

**NOTICE OF CANCELATION AND
RESCHEDULING FOR PUBLIC HEARING
THOMPSON/SATCHWELL ANNEXATION &
NORTH CROWN ZONE CHANGE
(File No. ANNX-22-14/ZC-22-7)**

Due to an error in the original notification, the original date of the public hearing before the Planning and Zoning Commission on the 9th of May 2023 at 5:30 p.m is cancelled. The public hearing is rescheduled, and 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 **17th of May 2023 at 5:30 p.m.**, to review the proposed annexation and zone change.

There is a potential land exchange contingent on the decision of this annexation and zone change. The land exchange would increase the amount of prairie preserved for land application by 98 acres, bringing the existing accumulation of preserved prairie for land application to a total of 1058 acres, which is an 10% increase to the preserved prairie open space.

The Planning & Zoning Commission must conduct a public hearing and review the proposed zoning as part of the annexation and zone change proposals per the Zone Change approval criteria contained in Post Falls Municipal Code Section 18.16.010 and 18.20.100. Following the public hearing, the Planning Commission will forward its recommendation on zoning to City Council. **City Council will make the final decision pertaining to the annexation and/or zone change request.**

The following is a breakdown of the mix of zoning that is being proposed to be established:

<u>Area - Size in Acres</u>	<u>Current zoning – Action</u>	<u>Proposed Zoning</u>
Area 1 – 80 ac	Public Reserve – Zone Change	Residential Mixed (RM)
Areas 2, 3, 4 – 178 ac	County - Annexation	Public Reserve (PR)
Area 5 - 28.1 ac (net)	County - Annexation	Single Family Residential (R-1)
Area 5 - 20.8 ac (net)	County - Annexation	Medium Density Residential (R-2)
Area 5 - ~34 ac (net)	County - Annexation	Community Commercial Mixed (CCM)

GENERAL LOCATION: The properties are generally located north of Prairie Ave, between N. Chase Rd. and HWY 41. Some properties are south of Hayden Ave. and some are north of Hayden Ave. (See Map)

ZONING DISTRICT DESCRIPTION:

Single-Family Residential (R1): The R1 Zone is intended for one single-family home on one lot of minimum size or larger and to permit other accessory uses that are associated and compatible with residential use. 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.

Medium Density Residential (R2): The R2 Zone is intended for residential structures containing one or more dwelling units and for accessory uses that are associated and compatible with residential uses. This zone is primarily applied in areas suitable for residential development 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.

Residential Mixed (RM): The Residential Mixed (RM) zone is intended to accommodate a mixed residential community with a variety of housing types at varying densities within the development area. Small scale neighborhood commercial/office uses may be suitable within the RM zone. This zone should be applied in areas designated for a residential land use pattern within the Comprehensive Plan's Future Land Use Map. Requires 7% open space and Development Agreement. Development Agreement is recorded against Title.

Community Commercial Mixed (CCM): The Community Commercial Mixed (CCM) zone is intended to accommodate both commercial and high-density residential development at densities permitted by the high-density multi-family residential (R3) zone in a mixed-use development pattern. This zone should be applied in areas primarily located near arterials and collector streets to support commercial, residential, professional office, and civic uses that support an accessible work, live, and shop environment. Approval of the Community Commercial Mixed (CCM) zone requires a Development Agreement regulating the development site.

Public Reserve Zone: The Public Reserve (PR) Zone is established to accommodate existing and future public uses, such as, but not limited to, governmental, public utility, educational, recreational, cultural, water reuse, agricultural, environmental. It is anticipated that the uses allowed may be unique and may involve a combination of uses not permitted outright in any other zoning districts. The PR Zone does not allow privately-owned development. Development Agreement is recorded against Title.

As part of the consideration for an Annexation and Subdivision, the Planning and Zoning Commission will recommend a Zoning District to City Council for a subsequent public hearing regarding the annexation proposal. *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.

LEGAL DESCRIPTION:

THOMPSON LEGAL DESCRIPTION (AREAS 4 &5):

THAT PORTION OF LAND LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO;

TOGETHER WITH THE NORTH 40 FEET OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO; EXCEPT THE WEST 30' THEREOF.

SATCHWELL LEGAL DESCRIPTION (AREAS 2 &3):

THAT PORTION OF LAND LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO;

TOGETHER WITH THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO.

NORTH CROWN LEGAL DESCRIPTION (AREA 1):

THAT PORTION OF LAND LOCATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO;

*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 plnotice@postfalls.gov, or submit comment on our website, <https://www.postfalls.gov/your-government/public-hearings/>. Any and all written comments must be received by **May 10, 2023** 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@postfalls.gov .

Publish dates: April 28, 2023

THOMPSON/SATCHWELL ANNEXATION - ANNX-22-14 NORTH CROWN ZONE CHANGE - ZC-22-7

W. WYOMING AVE.

Post Falls City Boundary
City of Post Falls Land
App Site
Tax Parcels
ANNEX AND ZONING AREA

0 500 1,000 2,000 Feet

CITY OF POST FALLS

2.4 acre
Greensferry
Access Area

RATHDRUM

W. HAYDEN AVE.

1

2

3

4

5

N. CHASE RD.

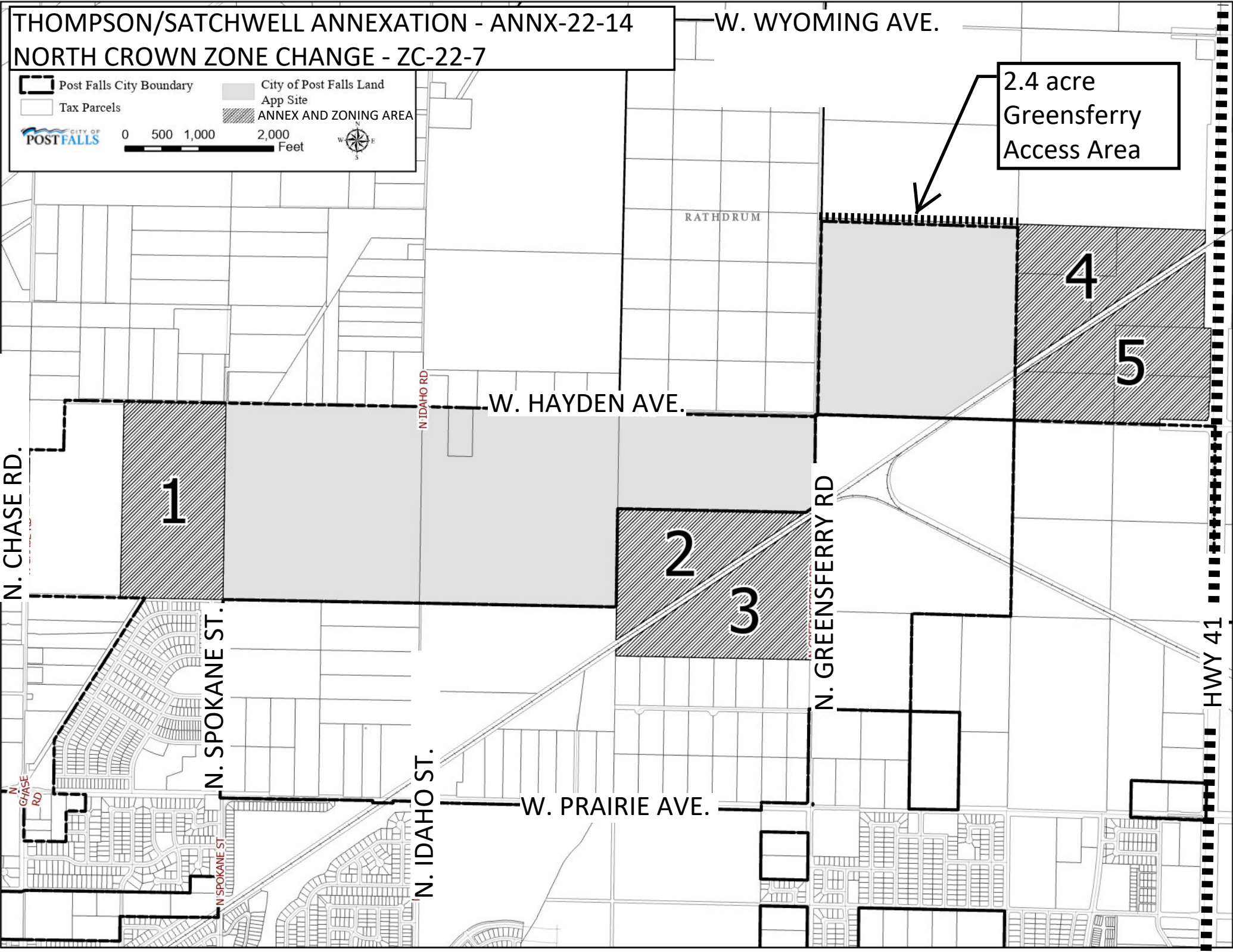
N. SPOKANE ST.

N. IDAHO ST.

N. GREENSFERRY RD.

HWY 41

W. PRAIRIE AVE.



ZONE MAP AMENDMENT EXHIBIT

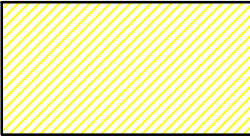
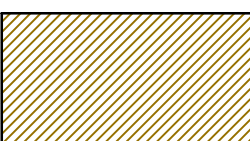
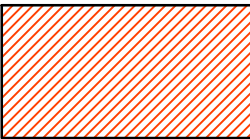
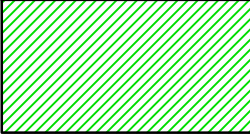
LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

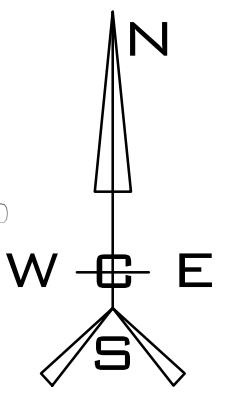
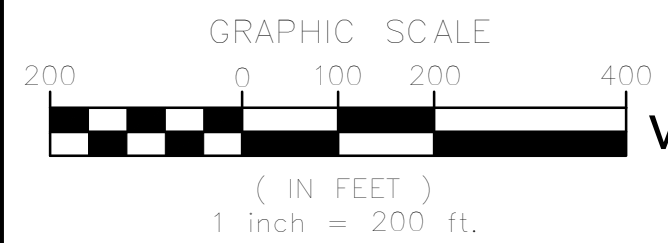


POST FALLS SCHOOL DISTRICT
PROPERTY

PUBLIC RESERVE ZONE

LEGEND

-  SINGLE FAMILY RESIDENTIAL
-  MULTI FAMILY RESIDENTIAL (8.3 ACRES MAX)
-  NEIGHBORHOOD COMMERCIAL (1.0 ACRE MAX)
-  PARK/OPEN SPACE (5.8 ACRES MIN)



WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

PROJ #: 22-2326
DATE: 12/15/2022
DRAFTED BY: RK/WAL
REVIEWED BY: RK

<input type="checkbox"/>	CIVIL
<input type="checkbox"/>	STRUCTURAL
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<input type="checkbox"/>	TRAFFIC
<input type="checkbox"/>	PLANNING
<input type="checkbox"/>	LANDSCAPE
<input type="checkbox"/>	OTHER

**NORTH CROWN
PROPERTY** Area 1
ZONE CHANGE EXHIBIT

**SHEET
1 OF 1**
JOB NUMBER
22-3326

ANNEXATION EXHIBIT

LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

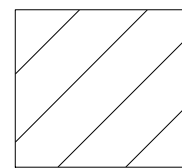




LEGAL DESCRIPTION

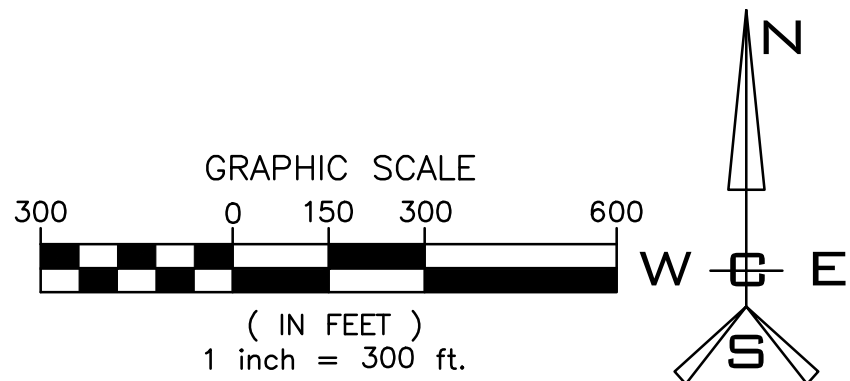
THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
KOOTENAI COUNTY, IDAHO.
TOGETHER WITH:
THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 23, TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO.

**Areas 2 and 3 - for proposed Public
Reserve Zoning**



LEGEND

-  AREA TO BE ANNEXED
-  EXISTING CITY LIMITS
-  PROPERTY LINE
-  EASEMENT LINE
-  CENTERLINE



WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

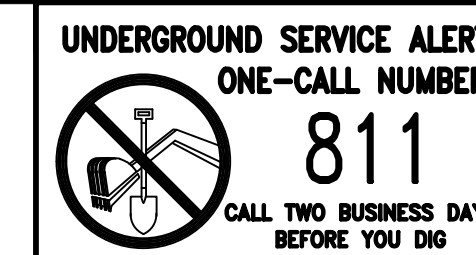
PROJ #: 22-2326
DATE: 12/15/2022
DRAFTED BY: RK/WAL
REVIEWED BY: RK

CIVIL	
STRUCTURAL	
SURVEYING	<input checked="" type="checkbox"/>
TRAFFIC	
PLANNING	
LANDSCAPE	
OTHER	

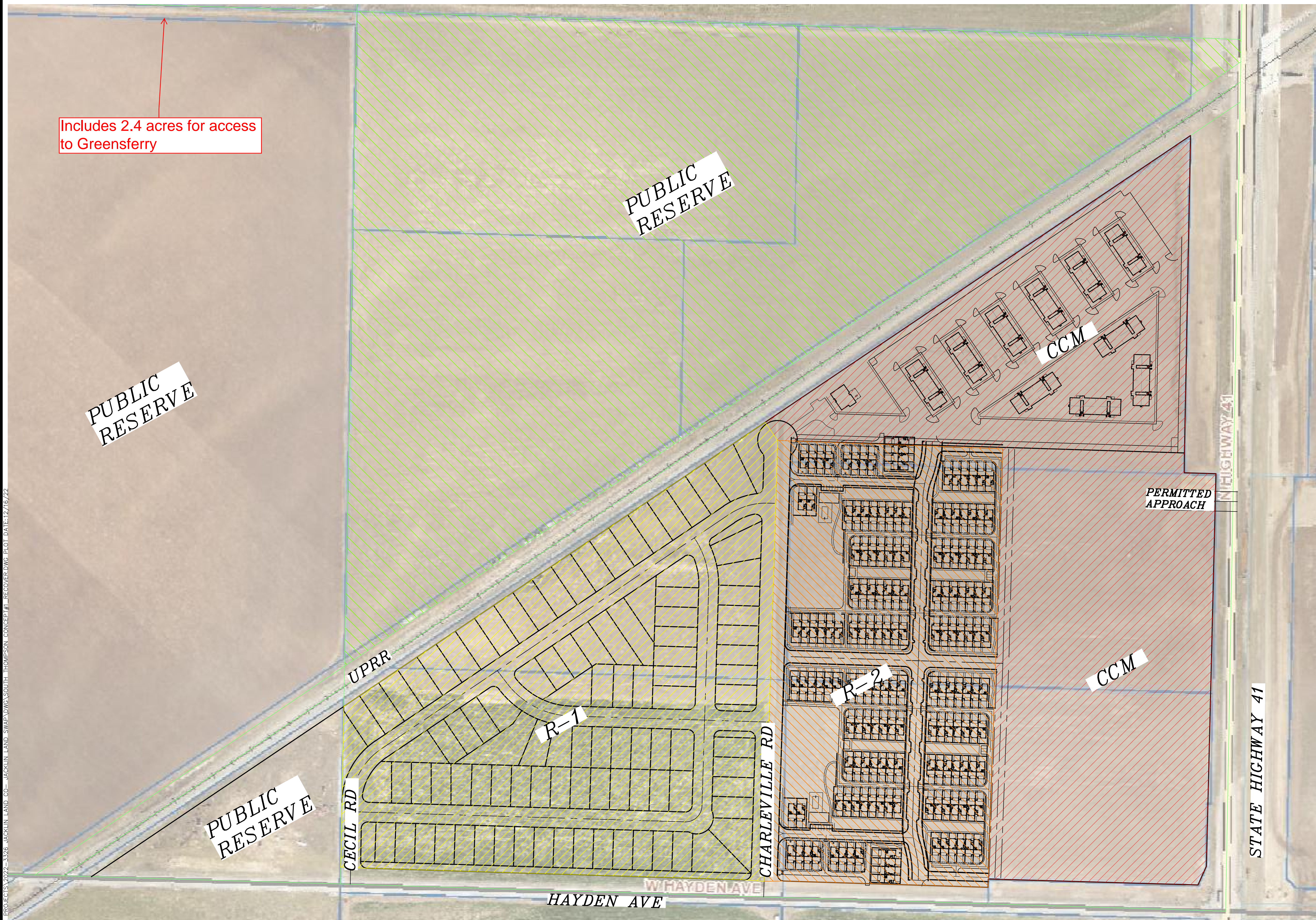
**SATCHWELL
PROPERTY**
ANNEXATION EXHIBIT

**SHEET
1 OF 1**
JOB NUMBER
22-3326

SE 1/4, SEC. 13, T. 51N., R. 05W., B.M.
THOMPSON ANNEXATION
CONCEPT DEVELOPMENT PLAN
 LOCATED IN THE SE 1/4 OF
 SEC. 13, TOWNSHIP 51N, RANGE 05W, B.M.
 CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

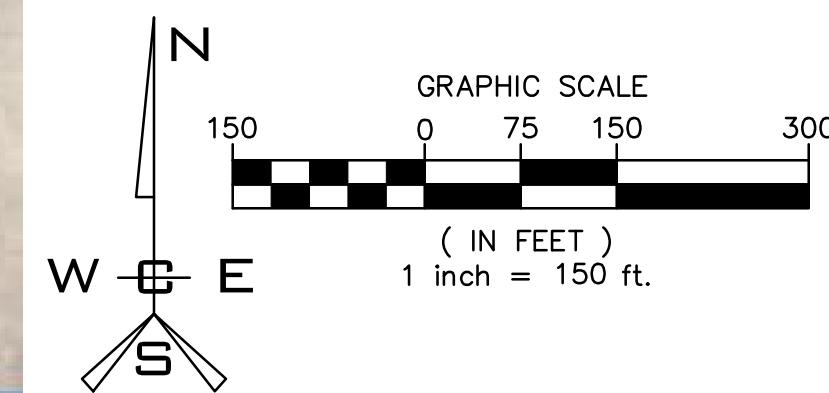


Includes 2.4 acres for access to Greensferry



SITE DATA TABLE	
GENERAL DESIGN DATA	
PARCEL NUMBERS	COUNTY
EXISTING ZONING	R1/R2/CCM
PROPOSED ZONING	83 ACRES SOUTH OF TRACKS
PROJECT AREA (ac)	98
NUMBER OF SF LOTS	160
NUMBER OF TOWNHOME LOTS	240
NUMBER OF APARTMENT UNITS	35+/-
CCM ACRAGE	
AVERAGE LOT AREA (SF)	ROSS POINT
DOMESTIC WATER	CITY OF POST FALLS
SANITARY SEWER DISPOSAL	KOOTENAI FIRE AND RESCUE
FIRE DEPARTMENT	NAVD 88
DATUM	TBD
ELECTRIC PROVIDER	AVISTA
GAS PROVIDER	TO BE DETERMINED
OTHER PURVEYORS	

Areas 4 and 5



NAVD - 88

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 22-3326	CIVIL
HORIZONTAL:	DATE: 10/17/22	STRUCTURAL
VERTICAL:	DRAWN:	SURVEYING
	REVIEWED: RDK	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER



THOMPSON ANNEXATION
CONCEPT DEVELOPMENT PLAN
HIGHWAY 41
POST FALLS, ID

SHEET
1 OF 1
 JOB NUMBER
22-3326