

NOTICE OF PUBLIC HEARING

Creative Homes Zone Change

(File No. RZNE-0004-2020)

NOTICE IS HEREBY GIVEN that the Post Falls City Council will hold a public hearing at City Hall, 408 Spokane Street, on the 20th of October 2020 at 6:00 p.m., on a request to rezone approximately 3.5 acres from Industrial (I) to Medium-Density Multi-Family (R2) zoning designation.

Industrial (I): The Industrial (I) Zone permits light industrial uses such as warehousing, assembly, processing and light manufacturing as permitted uses. Residential use of industrial property shall be subordinate and accessory to a primary industrial use (on site security, etc.) and shall be permitted only by special use permit.

Medium Density Multi-Family Residential (R2): The R2 Zone is intended for residential structures containing one or more dwelling units and for accessory uses that are associated and compatible with residential uses. This zone is primarily applied in areas suitable for residential development 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 18.16.010 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: Southwest corner of W Seltice Way and N Creative Way.

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4 and 5, Block 1, EXPO AT POST FALLS, 6TH ADDITION, according to the plat thereof recorded in Book K of Plats at Page 29, records of Kootenai County, Idaho.; and

EXPO AT POST FALLS 7TH ADD, LT 1 BLK 2, EXPO URD 2002, 0650N05W.

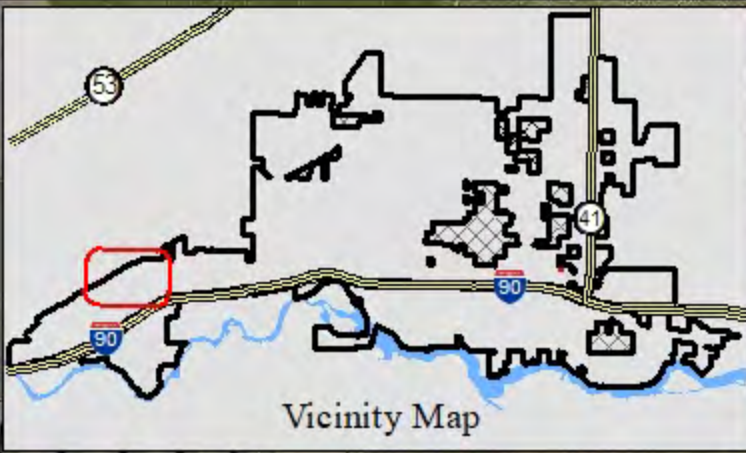
*All persons desiring to be heard are encouraged to submit written testimony by mailing to City of Post Falls Planning Division, 408 Spokane Street, Post Falls, ID 83854, e-mail comments to phnotice@postfallsidaho.org, or submit comment on our website, <https://www.postfallsidaho.org/your-government/public-hearings/>, and request to join our Zoom meeting. Persons are encouraged to submit any and all written comments by **October 13, 2020** in order to be included in the addendum to the already completed Staff Report. If you plan to present documents, maps, or a presentation at the hearing, via Zoom you must contact us by **October 13, 2020** for the “Presentation Guidelines”.*

The meeting will be open to the public with reduced seating, however remote participation is encouraged to facilitate social distancing and public health.

*For Zoom comments after **October 13, 2020**, you will need to sign up for testimony at least 24 hrs. prior to the Zoom Meeting for oral testimony. Testimony may be limited to 4 minutes per person.*



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: October 1, 2020

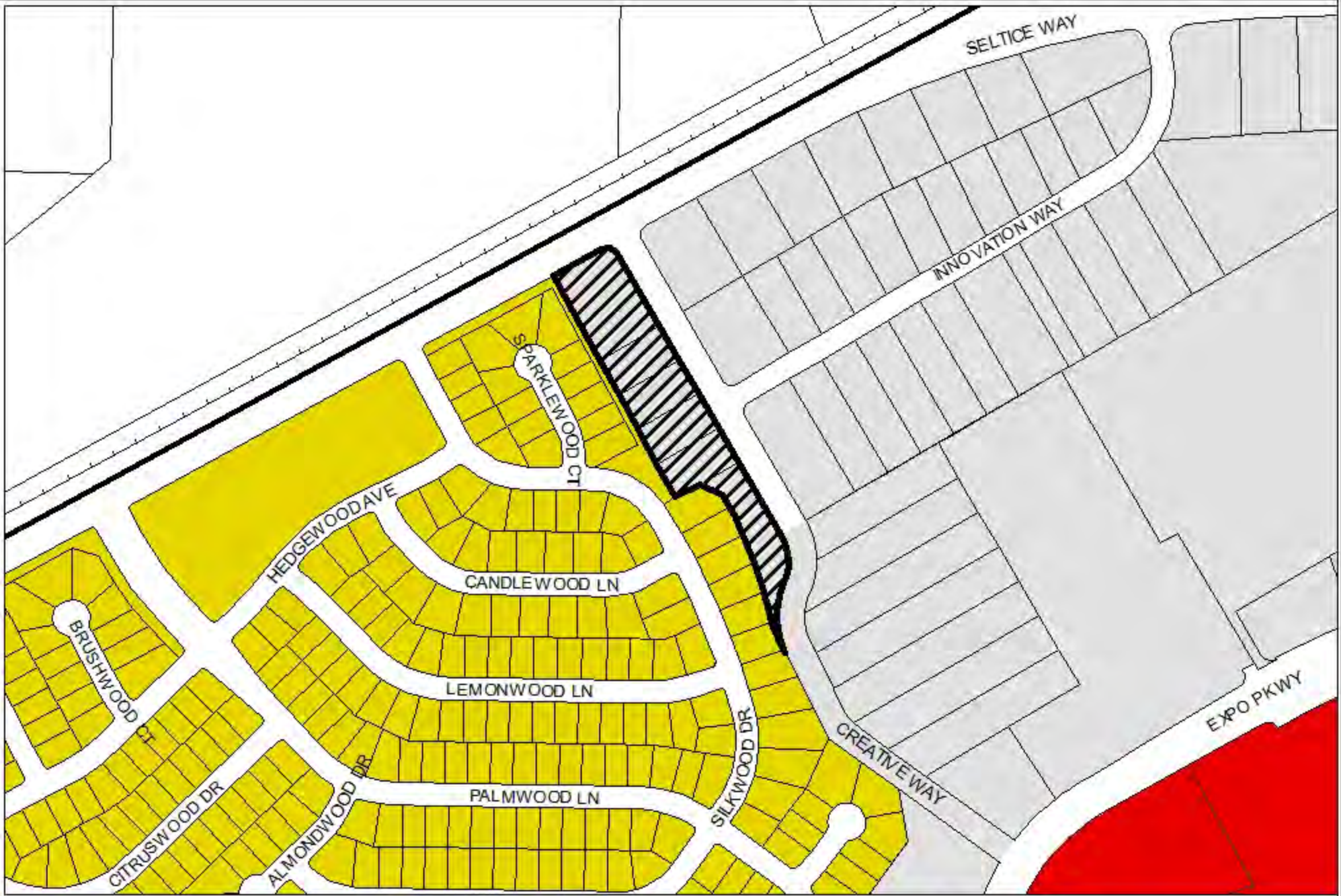


Project Location
 CREATIVE HOMES ZONE CHANGE
 File # RZNE-0004-2020




-  Subject Site
-  City Boundary




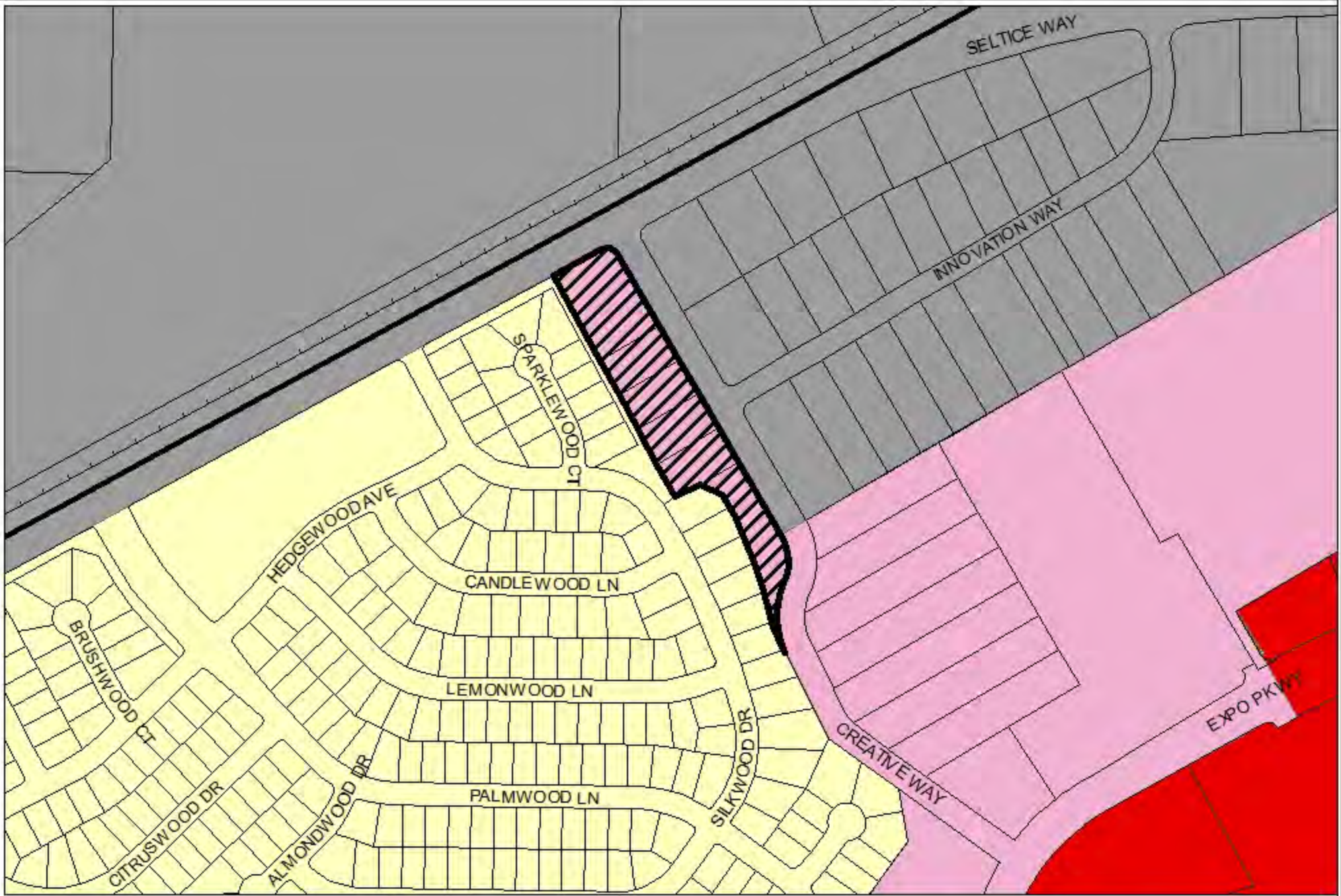


Zoning Map
 CREATIVE HOMES ZONE CHANGE
 File # RZNE-0004-2020



	Subject Site		I
	City Boundary		R-1
	CCS		





Future Land Use Designation
CREATIVE HOMES ZONE CHANGE
 File # RZNE-0004-2020



- ZONING**
-  Subject Site
 -  City Boundary
 -  Business/Industrial
 -  Commercial
 -  Business/Commercial
 -  Low Density Residential







TABLE 18.20.040: OFFICIAL BULK AND PLACEMENT REGULATIONS

District	Max Height and Min Setbacks (ft.)					Min Lot Width (ft.)	Min Floor Area Per Unit (sq. ft.)	Max Lot Coverage (%)	Min Lot Area/d.u. (sq.ft.)	Max Dwelling Unit Density (# units)
	Height	Front	Rear	Interior Side	Street Side					
R-1-S	35	30	15	15	30	135	800	25	1 acre	1 per acre
R-1	35	15	10	5	15	60	800	40	6,500	5 per acre
R-2 (SF)	35	15	10	5	15	60	800	40	6,500	5 per acre
R-2 (DPX)	35	15	10	5	15	50	600	50	3,600	12 per acre
R-2 (Other MF)	35	15	10	5	15	50	600	50	3,000	12 per acre
R-2 (TWH)	35	15	20	0-5	15	25	600	70	2,400	18 per acre
R-3 (SF)	35	15	10	5	15	60	800	40	3,600	5 per acre
R-3 (DPX)	35	15	10	5	15	50	600	50	3,600	12 per acre
R-3 (other MF)	45	15	10	10	15	50	600	50	2,400	18 per acre
R-3 (TH)	35	15	20	0-5	15	18	600	70	2,000	21 per acre
RMHP	1 Story	10	7.5	10	10	50	N/A	50	4,500	10 per acre
LC	35	0	N/A	0	N/A	N/A	N/A	30	N/A	N/A
CCS	45	0	0	0	0	N/A	N/A	80	N/A	N/A
I	50	15	10	0	15	N/A	N/A	50	N/A	N/A
HI (existing)	50	IBC	IBC	IBC	IBC	N/A	N/A	65	N/A	N/A

Footnotes:

- Definitions: SF = single family dwelling unit DPX = duplex, two family dwelling unit TWH = Twin Home TH = Townhome
Other MF = other multifamily dwelling units of 3 or more units, including apartments, condominiums, etc.
Negot. = negotiable IBC = International Building Code d.u. = dwelling unit
- All single-family dwellings, twin homes, townhomes, and duplexes in any residential district shall require a minimum of one (1) covered car garage per dwelling. Townhomes that are processed under a site plan review may be excluded from this requirement, if common parking area is provided.
- Minimum 20-foot setbacks to residential garages are required, measured to property lines or back of sidewalk when within an easement, whichever is closer.
- Twin Home or Townhome projects shall provide a minimum of a 5-foot interior side yard setback or utilize a common wall with a zero lot line.
- Height limitations do not apply to spires, belfries, cupolas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above roof levels and not intended for human occupancy; however, 35 feet in residential zones (except in R3 (other MF), 45 feet in R3 (other MF) in commercial zones, and 50 feet in industrial zones is the maximum height allowed without a special use permit; City utility and public service structures are exempt from height restrictions.
- Current RMHP dimensions are for existing established residential mobile home parks, not for new or proposed parks.
- Structures cannot be placed in public easements, which may exceed minimum setbacks.
- Heavy industrial (HI) setbacks are for existing zones and uses only, not for new or proposed industrial uses.
- Setbacks shall be measured from a property line to the foundation, face of a covered porch or stairway, or other weight-bearing portion of the structure, whichever is closest to the property line.
- Compliance with zoning setbacks and lot coverage shall not be required for fences, walls, signs or accessory structures not requiring a building permit.
- The lot width for a respective zone is the measurement considered for the front building line, including flag lots.
- Residential structures may extend an additional five (5) feet beyond the minimum fifteen (15)-foot front yard setback for those improvements, such as an open porch, canopies, balconies, platforms, covered patios, and similar architectural projections attached to a structure, that do not restrict visibility between pedestrians along the adjacent sidewalk and vehicles accessing/leaving a residence.
- Open structures such as porches, canopies, balconies, platforms, carports, covered patios and similar architectural projections attached to a structure shall not project into the required minimum side or rear yard setbacks. Roof overhangs may extend into the minimum side or rear yard setback, such as the conditions set forth within the International Building Code are met.