

NOTICE OF PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

(File No. CPA-0001-2021)

NOTICE IS HEREBY GIVEN that the Post Falls City Council will hold a public hearing at City Hall, 408 Spokane Street, on the 5th of October, 2021 at 6:00 p.m., to consider an amendment to the 2020 *Comprehensive Plan*. The Planning Division is seeking to add the Medium Density Residential (R-2) zoning district to the list of qualifying implementing zoning districts to the Low-Density Residential land use designation:

Low Density Residential Implementing Zoning Districts

R-1-S, R-1, R-2, RM, SC3, Per Focus Area

The purpose for the request is per the following:

The 2020 Comprehensive plan sought to diversify the housing options within Post Falls to assist reducing the continuation the predominance of only two housing options being either single family or multi-family housing complexes. A mixture of Duplexes, Townhomes, Cottages, Tiny Homes, and some Multi-family may be suitable in areas within the Low-Density residential designation, such that the overall density does not exceed the 8 d.u./acre and is consistent with a Focus Area (Appendix A - Comprehensive Plan); Currently, the Residential Mixed (RM) zoning district is the only zoning district that allows for the mixing of the mentioned housing types. The RM zoning district does allow up to 20% of a site to be developed with Multi-family subject to an approved Development Agreement. Adding the R-2 zoning district as an implementing zoning district continues the initiative for housing diversification without the potential for multi-family.

GENERAL LOCATION: City Wide.

LEGAL DESCRIPTION: N/A

*All persons desiring to be heard are encouraged to submit written testimony by mailing to City of Post Falls Planning Division, 408 Spokane Street, Post Falls, ID 83854, e-mail comments to phnotice@postfallsidaho.org, or submit comment on our website, <https://www.postfallsidaho.org/your-government/public-hearings/>. Persons are encouraged to submit any and all written comments by **September 28, 2021** in order to be included in the addendum to the already completed Staff Report.*

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 Amber Blanchette, Planning Administrative Specialist at amberb@postfallsidaho.org.

Publish dates: September 18, 2021