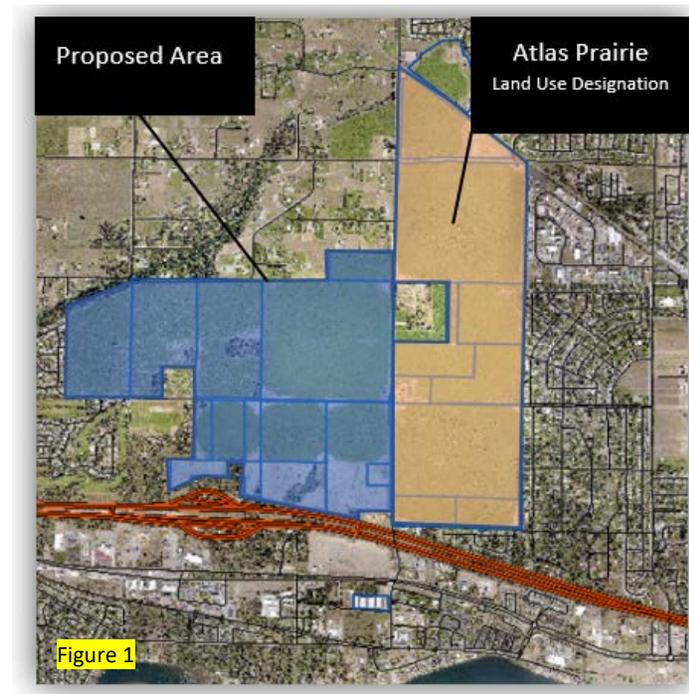


ALTERNATIVES ANALYSIS

Coeur d'Alene—Post Falls Potential Growth Area:

When the 2020 Comprehensive Plan update (Envision Coeur d'Alene) was beginning, a request was submitted to the Coeur d'Alene City Council to include a property landholding owned by Lakeside Real Estate Holdings into the update process. The landholding is approximately 1100 acres and lies between the City of Post Falls and the City of Coeur d'Alene as shown in Figure 1. The portion of the property depicted in orange is in the City's 2007-2027 adopted Comprehensive Plan and prior to the update has had the Atlas-Prairie Land Use Designation (Figure 1, orange overlay). The property owner's request is to include the property shown on the west side of Huetter Road (Figure 1, blue overlay, and Figure 2, area in grey with property outline) into the update and to investigate the creation of a land use designation similar to that of the Atlas Prairie Land Use Designation for the entire landholding (blue and orange). It is important to note that the land area in blue is currently located within the City of Post Falls' Comprehensive Plan as a future Transitional Area and is within Post Falls' Area of City Impact. However, this area has been discussed for a number of years related to topographical challenges and the ability of the two jurisdictions to sewer the property with conversations between city and county staff regarding Area of City Impact boundaries and future growth areas.

This request for the property west of Huetter Road to be included into the City of Coeur d'Alene's Comprehensive Plan is specifically to ensure that as more detailed planning work for the area moves forward that each of the cities and the various agencies such as school districts, water districts, and the like will be able to consider the possibility of annexation of the area or a portion thereof. It should be noted that the additional analysis was paid for by the landholder, Lakeside Real Estate Holdings, and was conducted by MIG, Kittleson, and JUB. It is being evaluated in the Envision Coeur d'Alene plan as an Alternatives Analysis.



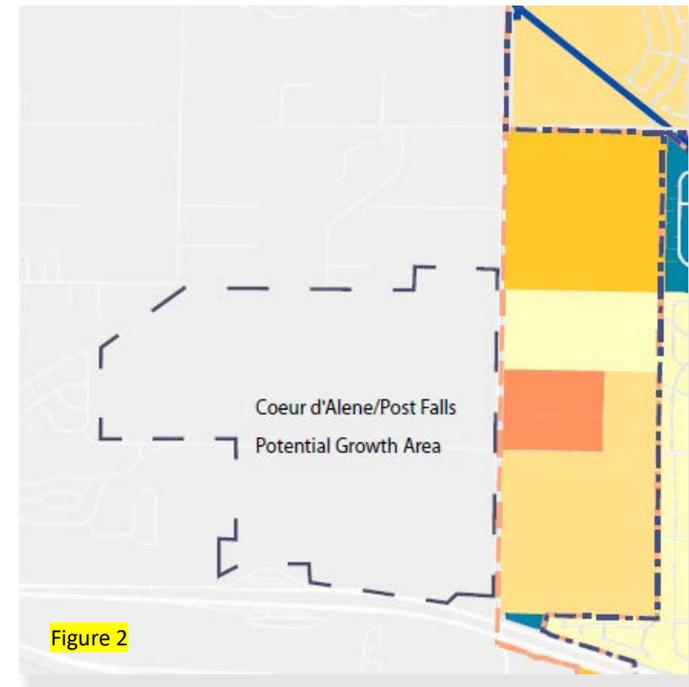
The Coeur d'Alene City Council approved this request for consideration in the Comprehensive Plan update after reviewing the planning and related work completed to date which includes:

- The property owner has assembled the entire landholding to ensure that piecemeal development of the land does not occur;
- SWA, an urban planning firm that works globally on award winning large-scale master planned developments, has, over the course of several years, created various master planned development concepts to share possible visions for the property;
- There has been ongoing consultation with the staff of both cities to discuss the future of the property as well as with the Coeur d'Alene and Post Falls School District administrative teams to ensure that future school sites are planned for with desirable acreages and locations;
- There has been ongoing consultation with the Kootenai Metropolitan Planning Organization (KMPO) to ensure that regional traffic needs are addressed early in the preliminary planning process;
- The property owner is working with traffic engineers to develop a traffic study to meet KMPO and ITD modeling standards, allowing for the results of the development's traffic analysis to integrate easily into City and Regional planning models; and
- The property owner is working with wastewater engineers to evaluate the sewer systems needs of both Post Falls and City of Coeur d'Alene.

The inclusion of this property was done to further investigate the following:

- Convenience and feasibility of sewer, water, and related maintenance and utility services;
- Sense of place and community inclusion for the future residents of the area;
- Streamlining of development standards and ongoing administration; and
- Tax revenue and service allocation, especially that from the commercial offerings within the development.

During the Comprehensive Plan update process, the Corridor, District and Compact land use scenarios and associated Placetypes were evaluated in relation to master planning to date. The area was also evaluated with the remainder of the City in terms of traffic analysis. As of today, a combined District/Compact Scenario is desirable to the Planning and Zoning Commission and City Council for land within the City's ACI boundary. There is also a District/Compact Scenario that has been evaluated as part of this update for the subject landholding (see Figure 3 below). The concept is preliminary and subject to change. It is included for illustrative purposes only. It also would need to consider the future Huetter Bypass alignment.



As mentioned above, the property owner is working through a variety of studies related to traffic and transportation needs, sewer and water master planning, school site planning and the like, all of which involve the two cities and various agency service providers. As detailed planning work continues on this property, there are a variety of ongoing factors that will likely influence which City may annex that area or portions thereof west of existing Huetter Road as well as the future land use of the property, including the future alignment of the Huetter Bypass. Any annexation request would require further evaluation of the annexation request and if it meets the required findings, including but not limited to orderly development, ability of the jurisdiction to serve the land, including public services and utilities (notably wastewater, water, and fire), impacts on the transportation network, impacts on school districts, and compliance with the comprehensive plan.

