

# NOTICE OF PUBLIC HEARING

## *KRUGER ANNEXATION*

(File No. ANN-23-5)

NOTICE IS HEREBY GIVEN that the **City Council** of Post Falls will hold a public hearing at Post Falls City Hall, 408 North Spokane Street, Post Falls, Idaho, on the **21<sup>st</sup> of May 2024 at 6:00 p.m.**, on a request for approval to annex approximately 6.869-acres into the City of Post Falls with a zoning request of Community Commercial Services (CCS) on the southern 2.49-acres and the northern 2-acres as High Density Multi-Family Residential (R-3) and the remaining area being rights-of-way.

**GENERAL LOCATION:** The southwest corner of W. Echo Drive and N. McGuire Road.

### **ZONING DISTRICT DESCRIPTION:**

**Community Commercial Services (CCS):** The CCS Zone supports uses that include retail sales or performance of consumer services and permits a variety of retail, professional, or service businesses, including some manufacturing, technical, or other professional uses. This zone is applied in areas primarily located near arterials and collector streets. Residential uses may be allowed within this zone at densities permitted by the High-Density Multi-Family Residential (R3) Zone by special use permit when they will not compromise present uses. Lot area and building bulk and placement requirements shall agree with the values set forth in section [18.20.040](#), "Official Bulk And Placement Regulations Table", of this title.

**High Density Multi-Family Residential (R-3):** The R3 Zone is intended for residential structures containing one or more dwelling units potentially constructed in multiple-unit configuration at moderate to high density and for accessory uses that are associated and compatible with residential uses. This zone is primarily applied in areas where such residentially designated areas are readily serviced by collector and arterial streets suitable for higher levels of traffic, where other public services are sufficiently available for the intensity of use contemplated and where the configuration of Municipal infrastructure and neighboring land uses are compatible with the use allowed hereby. Lot area and building bulk and placement requirements shall agree with the values set forth in section [18.20.040](#), "Official Bulk And Placement Regulations Table", of this title.

***The City Council will review the requested zoning designations against the following review criteria found within PFMC 18.20.100.***

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?

### **LEGAL DESCRIPTION:**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M., KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 97 OF PLAT 5 OF GREENACRES IRRIGATION DISTRICT, BOOK B, PAGE 70, RECORDS OF KOOTENAI COUNTY, SAID CORNER BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCEN  $0^{\circ}33'53''$  E, 40.0 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ECHO DRIVE;

THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, S  $88^{\circ}19'08''$  E, 305.5 FEET TO THE SOUTHEAST CORNER OF TRACT 96 OF SAID PLAT 5;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MCGUIRE ROAD, BEING 25.0 FEET WEST OF THE SECTION LINE BETWEEN SAID SECTIONS 32 AND 33, S  $0^{\circ}33'53''$  W, 20.0 FEET;

THENCE LEAVING THE SAID WESTERLY RIGHT-OF-WAY LINE, S  $88^{\circ}19'08''$  E, 55.0 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MCGUIRE ROAD, BEING 30.0 FEET EAST OF THE SAID SECTION LINE BETWEEN SECTIONS 32 AND 33;

THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, S  $00^{\circ}33'53''$  W, 1268.7 FEET;

THENCE LEAVING THE SAID EASTERLY RIGHT-OF-WAY LINE, S  $72^{\circ}33'58''$  W, 31.5 FEET TO THE SAID SECTION LINE BETWEEN SECTIONS 32 AND 33 AND THE ORIGINAL RIGHT-OF-WAY LINE OF SELTICE WAY BEING 40.0 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 32;

THENCE ALONG THE SAID ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF SELTICE WAY, N  $88^{\circ}20'49''$  W, 330.8 FEET TO THE WESTERLY BOUNDARY LINE OF TRACT 128 OF SAID PLAT 5;

THENCE LEAVING THE SAID ORIGINAL RIGHT-OF-WAY LINE ALONG THE SAID WESTERLY BOUNDARY LINE, N  $0^{\circ}34'44''$  E, 10.0 FEET TO THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SAID SELTICE WAY;

THENCE LEAVING THE SAID WESTERLY BOUNDARY LINE ALONG THE SAID EXISTING RIGHT-OF-WAY LINE OF SELTICE WAY, S  $88^{\circ}20'49''$  E, 275.8 FEET TO A POINT LYING 55.0 FEET WEST OF THE SAID SECTION LINE BETWEEN SECTIONS 32 AND 33;

THENCE ALONG THE SAID LINE LYING 55.0 FEET WEST OF THE SECTION LINE BETWEEN SECTIONS 32 AND 33, N  $0^{\circ}33'53''$  E, 609.1 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT 97;

THENCE ALONG THE SAID SOUTHERLY BOUNDARY, N  $88^{\circ}17'14''$  W, 275.6 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 97;

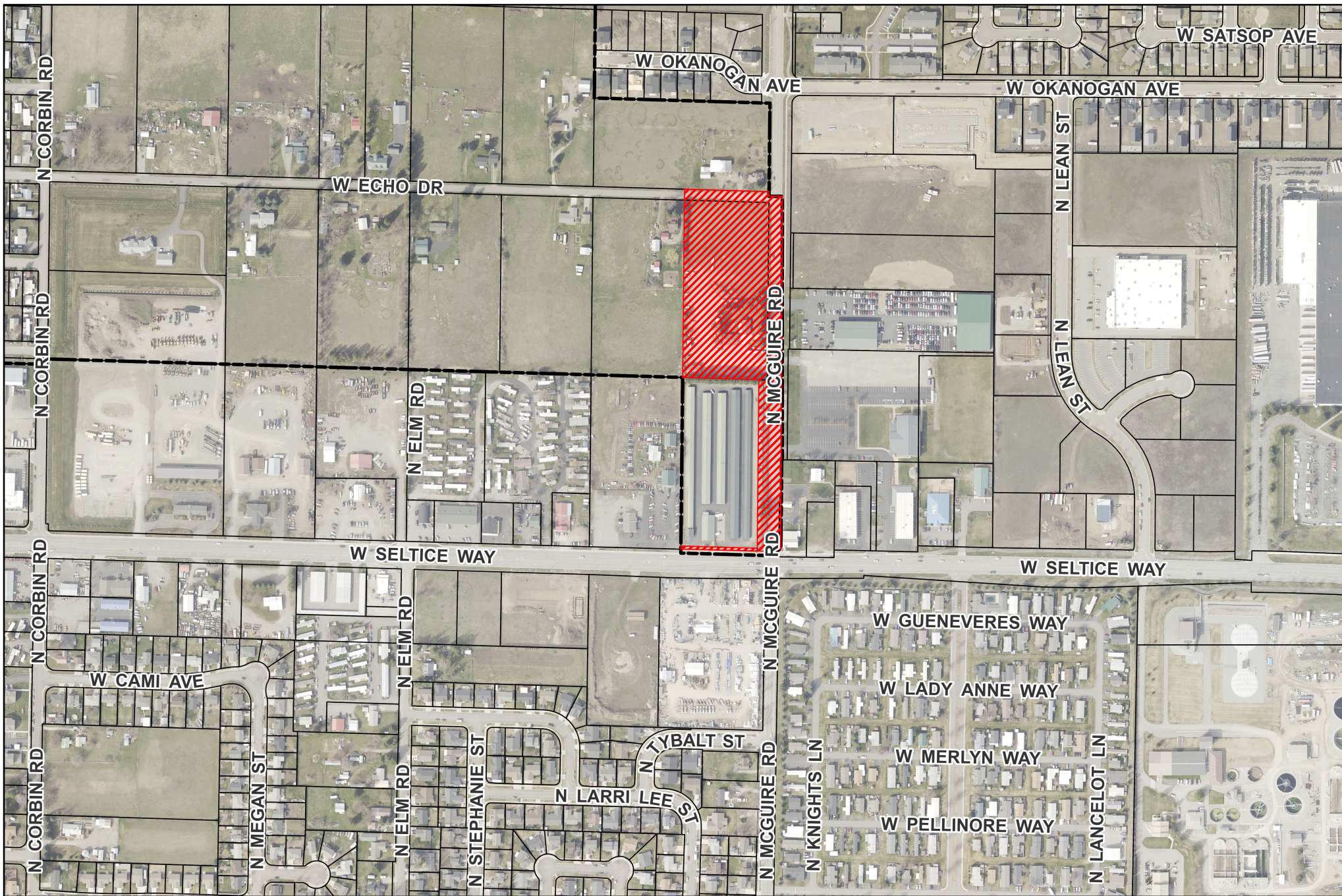
THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT 97, N  $0^{\circ}34'44''$  E, 639.8 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 6.869 ACRES.

*All persons desiring to be heard are encouraged to submit written testimony by mailing to City of All persons desiring to be heard are encouraged to submit written testimony by mailing to City of Post Falls Planning Division, 408 North Spokane Street, Post Falls, ID 83854, e-mail comments to [phnotice@postfalls.gov](mailto:phnotice@postfalls.gov), or submit comment on our website, <https://www.postfalls.gov/your-government/public-hearings>. Persons are encouraged to submit any and all written comments by **May 14, 2024** in order to be included in the addendum to the already completed Staff Report.*




*Please refer to the following link to view the posted public hearing information: <https://www.postfalls.gov/your-government/public-hearings/>. A complete file on this matter may be requested by the public with the Post Falls Planning Division, Community Development at (208) 773-8708, or via email to Nancy Thurwachter, Administrative Specialist at [nthurwachter@postfalls.gov](mailto:nthurwachter@postfalls.gov).  
Publish dates: May 2, 2024*





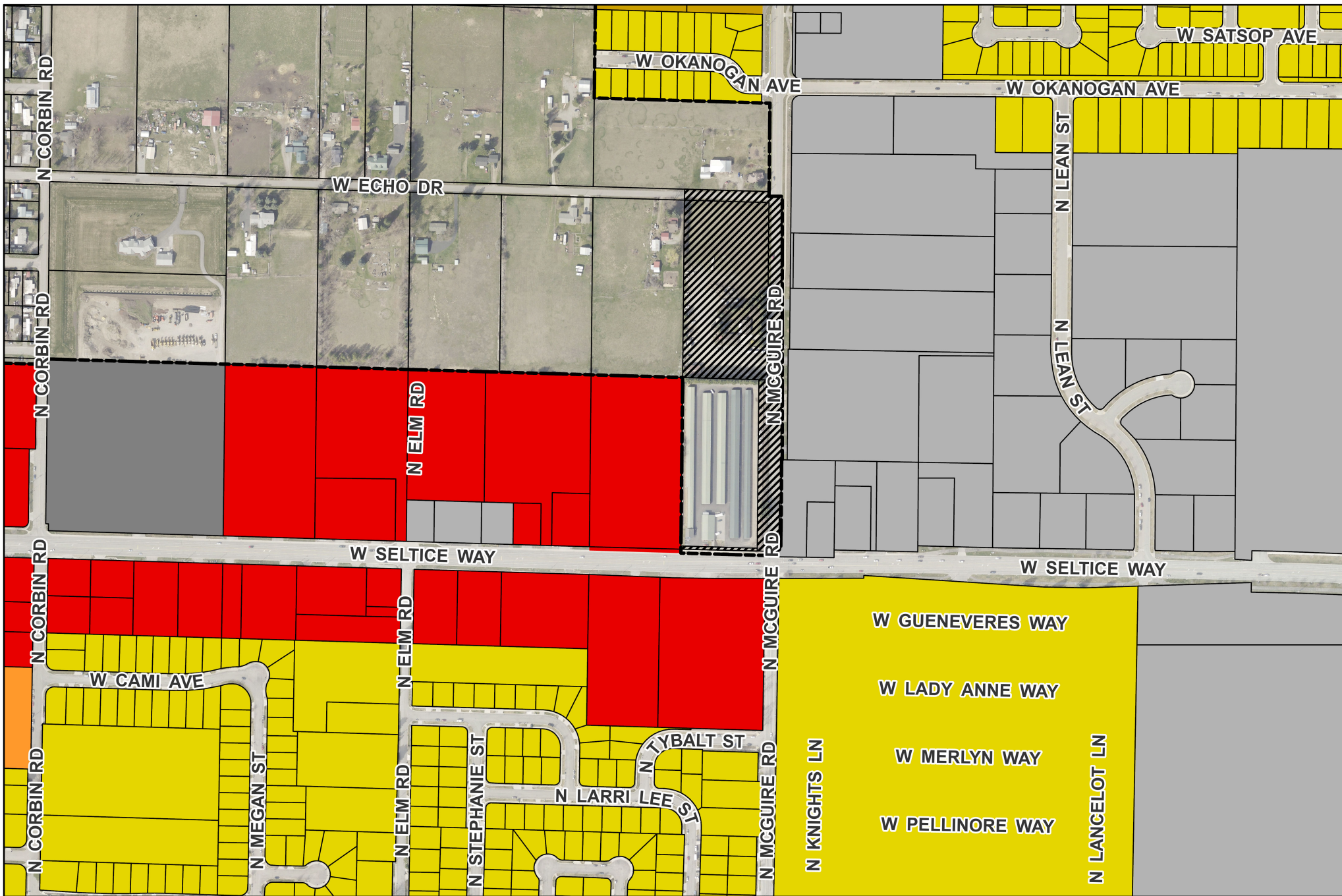
Project Location  
 KRUGER ANNEXATION  
 ANNEXATION  
 ANN-23-5



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site





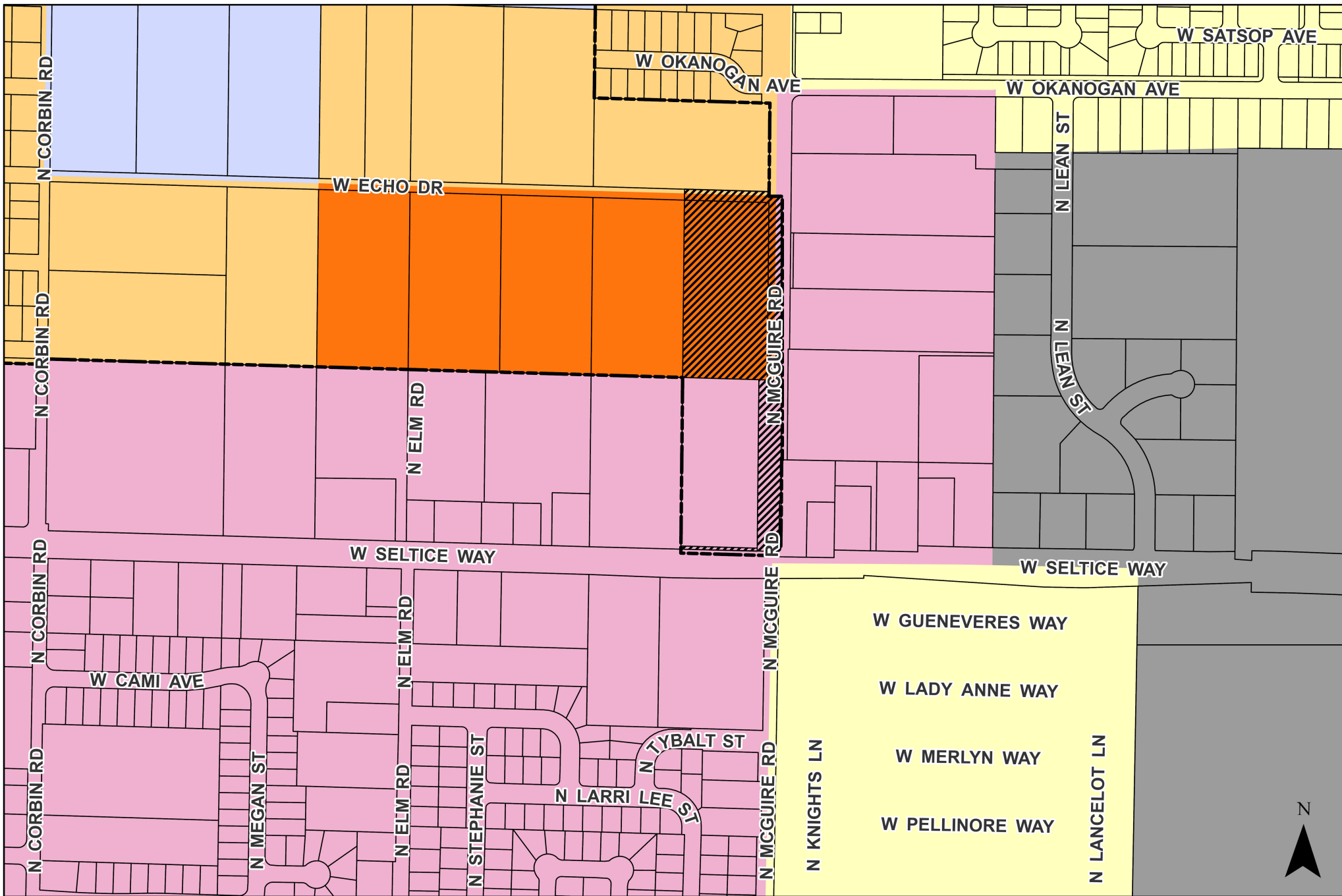


Zoning Map  
 KRUGER ANNEXATION  
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-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site
-  CCS
-  HI
-  I
-  R-1
-  R-2
-  R-3





Future Land Use Designation  
 KRUGER ANNEXATION  
 ANNEXATION  
 ANN-23-5



- Post Falls City Boundary
- Tax Parcels
- Subject Site

- Low Density Residential
- Medium Density Residential
- High Density Residential

- Business/Industrial
- Business/Commercial
- Transitional

