campus
- **TRAINING CAMPUS LOGISTICS WAREHOUSE**
  New Auxiliary & Support Vehicle Storage facility on KCFR Training Center Campus

PROJECT COSTS

Station 3	$3.8 million
Station 4	$3.8 million
Station 5	$3.75 million
Outdoor Classroom	$250 thousand
KCFR Storage Building	$650 thousand
100' Ladder Truck	$1.2 million
Facility Equipment	$550 thousand
Other Bond/Construction Cost	$900 thousand
TOTAL BOND	**$14.9 MILLION**

COST TO THE CITIZEN

- 10-year repayment term
- 1.23% Interest rate
- Levy rate of $24/$100,000 of taxable property value

Average Homeowner will pay $70-95/year
Election is May 18th

PUBLIC HEARINGS

Case File: ANNX-0007-2020, Tullamore Vista Annexation - Requesting approval to annex approximately 20 acres into the City of Post Falls to allow for single family attached and detached, as well as duplex housing within the Residential Mixed (RM) zoning designation.

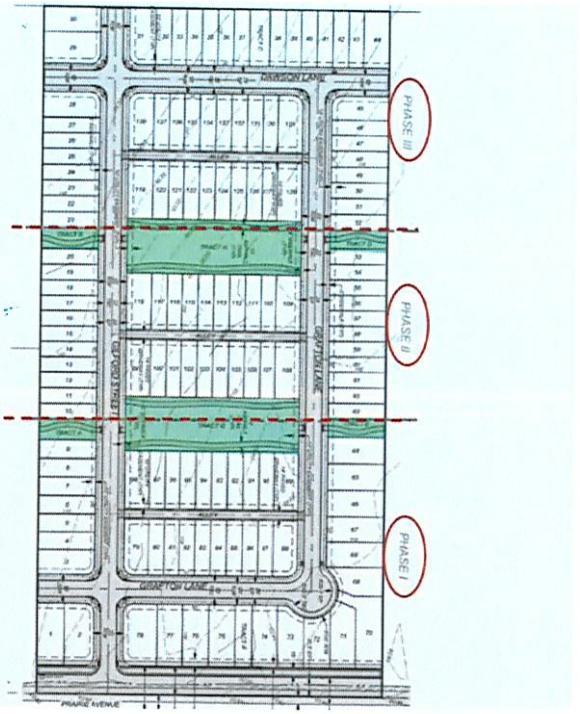
Owner: Copper Basin Construction Inc
Applicant: Lake CIty Engineering Inc
Presenter: Laura Jones, Associate Planner
Location: North of W Prairie Ave between N Greensferry Road and N Cecil Road

DEVELOPMENT PLAN

138 Residential Lots
170 Units (Maximum)
8.5 Dwelling Units/Acre
2.1 Acres of Open Space
Three phase development

Lot Widths 30'-50'

Setbacks for Alley Loaded Product:
Front: 10' to Porch/15' to Structure
Rear: 20'



Council Member Alan Wolfe thinks we are premature if we approve this. "I feel that adding houses on the fringe on the outside of the city will have an impact on fire and police. We most likely have enough land in the city to build on right now. We do not want people on the North side of Prairie avenue to run across this busy street. We are not ready for this development."

Council Member Linda Wilhelm is concerned about the traffic and wanting to wait until Hwy 41 project is done.

Council Member Joe Malloy, "This is a great project, but proposed a year or two too soon."

Council Member Kerri Thoreson, "I like the project but I don't like the timing."

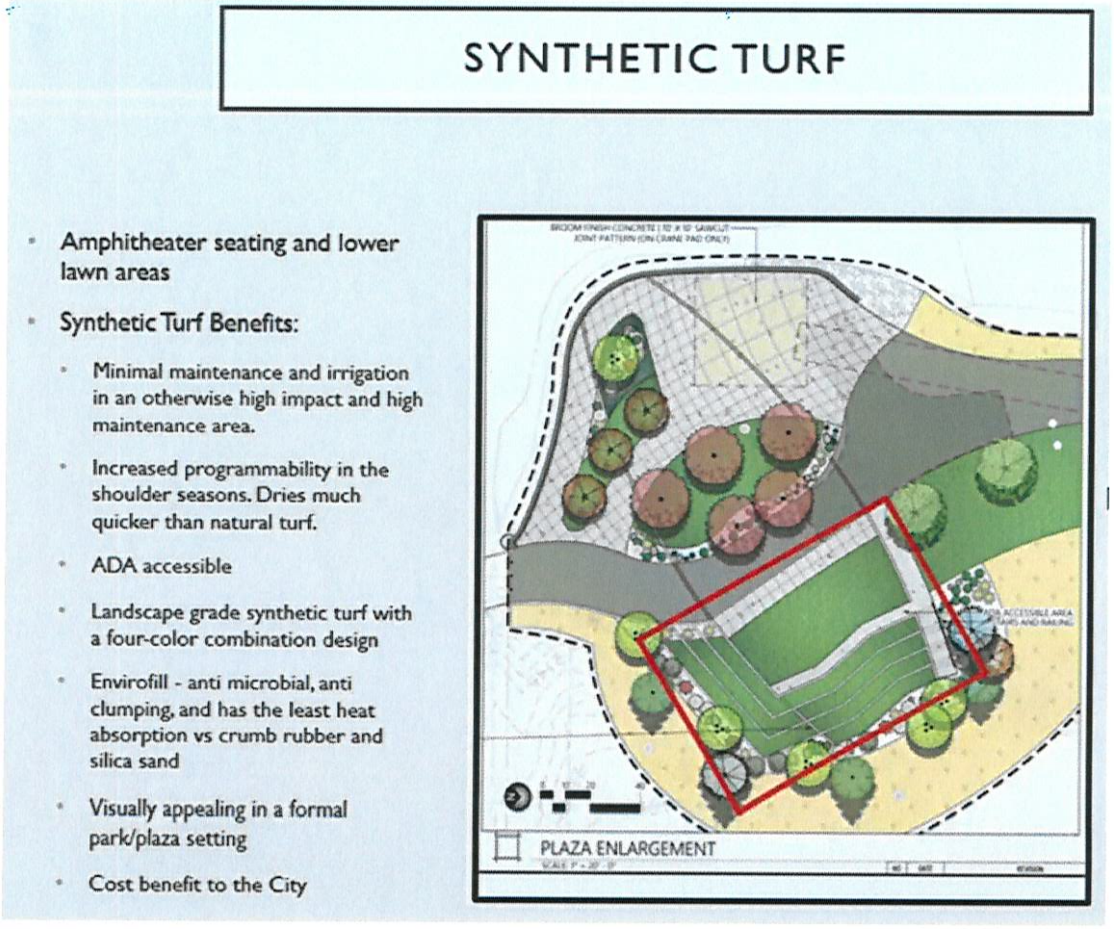
Council Member Lynn Borders, "I think we are premature."

Council Member Steve Anthony, "This came before us about a year and half ago and it was proposed as Multi-Family we told them to come back because we thought it was premature back then. They did and we have different zoning. We have a housing shortage. I looked the other day and there were 179 homes for sale and 176 were under contract so that means only 3 homes available to purchase. Why are we investing in Jobs Plus to bring in businesses if we don't have anywhere for people to live? I think this is a great project and if we keep putting it off for year after year it will never get done."

MOTION DECLINED 5 Against and 1 For

FY 2021 Fee's Schedule Amendment
Presenter: Jason Faulkner, Finance Director
UNANIMOUS APPROVAL

Synthetic Turf for Post Falls Landing Amphitheater
Presenter: Robbie Quinn, Parks Planner



COST IMPACT:

Synthetic Turf	$44625
Base Prep	$2500
TOTAL	$47125 Paid out of Park Impact Fees

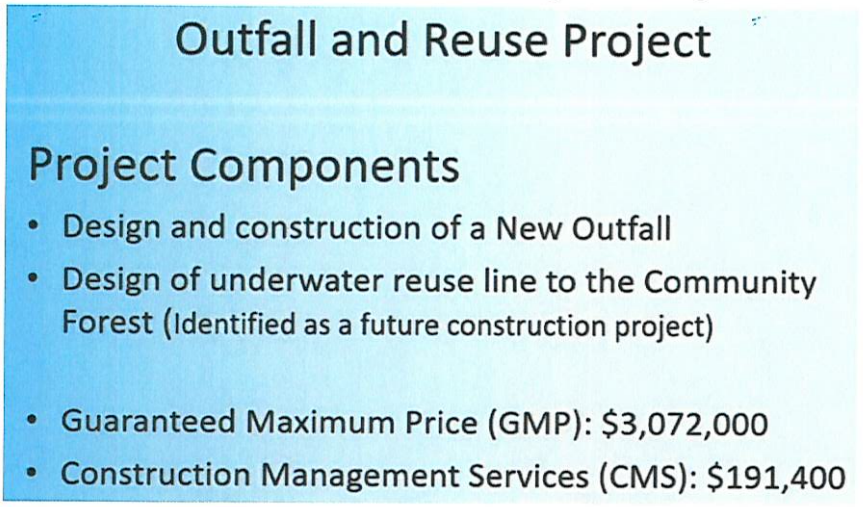
Would be recouped in years and the product has a 15 year expectancy.
MOTION PASSED 5 For and 1 Against - Alan Wolfe Dissenting

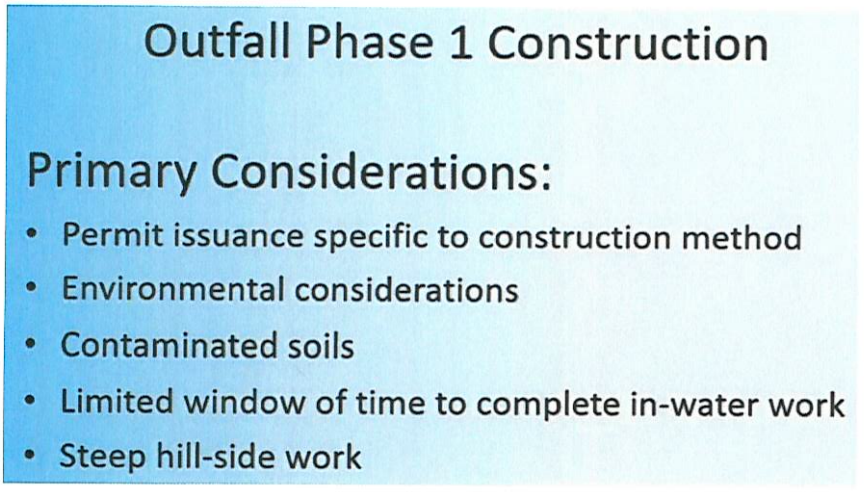
Resolution – FY 2021 Fee Schedule Amendment 1
UNANIMOUS APPROVAL

Change Order 7 – Razz Construction, John Beacham, Public Works Director
UNANIMOUS APPROVAL

Guaranteed Maximum Price Agreement with McMillen Jacobs for Construction of the Outfall Phase 1

Presenter: Andrew Arbini, Utilities Project Manager





Agreement with McMillen Jacobs

How does the Guaranteed Maximum Price work?

- CM/GC is responsible for managing known risks in an agreed upon risk register.
- An allowance is provided to offset impacts of those risks. Use of these funds are subject to City review.
- The allowance does not increase if multiple events occur.
- If known risks do not occur, no allowance is used.

Risks outside the risk register are still subject to contract amendments.

Agreement with J-U-B Engineers

- Contract is between the City of Post Falls and J-U-B Engineers

- Provides Construction Management Services during the construction phase
  - Survey and construction staking
  - Observation of construction work
  - Construction Management and Administration

Project Timeline

- Fall 2018 to Fall 2019 – Final Design
  - September 2018: Engineering and design services contract signed with JUB Engineers.
  - January 2019: Qualifications based selection of CM/GC.
  - February 2019: Contract agreement and kickoff workshop with CM/GC.
  - August 2019: Final Design Complete with milestones at 60% and 95%
- March 2020 – Pre-qualified sub-contractors
  - Postponed Construction to 2021
- February 2021 – Competitive bidding of sub-contractor work packages
- March to October 2021 – Outfall Phase 1 Construction

Financial

McMillen Jacobs		
Guaranteed Maximum Price (GMP):		$ 3,072,000
1.5% Contingency:		$ 46,080
	Total	**$ 3,118,080**
J-U-B Engineers		
Construction Management Services		$ 191,400
10% Contingency		$ 19,100
	Total	**$ 210,500**

UNANIMOUS APPROVAL

Traffic Crash Data Update, Police Chief Pat Knight

Year	Population	Crashes
2017	33709	405
2018	35007	362
2019	36747	390
2020	39783	383

Reportable Accident

49-1305. IMMEDIATE NOTICE OF ACCIDENTS. (1) The driver of a vehicle involved in an accident resulting in injury to or death of any person, or damage to the property of any one (1) person in excess of one thousand five hundred dollars ($1,500) shall immediately, by the quickest means of communication, give notice of the accident to the local police department if the accident occurs within a city, otherwise to the office of the county sheriff or the nearest office of the state police.

RATHDRUM

Rathdrum Planning and Zoning Meeting March 17, 2021
Agenda:
https://www.rathdrum.org/vertical/sites/%7BB217A04D-FA9D-403A-9D25-24962991B1D9%7D/uploads/Agenda_3.17.2021.pdf

Edits to Business & Licensing Provisions regarding Concession Food Truck/Trailers:
https://www.rathdrum.org/vertical/sites/%7BB217A04D-FA9D-403A-9D25-24962991B1D9%7D/uploads/Rathdrum_Concessions_PZ_Edits2.pdf

Many changes were recommended and Attorney review is needed before adopted.

Rathdrum City Council Meeting March 24, 2021
Agenda Packet:
https://www.rathdrum.org/vertical/sites/%7BB217A04D-FA9D-403A-9D25-24962991B1D9%7D/uploads/March_24th_Council_Packet.pdf

New Business Action Items:

A) Resolution for adoption of the All-Hazard Mitigation Plan 2020.
B) Purchase Agreement for Public Right-Of-Way: Parcel #4 of the Boekel & Meyer Intersection Project.
C) Approval of VFW wall repair at Pinegrove Cemetery.
D) Rathdrum Urban Renewal Report