

PUBLIC HEARING NOTICE CITY OF PRIEST RIVER

THE CITY OF PRIEST RIVER CITY COUNCIL will hold a Public Hearing on Monday, May 6, 2024 at 5:30 PM, at the Priest River City Hall, 552 High Street, Priest River, Idaho, regarding City proposals to amend the following sections of Title 10 of the Priest River City Code:

- 10-1-2: Planning and Zoning – Penalties and Remedies** – Granting the Administrator enforcement abilities.
- 10-2-2: Definitions – Specific Definitions** – Adding a definition for Light Manufacturing and Light Assembly and changing the definition of Recreational Vehicle.
- 10-3-1: District Establishment – District Classifications** – Removing the Design Review Overlay Historic District classification pursuant to Ordinance 616.
- 10-4-1-D-2: Schedule of District Regulations – R-1 Residential – Density Provisions** – Allowing for a 300 square foot variance in lot size at the Administrator’s discretion.
- 10-4-2-D-2: Schedule of District Regulations – R-2 Residential – Density Provisions** – Allowing for a 300 square foot variance in lot size at the Administrator’s discretion.
- 10-4-2-D-4: Schedule of District Regulations – R-2 Residential – Density Provisions** – Changing the lot depth and width requirements to be at least 50 feet each with the overall lot size at least 6,000 square feet.
- 10-4-4-C: Schedule of District Regulations – MU-R Mixed-Use Residential – Conditional Uses** – Adding “carwash” and “laundromat” to the list of conditional uses.
- 10-4-4-E: Schedule of District Regulations – MU-R Mixed-Use Residential – Establishment Size Limits** – Clarifying maximum commercial building size and minimum residential building size.
- 10-4-4-I: Schedule of District Regulations – MU-R Mixed-Use Residential – Setbacks** – Specifying and clarifying residential setbacks.
- 10-4-5-B&C: Schedule of District Regulations – MU-C Mixed-Use Commercial – Principal Uses Permitted Outright & Conditional Uses** – Removing historic district references and adding “dwelling unit, ground floor,” “carwash,” and “laundromat” to the list of conditional uses.
- 10-4-5-E: Schedule of District Regulations – MU-C Mixed-Use Commercial – Commercial Establishment Size Limits**
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Allowing buildings that exceed 15,000 square feet with an approved conditional use permit.
- 10-4-5-J: Schedule of District Regulations – MU-C Mixed-Use Commercial – Setbacks** – Specifying and clarifying residential setbacks.
- 10-4-6-B: Schedule of District Regulations – C Commercial – Principal Uses Permitted Outright** – Adding “carwash” to the list of uses permitted outright.
- 10-4-6-C: Schedule of District Regulations – C Commercial – Conditional Uses** – Adding “Light Manufacturing and Light Assembly” to the list of conditional uses.
- 10-4-8-B: Schedule of District Regulations – M Municipal – Principal Uses Permitted Outright** – Adding “parks” to the list of uses permitted outright.
- 10-5-1-G: General Provisions and Performance Standards – General Provisions – Recreational Vehicle Storage** – Removing entire section (will be added to Title 4, Chapter 6).
- 10-6-1-L-10: Signs – Signage – Exempted Signs** – Removing entire section relating to non-profit organizations.
- 10-7-1-E: Design Considerations and Development Standards – Design Review Considerations (Where Required) – Consideration Relating to Historic Buildings** – Removing entire section.
- 10-7-2-A-4: Design Considerations and Development Standards – Off-Street Parking and Loading – General Provisions** – Removing entire section that references the historic district.
- 10-7-2-Q-2-a: Design Considerations and Development Standards – Off-Street Parking and Loading – Requirements for Each Use – Commercial Uses** – Changing commercial off-street parking requirements to match other sections of the code.
- 10-7-3-C: Design Considerations and Development Standards – Shoreline Development – Compliance** – Adding a section to require necessary permitting before construction begins.
- 10-7-7-E: Design Considerations and Development Standards – Manufactured Home Placement Standards – MU-C Mixed-Use Commercial** – Adding a section allowing manufactured home placements in the MU-C Mixed-Use Commercial zone.
- 10-7-8-E: Design Considerations and Development Standards – “Site-Built” Home Placement Standards – MU-C Mixed-Use Commercial** – Adding a section allowing “site-built” home placements in the MU-C Mixed-Use Commercial zone.
- 10-7-9: Design Considerations and Development Standards – Development Agreements** – Adding new section relating to development agreements.

Information on these proposals may be reviewed at Priest River City Hall, 552 High Street, during regular business hours.

Written testimony concerning this public hearing must be received at City Hall by 5:00 pm on May 6, 2024. They may either be dropped off at City Hall or mailed to the City of Priest River at PO Box 415, Priest River, ID 83856.

The City of Priest River encourages participation in public hearings. Information regarding the public hearing can be obtained by contacting the City Clerk at (208) 448-2123 or PO Box 415, Priest River, ID, 83856. Individuals with special needs of access to or participation in the public hearing should contact the City Clerk as soon as possible.