



District Review Committee
April 20, 2023 – 9:45 a.m.
Post Falls City Hall - Ante Room

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Citizen Comments
This section of the agenda is reserved for citizens wishing to address the Commission regarding an Agency related issue. Comments related to future public hearings should be held for that public hearing. Persons wishing to speak will have 5 minutes.
4. Downtown District – District Plan Amendment Review & Discussion
5. District Updates
6. Adjournment

Requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the Executive Director, 201 E. 4th Avenue, Post Falls, Idaho 83854, or call (208) 777-8151.

Mission Statement: To encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by: providing and improving infrastructure, attracting jobs, and enhancing citizen safety and health.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, APPROVING A PLAN AMENDMENT, BUT NOT A PLAN MODIFICATION, TO THE DOWNTOWN URBAN RENEWAL DISTRICT PLAN ADOPTED BY POST FALLS ORDINANCE 1415 TO MAKE TECHNICAL OR MINISTERIAL CHANGES TO THE PLAN AND TO SUPPORT THE GROWTH OF AN EXISTING COMMERCIAL PROJECT WITHIN THE EXISTING REVENUE ALLOCATION AREA BY ADOPTING A REVISED APPENDIX A MORE CLEARLY LISTING URBAN RENEWAL PROJECTS WITHIN THE DISTRICT; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE TO THE POST FALLS URBAN RENEWAL AGENCY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on June 1, 2021, The City Council of the City of Post Falls adopted Ordinance No. 1415 establishing the Downtown Urban Renewal District and adopting the Downtown Urban Renewal Plan (the "Plan"); and

WHEREAS, since that time, City staff have reviewed the Plan and determined that certain improvements contemplated by the Plan were not clearly identified as discussed in this Ordinance; and

WHEREAS, in consultation with the Post Falls Urban Renewal Agency (the "Agency") the City Council has determined it is in the public interest to amend the Plan to include a Revised Appendix A, to more clearly identify those public improvements; and

WHEREAS, I.C. 50-2903A(1)(a) provides that if an amendment is necessary to make technical or ministerial changes to a Plan, which does not involve an increase in the use of revenues allocated to the Agency then it does not constitute a Plan modification, which would reset the base value of the revenue allocation area; and

WHEREAS, the Plan contemplated improving the 4th Avenue and Idaho Street intersection with a traffic roundabout and related improvements. The roundabout was depicted in two locations within the Plan and all of the various components of the planned improvements were contained within the *City Center Parking Plan - Street Completion Plan* project, the *4th Ave. Frontage Improvements - William to Idaho* project; the *Idaho Street - 3rd to 4th Ave.* project, and the *Idaho Veneer Site North and South* projects. However, the roundabout improvements were not specifically identified as a discrete project; and

WHEREAS, the Plan also contemplated improving the west side of Spokane Street with sidewalk, landscaping, and business parking under the *Frontage Improvements Spokane Street West Side* project, however the street parking improvements were not specifically called out in the Plan; and

WHEREAS, I.C. 50-2903A(1)(a) further provides that a Plan amendment does not constitute a Plan modification if the amendment supports growth of an existing commercial or industrial project within the revenue allocation area; and

WHEREAS, the Downtown revenue allocation area contains two existing mixed use and commercial projects known as the Post Falls Landings and Millworx; and

WHEREAS, to support growth of the commercial components of the Post Falls Landings, street improvements to accommodate business parking are needed to Spokane Street; and

WHEREAS, to support growth of the commercial components of the Millworx project, the 4th Avenue and Idaho Street Intersection must be improved to provide adequate traffic circulation; and

WHEREAS, the Post Falls Urban Renewal Agency has submitted Resolution _____ recommending that the City Council adopt an ordinance to amend, but not modify, the Plan by replacing Appendix A with Revised Appendix A to more clearly incorporate the 4th Avenue and Idaho Street roundabout and the on street parking improvements to Spokane Street into the Plan; and

WHEREAS, because all the elements of the contemplated 4th Avenue and Idaho Street roundabout were included within the Plan, the City Council finds that there will be no increase in the use of revenues allocated to the Agency; and

WHEREAS, the City Council finds that the on-street parking on Spokane Street will be limited duration parking only, intended to support the commercial uses in the area only; and

WHEREAS, to ensure that the amendments contemplated by this Ordinance do not involve an increase in the use of revenues allocated to the Agency, other project costs contained in the Revised Appendix A have been reduced to offset the impact of the proposed amendments; and

WHEREAS, the City Council finds that because the amendments contemplated by this Ordinance do not increase the use of revenues allocated to the Agency and that the amendments are needed to support existing commercial projects within the district, the amendments to the Plan do not constitute a Plan modification consistent with I.C. 50-2903A. As such, the City Council finds that the procedural requirements for adopting a plan modification do not apply to this amendment Ordinance; and

WHEREAS, the City Council further finds it necessary, and in the best interests of the citizens of the City to adopt this ordinance amending the Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF POST FALLS:

SECTION 1: The Downtown Urban Renewal Plan is amended by replacing Appendix A contained in the Plan with the Revised Appendix A attached hereto as Exhibit "A," which by this reference is incorporated herein.

SECTION 2: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Post Falls Urban Renewal Agency a copy of this Ordinance.

SECTION 3: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication.

SECTION 4: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 5: At least one-half, plus one of the City Council members finding good cause, the City Council hereby dispenses with the rule that this Ordinance be read on three different days; two readings of which shall be in full, and have hereby adopted this Ordinance, having considered it at one reading.

SECTION 6: The Summary of this Ordinance is hereby approved.

SECTION 7: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted by an Ordinance of the City of Post Falls at a regular session of the City Council on July 17, 2018.

APPROVED, ADOPTED and SIGNED this ____ day of ____, 2023.

Mayor Ronald G. Jacobson

ATTEST:

Shannon Howard, City Clerk

SUMMARY OF POST FALLS ORDINANCE NO. _____

The City of Post Falls, Kootenai County Idaho hereby gives notice of the adoption of Post Falls Ordinance No. _____, which amends, but does not modify, the Downtown Urban Renewal Plan by adopting a Revised Appendix A to the Plan listing the revised urban renewal projects within the Downtown Urban Renewal District; providing repeal of conflicting ordinances and providing severability. The ordinance is effective upon publication of this summary. The full text of the summarized Ordinance No. _____ is available at Post Falls City Hall, 408 Spokane Street, Post Falls, ID 83854 in the office of the city clerk.

Shannon Howard, City Clerk

DRAFT

STATEMENT OF LEGAL ADVISOR

I, Warren J. Wilson, am the legal advisor for the City of Post Falls, Idaho. I have examined the attached summary of Post Falls Ordinance No. _____, amending, but not modifying, the Downtown Urban Renewal Plan, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this day of , 20 .

Warren J. Wilson, City Attorney

DRAFT

REVISED APPENDIX A – Adopted by Ordinance _____ on _____, 2023

Tier 1

Project Name	Description	Estimated Cost, 2020 \$
City Center Parking Lots	Land Acquisition plus design and construction cost of two at-grade parking lots. Location TBD.	\$1,600,000
City Center Parking Plan - Street Completion Plan	Multiple street revitalization projects consistent with the City Center Parking Plan – south of I-90. Locations TBD. See City Center Parking Plan.	\$9,900,000 -100k
Roundabout at 4th & Seltice Way	Design, ROW and construction of single lane roundabout at the intersection of 4th & Seltice Way.	\$700,000
Frontage Improvements Spokane Street West Side	Post Falls Landings 2nd Additional Sidewalk, street parking and Landscaping Improvements.	\$350,000 +100k
4th Ave Frontage Improvements between William and Idaho Street	Road widening, stormwater, sidewalk, illumination, etc., along between William & Idaho Street.	\$550,000
Idaho Street – 3 rd to 4 th Avenue	New roadway construction including 2-lanes, railroad crossing, sidewalk, bike lanes, stormwater, & illumination.	\$800,000 -200k
Idaho Veneer Site North	4 th Ave frontage improvements, including roadway, public utilities and ped/bike facilities between Idaho Street and Seltice Way on the north of 4 th Avenue.	\$940,000 -200k
Idaho Veneer Site South	4 th Ave frontage improvements, including roadway, public utilities and ped/bike facilities between Idaho Street and Seltice Way on the south side of 4 th Avenue.	\$800,000 -200
Roundabout at 4th Ave & Idaho St.	Design & construction of roundabout at the intersection of 4th & Idaho.	\$700,000 +700k
Esplanade Improvements	Earthwork, roadway, stormwater, ped access, and illumination improvements associated with riverfront esplanade at the very west end of 3 rd Avenue	\$730,000
3rd Ave Extension, west of McReynolds	Extension of 3 rd Avenue with new roadway which includes roadway, ped facilities, utilities, illumination.	\$850,000
McReynolds Connection	Road connection south of 3 rd Ave roundabout. Includes roadway, pedestrian facilities, and utilities.	\$400,000
TOTAL TIER 1 ESTIMATED COST		\$18,320,000 +100,000

Tier 2

Project Name	Description	Estimated Cost, 2020 \$
Signal at 3rd & Spokane	Design and installation of traffic signal at the intersection of 3rd Ave & Spokane Street	\$563,000
Railroad Property along RR and Switch Yard	Property Purchase for potential parking and/or park & open space.	\$1,185,000
Centennial Trail - RR R/W Acquisition & Trail Construction	ROW purchase, Centennial Trail design & construction from Spokane Street to Bay Street and Chase Street to Spokane Street.	\$2,752,000
Entry Monuments	Entry Monument installation/construction at locations TBD.	\$300,000
Wayfinding Signage	Wayfinding design, construction and install at locations TBD.	\$100,000
Public Art	Type and locations to be determined. Assumed 10 separate pieces.	\$500,000
Water Tower Improvements/Highlights	Structural engineering, illumination, & paint/improvements to existing water tower.	\$180,000
Fire Station - Fence and Sewer Connection	Fencing and sewer service connection.	\$25,000
4th Ave Frontage Improvements (excluding Idaho Veneer)	Road widening, stormwater, sidewalk, illumination, etc, between William St. and Lincoln St. (frontage).	\$1,100,000
Waterline Extension, Marina Condos to Falls Park	Waterline improvements at PF Landings Condos.	\$200,000
TOTAL TIER 2 ESTIMATED COST		\$6,905,000

Tier 3

Project Name	Description	Estimated Cost, 2020 \$
Seltice/Mullan Couplet Project - Street Completion Plan	Planning, engineering and construction of several streets and intersections associated with a potential couplet of Seltice & Mullan.	\$9,900,000 -\$100,000
Event Center Spaces	Land acquisition, architecture, design and construction of space(s) TBD.	\$1,200,000
Railroad Avenue to Idaho Street	Extension of Railroad Avenue to Idaho thru Idaho Veneer site includes roadway and public utilities.	\$750,000
TOTAL TIER 3 ESTIMATED COST		\$11,850,000 -\$100,000

Tier 4

Project Name	Description	Estimated Cost, 2020 \$
Warren Park Improvements	On site and offsite improvements could include roadway, parking, play equipment and/or field improvements.	\$412,000
Apply Improvements - Parking Plan North of Freeway	Multiple street revitalization projects consistent with the City Center Parking Plan – North of I-90	\$5,000,000
Ped & Bike Connections Across Freeway (Henry or Lincoln)	Grade separated pedestrian/bicycle crossings at Henry Street or Lincoln Street.	\$3,500,000
Site Remediation (General)	General site clean up and remediation in locations TBD.	\$4,650,000
Land Acquisition General	Land acquisition as needed and at locations TBD.	\$16,500,000
TOTAL TIER 4 ESTIMATED COST		\$30,062,000

District Status Report

Center Point - CLOSED 12/2022

Year of Closure:	2022
Year of Creation:	2002
Size:	335 Acres
Base Assessed Value:	\$1,395,916
2022 Increment Value:	\$117,443,704
Current Obligation (3/31/23):	\$658,149.97
Est. Remaining Increment:	\$228,500

**Employee Count Survey completed March 2023*

East Post Falls - CLOSED 12/2022

Year of Closure:	2022
Year of Creation:	2002
Size:	972 Acres
Base Assessed Value:	\$62,413,796
2022 Increment Value:	\$691,630,798

South/Central Subdistrict

Current Obligation (3/31/23):	\$0.00
Est. Remaining Increment:	\$1,381,000

North Subdistrict-Tullamore

Current Obligation (3/31/23):	\$1,155,276.14
Est. Remaining Increment:	\$639,000

North-Tullamore Comm II

Current Obligation (3/31/23):	\$125,720.45
Est. Remaining Increment:	\$6,491

Post Falls Technology

Year of Closure:	2038
Year of Creation:	2018
Size:	831 Acres
Base Assessed Value:	\$35,484,408
2022 Increment Value:	\$91,821,222
Current Obligation (3/31/23):	\$0.00
Current Fund Balance (3/31/23):	\$652,981.15

Downtown

Year of Closure:	2041
Year of Creation:	2021
Size:	548 Acres
Base Assessed Value:	\$226,655,548
2022 Increment Value:	\$101,499,377
Current Obligation (3/31/23):	\$0.00
Current Fund Balance (3/31/23):	\$278,695.63

Pleasant View

Year of Closure:	2041
Year of Creation:	2021
Size:	600 Acres
Base Assessed Value:	\$4,068,315
2022 Increment Value:	\$468,599
Current Obligation (3/31/23):	\$0.00
Current Fund Balance (3/31/23):	(\$24,359.85)

Post Falls Urban Renewal Agency

Job Growth Survey
Center Point URD (2022 Closure)

March 2023

	TOTALS	888	344
Business Name	Situs Address	# FTE	# PTE
Pointe Pest Control	6020 W Seltice Way	79	0
Bat Machine Co	6148 W Seltice Way	10	2
NWR Inc	620 N Baugh Way	43	2
California Closets	627 W Integrity Way	22	0
Trucks N Toys	6430 W Seltice Way	4	1
M6 Cycles	6548 W Seltice Way	4	1
Nikk Drips	6590 W Seltice Way, Unit B	2	0
Hayden Beverage Company	6335 W Integrity	74	1
Diamond Deliver Systems Inc	6335 W Integrity	34	0
Walmart Supercenter	6405 W Pointe Pkwy	156	82
Subway	6405 W Pointe Pkwy	3	5
Panda Express	6291 W Pointe Pkwy	1	21
Cabela's	101 N Cabela Way	50	100
Post Falls RV Campground	6732 W Pointe Pkwy	4	0
Maverik Adventure's First Stop	5992 W Pointe Pkwy	20	0
Supplies	300 N Baugh Way	160	0
BoxDrop Mattress & Furniture North Idaho	5612 W Expo Pkwy, Ste 101	2	3
UPS Post Falls	192 N Beck Rd	85	84
Crown Enterprises Inc (Central Transit)	282 N Beck Rd	26	0
Service Master	5974 W Seltice Way	32	40
Axis Forestry	6188 W Seltice Way, Ste 120	3	0
Impel Motorsports	6188 W Seltice Way, Ste ?	2	1
Betacom	6188 W Seltice Way, Ste ?	3	0
Premier Sight & Sound	6224 W Seltice Way, Ste 115	5	0
Fabtech Race Products	6188 W Seltice Way, Ste 122	2	0
Allklean	6188 W Seltice Way, Ste 123	41	0
Ben Land Management	6164 W Seltice Way	2	0
Artesian Bottless Water	6265 W Integrity Way, Unit B	2	0
NRS Brands	6265 W Integrity Way, Unit A	3	0
Cramer Brothers Woodworks	6335 W Integrity	4	1
509 Fabrication	6548 W Seltice Way	5	0
Color Changer	6590 W Seltice Way, Unit A	5	0

888

344



Terre Coffee & Bakery | Spokane St

LibertyX Bitcoin ATM

Vintage Heart Photography

Treaty Rock Park

Treaty Rock

Auto Credit Sales Post Falls

N Catherine St

St. Vincent de Paul Warming Center

Golden Dragon

W Seltice Way

W Seltice Way

W Seltice Way

Google Earth

1985

Imagery Date: 7/16/2022 47°42'53.52" N 116°57'01.04" W elev 0 ft eye alt 462 ft



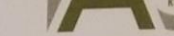
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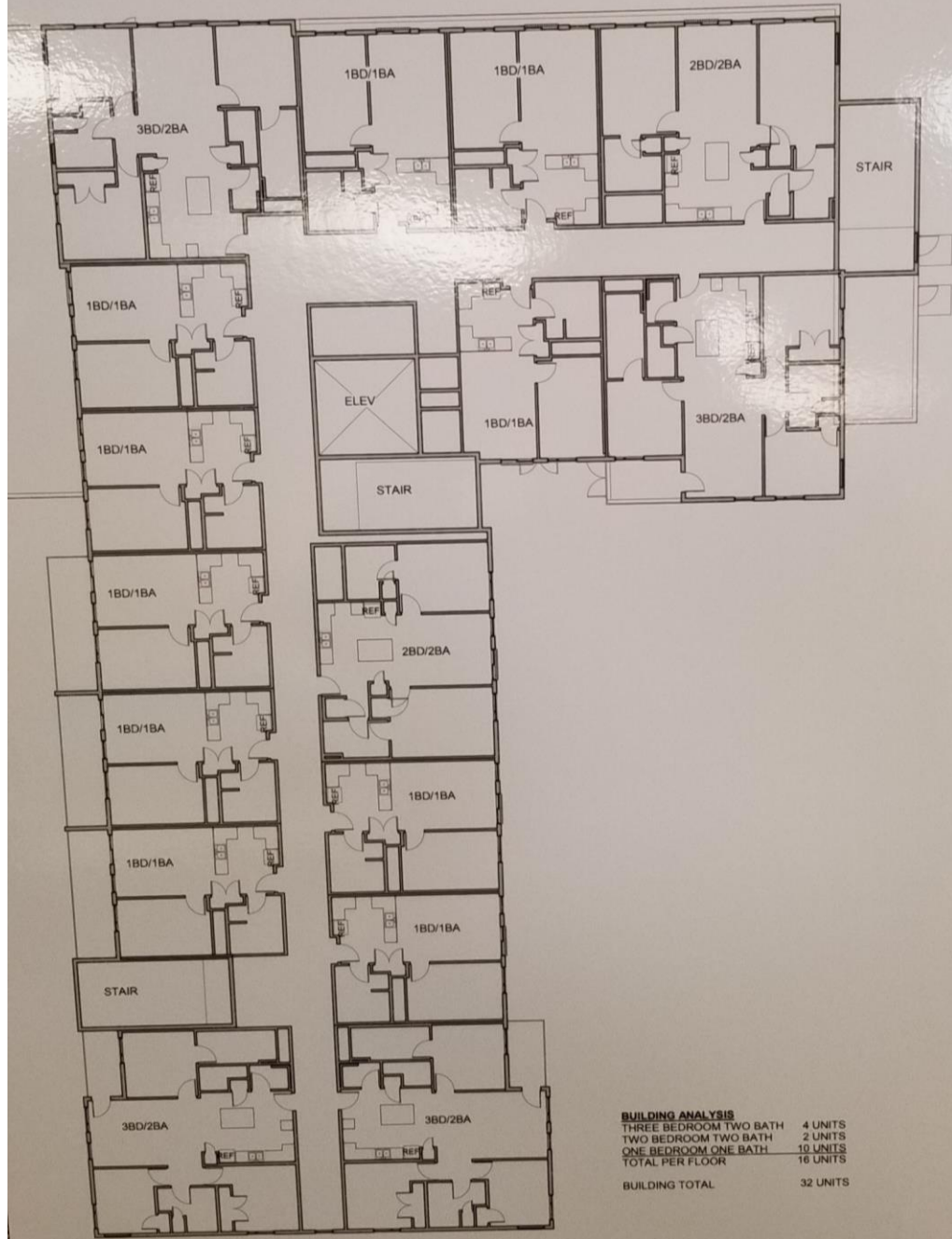


John Bruning Commons



THE ARCHITECTS OFFICE

499 MAIN STREET
BOISE, IDAHO 83702



PROJECT

ST. VINCENT of PAUL

210 W SELTICE WAY
POST FALLS, ID 83854

STATUS

SEAL

01.31.23

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FILE

DATE

Issue Date

FILE NO.

22-904

DRAWN

JNP

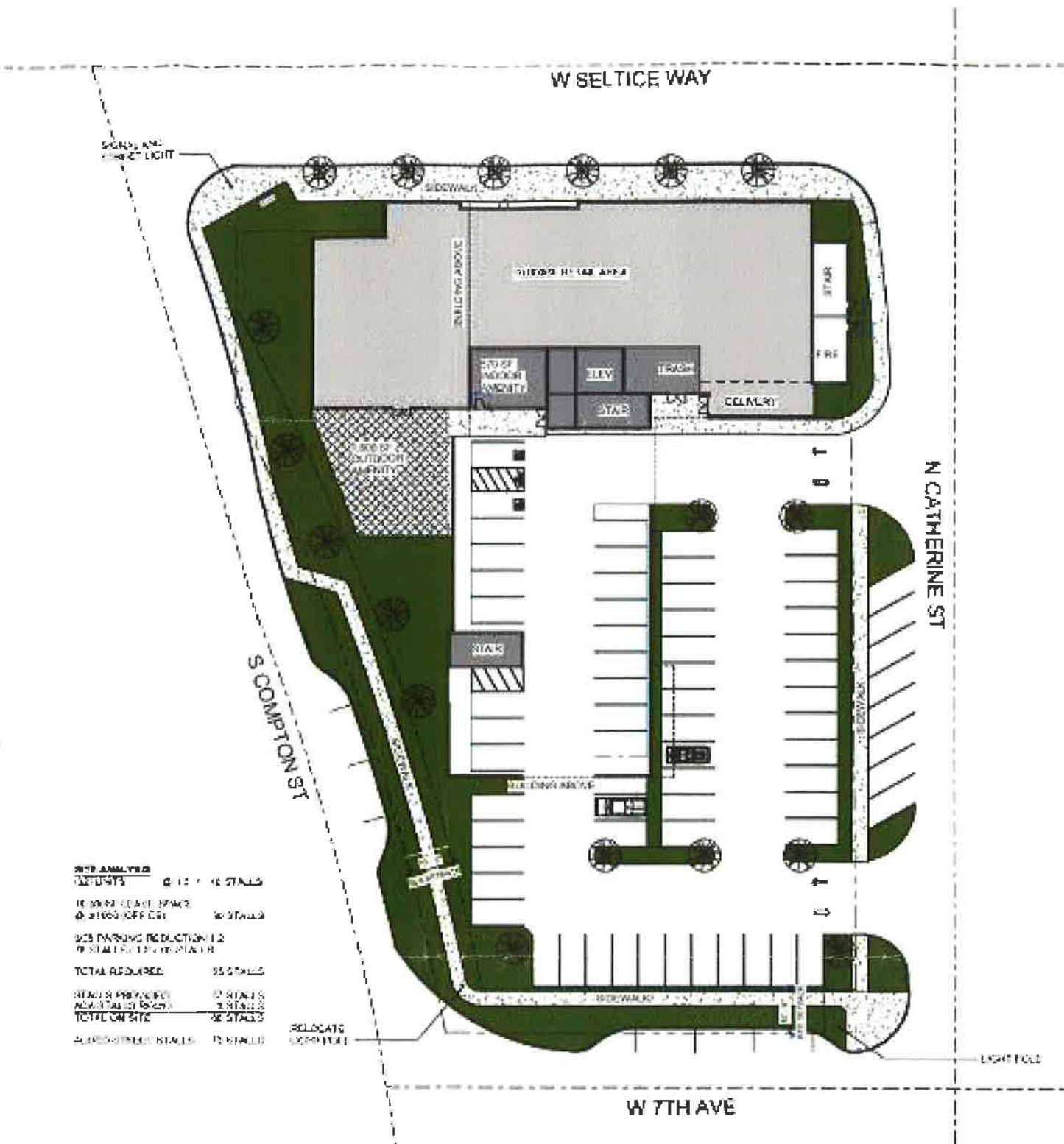
REVISIONS

NO.	DESCRIPTION	DATE
A	CONCEPT 01	09.07.22
C	CONCEPT 02	01.24.23
D	CONCEPT 03	01.31.23

BUILDING ANALYSIS

THREE BEDROOM TWO BATH	4 UNITS
TWO BEDROOM TWO BATH	2 UNITS
ONE BEDROOM ONE BATH	10 UNITS
TOTAL PER FLOOR	16 UNITS
BUILDING TOTAL	32 UNITS





NET ANALYSIS

EXISTING	0 STALLS
TO BE REMOVED	0 STALLS
NEW	55 STALLS
TOTAL REQUIRED	55 STALLS
STALLS PROVIDED	55 STALLS
ADDITIONAL REQUIRED	0 STALLS
TOTAL ON SITE	55 STALLS
ADDITIONAL STALLS	0 STALLS

RELOCATE EXISTING STALL

LIGHT POLE