

# NOTICE OF PUBLIC HEARING

## *OUR NEXT VENTURE ZONE*

### *CHANGE*

(File No. ZC-23-4)

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 **7<sup>th</sup> of May 2024 at 6:00 p.m.**, on a request to rezone the subject property from the existing zoning of Industrial (I) to Community Commercial Services (CCS).

**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.

*City Council will review the requested zoning designations against the following review criteria found within PFMC 18.16.010 and 18.20.100.*

- Consistent with Future Land Use Map.
- Consistent with the Goals and Policies Found in the Comprehensive Plan.
- Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features. Encourage a balance of land uses to help Post Falls remain a desirable, stable, and sustainable community.
- Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.
- Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity. Ensure that adequate land is available for future housing needs.
- Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

**GENERAL LOCATION:** The southwest corner of East Seltice Way and North Cedar Street.

**LEGAL DESCRIPTION:**

**PARCEL 1:**

ALL OF BLOCK “D”, THOMPSON, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER, IN BOOK “B” OF PLATS AT PAGE 101, RECORDS OF KOOTENAI COUNTY, IDAHO.

AND

THE EASTERLY 633 FEET OF ALL THAT PORTION OF BURLINGTON NORTHERN, INC. 100 FOOT RIGHT OF WAY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE

MERIDIAN, KOOTENAI COUNTY, IDAHO.

AND

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 WITH THE SOUTHERN RIGHT OF WAY LINE OF SELTICE WAY;

THENCE, SOUTH 72°55'38" EAST ALONG THE SAID SOUTHERN RIGHT OF WAY LINE OF SELTICE WAY 5 FEET TO THE POINT THAT IS 30 FEET WESTERLY FROM THE CENTERLINE OF THE ACCESS ROAD.

THENCE, SOUTH 20°01'21" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF THE ACCESS ROAD, 13.30 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE, NORTH 0°39'09" WEST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 14 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE COAL, OIL, GAS, CASINGHEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE UNDERLYING THE SURFACE OF THE PREMISES HEREIN CONVEYED, TOGETHER WITH THE FULL RIGHT, PRIVILEGE AND LICENSE AT ANY AND ALL TIMES TO EXPLORE, OR DRILL FOR AND TO PROTECT, CONSERVE, MINE, TAKE, REMOVE AND MARKET ANY AND ALL SUCH PRODUCTS IN ANY MANNER WHICH WILL NOT DAMAGE STRUCTURES ON THE SURFACE OF THE PREMISES HEREIN CONVEYED AS RESERVED IN THE DEED FROM BURLINGTON NORTHERN, INC. RECORDED MAY 27, 1977 IN BOOK 283 OF DEEDS AT PAGE 137, RECORDS OF KOOTENAI COUNTY, IDAHO.

**PARCEL 2:**

ALL THAT PORTION OF BURLINGTON NORTHERN, INC. 100 FOOT RIGHT OF WAY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO.

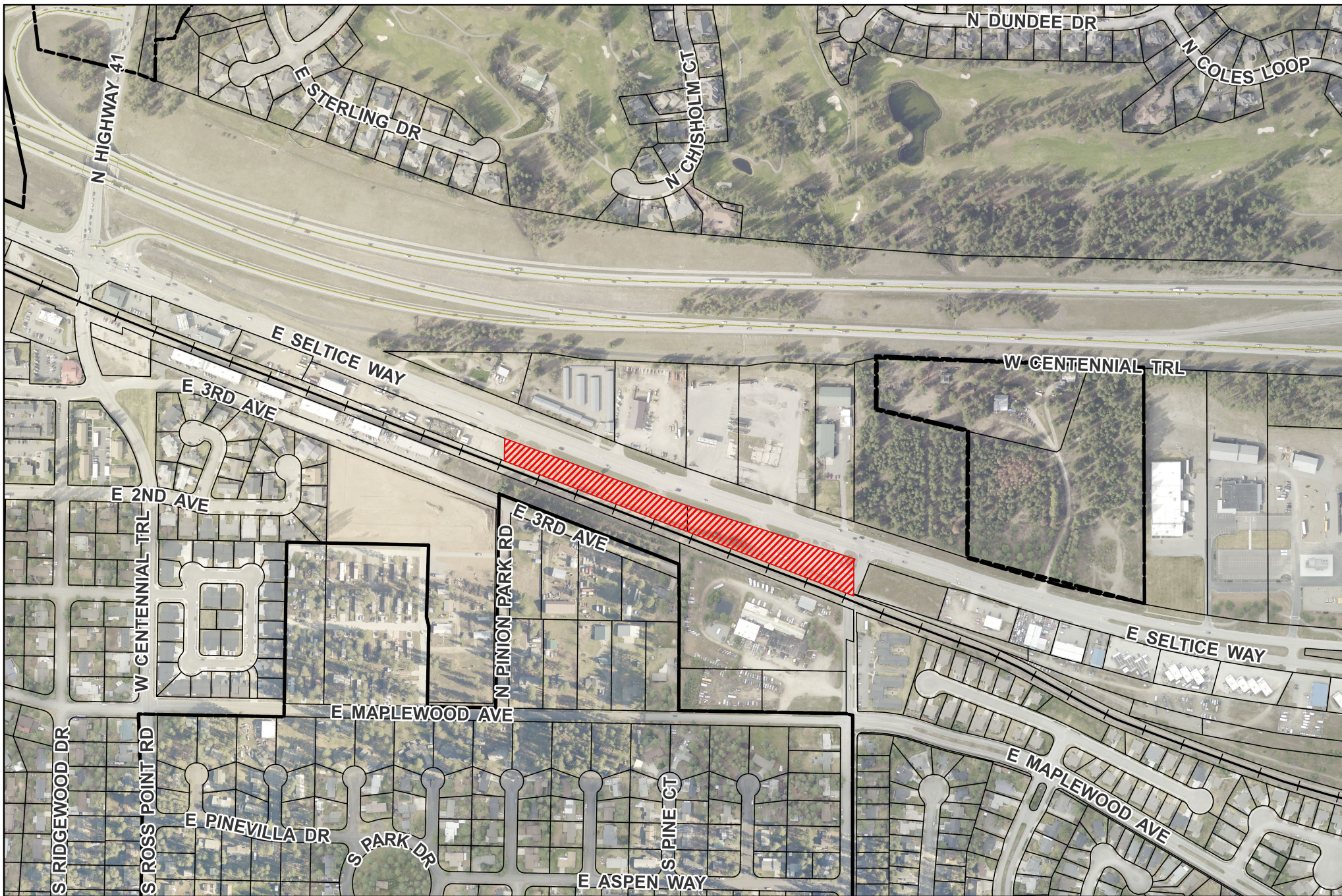
EXCEPTING THE EAST 633 FEET THEREFROM

EXCEPTING THEREFROM ALL OF THE COAL, OIL, GAS, CASINGHEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE UNDERLYING THE SURFACE OF THE PREMISES HEREIN CONVEYED, TOGETHER WITH THE FULL RIGHT, PRIVILEGE AND LICENSE AT ANY AND ALL TIMES TO EXPLORE, OR DRILL FOR AND TO PROTECT, CONSERVE, MINE, TAKE, REMOVE AND MARKET ANY AND ALL SUCH PRODUCTS IN ANY MANNER WHICH WILL NOT DAMAGE STRUCTURES ON THE SURFACE OF THE PREMISES HEREIN CONVEYED AS RESERVED IN THE DEED FROM BURLINGTON NORTHERN, INC. RECORDED OCTOBER 7, 1976 IN BOOK 279 OF DEEDS AT PAGE 184, RECORDS OF KOOTENAI COUNTY, IDAHO.

*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 **April 30, 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: April 16, 2024

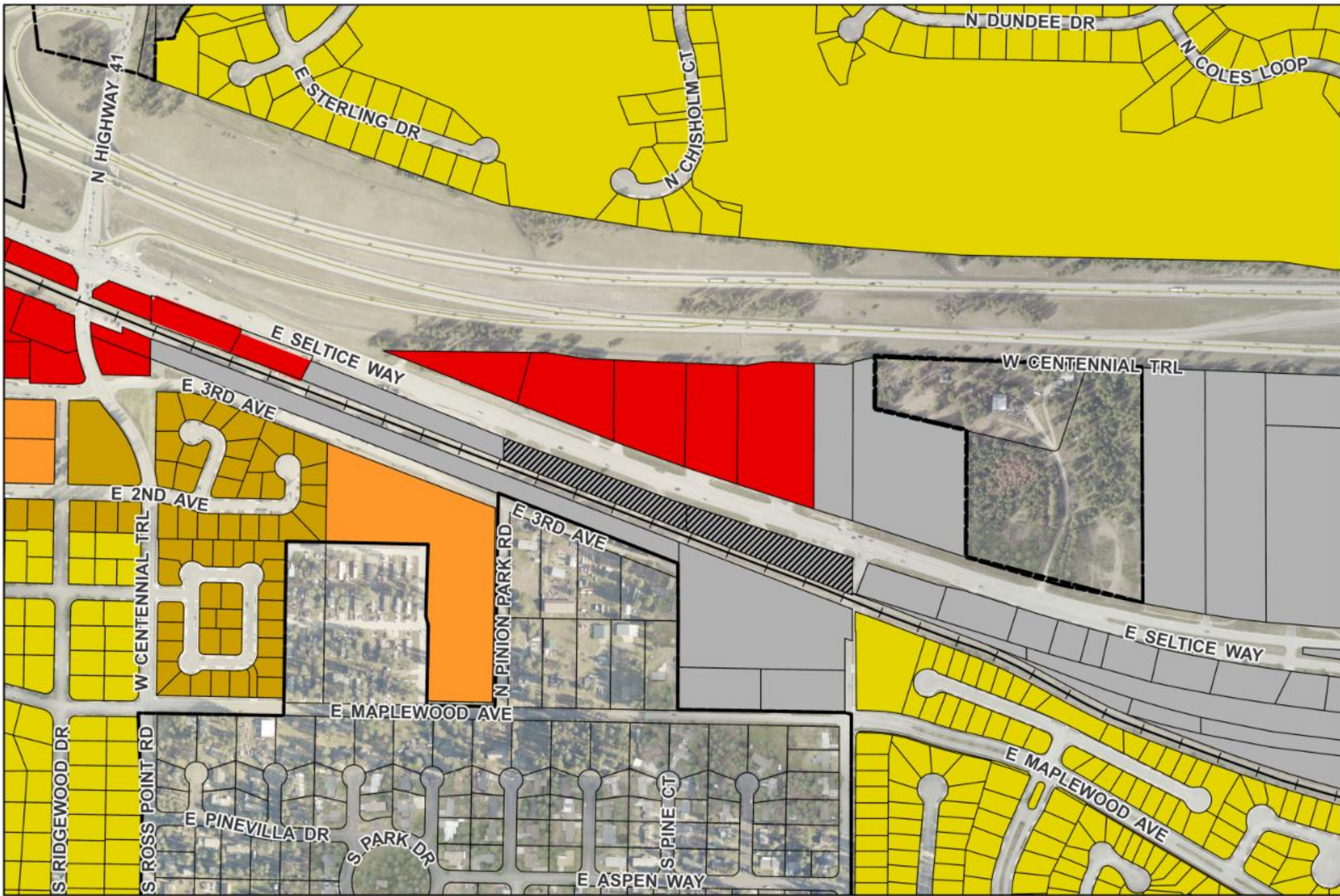


Project Location  
 OUR NEXT VENTURE  
 ZONE CHANGE  
 ZC-23-4



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site





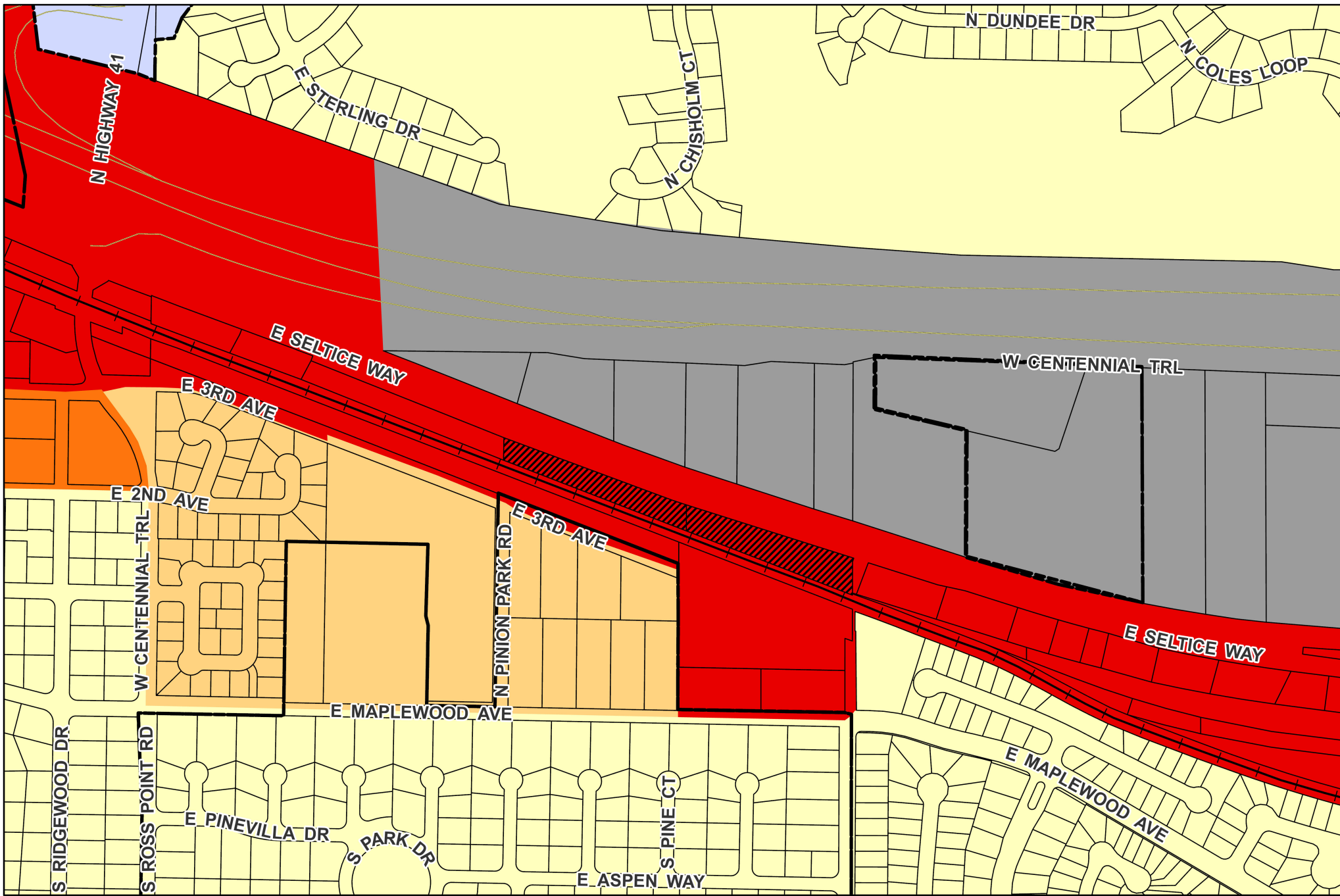
Zoning Map  
 OUR NEXT VENTURE  
 ZONE CHANGE  
 ZC-23-4



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCS










- I
- R-1
- R-2
- R-3





Future Land Use Designation  
 OUR NEXT VENTURE  
 ZONE CHANGE  
 ZC-23-4



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Business/Industrial
-  Commercial
-  Transitional

