

NOTICE OF PUBLIC HEARING

Aspen Cottage and Tiny Homes

(File No. SUP-24-4)

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of Post Falls will hold a public hearing at Post Falls City Hall, 408 North Spokane Street, Post Falls, Idaho, on the **9th of July 2024 at 5:30 p.m.**, on a request for a Special Use Permit in the Single-Family Residential (R1) zone to allow for single-family detached cottage and tiny homes to be developed on individual lots on approximately 2-acres as part of a larger 6.18-acre project.

GENERAL LOCATION: North of Interstate 90 and east of the southernmost end of N. Corbin Road and south of the termination of Terra Street.

The review criteria per PFMC 18.20.070 Special Use Permits are as follows:

1. Whether implementation of the special use would/would not conform to the purposes of the applicable zoning district.
2. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the City and the State.
3. Whether the proposed use will/will not be compatible with the health, safety, and welfare of the public or with land uses in the vicinity of the proposal.
4. Whether the proposed use will/will not comply with the goals and policies found within the Comprehensive Plan.

Upon granting a special use permit, the Planning and Zoning Commission may attach conditions including, but not limited to:

1. Minimizing adverse impact on other development.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Controlling the location and setbacks of development.
6. Requiring more restrictive standards than those generally required in the zoning ordinance.

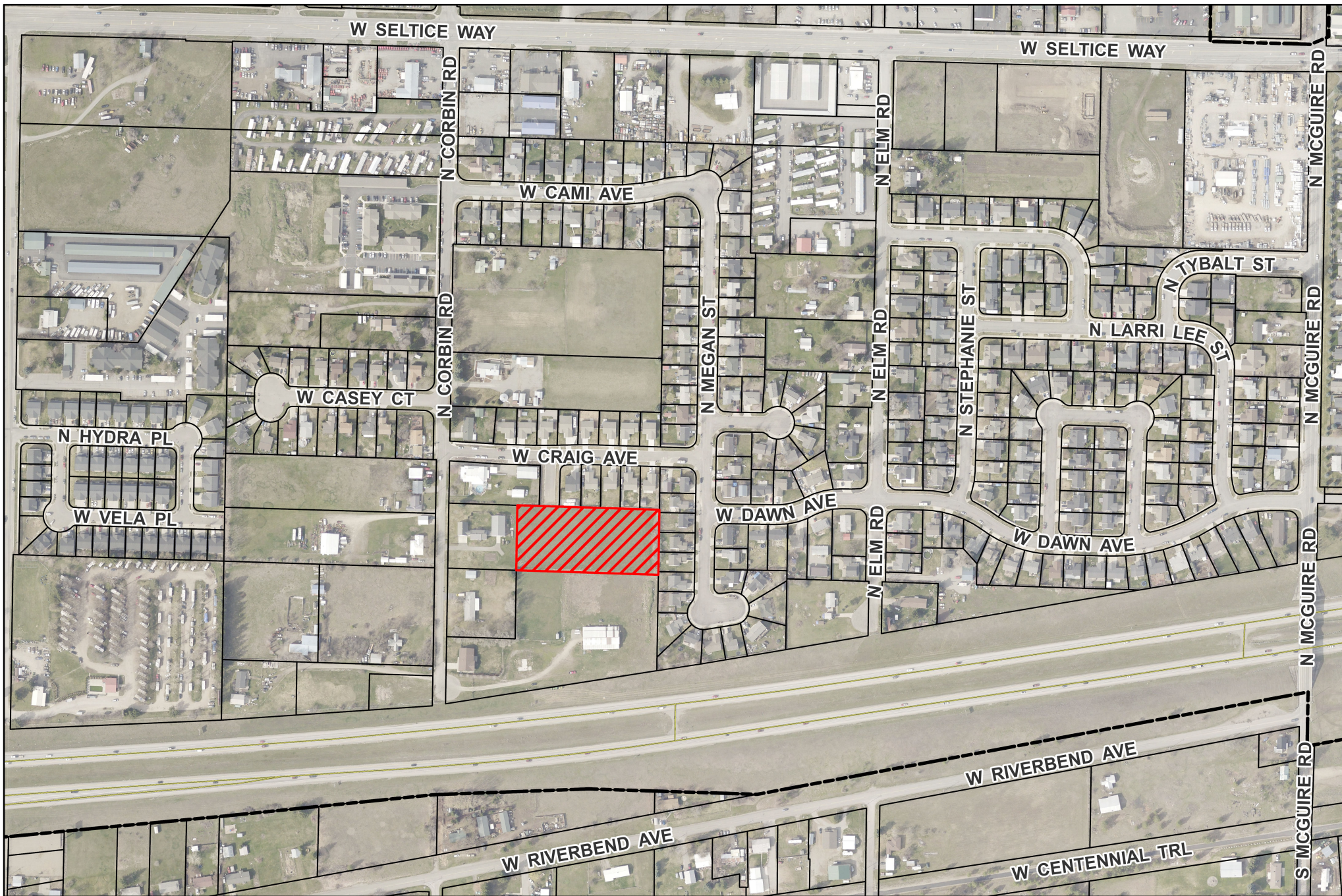
LEGAL DESCRIPTION:

EAST GREENACRES IRR DISTRICT PLAT 9, S 198 FT-TR 36 EX W 208.68 FT 0550N05W

*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, 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 **July 2, 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.

Publish dates: June 19, 2024

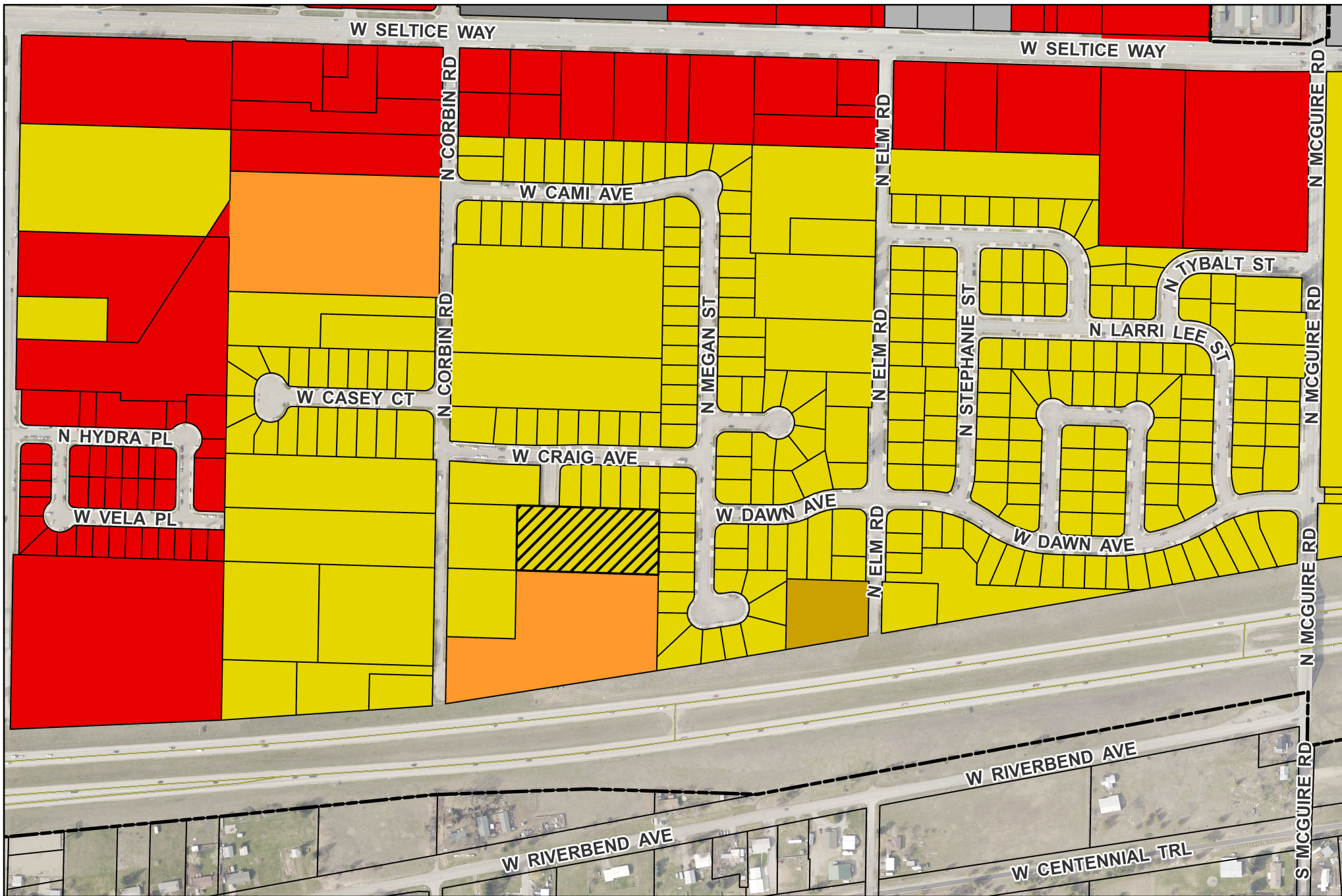


Project Location
 ASPEN COTTAGE AND TINY HOME
 SPECIAL USE PERMIT
 SUP-24-4



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site



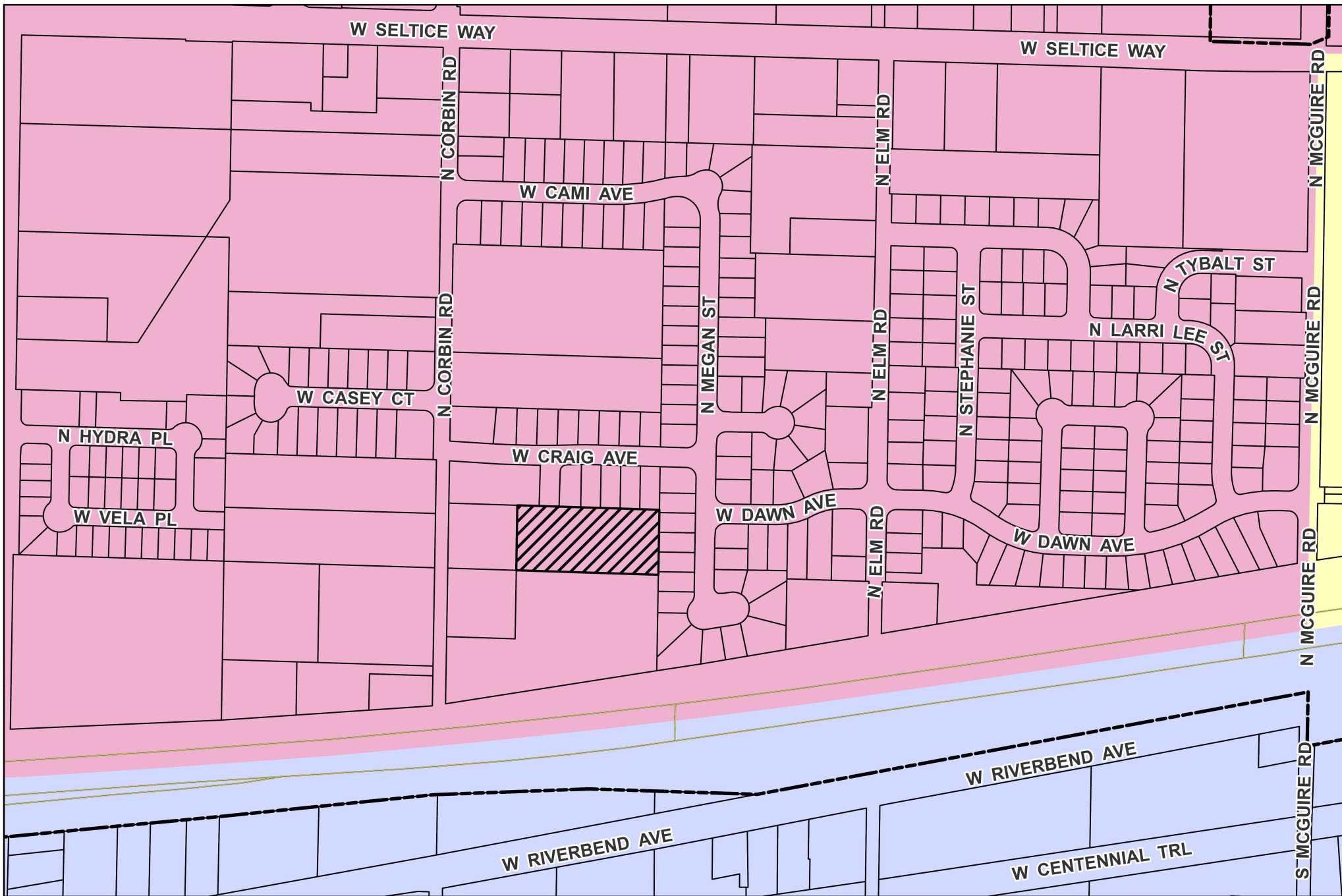


Zoning Map
 ASPEN COTTAGE AND TINY HOME
 SPECIAL USE PERMIT
 SUP-24-4



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site
-  CCS
-  HI
-  I
-  R-1
-  R-2
-  R-3





Future Land Use Designation
 ASPEN COTTAGE AND TINY HOME
 SPECIAL USE PERMIT
 SUP-24-4



- Post Falls City Boundary
- Tax Parcels
- Subject Site

- Low Density Residential
- Business/Commercial
- Transitional

