

**NOTICE OF PUBLIC HEARING**  
***POST FALLS LANDING SMARTCODE***  
***AMENDMENT***  
**(File No. SCA-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 5<sup>th</sup> of October, 2021 at 6:00 p.m., on a request for a Major Amendment to the Landings Infill Neighborhood Regulating Plan to modify the restricted access in this plan. Currently, access to 3<sup>rd</sup> Ave. is prohibited from the block (Block D) located at the S.W. corner of W. 3<sup>rd</sup> Ave. and N. Spokane St. The proposed major amendment would potentially allow access to 3<sup>rd</sup> Ave, through the Administrative Authorization process consistent with Post Falls Municipal Code (PFMC) Title 18A.04.050.

**GENERAL LOCATION:** west of N. Spokane St., north of the Spokane River, south of 4<sup>th</sup> St an east of the Falls Park.

**LEGAL DESCRIPTION:**

A portion of Government Lots 5 and 6, in Section 3, Township 50 North, Range 5 West, B.M., Kootenai County, Idaho, more particularly described as follows;

Commencing at a point S 0°02'30" E 100.00 feet and S 89°57'30" W 80.0 feet from the southwest corner of Block 36, TOWN OF POST FALLS, thence S 89°57'30" W 229.50 feet to the POINT OF BEGINNING, THENCE N 89°57'30" E 179.50 feet, thence N48°58'31" E 32.90 feet, thence N 6°49'02" E 209.92 feet, thence S 89°57'30" W 39.91 feet, thence N 0°02'30" W 40.00 feet, thence N 89° 57'30' E 40.00 feet to a point on the westerly right of way line of Spokane Street, thence N0002'30' W along the westerly line of Spokane Street 1,028.07 feet to a point on the southerly right of way line of the Coeur d' Alene and Spokane Railroad (now Burlington Northern Railroad), said point being on a non-tangent curve whose center of radius bears N 26°12' 11" E 1,102.14 feet, thence northwesterly along said curve and right of way line through a central angle of 25°39'37" an arc length of 493.60 feet, thence N 0°02'30" W on said right of way line 49.79 feet, thence northwesterly along said right of way line through a central angle of 3 ° 14'51" an arc length of 60.77 feet, thence N32 ° 47'42" W along said right of way line 134.56 feet to a point on the southerly line of 4th Avenue extended westerly, thence S 89° 59'54" W along said south line extended 440.94 feet, thence S9° 38'54" W 271.27 feet, thence S 89° 44'17" W 117.31 feet, thence S 21° 31'55" E 17.24 feet, thence S 89° 59'54" W 81.05 feet to the west bank of a canal extending North and South, thence southeasterly along the west bank of said canal to a point which is S T08'14" E 382.89 feet, thence S14°44'49" E 189.77 feet to a point on the right bank of the Spokane River, North Channel, thence southeasterly along said Spokane River to a point which bears S 89°57'30" W from the POINT OF BEGINNING, thence N 89°57'30" E 46 feet, more or less, to the POINT OF BEGINNING.

SAVE AND EXCEPTING FROM THE ABOVE THE FOLLOWING DESCRIBED REAL PROPERTY:

Lot 1 Block 1, Post Falls Landing, according to the plat thereof recorded in Book "J" of Plats at pages 381 & 381A, records of the Kootenai County Recorder; also described as follows:

Units 101,102, 103, 104, 105, 201, 202 203, 204, 205, 301, 302 303, 304, 305, 401, 402, 403, 404, 405, together with all common areas and easement for ingress, egress and utilities over and across Tract "A", Pier 20 On The Boardwalk, A Condominium, according to the plat thereof recorded October 3, 2006 in Book "J" of Plats at Pages 384, 384A 384B, &.384C, records of the Kootenai County Recorder.

AND FURTHER SAVE AND EXCEPTING THE FOLLOWING DESCRIBED REAL PROPERTY:

Lot 2, Block 1, Post Falls Landing, according to the plat thereof recorded in Book "J" of Plats at pages 381 & 381A, records of the Kootenai County Recorder; also described as follows:

Units 101, 102103, 104, 105, 201,202,203 204,205, 301, 302, 303, 304, 305,401,402,403,404 & 405, together with all common area and easement for ingress, egress and utilities over and across Tract "A", Pier 21 On The Boardwalk, A Condominium, according to the plat thereof recorded November 28, 2006 in Book "J" of Plats at Pages 409, 409A 409B & 409C, records of the Kootenai County Recorder.

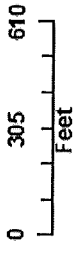
*All persons desiring to be heard are encouraged to submit written testimony by mailing to City of Post Falls Planning Division, 408 Spokane Street, Post Falls, ID 83854, e-mail comments to [phnotice@postfallsidaho.org](mailto:phnotice@postfallsidaho.org), or submit comment on our website, <https://www.postfallsidaho.org/your-government/public-hearings/> . Persons are encouraged to submit any and all written comments by **September 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](mailto:amberb@postfallsidaho.org) .*

Publish dates: September 18, 2021



POST FALLS LANDING SMARTCODE  
INFILL NEIGHBORHOOD PLAN  
AMENDMENT



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