

# NOTICE OF PUBLIC HEARING

## *Plummer Forest Phase II Zone Change*

(File No. RZNE-0007-2021)

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of Post Falls will hold a public hearing at City Hall, 408 Spokane Street, on the **29<sup>th</sup> of September 2021 at 5:30 p.m.**, on a request to rezone approximately 8.33 acres from Heavy Industrial (HI) to High Density Multi-Family Residential (R3) zoning designation.

**Heavy Industrial (HI):** The Heavy Industrial (HI) Zoning designation is for existing established heavy industrial uses and not for new or proposed heavy industrial 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 (R3):** 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 Planning and Zoning Commission 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:** Southeast corner of Potlach Rd. and 3<sup>rd</sup> Ave. intersection.

**LEGAL DESCRIPTION:**

A parcel of land within the North half of the Southwest quarter of Section 1, Township 50 North, Range 5 West of the Boise Meridian, in the City of Post Falls, Kootenai County, Idaho, described as follows:

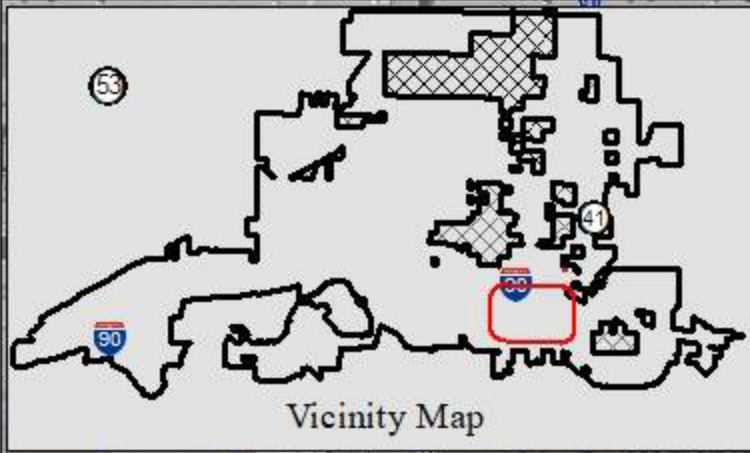
COMMENCING at the Northwest corner of the Southwest quarter of said Section 1;  
thence South 88°34' 05" East along the North line of said Southwest quarter a distance of  
1,651.84 feet to the Northeast corner of the West half of the West half of the Northeast quarter of  
the Southwest quarter of said Section 1, the POINT OF BEGINNING of this description;  
thence South 00°29' 37" West along the East line of said West half of the West half of the  
Northeast quarter of the Southwest quarter a distance of 898.86 feet;  
thence, leaving said East line, North 89°07' 28" West a distance of 407.22 feet;  
thence North 01°01' 38" East a distance of 902.72 feet to a point on the North line of the  
Southwest quarter of said Section 1;  
thence South 88°34' 05" East along said North line a distance of 398.85 feet to the point of  
beginning of this description.

The hereinabove described parcel contains 363,030 square feet or 8.33 acres, more or less.

*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](mailto: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 22, 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](mailto:amberb@postfallsidaho.org).*

Publish dates: September 11, 2021



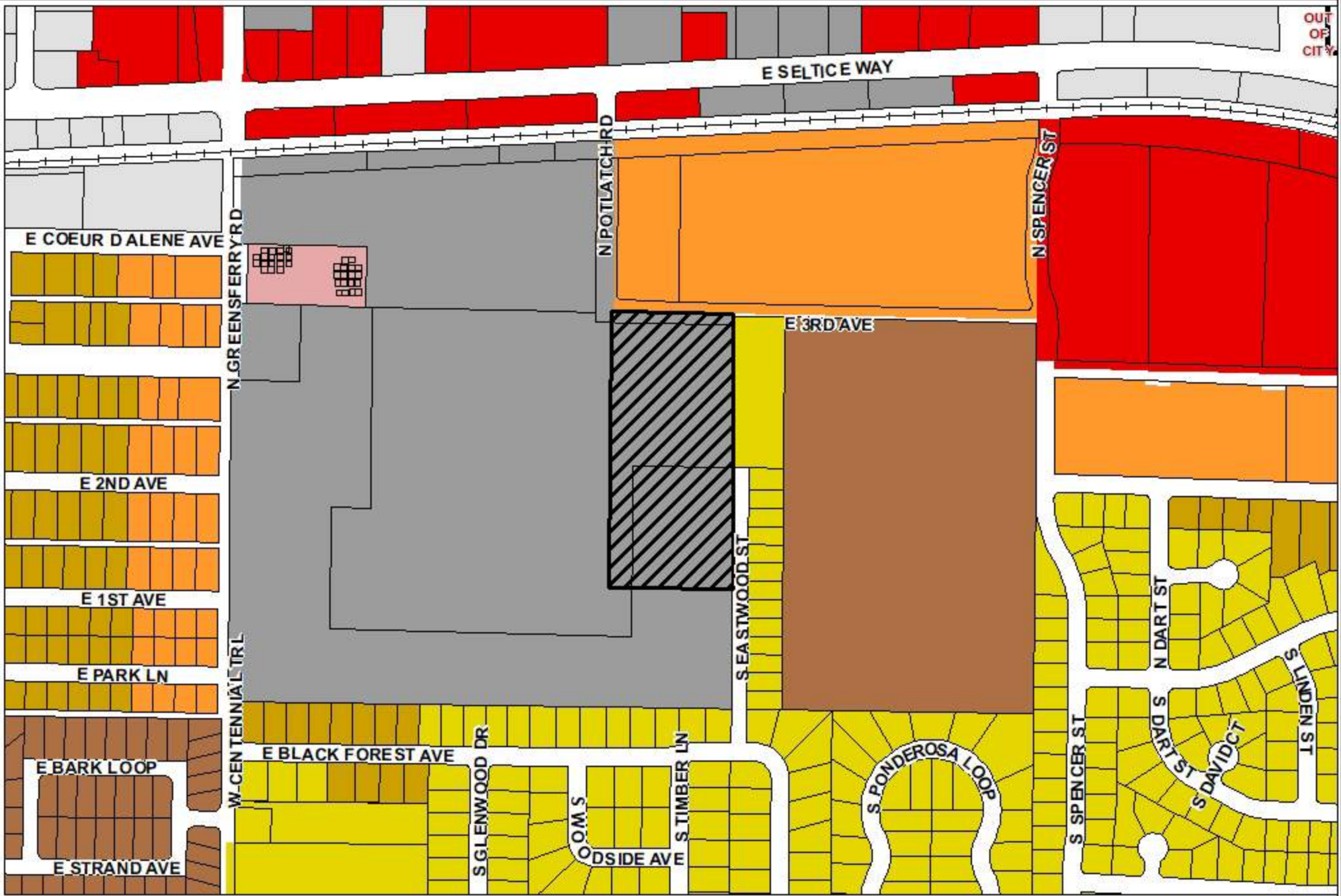
Project Location  
 PLUMMER FOREST PHASE II  
 File # RZNE-0007-2021



-  Subject Site
-  City Boundary
-  Tax Parcels



OUT OF CITY

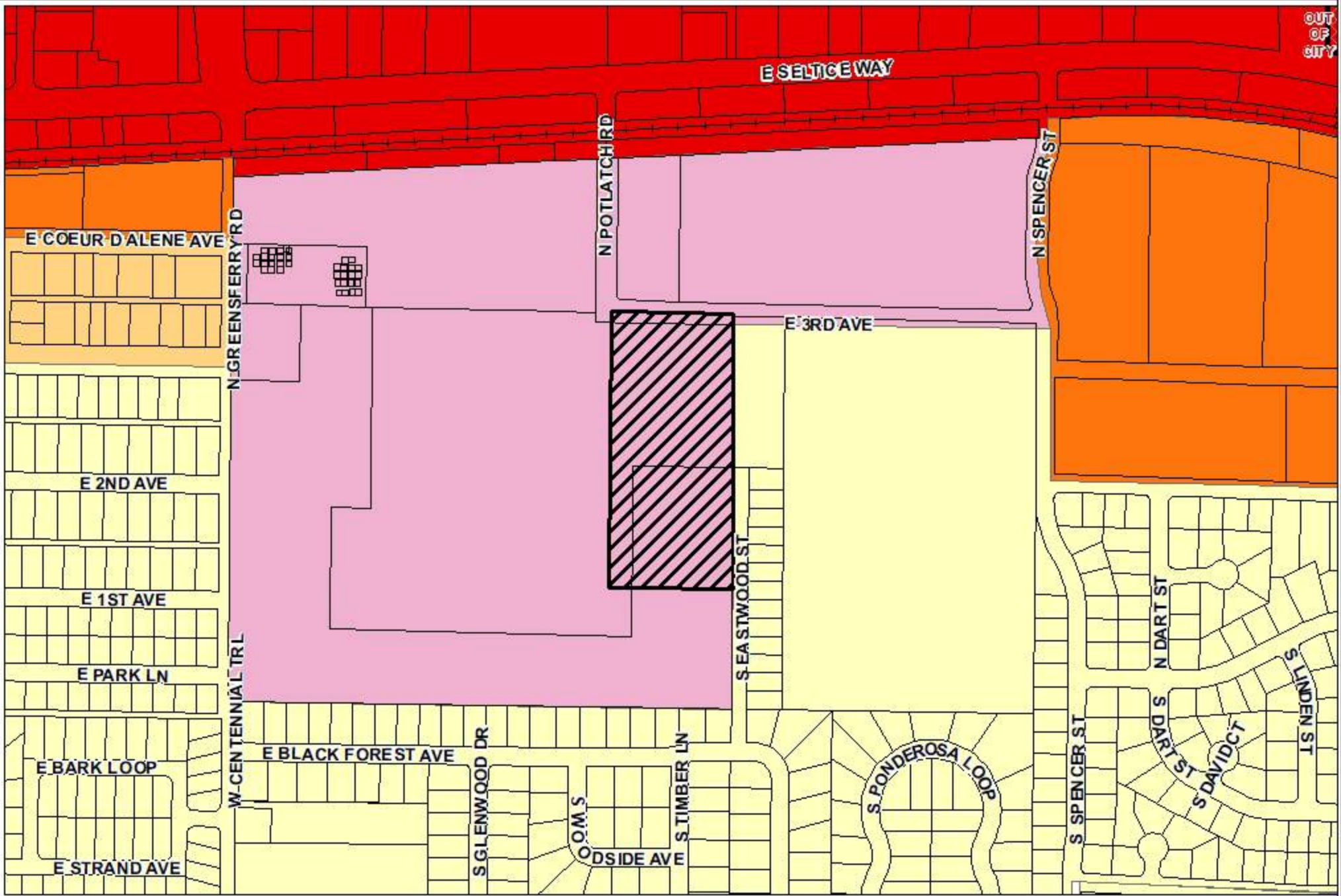


Zoning Map  
 PLUMMER FOREST PHASE II  
 File # RZNE-0007-2021



- |  |               |  |     |  |      |
|--|---------------|--|-----|--|------|
|  | City Boundary |  | HI  |  | R-3  |
|  | Subject Site  |  | I   |  | RMHP |
|  | CCS           |  | R-1 |  | R-2  |
|  | LC            |  |     |  |      |





Future Land Use Designation  
 PLUMMER FOREST PHASE II  
 File # RZNE-0007-2021



-  City Boundary
-  Subject Site
-  Commercial
-  Business/Commercial
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential

