

# **NOTICE OF PUBLIC HEARING**

## ***SPENCER TOWNHOMES***

**(File No. SUP-24-3)**

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 Community Commercial Services (CCS) Zone to allow for four (4) duplex units and eight (8) townhome units to be developed on approximately 1.90-acres.

**GENERAL LOCATION:** Approximately 170-feet south of E. Seltice Way on the eastern side of N. Spencer Street. The property is on the southeast corner of Spencer Street and the railroad right-of-way.

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:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 01, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, LYING SOUTH OF THE RIGHT-OF-WAY LINE OF THE SPOKANE AND INLAND EMPIRE RAILROAD COMPANY (AS SAID RIGHT-OF-WAY EXISTED ON JUNE 13, 1910) AND NORTH OF A LINE DRAWN PARALLEL WITH AND DISTANT 50.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE MAIN TRACT OF THE IDAHO AND WESTERN RAILWAY COMPANY (AS THE SAME WAS LOCATED ON JUNE 13, 1910) AND WEST OF LINE DRAWN PARALLEL WITH AND DISTANT 856.47 FEET EASTERLY OF THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 1.

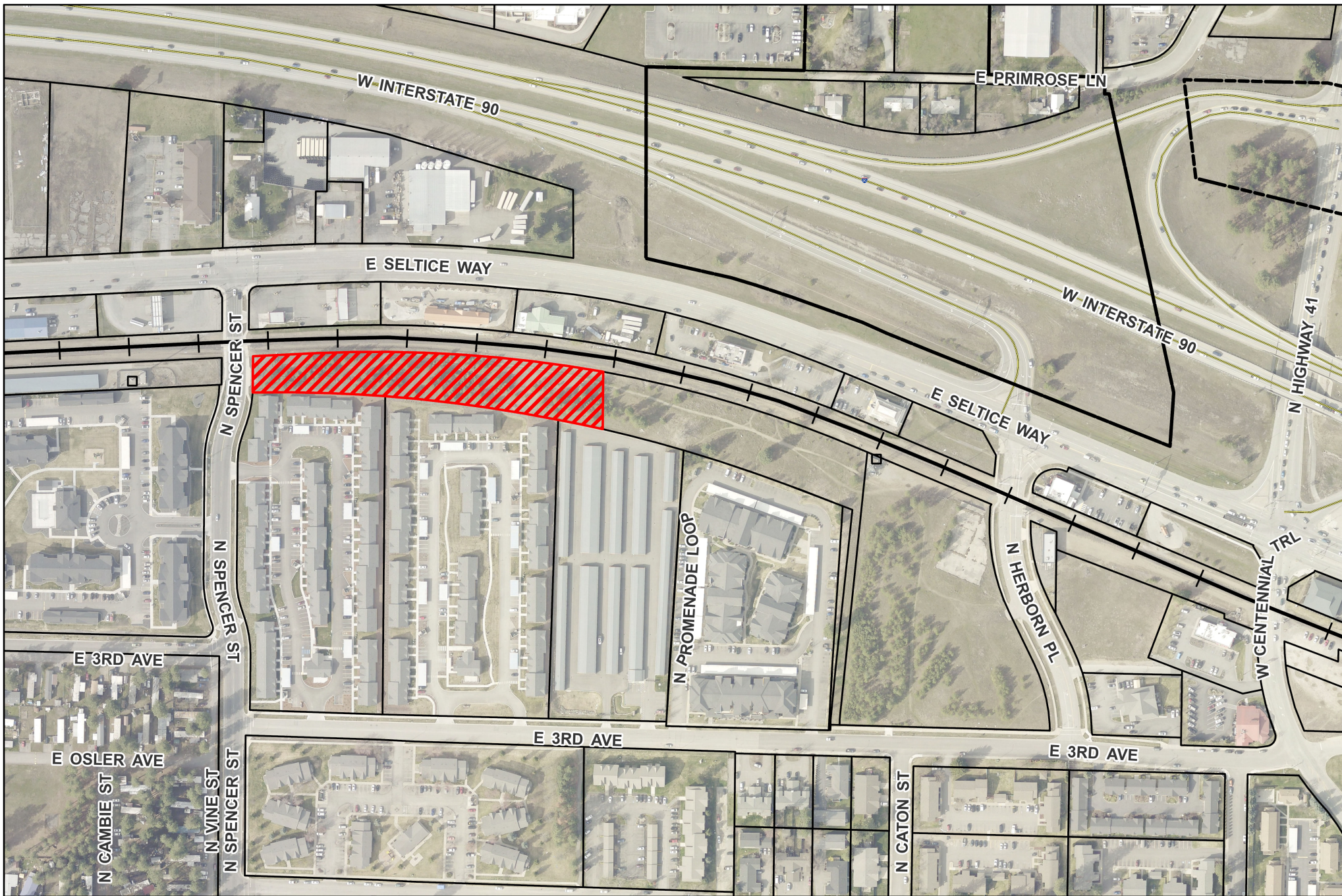
LESS, RIGHT-OF-WAY FOR SPENCER STREET AS DESCRIBED IN INSTRUMENT NUMBER 2430187000, KOOTENAI COUNTY RECORDS.

*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 **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](mailto:nthurwachter@postfalls.gov).*




Publish dates: June 19, 2024





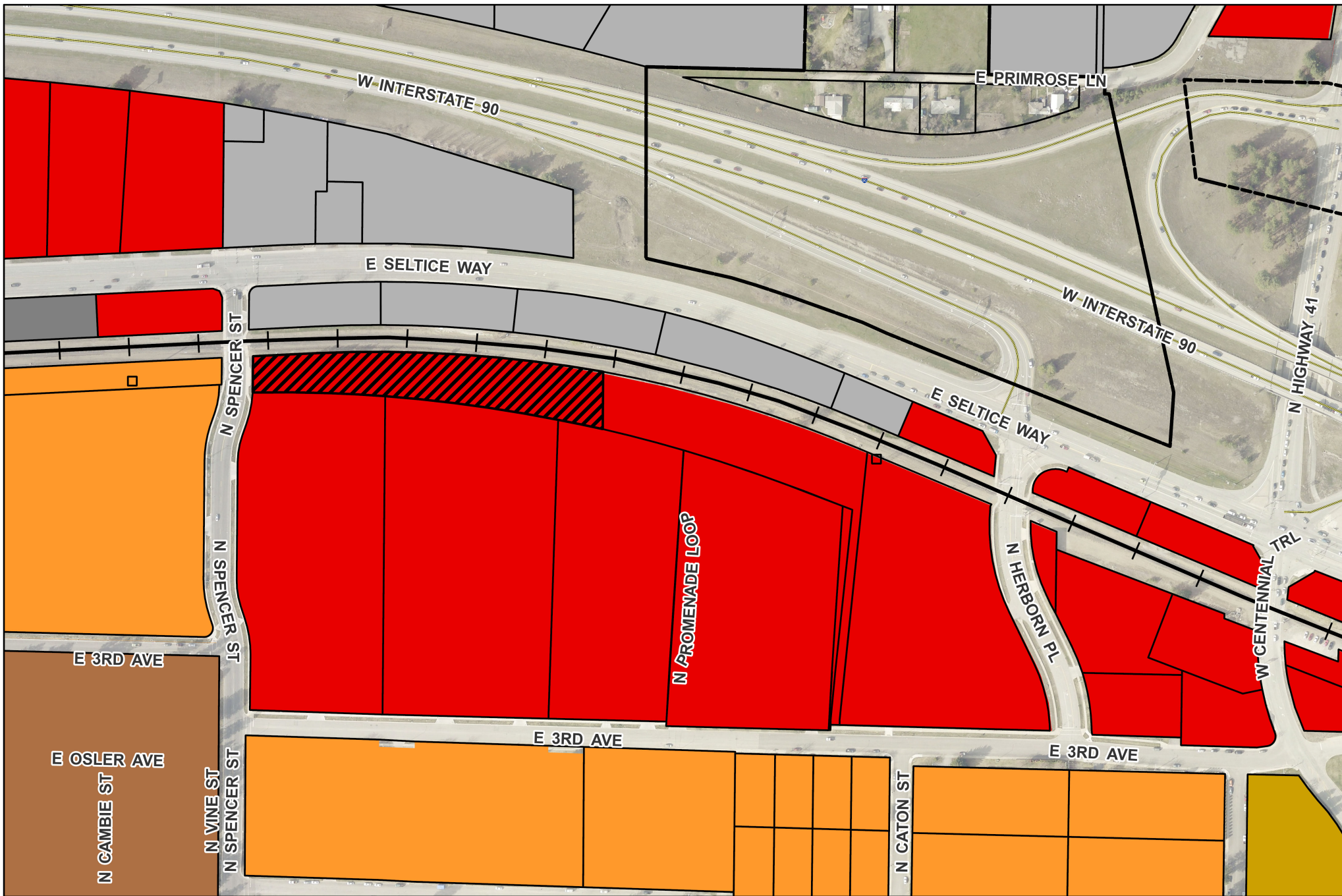
Project Location  
 SPENCER TOWNHOMES  
 SPECIAL USE PERMIT  
 SUP-24-3



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site







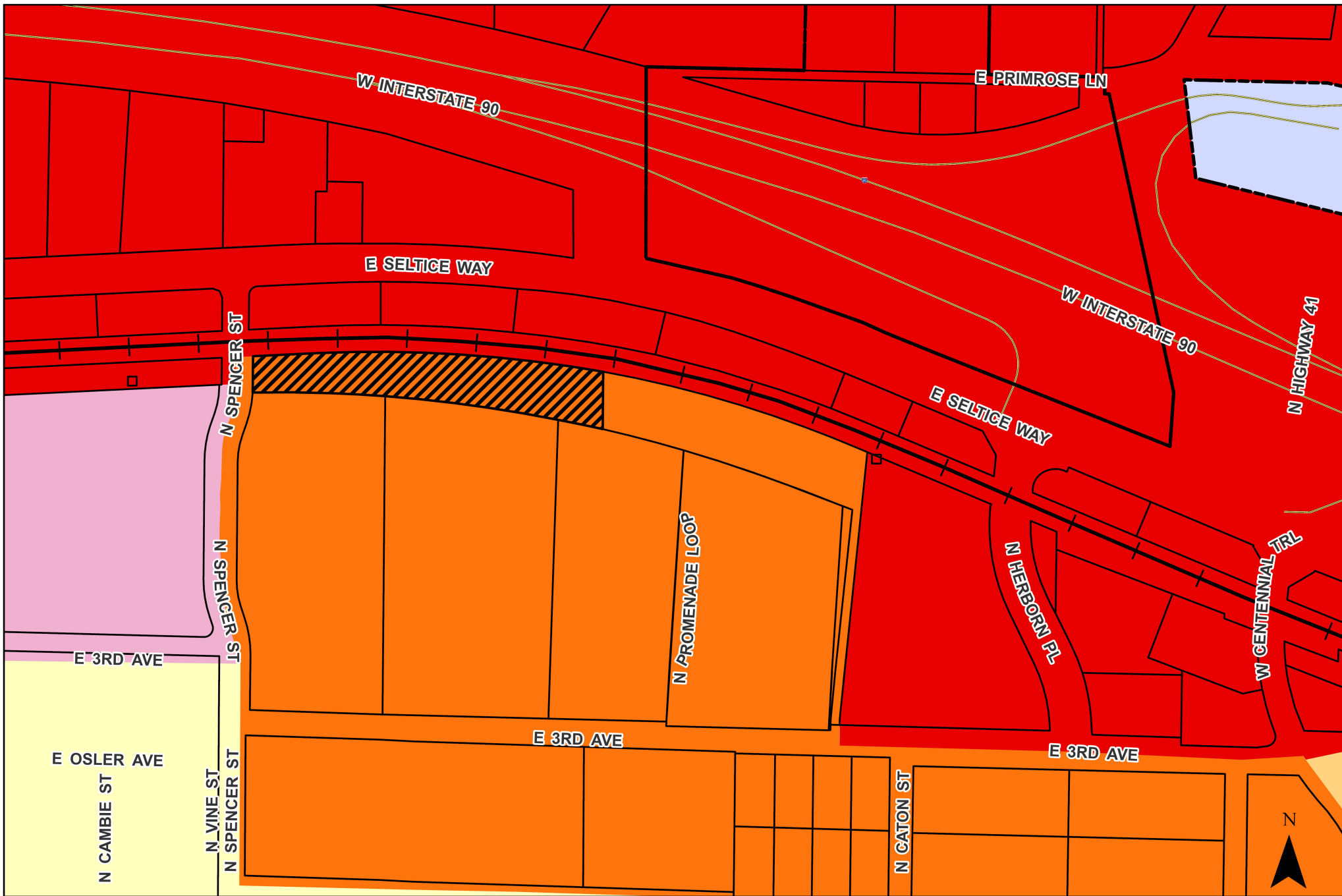
Zoning Map  
 SPENCER TOWNHOMES  
 SPECIAL USE PERMIT  
 SUP-24-3



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
















Future Land Use Designation  
 SPENCER TOWNHOMES  
 SPECIAL USE PERMIT  
 SUP-24-3



-  Post Falls City Boundary
-  Tax Parcels
-  Subject Site
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Business/Commercial
-  Commercial
-  Transitional