
**CITY OF POST FALLS
STAFF REPORT**

DATE: April 23, 2024

TO: POST FALLS PLANNING AND ZONING COMMISSION

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

SUBJECT: FINAL STAFF REPORT FOR THE APRIL 9, 2024, P&Z COMMISSION MEETING
MVBC ANNEXATION ANNX-23-6

INTRODUCTION:

Stonehenge is requesting, on behalf of Mountain View Bible Church Inc, the property owners, approval to annex approximately 3.6-acres among two parcels, including rights-of-way, into the City of Post Falls with a zoning request of Limited Commercial (LC) (Exhibit A-2: Narrative). The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, **the Planning Commission will forward its recommendation on zoning to City Council** for review and final action pertaining to the annexation. The approval criteria for establishing zoning are:

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

PROJECT INFORMATION:

Project Name / File Number: MVBC Annexation File No. ANNX-23-6

Owner(s): Mountain View Bible Church Inc., 3974 N Chase Rd, Post Falls, ID 83854

Applicant: Stonehenge, 1859 N Lakewood Drive Suite 102, Coeur d'Alene, ID 83814

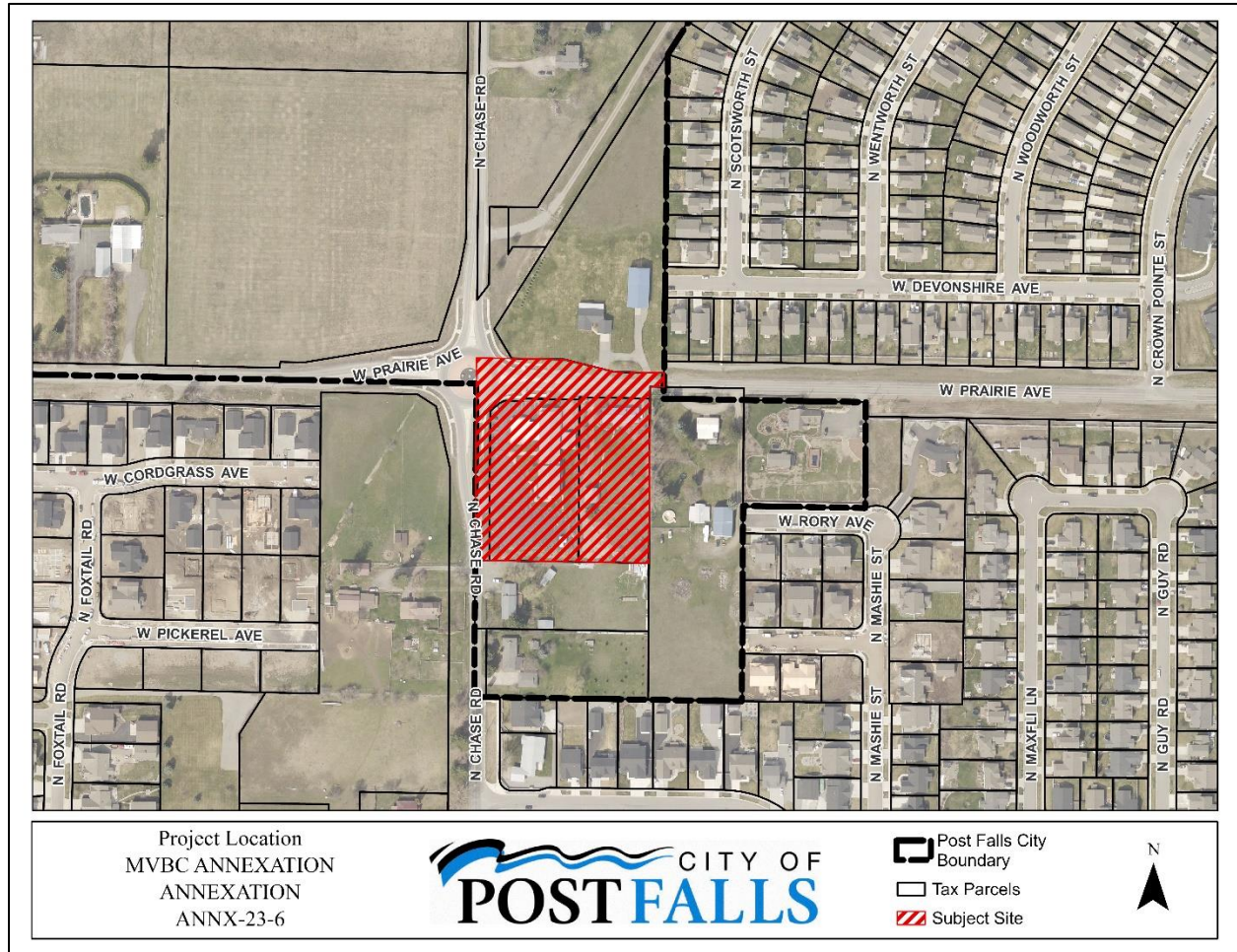
Project Description: Annex approximately 3.6-acres among two parcels, including rights-of-way, into the City of Post Falls with a zoning request of Limited Commercial (LC).

Project Location: The property is located on the southeast corner of N. Chase Rd. and W. Prairie Ave.

AREA CONTEXT (proposed site hatched red below):

Surrounding Land Uses: Located to the north of the subject site is W. Prairie Avenue rights-of-way and west is N. Chase Rd. rights-of-way. To the south and the east there are large lot residential homes in Kootenai County.

Area Context Vicinity Map:



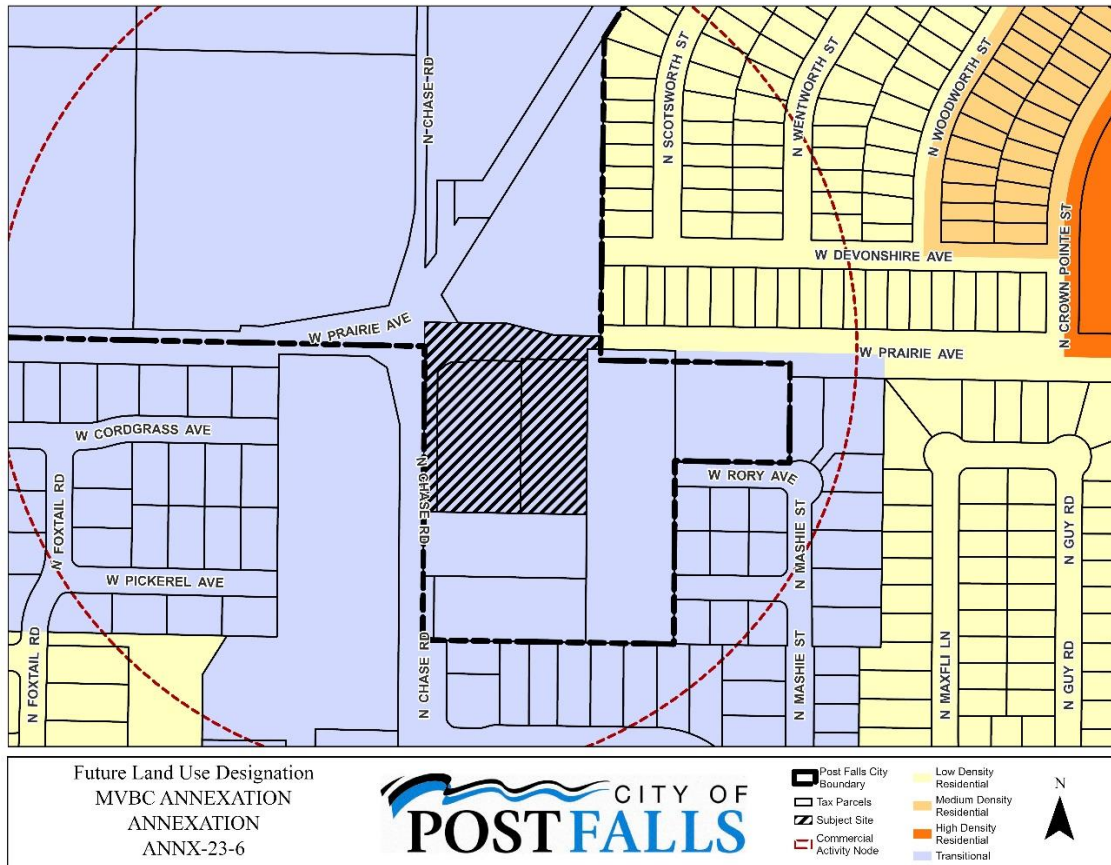
EVALUATION OF ZONING APPROVAL CRITERIA:

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

ZONE CHANGE REVIEW CRITERIA

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

The Future Land Use Map classifies this property with the land use designation of **Transitional**. This designation is assigned to lands suitable for growth. The timing for growth is undetermined, but guidance can be located within the associated Focused Area.



The subject site is located within the **Central Prairie Focus Area**. To date, development trends in the Central Prairie area have been focused on addressing single-family housing needs. But with land values increasing, new projects are more likely to integrate higher density housing with community amenities to broaden their appeal to buyers. Future growth should embrace a variety of housing types and land uses, maintain quality standards, and provide even greater emphasis on pedestrian friendliness and connecting neighborhoods to community trails and nearby amenities. Prairie Avenue's role as a major east/west connecting corridor may spur interest in commercial use development.

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

- Focus multi-family along Prairie Avenue;
- Focus commercial development along Prairie Avenue and near identified commercial nodes;
- Support provisions for a variety of housing types and densities;
- Focus provisions for commercial uses along arterial/collector streets where traffic volume exceeds 4,000 vehicles per day.

Staff Comment: The proposed Limited Commercial (LC) zone request is consistent with the Future Land Use Map and does align with above within the Central Prairie Focus Area for commercial zoning. The Church use is allowed outright within the LC zoning district 18.20.030.

2. **Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration;** Goals and Policies (listed by policy number) that may be relevant to this annexation request are shown below, followed by staff comments.

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

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

In seeking long-term prosperity, residents understand the need to build economic diversity – capitalizing on access to neighboring job centers as well as developing a strong business base within City limits. This plan supports strategies that build and sustain a diverse, balanced economic base, retain existing quality of life assets, and help keep Post Falls prosperous.

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

Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. Consequently, the Comprehensive Plan supports the allocation of land use types, parks features and other areas sufficient to achieve overall plan objectives. The subject site being within a commercial node retains the future use of commercial and its permitted uses through the proposed LC zoning district.

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

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

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

Policy 1: Support land use patterns that:

- Maintain or enhance community levels of service;

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

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

Staff Comment: Additional uses may help further long-term fiscal health of the City by being incorporated into the City and proving revenue from taxes to help facilitate needs for the current and future residents within the City.

- Maintain and enhance resident quality of life;

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

- Promote compatible, well-designed development;

Staff Comment: Development will be required to meet City design standards during development and/or subdivision.

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

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

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

- Future land use mapping;

Staff Comment: This is addressed by the first review criteria 1.

- Compatibility with surrounding land uses;

Staff Comment: The proposed development pattern to expand the church site would not be incompatible with the surrounding uses along N. Chase Rd. or W. Prairie Ave., as they are single-family residential. Religious institutions in residential zoning is allowed to be permitted through special use permit per the City's Land Use Table (PFMC 18.20.030).

- Infrastructure and service plans;

Staff Comment: Sanitary Sewer is not currently available to the site. The site is scheduled to be serviced by the future Fisher Lift Station replacement and Fisher Gravity Main Extension, both City projects under current review for prioritization of construction timing in the new few years. The Fisher Gravity Main Extension project may require temporary and/or permanent easements over portions of the subject property. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System will have the capacity to provide service and the City would be willing to serve the property at the requested density upon completion of needed system improvements associated with the Fisher Lift Station and Fisher Gravity Main Extension. Existing capacity is not a guarantee of future service.

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

Connection to the City's Sewer System would be required upon completion of the identified Fisher Lift Station improvements and before any development of the site which would necessitate Site Plan Review. At the time of connection, the property owners would be responsible for all costs of extending sanitary sewer from the public rights-of-way to the building, including capitalization fees, and abandonment of the existing septic system(s) in conformance with Panhandle Health requirements.

Water service for the site is provided by the East Green Acres Irrigation District.

- Existing and future traffic patterns;

Staff Comment: The property is adjacent to Prairie Avenue, a classified Principal Arterial roadway and Chase Road, a classified Minor Arterial Roadway. The City anticipates a future expansion of the Prairie/Chase Roundabout into a multi-lane

facility. A concept layout of the multi-lane Roundabout is reflected on the applicants' submittals and conforms with the concept layout that was prepared for the City with the City's recent design and construction of the Prairie/Spokane Roundabout. Dedications or rights-of-way and easements would be required at the time of annexation and in conformance to adopted City Design Standards:

Prairie Avenue – Principal Arterial (Critical Arterial Corridor): Rights-of-way will be required at time of annexation and include a 15-foot sidewalk, drainage, and utility easement. Limits of the dedicated rights-of-way and easement shall be in conformance with the limits shown in the Mountain View Bible Church Site Concept (Exhibit A-3). Access to Prairie Avenue will be restricted to right-in / right-out only.

Chase Road – Minor Arterial: Rights-of-way will be required at time of annexation and include a 15-foot sidewalk, drainage, and utility easement. Limits of the dedicated rights-of-way and easement shall be in conformance with the limits shown in the Mountain View Bible Church Site Concept (Exhibit A-3).

Site access to/from Prairie Avenue is limited due to Prairie Avenue being identified as Critical Arterial Corridors by the KMPO and the property's proximity to the Prairie/Chase Roundabout.

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

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

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

Staff Comment: The property owner is looking to redevelop the site for the church's needs. Approval to be incorporated into the City of Post Falls may help incentivize development along W. Prairie Ave. and/or south along N. Chase Rd. to help with the City's tax base.

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

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

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

Staff Comment: Additional rights-of-way along W. Prairie Ave. and N. Chase Rd. including a 15-foot Sidewalk, Drainage and Utility easement is required to be dedicated along the adjoining roadways as part of the annexation agreement (as shown on Exhibit A-3). Annexation shall include all rights-of-way adjoining the site and currently within the County (As shown on Exhibit A-3 Vicinity Map). Future improvements at the time of site development will need to include consideration of

the KMPO Critical Arterials Corridor Policy that affects access.

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

Staff Comment: Upon development through subdivision or site plan review frontage improvements will need to be completed. This allows for continuity of pedestrian pathways and better connection within the roundabout at the intersection of N. Chase Rd. and W. Prairie Ave.

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

Staff Comment: Adjacent roadways will be examined for improvement upon site plan review or land action that would require frontage improvements. Missing pedestrian facilities along Prairie Avenue and Chase Road, would be required at the time of site development.

Policy 45: Guide annexation decisions guided by and considering:

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

Staff Comment: Sanitary Sewer is not currently available to the site. The site is scheduled to be serviced by the future Fisher Lift Station replacement and Fisher Gravity Main Extension, both City projects under current review for prioritization of construction timing in the next few years. The Fisher Gravity Main Extension project may require temporary and/or permanent easements over the subject property. The requested zoning is in conformance with the land use assumptions within the City's Water Reclamation Master Plan. The City's Water Reclamation System will have the capacity to provide service and the City would be willing to serve the property at the requested density upon completion of needed system improvements associated with the Fisher Lift Station and Fisher Gravity Main Extension. Existing capacity is not a guarantee of future service.

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

Connection to the City's Sewer System would be required upon completion of the identified Fisher Lift Station improvements and before any development of the site which would necessitate Site Plan Review. At the time of connection, the property owners would be responsible for all costs of extending sanitary sewer from the public rights-of-way to the building, including capitalization fees, and abandonment of the existing septic system(s) in conformance with Panhandle Health requirements.

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

Staff Comment: Dedication of additional rights-of-way and associated easements have been described previously with Policy 2.

- Studies that evaluate environmental and public service factors;

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

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

Staff Comment: Site expansion would require the completion of City Planned improvements to the Fisher Lift Station and the Fisher Gravity Main Extension to Prairie Avenue.

- Comprehensive plan goals and policies.

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

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

Staff Comment: All development associated with this proposal will be connected to municipal wastewater systems and will not utilize a septic system. Stormwater management will be reviewed through subdivision and site plan review process.

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

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

Agencies Notified:

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

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

- **Awaiting Comments**

PUBLIC PROCESS: Notice of the proposed annexation was sent to appropriate jurisdictions on April 23, 2024, and notice was mailed to property owners within 300 feet of the proposed project on April 19, 2024. Notice has been published in the Coeur d’Alene Press on April 23, 2024. The property posting was posted **May XX, 2024**, on the subject site.

ITEMS TO BE CONSIDERED FOR INCLUSION IN AN ANNEXATION AGREEMENT:

1. Prior to commencement of development of the property, the Owners shall grant to the City or to a municipal water purveyor designated by the City all water rights associated with the land being annexed, but may continue the use of the water for agricultural purposes from the well located on site, if any, until such time that the annexed area is fully developed, at which time Owners shall discontinue the use of any well serving the property and the use of the water for agricultural purposes.
2. Dedication of Rights-of-way and easements along Pleasant View Road
 - a. As shown on Exhibit (X-XX)
 - b. A 15-foot sidewalk, drainage, and utility easement is required.
3. Dedication of Rights-of-way and easements along Seltice Way
 - a. As shown on Exhibit (X-XX)
 - b. A 15-foot sidewalk, drainage and utility easement is required
4. Access to Prairie Avenue will be restricted to right-in / right-out
5. Property is subject to the KMPO Critical Access Corridor Policy

MOTION OPTIONS: The Planning and Zoning Commission must provide a recommendation of zoning to City Council along with an evaluation of how the proposed development does/does not meet the required evaluation criteria for the requested annexation. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

ATTACHMENTS:

Applicant Exhibits:

Exhibit A-1	Annexation Application
Exhibit A-2	Narrative
Exhibit A-3	Vicinity Map
Exhibit A-4	Auth Letter
Exhibit A-5	Title Report
Exhibit A-6	Radius Report

Staff Exhibits:

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

Testimony:

Exhibit PA-1	Awaiting Comments
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