

Political Liaison Report - NIBCA Board Meeting 5/13/2021
(This report covers 4/1-4/30)

KOOTENAI COUNTY

Kootenai County Hearing Examiner Public Hearing April, 1 2021

30+ Minute YouTube Video: <https://www.youtube.com/watch?v=o5B6zdvo-h8>

Agenda: https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/_04012021-3731

Case No. VAR20-0013 - Request for Variance to Rear Yard Setback Requirement

Hearing Examiner: Karl Granrath

Applicant: Brian and Lisa Jordan

Presenter: Zach Trevino, Planner

Location: Kidd Island Road and Boisen Loop, approximately 300 feet northeast of the intersection of Kidd Island Road and Hull Loop

- Request for a 10 foot variance to the 25 foot rear yard setback requirement from a public right-of-way on a 0.21-acre parcel of land in the Agricultural Suburban zone.
- The subject lot is currently undeveloped.
- The purpose of the request is to enable the Applicant to construct a single-family residence with a deck located 15 feet from the rear property line.
- The Applicant cites small lot size and the location of the on-site well as contributing to undue hardship justifying the variance.
- Should the variance be granted, the rear deck of the proposed structure would be located 15 feet from the edge of the Boisen Loop right-of-way, a public right-of-way under the jurisdiction of Worley Highway District.

Applicant Comments:

- In closing, the number one and more pressing issue for us is the need for water long term. I think it's fair to say that when building a home, a reliable water source tops the list of must haves. If the variance is not granted, there is a risk that within the life of the structure, we may not have water at some point in the future.
- A denial of the variance only exacerbates the other undue hardships we sited- lot size, slope and neighboring property infringement.

- Finally, Kootenai County Community Development staff analysis report cites the request as “reasonable given the observed conditions of the site and the Applicant’s case for undue hardships.

The Examiner Closed the meeting and will make recommendations to the City Council.

Kootenai County Board of Commissioners Virtual Public Hearing April 1, 2021

15 Minute YouTube Video: <https://www.youtube.com/watch?v=xVFgTeo6HJk>

Agenda: https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/_04012021-3733

Case No. ZON20-0010 - Zone Change from Rural to Agricultural Suburban on an 18.22 acre parcel of land.

Hearing Examiner: Karl Granrath

Applicant: Skyler and Hillary Shannon

Presenter: Vlad Finkel, Planner

Location: 1030 N. Frosty Pine Trail

- The subject parcel has an existing residence and outbuildings on it and is located within the City of Coeur d’Alene Area of City Impact.
- The residence is currently served by an existing well and septic system on-site.
- The Hearing Examiner held a public hearing on February 4, 2021 and recommended denial.

Staff Recommendation: The proposed zone change is consistent with the recent zone changes in the area. The future subdivision of the property must comply with the road infrastructure requirements in Title 16 of the Coeur d’Alene Municipal code.

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.

Chris Filios, County Commissioner

“When I look at RLUPA, what I am considering is...Are we imposing a substantial burden on essentially the freedom of worship on the church and when I consider that issue, I have to come down on the side that says we are not. The church already has a facility on basically the same sized lot and I did not hear any analysis as to why they cant use their current location.”

“The comprehensive plan is a guiding document so when I go to the specifics I agree with the Hearing Examiner that the parcel has the ability to be used for agricultural use. And that the 42,000 sq ft is essentially not compatible with the surrounding area.”

“There is going to be an issue with traffic.”

Leslie Duncan, County Commissioner

“I did not feel like the conditions were met. Specifically it is not compatible with the area. RLUPA states substantial burden and I didnt feel it was substantial so I am going to agree with the Hearing Examiner.”

Bill Brooks, County Commissioner

“The vast majority of neighbors point out different reasons why the project does not fit their neighborhood and I have to agree with them. So I vote with the Hearing Examiner.”

UNANIMOUS DENIAL for Conditional Use Permit

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.

Presenter: Vlad Finkel, Planner

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).

The Board held deliberations on March 25, 2021 and approved the final subdivision.

UNANIMOUS AGREEMENT to sign this in.

Case No. VAR20-0014, Jeffery and Ginger Carter for a variance to the minimum lot size requirement of 4.500 net (5.000 gross) acres in the Rural zone. 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.

Presenter: Vlad Finkel, Planner

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. The Board held deliberations on March 25, 2021 and approved the request.

UNANIMOUS AGREEMENT to sign this in.

Kootenai County Hearing Examiner Public Hearing April, 15 2021

30 Minute YouTube Video: <https://www.youtube.com/watch?v=kyPkkWSAA-Q>

Agenda: https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/_04152021-3732

Hearing Examiner: Joan Woodard

Case No. CUP20-0009, a request by New Life Community Church and Classical Christian Academy for a Conditional Use Permit to expand a Place of Worship and School on an approximately 10.056-acre parcel of land in the Agricultural zone.

Presenter: Zach Trevino-Planner

Location: 6068 W. Hayden Avenue

- The subject parcel is developed with a nonconforming church, used as a place of worship and school, which was established prior to the requirement that such uses receive a conditional use permit to operate in the Agricultural zone.
- The Applicant is proposing to establish three modular classroom buildings on the parcel initially, to be followed by an additional building if needed, in order to provide additional classroom space for the K-12 private Christian school.
- The school will operate from September through early June annually, and will have a maximum daily capacity of 250 people.
- The four proposed modular classroom buildings would add over 7,000 total square feet of space to the facility.

POSTPONED for a future date so the applicant has time to correct issues before bringing it forward.

Case No. VAR20-0008, Sarah Baker for the following variances on a 0.22 acre parcel of land in the Restricted Residential zone in order to construct a primary residence on-site: 1) 25' variance to the 25' front yard setback from English Point Road public right-of-way/easement (0' setback); 2) 25' variance to the 25' front yard setback from Waverly Loop private road easement (0' setback).

Presenter: Vlad Finkel, Planner

Location: 5636 E. Waverly Loop

The subject waterfront property is currently vacant with very steep slopes. The Applicant states that a drainfield easement for a septic system is located off-site. The northwestern property line abuts English Point Road, a public road maintained by the Lakes Highway District. Furthermore, the subject parcel is bisected by Waverly Loop, a private road which provides direct access to the property.



Staff Analysis: Steep slopes, limited space for development and location of the public and private right-of-ways adjacent to the parcel, present a great challenge in development of this site without the approval of the requested variances.

Case No. VAR21-0003, CB Richards Properties LLLP for a 6 ft. variance to the 10 ft. side yard setback on a 0.26-acre waterfront lot in the Restricted Residential zone.

Presenter: Vlad Finkel, Planner

Location: 25102 S. Cleland Bay Road

The subject property has an existing non-conforming residence and wrap around deck constructed in 1960. The footprint of the existing deck is currently located 4 ft. from the (northern) side yard property line.

Due to the steepness of the site, location of septic tank, garage, driveway, the Applicant cannot maintain the required side yard setback.

Kootenai County Board of Commissioners Community Development Deliberations April 22, 2021 - Commissioner Filios Absent

Agenda: https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/_04222021-3803

30 Minute YouTube Video: https://www.youtube.com/watch?v=4SAq6_PpM9o

Case No. VAR20-0013, a request by Brian and Lisa Jordan for a 10 foot variance to the 25 foot rear yard setback requirement from a public right-of-way on a 0.21-acre parcel of land in the Agricultural Suburban zone.

Presenter: Zach Trevino, Planner

Location: between Kidd Island Road and Boisen Loop, approximately 300 feet northeast of the intersection of Kidd Island Road and Hull Loop.

The subject lot is currently undeveloped.

The purpose of the request is to enable the Applicant to construct a single-family residence with a deck located 15 feet from the rear property line. The Applicant cites small lot size and the location of the on-site well as contributing to undue hardship justifying the variance.

Should the variance be granted, the rear deck of the proposed structure would be located 15 feet from the edge of the Boisen Loop right-of-way, a public right-of-way under the jurisdiction of Worley Highway District.

The Hearing Examiner held a public hearing on April 1, 2021 and recommended approval.

UNANIMOUS APPROVAL

Case No. ZON20-0010, Shannon Skyler to complete a Zone Change from Rural to Agricultural Suburban on an 18.22 acre parcel of land.

Presenter: Vlad Finkel, Planner

Location: 1030 N. Frosty Pine Trail

The subject parcel has an existing residence and outbuildings on it.

The residence is currently served by an existing well and septic system on-site.. The Hearing Examiner held a public hearing on February 4, 2021 and recommended denial.

The Board held a public hearing of April 1, 2021 and denied the request.

SIGNING DENIED UNANIMOUSLY

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.

Presenter: Vlad Finkel, Planner

The Hearing Examiner held a public hearing on September 17, 2020 and recommended denial.

The Board held deliberations on October 8, 2020 and remanded the case back to the Hearing Examiner for RLUIPA consideration.

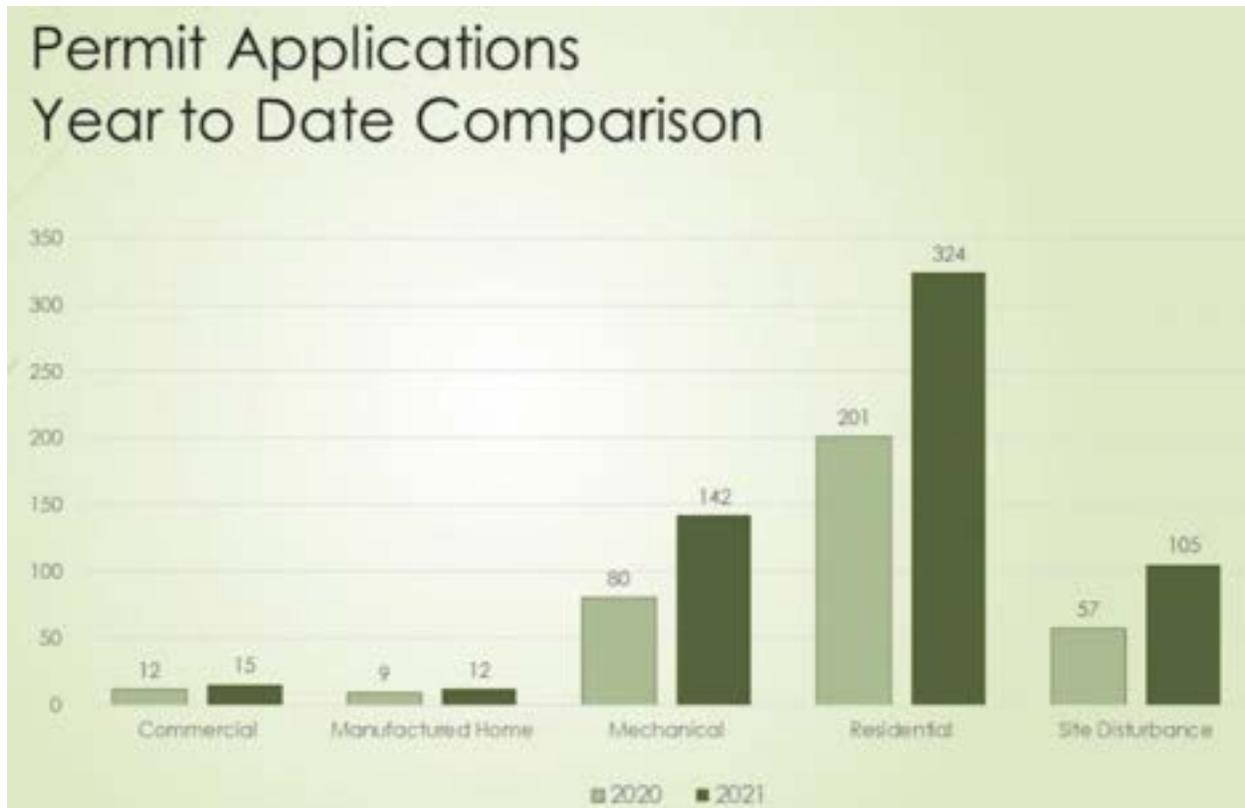
The Hearing Examiner held a second public hearing on January 21, 2021 and recommended denial.

The Board held a public hearing on March 11, 2021. The public hearing was closed and deliberations were scheduled for March 18, 2021. The Board continued deliberations to a date certain of April 1, 2021. The Board held deliberations on April 1, 2021 and denied the request.

SIGNING DENIED UNANIMOUSLY

Kootenai County State of the County Presentation April, 15 2021

1 Hour+ YouTube Video: <https://www.youtube.com/watch?v=dUvhgR-SemY>



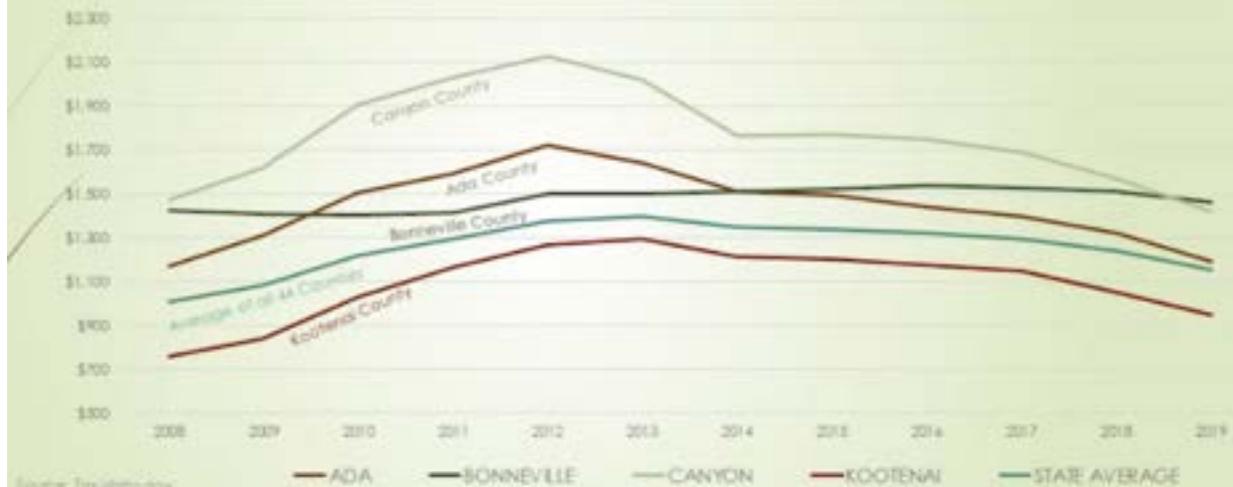
Property Tax Comparison

- Idaho ranks 14th lowest state for property taxes
- 37 states have higher property taxes than Idaho



...wallethub.com

Property Tax Rates per \$100,000 Combined Average of All Taxing Districts



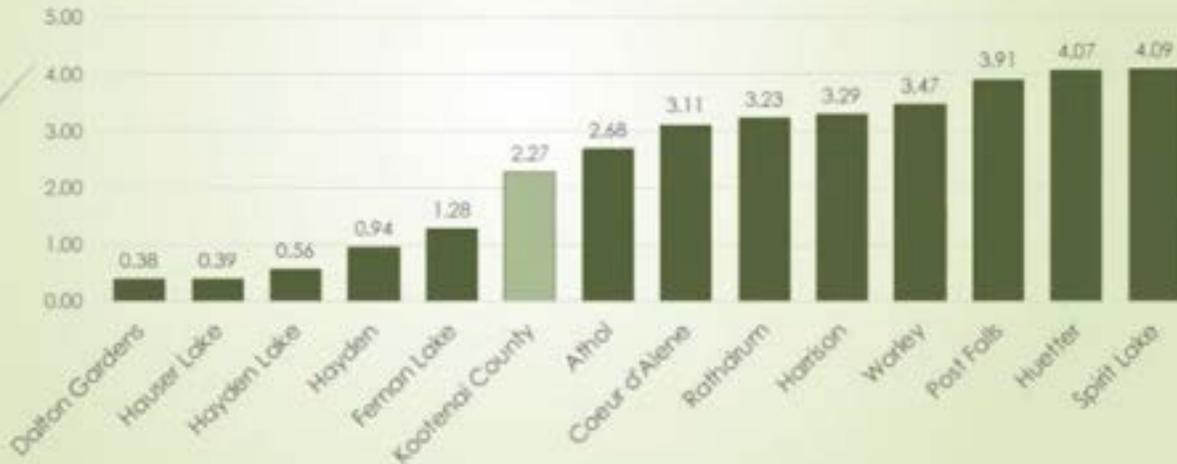
Source: Tax.idaho.gov

In spite of being the second largest county by assessed valuation, and third largest by population, Kootenai County property taxes are the lowest of the four largest counties in Idaho. We are also lower than the average of all 44 counties.

Property Tax

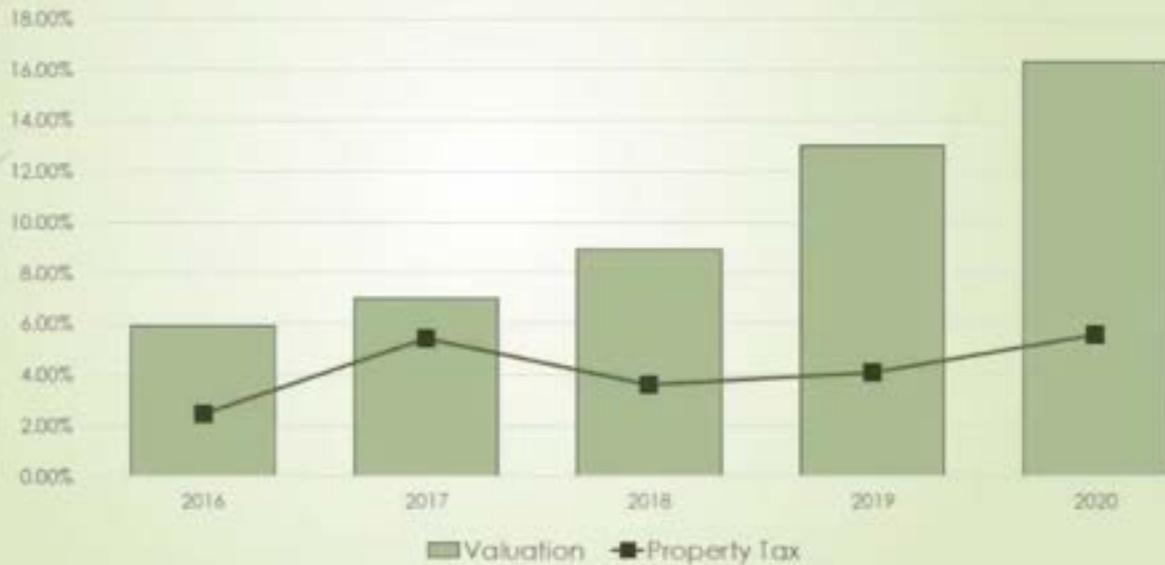
Kootenai County vs Cities

2020 Property Tax Levy Rates per \$1,000 Valuation



Valuation vs Taxation

% of Increase - Year over Year Comparison



"Realtor.com Ranks Coeur D'Alene, Spokane Among the Nation's 10 Hottest Housing Markets"

...Businessnewsindex.com

Fiscal Year to Date Budget to Actual



Elected	FY21 Amended Budget	FY21 Actual	Remaining	% Used	Over/Under
Assessor	\$ 4,973,706	\$ 2,188,812	\$ 2,784,894	44.0%	6.4%
BOCC	\$ 50,567,682	\$ 21,845,718	\$ 28,721,964	43.2%	7.2%
Clerk	\$ 7,986,822	\$ 3,274,553	\$ 4,712,269	41.0%	9.4%
Coroner	\$ 489,568	\$ 209,558	\$ 280,010	42.8%	7.6%
District Court	\$ 3,167,499	\$ 1,397,932	\$ 1,769,567	44.1%	6.3%
Prosecuting Attorney	\$ 5,551,242	\$ 2,639,678	\$ 2,911,564	47.6%	2.9%
Sheriff	\$ 35,782,864	\$ 18,269,405	\$ 17,515,068	51.1%	-0.6%
Treasurer	\$ 878,247	\$ 389,523	\$ 488,724	44.4%	6.1%

Parks & Waterways, Noxious Weeds and Snowgroomers

- Largest provider of marine facilities of any County in Idaho.
- Maintains and cares for 6 miles of Centennial Trail and several parks and open spaces properties.
- Maintains and provides the highest quality of recreational facilities.
- Snowgroomers groomed 1700 miles of snowmobile trails

HAYDEN

Hayden City Council Meeting April 13, 2021

Agenda Packets: <https://meetings.boardbook.org/Public/Agenda/2366?meeting=456605>

Changes in Title 11 Zoning:

Existing	Proposed
22 Chapters	8 Chapters
Redundancy of Information	Reduce Redundancy and inconsistency
Definitions – Combined	Definitions – Separated into Use, Building, Measurement, and Miscellaneous
Zones and Overlay Districts - Individual Chapters	Allowed Uses, Conditional Uses – Single Table, Neighborhood Commercial Node, Central Business District, and Design Standards Specific to Use
Design Standards – Wordy	Move as able to Standard Drawings and Details for Guidance or Placement; Utilize tables to reduce verbiage

Chapter 2 - Zones

- Zone definitions from the Comprehensive Plan
- Use Table for all Zones
- Setbacks and Buildable Space on Lot Table
- Lot Design
- Specific Design Standards to Uses

Chapter 3 – Non-Conforming Uses

Removed inconsistencies and/or conflicts with State Statutes.

Chapter 4 – General Design Standards

Design standards required across all zone designations versus those for specific uses found in Chapter 2.

Added lighting standards beyond minimum foot candles and being contained on site, to include both site and roadway standards.

Reduced garage parking space to one for a minimum of a two car garage to count toward required spaces. (i.e. two garage – one space within garage, two spaced tandem to garage = total of 3 sp)

Chapter 5 - Signs

Recently updated by Code Amendments last spring.

Added Mixed Residential (MR) & Mixed Use (MU) Zone Designations and removed Residential-Multi Family (R-MF)

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.

Request to Provide Sewer Outside City Limits

Applicant: Gargoyle Granite Business

Location: 267 W Bentz Rd

Summary

On January 12, 2021, staff met with the applicant regarding options for expansion of the Gargoyle Granite business located at 267 W Bentz Road. Gargoyle Granite had been located on West Hayden Avenue until they had grown out of the site and moved to the Bentz Road location. They have been in the Hayden area for over 20 years and have continued to grow throughout this time. The property is approximately 6.98 acres in size, but their drain field is at its maximum size and can no longer be expanded per the attached request letter. They would like to expand their operations to utilize more of their property with the creation of a production facility and they would like to move their product indoors.

The property is within the City of Hayden's exclusive tier, and per Kootenai County Code must develop according to the City of Hayden's requirements.

At the time the Hayden North 2nd Addition lift station is completed, sewer will be approximately 500 feet away from the Gargoyle Granite location. In the pre-development meeting, however, it was identified that although sewer is close, the site has no contiguous boundaries to the City of Hayden. Should properties to the south, west or east annex, per the request letter, Gargoyle Granite would not object to being annexed.

UNANIMOUS APPROVAL

Hayden Open House for Government Way and Miles Signal April, 14 2021

15 Minute YouTube Video: <https://www.youtube.com/watch?v=jres5ieplu0>

Option #1 Roundabout



Roundabout Pros and Cons

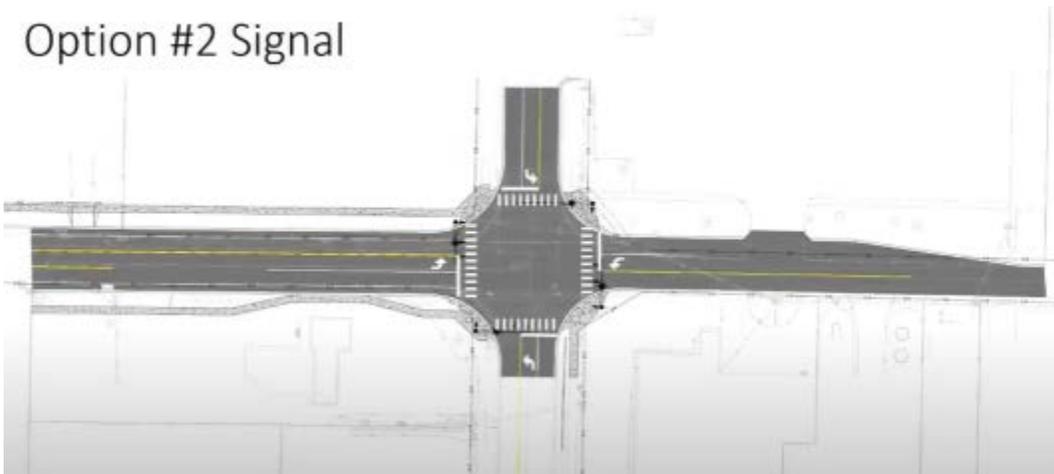
Pros

- Potential for fewer crashes
- Potential for reduced severity of crashes
- Less maintenance & lower energy costs
- Less noise and emissions from braking/accelerating

Cons

- Increased ROW acquisition & impacts to businesses
- Northbound queue is lengthy
- \$300,000 more expensive to construct
- Increased utility conflicts
- Less ability expand in the future

Option #2 Signal



Signal Pros and Cons

Pros

- Shorter northbound queues
- Can communicate with US 95 signal
- Can adjust signal timing over time
- Reduced ROW acquisition
- Better operations on Miles
- \$300,000 less expensive to construct
- Less impacts on utilities and existing businesses

Cons

- Increased southbound queues (but plan for a SB right turn lane in future)
- More instances of braking and accelerating – increases emissions and noise
- More conflict points = more potential for crashes
- Ongoing power costs

Signal Selected as Preferred Alternative

- Because of:
 - Lower cost to construct
 - Better traffic operations performance
 - Less right of way need
 - Lower impact to businesses and utilities
 - More flexibility to modify to make it work as traffic increases
- City Council selected the signal in February

Signal Layout



Hayden City Council Meeting April 27, 2021

New Fee Schedule Resolution Approval - Approval of new fee schedule resolution with new fees and change in some existing fees in the areas of Building, Planning & Engineering Development, Public Works and Recreation.

Summary

In an effort to simplify, we have combined the information on the change of fees into one memo with descriptions for each area. There are new fees and some current fees that we are recommending an increase above 5% that require a public hearing.

Building:

- Set a minimum building permit review fee of \$25.
- Made the method for determining plan review fee for pole buildings, carports, and decks at percentage of R-2 in the ICC data sheet. This allows for a more standard method of calculation.

Planning & Engineering Development:

- Round fees used often to a round number. Very specific numbers (to the dollars and cents) make these fees appear more accurately calculated than they are.
- Included the engineering review fees for site plans and subdivisions into the planning fees and changed the titles to “Planning and Engineering.” This does not increase fees, but rather simplifies how fees are calculated, which makes it easier for the applicant to estimate their fees.
- Removed construction oversight from Planning and Development and put these fees under Public Works where they belong.
- Added a transfer of permit fee.
- Set a standard fee for additional reviews.
- Set an upfront deposit for obtaining data from the City’s regional traffic demand model if using a different consultant for traffic studies.
- Set a deposit for noticing

Public Works

- The Right-of-Way Encroachment Permit reflects an increase in costs associated with recent State requirements related to sewer locates. The current fee does not account for staff time required to locate and review the drawings to itemize the location of the services, or the time required to mark the location in the field. The new fee accurately reflects the cost for those services.

Recreation/Special Events

- Increased the fee for Youth and Adult Basketball Tournaments and Open Gym Volleyball. The new fee accurately reflects the cost for those services.

**FEE SCHEDULE
CHANGES (SUMMARY)**

SOURCE OF FEES	CURRENT FEES	PROPOSED NEW FEES
Building Fees – General		
Additional Plan Review Required by Changes, Additions, Revisions	\$50.00 for the first \$1,300 plus \$3.05 for each additional \$100 or fraction thereof, to, and including \$2,001.	New submittals require a new plan review fee. Revision fee \$165.00.
Transfer of Permit	New Fee	\$20.00
Building Fees – Commercial		
Change of Occupancy - Tenant Improvements	Building Permit Fee Calculation per UBC table/Estimated Contract Price	Fee using UBS table; Valuation based on estimated contract price
Non-residential Re-roof	Building Permit Fee Calculation per UBC table/Estimated Contract Price	Fee using UBS table; Valuation based on estimated contract price
Water Reservoir	Building Permit Fee Calculation per UBC table/Estimated Contract Price	Fee using UBS table; Valuation based on estimated contract price
All Other Occupancies	Building Permit Fee Calculation per UBC table/Estimated Contract Price	Fee using UBS table; Valuation based on estimated contract price
Commercial Mechanical Replacement	New Fee	\$220.00
Building Fees – Residential		
Plan Check	10% of Building Permit Fee	10% of Building Permit Fee with a \$25 minimum
Pole Structure - Unfinished	\$23.85 per square foot	Valuation equal to 20% of R-3 in ICC data sheet
Pole Structure - Finished Area	Building Permit Fee Calculation Table/Group Type	Valuation equal to R-3 in ICC data sheet
Open Carport	\$16.43 per square foot	Valuation is 15% of R-3 in ICC data sheet

Patio Cover	\$15.90 per square foot (wood) \$18.00 per square foot (metal)	Valuation is 15% of R-3 in ICC data sheet
Deck	\$15.90 per square foot (covered or uncovered) \$30.00 per square foot (enclosed)	Valuation is 15% of R-3 in ICC data sheet
Retaining Wall	\$14.00 per lineal foot (min. \$100.00)	Valuation is \$14.00 per lineal foot (min. \$100.00)
Change Windows	Building Permit Fee Calculation per UBC table/Estimated Contract Price	Fee using UBS table; Valuation based on estimated contract price
Re-siding	Building Permit Fee Calculation per UBC table/Estimated Contract Price	Fee using UBS table; Valuation based on estimated contract price
HVAC System Review and Permit	\$240.00 (new) \$110.00 (review)	\$350.00
Planning & Engineering Development Fees – General		

Reschedule Hearing Due to Client	\$220.00	\$220.00 + noticing costs
Traffic Data from Regional Demand Model (required if not using City's consultant)	New Fee	Pass thru cost (\$1,000.00 deposit)
Traffic Impact Study (by City's consultant)	Pass thru cost	Pass thru cost
Noticing	New Fee	Pass thru cost (\$500.00 deposit)
Transfer of permit	New Fee	\$20.00
Planning & Engineering Development Fees – Site Plans		
≤ 1 acre	\$400.00	\$1,400.00
> 1 acre to 3 acres	\$500.00	\$1,250.00 + \$200.00/acre
> 3 to 5 acres	\$700.00	\$1,850.00 + \$150.00/acre
> 5 acres	\$330.00 base fee+ \$55.00/hour planning review + pass thru engineering cost	\$2,150.00 + \$100.00/acre
Site Plan Review (storm water and parking only)	\$250.00	\$950.00 + \$200.00/acre
Planning & Engineering Development Fees – Land Use Permits		
Planned Unit Development Application	\$2,000.00 + pass thru engineering cost + cost of notification and mailings. Includes two reviews of original; with \$50.00/hr. review fees charged thereafter.	\$2,450.00 + \$25.00/lot + cost of notifications and mailings
Planning & Engineering Development Fees – Subdivisions		
Minor Subdivision - Preliminary Plat	\$900.00	\$1,650.00 + \$25.00/lot
Subdivision - Preliminary Plat:	\$750.00 + \$25.00/lot + pass thru engineering cost	\$1,650.00 + \$25.00/lot
Subdivision, Minor - Construction Plan Review	\$300.00 + pass thru engineering cost	\$1,250.00 + \$25.00/lot
Subdivision, Major - Construction Plan Review	\$500.00 + pass thru engineering cost	\$1,750.00 + \$25.00/lot
Subdivision - Final Plat Application	\$500.00 + pass thru engineering cost	\$1,100.00 = \$10.00/lot
Public Works Fees		
Lift Station Review	\$100.00 + pass thru engineering cost	\$1,000.00 + pass thru engineering cost
Transfer of permit	New Fee	\$20.00
Recreation Fees		
Youth & Adult Basketball	\$175.00	\$315.00/Team
Open Gym Volleyball/Basketball	\$3.00 per person	\$4.00 per person

BUILDING FEES - GENERAL	
Inspections Outside of Normal Business Hours (min. charge of two hours)	\$55.00 per hour.
Re-inspection	\$55.00 per hour.
Inspections for Which No Fee is Specifically Indicated (min. charge of one half hour)	\$55.00 per hour.
Investigation for Work Without a Permit for Which a Permit is Required	Fee equal to the minimum permit fee, in addition to the permit fee if a permit is issued, whether or not a subsequent permit is issued.
Additional Plan Review Required by Changes, Additions, Revisions	\$50.00 for the first \$1,300 plus \$3.05 for each additional \$100 or fraction thereof, to, and including \$2,001. New submittals require a new plan review fee. Revision fee \$165.00.
Applicant Requested and City-Approved Use of Outside Consultant for Expedited Review of Plans.	Building permit fee + pass thru consultant costs
Demolition Permit	\$110.00
Sign Permit	\$82.50 + Building Permit Fee Calculation Table
Master Sign Plan Review	\$110.00
Building Code Appeal	\$385.00
Transfer of Permit	\$20.00
BUILDING PERMIT FEE CALCULATION TABLE	
<i>Total valuation is calculated using the 97 UBC Table 1A & Current ICC Building Valuation Data Sheet</i>	<i>Fees</i>

Total Valuation: \$1.00 to \$2,000	\$50.00 for the first \$1,300 plus \$3.05 for each additional \$100 or fraction thereof, to, and including \$2,000
Total Valuation: \$2,001 to \$25,000	\$71.35 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof to and including \$25,000
Total Valuation: \$25,001 to \$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof to and including \$50,000
Total Valuation: \$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof to and including \$100,000
Total Valuation: \$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof to and including \$500,000
Total Valuation: \$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof to and including \$1,000,000
Total Valuation: \$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof

BUILDING FEES - COMMERCIAL

Change of Occupancy - No Improvements	\$110.00
Change of Occupancy - Tenant Improvements	Building Permit Fee Calculation per UBC table/Estimated Contract Price- Fee using UBS table; Valuation based on estimated contract price
Non-residential Re-roof	Building Permit Fee Calculation per UBC table/Estimated Contract Price- Fee using UBS table; Valuation based on estimated contract price
Water Reservoir	Building Permit Fee Calculation per UBC table/Estimated Contract Price- Fee using UBS table; Valuation based on estimated contract price
All Other Occupancies	Building Permit Fee Calculation per UBC table/Estimated Contract Price- Fee using UBS table; Valuation based on estimated contract price
Foundation Permit Only	10% of Building Permit Fee
Tenant Improvement	20% of shell valuation/estimated contract price
Tenant Shell Only	80% of Building Permit Fee Calculation Table
Re-siding	Building Permit Fee Calculation Table/Estimated Contract Price
Commercial Plan Check Fee	65% of Building Permit Fee
Energy Conservation Code	\$100.00
HVAC System Review	\$75.00
Mechanical Permits	
Processing Fee, Renewal Fee	\$50.00
Contracts up to \$20,000	3% of Contract Price
Contracts \$20,000.01 to \$50,000	2% of Contract Price + \$600.00
Contracts \$50,000.01 to \$100,000	1% of Contract Price + \$2,200.00
Contracts > \$100,000.01	0.5% of Contract Price + \$3,200.00
Commercial Mechanical Replacement	\$220.00
Commercial Temporary Certificate of Occupancy with Financial Guarantee for Site Improvement Agreement - Without Legal Review	\$250.00 + surety of 150% of the cost of improvements based on a contractor's estimate.
Commercial Temporary Certificate of Occupancy With Financial Guarantee for Site Improvement Agreement - With Legal Review	\$250.00 + cost of legal review + surety of 150% of the cost of improvements based on a contractor's estimate.

BUILDING FEES - RESIDENTIAL

<i>Construction Costs for Specific Structures - Residential (Current Building Valuation Data Table)</i>	<i>Fees</i>
Plan Check	10% of Building Permit Fee with a \$25 minimum
Type V-wood Frame:	
Main Floor	Building Permit Fee Calculation Table
Upper Floor	51% of Main Floor Rate
Lower Floor	40% of Main Floor Rate
Garage	Building Permit Fee Calculation Table
Remodel	Building Permit Fee Calculation Table
Additions -No Plumbing	75% of Building Permit Fee Calculation Table
Additions - With Plumbing	Building Permit Fee Calculation Table
Accessory Structures:	

Pole Structure - Unfinished	\$23.85 per square foot Valuation equal to 20% of R-3 in ICC data sheet
Pole Structure - Finished Area	Building Permit Fee Calculation Table/Group Type Valuation equal to R-3 in ICC data sheet
Steel Structure	Building Permit Fee Calculation Table/Group Type
Other Structures and Miscellaneous Items:	
Open Carport	\$16.43 per square foot Valuation is 15% of R-3 in ICC data sheet
Patio Cover –Wood	\$15.90 per square foot Valuation is 15% of R-3 in ICC data sheet
Patio Cover –Metal	\$18.00 per square foot
Deck –Covered or Uncovered	\$15.90 per square foot Valuation is 15% of R-3 in ICC data sheet
Deck –Enclosed	\$30.00 per square foot
Retaining Wall	Valuation is \$14.00 per lineal foot (min. \$100.00)
Fence Over 6'	\$65.00 flat fee
Change Windows	Building Permit Fee Calculation per UBC table/Estimated Contract Price- Fee using UBS table; Valuation based on estimated contract price
Re-siding	Building Permit Fee Calculation per UBC table/Estimated Contract Price- Fee using UBS table; Valuation based on estimated contract price
Swimming Pool (per volume area)	\$7.11 per cubic foot or estimated contract price
Energy Conservation Code-	\$55.00
Re-roof	Building Permit Fee Calculation Table/Estimated Contract Price
Mechanical Permits	
HVAC System Review–New SFR Entire House and Permit	\$240.00 \$350.00
HVAC System Review	\$110.00
Processing Fee	\$40.00
Additional Ductwork	\$21.00
Gas Water Heater	\$21.00
Gas Equipment (furnace)	\$25.00
Gas Piping (each outlet)	\$3.00
Boiler/Refrig <100,000 BTU	\$20.00
Boiler/Refrig 101-400M BTU	\$36.00
Boiler/Refrig 401-1000 M BTU	\$49.00
Boiler/Refrig 1,001-1750 M BTU	\$78.00
Boiler/Refrig >1750 M BTU	\$78.00
Heat Pump or A/C <3 tons	\$21.00
Heat Pump or A/C >3-15 tons	\$38.00
Heat Pump or A/C >15-30 tons	\$53.00
Heat Pump or A/C >30-50 tons	\$78.00
Heat Pump or A/C >50 tons	\$130.00
Ventilating Fans	\$10.00
Evaporative Coolers	\$14.00
Type I or II Hood	\$16.00
Clothes Dryer	\$16.00
Gas Range/Cook Top/Barbeque	\$21.00
Gas Fireplace/Free Standing Stove	\$21.00
Unlisted Gas Appliance <400,000 BTU	\$99.00
Unlisted Gas Appliance >400,000 BTU	\$166.00
Air Handler <10,000 CFM	\$16.00
Air Handler >10,000 CFM	\$27.00
Solid Fuel Fireplace/Woodstove (listed)	\$38.00
Residential Temporary Certificate of Occupancy with Financial Guarantee for Site Improvement Agreement - Without Legal Review	\$165.00 + Option 1--surety of \$500 for each item with \$1000 minimum Option 2--150% with detailed contractor's estimate.
Residential Temporary Certificate of Occupancy with Financial Guarantee for Site Improvement Agreement - With Legal Review	\$165.00 + Option 1--surety of \$500 for each item with \$1000 minimum Option 2--150% with detailed contractor's estimate + cost of legal review.
Other	
House Moving Permit	\$165.00
Manufactured Home Setting Permit	\$100.00 in MHP + Cap Fee if applicable \$200.00 outside a MHP + Cap Fee if applicable

IMPACT FEES	
Residential	
Single Family	
Parks Impact Fee	\$1,414.00 per housing unit
Transportation Impact Fee	\$1,813.00 per housing unit
Multifamily / Other	
Parks Impact Fee	\$870.00 per housing unit
Transportation Impact Fee	\$1,124.00 per housing unit
Nonresidential Transportation Impact Fees	
Retail / Restaurant	\$5.67 per square foot of floor area
Office / Institutional / Other Services	\$1.11 per square foot of floor area
Industrial / Warehouse / Flex	\$0.35 per square foot of floor area
PLANNING & ENGINEERING FEES - GENERAL	
All fees below are for staff review by in-house City staff. In many cases, contract engineering/design professional and legal review fees apply and shall be passed through at full cost directly to the applicant. The flat fee for City staff and contract engineering/design professional review services pays for two reviews, respectively. Additional reviews thereafter are based on the City's hourly staff fee \$250 plus any contract engineering/design professional fees. The cost of special studies, concurrency analysis, traffic studies, use of outside consultants, legal notice, mailings and document recordings, and actions not specifically addressed by this fee schedule, are to be reimbursed at full cost by the Applicant to the City. Development compliance review of projects in the City's Area of City Impact will be billed at the City's discretion and if billed will be at the hourly staff review fee plus any additional costs incurred by the City such as the cost of legal review, engineering review and the like.	
Appeal/Request for Reconsideration	\$440.00
Amendments and Resubmittals to Subdivisions, PUDS, Annexations, Site Plans, Development Performance Agreements, Land Use Permits and Other Approved or Pending Permits	1/2 the original fees (engineering fees and legal fees are passed through to the applicant for reimbursement at 100%)
Miscellaneous Agreement	\$400.00
Floodplain Substantial Development Permit	\$495.00
Floodplain Existing Building Determination	\$192.50
Floodplain Variance	\$1,000.00
Reschedule Hearing Due to Client	\$220.00 + noticing costs
Traffic Data from Regional Demand Model (required if not using City's consultant)	Pass thru cost (\$1,000.00 deposit)
Traffic Impact Study by City's consultant	Pass thru cost
Public Notice Signs	\$30.00 per sign
Noticing	Pass thru cost (\$500.00 deposit)
Utility Compliance Permit	\$350.00
Transfer of Permit	\$20.00
PLANNING & ENGINEERING DEVELOPMENT FEES - SITE PLANS	
Site Plan Review:	
≤ 1 acre	\$400.00 \$1,400.00
> 1 acre to 3 acres	\$500.00 \$1,250.00 + \$200.00/acre
> 3 to 5 acres	\$700.00 \$1,850.00 + \$150.00/acre
> 5 acres	\$330.00 base fee + \$55.00/hour planning review + pass thru engineering cost \$2,150.00 + \$100.00/acre
Site Plan Review (stormwater and parking only)	\$250.00 \$950.00 + \$200.00/acre

PLANNING & ENGINEERING DEVELOPMENT FEES - LAND USE PERMITS	
Administrative Exception - Minor	\$100.00
Administrative Exception - Major	\$350.00
Administrative Exception - P and Z approved	\$1,000.00
Annexation Application	\$2,000.00 application + cost of notification and mailings
Annexation Agreement & Post Processing	\$1,500.00
Community Infrastructure District	\$5,000.00 initial application/all costs are reimbursed to City in full following initial approval
Zoning Code/Comp Plan Text Amendment	\$1,000.00 + cost of notification and mailings
New and Unlisted Uses Determination	\$500.00
Planned Unit Development Application	\$2,000.00 + pass thru engineering cost + cost of notification and mailings includes two reviews of original; with \$50.00/hr. review fees charged thereafter. \$2,450.00 + \$25.00/lot + cost of notifications and mailings
Special Use Permits	\$1,000.00 + cost of notification and mailings
Architectural Review	\$350.00
Temporary Hardship Permit	\$350.00
Temporary Hardship Permit Renewal	\$175.00

Vacation of ROW/Easement Application	\$1,000.00 + cost of notification and mailings
Variance Permit	\$1,000.00 + cost of notification and mailings
Zone Map Amendment	\$1,500.00 + cost of notification and mailings
Comprehensive Plan Map Amendment	\$1,500.00 + cost of notification and mailings
Combined Comp Plan and Zone Map Amendment	\$2,000.00
Deposit for miscellaneous items (notifications, mailing, etc.)	\$500.00

PLANNING & ENGINEERING DEVELOPMENT FEES - SUBDIVISIONS	
Extensions to approved subdivisions	\$500.00
Boundary Line Adjustment	\$200.00 + pass thru land survey cost
Condo Plat Review	\$500.00
Minor Subdivision - Preliminary Plat	\$900.00 \$1,650.00 + \$25.00/lot
Subdivision - Preliminary Application Plat:	\$750.00 + \$25.00/lot + pass thru engineering cost \$1,650.00 + \$25.00/lot
<i>*All fees assume 2 reviews. Additional reviews charged at \$55/hr.</i>	
Subdivision - Construction Plan Review:	
Subdivision - minor	\$300.00 + pass thru engineering cost \$1,250.00 + \$25.00/lot
Subdivision - major	\$500.00 + pass thru engineering cost \$1,750.00 + \$25.00/lot
Subdivision - Final Plat Application	\$500.00 + pass thru engineering cost \$1,100.00 = \$10.00/lot

PLANNING & DEVELOPMENT FEES - INFRASTRUCTURE	
Public Infrastructure (not associated with a subdivision) - Plan Review	\$260.00 base fee + pass thru engineering cost. Note: Includes two reviews of original; with \$55.00/hr. review fees charged thereafter.

SEWER UTILITY FEES	
For the fees below, a wastewater unit is defined as "A maximum of 862.5 gallons of wastewater flow per month, with a maximum load of specified	
Pretreatment Fee	Pass thru & administration fee from \$3.00 to \$50.00
Sewer Capitalization Fee - Residential	\$10,404.00 per dwelling unit including a non-commercial accessory building with a bathroom, which consists of \$5,244.00 for collection and \$5,160.00 for treatment charged by the Hayden Area Regional Sewer Board to the City.
Sewer Capitalization Fee - Commercial/Industrial	Minimum \$10,404.00 per 6 wastewater units, which consists of \$5,244.00 for collection and \$5,160.00 for treatment charged by the Hayden Area Regional Sewer Board to the City. Flows over each increment of one wastewater unit will be rounded to the next wastewater unit, and will be charged an additional capitalization fee of \$1,734.00 which consists of \$874.00 for collection and \$860.00 for treatment.
Sewer Connection Authorization Permit - Residential and Commercial/Industrial (new and existing)	\$70.00 City; \$15.00 locator (if needed)
Monthly Sewer Rate - Residential	\$49.00/month (billed every 2 months) per dwelling unit
Monthly Sewer Rate - Commercial	\$49.00/month (billed every 2 months) per 6 wastewater units as calculated at the time of the capitalization fee, or any subsequent adjustments as may be based upon actual usage, with a minimum of \$49.00/month.
Sewer Certification Fee	\$30.00
Sewer Past Due - Monthly Sewer Fee	30 days \$5.00, 60 days \$20.00
Sewer Stub Reimbursement - When Stub is Owned by the City	\$400.00 admin + \$750.00 for stub

CDA

Envision CDA Update April 1, 2021

<https://www.cdavid.org/4585/departments/planning/envisioncda>

10 Minute YouTube Video: <https://www.youtube.com/watch?v=Rvb7NT8ZdPw>

WHAT IT IS: Coeur d'Alene's visioning and long range planning project created to develop a citywide plan and roadmap for our communities future through 2040. It incorporates the City's Comprehensive Plan and and CDA 2030 which provides the Vision Validation and Implementation.

What it does NOT do: It does NOT regulate land uses as those are done through zoning and subdivision codes.

What has been accomplished so far?

- Project kicked off in the Summer of 2019 with a community launch event.
- After forming numerous committees and focus groups the consultant team took the results of all of that work to create maps that the community has voted and will continue to vote on.
- The community advisory committee collectively has spent close to 200 hours so far.
- There are 59 community volunteers serving on the 6 focus groups. They have dedicated over 350 hours and attended more than 23 meetings.

What is a Comprehensive Plan?

20-year guide for Coeur d'Alene:

- ▶ Establish the city's long-range vision
- ▶ Be used as a reference tool for land use decisions
- ▶ Address changing demographics and area economics
- ▶ Include local growth projections and trends
- ▶ Comply with State of Idaho Local Land Use Planning Act (LLUPA)



What does the State require?

17
Elements

- Property Rights
- Population
- School Facilities
- Economic Development
- Land Use *(Including A Map)*
- Natural Resources
- Hazardous Areas
- Public Services, Facilities and Utilities
- Transportation
- Recreation
- Special Areas Or Sites
- Housing
- Community Design
- Agriculture (2011)
- Implementation *(Including A Plan)*
- National Interest Electric Transmission Corridors (2007)
- Public Airport Facilities (2014)



Long-term Vision for Greater Cd'A

-  Community & Identity
-  Growth & Development
-  Education & Learning
-  Health & Safety
-  Environment & Recreation
-  Jobs & Economy

Most important issues in CDA today

year round jobs

good K-12 schools

preserve natural resources

small town feel

protect neighborhoods

infill development to preserve rural land

bicycle & ped amenities

Coeur d'Alene in 2040

educational opportunities

cutting edge education

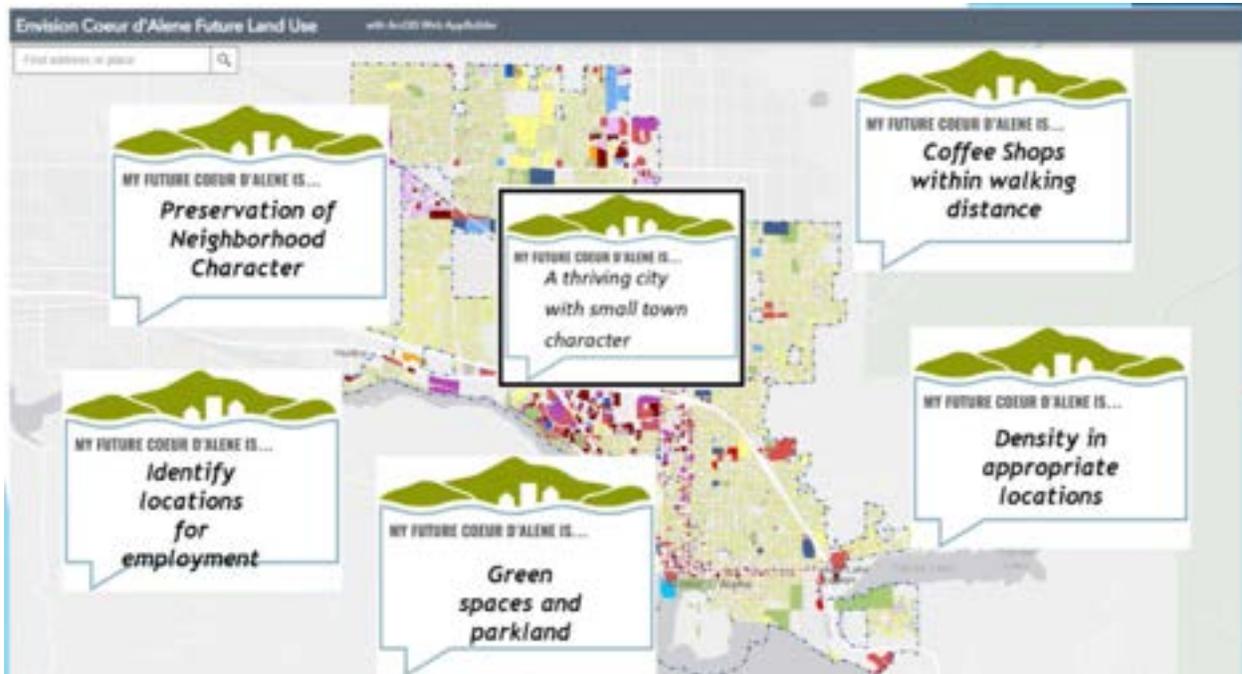
traffic

housing options

year round jobs

bicycle amenities

more sidewalks



Next Steps/Public Input Opportunities



ENVISION CDA IS COMMUNITY DRIVEN AND CITY COUNCIL APPROVED

Coeur d'Alene City Council Meeting April 4, 2021

Agenda Packet: https://www.cdaid.org/files/Council/Package040621WEB_Updated.pdf

1.5 Hour+ YouTube Video: <https://www.youtube.com/watch?v=30G7ssDXkQI>

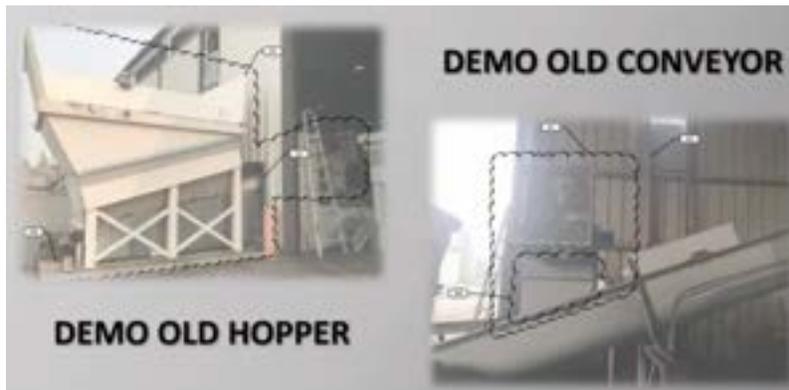
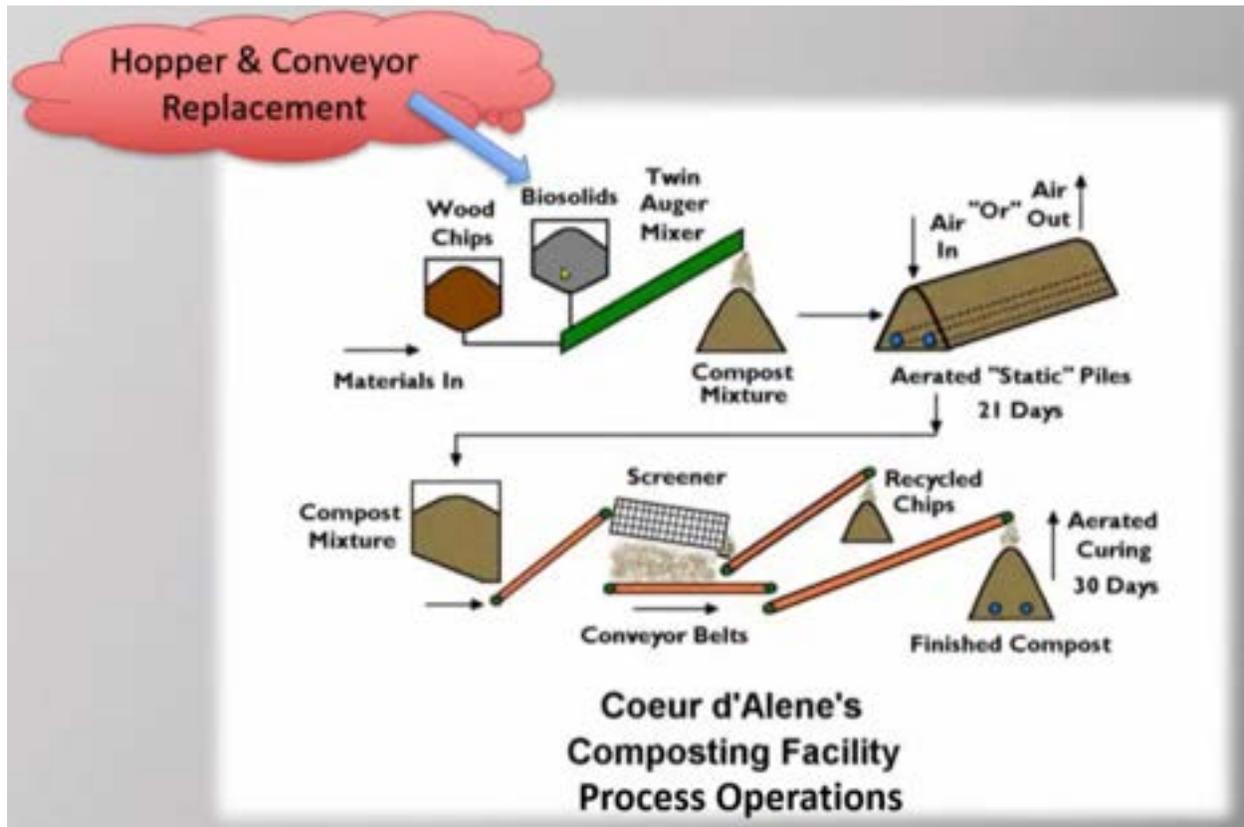
Mayor Appointments: Lewis Rumpler appointed to Planning Commission

UNANIMOUS APPROVAL

Resolution No. 21-020- Approve a Contract with TML Construction, Inc., for the 2021 Compost Biosolids Hopper Retrofit Project at the Compost Facility.

Presenter: Mike Becker, Wastewater Capital Program Manager

Project is for the production of compost at early stages. We take digested anaerobic biosolids and mix it with new and used recycled wood chips to create Class A compost.



FINANCIAL ANALYSIS

BUDGETED (2020/2021):	\$ 600,000.00
Biosolid Hopper Retrofit Project	Amount
TML Construction, Inc. Hayden, Idaho	\$365,200.00
Engineer's Estimated Opinion of Probable Construction Costs:	\$402,000.00

UNANIMOUS APPROVAL

Resolution No. 21-022- Award of Bid to and Approval of an Agreement with TML Construction, Inc., for the Huetter Well Facility.

Presenter: Terry Pickel, Water Department Director

HUETTER WELL CONSTRUCTION

Bids Received: Including alternate bid amount

- S&L Underground - \$1,826,685.00
- J7 Contracting - \$1,513,000.00
- NNAC, Inc. - \$1,102,225.00
- TML Construction, Inc. - \$1,038,400.00

DESIGNED AND BID

**PRODUCT LUBRICATED
DEEP WELL VERTICAL TURBINE PUMP**

**SPIDER BEARINGS,
COLUMNS, AND SHAFT**

To be completed by Fall.

UNANIMOUS APPROVAL

Resolution No. 21-023- Approve a Contract with Poe Asphalt Paving, Inc., for the 2021 Chip Seal Project.

Presenter: Chris Bosley, City Engineer

We get 4X as many miles on chip seal compared to overlay.

TIPS TO DRIVERS

- Multi-stage process
- Follow traffic control directions
- If a traffic signal is not operational, treat it as a stop sign
- Don't drive through fresh oil
- Expect loose rock chips until final sweeping
 - Reduce speeds through construction zone
 - Increase following distance
 - Motorcycles/bicycles use caution
- Expect several days before striping is completed

Poe Asphalt has the low bid

UNANIMOUS APPROVAL

Council Bill No. 21-1005 - Approval of Amendments to Municipal Code Chapter 2.82, Pedestrian and Bicycle Advisory Committee.

Presenter: Monte McCully, Trails Coordinator

HISTORY:

The Coeur d'Alene Pedestrian and Bicycle Committee was created by city ordinance in 2003. At the time the committee was composed of 15 members and those members were assigned the duty of making recommendations to City Council regarding improvements to bicycling and pedestrian facilities in the city. At the time opportunities were missed in the planning stage as public and private development and redevelopment occurred. Opportunities were also missed by the failure to properly implement planned pedestrian and bicycling friendly features in actual construction. Many staff members and citizens recognized a need for help in implementing and following through with Council approved programs such as the City's Trails and Bikeway Plan. The committee has never had formal bylaws, only a set of ordinances to follow and the committee felt that adopting these ordinances into a set of bylaws would be beneficial to each new member. There are also a few changes to the ped/bike ordinance they are requesting to help streamline the committee. The first item is to change the number of members from fifteen to a minimum of eight members and a maximum of twelve members. The committee felt having 15 members was unwieldy and having less members would make it easier to facilitate discussion and to meet quorum minimums. The second change would be to designate one of the General Public representatives to a Water Access Community representative as water trails will soon be added to the trail system. The third item is to change the name of the Retired Community representative to an Older Adults representative to ensure they are representing older adults that may have mobility difficulties and not a younger retired person. The final change is adding a section regarding sub-committees and ad-hoc committees into the ordinance as these are useful tools into deeper discussions and actions regarding specific ped/bike issues.

UNANIMOUS APPROVAL**Resolution No. 21-024- Approve Amendments to the City's Food and/or Alcoholic Beverage Service Areas on Public Sidewalks Policy.**

Presenter: Renata McLeod, Municipal Services Director/City Clerk

Dan Gookin commented, "To me it seems like we are punishing the businesses. I am sure there is a dynamic there we are not aware of. I talked to bar owners and servers and they all seemed very sincere about trying to solve the problem of over serving."

APPROVED 4 In Favor and 1 Against

Coeur d'Alene Planning Commission April 13, 2021

Agenda Packet: <https://www.cdaid.org/files/Arts/pcpacket4-13-21.pdf>

4 Hour YouTube Video: <https://www.youtube.com/watch?v=qLDOBRslJy8&t=1s>

QUASI-JUDICIAL, (ZC-1-21) - A proposed zone change from R-12 to R-17

Applicant: Habitat For Humanity of North Idaho

Location: 2nd Street South of Neider

BACKGROUND INFORMATION: Habitat for Humanity of North Idaho purchased the property in 2019 with the intent to build for-sale affordable housing units. The property previously included the home to the east.

The property is largely vacant, other than an abandoned structure, and suitable for development. The requested zone change is necessary to build the multifamily townhouse project as R-12 zoning does not permit multifamily residential.

- The project will result in affordable for-sale townhouses that will be available for low-to-moderate income persons in Coeur d'Alene.
- The goal is to provide 24-25 units if possible.
- The City Council recently approved a \$120,000 Community Opportunity Grant for Habitat for Humanity of North Idaho using CDBG (Community Development Block Grant) funds.
- The project will help the City meet the Affordable Housing Goal in the 5-year CDBG Consolidated Plan and meet the National Objective to serve low-to-moderate income persons by building affordable homes for low- and moderate-income families.
- Habitat for Humanity will be creating a land trust as part of the project. The housing units will be built on property that is part of a land trust.
- Families will own their homes, but not the land itself.
- The underlying land will be owned by Habitat for Humanity of North Idaho and will be permanently reserved to create a long-term affordable housing stock.
- Habitat for Humanity of North Idaho has shifted their home building model from building one house at a time to building multi-family condo style units built on a land trust.

UNANIMOUS APPROVAL

ZC-2-21- ZONE CHANGE FROM R-12 TO R-17 of +/- 0.346 Acre Parcel

Presenter: Mike Mehary, Associate Planner

Applicant: George Hughes

Location: 3135 N Fruitland Lane on the West side of US Highway 95

BACKGROUND INFORMATION: The subject property is currently vacant and prior to 2005, there was one single-family dwelling located on it.

- The property abuts a multi-family housing development located to the north of the subject site which is located in the R-17 zoning district. The property to the west is a mobile home park that is in the MH-8 zoning district. The property to the south of the subject site is a multi-family condo development that is located in the R-12 zoning district. To the east across the street is a commercial shopping plaza that is located in the C-17 commercial zoning district.

- There is a pocket housing development located several parcels to the south and there is also another apartment complex located on property several parcels north of the subject site.
- The applicant has not indicated a specific site plan or use for the property at this time.
- The size of the parcel would allow up to six units to be built on this site.
- If the subject site is approved to be changed to the R-17 residential district, then all permitted uses in the R-17 residential district would be allowed on this site.

UNANIMOUS Recommendation to City Council for Approval

ZC-3-21 - ZONE CHANGE FROM R-8 TO R-17 of +/- 3.55 Acre Parcel

APPLICANT/OWNER: Northwest Solutions Investment Group, LLC 205 W Anton Coeur d'Alene ID 83815

Presenter: Mike Mehary, Associate Planner

Applicant: Northwest Solutions Investment Group, LLC

Location: 3635 N 17th Street

BACKGROUND INFORMATION: The subject property was annexed into city limits in 1987 (A-3-86) with an R-8 zoning designation. Currently there is an existing multi-family facility located at this site.

- This multi-family facility was approved under the cluster housing ordinance. Cluster housing regulations were adopted in 1988. The building permit for this cluster housing project was approved in 1991 (Building Permit #4810-B).
- The R-8 allows a total of 28 units by right for this 3.55-acre site. There was a special use permit that was approved in 2016 that allowed for a 2-unit density increase on this site in item SP-5-16. The special use permit allowed for an additional 2 units per acre to be built on this site.
- Currently there are a total of 34 units located on the subject site. All the units on this site are one story and do not exceed 18 feet in height.
- Parking for multifamily is based on the number of bedrooms and single-family units require 2 stalls per unit.
- The current zoning ordinance allows multi-family facilities to be located in the R-17, C-17, and C17L districts.
- Multi-family uses are not permitted in the R-8 Zoning District.
- This parcel is located in a residential area and shares its property boundaries on three sides with single family homes.

- If the zone change is approved to the R-17 residential zoning district, the size of the parcel allows for a maximum of 60 units, that allow buildings to be up to 45 feet in height.

	R-8	R-12	R-17
Permitted Use Principal	Duplex housing Single-family detached housing	Duplex housing Single-family detached housing	Duplex housing Multiple family Single-family detached housing
Permitted Use Special Use Permit	Group dwelling detached housing Restriction to single family only A two (2) unit per gross acre density increase	Group dwelling detached housing Restriction to single family only A two (2) unit per gross acre density increase	Group dwelling detached housing
Lot Area	5,500 sq ft single family 11,000 sq ft duplex	5,500 sq ft single family 7,000 sq ft duplex	2,500 sq ft per unit multi-family 5,500 sq ft single family 7,000 sq ft duplex
Minimum Frontage	50'	50'	50'

Infrastructure

Primary access from N 17th Street

Surrounding access from I-90, E Best Avenue, W Kathleen Avenue, and E Lunceford Avenue

Major interchanges within approximately one mile from the property at:
N 4th Street & I-90
N 15th Street & I-90

Water, sewer and hydrant systems currently provide service to the property

Infrastructure is adequate to serve the current use and will be further addressed at the time of any future redevelopment, which is not anticipated at this time.

Engineering, Streets, Utility and Fire Departments did not express concerns with rezone

In Summary

Transitioning area to higher density multi-family uses

Allows for multi-family housing that blends with surrounding area to continue

Located in proximity to a major collector

Allows owner to reconstruct if damaged and conventionally refinance and reconstruct

Consistent with the Comprehensive Plan: The characteristics of NE Prairie neighborhoods will be:

- Pockets of higher density housing and multi-family units are appropriate in compatible areas.

UNANIMOUS DENIAL OF APPLICATION WITHOUT PREJUDICE

ZC-4-21 ZONE CHANGE FROM R-1 TO R-3 of +/- 1.57 Acre Parcel

Presenter: Mike Mehary, Associate Planner

Applicant: Janet Daily

Location: 3395 E Fernan Hill Road approximately 180 feet east of Frosty Pine Trail

BACKGROUND INFORMATION: The property was annexed into the city in 1990 in item A-2-90. At that time the property was brought into the city with an R-1 zoning designation.

- The applicant has indicated that they are intending to build one structure that will have two kitchens within it, described as a multi-generational home. The applicant has indicated that they intend to build a multi-generational house on this parcel for the mother and daughter to live in. This will be one structure with two kitchens.
- Multi-generational housing is a progressive new trend that allows for families to live in close proximity to each other and still maintain some privacy. The applicant has indicated that the owner of the parcel will be allowed to age in her home and maintain some independence while having her daughter nearby to assist her.
- The current zoning ordinance does not provide for the location and use of multi-generational homes.

- The current zoning ordinance defines this type of home as two units and it would need to meet the minimum lot area for each of the homes in order to be to be built. R-1 and R-3 lots allow for a maximum of two houses to be built so long it has the minimum lot area for each house, which is 34,500 SF for the R-1.
- This lot is 68,345 SF and is short by 655 SF in order to be allowed to build a second residence on this parcel. The R-3 requires a minimum lot area of 11,500 SF for each home.
- The proposed rezone to R-3 would allow the applicants to build a multi-generational home on the subject parcel because it would allow for two single-family homes to be constructed and meet the minimum lot area per home.
- It should be noted that this lot cannot be split into more lots in either the R-1 or the R-3 due to the minimum lot frontage requirement of 75 feet. This lot has 68 feet of frontage and was approved in Schwartz Addition Subdivision in 1992.

UNANIMOUS Recommendation for Approval to City Council

SP-2-21 - Special Use permit Request for Religious Assembly Use in the R-8 Zoning District of 10.01 Acres

Presenter: Tami Stroud, Associate Planner

Applicant: John Young on behalf of Grace Bible Church and Faith Walk Community Fitness Park, Inc.

Location: West side of Atlas Road, North of W. Nez Perce Road (Northshire Park) and on the Southeast side of Abbey Road

BACKGROUND INFORMATION: The subject property was purchased by Grace Bible Church and Faith Walk Community Fitness Park, Inc. in 2014, and is currently vacant. The property was previously owned by the Coeur d’Alene School District. The applicant is proposing a phased project as follows:

- Phase 1: Asphalt exercise trail connecting to the City pathway with 15 stations with commercial exercise equipment for use.
- Phase 2: A regulation size gymnasium.
- Phase 3: Offices and Counseling Center be constructed.
- Phase 4: A 500 seat Church auditorium. Infrastructure for future phases and parking would be installed to support the park.

SITE LAYOUT:



UNANIMOUS APPROVAL

SP-3-21 – Special Use Permit Request For Religious Assembly in a R-17 Zoning District of +/- .076 Acre parcel

Presenter: Sean E Holm, Senior Planner

Applicant: Anthem CDA, Inc. c/o Chris Lauri

Owner: Philip Damiano

Location: 623 E Wallace Ave on Northwest Corner of E Wallace Ave and N. 7th Street

Currently there are no plans to use the church as an education facility (which would require a separate “community education” SUP). A “Sunday School” falls under the request for a Religious Assembly and is typical to what churches provide to their members. If the church decides to hold educational K-12 classes (or a portion thereof), they would need to apply for a “community education” SUP separately from this request. The subject property was recently reviewed by the Planning Commission for an R-34 SUP approved in July 2018, which was appealed to City Council which denied the request in August of 2018.

What are we hoping to accomplish?

It is our desire to move our church gatherings into a permanent location in downtown Coeur d'Alene. Currently we use the Boys and Girls Club for our Sunday services, we occupy an office space downtown for our staff and weekly operations and we rent First Baptist Church two nights a week for extra functions. We would like to have a space of our own to do everything at, as well as a place that people can drop by that are in need of assistance or seeking spiritual counsel. Our congregation is currently around 400 people gathering in 2 services on Sunday mornings. Our hope is to convert the interior of 623 E. Wallace into an auditorium that would seat 280 people. This would allow us to hold 2 gatherings at our property on Sunday mornings. We were told that the parking required for this would be 1 parking stall per 10 chairs in the auditorium. This would mean that our required parking would be 28 stalls. The property currently has 55 parking stalls on site and meets the required demands to host our church gatherings.

Coeur d'Alene City Council Meeting April 20, 2021

Agenda Packet: <https://www.cdavid.org/files/Council/Package042021WEB.pdf>

2 hour YouTube Video: https://www.youtube.com/watch?v=_r9aoyqDhOE

CDA Economic Development Council Update

What?

Our Industry Focus

- Manufacturing
 - Aerospace/Aviation
- Warehousing & Distribution
- Health Services
- Information Tech
- Professional Services
- Tourism, Recreation & Retail.*

What?

Area Strengths

- Logistics
- Training/Higher Edu
- Partnerships, Collaboration & Access
- Regional Strength – Joint MSA #s
- Pro-business State
- Cost of Doing Business

2019 Successes

120 New Direct Jobs, Created & Projected
\$25M New Capital Investment for Kootenai County
\$5M Estimated New Payroll <small>Calculated at \$15/hour, 400 FTE</small>
5 Companies, 4 New/1 Expansion

2020 Successes

245 New Direct Jobs, Created & Projected
\$6M New Capital Investment for Kootenai County
\$7.6M Estimated New Payroll <small>Calculated at \$15/hour, 400 FTE</small>
5 Companies, 4 New/1 Expansion

2021 Project List

40+	Relocation projects
30	Since April of 2020
12+	Existing business expansion projects
1	Applying for state TRI and/or local incentives

Kenworth broke ground for facility in Post Falls on April 13, 2021



Population - 2020

576,100

Spokane MSA
+43,900 2015-2020;
+29,400 Next 5yrs

745,300

Combined Population*
+65,000 adj. counties

169,200

CdA MSA
+19,800 2015-2020;
+14,000 Next 5yrs

*Greater than the population of the cities of Denver, Boston, Nashville or Washington, DC

Growth Projections

+29,400

Spokane MSA
2020-25

+43,200

5-yr projected increase*

+13,800

CdA MSA
20-25

*Idaho is one of the fastest growing states in the nation

Workforce - 2020



In-Migration

- U-Haul: Idaho is the No. 11 Growth State in US, 2019
- Coeur D'Alene and Boise lead Idaho's gains
- CdA, 2018-2019, 2% increase in one-way U-Haul truck "departures" and 12% increase "arrivals"
- U-Haul traffic, CdA, 2019 shows 55.55% were "arriving" and 44.45% were "leaving" customers
- Drivers License Surrender: #1 state is California, #2 is Washington & #3 is Oregon

Big Challenges

- Affordable/Workforce Housing
- Talent in Key Areas
- Response-Recovery-Resiliency
- Available Sites & Infrastructure
- Social, Economic, & Racial Justice

Housing - #1 Concern

- -55 Homes Available; 17 Properties under \$250K
- Most presold or precontracted
- Companies scrambling to find homes
- City/County Planning WG & Advisory Council



CITY COUNCIL BILL 21-1006 - Approving Amendments to Municipal Code Chapter 9.22 to Prohibit Disorderly Conduct; to clarify what conduct should be included, and to add definitions to the terms Riotus and Threatening.

Chapter 9.22 – DISORDERLY CONDUCT

9.22.010: DISORDERLY CONDUCT; PROHIBITED CONDUCT:

It shall be unlawful for any person to knowingly engage in disorderly conduct within the city limits of the City of Coeur d'Alene. Every person is guilty of disorderly conduct when that person willfully:

- Engages in violent, tumultuous or offensive conduct, or by threatening, traducing, quarreling, or challenging to fight another person, or fights with another person in a public place; or
- Makes noise that is unreasonable, considering the nature of the actor's conduct, location, time of day or night, and other factors that would govern the conduct of a reasonably prudent person under the circumstances; or
- Engages in violent, noisy or riotous behavior that would be frightening or offensive to a reasonable person who might be expected to be in the vicinity.



UNANIMOUS APPROVAL TO ADOPT

Regional Housing and Growth Meeting April 26, 2021

<https://www.cdaid.org/4585/departments/planning/envisioncda>

1 Hour YouTube Video: <https://www.youtube.com/watch?v=eFKRhvnOpcQ>

Introductory meeting involving representatives of groups from many local cities and the county. The polling questions below will be available for representatives to use with their local constituents to start the dialog about how to handle housing and growth in our area.

Housing & Growth Issues – Perceptions & Realities

- Lack of housing supply for businesses looking to relocate to the region.
- Recruitment challenges due to lack of housing supply, and disproportionate wages to housing costs. Reduced local housing capacity for nurses, first responders and teachers.
- Lack of service industry workforce.
- Renters are being displaced due to high cost of housing.
- Service workers forced to commute.
- Remote Workers are increasing and Service Job Workforce is decreasing.
- Fear of diminishing quality of life due to growth.
- Concern that traffic statistics are exceeding projections.

Polling Question 3 – breakdown of response options

- 1. A coordinated planning effort between the County and cities to address growth and open space on the prairie.**
 - This could build off the 2008 Joint Effort referred to as the "Endorsement of Shared Principles and Common Goals" between Kootenai County and the cities of Coeur d'Alene, Dalton gardens, Hauser, Hayden, Post Falls and Rathdrum.
 - Renegotiating and Updating Area of City Impact Agreements between the County and cities.
 - Review and Prioritize Kootenai County Planners' options on growth management applications (See Kootenai County White Paper on growth management).
 - Regional open space/greenbelt (that could include working lands, recreation, and land application sites) between the cities on the prairie, including possible tools to incentivize land preservation, funding sources, and mechanisms required to achieve this goal.
 - Recommendations can be formalized for presentations to city councils and the county commission for consideration and direction.

Polling Question 3 – breakdown of response options

2. **Water Conservation – encourage the adoption of regional *Model Efficient Irrigation Design Standard for Irrigation Systems* recommended by the Idaho Washington Aquifer Collaborative (IWAC) to help protect the aquifer.**
 - IWAC has procedures in place that can be adopted by municipalities that would require any new irrigation systems follow water conservation installation procedures.
 - This will save up to 30% use, reduce costs to cities and further protect our aquifer.
 - Presentation by board member and Coeur d'Alene Water Department Director Terry Pickle available.
3. **Housing Options and Possible Code Amendments to allow for additional housing choices and incentivize workforce housing and attainable housing.**
4. **Transportation Projects to address regional transportation challenges and needs.**

Polling Question 3 – breakdown of response options

5. **School Impacts – planning for growth and school needs**
 - Note refer to the FAQs regarding restrictions from the state on collecting developer impact fees for schools.
 - What else can be done to support growth impacts to schools?
6. **Legislative Actions that can aid in growth management**
 - Are there legislative changes that can support decisions made by planning commissions, city councils, county commissioners and school districts that can aid in growth management? What are they and how can or should the group form committees to take action?
7. **Other topic (use CHAT box to type in topics)**

Resources: KMPO.NET

Next Meeting: May 24, 2021 at 3pm



POST FALLS

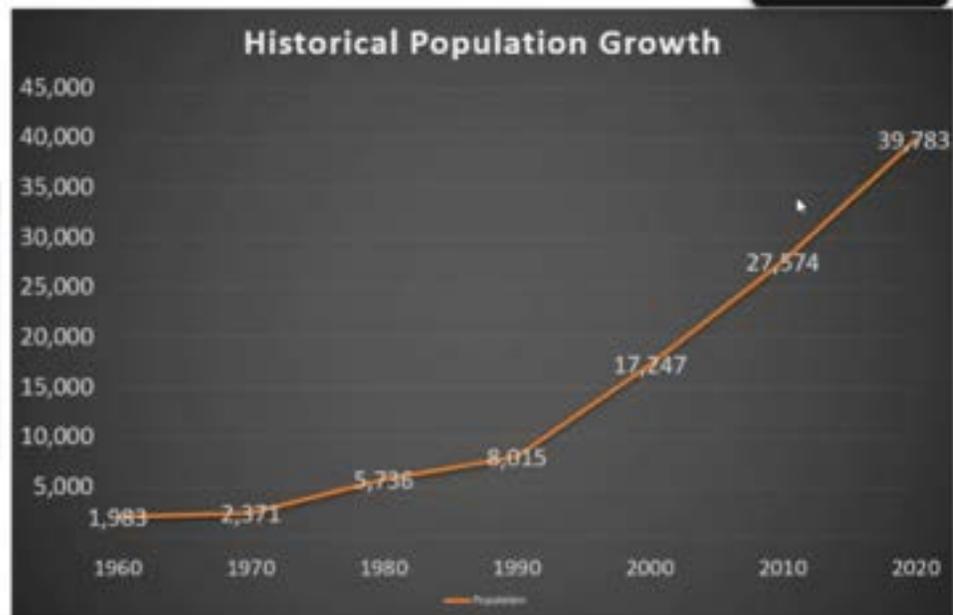
Post Falls City Council Workshop April , 2021

Marked Agenda:

https://www.postfallsidaho.org/agenda_docs/pdf_agendas/CCagendas/CCMarked1.pdf

45 Minute YouTube Video: <https://www.youtube.com/watch?v=VOA8FlkH4uE>

Year	Population
1960	1983
1970	2371
1980	5736
1990	8015
2000	17247
2010	27574
2020	39783



MONTH	2016	2017	2018	2019	2020
JANUARY	9	9	33	37	510
FEBRUARY	23	55	25	221	47
MARCH	45	30	66	64	50
APRIL	23	30	49	61	54
MAY	113	29	54	176	65
JUNE	76	110	54	70	185
JULY	178	21	32	107	23
AUGUST	61	155	83	74	51
SEPTEMBER	30	43	100	75	47
OCTOBER	76	42	75	122	171
NOVEMBER	20	51	91	70	112
DECEMBER	19	18	166	62	48
TOTALS	673	593	828	1,139	1,363

1700 people

1500 people

2100 people

2900 people

3470 people

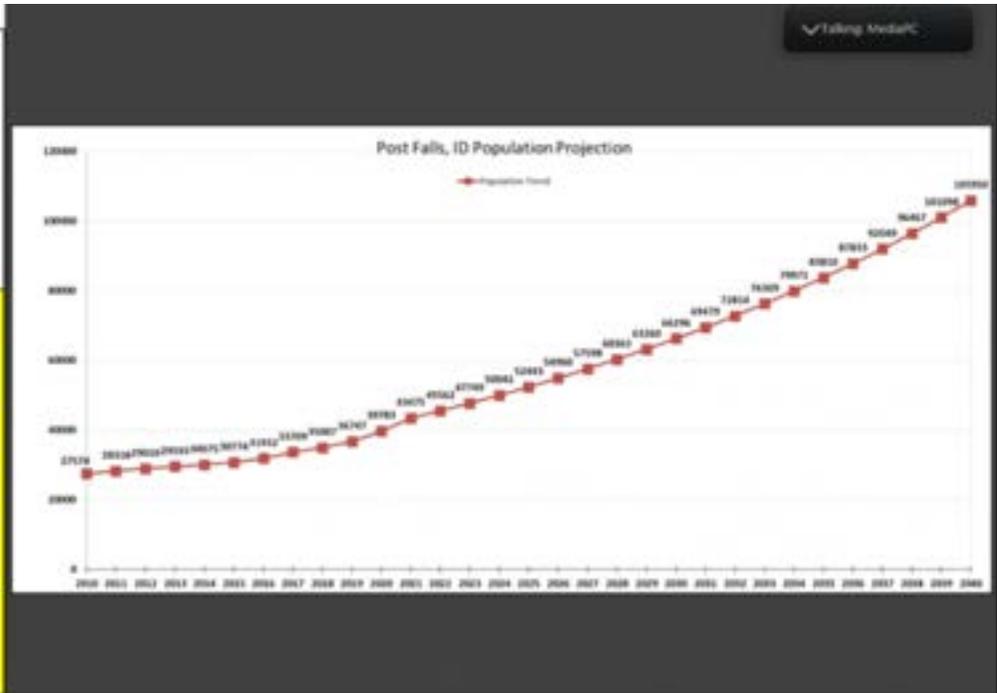
→ Added enough Housing Units to support 11,670 citizen in 5 years

→ 2019 Population of Rathdrum = 8,284

Year	Population
2010	27574
2011	28318
2012	29010
2013	29589
2014	30075
2015	30774
2016	31552
2017	32709
2018	35007
2019	36747
2020	39783
2021	43475
2022	45562
2023	47749
2024	50041
2025	52443
2026	54960
2027	57598
2028	60363
2029	63260
2030	66296
2031	69479
2032	72814
2033	76309
2034	79971
2035	83810
2036	87833
2037	92049
2038	96467
2039	101098
2040	105950

Permit Based Annual Growth

8.80% Annual Growth Rate

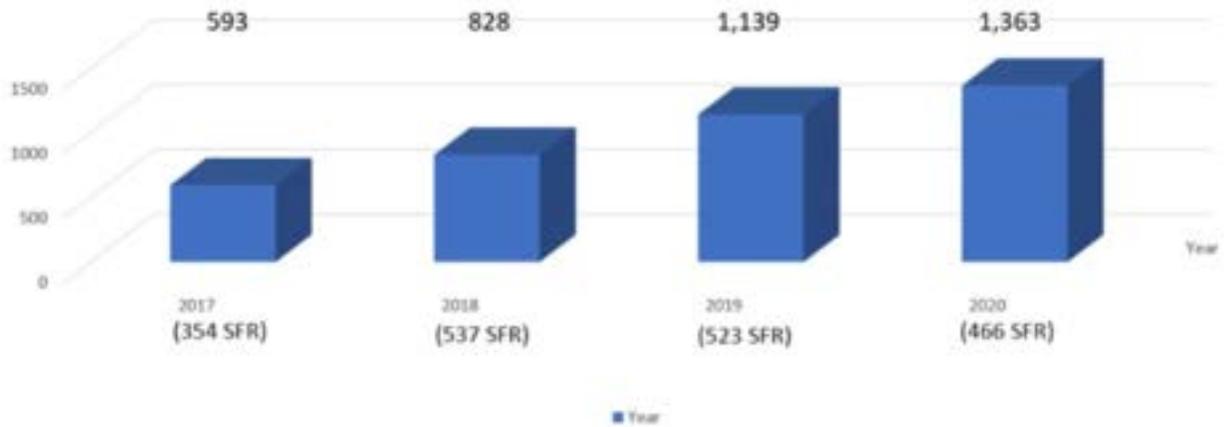


Vacancy Rates

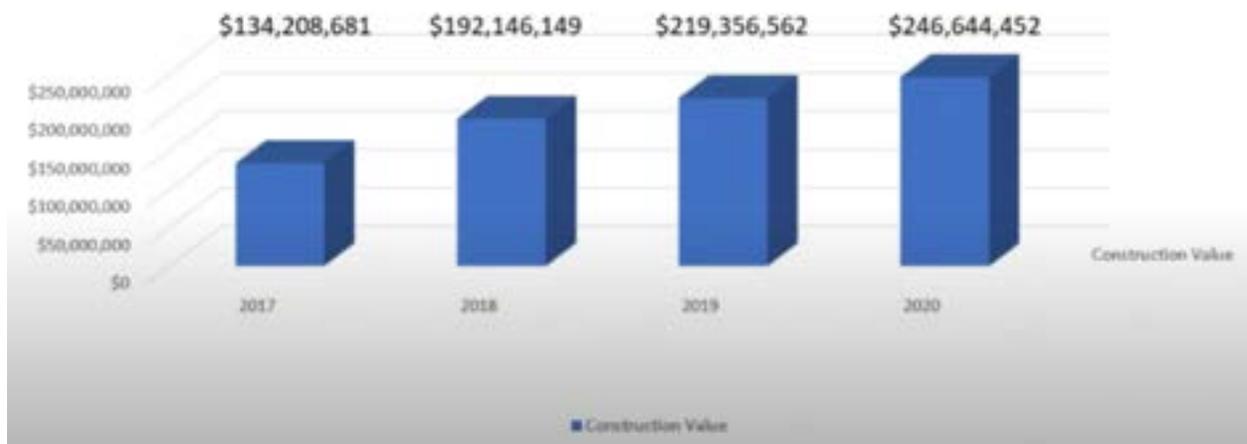
- The rates for single family is approximately 5.8 %
- Multi-family vacancy rates broken down by the following:
 - 1 bd/1 ba: 0.5%
 - 2 bd/1 ba: 0.7%
 - 2 bd/2 ba: 2.0%
 - 3 bd/2 ba: 2.2%

Overall: 1.1 % Vacancy

Newly Permitted Dwelling Units on the Rise



Value of New Construction by Year



Annexation and Impact Fees



Additional Pending Projects in Community Development

- Jordan Tractor
- Covington Shell
- Nagel Storage (Warehouse)
- Metro Express Carwash
- Sysco Transportation Facility
- Blueplank TI (Riverbend)
- Burke's Northwest Disaster
- Post Falls Food Court
- Highlands Home – Assisted Living Facility
- Kenworth Sales on Expo Pkwy
- Garage Skins – Riverbend
- Shopping Center northeast corner of Hwy41 and Prairie (begin construction 12 mos)
- Newman Lake (warehouse and office)
- Integrated Interventions
- Traxtle– Possible subdivision
- St. Josephs Ear, Nose & Throat
- Moore discussion for 920 N Spokane St
- Lettam Possible tiny home subdivision
- The Pointe Partnership – Corporate Park
- Copper Basin – Tullamore Vista
- Cerillo-Silver Creek Commercial Park
- Point Partners – Post Falls RV Park
- Bunker Burger – new drive-thru / walk-up restaurant
- Approx. 95 single family homes currently awaiting permit

Construction Schedule & Impacts

Construction will start June 2020 and is expected to be complete by the end of 2022. The anticipated schedule for the primary improvements are as follows:

2020:

- Utility relocations
- Construct first of two bridges over railroad

2021:

- Construct second bridge over railroad
- Start highway widening between Mullan and Boekel

2022:

- Complete highway widening and signal construction
 - Remove railroad crossing north of Prairie



YOUR Safety

YOUR Mobility

During construction, traffic will continue to run on the current lanes while two new lanes and the railroad overpass are built to the east. Once those lanes are finished, traffic will be moved onto that section while the old section is reconstructed. This approach was developed to allow much of the work to be completed with minimal impact to traffic.

Please Note: Construction schedules are subject to change. Please sign up for email updates, itdprojects.org/id41corridor.



New railroad overpass between Hayden and Wyoming Avenues with an illuminated pedestrian tunnel.

itdprojects.org/id41corridor | (208) 772-1200



Project overview

This project will improve safety by constructing an interchange at ID-53 and Pleasant View Road. The highway will be shifted north to accommodate on- and off-ramps without interfering with the two existing (and a future third) railroad tracks, and Pleasant View Road will be expanded to four lanes and be elevated over the railroad tracks.

After construction, approaches at Hauser Lake Road, Hollister Hills Road, Beck Road and McGuire Road will be closed and then rerouted to tie into the new interchange, rather than directly to the highway.

Begin Interchange Construction 2026

**CPA-0002-2020- Resolution - Comprehensive Plan Amendment
UNANIMOUS APPROVAL**

Post Falls Council Meeting April 6, 2021

Marked Agenda:

https://www.postfallsidaho.org/agenda_docs/pdf_agendas/CCagendas/CCMarked1.pdf

**CPA-0002-2020- Resolution - Comprehensive Plan Amendment
UNANIMOUS APPROVAL**

Update on Proposed Growth Initiative - Regional Growth and Housing Issues Partnership

- Areas, Cities, County and KMPO working together
- Forming advisory groups from the community, school districts and the Governor's office
- It will be held on Zoom
- 4 city planners will be the panelists and community advisory Groups can give input
- It will be an indefinite committee

Post Falls Planning and Zoning Commission April 13, 2021

Marked Agenda:

https://www.postfallsidaho.org/agenda_docs/pdf_agendas/PZMarkedAgenda.pdf

Resolution 12-01: Adopting 2021 City Center Master Plan Update

Presenter– Matt Gillis, Welch Comer

The slide is titled "Master Plan Addendum - Stakeholders" and is divided into two main sections. The left section, titled "Steering Committee Members", contains a table with seven rows, each listing a member's name and affiliation. The right section, titled "Strengths", contains a bulleted list of five points.

Steering Committee Members
Hayden Anderl, The Landings
Ryan Davis, Planning Zoning
Christi Fleischman, Post Falls URA
Mark Latham, ML Architects
Ryan Ruffcorn, AA Construction
Pepper Smock, CdA Realty
Linda Wilhelm, City Councilmember

Strengths

- So much potential we need to take advantage of
- Taking shape, but slowly
- Restaurants are helping
- Spokane Street & other streetscapes were a great step
- Public art helps, but must be carefully selected

Weaknesses

- Lack of cultural identity & sense of community
- Identification of City Center as our “Downtown”
- Pedestrian connectivity east of Spokane Street
- Mixed use is critical, but too much multifamily
- Smart Code is too stringent and is limiting development

Master Plan Addendum – Actions

Tier 1

TIER 1 INFRASTRUCTURE PROJECTS	ESTIMATED COST, 2020 \$
City Center Parking Lots	\$1,600,000
City Center Parking Plan - Street Completion Plan	\$12,000,000
Roundabout at 4th & Sellice Way	\$700,000
Frontage Improvements Spokane Street West Side	\$250,000
4th Ave Frontage Improvements - Idaho Veneer	\$550,000
Idaho Street - 4th to 3rd	\$1,000,000
Idaho Veneer Site North	\$1,140,000
Idaho Veneer Site South	\$1,000,000
Esplanade Improvements	\$730,000
3rd Ave Extension, west of McReynolds	\$850,000
McReynolds Connection	\$400,000

Tier 2

TIER 2 INFRASTRUCTURE PROJECTS	ESTIMATED COST, 2020 \$
Signal at 3rd & Spokane	\$563,000
Railroad Property along RR and Switch Yard	\$1,185,000
Centennial Trail Spur - RR R/W Acquisition & Trail Const	\$2,752,000
Entry Monuments	\$300,000
Wayfinding Signage	\$100,000
Public Art	\$500,000
Water Tower Improvements/Highlights	\$180,000
Fire Station - Fence and Sewer Connection	\$25,000
4th Ave Frontage Improvements (excluding Idaho Veneer)	\$1,100,000
Waterline Extension, Marina Condos to Falls Park	\$200,000

Tier 3

TIER 3 INFRASTRUCTURE PROJECTS	ESTIMATED COST, 2020 \$
Seltice/Mullan Couplet Project - Street Completion Plan	\$10,000,000
Gathering Center	\$1,200,000
Railroad Avenue to Idaho Street	\$750,000

Tier 4

TIER 4 INFRASTRUCTURE PROJECTS	ESTIMATED COST, 2020 \$
Warren Park Improvements	\$412,000
Apply Improvements - Parking Plan North of Freeway	\$5,000,000
Ped & Bike Connections Across Freeway (Henry or Lincoln)	\$3,500,000
Site Remediation (General)	\$3,000,000
Land Acquisition General	\$15,000,000

UNANIMOUS APPROVAL to move to City Council

File No. ANNX-0002-2021 – Lissan Annexation

Presenter: Ethan Porter, Associate Planner

Owner: Tali Lissan

Applicant: Dobler Engineering

REQUESTED ACTION:

The Planning & Zoning Commission is being asked to review the Annexation request of approximately 5 acres and to make a recommendation of approval for the proposed Single-Family Residential (R1) zoning designation to City Council.

MOTION APPROVED 5 for 1 Against in moving it to City Council

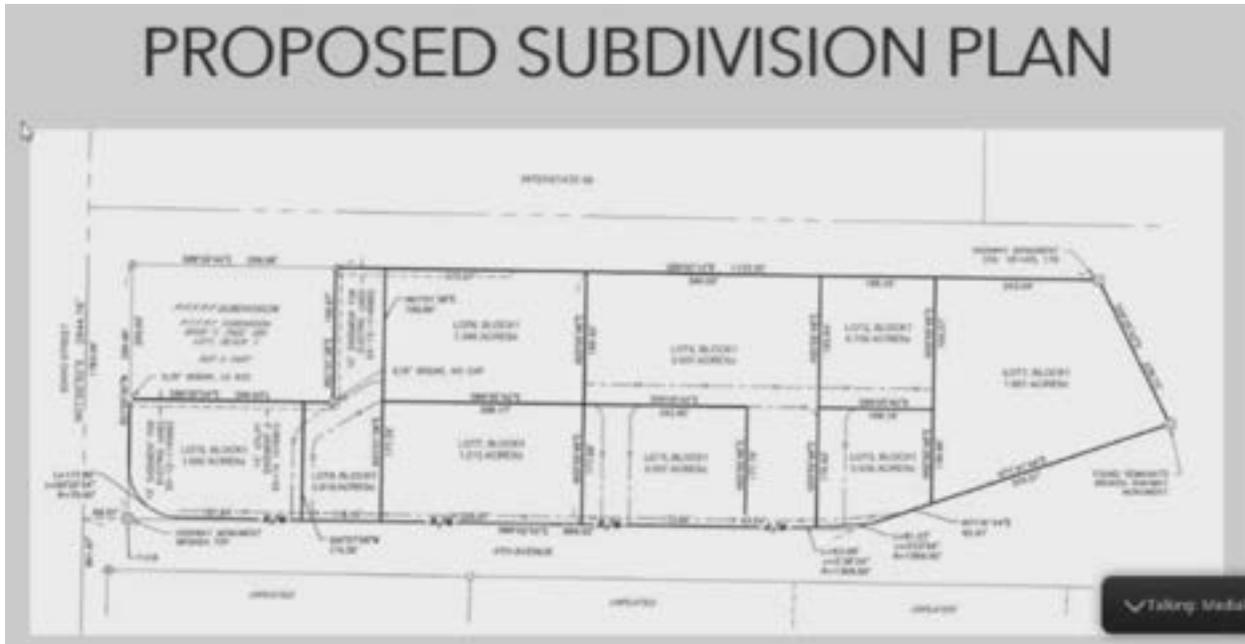
File No. SUBD-0003-2021 -A&A Construction Subdivision

Presenter: Laura Jones, Associate Planner

Owner: Idaho Veneer

Applicant: A&A Construction

Location: NE Corner of E. 4th Ave and N. Idaho Street



9 Commercial lots with no intended use as of yet most likely mixed-use.

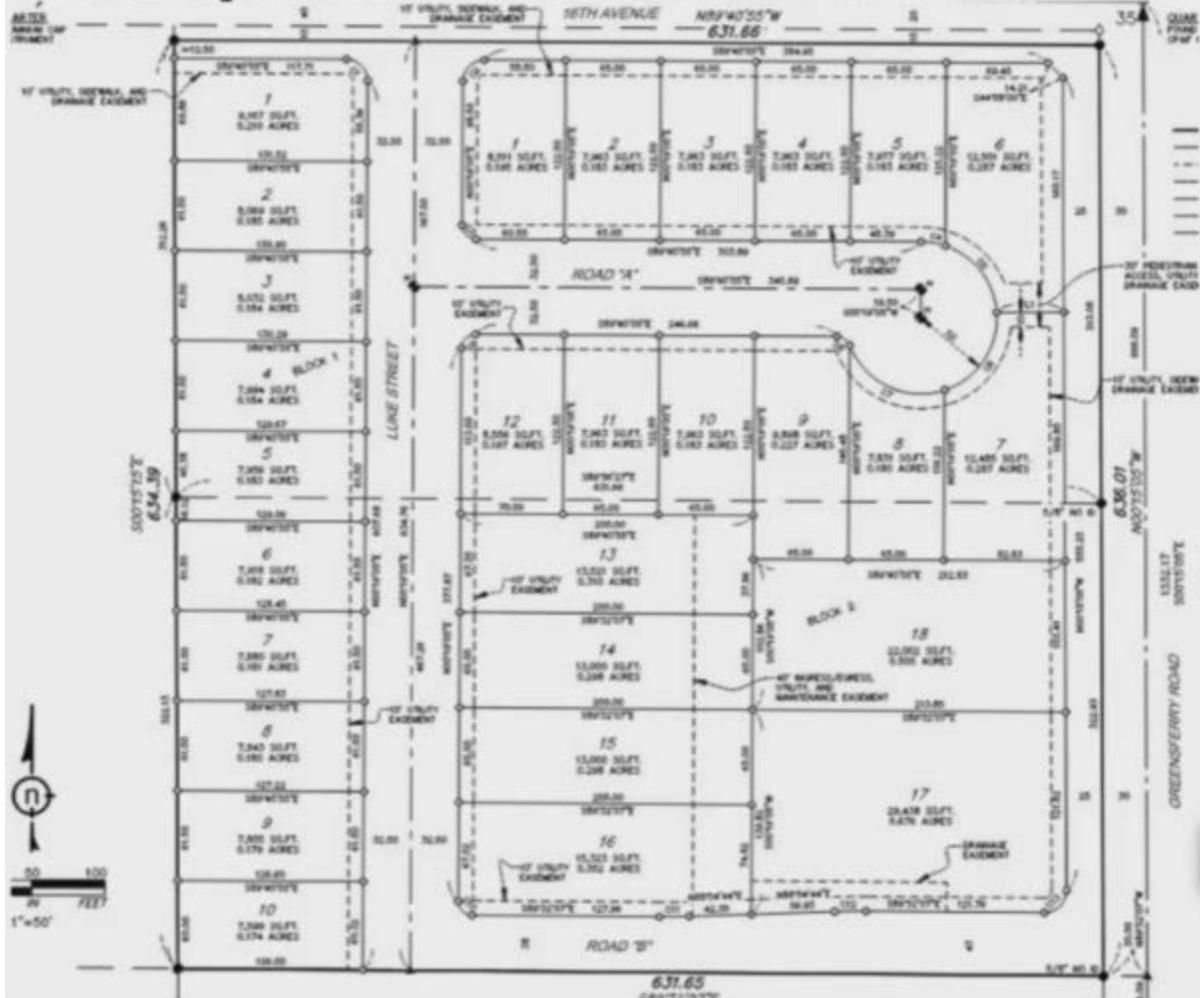
Motion to approve adding a Geotech report shall be completed with regards to the potential unconsolidated fill and remediated in conformance with the recommendations of that report. Allowing those improvements east of the project boundary to be cashed out.

UNANIMOUS APPROVAL

File No(s). ANNX-0001-2021/SUBD-0005- 2021 - Greensferry Glenn Annexation & Subdivision

- Presenter:** Ethan Porter, Associate Planner
- Owner:** Eagle Crest Land, LLC (Formerly Ryne Stoker)
- Applicant:** H2 Surveying & Engineering
- Location:** SE Corner of 16th & Greensferry

Proposed Subdivision Plan



UNANIMOUS APPROVAL

File No. SUBD-0004-2021 - Teton Meadows Subdivision

Presenter: Laura Jones, Associate Planner

Owner: James Dixon

Applicant: Olsen Engineering

Location: SE Corner of W. Seltice Way and N. Creative Way

PARCEL INFORMATION

Current Land Use:
Vacant

Physical
Characteristics: No
significant topography
or vegetation

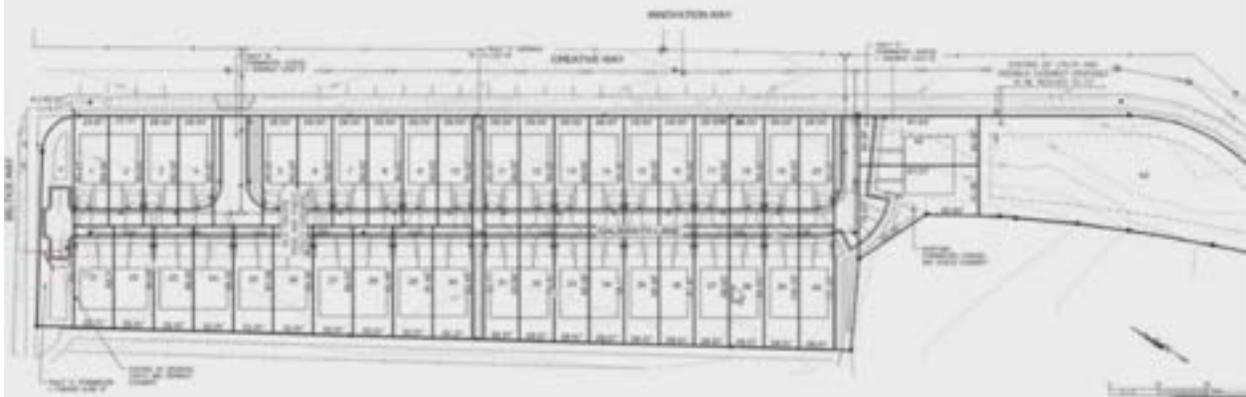
Proposed Density:
Twin Home: 14 units/acre
Multi-Family: 11 units/acre

Water Provider: East
Green Acres Irrigation
District

Sewer Provider: City
of Post Falls

▼ Talking: Med

PROPOSED SUBDIVISION PLAN



UNANIMOUS APPROVAL

Post Falls Joint Workshop April 20, 2021

45 Minute YouTube Video: <https://www.youtube.com/watch?v=3G5qIRGaXDc>

Pleasant View Urban Renewal District

Why Consider a Pleasant View URD?

- Strategic Location
 - SH 53 & I-90 Access
 - Railroad Access
 - Proximity to Washington
 - Generally flat topography
- Market Timing and "Anchor" development partner
- Meets Eligibility Requirements per Idaho Code 50-2903
- Post Falls lacks Industrial hub



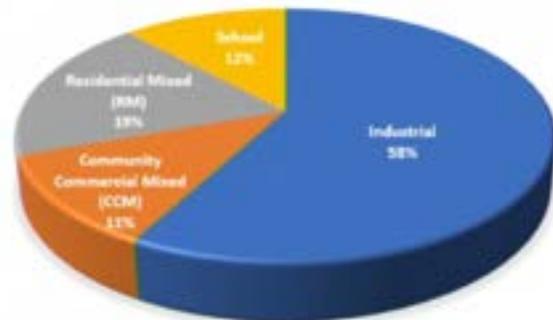
Pleasant View URD Statistics

- Located east of Pleasant View only
- South Boundary: Seltice Way
- North Boundary: SH 53
- 25 parcels ranging in size (4.5 to 68 acres)
- Average parcel size: 24 acres
- Total District Size
 - 552 parcels only
 - 600 including public ROW



Pleasant View URD Statistics

- Zoning distribution based on *area*
 - 58% Industrial
 - 11% Community Commercial Mixed (CCM)
 - 19% Residential Mixed (RM)
 - 12% School



Absorption

- **Industrial**
 - Financial projection assumes "Status Quo" pace and intensity of development
 - 20% lot coverage
 - One owner-user transaction every two years
- **Commercial Mixed-Use (CCM)**
 - 25% Multifamily
 - 25% Commercial / Office
 - 50% Industrial / Flex
 - 30,000 SF developed per year in CCM zones
- **Residential Mixed-Use (RM)**
 - 8.0 units to the acre
 - 20 units developed per year
 - Potential for mix of single family types (attached/detached)

Build Out – Pleasant View URD

- “Base case” assumes ~46% built out by 2040
 - 254.9 acres developed of 551.9 acres total (46%)
- Projected increase of \$442.7 million in taxable value (\$ 2040)
 - \$300.8 million in today's dollars (\$ 2021)
- Costs and revenues both escalating by inflation (2.1%)

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 taxable acres (total build) is developed at an estimated cost of \$27 million.

² Estimated increase in assessed value is estimated at 2.1% annually based on historical estimates of inflation.

The base financial projection assumes the Pleasant View URD is approximately 46% built out over the course of its 20 year life.

Financial Analysis



- **Phase 1 Infrastructure Cost:** \$6.8 million
- **25% Grant Funding:** Cash flows above assume grant or other funding source available for 25% of Phase 1 cost or \$1.7 million
- **Phase 1 Private Sector Funding Requirement:** \$5.1 million
- **Phase 1 Payback Period:** 8 years
- **Pleasant View URD Expiration:** 2040
- **Projected District Surplus:** \$5.2 million

Infrastructure Timing Assumptions	Phase
2021	1
2024	2
2026	3
2029	4

Construction Item/Est	Year
Treatment Facility	2022
Industrial - Private	2023
Industrial - Pleasant View	2023
Residential Street (R30)	2024
Community Commercial Mixed (CCM)	2022

Cost vs. Funding

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

Prelim Phase 1 Infrastructure Funding

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

Post Falls Council Meeting April 20, 2021

Market Agenda:

https://www.postfallsidaho.org/agenda_docs/pdf_agendas/CCagendas/CCMarked3.pdf

2.5 Hr YouTube Video: <https://www.youtube.com/watch?v=RqWND0k16xg>

City Center Master Plan Update

Case File RZNE-0001-2021- Corporate Park Zone Change - Rezone Approximately 23.21 Acres from Community Commercial Services (CCS) to the requested Industrial (I) Zoning Request

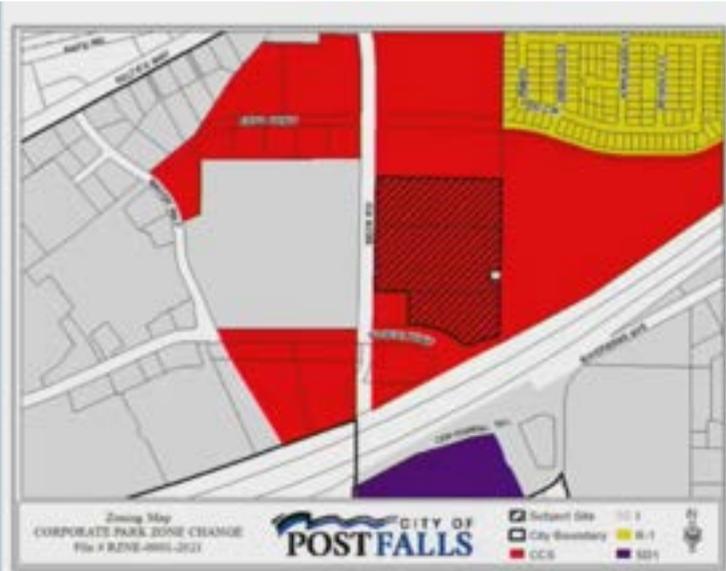
Presenter: Laura Jones, Associate Planner

Owner: The Pointe Partnership, LLC

Location: East of N. Beck Rd and North of W. Pointe Parkway and I-90

SURROUNDING ZONING

- UPS to the North (CCS)
- Sysco to the West (I)
- Maverik to the South (CCS)
- Future commercial to the East (CCS)



RESIDENTIAL USES

- Approximately 438' from Woodbridge South Subdivision
- Approximately 456' from the proposed Amelia Apartments



UNANIMOUS APPROVAL

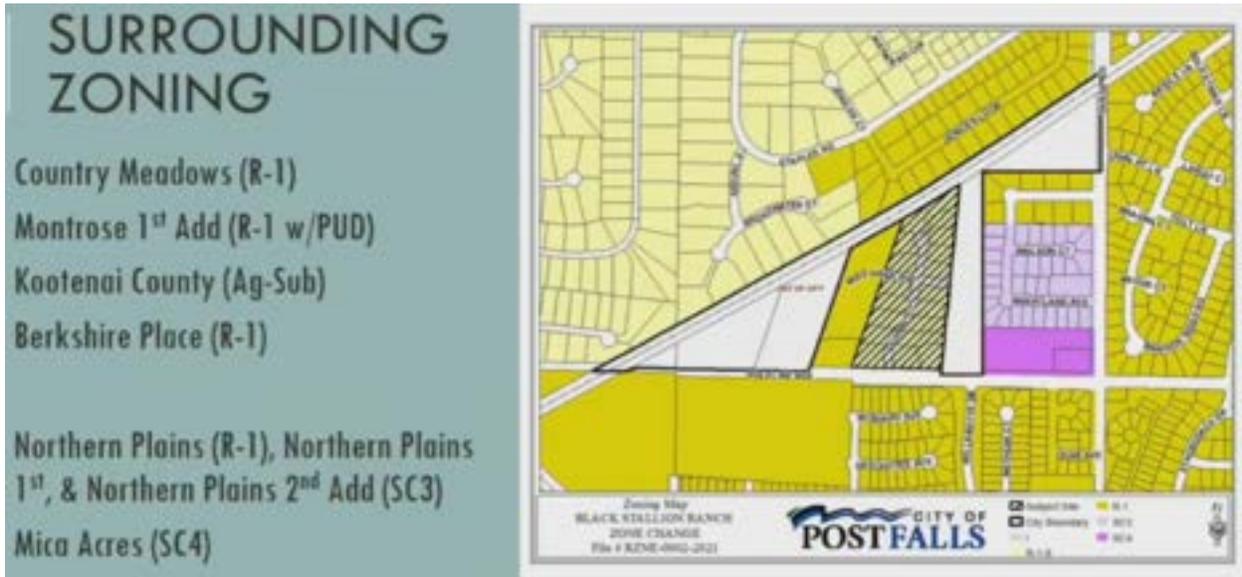
CASE No. RNZE-0002-2021 - Black Stallion Zone Change - Rezone Approximately 10.7 Acres from Single-Family Residential (R-1-S) to the requested Single-Family Residential (R-1) Zoning Designation

Presenter: Laura Jones, Associate Planner

Owner: Black Stallion Ranch Homeowners

Applicant: The City of Post Falls Planning Division

Location: North of W. Poleline Avenue and West of N. Chase Road



UNANIMOUS APPROVAL

Polston & Goude Streets Rehabilitation – Recommendation to Award

Presenter: Ross Junkin, Public Works Maintenance Manager

Project History

- Identified by staff as needing rehabilitation due to its poor condition
- Reviewed by Consultant, Core Samples Taken (2020)
- Plans & Specs Developed, Project Bid (Spring 2021)



Project Summary

- Remove and replacement of existing asphalt street
- ADA required upgrades to be installed on (3) corners
- 20 working days
- Business access must be maintained throughout the project
 - Night Work Option

Bid Summary

Engineer's Estimate: \$249,351.00

Contractor	Base Bid
LaRiviere Inc.	\$ 204,899.00
Interstate Concrete & Asphalt	\$ 260,186.00
Selland Construction Inc.	\$ 265,166.00

Costs

Contract Award	\$ 204,899.00
Contingency (5%)	\$ 12,044.95
Total	\$ 216,943.95

Funding Source:

Existing budget: Streets Reconstruction GL

UNANIMOUS APPROVAL

Memorandum of Agreement with Avista for Construction of a Public Park and Grant of Easement to Avista for a Crane Pad

Infrastructure Projects

Infrastructure TIERS are likely to change with market conditions and as development occurs.

TIER 1 INFRASTRUCTURE PROJECTS	ESTIMATED COST (\$2020)
City Center Parking Lots	\$1,800,000
City Center Parking Plan - Street Completion Plan	\$10,000,000
Roundabout at 4th & Sollice Way	\$700,000
Frontage Improvements Spokane Street West Side	\$250,000
4th Ave Frontage Improvements - Idaho Veneer	\$550,000
Idaho Street - 4th to 3rd	\$1,000,000
Idaho Veneer Site North	\$1,140,000
Idaho Veneer Site South	\$1,000,000
Esplanade Improvements	\$730,000
3rd Ave Extension, west of McReynolds	\$850,000
McReynolds Connection	\$400,000
Total Tier 1 Infrastructure Costs:	\$18,220,000

Tier Level	Total
1	\$18,220,000
2	\$6,905,000
3	\$11,950,000
4	\$30,062,000
Total	\$67,137,000

Economic Feasibility



Post Falls Planning and Zoning April 27, 2021

Marked Agenda:

https://www.postfallsidaho.org/agenda_docs/AgendaArchives/PZ/2021/PZ04-27-21.pdf

5 Hour YouTube Video: <https://www.youtube.com/watch?v=Ma8u2yCDZXY>

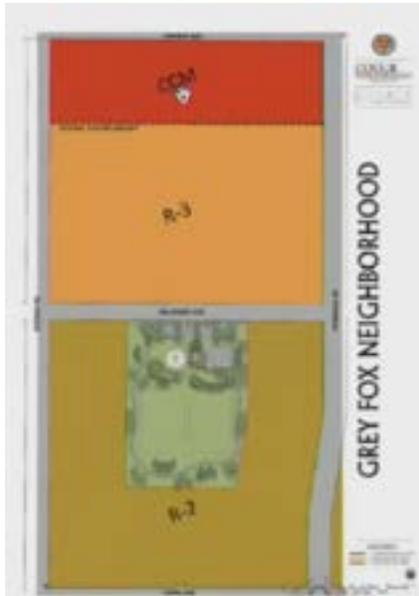
PUD-0002-2021/ RZNE-0003-2021- Foxtail PUD Amendment and Zone Change

Applicant: Connie Krueger, Stonehenge Development

Owner: Lakeside Real Estate Holdings II, LLX

Location: East of Zorros Rd., North of E. Poleline Ave., West of Meyer Rd., and South of Prairie Ave.

PROJECT DESCRIPTION: The applicant has requested to remove the north 12 acres from the PUD planning area and rezone the associated area as Community Commercial Mixed (CCM). The current Foxtail PUD has a cap of 864 dwelling units (Exhibit S-4). The request is for an additional 467 (Exhibit A-2, A-3) dwelling units, but still stay under the 5 dwelling units/acre as permitted under the current R1-Zone.



Grey Fox Proposal

Revise PUD Boundary; rezone (underlying) from R-1 to CCM, R-2, and R-3

- Remove north 12 acres from the PUD boundary-- Rezone to CCM
- Rezone 25 acres north of E Kildeer Avenue to R-3
- Rezone 40 acres south of E Kildeer Avenue and north of E Hope Avenue to R-2
- Reintegrate multi-family housing that was not constructed in Parklyn and Red Fox neighborhoods

MDR Sample Housing Types

Two story multi-family, 1-3 bedrooms with 12-14 units per building

Attached garage with interior access via a direct door from inside the garage or in with a dedicated interior staircase to upper unit

May mix housing types allowed in the R-2 zone district such as:

- Townhomes
- Condominiums
- Twinhomes
- Duplexes
- SFR on narrow lots

Will develop over several years

Owner can address changing and varying housing needs of future residents



2020 Comprehensive Plan BC Implementing Zone Districts

Business Commercial Land Use at least 8
units/net acre

Implementing Residential Zone Districts
densities ranging from 12-21 units/acre

15.4 units/acre proposed

Interested in structure types



District	Housing Types Allowed
LC	Duplex, Twinhome, Townhome, Multi-family
CCS	Duplex, Twinhome, Townhome, Multi-family
CCM	Townhome, Multi-family
TM	Townhome, Multi-family
R2	SFR, Duplex, Twinhome, Townhome, Multi-family
R3	SFR, Duplex, Twinhome, Townhome, Multi-family
Proposed	
R-3	SFR, Duplex, Twinhome, Townhome, Multi-family

Talking: MediaPC

COMMENTS

Timing of Infrastructure

- There are still over 500 units to be constructed in original PUD
- Highway 41 South (Prairie to 12th) is under construction and should be completed in 2022--design and approval of site plans and subdivisions in Blocks C and D are estimated at 18 months to two years
- Unlikely that any C of Os will be sought for Blocks C and D until completion of the Highway 41 construction project, thereby minimizing construction congestion concerns
- Staff conditions related to traffic studies for Prairie Avenue, Hope Avenue, and SH 41 will mitigate impacts

Traffic

- Traffic from north feeds through collector systems on Zorros, Fennecus, Hope, Kildeer, and future frontage roads--not through local access roads and established neighborhoods. These directly access arterials (Prairie, Poleline, Meyer) and SR 41
- Traffic engineer has addressed and can address future analysis and needs

Talking: MediaPC

DENIAL of Recommendation for Zone Change 5 For and 1 Against

(USE-0002-2021) - Crown Enterprises Truck Terminal Special Use Permit - To construct a general commodities freight terminal including an office, fleet maintenance shop, and fueling station on approximately 15.98 acres.

Applicant: Crown Enterprises Inc.

Owner: Crown Enterprises Inc.

Location: North of W Expo Parkway, East of N Beck Road, South of W Jacklin Road, and West of the Woodbridge South Subdivision

INTRODUCTION: Requesting approval for a Special Use Permit to construct a general commodities freight terminal including an office, fleet maintenance shop, and fueling station within the Community Commercial Services (CCS) zoning district per allowed uses with a Special Use Permit within Post Falls Municipal Code (PFMC) on approximately 15.98 acres (Exhibit A-3).

The Planning Commission will review and approve the final Reasoned Decision at a subsequent meeting.

The approval criteria are:

- A. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.
- B. 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.
- C. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.
- D. Whether the proposed use will/will not comply with the goals and policies found within the comprehensive plan.

PROJECT DESCRIPTION

General commodities freight terminal, office, fleet maintenance shop, and fueling station



Investment, Operations and Employment

Investment

- \$10,000,000 construction investment
- Property and Business Tax Revenue

Operations

- City Routes to load in the morning returning in the afternoon
- Highway Routes load in the afternoon returning in the morning

Employment

- About 30 new jobs to the area
- Drivers return home at the end of shift

UNANIMOUS APPROVAL

ANNX-0008-2021- Pleasant View North Annexation - Annex approximately 371.54 acres into the City of Post Falls with a mix of different zoning districts

Applicant: City of Post Falls PLanning Division

Owners: Multiple Owners including a School

Presenter: Jon Manley, Planning Manager

Location: East of Pleasant View Rd., mostly north of Prairie Avenue

INTRODUCTION: The City of Post Falls Planning Division is requesting approval to annex approximately 371.54 acres into the City of Post Falls with a mix of zoning districts. 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 18.16.010 and 18.20.100. Following the public hearing, the Planning Commission will forward its recommendation on zoning to the City Council for review and final action pertaining to the annexation.

Zoning Designations Being Requested:

- Community Commercial Mixed (CCM) / 72 acres
- Community Commercial Services (CCS) / 5 acres
- Residential Mixed (RM) / 87 acres
- Public Reserve (PR) / 66 acres
- Industrial (I) / 124 acres

UNANIMOUS APPROVAL to recommend zoning change to council

ANNX-0003-2021 - Annexation request of approximately twelve (12) acres into the City of Post Falls with a mixed zoning of High-Density Multifamily (R-3) and Community Commercial Services (CCS).

Applicant: : Miller Stauffer Architects

Owners: Jacklin Land Company, LLC

Presenter: Laura Jones, Associate Planner

Location: South of the intersection of W. Pointe Parkway and W. Riverbend Avenue.

Surrounding Land Uses: Located to the west are undeveloped lands in Kootenai County, to the north are commercial/industrial lease spaces, to the east is the Greyhound Park and Event Center, while to the south Spokane River.

PROPOSED ZONING

High Density Residential (R-3)

Parcel 50N05W-07-3500

10.48 Acres

Community Commercial Services (CCS)

Parcel 50N05W-07-2540

1.61 Acres



UNANIMOUS APPROVAL to recommend zoning change to council