

**NOTICE OF PUBLIC HEARING**  
***MOUNTAIN VIEW BIBLE CHURCH (MVBC)***  
***ANNEXATION***  
**(File No. ANNX-23-6)**

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 **14<sup>th</sup> of May 2024 at 5:30 p.m.**, on a request for approval to annex approximately 3.6-acres among two parcels into the City of Post Falls with a zoning request of Limited Commercial (LC). The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation proposal per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.20.100. Following the public hearing, the Planning Commission will forward its recommendation on zoning to City Council for review and final action pertaining to the annexation.

**GENERAL LOCATION:** The property is located on the southeast corner of N. Chase Rd. and W. Prairie Ave.

**ZONING DISTRICT DESCRIPTION:**

**Limited Commercial (LC)** The LC zone permits neighborhood compatible commercial retail and service *Uses* of modest scale in areas not conveniently served by existing or proposed commercially designated lands. This zoning district is compatible with residential lands that would accommodate medium *Density* residential land *Uses*. Residential *Uses* may be allowed at densities permitted by the Medium *Density* Residential (R2) zone by *Special Use Permit*. *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 PPMC 18.20.100.***

1. Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan.
2. Is the proposed zoning district consistent with the goals and policies contained in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration.
3. Does the proposed zoning district create a Demonstrable Adverse Impact upon the delivery of services by any political subdivision providing public services within the city?

**LEGAL DESCRIPTION:**

Being a tract of land situated in the Southwest Quarter of Section 22 and the Northwest Quarter of Section 27, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, consisting of land described in Modification of Deed of Trust recorded under instrument 2234583000, Warranty Deed recorded under instrument 2738243000 and portions of West

Prairie Avenue and North Chase Road right of ways, the boundary of which is more particularly described as follows:

BEGINNING at the Northwest corner of Section 27 from which the West Quarter corner of said Section 27 bears  $S0^{\circ}20'49''W$  a distance of 2661.88 feet;

Thence  $S0^{\circ}20'49''W$  along the West line of said section a distance of 375.00 feet:

Thence  $S89^{\circ}00'58''E$  a distance of 30.00 feet to a point on the East right of way line of North Chase Road;

Thence continuing  $S89^{\circ}00'58''E$  along the South lines of the parcels of land described in Modification of Deed of Trust recorded under instrument 2234583000 and Warranty Deed recorded under instrument 2738243000, a distance of 340.00 feet to the Southeast corner of the parcel of land described in Warranty Deed recorded under instrument 2738243000;

Thence  $N0^{\circ}20'49''E$  along the East line of said parcel of land described in said Warranty Deed a distance of 350.00 feet to a point on the South right of way line of West Prairie Avenue;

Thence continuing  $N0^{\circ}20'49''E$  a distance of 25.00 feet to a point on the North line of said Section 27;

Thence  $S89^{\circ}00'58''E$  along said North line a distance of 30.02 feet;

Thence  $N0^{\circ}34'28''E$  a distance of 30.00 feet to a point on the North right of way line of West Prairie Avenue;

Thence along said North right of way line the following three (3) courses:

1.  $N89^{\circ}00'58''W$ , 105.18 feet;
2.  $N75^{\circ}59'28''W$ , 110.92 feet;
3.  $N89^{\circ}00'13''W$ , 112.03 feet to an angle point on the North right of way line of West Prairie Avenue;

Thence continuing  $N89^{\circ}00'13''W$  a distance of 74.92 feet to a point on the West line of Section 22;

Thence  $S0^{\circ}34'28''W$  along said West line of said Section 22 a distance of 55.04 feet to the Point of Beginning.

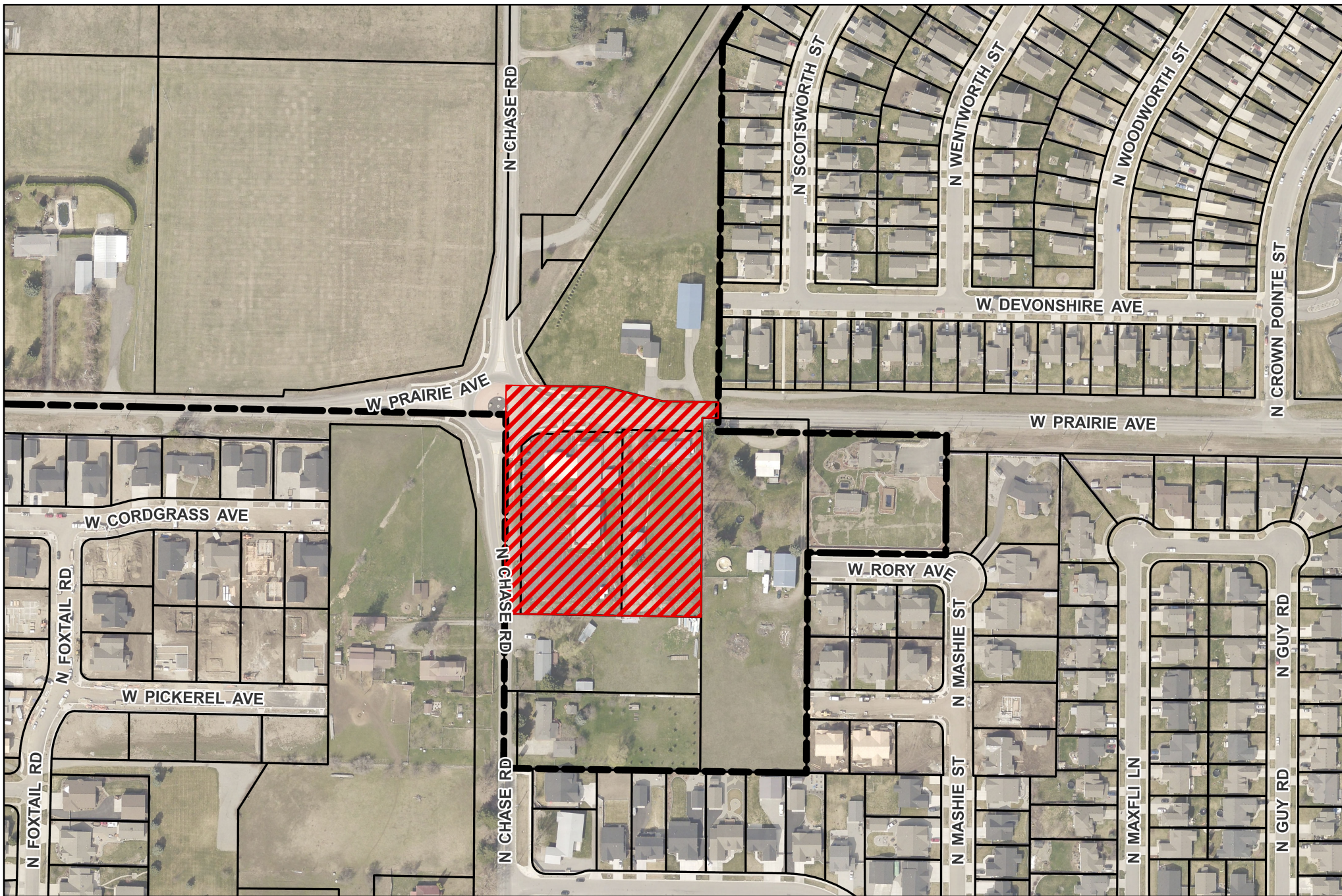
Said description contains 3.60 acres, more or less.

*All persons desiring to be heard are encouraged to submit written testimony by mailing to City of Post Falls Planning Division, 408 North Spokane Street, Post Falls, ID 83854, e-mail comments to [phnotice@postfalls.gov](mailto: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 **May 7, 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](mailto:nthurwachter@postfalls.gov).*




Publish dates: April 23, 2024





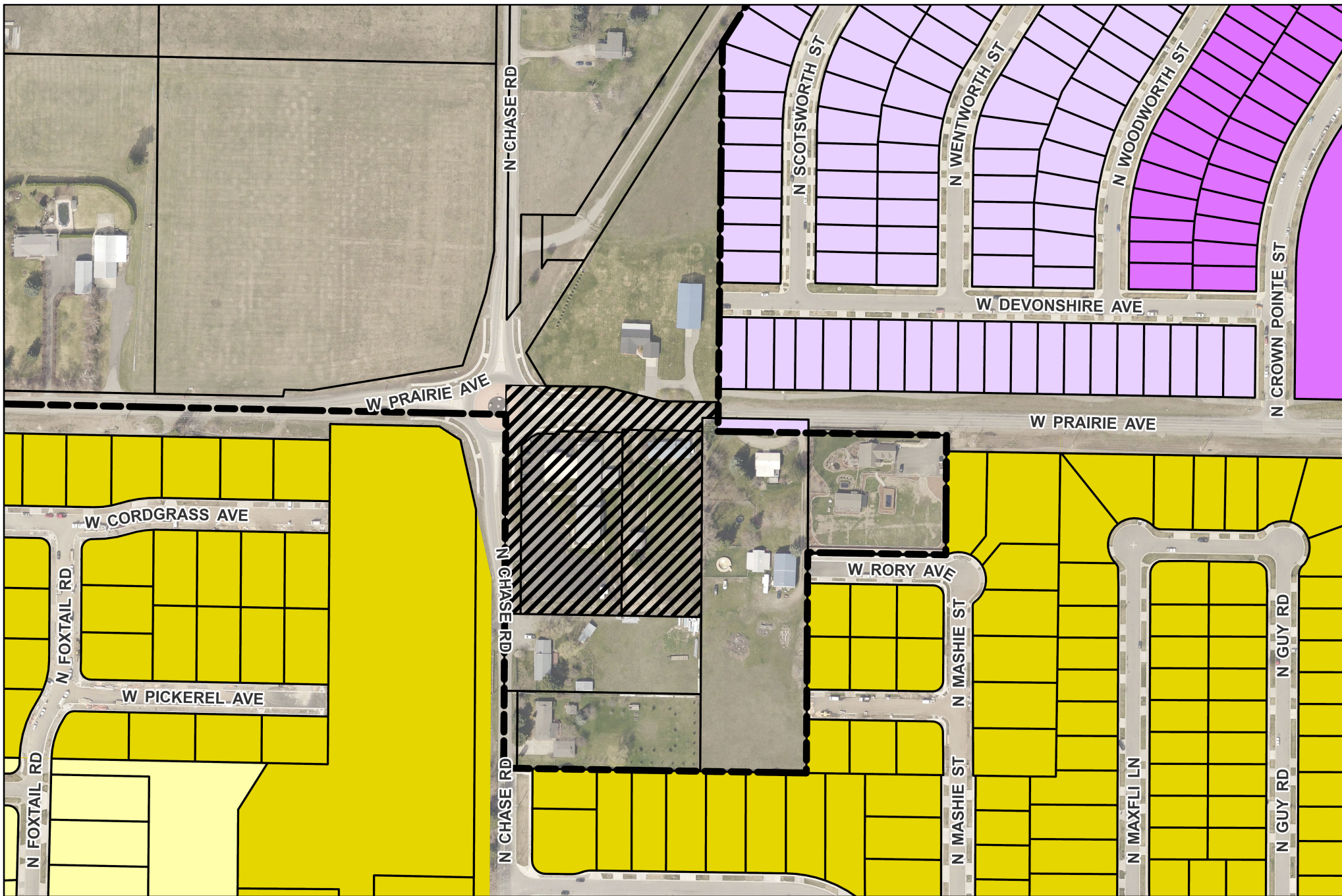
Project Location  
 MVBC ANNEXATION  
 ANNEXATION  
 ANNX-23-6



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site








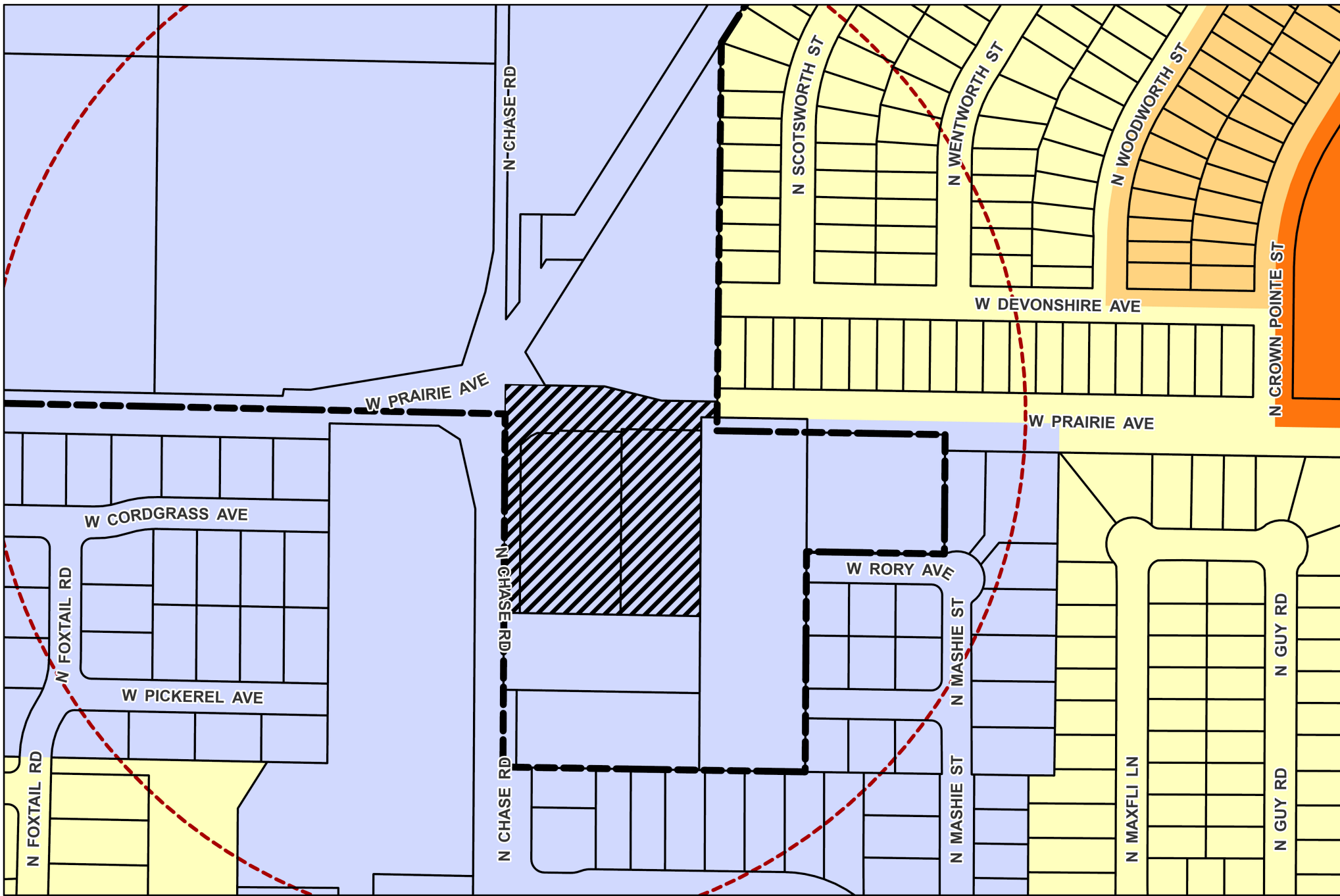
Zoning Map  
 MVBC ANNEXATION  
 ANNEXATION  
 ANNEX-23-6



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site









-  R-1-S
-  R-1
-  SC3
-  SC4





Future Land Use Designation  
 MVBC ANNEXATION  
 ANNEXATION  
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-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site
-  Commercial Activity Node
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Transitional

