CITY OF RATHDRUM

Planning and Zoning Commission

AGENDA

TUESDAY – August 18, 2020 at 6:00 PM

1. **CALL TO ORDER** – Turn off or silent electronic telecommunication devices
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **MINUTES:** **ACTION ITEM**: Approval of July 15, 2020 meeting minutes
5. **GENERAL BUSINESS:** **ACTION ITEM**: Election of Chair and/or Co-Chair (subject to acceptance of current Co-Chair)
6. **VISITORS:** An opportunity to address concerns not on the agenda. A four-minute time limit per speaker is allowed. No formal action may be taken though the Commission may place topic on subsequent agenda for future discussion and consideration.
7. **OLD BUSINESS:**
8. **PUBLIC HEARINGS:**
   - **A. Comprehensive Plan Future Land Use Map amendment**

     ACTION ITEM: **Consideration of Comprehensive Plan Future Land Use Map amendment**
   - **B. Henrickson South Annexation and Zoning Request**

     ACTION ITEM: **Consideration of Henrickson South Annexation and Zoning Request**
   - **C. Buck Conditional Use Permit Application**

     ACTION ITEM: **Consideration of Buck Conditional Use Permit Application**
   - **D. Majestic Villas 1st Addition Preliminary Plat**

     ACTION ITEM: **Consideration of Majestic Villas 1st Addition Preliminary Plat**
9. **NEW BUSINESS:**
   - **A. ACTION ITEM: Consideration of Majestic Villas Final Plat**
   - **B. ACTION ITEM: Consideration of Brookshire 2nd Addition Final Plat**
   - **C. ACTION ITEM: Consideration of Rathdrum Creek (Willow Creek RePlat / PUD) Final Plat**

The meeting location is an ADA accessible building. Persons with disabilities requesting special accommodations should make such request by telephone to the office of the City Clerk: 208-687-0261, ext. 112, at least twenty-four hours prior to commencement of the meeting.

D. **Call for Special Meeting in order to provide a Public Hearing for updates to Rathdrum City Code requested by City Council, including RCC 11-5-3, specific standards for multi-family residential development and associated sections.**

10. ADJOURNMENT

The meeting location is an ADA accessible building. Persons with disabilities requesting special accommodations should make such request by telephone to the office of the City Clerk: 208-687-0261, ext. 112, at least twenty-four hours prior to commencement of the meeting.

PLANNING AND ZONING COMMISSION MEETING

MEETING MINUTES

Wednesday, July 15, 2020
6:00 PM

Due to the Coronavirus, this meeting was held with a Zoom device and Commission members/Staff present in city hall.

PRESENT: Commissioner Furey, Commissioner Carr, Commissioner Shuman and Commissioner Munyer
ABSENT: Commissioner Hatcher
STAFF: Planner Siess, Assistant Planner Davey, City Administrator Duce, City Attorney Herrington

PLEDGE OF ALLEGIANCE

MINUTES: Approval of the meeting minutes for June 17, 2020 as they are presented made in a motion by Commissioner Shuman and seconded by Commissioner Carr.
All in favor stating aye.

Planner Siess announced that we will be changing the date for the August meeting, it will be held on August 18th (Tuesday) in lieu of the regularly scheduled meeting. Commissioner Furey confirmed the date change.

NEW BUSINESS: Update Multifamily Standards

Planner Siess gave an overview of the Multi-family code section being in 11-5-3 along with the Commercial/Industrial Standards and the purpose of this workshop is to have this code to be a standalone city code.

The following standards shall be in addition to other provisions of this title, including but not limited to Rathdrum City Code 11-5-1, 11-5-3 and 11-5-4 to be addressed in the Site Plan Review process. These provisions are intended to:

1. Ensure that multi-family projects are designed to be compatible with surrounding neighborhoods and land uses.

2. Encourage multi-family projects that residents can take pride in and have a sense of ownership in their neighborhood.
3. Enhance the interface of multi-family development in relation to surrounding uses with attention to building placement, massing and orientation, landscaping treatment and open space areas.
4. Ensure that multi-family projects incorporate amenities that enrich the lives of residents, address privacy, solar access, lighting and aesthetics.

<u>The following key points were discussed</u>:

Building placement and orientation

a. Zone district standards, two or more building designs and separation.

Building design and architecture

a. Avoid a monotonous and institutional appearance, variety of facades, staggered roof lines, building lengths and upper story projecting beyond the ground floor.

Open space and amenities

a. A minimum of twenty five percent of the site's net area shall be incorporated in the site plan, shall provide two or more amenities, ie: garden areas, playground, swimming pool, BBQ areas, sport courts, etc.

Parking, access and circulation

a. Off street parking, guest parking, placement of parking lots on the complex, parking lot landscaping, pathways along parking, bicycle parking for each building in the project, traffic safety and parking to be connected to all building entrances.

Landscaping

a. Shall be designed as an integral part of the overall site plan, beautify entrance as viewed from the street and all areas not covered by drive aisles, parking or necessary hardscape shall be appropriately landscaped.

Accessory Structures, Utilities and Fencing

a. All shall be architecturally consistent with the design of the other buildings, trash enclosures should be conveniently located within the complex, utilities all underground, the city discourages perimeter fencing of any type along public street frontages except where noise attenuation is required.

Lighting of Parking Ares, Drive Aisles, and Pedestrian Walkways

a. Pedestrian-scaled lighting, less than fourteen feet in height, low-level bollards are suggested and standards for outdoor lighting for buildings and landscaping, (downward lighting)

City of Rathdrum
Planning and Zoning Commission

Staff Report – Comprehensive Plan,
Future Land Use Map Amendment

To:	**Rathdrum Planning and Zoning Commission**
From:	City of Rathdrum Planning and Zoning Administrator
Date of Report:	August 13, 2020
Subject:	Amendment to the City Comprehensive Plan, Future Land Use Map
Date of Meeting:	August 18, 2020

PROJECT INFORMATION

Request: The "Future Land Use Map" component of the City's Comprehensive Plan is a guide for future decision making processes, outlining a desired general pattern of development, preservation and land use reflecting the community's vision statement and goals as presented in the Plan. It is used in conjunction with the Plan's goals and policies in guiding future development. The future land use map is not a zoning map, but is a decision-making tool referred to, reviewed and referenced whenever:

1. Land use proposals are reviewed
2. The zoning map is updated or revised, or
3. Requested zone changes are considered, or
4. When other land use issues are addressed.

The boundaries of the various land use designations as set forth on the map are not definitive boundaries but reflect a generalized pattern for future growth and development with the City's incorporated area and adjacent area of city impact (ACI). Designed areas can range some three hundred (300) feet from the mapped boundaries for the various land use designations.

It has been identified that lands within the shared tier ACI (identified as overlapping ACIs between the cities of Post Falls and Hayden, Post Falls and Rathdrum, and Rathdrum and Hayden) were not included within previous Comprehensive Plan Future Land Use Mapping. This appears to have been an oversight as these areas have been identified since at least 2004 as found within Kootenai County Ordinance No. 339, County Coordinated Area of City Impact Agreement.

The purpose of this amendment is to provide property which is directly adjacent to Rathdrum City limits, near the southeast corner of the City within the shared tier ACI as shown on the proposal map (clouded property in orange), with a land use designation of "Transformational" to address consistency with the Comprehensive Plan for a request for annexation and zoning.

The proposed annexation and zoning request will provide for residential, commercial and parks / open space property if approved as discussed in Proposed Land Use and Zoning below.

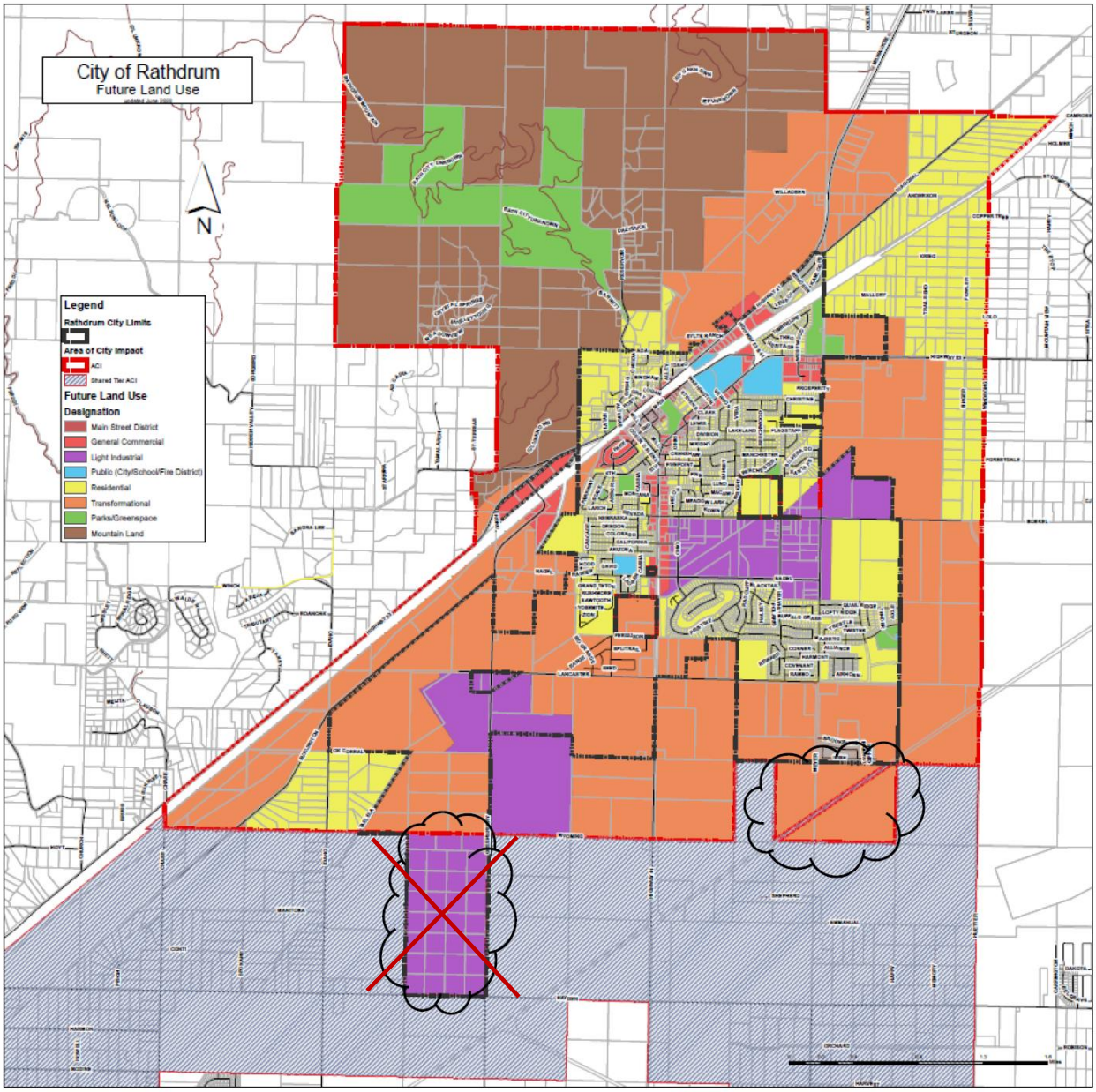
Please note that the property owned by the City of Rathdrum which was previously annexed into the City limits to the north of Hayden Avenue and west of Greensferry Avenue as noted within the Public Noticing

for this proposed amendment and as shown on the proposal map (clouded property shown in purple with "X") with requested Industrial Zoning is being removed from the proposal at this time.

Location of Project: The area for which the map amendment is requested is generally located south of the Brookshire development, approximately .5 miles south of the intersection of N Meyer Road and Lancaster Road, north of W Wyoming Avenue, on both the west and east sides of Meyer Road.

Legal / Parcel Data: The legal description of the area is described as a parcel of land being the East half of the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as found within the Legal Description found within the application materials for this proposal.

The Kootenai County Assessors Tax Parcel Numbers are 51N04W-07-9100 and 51N04W-08-6000.



Current Property Use and Zoning: The property is currently zoned Agriculture by Kootenai County and is partially utilized as farmland.

Proposed Land Use and Zoning: The proposed land use is "Transformational." This land use designation covers that area generally composed of larger, undeveloped parcels currently under agricultural use, vacant or having minimal activity. The area designated Transformational is projected to be generally residential in nature with all residential activities, from single family to multifamily, directly permitted. Commercial, Light Industrial, and other uses supporting local residential activity and the general community are allowed and permitted through the conditional use permit or zoning process, as appropriate, without requiring amendment of the Future Land Use Map.

This designation is consistent with other properties located in this vicinity and within a majority of property identified within the City's exclusive ACI.

The proposed zoning for this area as found within the Annexation and Zoning request which is being processed concurrently with this map amendment is 165.946 acres of Residential R-1 (single family, low density), 43.498 acres of Residential R-3 (Multifamily, high-density), 12.307 acres of Commercial C-1 (General Commercial) and 6-acres of O (Parks / Open Space) zoning to be dedicated to the public.

Adjacent Land Uses and Zoning:

North	R-2S, I and R-3	Brookshire Subdivision and Undeveloped land inside Rathdrum city limits
East	Agriculture	Undeveloped – Kootenai County, Shared Tier ACI
South	Agriculture	Undeveloped – Kootenai County, Shared Tier ACI
West	Agriculture	Undeveloped – Kootenai County, Shared Tier ACI

A portion of the land identified has been assigned a land use designation of "Agricultural" by the City of Hayden, with adjacent lands within the Shared Tier ACI identified by the City of Hayden as Mixed Residential, Mixed Use, and Light Industrial.

PROJECT REVIEW

Zoning Code Analysis: Rathdrum City Code (RCC) provides regulations for the process for which changes to the Comprehensive Plan may be made. Those portions of the RCC that pertain to the proposal and an analysis of the proposal's conformance with that requirement are as follows:

Code	Consistent	Discussion
Rathdrum City Code (RCC) Title 2, Boards and Commissions, Chapter 1, Planning and Zoning Commission		
RCC 2-1-5 Powers and Duties: The Commission shall have the power and it shall be its duty to act as an advisory agency and hear, review and recommend to the city council A. Comprehensive Plan and G. Land Use Planning as found within Idaho Code 67-65. The legislative authority (governing board) of the City is vested in the City Council as identified in RCC 1-6-2. According to Idaho State Statute 67-6509:	Yes and To Be Determined	This is an (limited) amendment to the comprehensive plan, subject to public hearing before the Planning and Zoning Commission. Notice of the hearing was published in the Coeur d'Alene record on August 3, 2020 (15 days prior to the hearing scheduled for August 18, 2020) and included notice of the time and place and a summary of the amendment. Such notice was also posted at Rathdrum City Hall

RECOMMENDATION AND ADOPTION, AMENDMENT, AND REPEAL OF THE PLAN. (a) The planning or planning and zoning commission, prior to recommending the plan, amendment, or repeal of the plan to the governing board, shall conduct at least one (1) public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan to be discussed shall be published in the official newspaper or paper of general circulation within the jurisdiction. The commission shall also make available a notice to other papers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice of intent to adopt, repeal or amend the plan shall be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing scheduled by the commission. Following the commission hearing, if the commission recommends a material change to the proposed amendment to the plan which was considered at the hearing, it shall give notice of its proposed recommendation and conduct another public hearing concerning the matter if the governing board will not conduct a subsequent public hearing concerning the proposed amendment. If the governing board will conduct a subsequent public hearing, notice of the planning and zoning commission recommendation shall be included in the notice of public hearing provided by the governing board. A record of the hearings, findings made, and actions taken by the commission shall be maintained by the city or county. (b) The governing board, as provided by local ordinance, prior to adoption, amendment, or repeal of the plan, may conduct at least one (1) public hearing, in addition to the public hearing(s) conducted by the commission, using the same notice and hearing procedures as the commission. The governing board shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendments, or repeal until recommendations have been received from the commission.		and on the City's web site on July 30, 2020. The notice was made available to other papers, radio and television stations for use as a public service announcement. Notice of intent to amend the Future Land Use Map (Plan) was emailed to the following agencies on August 3, 2020: Idaho Department of Water Resources, United States Postal Service Rathdrum Postmaster, Bonneville Power Administration, Charter Communications, Centurytel, Kootenai County Community Development Department, City of Rathdrum Parks Department, Burlington Northern Santa Fe Railroad, Avista, Kootenai Electric Cooperative, Kootenai County Emergency Medical Service, City of Rathdrum Public Works, Kootenai Metropolitan Planning Organization, Idaho Department of Environmental Quality, Lakes Highway District, Panhandle Health District, Post Falls Highway District, Rathdrum Police Chief Tomi McLean, Frontier Communications Idaho Department of Transportation, STEM Charter Academy, Transcanada, Lakeland School District #272, Northern Lakes Fire Protection District, Coeur d' Alene Regional Airport Manager S. Kjergaard, City of Rathdrum City Administrator, City of Rathdrum Mayor, City of Rathdrum City Clerk, City of Hayden Community Development Department, City of Post Falls Planning Department, and City of Coeur d'Alene Community Development Department. Following the Commission hearing, the Rathdrum City Council will conduct a subsequent hearing. Any amendments or material changes recommended by the Planning and Zoning Commission will be provided within the proposal and Notice of Hearing to the Council. A record of the hearings, findings made, and actions taken by the commission shall be maintained by the city. The City Council will hold a public hearing following recommendations received from the Commission – date to be determined. The amendment will be adopted by resolution and kept on file with the City

Following consideration by the governing board, if the governing board makes a material change in the recommendation or alternative options contained in the recommendation by the commission concerning adoption, amendment or repeal of a plan, further notice and hearing shall be provided before the governing board adopts, amends or repeals the plan. (c) No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk. (d) Any person may petition the commission or, in absence of a commission, the governing board, for a plan amendment at any time, unless the governing board has established by resolution a minimum interval between consideration of requests to amend, which interval shall not exceed six (6) months. The commission may recommend amendments to the comprehensive plan and to other ordinances authorized by this chapter to the governing board at any time.		Clerk, as required and appropriate. This petition has been brought by the City Planning and Zoning Administrator.
Rathdrum City Code (RCC) Title 11, Zoning		
RCC 11-1-4, Title, Interpretation and Enactment, Text and Official Map: This title shall consist of the text thereof and that certain map or maps identified by the approving signature of the city council and marked and designated as the city of Rathdrum zoning map and the city of Rathdrum future land use map, which maps are placed on file with the city clerk. These maps have been examined and duly considered in detail by the city council and adopted as part of this title. This title and each and all of its terms and mapped details is to be read and interpreted in the light of the contents of said maps and their relationship to the comprehensive plan. If any conflict between the maps and the text of this title is deemed to arise, the text of this title shall prevail.	To Be Determined	The map shall be amended and updated pursuant to the determination of the City Council.
11-4-2: District Boundaries: The boundaries of the various districts shown on the city of Rathdrum zoning map and the city of Rathdrum future land use map are, unless otherwise indicated, streets, alleys, lot lines, or other lines of demarcation as shown on the maps.	To Be Determined	The Planning and Zoning Commission and Council shall determine to zoning for application to the appropriate maps.

The designations shown on the maps shall be applied by the planning and zoning commission by map scale or other method so as to carry out the intent and purpose for that district.		
RCC 11-11-4, Action by Commission and City Council, §A, Commission:	Yes and To Be Determined	
• **§11-11-4-A-1: Public Hearing:** No more than sixty (60) days following the filing of an application, or upon motion by the Commission or the City Council, the Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of time, place and a summary of the request shall be published in the official newspaper of the City. Additional notice by regular mail shall be provided to property owners within three hundred feet (300') of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed annexation and zoning as determined by the Administrator. When notice is required for two hundred (200) or more property owners, in lieu of the mail notification, three (3) notices in the official newspaper of the City is sufficient; provided that, the third notice appears at least ten (10) days prior to the public hearing. Following the Commission's hearing, if the Commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the Commission forwards its recommendation to the City Council.	Yes	A Public Hearing before the Planning and Zoning Commission has been scheduled for August 18, 2020, within 60 days of receipt of the application. Notice of the hearing, including time, place and a summary of the request was published in the Coeur d'Alene Press on August 3, 2020. Notice by regular mail to all property owners of land situated within three hundred feet of the external boundaries of the proposal was provided on August 4, 2020 in compliance with this section. In addition, a Public Notice was posted on the property on August 3, 3030. Notice was also posted on the City's web site and notice board outside of City Hall on July 30, 2020. All notices included the date, time and place of the hearing as well as a summary of the proposal, and the description and location of the subject property. Notice of the proposed annexation was also forwarded to other agencies with jurisdiction on August 3, 2020, as well as prior to the application submission. Furthermore, prior to the date of the public hearing, the City issued a written staff report dated August 13, 2020, integrating any comments received regarding the application, and made available to the public a copy of the Staff Report for review and inspection. A copy of the staff report was provided to the Planning Commission prior to the hearing.
• **§11-11-4-A-2:** Recommendation: Within sixty (60) days from the close of the public hearing, the Commission shall transmit its recommendation to the City Council. The Commission may recommend that the annexation and zoning request be granted as requested, it may recommend a	To Be Determined	

modification of the request, or it may recommend that the request be denied. The Commission shall ensure that any recommendations are in accordance with the Comprehensive Plan and established goals and policies and shall specify: a. The ordinance and standards used in evaluating the application; b. The reasons for approval or denial; c. The actions, if any, that the applicant could take to obtain annexation and zoning.		
RCC 11-11-4, Action by Commission and City Council, §B, City Council:	Yes and To Be Determined	
• **§11-11-4-B-1:** Public Hearing: The City Council, prior to adopting, revising, or rejecting the recommendation by the Commission, shall conduct at least one public hearing using the same notice and hearing procedures as the Commission. Following the City Council hearing, if the City Council makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the City Council adopts the amendment.	To Be Determined	
• **§11-11-4-B-2:** Findings And Conclusions: Upon revising or rejecting the recommendation by the Commission, City Council shall establish its own findings and conclusions and shall specify: a. The ordinance and standards used in evaluating the application; b. The reasons for approval or denial; c. The actions, if any, that the applicant could take to obtain annexation and zoning	To Be Determined	
RCC 11-11-5, Criteria for Granting Requested Zoning: Criteria for granting requested zoning shall be the same as those listed in Chapter 4 of Title 11.	Yes and To Be Determined	
RCC 11-4A-2, R-1 Residential District: The purpose of the R-1 district is to provide for large lot residential environments at housing densities consistent with the physical characteristics of the area, and as recommended in the adopted Rathdrum Comprehensive Plan. Low density residential areas should be located as follows:	Yes	The proposal provides opportunity for single-family neighborhood development.
• **§11-4A-2-B-1:** *In areas where the physical limitations of soil, topography or other*	NA	Factors limiting density in this case is the choice of the developer.

natural factors limit development to a low density.		
• **§11-4A-2-B-2:** *In areas where permanent low-density living is appropriate.*	To Be Determined	The Council shall determine "appropriate".
• **§11-4A-2-B-3:** *In areas where municipal water facilities and sewage disposal facilities are provided.*	Yes	City water and sewer utilities can be extended to the property. The area is identified in City water and sewer master planning.
RCC 11-4A-2, R-1 Residential District: The purpose of the R-1 district is to provide for large lot residential environments at housing densities consistent with the physical characteristics of the area, and as recommended in the adopted Rathdrum Comprehensive Plan. Low density residential areas should be located as follows:	Yes	The proposal provides opportunity for single-family neighborhood development.
• **§11-4A-2-B-1:** *In areas where the physical limitations of soil, topography or other natural factors limit development to a low density.*	NA	Factors limiting density in this case is the choice of the developer.
• **§11-4A-2-B-2:** *In areas where permanent low-density living is appropriate.*	To Be Determined	The Council shall determine "appropriate".
• **§11-4A-2-B-3:** *In areas where municipal water facilities and sewage disposal facilities are provided.*	Yes	City water and sewer utilities can be extended to the property. The area is identified in City water and sewer master planning.
• **RCC 11-4A-4, R-3 Residential District:** The purpose of the R-3 district is to provide for residential environments at a higher density than R-1 and R-2 districts. High density residential areas should be located as follows:	Yes and To Be Determined	
§11-4A-4-B-1: *In areas where increased traffic would not have detrimental effect on the carrying capacity of collector and arterial streets.*	To Be Determined	The Council shall determine if the proposed zone district is appropriately located.
• **§11-4A-4-B-2:** *In locations where municipal water and sewer facilities are provided.* •	Yes	City water and sewer facilities can be extended to serve the property. See the Memo provided by the Public Works Director / City Engineer as attached hereto.
• **§11-4A-4-B-3:** *In areas to act as a buffer between commercial or industrial districts and lower density residential districts.* •	To be Determined	The location is between lower density residential districts to the north (R-2S) and south (proposed R-1), however is directly adjacent to railroad right of way.
• **§11-4A-4-B-4:** *In areas designated for high density use on the city of Rathdrum future land use map.*	To Be Determined	The proposed annexation area is within the City's identified shared tier Area of City Impact. The City's Future Land Use Map is

		being updated concurrent with this proposal to ensure the proposed annexation is consistent with the criteria.
• **RCC 11-4B-2, C-1 General Commercial:** The purpose of the C-1 district is to permit the establishment of general commercial uses that will meet the daily needs of residents in and around the city. General commercial districts should be established according to the following:	Yes and To Be Determined	
• **§11-4B-2-B-1:** *Encourage commercial development to locate within established commercial districts or in areas where commercial uses are compatible with surrounding uses.*	To Be Determined	The Council shall determine if the proposal is compatible with surrounding uses.
§11-4B-2-B-2: *Areas of commercial development should be so located as to be accessible to arterials which will have a minimum impact on the surrounding homes and street traffic.*	Yes	The district would be accessible directly from Highway 41.

Comprehensive Plan Consistency Analysis: The proposal is generally consistent with and implements several goals and policies of the City's Comprehensive Plan. The relevant goals and policies established within the Rathdrum Comprehensive Plan that pertain to the proposal, including an analysis of the proposal's consistency are as follows:

Goal/Policy	Consistent	Discussion
RATHDRUM'S VISION STATEMENT "The community of Rathdrum strives to retain, preserve and enhance our traditional small-town atmosphere and historical heritage. Feeling safe and comfortable in our surroundings, and the ability to move freely throughout the community, are principles highly valued by our many active residents. We desire that localized and locally operated commercial establishments continue to meet the various needs of our growing community. We wish to maintain a responsive, open, low-key local government that provides all services necessary to meet the daily and short-term needs of the community, while providing coordinated direction for growth and development, thus ensuring that lone-term community goals are met."	To Be Determined	Consistency with the Statement shall be determined as provided by the Goals and Policies of the Plan as discussed herein.

Goal/Policy	Consistent	Discussion
II A. Population		
II A. Population, Goal 1: Address changing growth trends and capacities to work toward a moderate and stable rate of long-range population growth with orderly development.	Yes	The population of the area has been growing at a steady rate for the last several years. Annexation of area to support orderly residential growth, where the infrastructure for such growth will be paid by the project proponent / developer and can be extended to other properties within the city and its ACI, provides for stable growth over time. The proposed zoning and density is consistent with other development in Rathdrum.
II A. Population, Goal 2: Guide future development to maintain and enhance the quality of life of the population living within and directly adjacent to the community.	Yes	The City has adopted development standards to help ensure this goal is met. Future development within the annexation area will be subject to such standards.
II B. Land Use		
II B. Lands Use, Goal 1, Policy B: *Consider and include the following criteria in the development of future zoning, subdivision and other ordinances, and plans.* • *Economically and socially integrated neighborhoods* • *A wide range of housing, especially that which is affordable to local citizens* • *A central business core, in the tradition of a community Main Street district* • *Pockets of neighborhood commercial businesses to provide retail conveniences without the need to travel by car* • *A system of pathways and open spaces to connect the community and to encourage walking, biking, outdoor recreation and social gathering* • *Industrial divisions whose waste and output are compatible with sustaining this rural community's excellent natural environment* • *A transportation network that provides easy access between local jobs, homes, commerce and recreation* • *A transportation network that accommodates regional traffic needs while giving priority to local access, convenience, connection, safety, potential for public transit and economy* • *Support for preservation of agricultural lands around the community.*	Yes and To Be Determined	The proposed residential zone districts allow for single family and multifamily development on vacant land and provides for additional housing stock. The proposal provides for a pocket of commercial business which will be accessible to neighboring residential zones. Sidewalks will be included in any proposed future subdivision development connecting to the City's existing sidewalk system as well as proposed open space. Improvements within any proposed subdivision will also provide appropriate transportation for the area at the time of future development. This property is currently utilized for agricultural purposes, however, use of the property for farming has been determined by the owner as no longer an economically viable proposition given the market and, equally importantly, given the Henrickson family's own needs.

Goal/Policy	Consistent	Discussion
II B. Land Use, Goal 2: Avoid annexation except to support well planned development, uniform boundaries, orderly growth and the goals and policies of the comprehensive plan.	To Be Determined	The Council shall determine if the annexation meets the criteria. The proposal does provide for uniform City boundaries by continuation of the eastern boundary of the City in line with current city limits.
II B. Land Use, Goal 2, Policy A: *Encourage development within currently established areas of the community and more intense use of developed land.*	To Be Determined	The property is within the Shared Tier Area of Interest which has been identified and established as an area of growth for Rathdrum. The development necessary to support growth in Rathdrum likely cannot be accommodated within currently established City limits or is not being acted upon by owners of those properties where appropriate zoning is provided. The Council shall determine if the annexation meets the criteria.
II B. Land Use, Goal 2, Policy B: *Evaluate any proposed annexation carefully to assure it supports well planned development, uniform boundaries, orderly growth and the goals and policies of the comprehensive plan.*	To Be Determined	The Council shall determine if the annexation meets the criteria. The proposal does provide for uniform City boundaries by continuation of the eastern boundary of the City in line with current city limits. The proposal is also within an area where lands for placement of a school are available, as are lands available for pocket commercial activities.
II C. Natural Resources		
II C. Natural Resources, Goal 5: Protect the existing high quality of the Rathdrum Aquifer from contamination and deterioration. Minimize negative impact on the aquifer from current and future activities within the community, especially in areas that are currently in open space or under agricultural use.	Yes	The City has adopted development standards to help ensure this goal is met. Future development within the annexation area will be subject to such standards
II C. Natural Resources, Goal 5, Policy E: *Regulate the location, density, and type of development in potential areas of flooding and flood plains to protect water quality. Fully consider the short and long term impacts of potential activity on the aquifer in all decision-making processes concerning future development within the current city bounds and areas of city impact. Ensure that both public and private development in Rathdrum respect the aquifer's environmental integrity through development and enforcement of local ordinance and policy.*	Yes	The proposal is within an area of city impact. Future development will be subject to the City's development and construction standards to provide protection of the aquifer, mainly through stormwater infrastructure requirements.

Goal/Policy	Consistent	Discussion
II C. Natural Resources, Goal 5, Policy G: *Planned growth and development shall be accompanied by the development of infrastructure, public services, utilities and preservation of open space. The provision of municipal sewer services must be available prior to development.*	Yes	Future development will be subject to the City's development and construction standards to provide protection of the aquifer through stormwater infrastructure requirements. Open space is also included within the proposal. Sewer services will be extended to the project prior to any development.
II C. Natural Resources, Goal 5, Policy I: *Explore potential methods and means to preserve areas that are currently in their natural state, under agricultural use or in open space to enhance the protection of the aquifer.*	Unknown	Use of the property for farming has been determined by the owner as no longer an economically viable proposition given the market and, equally importantly, given the Henrickson family's own needs.
II E.-1 Public Safety		
II E.-1 Public Safety, Goal 1: Ensure police, fire and emergency service protection is timely, efficient and professional, maintaining Rathdrum's reputation as a safe community with low levels of crime.	Yes	The Northern Lakes Fire Protection District reviewed the proposal and did not express concerns regarding coverage. Both the fire district and Rathdrum Police Department can provide service to the proposed development.
II E.-1 Public Safety, Goal 1, Policy F: *Require new development to provide sufficient emergency vehicular access for emergency equipment and adequate water supply and pressure for the purposes of fire protection.*	Yes	Future development will be subject to the City's development and construction standards to provide access and fire protection.
II E.-1 Public Safety, Goal 1, Policy G: *Require development be designed and constructed to address the minimization of hazards and the enhancement of the effective provision of law enforcement and protection.*	Yes	Future development will be subject to the City's development and construction standards to provide access and fire protection.
II E.-2 Sewer and Water		
II E.-2 Water and Sewer, Goal 1: Maintain a service infrastructure for sewer and water that focuses on providing efficient and environmentally sound service to developed areas while providing service to newly developed areas in an effective, efficient and timely manner.	Yes	Future development will be subject to the City's development and construction standards to provide water and sewer infrastructure.
II E.-2 Water and Sewer, Goal 1, Policy A: *Require all existing and proposed facilities within the city limits be connected to and serviced by, the municipal sewer system.*	Yes	Future development will be subject to the City's development and construction standards to provide sewer infrastructure and service connected to City sewer.
II E.-2 Water and Sewer, Goal 1, Policy B: *Promote development in areas with municipal sewer and water systems in place.*	Yes	Future development will be subject to the City's development and construction standards to provide water and sewer infrastructure. The sewer lift station and mains installed with the Brookshire Development area already in place

Goal/Policy	Consistent	Discussion
		to service future development.
II E.-2 Water and Sewer, Goal 1, Policy C: *Encourage land development patterns that permit the most economical extension of sewer lines.*	Yes	The sewer lift station and mains installed with the Brookshire Development area already in place to service future development.
II E.-2 Water and Sewer, Goal 1, Policy D: *Base land use development and density decisions on the availability of municipal sewer and water systems.*	Yes	Water and sewer is available to be extended to future development.
II E.-2 Water and Sewer, Goal 1, Policy E: *Focus the development of infrastructure in areas within the city limits and areas where growth will occur in the short term.*	Yes	Infrastructure can be developed within this area to support growth in the short term.
II F. Transportation		
II F. Transportation, Goal 1: Establish a system of paved arterials, alternate routes and pathways that makes the community feel connected and integrated.	Yes	Meyer Road and Wyoming Avenue are classified as collector streets. Right of way dedication and improvements to both internal and external roadways will be required for future development. Such will provide connection to the greater community and nearby school sites.
II F. Transportation, Goal 1, Policy F: *Determine right-of-way acquisition requirements, especially along major arterials, to support future development, internal circulation and pedestrian pathway system needs.*	Yes	The Public Works Director has determined appropriate right of way requirements and dedications.
II F. Transportation, Goal 3: Minimize the financial and operational impacts of road improvement projects and maintenance.	Yes	The developer will be responsible for providing improvements for future development. Tax infrastructure provided by future housing helps to pay for maintenance of infrastructure.
II G. Housing		
II G. Housing, Goal 1: Apply four primary principles, 1) Sense of Community, 2) Variety, 3) Affordability and 4) Integration, in the enhancement and maintenance of existing residential areas and the design of new housing developments. **A) Sense of Community: Promote a sense of community by encouraging walking and cycling, good lighting and safe havens for children while providing ready access to shared green space and parks. Housing will be connected to commercial areas and civic centers by well-organized street and pathway systems, potentially including public transportation, all**		Future development is anticipated to provide for a variety of housing types, including more affordable housing. Future residential development will integrate with the existing Brookshire development. A) Sidewalks / pathways and lighting will be provided within future development as required by City development standards. Housing will be adjacent to a commercial and open space/park area as proposed. B) A variety of housing is anticipated with the inclusion of multifamily and

Goal/Policy	Consistent	Discussion
making it easy for people to meet and interact with each other. Neighborhoods should not be completely walled off from each other. **B) Variety: Provide a broad mix of housing choices for a mix of people with differing economic means, ages and lifestyles. Types of housing may include, but are not limited to, apartments, townhouses, multi-family units, manufactured homes and small, as well as large, lot single family residences.** **C) Affordability: Ensure affordable housing is available for the local household and family, encouraging the creation of a wide range of housing, including that which is affordable to the community's average and lower income worker and family.** **D) Integration: Provide a mix of appropriate housing choices in neighborhoods suitable for seniors as well as youth, young families starting out, as well as established single-family residences. Neighborhoods should be welcoming, inviting, safe and available in every sense. Seniors should not be segregated from youth. Young families starting out should not be segregated in apartment complexes from single family residential neighborhoods.**		single family zoning. C) More affordable housing is anticipated with the inclusion of multifamily zoning. D) Any and all uses allowed by the proposed zone district standards will be allowed as proposed.
II G. Housing, Goal 2: Provide well designed and sustainable residential development.	Yes	Future development will be subject to the City's development and construction standards.
II G. Housing, Goal 2, Policy A: *Encourage the provision of opportunities for a variety of attractive neighborhood characteristics in terms of price range, amenities, natural settings, and proximity to other areas of activity.*	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning. Open space and commercial uses are proposed also.
II G. Housing, Goal 2, Policy B: *Promote the development of healthy neighborhoods which incorporate central open spaces, encourage walking and cycling, are well lit and safe havens for children, and which are connected to commercial areas and civic centers by well-organized street systems.*	Yes	Future development will be subject to the City's development and construction standards to ensure this.
II G. Housing, Goal 2, Policy D: *Incorporate accessible shared open spaces and park areas for use by residents in all neighborhoods.*	Yes	Open space / park acreage is included in the proposal.
II G. Housing, Goal 2, Policy F: *Protect the*	Yes	The proposal appears to be in continuity with

Goal/Policy	Consistent	Discussion
continuity and inherent character of existing neighborhoods in planning and zoning decisions.		the adjacent Brookshire development.
II G. Housing, Goal 4: Provide a broad mix of housing choices for people of differing economic, age and lifestyle segments.	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
II G. Housing, Goal 4, Policy C: *Provide an adequate supply of land in appropriate land use designations that meets the future needs and demand for a broad range of residential types.*	Yes	The proposal will provide a supply of land to meet the short-term future needs of providing housing for Rathdrum.
II G. Housing, Goal 5: Accommodate the enhancement of current housing and the development of future housing to ensure housing is available in an affordable manner for all members of the community.	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
II G. Housing, Goal 5, Policy D: *Explore, develop and promote a variety of options and solutions to best ensure the provision of future affordable housing throughout the community. Some options to explore include:* 2. *Flexible zoning that allows for a balance of smaller lots and assimilation of affordable housing in future housing developments and the incorporation of other conventional and non-conventional development intensity options.*	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
II H. School Facilities		
II H. School Facilities, Goal 1: Consider the priorities and concerns of Lakeland School District and other schools in future community development decisions.	Yes	The Lakeland School District was considered in the proposal and provided a letter of support of the annexation.
II H. School Facilities, Goal 2: Ensure convenient and safe accessibility to school facilities.	Yes	Future development will be subject to the City's development and construction standards to ensure this. This developer previously donated land for a school site in the immediate area.
II H. School Facilities, Goal 2, Policy A: *Encourage geographically centralized facilities to minimize sprawl and maximize convenience.*	Ye	
II H. School Facilities, Goal 3: Promote and respect school policies determining best use of school facilities for the benefit of all citizens of Rathdrum.	Yes	The Lakeland School District was considered in the proposal and provided a letter of support of the annexation.
II J. Economic Development		

Goal/Policy	Consistent	Discussion
II J. Economic Development, Goal 1: Cultivate an environment that promotes a diversified sustainable economy that retains Rathdrum's rural character and preserves the natural environment while providing local access to livable wage jobs.	Unknown	It is anticipated that with increased populations, more and diversified commercial and industrial uses will be attracted to locate within Rathdrum.
II J. Economic Development, Goal 1, Policy C: *Promote the expansion, retention and diversity of the existing economic base, focusing development efforts on clean, non-polluting industry.*	Unknown	It is anticipated that with increased populations, more and diversified commercial and industrial uses will be attracted to locate within Rathdrum.
II J. Economic Development, Goal 1, Policy E: *Integrate diversified commercial and industrial development to expand employment opportunities for local workers.*	Yes	The proposal includes commercial zoning which is anticipated to expand employment opportunities when it develops.
II K. Community Design		
II K.-2 Community Design, Balanced Development		
II K.-2 Community Design, Balanced Development, Goal 2: Guide public, residential, commercial and industrial development to sustain Rathdrum as a compact, close-knit rural town.	To Be Determined	Growth of Rathdrum is inevitable. The proposal appears to be consistent with development patterns established by the Council, however, the Council shall provide this determination.
II K.-2 Community Design, Balanced Development, Goal 2, Policy A: *Promote a wide range of residential development forms and designs, including a mix of housing types, from condominiums to townhouses to triplexes and duplexes to single family detached houses.*	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
II M. Agriculture		
II M. Agriculture, Goal 1: Accommodate the continuation of agricultural activity on large tracts of land within the city and in the Area of City Impact.	Yes	Agricultural activity will be allowed to continue as an existing use until such time that the property is developed.
II M. Agriculture, Goal 1, Policy B: *Allow continued agricultural activity in those agricultural areas transitioning to urban activity.*	Yes	Agricultural activity will be allowed to continue as an existing use until such time that the property is developed.

RECOMMENDATION

City of Rathdrum Planning Staff recommends approval of the request if the Commission finds that the proposal is compliant with the Rathdrum Comprehensive Plan and Rathdrum City Code and is in the best interest of the City.

COMMISSION ACTION

Following the public hearing, the Commission may recommend that the annexation and zoning request be granted as requested, it may recommend a modification of the request, or it may recommend that the request be denied. The Commission shall ensure that any recommendations are in accordance with the Comprehensive Plan and established goals and policies and shall specify:

a. The ordinance and standards used in evaluating the application;

b. The reasons for approval or denial;

c. The actions, if any, that the applicant could take to obtain annexation and zoning.

Potential Motions: The language set forth below is provided for guidance with no intent to suggest any specific action.

APPROVAL: I move to recommend to the City Council that the proposal be approved, finding that it is compliant with the City of Rathdrum Comprehensive Plan and Rathdrum City Code as shown within the Code and Comprehensive Plan analysis found in the Staff Report. I further move that such recommendation be updated by staff to include Findings of Fact and Conclusions of Law for the Council reflective of this staff report, a summation of testimony provided by any citizens appearing and testifying in relation to this proposal and be provided to the Council as the Commission's formal recommendation within sixty (60) days following tonight's public hearing.

ADDITIONAL CONDITIONS OF APPROVAL (Optional): I further move that the following additional conditions are to be met:_____

DENIAL: I move to recommend to the City Council that the proposal as presented be denied, finding that it is not in accord with the Rathdrum Comprehensive Plan, Rathdrum City Code or is not in the best interests of the City for the following reasons:_____

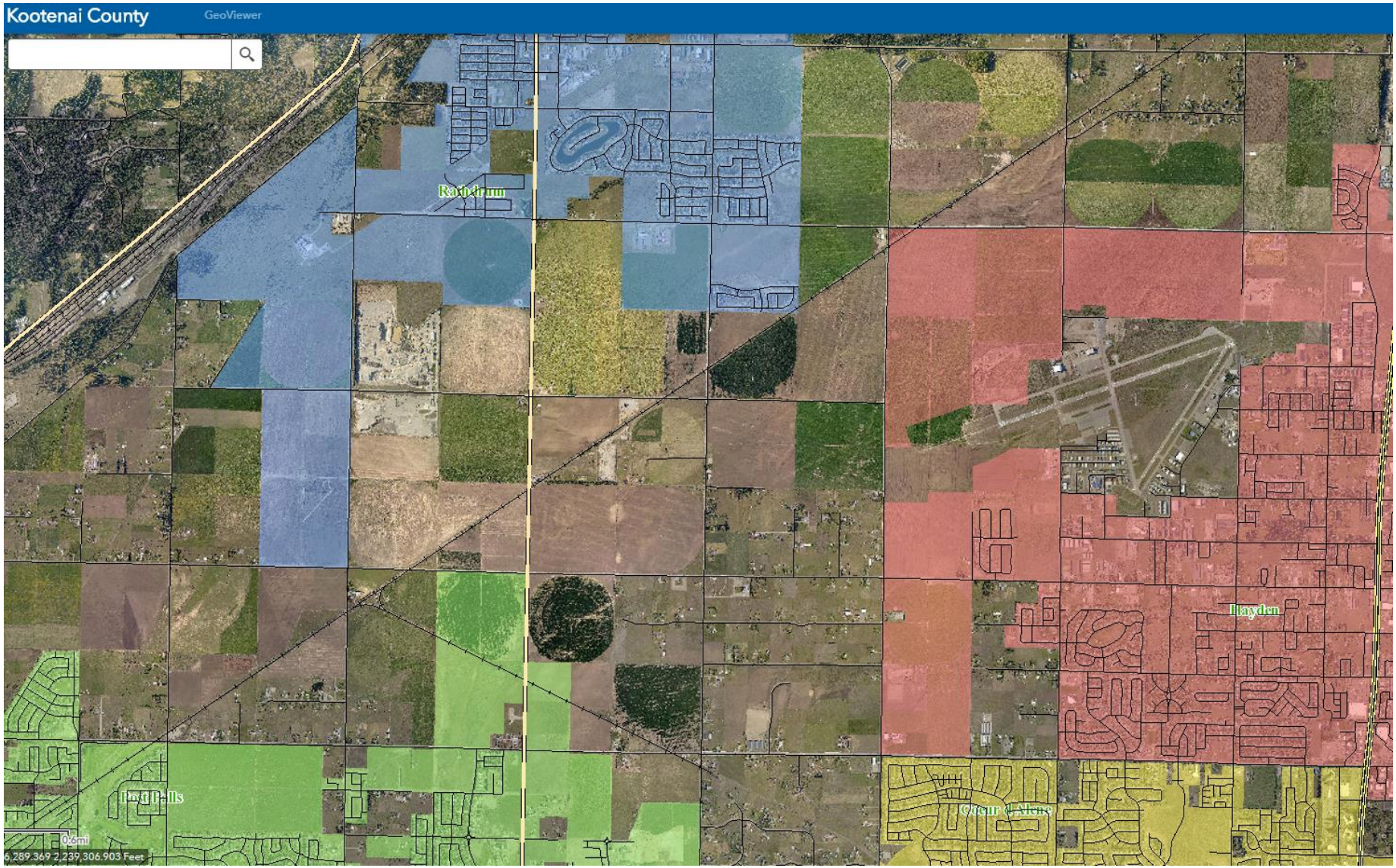
STAFF CONTACT

For more information regarding this application, the complete project file, including application materials and project history, is available for review at Rathdrum City Hall at 8047 W. Main Street, Rathdrum, Idaho, or by contacting Planning staff:

Cary Siess, City Planner / Planning and Zoning Administrator
City of Rathdrum Public Works Department, Planning Division
8047 W. Main Street, Rathdrum, Idaho 83858
Phone: 208-687-2700 x 117
Email: cary@rathdrum.org

Attachments:

Shared Tier ACI area and City limits


Kootenai County
GeoViewer
Rathdrum
Hayden
Post Falls
Coeur d'Alene
0.6mi
6,289,369 2,239,306.903 Feet

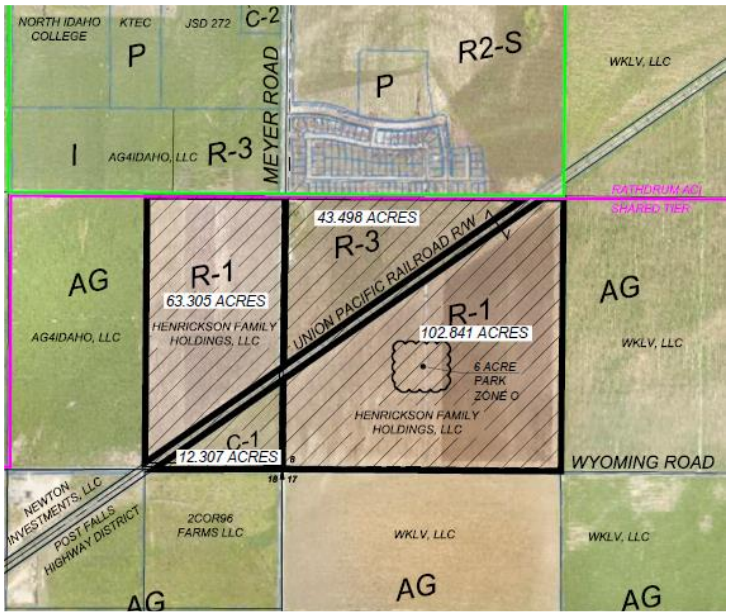
City of Rathdrum
Planning and Zoning Commission

Staff Report – Annexation and Zoning Request

To:	**Rathdrum Planning and Zoning Commission**
From:	City of Rathdrum Planning and Zoning Administrator
Date of Report:	August 13, 2020
Subject:	Henrickson South Annexation and Zoning 2020-02A
Property Address:	NNA N Meyer Road
Applicant / Owner:	Bluegrass Development, LLC 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83814 Henrickson Family Holdings, LLC 575 Canterbury Lane Moses Lake, WA 98837
Representative:	Drew Dittman / Wayne Lockman Lake City Engineering, Inc. 126 E. Poplar Avenue Coeur d'Alene, ID 83814
Date of Meeting:	August 18, 2020

PROJECT INFORMATION

Request: The applicant is seeking approval of annexation and zoning of approximately 227.9512[1] acres of real property (excluding rights of way) for the purpose of incorporating the property into the city limits of Rathdrum. The property is adjacent to existing city limits to the north. The annexation will include the adjoining public rights-of-way of Meyer Road and Wyoming Avenue. The total acreage, including the right of way of the Spokane International Railway is 238.08 acres.



Location of Project: The property is generally located south of the Brookshire development, approximately .5 miles south of the intersection of N Meyer Road and Lancaster Road and north of W Wyoming Avenue, on both the west and east sides of Meyer Road.

[1] Please note that this differs from the public notice which referenced 242 acres which number was obtained from Kootenai County GIS mapping.

Legal / Parcel Data: The legal description of the area is described as a parcel of land being the East half of the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as found within the Legal Description found within the application materials for this proposal.

The Kootenai County Assessors Tax Parcel Numbers are 51N04W-07-9100 and 51N04W-08-6000.

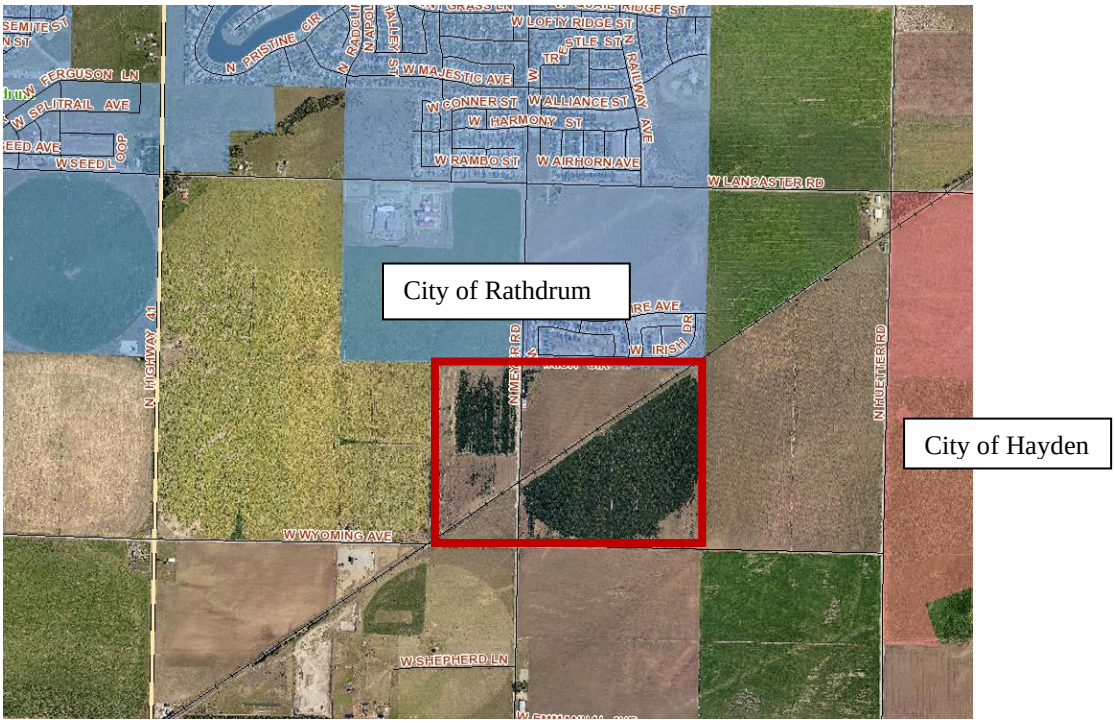
Current Property Use and Zoning: The property is currently zoned Agriculture by Kootenai County and is utilized as farmland.

Proposed Zoning: The proposed zoning is 165.946 acres of Residential R-1 (single family, low density), 43.498 acres of Residential R-3 (Multifamily, high-density), 12.307 acres of Commercial C-1 (General Commercial) and 6-acres of O (Parks / Open Space) zoning to be dedicated to the public.

Comprehensive Plan Designation / Zoning: The property is located within the Shared Tier Area of City Impact (ACI), an area of impact which overlaps with the cities of Post Falls and Hayden. The City's Future Land Use Map shall be updated to designate a land use for this area in the Shared Tier prior to annexation. An amendment to the Future Land Use Map to designate this area as "Transformational" which allows residential and commercial uses is being processed concurrently with this application as a separate process.

Adjacent Land Uses and Zoning:

North	R-2S, I and R-3	Brookshire Subdivision and Undeveloped land inside Rathdrum city limits
East	Agriculture	Undeveloped – Kootenai County
South	Agriculture	Undeveloped – Kootenai County
West	Agriculture	Undeveloped – Kootenai County



PROJECT REVIEW

City planning and public works staff have reviewed the proposed annexation and zoning request and determined that it is consistent with Rathdrum City Code and can be supported by the Comprehensive Plan as determined by City Council. The Applicant will be required to sign an Annexation Agreement with the City.

Zoning Code Analysis: Several chapters of the Rathdrum City Code (RCC) Title 11, Zoning, provide regulations for the proposed annexation. Those portions of the RCC that pertain to the proposal and an analysis of the proposals conformance with that requirement are as follows:

Code	Consistent	Discussion
Rathdrum City Code (RCC) Title 11, Zoning		
RCC 11, Chapter 11, Annexation and Zoning contains the requirements and criteria for annexation and zoning requests.	Yes and To Be Determined	
RCC 11-11-1, Authority; Procedure: Idaho Code section 50-222 provides that any land lying contiguous or adjacent to any city in the State of Idaho, or to any addition or extension thereof may be annexed by the city only if the land is lying in the area of city impact and the land is laid off into blocks containing not more than five (5) acres of land each, whether the same shall have been or shall be laid off, subdivided or platted in accordance with any statute of this State or otherwise, or whenever the owner or proprietor or any person by or with his authority, has sold or begun to sell such contiguous or adjacent lands by metes and bounds in tracts not exceeding five (5) acres. An owner of land of any size may request that the tract of land be annexed by the city whether the land is or is not contained in the city's area of impact by submitting such request in writing to the city council. If the tract of land is surrounded by or borders the city, the council may, by ordinance, declare the land by proper legal description thereof to be a part of such city. In any annexation of adjacent territory, the annexation shall include all portions of highways lying wholly or partially within the annexed area.	Yes	The owner of the land, consisting of approximately 228 acres, has requested that the tract of land be annexed by the City. The land is contained in the City's shared tier area of impact. The owner submitted the request in writing on June 26, 2020. The annexation includes portions of Meyer and Wyoming Roads.
RCC 11-11-2, Initiation of Annexation and Zoning Procedures: Annexation and zoning procedures may be initiated in one of the following ways: A. By adoption of a motion by the Commission; B. By adoption of a motion by the City Council; C. By the filing of an application, to be provided by the Administrator, by a property owner or a	Yes	The property owner submitted an application requesting annexation, in writing, on June 26, 2020.

person who has existing interest in property within the area proposed to be changed or affected by said annexation.		
RCC 11-11-3, Criteria for Granting Annexation: Criteria for granting an annexation request shall be as follows:	Yes and To Be Determined	This section is provided by sub-section below.
• **§11-11-3-A:** The concerned property has a common boundary with the City limits.	Yes	The subject property has a common boundary with the city limits on the north side of the proposed annexation area. The proposed annexation is consistent with the criteria.
• **§11-11-3-B-1:** The City should grow within a well-defined area.	To Be Determined	The proposed annexation area is within the City's identified shared tier Area of City Impact. The City's Future Land Use Map is being updated concurrent with this proposal to ensure the proposed annexation is consistent with the criteria.
• **§11-11-3-B-2:** Growth in new areas should be allowed when suitable vacant land is no longer available to accommodate the growth or when a specific use is proposed which is beneficial to the citizens of Rathdrum.	To Be Determined	The City of Rathdrum and north Idaho in general are experiencing the fastest population growth in the United States. Annexation of the area will provide additional land within the City of Rathdrum corporate limits for future expansion. The Commission and Council shall determine consistency with the criteria.
• **§11-11-3-B-3:** Growth should only be allowed when public utility services are sufficient to accommodate the new growth.	Yes	Public utility services can be extended to the property and will be required prior to any development. Public right of way dedication of interior streets will also be required. Utility demand for future uses will be determined and addressed at the time of development.
• **§11-11-3-B-4:** The physical development of the City should reflect the best interests and needs of the City.	To Be Determined	This requested annexation will provide for future development of residential housing with neighborhood commercial services to meet the growing housing demand of Rathdrum. The Commission and Council shall determine "best interests".
• **§11-11-3-B-5:** Ensure adequate information and analysis is available upon which to base land use decisions.	To Be Determined	The property is located within Rathdrum's Shared Tier Area of City Impact (ACI) and identified as "Transformational" as shown on the updated Future Land Use Map being updated concurrent with this proposal, which supports the proposed future subdivision development. The application information submitted incorporates further information and analysis.

RCC 11-11-4, Action by Commission and City Council, §A, Commission:	Yes and To Be Determined	
• **§11-11-4-A-1: Public Hearing:** No more than sixty (60) days following the filing of an application, or upon motion by the Commission or the City Council, the Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of time, place and a summary of the request shall be published in the official newspaper of the City. Additional notice by regular mail shall be provided to property owners within three hundred feet (300') of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed annexation and zoning as determined by the Administrator. When notice is required for two hundred (200) or more property owners, in lieu of the mail notification, three (3) notices in the official newspaper of the City is sufficient; provided that, the third notice appears at least ten (10) days prior to the public hearing. Following the Commission's hearing, if the Commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the Commission forwards its recommendation to the City Council.	Yes	A Public Hearing before the Planning and Zoning Commission has been scheduled for August 18, 2020, within 60 days of receipt of the application. Notice of the hearing, including time, place and a summary of the request was published in the Coeur d'Alene Press on August 3, 2020. Notice by regular mail to all property owners of land situated within three hundred feet of the external boundaries of the proposal was provided on August 4, 2020 in compliance with this section. In addition, a Public Notice was posted on the property on August 3, 2020. Notice was also posted on the City's web site and notice board outside of City Hall on July 30, 2020. All notices included the date, time and place of the hearing as well as a summary of the proposal, and the description and location of the subject property. Notice of the proposed annexation was also forwarded to other agencies with jurisdiction on August 3, 2020 as well as prior to the application submission. Furthermore, prior to the date of the public hearing, the City issued a written staff report dated August 13, 2020, integrating any comments received regarding the application, and made available to the public a copy of the Staff Report for review and inspection. A copy of the staff report was provided to the Applicant or the Applicant's designated representative and the Planning Commission prior to the hearing.
• **§11-11-4-A-2:** Recommendation: Within sixty (60) days from the close of the public hearing, the Commission shall transmit its recommendation to the City Council. The Commission may recommend that the annexation and zoning request be granted as requested, it may recommend a modification of the request, or it may recommend that the request be denied. The Commission shall ensure that any	To Be Determined	

recommendations are in accordance with the Comprehensive Plan and established goals and policies and shall specify: a. The ordinance and standards used in evaluating the application; b. The reasons for approval or denial; c. The actions, if any, that the applicant could take to obtain annexation and zoning.		
RCC 11-11-4, Action by Commission and City Council, §B, City Council:	Yes and To Be Determined	
• **§11-11-4-B-1:** Public Hearing: The City Council, prior to adopting, revising, or rejecting the recommendation by the Commission, shall conduct at least one public hearing using the same notice and hearing procedures as the Commission. Following the City Council hearing, if the City Council makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the City Council adopts the amendment.	To Be Determined	
• **§11-11-4-B-2:** Findings And Conclusions: Upon revising or rejecting the recommendation by the Commission, City Council shall establish its own findings and conclusions and shall specify: a. The ordinance and standards used in evaluating the application; b. The reasons for approval or denial; c. The actions, if any, that the applicant could take to obtain annexation and zoning	To Be Determined	
RCC 11-11-5, Criteria for Granting Requested Zoning: Criteria for granting requested zoning shall be the same as those listed in Chapter 4 of Title 11.	Yes and To Be Determined	
RCC 11-4A-2, R-1 Residential District: The purpose of the R-1 district is to provide for large lot residential environments at housing densities consistent with the physical characteristics of the area, and as recommended in the adopted Rathdrum Comprehensive Plan. Low density residential areas should be located as follows:	Yes	The proposal provides opportunity for single-family neighborhood development.
• **§11-4A-2-B-1:** *In areas where the physical limitations of soil, topography or other natural factors limit development to a low density.*	NA	Factors limiting density in this case is the choice of the developer.

• **§11-4A-2-B-2:** *In areas where permanent low-density living is appropriate.*	To Be Determined	The Council shall determine "appropriate".
• **§11-4A-2-B-3:** *In areas where municipal water facilities and sewage disposal facilities are provided.*	Yes	City water and sewer utilities can be extended to the property. The area is identified in City water and sewer master planning.
RCC 11-4A-4, R-3 Residential District: The purpose of the R-3 district is to provide for residential environments at a higher density than R-1 and R-2 districts. High density residential areas should be located as follows:	Yes and To Be Determined	
• **§11-4A-4-B-1:** *In areas where increased traffic would not have detrimental effect on the carrying capacity of collector and arterial streets.*	To Be Determined	The Council shall determine if the proposed zone district is appropriately located.
• **§11-4A-4-B-2:** *In locations where municipal water and sewer facilities are provided.*	Yes	City water and sewer facilities can be extended to serve the property. See the Memo provided by the Public Works Director / City Engineer as attached hereto.
• **§11-4A-4-B-3:** *In areas to act as a buffer between commercial or industrial districts and lower density residential districts.*	To be Determined	The location is between lower density residential districts to the north (R-2S) and south (proposed R-1), however is directly adjacent to railroad right of way.
• **§11-4A-4-B-4:** *In areas designated for high density use on the city of Rathdrum future land use map.*	To Be Determined	The proposed annexation area is within the City's identified shared tier Area of City Impact. The City's Future Land Use Map is being updated concurrent with this proposal to ensure the proposed annexation is consistent with the criteria.
RCC 11-4B-2, C-1 General Commercial: The purpose of the C-1 district is to permit the establishment of general commercial uses that will meet the daily needs of residents in and around the city. General commercial districts should be established according to the following:	Yes and To Be Determined	
• **§11-4B-2-B-1:** *Encourage commercial development to locate within established commercial districts or in areas where commercial uses are compatible with surrounding uses.*	To Be Determined	The Council shall determine if the proposal is compatible with surrounding uses.
• **§11-4B-2-B-2:** *Areas of commercial development should be so located as to be accessible to arterials which will have a minimum impact on the surrounding homes and street traffic.*	Yes	The district would be accessible directly from Highway 41.
• **§11-4B-2-B-3:** *Commercial development areas should be designated as such in the*	To Be	The proposed annexation area is within the City's identified shared tier Area of City

Rathdrum Comprehensive Plan, on the City of Rathdrum future land use map.	Determined	Impact. The City's Future Land Use Map is being updated concurrent with this proposal to ensure the proposed annexation is consistent with the criteria.
• **§11-4B-2-B-4:** *Proposed commercial areas should be located where adequate municipal water and sewer facilities, as well as other community services such as fire and police protection, can be provided.*	Yes	Municipal water and sewer can be extended to the area and other community services can be provided.
• **§11-4B-2-B-5:** *Proposed commercial areas should comply with the goals and policies of the Rathdrum Comprehensive Plan.*	To Be Determined	See Comprehensive Plan Consistency Analysis below.
RCC 11-4D-1, O Parks and Open Space District: The purpose of the O district is to preserve areas for recreational activities and open green space.	Yes	The proposal would provide space to allow for recreation or open green space.

Comprehensive Plan Consistency Analysis: The proposal is generally consistent with and implements several goals and policies of the City's Comprehensive Plan. The relevant goals and policies established within the Rathdrum Comprehensive Plan that pertain to the proposal, including an analysis of the proposal's consistency are as follows:

Goal/Policy	Consistent	Discussion
II A. Population		
II A. Population, Goal 1: Address changing growth trends and capacities to work toward a moderate and stable rate of long-range population growth with orderly development.	Yes	The population of the area has been growing at a steady rate for the last several years. Annexation of area to support orderly residential growth, where the infrastructure for such growth will be paid by the project proponent / developer and can be extended to other properties within the city and its ACI, provides for stable growth over time. The proposed zoning and density is consistent with other development in Rathdrum.
II A. Population, Goal 2: Guide future development to maintain and enhance the quality of life of the population living within and directly adjacent to the community.	Yes	The City has adopted development standards to help ensure this goal is met. Future development within the annexation area will be subject to such standards.
II B. Land Use		
II B. Lands Use, Goal 1, Policy B: *Consider and include the following criteria in the development of future zoning, subdivision and other ordinances, and plans.* • *Economically and socially integrated neighborhoods* • *A wide range of housing, especially that*	Yes and To Be Determined	The proposed residential zone districts allow for single family and multifamily development on vacant land and provides for additional housing stock. The proposal provides for a pocket of commercial business which will be accessible

Goal/Policy	Consistent	Discussion
which is affordable to local citizens • *A central business core, in the tradition of a community Main Street district* • *Pockets of neighborhood commercial businesses to provide retail conveniences without the need to travel by car* • *A system of pathways and open spaces to connect the community and to encourage walking, biking, outdoor recreation and social gathering* • *Industrial divisions whose waste and output are compatible with sustaining this rural community's excellent natural environment* • *A transportation network that provides easy access between local jobs, homes, commerce and recreation* • *A transportation network that accommodates regional traffic needs while giving priority to local access, convenience, connection, safety, potential for public transit and economy* • *Support for preservation of agricultural lands around the community.*		to neighboring residential zones. Sidewalks will be included in any proposed future subdivision development connecting to the City's existing sidewalk system as well as proposed open space. Improvements within any proposed subdivision will also provide appropriate transportation for the area at the time of future development. This property is currently utilized for agricultural purposes, however, use of the property for farming has been determined by the owner as no longer an economically viable proposition given the market and, equally importantly, given the Henrickson family's own needs.
II B. Land Use, Goal 2: Avoid annexation except to support well planned development, uniform boundaries, orderly growth and the goals and policies of the comprehensive plan.	To Be Determined	The Council shall determine if the annexation meets the criteria. The proposal does provide for uniform City boundaries by continuation of the eastern boundary of the City in line with current city limits.
II B. Land Use, Goal 2, Policy A: *Encourage development within currently established areas of the community and more intense use of developed land.*	To Be Determined	The property is within the Shared Tier Area of Interest which has been identified and established as an area of growth for Rathdrum. The development necessary to support growth in Rathdrum likely cannot be accommodated within currently established City limits or is not being acted upon by owners of those properties where appropriate zoning is provided. The Council shall determine if the annexation meets the criteria.
II B. Land Use, Goal 2, Policy B: *Evaluate any proposed annexation carefully to assure it supports well planned development, uniform boundaries, orderly growth and the goals and policies of the comprehensive plan.*	To Be Determined	The Council shall determine if the annexation meets the criteria. The proposal does provide for uniform City boundaries by continuation of the eastern boundary of the City in line with current city limits. The proposal is also within an area where lands for placement of a school are available, as are lands available for pocket commercial activities.

Goal/Policy	Consistent	Discussion
II C. Natural Resources		
II C. Natural Resources, Goal 5: Protect the existing high quality of the Rathdrum Aquifer from contamination and deterioration. Minimize negative impact on the aquifer from current and future activities within the community, especially in areas that are currently in open space or under agricultural use.	Yes	The City has adopted development standards to help ensure this goal is met. Future development within the annexation area will be subject to such standards
II C. Natural Resources, Goal 5, Policy E: *Regulate the location, density, and type of development in potential areas of flooding and flood plains to protect water quality. Fully consider the short and long term impacts of potential activity on the aquifer in all decision-making processes concerning future development within the current city bounds and areas of city impact. Ensure that both public and private development in Rathdrum respect the aquifer's environmental integrity through development and enforcement of local ordinance and policy.*	Yes	The proposal is within an area of city impact. Future development will be subject to the City's development and construction standards to provide protection of the aquifer, mainly through stormwater infrastructure requirements.
II C. Natural Resources, Goal 5, Policy G: *Planned growth and development shall be accompanied by the development of infrastructure, public services, utilities and preservation of open space. The provision of municipal sewer services must be available prior to development.*	Yes	Future development will be subject to the City's development and construction standards to provide protection of the aquifer through stormwater infrastructure requirements. Open space is also included within the proposal. Sewer services will be extended to the project prior to any development.
II C. Natural Resources, Goal 5, Policy I: *Explore potential methods and means to preserve areas that are currently in their natural state, under agricultural use or in open space to enhance the protection of the aquifer.*	Unknown	Use of the property for farming has been determined by the owner as no longer an economically viable proposition given the market and, equally importantly, given the Henrickson family's own needs.
II E.-1 Public Safety		
II E.-1 Public Safety, Goal 1: Ensure police, fire and emergency service protection is timely, efficient and professional, maintaining Rathdrum's reputation as a safe community with low levels of crime.	Yes	The Northern Lakes Fire Protection District reviewed the proposal and did not express concerns regarding coverage. Both the fire district and Rathdrum Police Department can provide service to the proposed development.
II E.-1 Public Safety, Goal 1, Policy F: *Require new development to provide sufficient emergency vehicular access for emergency equipment and adequate water supply and pressure for the purposes of fire protection.*	Yes	Future development will be subject to the City's development and construction standards to provide access and fire protection.
II E.-1 Public Safety, Goal 1, Policy G: *Require*	Yes	Future development will be subject to the

Goal/Policy	Consistent	Discussion
development be designed and constructed to address the minimization of hazards and the enhancement of the effective provision of law enforcement and protection.		City's development and construction standards to provide access and fire protection.
II E.-2 Sewer and Water		
II E.-2 Water and Sewer, Goal 1: Maintain a service infrastructure for sewer and water that focuses on providing efficient and environmentally sound service to developed areas while providing service to newly developed areas in an effective, efficient and timely manner.	Yes	Future development will be subject to the City's development and construction standards to provide water and sewer infrastructure.
II E.-2 Water and Sewer, Goal 1, Policy A: *Require all existing and proposed facilities within the city limits be connected to and serviced by, the municipal sewer system.*	Yes	Future development will be subject to the City's development and construction standards to provide sewer infrastructure and service connected to City sewer.
II E.-2 Water and Sewer, Goal 1, Policy B: *Promote development in areas with municipal sewer and water systems in place.*	Yes	Future development will be subject to the City's development and construction standards to provide water and sewer infrastructure. The sewer lift station and mains installed with the Brookshire Development area already in place to service future development.
II E.-2 Water and Sewer, Goal 1, Policy C: *Encourage land development patterns that permit the most economical extension of sewer lines.*	Yes	The sewer lift station and mains installed with the Brookshire Development area already in place to service future development.
II E.-2 Water and Sewer, Goal 1, Policy D: *Base land use development and density decisions on the availability of municipal sewer and water systems.*	Yes	Water and sewer is available to be extended to future development.
II E.-2 Water and Sewer, Goal 1, Policy E: *Focus the development of infrastructure in areas within the city limits and areas where growth will occur in the short term.*	Yes	Infrastructure can be developed within this area to support growth in the short term.
II F. Transportation		
II F. Transportation, Goal 1: Establish a system of paved arterials, alternate routes and pathways that makes the community feel connected and integrated.	Yes	Meyer Road and Wyoming Avenue are classified as collector streets. Right of way dedication and improvements to both internal and external roadways will be required for future development. Such will provide connection to the greater community and nearby school sites.
II F. Transportation, Goal 1, Policy F: *Determine right-of-way acquisition requirements, especially along major arterials, to support future development, internal circulation and pedestrian*	Yes	The Public Works Director has determined appropriate right of way requirements and dedications.

Goal/Policy	Consistent	Discussion
pathway system needs.		
II F. Transportation, Goal 3: Minimize the financial and operational impacts of road improvement projects and maintenance.	Yes	The developer will be responsible for providing improvements for future development. Tax infrastructure provided by future housing helps to pay for maintenance of infrastructure.
II G. Housing		
II G. Housing, Goal 1: Apply four primary principles, 1) Sense of Community, 2) Variety, 3) Affordability and 4) Integration, in the enhancement and maintenance of existing residential areas and the design of new housing developments. **A) Sense of Community: Promote a sense of community by encouraging walking and cycling, good lighting and safe havens for children while providing ready access to shared green space and parks. Housing will be connected to commercial areas and civic centers by well-organized street and pathway systems, potentially including public transportation, all making it easy for people to meet and interact with each other. Neighborhoods should not be completely walled off from each other.** **B) Variety: Provide a broad mix of housing choices for a mix of people with differing economic means, ages and lifestyles. Types of housing may include, but are not limited to, apartments, townhouses, multi-family units, manufactured homes and small, as well as large, lot single family residences.** **C) Affordability: Ensure affordable housing is available for the local household and family, encouraging the creation of a wide range of housing, including that which is affordable to the community's average and lower income worker and family.** **D) Integration: Provide a mix of appropriate housing choices in neighborhoods suitable for seniors as well as youth, young families starting out, as well as established single-family residences. Neighborhoods should be welcoming, inviting, safe and available in every sense. Seniors should not be segregated from youth. Young families starting out should not be segregated in apartment complexes from single**		Future development is anticipated to provide for a variety of housing types, including more affordable housing. Future residential development will integrate with the existing Brookshire development. A) Sidewalks / pathways and lighting will be provided within future development as required by City development standards. Housing will be adjacent to a commercial and open space/park area as proposed. B) A variety of housing is anticipated with the inclusion of multifamily and single family zoning. C) More affordable housing is anticipated with the inclusion of multifamily zoning. D) Any and all uses allowed by the proposed zone district standards will be allowed as proposed.

Goal/Policy	Consistent	Discussion
family residential neighborhoods.		
II G. Housing, Goal 2: Provide well designed and sustainable residential development.	Yes	Future development will be subject to the City's development and construction standards.
II G. Housing, Goal 2, Policy A: *Encourage the provision of opportunities for a variety of attractive neighborhood characteristics in terms of price range, amenities, natural settings, and proximity to other areas of activity.*	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning. Open space and commercial uses are proposed also.
II G. Housing, Goal 2, Policy B: *Promote the development of healthy neighborhoods which incorporate central open spaces, encourage walking and cycling, are well lit and safe havens for children, and which are connected to commercial areas and civic centers by well-organized street systems.*	Yes	Future development will be subject to the City's development and construction standards to ensure this.
II G. Housing, Goal 2, Policy D: *Incorporate accessible shared open spaces and park areas for use by residents in all neighborhoods.*	Yes	Open space / park acreage is included in the proposal.
II G. Housing, Goal 2, Policy F: *Protect the continuity and inherent character of existing neighborhoods in planning and zoning decisions.*	Yes	The proposal appears to be in continuity with the adjacent Brookshire development.
II G. Housing, Goal 4: Provide a broad mix of housing choices for people of differing economic, age and lifestyle segments.	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
II G. Housing, Goal 4, Policy C: *Provide an adequate supply of land in appropriate land use designations that meets the future needs and demand for a broad range of residential types.*	Yes	The proposal will provide a supply of land to meet the short-term future needs of providing housing for Rathdrum.
II G. Housing, Goal 5: Accommodate the enhancement of current housing and the development of future housing to ensure housing is available in an affordable manner for all members of the community.	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
II G. Housing, Goal 5, Policy D: *Explore, develop and promote a variety of options and solutions to best ensure the provision of future affordable housing throughout the community. Some options to explore include:* *2. Flexible zoning that allows for a balance of smaller lots and assimilation of affordable housing in future housing developments and the incorporation of other conventional and non-conventional*	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.

Goal/Policy	Consistent	Discussion
development intensity options.		
II H. School Facilities		
II H. School Facilities, Goal 1: Consider the priorities and concerns of Lakeland School District and other schools in future community development decisions.	Yes	The Lakeland School District was considered in the proposal and provided a letter of support of the annexation.
II H. School Facilities, Goal 2: Ensure convenient and safe accessibility to school facilities.	Yes	Future development will be subject to the City's development and construction standards to ensure this. This developer previously donated land for a school site in the immediate area.
II H. School Facilities, Goal 2, Policy A: *Encourage geographically centralized facilities to minimize sprawl and maximize convenience.*	Ye	
II H. School Facilities, Goal 3: Promote and respect school policies determining best use of school facilities for the benefit of all citizens of Rathdrum.	Yes	The Lakeland School District was considered in the proposal and provided a letter of support of the annexation.
II J. Economic Development		
II J. Economic Development, Goal 1: Cultivate an environment that promotes a diversified sustainable economy that retains Rathdrum's rural character and preserves the natural environment while providing local access to livable wage jobs.	Unknown	It is anticipated that with increased populations, more and diversified commercial and industrial uses will be attracted to locate within Rathdrum.
II J. Economic Development, Goal 1, Policy C: *Promote the expansion, retention and diversity of the existing economic base, focusing development efforts on clean, non-polluting industry.*	Unknown	It is anticipated that with increased populations, more and diversified commercial and industrial uses will be attracted to locate within Rathdrum.
II J. Economic Development, Goal 1, Policy E: *Integrate diversified commercial and industrial development to expand employment opportunities for local workers.*	Yes	The proposal includes commercial zoning which is anticipated to expand employment opportunities when it develops.
II K. Community Design		
II K.-2 Community Design, Balanced Development		
II K.-2 Community Design, Balanced Development, Goal 2: Guide public, residential, commercial and industrial development to sustain Rathdrum as a compact, close-knit rural town.	To Be Determined	Growth of Rathdrum is inevitable. The proposal appears to be consistent with development patterns established by the Council, however, the Council shall provide this determination.
II K.-2 Community Design, Balanced Development, Goal 2, Policy A: *Promote a wide range of residential development forms and*	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family

Goal/Policy	Consistent	Discussion
designs, including a mix of housing types, from condominiums to townhouses to triplexes and duplexes to single family detached houses.		zoning.
II M. Agriculture		
II M. Agriculture, Goal 1: Accommodate the continuation of agricultural activity on large tracts of land within the city and in the Area of City Impact.	Yes	Agricultural activity will be allowed to continue as an existing use until such time that the property is developed.
II M. Agriculture, Goal 1, Policy B: *Allow continued agricultural activity in those agricultural areas transitioning to urban activity.*	Yes	Agricultural activity will be allowed to continue as an existing use until such time that the property is developed.

RECOMMENDATION

City of Rathdrum Planning Staff recommends the Commission recommend approval of the annexation request if the Commission finds that the proposal is compliant with the Rathdrum Comprehensive Plan and Rathdrum City Code and is in the best interest of the City. The following Conditions of Approval are recommended to address consistency with the Comprehensive Plan:

1. Development within the annexed area shall not begin until the existing Brookshire development is 85% built / developed to ensure continuity in development, with the exception of the commercially zoned property. When development occurs, such shall be logically phased starting in the northern portion of the property and proceeding southward.
2. At the time of development, the developer shall provide noise reducing fencing / walling along the railroad right of way. Such shall be subject to approval of the City Council upon subdivision approval or the Planning and Zoning Administrator as appropriate.
3. The project proponent shall enter into an Annexation Agreement with the City of Rathdrum to address infrastructure and transportation needs, as well as transfer of water rights and other requirements. Such Agreement shall be approved by the Rathdrum City Council.

COMMISSION ACTION

Following the public hearing, the Commission shall consider all relevant evidence and comments and determine whether to recommend that the annexation and zoning request be granted as requested, to recommend a modification of the request, or to recommend that the request be denied. The Commission shall ensure that any recommendations are in accordance with the Comprehensive Plan and established goals and policies and shall specify:

a. The ordinance and standards used in evaluating the application;

b. The reasons for approval or denial;

c. The actions, if any, that the applicant could take to obtain annexation and zoning.

Potential Motions: The language set forth below is provided for guidance with no intent to suggest any specific action.

APPROVAL: I move to recommend to the City Council that the proposal be approved with the recommended Conditions of Approval, finding that it is compliant with the City of Rathdrum Comprehensive Plan and Rathdrum City Code as shown within the Code and Comprehensive Plan analysis found in the Staff Report. I further move that such recommendation be updated by staff to include Findings of Fact and Conclusions of Law for the Council reflective of this staff report, a summation of testimony provided by any citizens appearing and testifying in relation to this proposal and be provided to the Council as the Commission's formal recommendation within sixty (60) days following tonight's public hearing..

ADDITIONAL CONDITIONS OF APPROVAL (Optional): I further move that the following additional conditions are to be met:_____

DENIAL: I move to recommend to the City Council that the proposal as presented be denied, finding that it is not in accord with the Rathdrum Comprehensive Plan, Rathdrum City Code or is not in the best interests of the City for the following reasons:_____

STAFF CONTACT

For more information regarding this application, the complete project file, including application materials and project history, is available for review at Rathdrum City Hall at 8047 W. Main Street, Rathdrum, Idaho, or by contacting Planning staff:

Cary Siess, City Planner / Planning and Zoning Administrator
City of Rathdrum Public Works Department, Planning Division
8047 W. Main Street, Rathdrum, Idaho 83858
Phone: 208-687-2700 x 117
Email: cary@rathdrum.org

Attached Exhibits:

Exhibit A – Legal Description

Exhibit B – Annexation Map

Exhibit C – Application Narrative

Exhibit D – Agency Comments

Exhibit E – Public Comments

Exhibit A

Annexation Land Description

A parcel of land being the East half of the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at the West Quarter corner of said Section 8, being a 5/8 inch rebar with yellow plastic cap marked “PLS 9367” per CP&F filed as Instrument Number 206667000, Records of Kootenai County, Idaho, from which the Southwest corner bears South 01°29’54” West 2619.12 feet;

thence along the North line of said Southwest Quarter, South 88°43'22" East 2644.26 feet to the Center Quarter corner of said Section 8, being 2 inch aluminum cap marked “PLS 4182” per CP&F filed as Instrument Number 2757976000, Records of Kootenai County, Idaho;

thence along the East line of said Southwest Quarter, South 01°23'34" West 2618.28 feet to the South Quarter corner of said Section 8, being a 5/8 inch rebar per CP&F filed as Instrument Number 821131, Records of Kootenai County, Idaho;

thence along the South line of said Southwest Quarter, North 88°44'26" West 2649.09 feet to the Southeast corner of said Section 7, being a 3-1/4 inch aluminum cap marked “PLS 10699” per CP&F filed as Instrument Number 1912849, Records of Kootenai County, Idaho;

thence along the South line of the East half of said Southeast Quarter, North 89°17'32" West 1305.29 feet to the East 1/16th corner of said Section 7;

thence along the West line of said East half of the Southeast Quarter, North 01°15'01" East 2629.28 feet to the Center-East 1/16th corner of said Section 7;

thence along the North line of said East half of the Southeast Quarter, South 88°50'39" East 1316.58 feet to the **Point of Beginning**;

Containing 238.08 acres of land, more or less.

As depicted on **EXHIBIT B**

Exhibit B

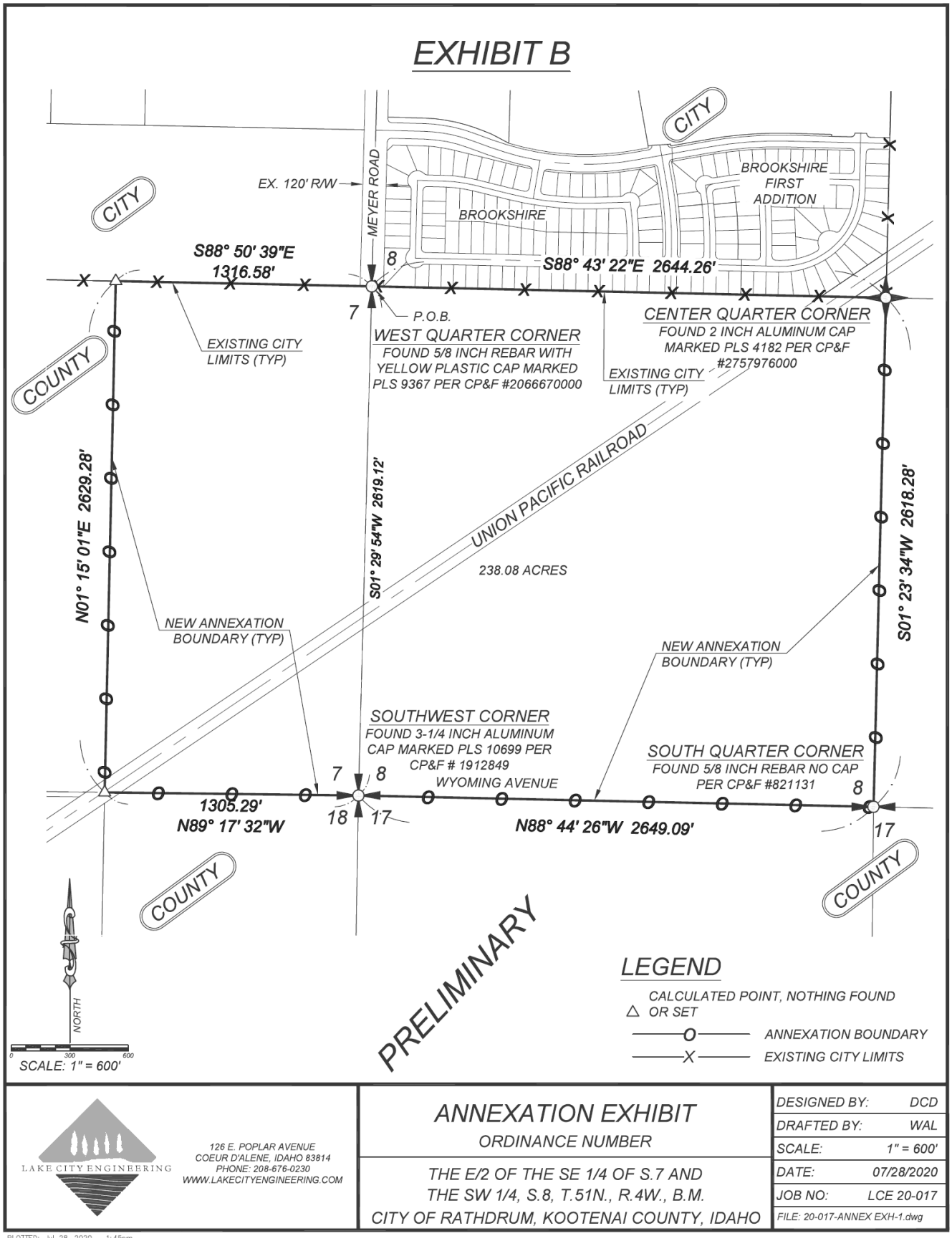


EXHIBIT B
CITY
CITY
COUNTY
COUNTY
COUNTY
EX. 120' R/W
MEYER ROAD
BROOKSHIRE
BROOKSHIRE FIRST ADDITION
S88° 50' 39"E 1316.58'
S88° 43' 22"E 2644.26'
8
7
P.O.B.
WEST QUARTER CORNER
FOUND 5/8 INCH REBAR WITH YELLOW PLASTIC CAP MARKED PLS 9367 PER CP&F #2066670000
CENTER QUARTER CORNER
FOUND 2 INCH ALUMINUM CAP MARKED PLS 4182 PER CP&F #2757976000
EXISTING CITY LIMITS (TYP)
EXISTING CITY LIMITS (TYP)
UNION PACIFIC RAILROAD
238.08 ACRES
N01° 15' 01"E 2629.28'
S01° 29' 54"W 2619.12'
S01° 23' 34"W 2618.28'
NEW ANNEXATION BOUNDARY (TYP)
NEW ANNEXATION BOUNDARY (TYP)
SOUTHWEST CORNER
FOUND 3-1/4 INCH ALUMINUM CAP MARKED PLS 10699 PER CP&F # 1912849
SOUTH QUARTER CORNER
FOUND 5/8 INCH REBAR NO CAP PER CP&F #821131
WYOMING AVENUE
7
8
8
1305.29'
N89° 17' 32"W
18
17
N88° 44' 26"W 2649.09'
17
PRELIMINARY
NORTH
0 300 600
SCALE: 1" = 600'
LEGEND
CALCULATED POINT, NOTHING FOUND OR SET
ANNEXATION BOUNDARY
EXISTING CITY LIMITS
LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208-676-0230
WWW.LAKECITYENGINEERING.COM
ANNEXATION EXHIBIT
ORDINANCE NUMBER
THE E/2 OF THE SE 1/4 OF S.7 AND
THE SW 1/4, S.8, T.51N., R.4W., B.M.
CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO
DESIGNED BY: DCD
DRAFTED BY: WAL
SCALE: 1" = 600'
DATE: 07/28/2020
JOB NO: LCE 20-017
FILE: 20-017-ANNEX EXH-1.dwg

Exhibit A

Annexation Land Description

A parcel of land being the East half of the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at the West Quarter corner of said Section 8, being a 5/8 inch rebar with yellow plastic cap marked “PLS 9367” per CP&F filed as Instrument Number 206667000, Records of Kootenai County, Idaho, from which the Southwest corner bears South 01°29’54” West 2619.12 feet;

thence along the North line of said Southwest Quarter, South 88°43'22" East 2644.26 feet to the Center Quarter corner of said Section 8, being 2 inch aluminum cap marked “PLS 4182” per CP&F filed as Instrument Number 2757976000, Records of Kootenai County, Idaho;

thence along the East line of said Southwest Quarter, South 01°23'34" West 2618.28 feet to the South Quarter corner of said Section 8, being a 5/8 inch rebar per CP&F filed as Instrument Number 821131, Records of Kootenai County, Idaho;

thence along the South line of said Southwest Quarter, North 88°44'26" West 2649.09 feet to the Southeast corner of said Section 7, being a 3-1/4 inch aluminum cap marked “PLS 10699” per CP&F filed as Instrument Number 1912849, Records of Kootenai County, Idaho;

thence along the South line of the East half of said Southeast Quarter, North 89°17'32" West 1305.29 feet to the East 1/16th corner of said Section 7;

thence along the West line of said East half of the Southeast Quarter, North 01°15'01" East 2629.28 feet to the Center-East 1/16th corner of said Section 7;

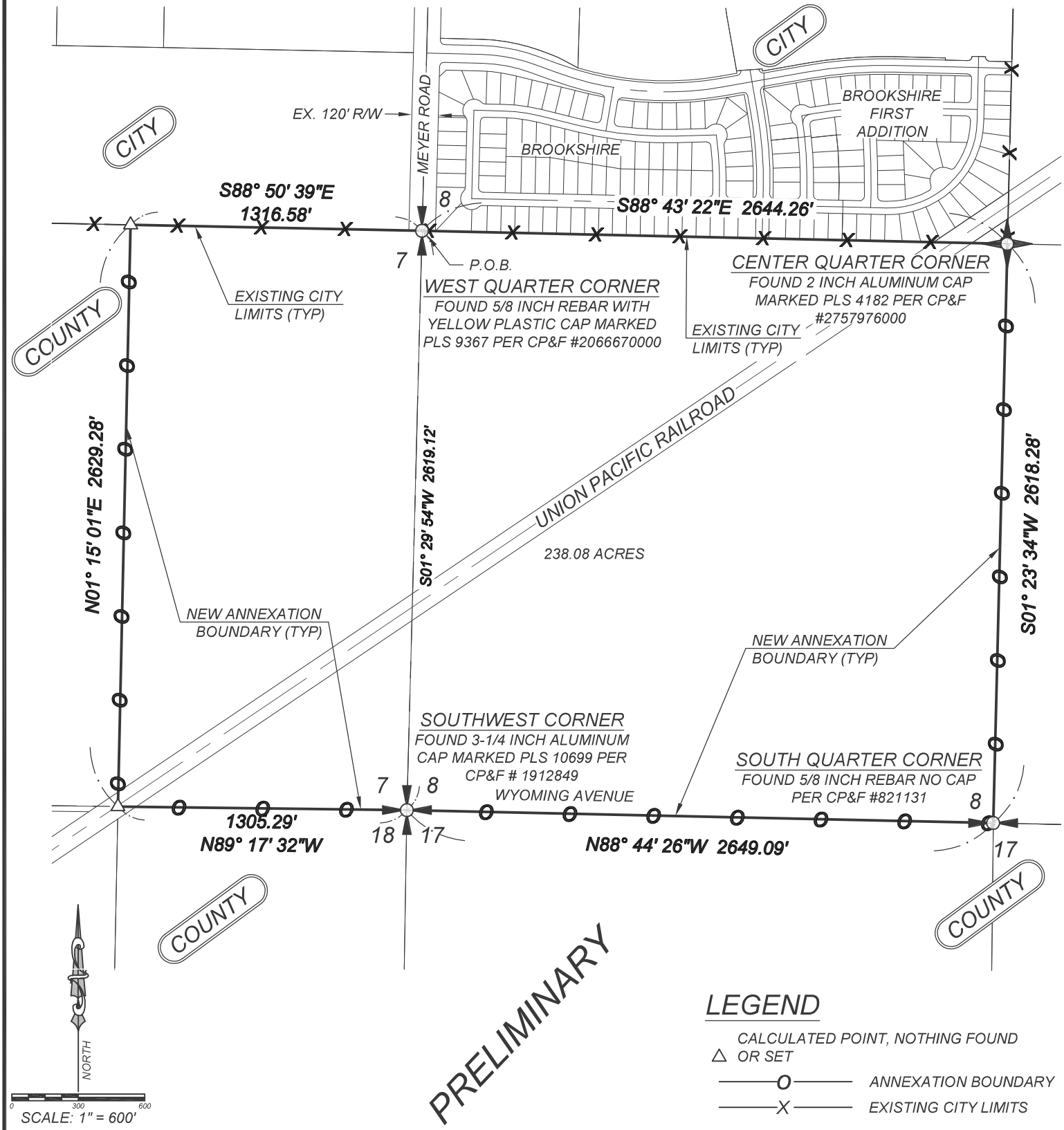
thence along the North line of said East half of the Southeast Quarter, South 88°50'39" East 1316.58 feet to the **Point of Beginning**;

Containing 238.08 acres of land, more or less.

As depicted on **EXHIBIT B**

DRAFT

EXHIBIT B



LEGEND

△ CALCULATED POINT, NOTHING FOUND OR SET

—O— ANNEXATION BOUNDARY

—X— EXISTING CITY LIMITS

LAKE CITY ENGINEERING

126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208-676-0230
WWW.LAKECITYENGINEERING.COM

ANNEXATION EXHIBIT

ORDINANCE NUMBER

THE E/2 OF THE SE 1/4 OF S.7 AND THE SW 1/4, S.8, T.51N., R.4W., B.M.
CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	WAL
SCALE:	1" = 600'
DATE:	07/28/2020
JOB NO:	LCE 20-017
FILE: 20-017-ANNEX EXH-1.dwg	

PLOTTED: Jul 28, 2020 – 1:45pm

HENRICKSON SOUTH

ANNEXATION AND ZONING REQUEST

NARRATIVE and SUBMITTAL INFORMATION

Project Proponent:

Bluegrass Development, LLC
1250 Northwood Center Court, Suite A
Coeur d'Alene, Idaho 83814
(208) 667-0100

Project Applicant:

Lake City Engineering, Inc.
126 E. Poplar Avenue
Coeur d'Alene, Idaho 83814
(208) 676-0230

INTRODUCTION

Bluegrass Development, LLC is hereby requesting the City of Rathdrum to consider the annexation of approximately 242 acres of property located approximately 0.5 South of the intersection of Lancaster Road and Meyer Road. The request is for a zoning designation of largely R-1 and R-3 (Residential District), with a 5-acre portion to be zoned O (Parks and Open Space) and another small portion to be zoned C-1 (Commercial District) at the intersection of Meyer Road and Wyoming Avenue. The subject property is currently vacant and is being utilized as farmland. The annexation will include the adjoining public rights-of-way for Meyer Road and Wyoming Avenue.

The purpose of this submittal is to provide background information to the City and request a formal annexation with City Staff to discuss the project and analyze City infrastructure such as water, sewer and streets. We are also requesting that this annexation request be scheduled in front of Planning & Zoning and City Council at the earliest available hearing date for consideration.

SUBJECT PROPERTY

The property being requested for annexation is as follows:

Parcel Numbers:	51N04W-07-9100 and 51N04W-08-6000
Annexation Area:	± 242 acres
Current Zoning:	Agriculture (County)
Legal Description:	The Southwest quarter of Section 8, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, excepting therefrom the Railroad right-of-way; Also, the East half of the Southeast quarter of Section 7, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, excepting therefrom the Railroad right-of-way.

Figure 1: Vicinity Map

ZONING CLASSIFICATION

The subject parcels are currently zoned Agriculture in Kootenai County, and consist of farmland. They are surrounded on all sides, except the North, by property that is zoned Agriculture. The Brookshire Subdivision, which lies directly North of the subject property, is zoned R-2S, and the property lying North and West of Meyer Road is zoned R-3 and Industrial. The project proponent is requesting zoning designations of R-1 and R-3 (Residential District), C-1 (Commercial District), and O (Parks and Open Space) per Figure 2 below.

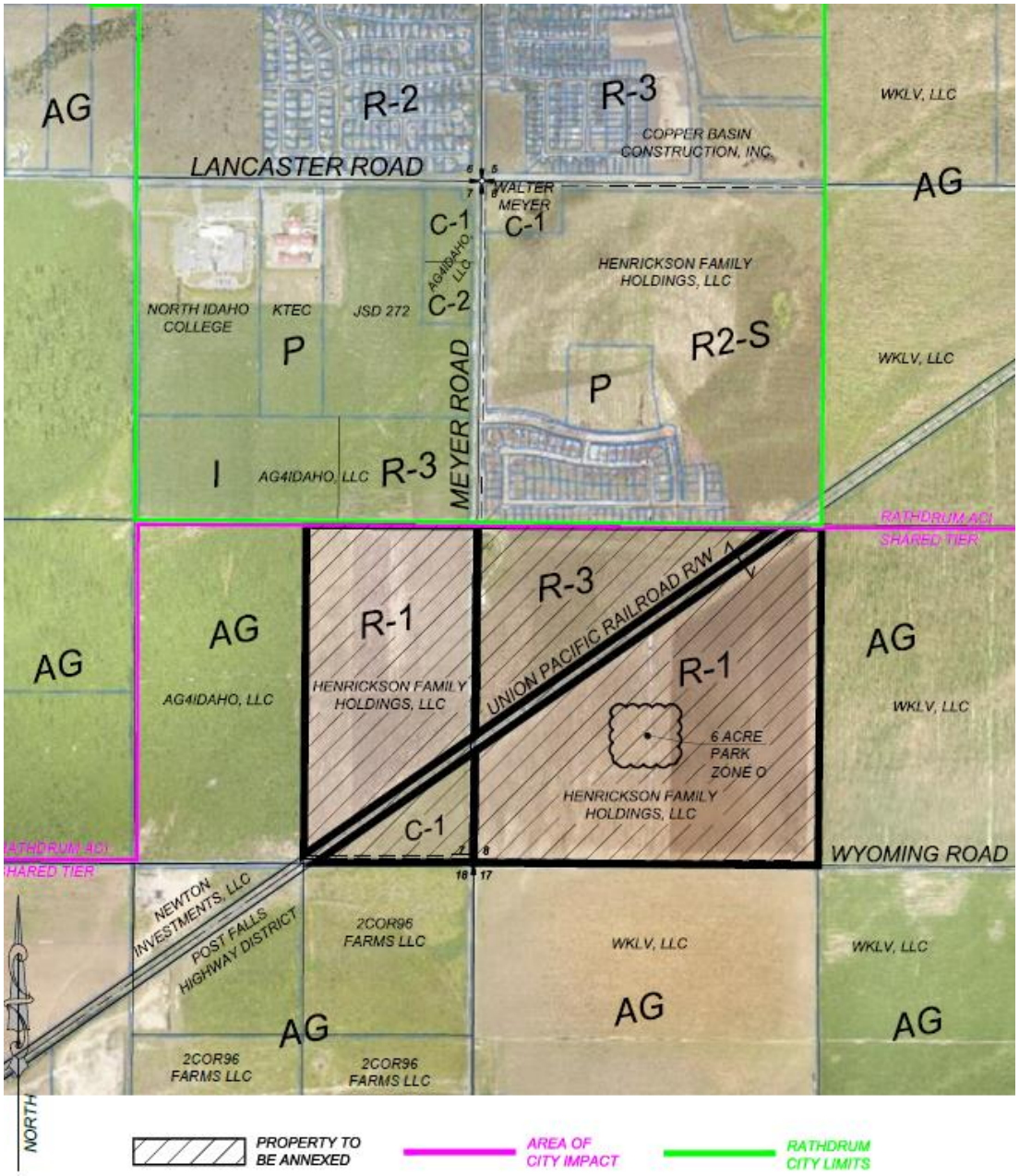


Figure 2: Requested Zoning Designations

During the Pre-Annexation meetings with City Staff, the Applicant was asked by the City to consider the dedication of additional parkland. The Applicant is proposing to dedicate 6 acres of parkland to the City of Rathdrum. After consulting with the City Parks Department, the proposed park will be located centrally within the proposed R-1 area on the East side of Meyer Road.

DEVELOPMENT IMPACTS

Annexation of property into the City, in and of itself, does not necessarily create impacts or additional demands upon infrastructure. However, the resultant development of such property will have significant impacts on the essential City services such as sewer, water, schools and other public services. These impacts are required to be mitigated during the development process to ensure adequate facilities and infrastructure exist and are commensurate with the scope and nature of the proposed development.

Domestic Water

Domestic and irrigation water will be provided by the City of Rathdrum. At the time of development, water mains will need to be designed and installed in accordance with the City of Rathdrum Public Works Standards and the requirements of the Idaho Department of Environmental Quality. Per the City of Rathdrum Future Water Model, a large diameter distribution main (16") will need to be extended through the annexation site as well as in Meyer Road. It is our understanding that there currently is sufficient capacity to serve the subject property.

The Applicant does not own the water rights associated with the property for which annexation is sought. However, the applicant has acquired substitute water rights which are perfected under IDWR Water Right 95-2112. That water right, an agricultural water right, allows 2.24 cfs and upon application by the City, it can be converted to municipal use consistent with IDWR rules. This is the same methodology accepted by the City with respect to the Applicant's initial annexation request for the 154 +/- acres on the northern end of the property and, to assist the City, at its request, the Applicant in fact deeded those rights to the City prior to completion of the original annexation request.

Sanitary Sewer

The City of Rathdrum is the wastewater purveyor for the subject property. According to the City of Rathdrum Wastewater Master Plan, this property is located within Sewer Basin LS#6. This basin is largely undeveloped, however, the Brookshire project to the North recently constructed a Regional Sewer Lift Station that was designed to handle all of this proposed Annexation. New sewer infrastructure will be designed and built in accordance with City of Rathdrum and IDEQ standards and requirements.

Streets and Transportation

The subject property is split by Meyer Road, and is bounded on the South by Wyoming Avenue. Additional rights-of-way dedications will be required as the property is developed for both of these roadways. In addition, Railway Avenue is anticipated to be extended southerly through the project as a Residential Collector. All new streets will be designed and constructed in accordance with City of Rathdrum standards.

Schools

The subject property is located within the Lakeland Joint School District (LJSD). A new elementary school site of 10 acres was donated to the School District as part of the initial previous annexation directly to the

North of the subject property. It is anticipated that this school, once constructed, will serve the subject property. A letter of support from the Lakeland School District is included with this submittal package.

Police and Fire Protection

The City of Rathdrum police station is located at 8178 W. Main Street and is approximately 3.2 miles from the subject property. The immediate proposed annexation will not have any impact on police services. However, future development of the site may place additional demand on the police service. This future demand is typically offset by the additional tax revenue generated from any proposed development. Impacts to the police service can be examined in further detail during the development and subdivision review process as required by City Code.

The annexation area is within the jurisdiction of the Northern Lakes Fire Protection District. The nearest fire station is located at 14000 ID-53 and is approximately 4.5 miles from the subject site. The District is in support of the project, and a comment letter from the Fire Marshal is included with this submittal package.

COMPREHENSIVE PLAN ANALYSIS

The City of Rathdrum 2014 Comprehensive Plan is the guiding document for all land use development decisions. It is important that land use decisions meet, or exceed, the Goals and Policies as outlined in the Comprehensive Plan. It is also important that properties are developed in accordance with the Future Land Use Map.

These parcels are currently located within the Shared Tier area adjacent to the Area of City Impact. The adjoining properties are designated as Transformational (Residential/Commercial/Mixed Use) on the Future Land Use Map. These properties typically consist of large undeveloped parcels currently used for agricultural purposes. The Transformational designation is proposed to be largely residential in nature with single-family as well as multi-family uses per the Comprehensive Plan.

The project proponent believes that the following Goals and Policies (shown in *italics*) as outlined in the Comprehensive Plan are applicable to the requested annexation and zone classification:

II- A: POPULATION

GOAL 1: Address changing growth trends and capacities to work toward a moderate and stable rate of long-range population growth with orderly development.

GOAL 2: Guide future development to maintain and enhance the quality of life of the population living within and directly adjacent to the community.

POLICIES: A. Develop and maintain ordinances and regulations to promote the quality and character of existing and future development and meet the goals of the Plan.

B. Work with local entities to ensure services are provided to enhance the quality of life of the residents.

Comment: This annexation will allow for the orderly development of a residential housing project with supplemental neighborhood commercial that will meet the needs of the rapidly growing housing demand. Rathdrum is a desirable place to live, and this project will provide a range of housing opportunities. The Applicant will continue to work closely with City Staff and other jurisdictional agencies to provide the necessary infrastructure and improvements to make this a viable project and in conformance with adopted Strategic and Master Plans.

II-B: LAND USE

GOAL 2: Avoid annexation except to support well planned development, uniform boundaries, orderly growth and the goals and policies of the comprehensive plan.

POLICIES: B. Evaluate any proposed annexation carefully to assure it supports well planned development, uniform boundaries, orderly growth and the goals and policies of the comprehensive plan.

Comment: The proposed annexation is located immediately adjacent to the Area of City Impact and is a logical extension of the growth boundaries of the City of Rathdrum considering the recent development of the Brookshire project. The Meyer Road corridor is rapidly growing with housing projects and is planned for future commercial growth as well as new schools. This particular location is well-suited for residential and limited commercial development given the close proximity to existing residential neighborhoods as well as the existing and planned schools.

II- C: NATURAL RESOURCES

GOAL 5: Protect the existing high quality of the Rathdrum Aquifer from contamination and deterioration. Minimize negative impact on the aquifer from current and future activities within the community, especially in areas that are currently in open space or under agricultural use.

POLICIES: G. Planned growth and development shall be accompanied by the development of infrastructure, public services, utilities and preservation of open space. The provision of municipal sewer services must be available prior to development. H. Stormwater generated from developed land shall be managed in a manner consistent with sound management practices. Strictly enforce current storm water management ordinances and explore amendment to the ordinance to better protect the aquifer. All development potentially affecting the aquifer shall adhere to all Federal, State and local aquifer protection policies and standards.

Comment: The City of Rathdrum has established Water, Sewer and Transportation Master Plans. The development of this property will be in conformance with said plans and will require that the Applicant design and construct new infrastructure to meet these plans. The recent construction of the Brookshire Regional Sewer Lift Station will allow for additional residential and commercial growth in this quadrant of the City. The subject property is located over the Rathdrum Prairie Aquifer, and as such, all applicable aquifer protection policies and standards will be strictly adhered to, including the use of Stormwater best management practices.

II-E-2: SEWER AND WATER

GOAL 1: Maintain a service infrastructure for sewer and water that focuses on providing efficient and environmentally sound service to developed areas while providing service to newly developed areas in an effective, efficient and timely manner.

POLICIES: A. Require all existing and proposed facilities within the city limits be connected to and serviced by, the municipal sewer system.

B. Promote development in areas with municipal sewer and water systems in place.

C. Encourage land development patterns that permit the most economical extension of sewer lines.

D. Base land use development and density decisions on the availability of municipal sewer and water systems.

E. Focus the development of infrastructure in areas within the city limits and areas where growth will occur in the short term.

F. Coordinate with and support regional long-range planning efforts concerning future utility infrastructure requirements and plans.

G. Maintain and amend policies as necessary requiring developers to fund necessary extension and/or expansion of municipal services and facilities necessary to service new development.

H. Periodically update and maintain the master water and sewer plans.

I. Research and obtain alternative funding sources to support planning efforts and infrastructure development and maintenance costs.

J. Seek and provide resources to keep all city wells operating cleanly, efficiently and economically.

K. Explore alternative methods of sewage treatment and disposal necessary to meet future needs.

L. Provide sewer service in accordance with the city, state and federal standards and policies.

Comment: The City of Rathdrum has adopted Sewer and Water Master Plans. The proposed development will be required to make infrastructure improvements in accordance with said Plans. See discussion above under Development Impacts.

II- F: TRANSPORTATION

GOAL 1: Establish a system of paved arterials, alternate routes and pathways that makes the community feel connected and integrated.

POLICIES: D. Incorporate lighting, sidewalks and connections to enhance neighborhoods, pedestrian and bike pathways, public safety, etc.

F. Determine right-of-way acquisition requirements, especially along major arterials, to support future development, internal circulation and pedestrian pathway system needs.

Comment: Both Meyer Road and Wyoming Avenue are classified as Collector Streets. Annexation of this property will require additional right-of-way dedications for both roads to allow for improvements to the existing infrastructure in accordance with City Standards. All new roads constructed will meet the requirements and standards of the City of Rathdrum and will include pedestrian friendly facilities such as sidewalk and multi-use paths. Planned streets will be extended into the property during the development process including the extension of Railway Avenue from the North as a Residential Collector.

II-G: HOUSING

GOAL 1: Apply four primary principles, 1) Sense of Community, 2) Variety, 3) Affordability and 4) Integration, in the enhancement and maintenance of existing residential areas and the design of new housing developments.

A) Sense of Community: Promote a sense of community by encouraging walking and cycling, good lighting and safe havens for children while providing ready access to shared green space and parks. Housing will be connected to commercial areas and civic centers by well-organized street and pathway systems, potentially including public transportation, all making it easy for people to meet and interact with each other. Neighborhoods should not be completely walled off from each other.

B) Variety: Provide a broad mix of housing choices for a mix of people with differing economic means, ages and lifestyles. Types of housing may include, but are not limited to, apartments, townhouses, multi-family units, manufactured homes and small, as well as large, lot single family residences.

C) Affordability: Ensure affordable housing is available for the local household and family, encouraging the creation of a wide range of housing, including that which is affordable to the community's average and lower income worker and family.

D) Integration: Provide a mix of appropriate housing choices in neighborhoods suitable for seniors as well as youth, young families starting out, as well as established single-family residences. Neighborhoods should be welcoming, inviting, safe and available in every sense. Seniors should not be segregated from youth. Young families starting out should not be segregated in apartment complexes from single family residential neighborhoods.

GOAL 2: Provide well designed and sustainable residential development.

POLICIES:

A. Encourage the provision of opportunities for a variety of attractive neighborhood characteristics in terms of price range, amenities, natural settings, and proximity to other areas of activity.

B. Promote the development of healthy neighborhoods which incorporate central open spaces, encourage walking and cycling, are well lit and safe havens for children, and which are connected to commercial areas and civic centers by well-organized street systems.

C. Enforce buffering requirements for non-residential activities developed adjacent to residential areas.

D. Incorporate accessible shared open spaces and park areas for use by residents in all neighborhoods.

E. Promote the development and maintenance of adequate lighting, pathways, buffering and other features necessary to assure safer neighborhoods in future developments. Maintain design standards for streets, lighting, public open spaces, and emergency vehicle access that ensures a high level of public safety.

F. Protect the continuity and inherent character of existing neighborhoods in planning and zoning decisions.

GOAL 3: Design future housing and neighborhood developments to strengthen and maintain the community's interconnectivity and sense of connection for residents.

POLICIES: A. Encourage and promote the development of street and pathway networks that provide convenient and safe vehicular, pedestrian and bicycle navigation throughout the community.

B. Require pedestrian and bicycle pathways in new residential development and encourage the development of additional pathways in existing neighborhoods to provide interconnectivity.

C. Promote a sense of a connected integrated community through the use of green space while limiting visual and physical barriers or walls between neighborhoods and districts, preserving the sense of place. Ensure pathway interconnectivity is provided at optimum levels between neighborhoods.

GOAL 4: Provide a broad mix of housing choices for people of differing economic, age and lifestyle segments.

POLICIES: A. Encourage mixed use design in residential and commercial development.

B. Promote the development of facilities for interim/temporary housing including recreational vehicle facilities.

C. Provide an adequate supply of land in appropriate land use designations that meets the future needs and demand for a broad range of residential types.

GOAL 5: Accommodate the enhancement of current housing and the development of future housing to ensure housing is available in an affordable manner for all members of the community.

POLICIES: A. Encourage infill and redevelopment of existing lots.

B. Support pride in ownership and maintenance of neighborhoods through policies that promote upgrading and rehabilitation of homes and property.

C. Develop policies and mechanisms for the transition of existing non-conforming mobile homes and manufactured home parks to conform to zoning and public health and safety standards.

D. Explore, develop and promote a variety of options and solutions to best ensure the provision of future affordable housing throughout the community. Some options to explore include:

1. Enhancement and rehabilitation of currently available housing. Explore innovative regulatory tools to encourage lower cost development while preserving a sense of community.

2. Flexible zoning that allows for a balance of smaller lots and assimilation of affordable housing in future housing developments and the incorporation of other conventional and non-conventional development intensity options.

3. Allowance and promotion of mixed-uses in various zones. Some options to explore include apartments in commercial areas and

apartments adjacent to, and/or mixed lightly with, single family residential.

4. Incorporation of development incentives in the zoning and other administrative ordinance.

5. Promotion of community partnerships in the development of affordable housing.

6. Alternative funding sources and the promotion of funding sources available for the development of affordable housing.

7. Encouragement of housing improvement and development programs by nonprofit social organizations.

8. Consider the following in the exploration, development and implementation of any option addressing the goal:

a. Definition of the local need for affordable housing and what is affordable locally.

b. Incentives for long-term maintenance of all housing.

c. Aesthetics of developed housing maintained in balance with the community's character.

d. Future housing kept in balance with other development and activity in the area.

e. Promotion of owner-occupied affordable housing.

GOAL 6: Maximize the integration of various social, cultural and economic lifestyles within the community.

POLICIES: A. Allow for housing types and characteristics appropriate for all lifestyle stages and economic backgrounds.

B. Support the development of welcoming, inviting, safe and accessible neighborhoods promoting inclusivity vs. exclusivity within any local neighborhood.

Comment: As previously stated, this annexation will allow for the development and the construction of a residential neighborhood that will help meet the rising housing demand in the City of Rathdrum. Bluegrass Development, LLC, the project Applicant, has a long-standing tradition and reputation in Kootenai County and the City of Rathdrum for building and developing quality residential neighborhoods. They have developed over 3500 residential lots in Kootenai County and North Idaho over the past 20 years. This project will be another high-quality, sustainable housing project that will provide a variety of housing opportunities and supporting neighborhood commercial needs for existing and future residents of Rathdrum.

II-H: SCHOOL FACILITIES

GOAL 1: Consider the priorities and concerns of Lakeland School District and other schools in in future community development decisions.

POLICIES: C. Coordinate with the various schools and school districts the School District in the area toward the development of a site acquisition plan to identify future needs, and policy based on current and future growth.

GOAL 2: Ensure convenient and safe accessibility to school facilities.

POLICIES: A. Encourage geographically centralized facilities to minimize sprawl and maximize convenience.

Comment: The Applicant has worked directly with the Lakeland Joint School District and previously voluntarily donated a 10-acre site for an elementary school in the initial annexation within the Brookshire development to the North. The School District is in support of the continued growth within this area.

PUBLIC WORKS DEPARTMENT
8047 W. Main Street
Rathdrum, ID 83858
P 208.687.2700
F 208.687.1377

Memo

To: Cary Siess (via email)

From: Kevin Jump

CC:

Date: July 29, 2020

Re: Annexation Review – Henrickson Farms South

Parcel Info: 51N04W-08-6000 and 51N04W-07-9100 (238 acres)

I am herein offering my cursory comments pertaining to public infrastructure expectations.

Right-of-Way Dedication

- Meyer Road – minor arterial roadway: dedication of 60 feet of right-of-way, as measured from the section line.

- Wyoming Avenue – collector roadway: dedication of 40 feet of right-of-way, as measured from the section line.

  Wyoming Avenue – at UP Railway Crossing: A roadway alignment study will be required for the at-grade crossing of the UP Railway – ideally, the City would like the Wyoming Avenue alignment to be perpendicular to the rail line. The developer should anticipate reserving & donating a corridor of public right-of-way at/near the UP Railway Crossing.

- Intersection of Wyoming Avenue / Meyer Road –right-of-way dedication of 20 feet (each-side) in addition to the above-noted right-of-way donation requirements (200-to-300 feet in each direction).

The dedication of the referenced rights-of-way will be sought at the time of annexation.

Public Road Improvements – adjoining/bisecting the Subject Property

Meyer Road – existing asphalt roadway

- Pavement Widening for both northbound and southbound travel lanes:
  - 20.5-foot of roadway, as measured from roadway centerline to new back-of-curb
  - 2-foot concrete curb & gutter, with curb drops/openings
  - 11-foot wide drainage swale, with drywell structures
  - 5-foot concrete sidewalk (east-side) and 10-foot asphalt path (west-side), with accessible curb ramps at public roadway intersections.
  - street lights
  - street trees, irrigation, etc.

Wyoming Avenue, between UP Railway and Meyer Road – existing asphalt/chip-seal roadway

- Half X-Section Development per City's Collector Roadway (attached)
  - Pavement Widening for eastbound travel lane:
  - Pavement Widening from existing roadway centerline (assumed Section Line)
  - 11-foot wide drainage swale, with drywell structures
  - 10-foot asphalt pedestrian pathway, with accessible curb ramps at public roadway intersections.
  - street lights
  - street trees, irrigation, etc.

Wyoming Avenue, between Meyer Roadway and east property line of Subject Property – existing gravel roadway

- Half X-Section Development per City's Collector Roadway (attached)
  - Pavement construction from existing roadway centerline (assumed Section Line)
  - Asphalt pavement construction as needed to obtain a 24-foot wide paved roadway within the limits of the Subject Property.
  - 11-foot wide drainage swale, with drywell structures
  - 10-foot asphalt pedestrian pathway, with accessible curb ramps at public roadway intersections.
  - street lights
  - street trees, irrigation, etc.

These improvements are considered to be minimum requirements needed for the health, safety and welfare of the general public.

Notes – Wyoming Avenue:

1.) an existing pavement evaluation will need to be completed to determine if the existing pavement (west of Meyer Road) is structurally suitable for the nature of the proposed development. An asphalt pavement overlay may be required, for the entirety of Wyoming Avenue – but only within the limits of the Subject Property's frontage onto Wyoming Avenue.

Notes - for both Meyer Road and Wyoming Avenue:
For Meyer Road improvements, north of Lancaster Road, we have had success with making right-of-way improvements which did not require the relocation of the overhead powerlines (and poles) on the west-side of Meyer Road. With the right-of-way dedication requirements for both Meyer Road and Wyoming Avenue (powerlines on north-side of Wyoming Avenue), it is anticipated that the required minimum roadway improvements can be completed with minimal power pole/powerline relocation requirements. However, following surveying work and engineering design efforts, if it's determined by the City that the required Meyer Road and/or Wyoming Avenue improvements can not be completed as required above, the City may require the developer to either donate additional right-of-way and/or adjust the respective roadway alignment(s).

Quiet Zone Certification for UP Railway Crossing at Meyer Road

The City desires to obtain a Quiet Zone Certification for the UP Railway Crossing at Meyer Road. The City asks the Developer to complete the following as necessary to allow the City to obtain the Quiet Zone:

1.) Meyer Roadway right-of-way improvements as previously noted.
2.) Construction of a raised, non-traversible concrete median on Meyer Road, both north & south of the UP Railway crossing, for a distance of 100-to-150 feet.
3.) Relocation of the Railway signal gates/arms to outside of the proposed concrete curbing along Meyer Roadway. Pedestrian movements should also be restricted when the signal gates/arms are lowered. With the widening of Meyer Road and the construction of pedestrian walkways, the developer should anticipate that the signal arms will need to be replaced with longer arms/gates.
4.) Furnish & Place warning signs, regulatory signs and thermoplastic pavement markings, as required by the Federal Railroad Administration (FRA).

The City will serve as the applicant for the Quiet Zone Certification through the FRA.

Pedestrian Pathway Improvements

The proposed pedestrian pathway improvements are stated with the aforementioned public road improvements.

- Construction of a 10-foot wide asphalt pedestrian pathway, along the north-side of Wyoming, adjacent to the subject property.
- Construction of a 10-foot wide asphalt pedestrian pathway, along the west-side of Meyer Road, adjacent to the subject property.
- Construction of a 5-foot wide concrete sidewalk, along the east-side of Meyer Road, adjacent to the Subject Property.

Site Access

Individual Lots will not be permitted to have direct access to either Wyoming Avenue and/or Meyer Road.

Site access onto both Meyer Road & Wyoming Avenue will be evaluated upon receipt of a proposed preliminary plat. At this time, the City desires to have 300+ feet of separation distance from the UP Railway to any proposed public/private roadway.

Internal Roadways/Rights-of-Way/Easements

The location of internal roadways are not-yet-proposed. Further, the need for turn-lanes on either Meyer Road and/or Wyoming Avenue may be required if projected traffic conditions so warrant.

Water System Improvements

The Rathdrum Water System Master Plan does not currently address the Subject Property. Further evaluation will need to be completed to determine the extent of necessary water system improvements/extensions.

At this time, it is generally believed that the following water system improvements will be required of the proposed development:

- Extension of a 16" diameter water main, along the west-side of Meyer Road, beginning at the Brookshire Avenue / Meyer Road intersection and continuing to the south property line of the subject property.
- Extension of a 16" diameter water main beginning at the Brookshire Avenue / Railway Avenue intersection and continuing to the south property line of the subject property.
- The water main(s) within the development of the subject property will need to be looped/connected.

Again, a comprehensive evaluation is necessary to determine the extent of necessary water system improvements.

Sanitary Sewer Improvements

The Brookshire Subdivision constructed a new sanitary sewer lift station which is fully-capable of accepting & processing of the additional sewer flow from the Subject Property. In addition, as part of the Brookshire development project, a 12-inch diameter sewer will be extended to their south property line (on Railway Avenue). These improvements are required as part of revising/expanding Sanitary Sewer Basin #6 – and meets the expectations of the most-recent Rathdrum Sanitary Sewer Master Plan.

The sanitary sewer master plan requires the following:

- Extension of a 10”/12” diameter sewer main, through the subject property (flows west-to-east), and is generally placed parallel to the UP Railway line.
- Extension of a 10”/12” diameter sewer main, through the subject property (flows southeast-to-northwest), and provides for gravity sanitary sewer service to an area generally contained to Huetter Road and Wyoming Avenue.

As a general note, the City is amenable to adjusting the water and/or sanitary sewer infrastructure to accommodate the development. It is expected that required water and sanitary sewer infrastructure be located within an improved public right-of-way.

Water Rights

As a condition of annexation, it is customary for the subject properties’ respective water rights to be transferred to the City of Rathdrum. However, as this property is to be phased, there will be residual property which will remain agriculture. The City will require the property owner to transfer water rights on as-needed basis (as determined by the City).

20-017

Lakeland Joint School District #272

Dr. Becky W. Meyer, Superintendent of Schools
P.O. Box 39, Rathdrum, Idaho 83858
208/687-0431, ext. 1107
becky.meyer@lakeland272.org ~ web.lakeland272.org

LJSD Vision: A community committed to academic excellence ... dedicated to student success.

The Lakeland Joint School District recognizes that development will occur, and we are always excited to see our district grow. We openly welcome families and new children into our district to become part of the Lakeland family. However, the impact of development can be substantial for our district and the importance of school site inclusion planning is very important.

In regard to the request for comment on Phase II of the Brookshire Development, the District is supportive of this annexation. Bluegrass Development, in Phase I, donated 10 acres of land for a future school. Given the rapid development of our area, this donation will be very helpful in managing the District's future growth needs. With no impact fees and without developers considering setting aside some land for schools, it would be difficult for us to keep up, as there is no funding mechanism from the state of Idaho for school construction and land acquisition.

In addition to the donation of land for a school in Phase I, we understand that a 5-acre park will be donated to the City of Rathdrum in Phase II. This will be an asset for the City of Rathdrum and District patrons. Bluegrass Development has shown to be a company that not only builds homes, but also focuses on responsible growth and the needs of the community.

Sincerely,

Dr. Becky Meyer, Superintendent

Brian Wallace, Chief of Finance and Operations

Kurt Schwab
Chairman Board of Directors Rathdrum Area Chamber of Commerce
8052 W Main Street #201
Rathdrum ID 83858
August 9, 2020

Planning and Zoning Commission
City of Rathdrum
8047 W Main Street
Rathdrum ID 83858

Commissioners:

The Rathdrum Area Chamber of Commerce is a membership organization, founded in 1992, composed of individual and business members primarily located, or doing business, in the greater Rathdrum area. The organization currently represents over 140 local member businesses.

In keeping with its stated commitment to: promote the economic, industrial and civic welfare of the Rathdrum area; furthering the competitive enterprise system by promoting industrial and commercial activities in the Rathdrum area by creating a better understanding and appreciation of the importance of business people and a concern for their problems; and, representing the business community in political affairs, preventing or addressing controversies if they are detrimental to the expansion and growth of business in the community, while encouraging the development and growth of the Rathdrum area and its environs as a desirable place to live, work and raise families -- while always, projecting a positive image of the Rathdrum area…

The Board of Directors of the chamber supports the annexation under consideration – 242 acres contiguous with the City, south of the Brookshire development, approximately .5 miles south of the intersection of N Meyer and Lancaster Roads.

The proposed annexation promises to advance the orderly development of the City in a manner that will allow viable provision of tax and fee-supported municipal services efficiently and effectively to an area within the ACI well-suited to urbanizing, by equitably allocating the costs of public services *within* the City of Rathdrum. The proposal seems to represent a responsible mix of appropriate levels of new public land, residential land, and land intended for commercial uses. We are aware that the subdivision ordinance allows further control by the City over the ongoing process of development of any lands annexed.

In summary, the Chamber believes the annexation will ultimately grow our economy, expand our tax base, create jobs, and increase wages. We support the annexation.

Sincerely,

Kurt Schwab
President of the Board of Directors of the Rathdrum Area Chamber of Commerce

City of Rathdrum
Planning and Zoning Commission

Staff Report –Conditional Use Permit

To:	**Rathdrum Planning and Zoning Commission**
From:	City of Rathdrum Public Works Department / Planning and Zoning Division
Date of Report:	July 28, 2020
Subject:	**Buck CUP 2020 – Request to allow home occupation use on residentially zoned property**

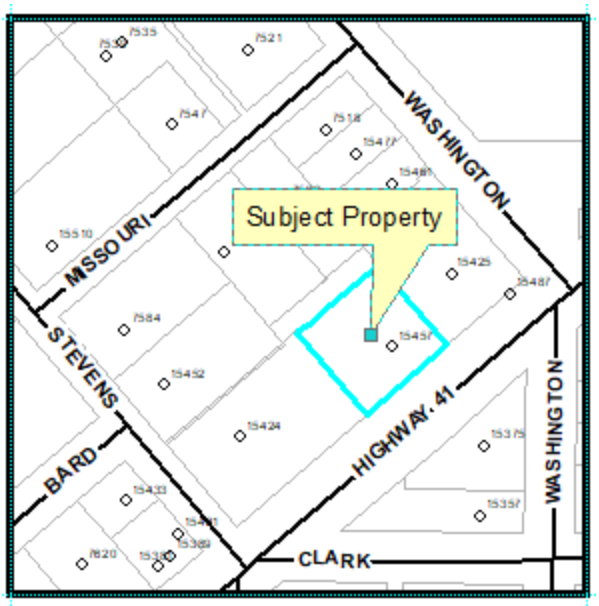
PROJECT INFORMATION

Applicant / Owner: Michelle Buck, 15457 N Hwy 41, Rathdrum, ID 83858 (Applicant)

Karen Evans, 15457 N Hwy 41, Rathdrum, ID 83858 (Owner)

Request: This is an application for a Conditional Use Permit (CUP) to allow for a home occupation use to occur on residentially zoned property. The Applicant seeks to allow a home occupation/nail salon to be operated on the subject property, zoned R-2. The nail salon is to consist of one nail station, one pedicure station, assorted counter and storage space, with a total area of approximately 320 square feet within the ground floor of the existing single family home. The occupant of the home is to be the only employee and will service a single client at a time. Typical business hours are anticipated.

Pursuant to Rathdrum City Code (RCC), 11-4A-3 (D), R-2 Residential District, Conditional Uses, all principal and conditional uses permitted in R-1 districts may be allowed in the R-2 district by conditional use permit. Rathdrum City Code (RCC), 11-4A-2 (D) lists conditional uses in the R-1 Residential District as: Bed and Breakfast Inns, Churches, Guesthouses, Home occupations, Nursery/Daycare for children, Schools, and "Other uses determined by the commission to be in keeping with the purpose and intent of this district." A conditional use permit may be granted to an applicant if the proposed use is prohibited by the terms of RCC Title 11 but is allowed with conditions under specific provisions of RCC Title 11 and is not in conflict with the Comprehensive Plan. The minimum criteria and conditions of the RCC shall apply to the approval of any conditional use permit.



Site Information / Location of Project: The property is addressed 15471 N Highway 41 and is located generally north of Highway 41, east of N Stevens Street, and west of N Washington Street.

The Kootenai County Assessors Tax Parcel Number is R-0000-031-4400.

The legal description is delineated by metes and bounds, as a portion of Block 5, East End Addition to Rathdrum, a portion of the NW ¼ of Section 31, T52N, R4W, B.M.,

and portions of Lots 6, 7, 8, and 9, Block 2, Handy's Addition to Rathdrum, as described in Auditor's File Number 2480257000, records of Kootenai County, ID.

Adjacent Land Uses:
The surrounding properties are as follows:

North: Single family homes (Residential: R-2)

West: Vacant lot (Residential: R-2)

East: Single family home (Residential: R-2)

South: N Highway 41 and vacant lot beyond (Residential: R-2)

PROJECT REVIEW

This staff report reflects an overview of the proposed conditional use based on the submitted application materials and other information available at the time of this report. The project is subject to modification prior to final action of the Rathdrum City Council.

Rathdrum City Code (RCC): Several titles of City Code provide regulations for the proposal. Those portions of the RCC that pertain to the proposal are described in **Table 1** below. Included for each requirement is an analysis of the proposal's consistency with that requirement.

Table 1 – Rathdrum City Code Consistency

Code	Consistent	Discussion
11-4A-2 (D) R-2 Residential Zone District, Conditional Uses. All principal uses permitted outright in the R-1 districts are permitted outright in the R-2 Districts, and conditional uses permitted in the R-1 residential districts are allowed by conditional use.	CUP REQUESTED	The Applicant intends to establish a home occupation on the property located in the Residential R-2 zone district. A conditional use permit is necessary to establish a home occupation on the residentially zoned property.
11-8-1 Conditional (Special) Use Permits, Granting of Permits. A conditional use permit may be granted to an applicant if the proposed use is prohibited by the terms of this title, but is allowed with conditions under specific provisions of this title and is not in conflict with the comprehensive plan.	CUP REQUESTED	Home occupations are enumerated within RCC 11-4A-2 (D) as conditional uses allowed within the R-1 Zoning District, RCC 11-4A-2-1(D) enumerates that conditional uses allowed in the R-2 district are "the same as permitted in the R-1 district. Home Occupation is identified as an allowed conditional use. A home occupation is an occupation or business activity that is conducted within a dwelling unit or residential accessory building by a resident thereof, which is clearly incidental and subordinate to the residential occupancy and which does not change the character or use classification of the residential structure or area and which meets all of the conditions as required by this title.
11-8-2 Conditional (Special) Use Permits,	Yes	See Regulatory Compliance section below.

Code	Consistent	Discussion
Public Notice Procedures. …		
11-8-3: Conditional (Special) Use Permits, Criteria for Granting Conditional Use Permits. The commission shall review the particular facts and circumstances of each proposed conditional use permit in terms of the following standards and shall find adequate evidence showing that such use at the proposed location: A. Will constitute a conditional use as established in this title for the zoning district involved; B. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the comprehensive plan and/or this title; C. Will be served adequately by essential public facilities and services; D. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area; E. Will not create excessive additional requirements as to public cost for public facilities and services and will not be detrimental to the economic welfare of the community; F. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; G. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic and surrounding public thoroughfares; H. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.	Unknown –	The Conditional Use Permit application is subject to commission review. A. Home Occupations constitute a conditional use as discussed with 11-4A-2-1 (D) above. B. The proposal appears harmonious with and in accordance with the comprehensive plan as discussed in Table 2 below. C. Public utility infrastructure, including separate lateral water and sewer connection to the property is existing. D. The proposal is for a home occupation to be accessory to the existing residential use. RCC 11-5-2 (J) requires that the home occupation be clearly subordinate visually and spatially to the primary residential use, with no changes in the outside appearance of the premises and no visible evidence of the home occupation activity. E. The proposal will require typical services and facilities for a small nail salon, not substantially greater than would be typical for a residential use and does not appear to create additional requirements or costs for public facilities or services, and does not appear detrimental to the economic welfare of the community. F. The proposal does not appear to be detrimental to any person, property or the general welfare of the community because of proposed uses, activities, processes etc. The proposal is for use of a portion of a residential property as a nail salon. Staff has suggested conditions of approval to address general standards and conditions for the properties. G. A vehicular approach to the property is existing. Staff has suggested conditions of approval to address this section, including mitigation of potential traffic impacts on Highway 41. H. No features of importance have been identified on the property or immediate

Code	Consistent	Discussion
		vicinity.
11-8-4: Conditional (Special) Use Permits, Action by Commission and Council. A. Commission: 1. Findings And Recommendation: Within sixty (60) days following the public hearing, the commission shall present to city council its findings and recommendation to either approve, conditionally approve or deny the request for a conditional use permit. 2. Conditions Of Approval: Upon the granting of a conditional use permit, conditions may be attached to the permit including, but not limited to, the following conditions: a. Minimizing adverse impact on other development; b. Controlling the sequence and timing of development; c. Controlling duration of development; d. Assuring that development is properly maintained; e. Designating the exact location and nature of development; f. Requiring the provision for on-site or off-site public facilities or services; g. Requiring more restrictive standards than those generally required. 3. Studies Required: Prior to granting a conditional use permit, studies may be required of the social, economic, fiscal, and environmental effects of the proposed use. A conditional use permit shall not be considered as establishing a binding precedent to grant other permits. A conditional use permit is not transferable from one parcel of land to another.	Yes, as conditioned	A. 1. Staff has suggested a motion including provision of the recommendation to the City Council. 2. Staff has suggested conditions to attach to the permit to minimize impacts, control timing of the development and designate the nature of the development. 3. Staff has not identified additional studies or information needed for the proposed use.
11-8-5: Conditional (Special) Use Permits, Time Limit. Upon granting of a conditional use permit, the proposed use must be substantially initiated within one year. Failure to comply with this regulation will result in the conditional use permit becoming null and void.	Yes, as conditioned	Staff has suggested conditions of approval to address this requirement.

<u>Consistency Analysis Comprehensive Plan:</u> The relevant goals and policies established within the Rathdrum

Comprehensive Plan that pertain to the proposal are listed in **Table 2** below. Also included is an analysis of whether the proposed project is generally consistent with the requirements of those goals and policies.

Table 2 – Comprehensive Plan Consistency

Goal/Policy	Consistent	Discussion
Land Use Element		
II B. Land Use, Goal 1, Policy F: *Consider special use permits only where proposed land uses can be demonstrated to be consistent with goals of the Comprehensive Plan.*	Yes, with conditions of approval	Consistency with the goals of the Comprehensive Plan can be demonstrated as discussed herein. Staff has suggested conditions of approval necessary to ensure compliance.
Sewer and Water Element		
II E.-2 Water and Sewer, Goal 1, Policy B: *Promote development in areas with municipal sewer and water systems in place.*	Yes	Municipal water and sewer utilities are available to the property. It does not appear that improvements to the infrastructure to support the proposed use(s) are necessary.
Housing Element		
II G. Housing, Goal 4, Policy A: *Encourage mixed use design in residential and commercial development.*	Yes	Allowing commercial development on the residential property creates a mixed use and will help provide more variety in local commercial options.
Economic Development Element		
II J. Economic Development, Goal 1, (Policy C): *Promote the expansion, retention and diversity of the existing economic base, focusing on development efforts on, clean, non-polluting industry;* ***(Policy G):****Encourage economic development and business recruitment that utilizes existing facilities and establishes a long term presence without negative impact of increased population and traffic.*	Yes	The proposed use would expand the commercial/economic base of the neighborhood, utilizing existing structures; the proposed use is clean and non polluting in nature.
II J. Economic Development, Goal 2, Policy C: *Encourage home based business where appropriate.*	Yes	The proposed use is a home occupation, in keeping with the provisions of the Comprehensive Plan.

CONCLUSION

City planning staff has reviewed the whole of the record for this proposal and considered any comments received in relation to this project. The proposal can be supported by various applicable goals and policies of the City's Comprehensive Plan and Rathdrum City Code (see analyses above). The proposal is not likely to have adverse impacts to adjacent uses and neighborhoods. In addition, development standards as contained within Rathdrum City Code will be applied to the proposal to address City requirements.

REGULATORY COMPLIANCE

Public Noticing: RCC 11-8-2 lays out the process which is followed for a Conditional Use Permit application

which requires an open record public hearing before the Planning and Zoning Commission as directed by Idaho Statute 67-6512. Not more than sixty (60) days following the filing of an application and prior to granting a conditional use permit, at least one public hearing at which interested persons shall have an opportunity to be heard shall be held by the planning and zoning commission.

The application was received on June 15, 2020. A Public Hearing before the Planning and Zoning Commission has been scheduled for August 18, 2020 in compliance with this section.

At least fifteen (15) days prior to the hearing, notice of the time, place and a summary of the proposal shall be published in the official newspaper of the city.

Notice of the hearing, including time, place and summary of the proposal was posted in the Coeur d'Alene Record on or before August 3, 2020 in compliance with this section.

Notice by regular mail shall be provided at least ten (10) days prior to the hearing to record property owners of land situated within three hundred feet (300') of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed conditional use permit as determined by the administrator.

Notice by regular mail to all property owners of land situated within three hundred feet of the external boundaries of the proposal was provided on or before August 3, 2020 in compliance with this section.

Notice shall further be posted on the concerned property at least seven (7) days prior to the public hearing.

A Public Notice was posted on the property on or before August 3, 2020 in compliance with this section.

Notice was also posted as a courtesy on the City's web site and notice board outside of City Hall on July 30, 2020.

When notice is required for two hundred (200) or more property owners, in lieu of the mail notification, three (3) notices in the official newspaper of the city is sufficient; provided that, the third notice appears at least ten (10) days prior to the public hearing.

Not Applicable.

The application has been processed in conformance with this Code.

Furthermore, prior to the date of the public hearing, the City issued this written staff report, integrating any public comments received regarding the application, and made available to the public a copy of the staff report for review and inspection. A copy of the staff report was provided to the Applicant or the Applicant's designated representative and the Planning Commission prior to the hearing.

Comments Received: The issuance of the Notification of Public Hearing included an invitation for the public to provide written comment for a period of seven (7) days in addition to the ability of the public to provide comment during the hearing for this proposal. Agencies with jurisdiction were also provided an opportunity to provide comment during review of this application. No written comments regarding this proposal were received by the City prior to transmittal of this Staff Report.

Comment Consideration: Comments provided during the hearing are to be considered in the project analysis by the Planning and Zoning Commission.

RECOMMENDATION

City of Rathdrum Planning Staff recommends APPROVAL of this Conditional Use Permit with the suggested conditions of approval below.

Staff recommends the following Conditions of Approval:

1. Business to be limited to a single employee as indicated by the CUP Application for this Home Occupation

2.On site parking shall be revised, allowing for two off-street parking sites as required by RCC 11-5-2C(5), and a single ADA compliant parking site, as required by RCC Title 9 and Federal and State law, together with marked access lane and ADA signage, providing for vehicle turn around on site, and without backing into the Right of Way of Highway 41.

3. Property Owner/Operator shall remove the existing carport, to allow for required vehicular turn around.

Potential Motions: The language set forth below is provided for guidance with no intent to suggest any specific action.

APPROVAL: I move to recommend to the City Council that the proposal be approved, finding that it is in accord with the City of Rathdrum Comprehensive Plan and Rathdrum City Code as discussed within the Staff Report for this proposal and subject to the Conditions of Approval as found therein. I further move that such recommendation be updated by staff to include Findings of Fact and Conclusions of Law for the Council reflective of this staff report, a summation of testimony provided by any citizens appearing and testifying in relation to this proposal and be provided to the Council as the Commission's formal recommendation within sixty (60) days following tonight's public hearing.

ADDITIONAL CONDITIONS OF APPROVAL (Optional): I further move that the following additional conditions be met in accordance with Rathdrum City Code:_____

DENIAL: I move to recommend to the City Council that the proposal as presented be denied, finding that it is not in accord with Rathdrum City Code for the following reasons:_____

APPEAL

Appeals to the Commission concerning interpretation or administration of Title 11 RCC may be taken by any person aggrieved or by any office or bureau of the legislative authority affected by any decision of the Administrator. Such appeal shall be taken within thirty (30) days after the decision of the Administrator by filing with the Administrator a notice of appeal specifying the grounds upon which the appeal is being taken. The Administrator shall transmit to the City Council all the papers constituting the record upon which the appeal is based. The City Council shall, at its next scheduled meeting, said meeting to be held not more than thirty five (35) days after receipt of the notice of appeal, address the submitted appeal and make its decision thereon.

Pursuant to RCC 11-14-2, an appeal stays all proceedings in furtherance of the action taken unless the Administrator certifies to the City Council after the notice of appeal is filed that by reason of facts stated in the applications, a stay would, in his/her opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the City Council or by a court based upon an application, with notice to the Administrator showing due cause.

Staff Contact:

For more information regarding this application, the complete project file, including application materials and project history, is available for review at Rathdrum City Hall at 8047 W. Main Street, Rathdrum, Idaho, or by contacting Planning staff:

James Agidius, Associate Planner
City of Rathdrum Public Works Department
8047 W. Main Street, Rathdrum, Idaho 83858
Phone: 208-687-2700 x 120
Email: james@rathdrum.org

Attached Exhibits:

Exhibit A –CUP Application

City of Rathdrum
Planning & Zoning
8047 W. Main Street
Rathdrum, ID 83858

208 687-2700 ext. 124

RECEIVED
JUN 30 2020

CONDITIONAL USE PERMIT APPLICATION

(Conditional Use Permits Addressed in Code Section 11-8)

Make an appointment with the City Planner and Building Official prior to preparing your application.

Applicant's Name: Michelle Pauline Buck
Address: 15457 N. Hwy 41 City: Rathdrum State: ID Zip: 83858
Legal Owner-Name: Karen Evans Phone: 208-755 8963
Legal Owner-Address: 15457 N Hwy 41 Rathdrum ID
Contact Person-Name: Michelle Buck Phone: 208-691-2433
Contact Person-Address: 15457 N Hwy 41 Rathdrum
Street Address of Property: 15457 N Hwy 41 Rathdrum ID 83858
Legal Description: Lot #_____ Block #_____ Parcel #_____
Subdivision:_____ Current Zoning District:_____

Attach the following information:

1. Written description of both the existing and proposed use of property.
2. Written description of the steps you intend to take to minimize the impacts on surrounding properties from the proposed land use.
3. Site plan showing the following information for both the existing and proposed land uses:
   - Location of all buildings
   - Traffic access and circulation
   - Signage
   - Parking and loading areas
   - Open spaces and landscaping
   - Service areas

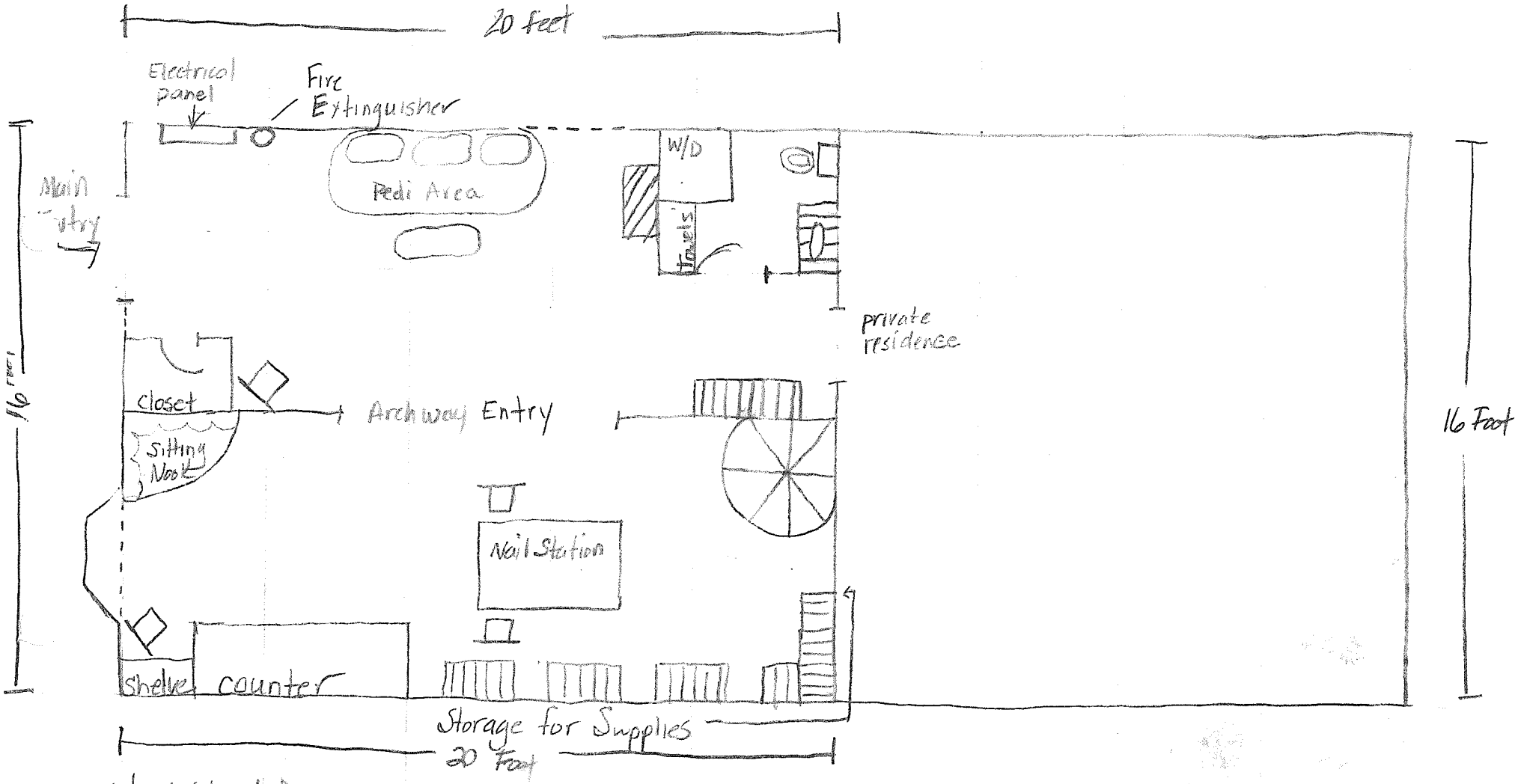
   NOTE: Site plans need to be prepared by a design professional unless the Planning and Zoning Administrator finds otherwise.
4. Listing and three (3) sets of mailing labels of property owners within a 300 foot radius of the property as prepared by a licensed Kootenai County title company and issued within the past 60 days. Include your own address and others whom you wish to receive hearing notices.
5. Processing fee made payable to the City of Rathdrum: ~~$591.00~~ (Fee covers all city review processes, including cost of publication and mailing of the legal notice)

Need Owner's Signature

Applicant's Signature

6/15/20
Date

15425
15457
N. HIGHWAY



w/D = Washer & Dryer

- - - - = windows

chairs

= Storage for Salon

coffee bar

water Area

= Per Square Foot

= Staircase to private residence

(1) Used as a home. I want to use the downstairs designated area to do nails.

(2) I am a One on One salon. So there will never be more than one car in my driveway. my driveway currently holds 2 cars and can hold up to 6 cars without impacting anyone

City of Rathdrum
Planning and Zoning Commission

Staff Report –Preliminary Plat

To:	**Rathdrum Planning and Zoning Commission**
From:	City of Rathdrum Planning and Zoning Administrator
Date of Report:	August 5, 2020
Subject:	Majestic Villas 1st Addition Preliminary Long Plat (Major Subdivision) LP 2020-03
Property Address:	NNA N Meyer Road
Applicant / Owner:	Big Creek Land Company, LLC 1950 W. Bellerive Lane #107 Coeur d'Alene, ID 83814
Representative:	Drew Dittman, PE Lake City Engineering, Inc. 126 E Poplar Avenue Coeur d'Alene, ID 83814
Meeting Date:	August 18, 2020

PROJECT INFORMATION

Request: The Applicant is requesting approval of a preliminary subdivision consisting of 32-residential lots on approximately 9.761 acres. The proposed average lot size is 10,386 SF in area, with lots ranging between 8,745 SF and 13,001 SF in area.

A portion of the area within this proposal (approximately 2.92 acres) was previously included in the Majestic Villas Preliminary Plat which was approved by the Rathdrum City Council on January 9, 2019. That acreage was included in the Majestic Villas Final Plat application which is being reviewed by the Commission on this date as Lot 6 of Block 1 with the intention of future platting. That area is now included in this request.

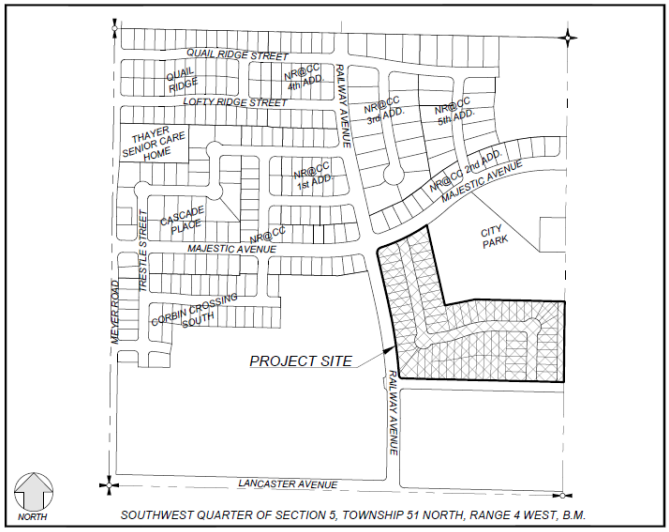
This property was annexed into the City by Ordinance #341 in 1993 at which time it was provided with R-3 Multi-family Residential zoning, and the impacts of such zoning was considered by the City Council, including those to transportation and schools.

The R-3 residential zoning allows for up to 280 residential units to be placed on the property (9.761 acres) as an outright permitted use as it now stands – without being required to be reviewed by the Planning and Zoning Commission and Council. Because the proposal is to subdivide the property into 32 lots, for the provision of 64 residential units (duplexes are intended), it requires public hearing and review and approval by the Planning and Zoning Commission and City Council. The proposal is for 216 fewer residences than would be allowed outright.

This property was included within a proposed subdivision and Planned Unit Development to allow 78 residential units in early 2018. As part of that proposal, the duplex units were to cross property lines and units sold individually (providing for two separate owners of each side of the duplexes). That proposal was not approved.

In late 2018, the owner applied for subdivision of a part of the lot included in the original proposal, which was approved as Majestic Villas Preliminary Plat. This proposal (Majestic Villas 1st Addition) is a change to part (approximately 2.92 acres) of that previously approved preliminary subdivision and incorporates the remaining property acreage from the original proposal. The revision to the Majestic Villas Preliminary Plat area is due in part to a road re-alignment that occurred subsequent to the plat approval.

Original Proposal Area:



Revised and Approved Majestic Villas Area:

Majestic Villas 1st Addition Proposal Area:

The total lots now proposed for the entire acreage (incorporating Majestic Villas and Majestic Villas 1st Addition plats) is 42 lots – 32 fewer lots than originally proposed. The number of dwelling units however will increase by six.

The complete project description is available in Exhibit A attached hereto.

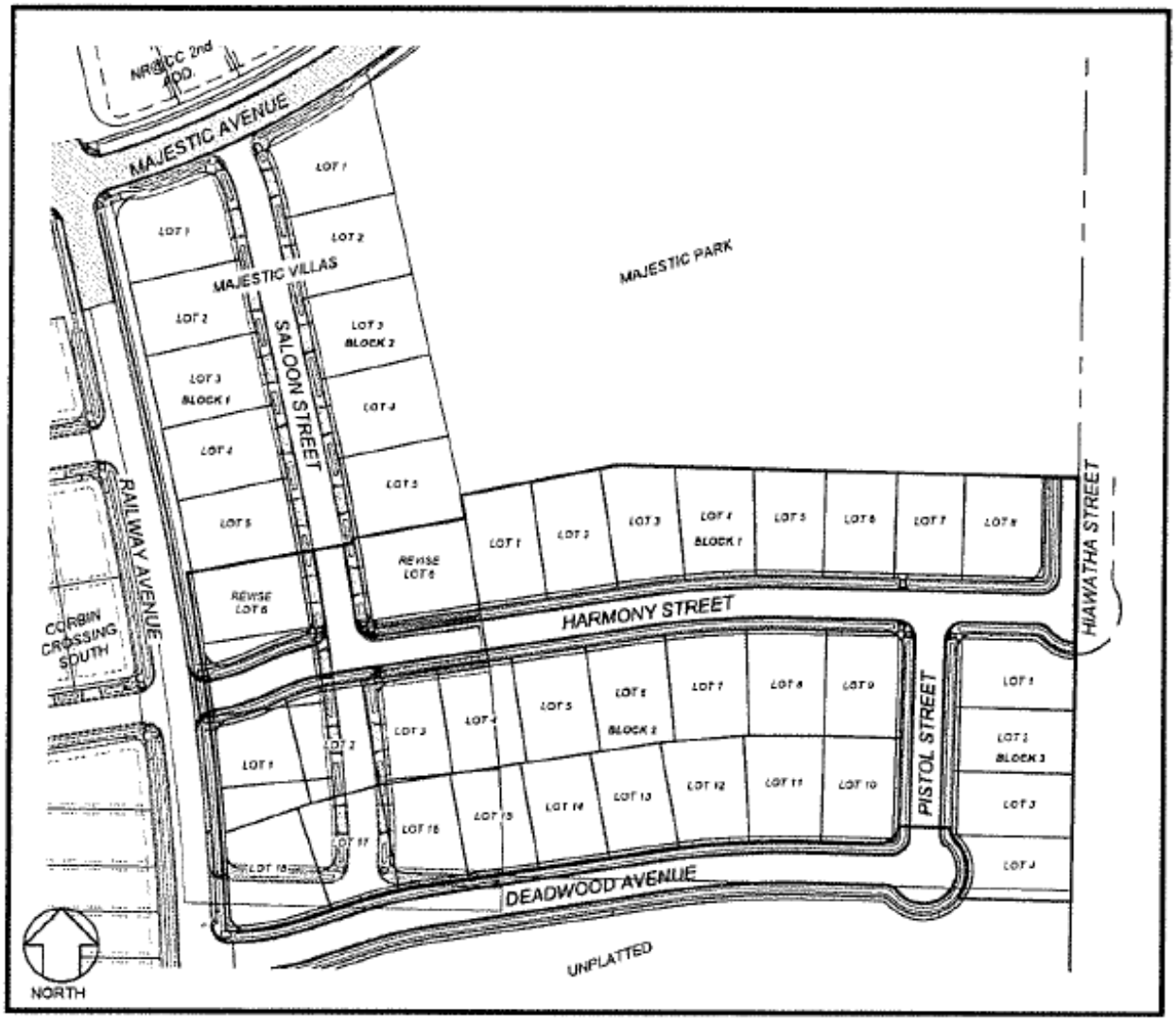
Site Information / Location of Project: The proposed plat is generally located south of Majestic Avenue and east of Railway Avenue within the City of Rathdrum, directly adjacent and west of Majestic Park. Adjacent properties are zoned R-3 and Parks.

The property is currently vacant and undeveloped.

The Kootenai County Assessors Tax Parcel Number is R0000005500. The legal description is set by meets and bounds located in the Southwest Quarter of Section 5, Township 51 North, Range 4 West, Boise Meridian as found within the Title Report submitted with the application.

Zoning: The property is located in the R-3 zone district.

Comprehensive Plan Designation: The Future Land Use Map identifies the site as Residential. All residential activities, from single family to multifamily and mixed-use development are allowed in this designated area.



PROJECT SITE

1" = 150'

PROJECT REVIEW

Staff reviewed the submitted materials for the project, comments received from other agencies with jurisdiction and the public, along with other pertinent information and provides the following:

Code and Comprehensive Plan Compliance Analysis: City planning and public works staff have reviewed the proposed subdivision and determined that it is supported by the City's Comprehensive Plan and is consistent with Rathdrum City Code. The Applicant will be required to construct public infrastructure (roads, sidewalks, utility extensions, etc.) before development of individual lots within the subdivision. A Development Agreement pursuant to RCC 11-12 and 11-5-4-F is required to address frontage and right of way improvements, including but not limited to utilities, streets, street trees, stormwater, street lighting and other requirements both at the perimeter and interior to the development. Construction on the lots will be subject to individual building permits demonstrating compliance with zoning and development standards as found within Rathdrum City Code at the time of development. Analysis of the applicable sections of the Comprehensive Plan and Rathdrum City Code (RCC) which must be met by the project proponent in order for an application for long plat to be approved are attached hereto within Exhibits C and D.

Staff Comments and Recommendations: Staff recommends that the following conditions of approval be included in any decision to recommend approval of the proposal:

1. The final plat map shall not include the lines showing the underlying, previously planned lots, street alignments, nor reference "revised" lots.
2. The developer shall enter into a Development Agreement with the City which specifies property and term, project regulation and policies, conditions of approval (including improvements to be constructed, roadway drainage swales, landscaping / street trees, irrigation water service lines to roadway drainage swales and landscaped areas, maintenance of common area landscaping, fencing and roadway drainage swales, irrigation system casings, walkways and stormwater, street lights, streets, construction access, street closure, phasing, erosion sediment control plan, dedication of right of way, dedication of easements and sewer), improvement construction standards and procedures, performance guarantee, owner's warranty, and other City requirements as approved by the City Council.
3. The developer shall comply with the rules and requirements of any agency with jurisdiction over the project, including those agencies which provided comment for this proposal, and all applicable laws, rules and regulations governing the project, whether specified herein or not.

Potential Motions: The language set forth below is provided for guidance with no intent to suggest any specific action.

APPROVAL WITH RECOMMENDED CONDITIONS OF APPROVAL (Optional): I move to recommend to the City Council that the proposal be approved with the recommended Conditions of Approval as found within the staff report, finding that it is in accord with the City of Rathdrum Comprehensive Plan and Rathdrum City Code as conditioned. I further move that the Planning and Zoning Administrator provide a written report to the Council as soon as possible and include the recommendation of this Commission and the facts that provide a basis for the decision.

ADDITIONAL CONDITIONS OF APPROVAL (Optional): I further move that the following additional conditions be met in accordance with Rathdrum City Code:_____

APPROVAL WITH NO CONDITIONS: I move to recommend to the City Council that the proposal be approved, finding that it is in accord with the City of Rathdrum Comprehensive Plan and Rathdrum City Code. I further move that the Planning and Zoning Administrator provide a written report to the Council

as soon as possible and include the recommendation of this Commission and the facts that provide a basis for the decision.

DENIAL: I move to recommend to the City Council that the proposal as presented be denied, finding that it is not in accord with Rathdrum City Code as follows: (cite code section and provide conclusion of non-compliance)

The Commission may also return the proposal to the applicant for modification or additional information to assist the Commission in determining compliance.

Staff Contact:

For more information regarding this application, the complete project file, including application materials and project history, is available for review at Rathdrum City Hall at 8047 W. Main Street, Rathdrum, Idaho, or by contacting Planning staff:

Cary Siess, City Planner / Planning and Zoning Administrator
City of Rathdrum Public Works Department, Planning Division
8047 W. Main Street, Rathdrum, Idaho 83858
Phone: 208-687-2700 x 117
Email: cary@rathdrum.org

Attached Exhibits:

Exhibit A - Project Narrative

Exhibit B - Preliminary Subdivision

Exhibit C - Rathdrum City Code Compliance Analysis Matrix

Exhibit D - Rathdrum Comprehensive Plan Analysis Matrix

Exhibit E – Agency Comments

1. Northern Lakes Fire Protection District
2. Panhandle Health District
3. Lakeland Joint School District #272
4. City of Rathdrum Public Works Director / City Engineer Memo

Exhibit F – Public Comment

Exhibit C

Rathdrum City Code Analysis Matrix

Code	Consistent	Discussion
Rathdrum City Code (RCC) Title 12, Subdivision		
RCC 12 Chapter 1, Definitions contains definitions to be used in review of the application.	Yes	Such definitions were utilized in review of the proposal.
RCC 12 Chapter 2, Short Plats contains requirements and standards for short plats. The Chapter is generally not applicable to this application with the exception of 12-2-2, Exemptions.	NA	The proposal is not exempt.
RCC 12 Chapter 3, Long Plats contains requirements and standards for long plats.	Yes and NA	This chapter is provided by section below.
12-3-1, Preliminary Plat	"	
• **§12-3-1-1, Applicability**	Yes	The division is for the purpose of building development for more than five (5) lots.
• **§12-3-1-2, Exemptions**	NA	The proposal is not exempt as found in RCC 12-2-2.
• **§12-3-1-3, Preapplication Procedure**	Yes	After submission of the application on June 26, 2020 a preapplication meeting was waived by the City.
• **§12-3-1-4, Application Fees**	Yes	The applicant submitted the required application, checklist, title report and fees.
• **§12-3-1-5, Plats and Plans** **A. Requirements** **B. Adequacy of Plats and Plans** **C. Distribution of Plats and Plans**	Yes	A. The Applicant submitted an application on June 26, 2020 showing the general layout of roads, lots, blocks and other elements of the subdivision. A hearing before the Planning and Zoning Commission was scheduled not less than 20 days after determining the application was complete and consistent with RCC 12-3-2, Preliminary Plat Standards, in compliance with this section. A pre-construction meeting will be required with the public works department prior to construction of any infrastructure necessary for this plat. B. Staff reviewed the application materials and provided comments and/or red lined plans to the applicant on July 29, 2020. The applicant resubmitted plans on February 11, 2020. Staff determined that plans were complete and substantially met the standards set forth in this title. Staff provided a Notice of Public Hearing including a description of the proposal and invitation to provide comment to the following agencies on August 3, 2020: Idaho Department of Water Resources, US Postal Service, Bonneville Power Administration, Charter, Centurytel, Kootenai County Community Development Department, BNSF, Kootenai Electric Cooperative, Frontier,

Code	Consistent	Discussion
		Transcanada, Kootenai County EMS, Idaho Department of Environmental Quality, Panhandle Health District, Kootenai Metropolitan Planning Organization, Idaho Transportation Department, Lakes Highway District, Post Falls Highway District, Lakeland School District, North Idaho STEM Academy, Northern Lakes Fire Department, City of Rathdrum Police Department, City of Rathdrum Parks and Recreation Department, City of Rathdrum Public Works Department and Avista. The Applicant also provided notice to agencies prior to application submittal. Comments Received: Comments received are attached in Exhibit E.
• **§12-3-1-6, Public Hearing** **A. Notice of Hearing** **B. Continuance of Hearing**	Yes and NA	A. Notice of the hearing, including time, place and summary of the proposal was posted in the Coeur d'Alene Press on August 3, 2020 in compliance with this section. Notice by regular mail to all property owners of land situated within three hundred feet of the external boundaries of the proposal was provided on or before August 4, 2020 in compliance with this section. A Public Notice was posted on the property on or before August 4, 2020 in compliance with this section. Notice was also posted on the City's web site and notice board outside of City Hall on or before August 3, 2020. All notices included the date, time and place of the hearing as well as a summary of the proposal, and the description and location of the subject property. Furthermore, prior to the date of the public hearing, the City issued a written staff report integrating any public comments received regarding the application, and made available to the public a copy of the Staff Report for review and inspection. A copy of the staff report was provided to the Applicant or the Applicant's designated representative and the Planning Commission prior to the hearing. B. NA.
• **§12-3-1-7, Commission Action**	To Be Determined	Following the public hearing, the Commission shall consider all relevant evidence and comments and determine whether to recommend that the Council approve or disapprove the preliminary plat or return the preliminary plat to the subdivider for modification. The Commission may only recommend contingencies to the Council on preliminary plats that are beyond their scope and power. In its review, the Commission shall determine if the proposed subdivision conforms to the general purpose of the Comprehensive Land Use Plan and whether the proposal includes appropriate provisions for streets, drainage, alleys and other public ways, open space, water supplies, sewage disposal, fire protection and other appropriate

Code	Consistent	Discussion
		public and private improvements.
• **§12-3-1-8, Council Action**	To Be Determined	The Council shall review the application following receiving the Commission's report and other relevant evidence and take action to approve, reject, or return the plat to the commission for modification.
• **§12-3-1-9, Expiration of Approval**	NA	This section is not applicable until approval of the application.
12-3-2, Preliminary Plat Standards	Yes	The application contains the standards as numbered A through S of this section.
12-3-3, Final Plat	NA	Not applicable at this time.
12-3-4, Final Plat Standards	NA	Not applicable at this time.
RCC 12, Chapter 4, Design and Improvement Standards contains street, block and lot standards for subdivisions, and construction plan specifications and standards.	Yes	Streets, blocks and lots have been determined to be compliant or in keeping with existing approved subdivisions and development. Construction plans and specifications will be reviewed for compliance at the time of submittal of such in the future (following preliminary plat approval).
RCC 12, Chapter 5, Municipal Land Donation involves municipal land donation.	NA	The City has adopted impact fees which are applicable to the project and preempt this chapter.
RCC 12, Chapter 6, Variances deals with Variances for this Title.	NA	No request for variance has been requested.
RCC 12, Chapter 7, Violations and Enforcement deals with Violations of this Title.	NA	No violations have been found.
RCC 12, Chapter 8, Amendments deals with Amendments to this Title	NA	Not applicable to the application.
RCC Title 7, Public Ways and Property		
RCC 7, Chapter 1, Public Works Projects, Performance Bonds deals with requirements for anyone engaging in municipal construction projects such as water and sewer main extension	Yes As Conditioned	Construction of infrastructure to be dedicated to the public will be required to conform with the requirements of this chapter, including licensing and bonding. The City Council shall approve any infrastructure prior to acceptance.
RCC 7, Chapter 7, Right of Way Encroachment deals with requirements for working in City right of way	Yes As Conditioned	The developer will be required to obtain permitting from the City and provide any required sureties prior to work within right-of-way for this development.
RCC Title 8, Water and Sewer		
RCC 8, Chapter 1, Water	Yes As	The development of lots within the subdivision will be subject

Code	Consistent	Discussion
System deals with metering and fees for users of the municipal water system	Conditioned	to the requirements of this chapter.
RCC 8, Chapter 2, Cross-Connection Control deals with protecting public health by controlling actual or potential cross-connections and contamination of the public water system.	Yes As Conditioned	The development of lots within the subdivision will be subject to the requirements of this chapter.
RCC 8, Chapter 3, Wastewater Collection and Disposal deals with the regulation of wastewater disposal, construction, ownership, connections, line extension policies, permitting, user charges, fees, easements, etc.	Yes, As Conditioned	Connection to the City's municipal sewer system is required. The developer is responsible to provide services necessary to serve the subdivision and dedicate infrastructure to the public upon acceptance by the City Council. Construction of infrastructure to be dedicated will be required to conform with the requirements of this chapter and shall be reviewed at the time of construction plan submittal.
RCC 8, Chapter 4, Wastewater Discharge Restrictions defines prohibited wastes to the municipal sewer system, including but not limited to RV waste.	NA	Typical domestic waste is not generally applicable to this chapter.
RCC Title 9, Building Regulations		
RCC 9, Chapter 1, Building Codes defines adopted international codes, and contains requirements for building permitting and fees	Yes As Conditioned	Building on individual lots will be subject to review under the applicable international codes and permitting by the City at the time of development (following final plat approval).
RCC 9, Chapter 2, Mechanical Code and Fuel Gas Installers defines adopted international codes, and contains requirements for permitting and fees	Yes As Conditioned	Building on individual lots will be subject to review under the applicable international codes and permitting by the City at the time of development (following final plat approval).
RCC 9, Chapter 4, Development Impact Fee the purpose of this chapter is to prescribe the procedure whereby developers of land shall pay an impact fee for the purpose of providing the public facilities and system improvements needed to serve future residents and users of such development, ensure adequate facilities are provided to serve new growth,	Yes As Conditioned	Development impact fees are paid and collected at the time of building permitting and calculated based on the use. The capital improvements to be financed by the impact fee are those listed in the City's adopted Capital Improvement Plan This chapter shall not affect, in any manner, the permissible use of property, density of development, design and improvement standards and requirements, or any other aspect of the development of land or provision of capital improvements subject to the zoning and subdivision regulations or other regulations of the city, which shall be operative and remain in full force and effect without

Code	Consistent	Discussion
ensure those who benefit from the growth and development pay their proportionate share of new public facilities needed to serve the growth and development, collect and expend development impact fees and ensure capital improvements (which are approved and listed in the City's Capital Improvement Plan) are fully funded by the fees. The chapter deals with calculating fees, collection, etc.		limitation with respect to all such development.
RCC Title 11, Zoning		
RCC 11, Chapter 4, Zoning Districts defines zoning districts and boundaries as found within the adopted City Zoning Map and Future Land Use Map	Yes	The zoning districts within the subdivision were established by amendment of the City Zoning Map by the City Council at the time of annexation of the property. The proposed development follows the adopted boundaries within the approved R-3 district.
RCC 11, Chapter 4, Zoning, Article A-4-A, R-3 Residential District provides the purpose of the R-3 district is to provide for residential environments at a higher density than R-1 and R-2 districts.	Yes	The proposed lot configuration within the R-3 zone district will allow for duplex or multifamily units, subject to the lot area, density and setback provisions of this chapter, which are higher than R-1 and R-2 districts.
RCC 11, Chapter 5, General Provisions and Performance Standards, Section 1, General Standards provides for required right-of-way / frontage improvements required at the time of land development, including driveway approaches, sidewalks, fencing, stormwater management, and other provisions.	Yes As Conditioned	The proposal has been reviewed and determined to provide adequate lot frontages to accommodate driveways, including separation between approaches, areas for stormwater retention, sidewalks and other frontage improvements. As conditioned, the developer will be required to enter into a Development Agreement, as approved by the City Council, which will specify project regulation and policies, conditions of approval (including development improvements to be constructed, roadway drainage swales, landscaping / street trees, irrigation water service lines to roadway drainage swales and landscaped areas, maintenance of common area landscaping, fencing and roadway drainage swales, irrigation system casings, walkways and stormwater, street lights, streets, construction access, street closure, phasing, erosion sediment control plan, dedication of right of way, dedication of easements and sewer as necessary), improvement construction standards and procedures, performance guarantee, owner's warranty, and other City requirements in conformance with this chapter. Construction plans and specifications will be reviewed for compliance at the time of

Code	Consistent	Discussion
		submittal of such in the future.
RCC 11. Chapter 5, General Provisions and Performance Standards, Section 2, Residential Standards provides standards for landscaping, driveways and parking, garages, accessory buildings and other provisions for residential development.	Yes As Conditioned	Plans and specifications will be reviewed for compliance at the time of submittal of individual lot development in the future.
RCC 11. Chapter 5, General Provisions and Performance Standards, Section 3, Commercial, Industrial, Multi-Family and Institutional Standards provides standards for landscaping, parking, loading, lighting, trash areas, material storage and other provisions for development.	Yes As Conditioned	Plans and specifications will be reviewed for compliance at the time of submittal of individual lot development in the future.
RCC 11, Chapter 5, General Provisions and Performance Standards, Section 4, Site Plan Review provides standards to ensure commercial, industrial, multi-family and institutional development are in compliance with zoning and other City Code requirements and/or policy as well as other regulations.	Yes As Conditioned	Plans and specifications will be reviewed for compliance at the time of submittal of individual lot development in the future.
RCC 11, Chapter 12, Development / Annexation Agreements provides for the opportunity for the City to require an agreement, the form of which is required by the Zoning Administrator.	Yes As Conditioned	As conditioned, the developer shall enter into a Development Agreement with the City, as approved by the City Council to address specific project regulation and policies, conditions of approval (including improvements to be constructed, roadway drainage swales, landscaping / street trees, irrigation water service lines to roadway drainage swales and landscaped areas, maintenance of common area landscaping, fencing and roadway drainage swales, irrigation system casings, walkways and stormwater, street lights, streets, construction access, street closure, phasing, erosion sediment control plan, dedication of right of way, dedication of easements and sewer as necessary), improvement construction standards and procedures, performance guarantee, owner's warranty, and other City requirements in conformance with City Code and policy.
RCC 11, Chapter 16, Signs	Yes As	Plans and specifications will be reviewed for compliance at the

Code	Consistent	Discussion
provides for sign standards and requirements.	Conditioned	time of submittal of individual lot development in the future.

Exhibit D

Comprehensive Plan Analysis Matrix

Goal/Policy	Consistent	Discussion
II A. Population		
II A. Population, Goal 1: Address changing growth trends and capacities to work toward a moderate and stable rate of long-range population growth with orderly development.	Yes	The proposal addresses long-range population growth within a subdivision development which is consistent with other approved development in Rathdrum.
II B. Land Use		
II B. Land Use, Goal 1: A balance of land use guidelines will be applied to preserve and enhance the following values: • **Rural character and small-town feel** • **Access to open space** • **Provision of day-to-day commercial needs** • **Well maintained and inter-connected local circulation systems** • **Economically rational development of desirable land uses** • **Historic sites** • **Capacity for citizens to live, work and play inside the community** • **Public safety** • **Quality of the local natural environment** • **Preservation of a clean and abundant aquifer** • **Efficient use of valuable infrastructure.**	Yes As Conditioned	The proposal is consistent with other development within Rathdrum. The proposed subdivision will provide inter-connectivity with existing streets and provide capacity for citizens to live in the community.
II B. Land Use, Goal 1, Policy A: *Actively engage citizens in planning and zoning activities to ensure desirable land use practices are applied and sustained.*	Yes As Conditioned	The City provided public notice of the proposal as required by law and encouraged citizens to engage in the subdivision process.
II B. Land Use, Goal 1, Policy C: *Maintain regulatory standards that encourage private property land uses and infill development consistent with expressed local values.*	Yes	The proposed subdivision will provide infill within an area with housing development and a public park.
II E. Public Services		
II E. Public Services, Goal 1, Policy A: *Coordinate with service providers and public safety entities to assure necessary and appropriate urban services are provided to accommodate projected types and densities of growth and development.*	Yes	Service providers and public safety entities were provided an opportunity to comment on the proposal as required.
II E.-1 Public Safety, Goal 1, Policy E: *Continue to coordinate with fire protection officials to ensure that new development is designed so fire protection can be effectively provided.*	Yes	Northern Lakes Fire Protection District was given an opportunity to provide comment on the proposal and provided response that fire protection can be provided.

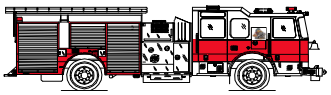
Goal/Policy	Consistent	Discussion
II E.-1 Public Safety, Goal 1, Policy F: *Require new development to provide sufficient emergency vehicular access for emergency equipment and adequate water supply and pressure for the purposes of fire protection.*	Yes	The proposed subdivision will be required to meet these provisions prior to recordation of plat or building permitting.
II E.-2 Sewer and Water		
II E.-2 Water and Sewer, Goal 1, Policy A: *Require all existing and proposed facilities within the city limits be connected to and serviced by, the municipal sewer system.*	Yes	Connection to the City sewer system is required.
II E.-2 Water and Sewer, Goal 1, Policy B: *Promote development in areas with municipal sewer and water systems in place.*	Yes	Municipal sewer and water lines are located adjacent to the proposal and can be extended by the developer to provide service for the proposal.
II F. Transportation		
II F. Transportation, Goal 1, Policy A: *Promote standards that create functional connections to the regional highway system and convenient internal circulation.*	Yes	The proposal includes provision of convenient internal circulation and connection to the highway system via Lancaster Avenue.
II F. Transportation, Goal 1, Policy D: *Incorporate lighting, sidewalks and connections to enhance neighborhoods, pedestrian and bike pathways, public safety, etc.*	Yes	The proposal includes the provision of lighting and sidewalks.
II G. Housing		
II G. Housing, Goal 1: Apply four primary principles, 1) Sense of Community, 2) Variety, 3) Affordability and 4) Integration, in the enhancement and maintenance of existing residential areas and the design of new housing developments. **A) Sense of Community: Promote a sense of community by encouraging walking and cycling, good lighting and safe havens for children while providing ready access to shared green space and parks. Housing will be connected to commercial areas and civic centers by well-organized street and pathway systems, potentially including public transportation, all making it easy for people to meet and interact with each other. Neighborhoods should not be completely walled off from each other.** **B) Variety: Provide a broad mix of housing choices for a mix of people with differing economic means, ages and lifestyles. Types of**	Yes	The proposal includes lighting and sidewalks to encourage walking and cycling and will provide increased housing stock which helps keep the market affordable. The intended duplex housing will also provide variety and provision of more affordable housing for young families starting out in a neighborhood with an existing child-friendly park.

Goal/Policy	Consistent	Discussion
housing may include, but are not limited to, apartments, townhouses, multi-family units, manufactured homes and small, as well as large, lot single family residences. **C) Affordability: Ensure affordable housing is available for the local household and family, encouraging the creation of a wide range of housing, including that which is affordable to the community's average and lower income worker and family.** **D) Integration: Provide a mix of appropriate housing choices in neighborhoods suitable for seniors as well as youth, young families starting out, as well as established single-family residences. Neighborhoods should be welcoming, inviting, safe and available in every sense. Seniors should not be segregated from youth. Young families starting out should not be segregated in apartment complexes from single family residential neighborhoods.**		
II G. Housing, Goal 2, Policy F: *Protect the continuity and inherent character of existing neighborhoods in planning and zoning decisions.*	Yes	The proposal provides continuity with, and will be very similar in character to, the existing residential neighborhoods in the immediate area, including but not limited to the plats of Majestic Villas and Cascade Place.
II G. Housing, Goal 5: Accommodate the enhancement of current housing and the development of future housing to ensure housing is available in an affordable manner for all members of the community.	Yes	Increased housing stock helps keep the market affordable.
II H. School Facilities		
II H. School Facilities, Goal 1: Consider the priorities and concerns of Lakeland School District and other schools in future community development decisions.	NA	This provision is intended to consider schools at the time of assigning land use designations and provisions for future decisions, not current proposals.
II H. School Facilities, Goal 2, Policy B: Improve neighborhood access and connection to reduce student travel time.	NA	The proposed subdivision is not within an area with a school or planned school. Typical sidewalks are to be provided within the development.
II H. School Facilities, Goal 2, Policy C: Increase student safety and maximize community connections to schools.	NA	The proposed subdivision is not within an area with a school or planned school. Typical sidewalks are to be provided within the development.
II K.-1 Small Town Atmosphere		

Goal/Policy	Consistent	Discussion
II K.-1 Community Design, Small Town Atmosphere, Goal 1, Policy A: *Implement community development tools and land use regulations to advance the community's sense of place and small town character.*	Yes	The development standards as found within Rathdrum City Code, which was developed in compliance with the Comprehensive Plan, have been utilized in review of the project.
II K.-1 Community Design, Small Town Atmosphere, Goal 1, Policy C: *Consider building height and bulk standards for individual districts to minimize impacts on views from public spaces*	Yes	Building height and bulk standards will be applied at the time of lot development in conformance with Code.

Northern Lakes Fire Protection District

Proudly serving the areas of and surrounding Hayden and Rathdrum



Hayden Area (208) 772-5711 • Fax: (208) 772-3044
Rathdrum Area (208) 687-1815 •Fax (208) 687-2088
www.northernlakesfire.com

June 26, 2020

City of Rathdrum Planning & Zoning
8047 W. Main Street
Rathdrum, ID 83858

Attn: Cary Siess,

The Northern Lakes Fire Protection District has reviewed the preliminary subdivision request Majestic Villas First Addition, 32 duplex lots, located at the southeast corner of Railway Ave. and Harmony St.

.

The Fire District approves of the preliminary subdivision with the following requirements.

- **Final subdivision drawings shall be submitted for approval to Northern Lakes Fire prior to start of construction.**
- **The subdivision review fee of $47/hr. minimum of one hour, plus $30 per dwelling unit shall be paid prior to final subdivision approval, a duplex is considered two dwelling units.**
- Roadways shall be reviewed by Fire District prior to start of construction. Roads with fire hydrants shall be no less than twenty-six (26) feet wide.
- Fire flows shall meet the requirements of the 2015 Idaho Fire Code. Dwellings smaller than 3,600 sq. ft. require a fire flow of 1,000 gpm for a duration of 1 hour. Dwellings larger than 3,600 sq. ft. require higher fire flows depending on the square footage.
- Proposed locations of fire hydrant shall be approved by Fire District and shown on the site plan.
    - **Fire hydrants shall be operational before the start of construction to any dwellings.**
    - **Fire hydrants shall be outfitted with 5" Storz adapter with cover and hydrant marking flags.**
- Address numbers shall be provided and visible from access road fronting the property.
- If any type of construction occurs other than 1 and 2 family dwellings homes will be reviewed for the need for fire sprinkler systems, this may require larger water line sizing.
- 2015 Idaho Fire Code requirements shall apply when building permits are applied for. Additional requirements may apply depending on size and type of occupancy constructed.

If you have any questions, please call 208-772-5711.

Thank you,

Tyler Drechsel

Tyler Drechsel
Fire Marshal

Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District

6/30/20

Lake City Engineering

126 E. Poplar Aveenue

Coeur d'Alene, ID 83814

RE: Majestic Villas First Addition; PHD# 20-28-145549; Parent Parcel R-0000-005-5000

To All Concerned:

The residential subdivision known as *Majestic Villas First Addition* consisting of 32 lots on 9.761 acres located in Township 51 North, Range 04 West, Section 5 within Kootenai County in the State of Idaho has been reviewed by Panhandle Health District (PHD). PHD will grant final plat approval when the following conditions are satisfied:

- PHD must receive a letter from the Department of Environmental Quality (DEQ) or a Qualified Licensed Professional Engineer (QLPE) stating water and sewer services for *Majestic Villas First Addition* meet the State of Idaho Standards.

- PHD must receive a letter from City of Rathdrum stating they have the capacity and willingness to supply water/sewer to all 32 lots in the *Majestic Villas First Addition*.

- The water source must be stated on the plat as part of the owner's certificate block as required by Idaho Code §50-1334. Lots are to be supplied via individual wells as indicated on the Land Application submitted to PHD.

- PHD will provide the applicable language for the Sanitary Restriction/Certificate of Approval as required by Idaho Code §50-1326 to §50-1329. This must be placed on the face of the plat.

CERTIFICATE OF APPROVAL

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Rathdrum and the QLPE approval of the design plans and specifications and the conditions imposed for the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extension were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed of if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring or sewer/septic facilities shall be allowed.

Date: _____ Health District Signature: _____

- All shallow injection wells (drywells) must be registered with PHD and corresponding fees paid.

- Copies of the plat including signature page(s) must be supplied to PHD.

- All fees pertinent to PHD's subdivision review process must be paid.

cc: City of Rathdrum
Kootenai County Community Development

Rec'd 7.6.20

If the above conditions are satisfied PHD will lift the sanitary restrictions when the final plat/mylar is signed. Please note that plat approval does not guarantee these lots are buildable. If you have any questions or require additional information, please call Panhandle Health District.

PHD recommends that the suitable drainfield sites are located on the face of the plat. It is the owners responsibility to protect and preserve the approved drainfield and replacement areas at all times.

Sincerely,
Tony Zwink
Environmental Health Specialist

Panhandle Health District, 8500 N. Atlas Rd., Hayden, ID 83835
208 415-5220 ext. 5236; E-mail tzwink@phd1.idaho.gov

Lakeland Joint School District #272

Dr. Becky W. Meyer, Superintendent of Schools
15506 N Washington Street, Rathdrum, Idaho 83858
208/687-0431, ext. 1107
becky.meyer@lakeland272.org ~ web.lakeland272.org

LJSD Vision: A community committed to academic excellence ... dedicated to student success.

Date: 07/10/2020

RE: Majestic Villas First Addition

The Lakeland Joint School District recognizes that development will occur, and we are always excited to see our district grow. We openly welcome families and new children into our district to become part of the Lakeland family. However, the impact of development can be substantial for our district. With no impact fees and without developers considering setting aside some land for schools, it is difficult for us to keep up, as there is no funding mechanism from the state of Idaho for school construction and land acquisition.

For larger developments and annexations, the District has been asking for a donation of land to help mitigate the impact of growth. We understand that this is not feasible for smaller developments like the Majestic Villas Development. We believe the best way to address the impact of smaller developments is to use a formula.

Based on current Kootenai County data, 1,000 new households equals the need for a new elementary school. A 10 acre site suitable for a school is likely to be valued near $500,000, or $500 per household. The Majestic Villas First Addition development is 32 lots and this equals a recommended donation of $16,000. We believe that responsible development with school site inclusion planning is critical for our community and it is difficult for us to be in support of this development with no consideration of our land acquisition and growth needs.

We look forward to working with planning agencies and developers to improve the quality of both our schools and future neighborhoods. In the event that you would like to request our presence at future meetings to discuss the direct effects of development on our district, please contact our office at 208-687-0431.

Sincerely,

Dr. Becky Meyer, Superintendent of Schools

Brian Wallace, Chief Finance/Operations Officer

PUBLIC WORKS DEPARTMENT
8047 W. Main Street
Rathdrum, ID 83858
P 208.687.2700
F 208.687.1377

Memo

To: Cary Siess (via email)

From: Kevin Jump

CC:

Date: July 29, 2020

Re: Majestic Villas – 1st Addition

I've reviewed the above-referenced Preliminary Plat, signed/stamped 7.9.2020. I have no comments or revision requests.

Note: The Hiawatha Street right-of-way is not being extended to Lancaster Avenue due to significant topography challenges.

From: jeneastmanrn@gmail.com <jeneastmanrn@gmail.com>
Sent: Sunday, August 2, 2020 9:13 PM
To: Cary Siess <cary@rathdrum.org>
Subject: No thank you

I would like to voice my concern over the proposed multi-family homes to go off Lancaster. Rathdrum cannot support more traffic or more children and we certainly don't need any more low income housing in the area.

Please do NOT approve this. I grew up in this town and hate what it has become already. Please don't hurt our small town more.

Jennifer Eastman
26976 n Michelle ct, 83801

City of Rathdrum
Planning and Zoning Commission

Staff Report –Final Plat

To:	**Rathdrum Planning and Zoning Commission**
From:	City of Rathdrum Planning and Zoning Administrator
Date of Report:	August 4, 2020
Subject:	**Majestic Villas Final Plat (Major Subdivision)**
Meeting Date:	August 18, 2020

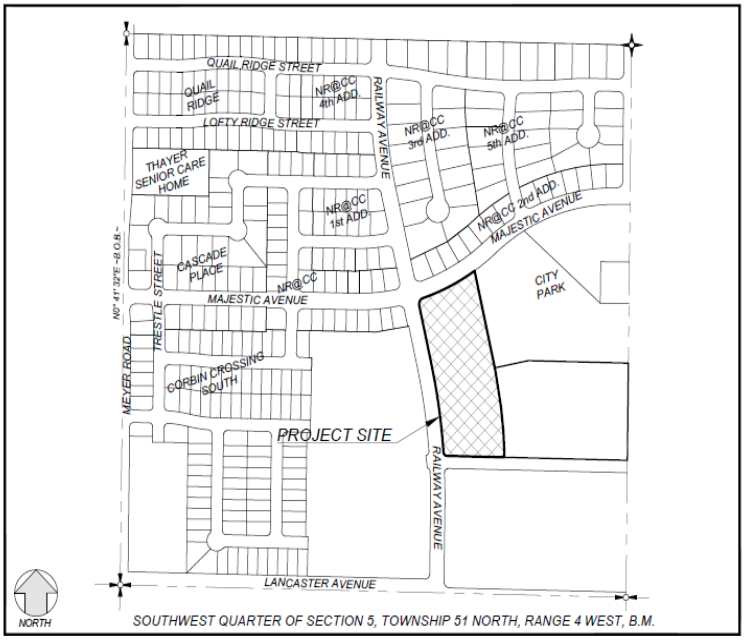
PROJECT INFORMATION

Applicant / Owner: Big Creek Land Company, LLC, 1950 W. Bellerive Lane #107, Coeur d'Alene, Idaho, 83814.

Applicant's Representative: Representing the Applicant is Wayne Lockman, PLS of Lake City Engineering, Inc., 126 E. Poplar Avenue, Coeur d'Alene, Idaho 83814.

Request: The Applicant is asking for final approval of the Majestic Villas subdivision consisting of 11 residential lots on approximately 6.08 acres. This is a change from the approved preliminary plat which consisted of 17-residential lots on approximately 6.08 acres of an approximately 13.2-acre property with average lot size of 14,506 SF in area, ranging between 10,675 SF and 15,579 SF in area.

The change between the preliminary plat and this final plat is due, in part, to the re-alignment of Deadwood Avenue at the southern end of the subdivision. New lot 6 which incorporates 7 of the preliminarily platted lots, together with the remaining lot acreage of the 13.2-acre parcel is to be separately platted in the future as Majestic Villas 1st Addition.



Of the 10 lots (lots 1-5 and lots 7-11) intended for residential development at this time, the minimum lot size is 10,680 SF in compliance with the R3 zone district standards (6,000 SF lot minimum). Those lots reflect the approved preliminary plat sizes and locations.

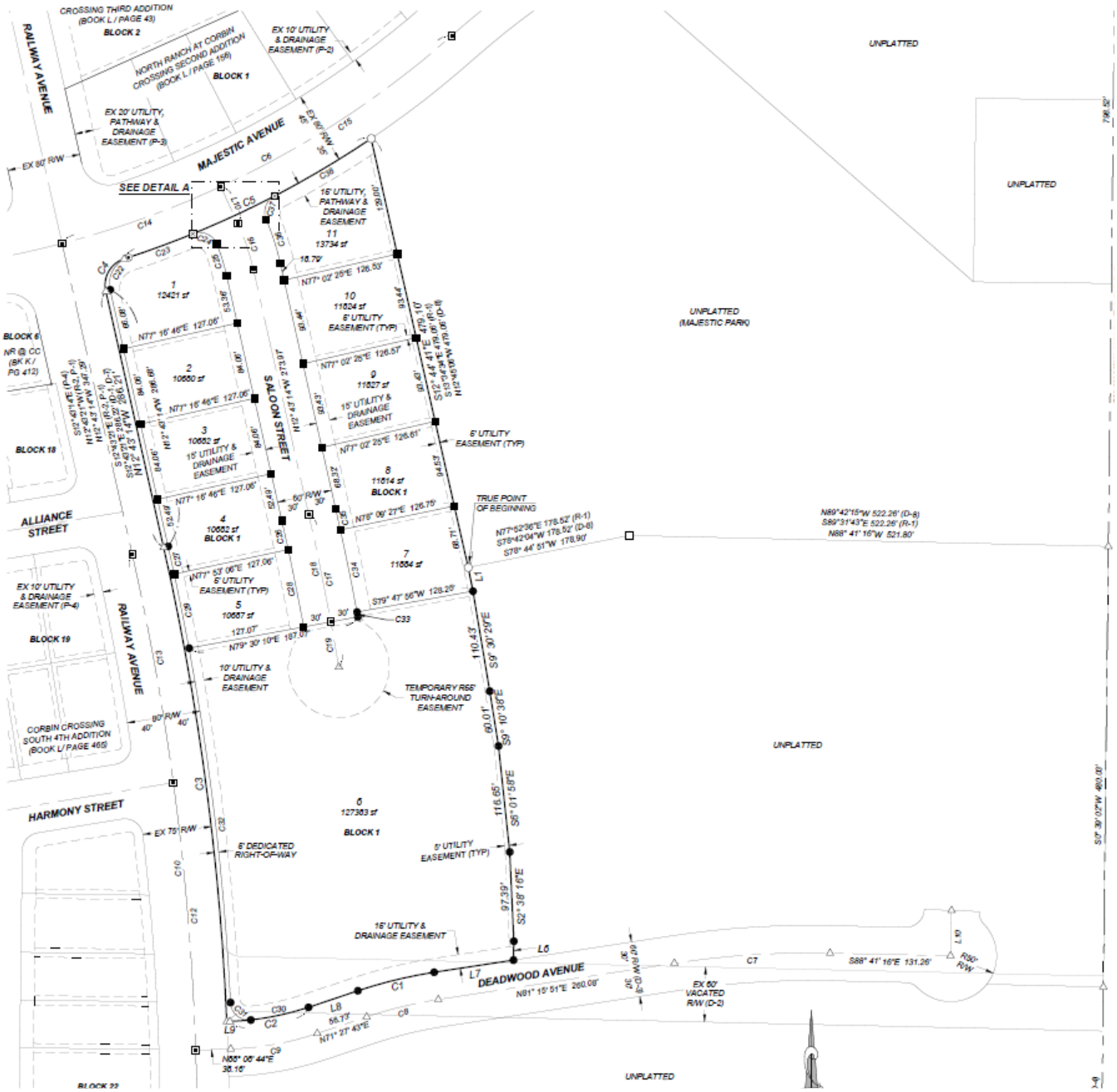
Right of way dedication of Saloon Street is included in the plat.

Site Information / Location of Project: The proposed plat is generally located south of Majestic Avenue and east of Railway Avenue within the City of Rathdrum, directly adjacent and west of Majestic Park.

The property is currently vacant and undeveloped.

The Kootenai County Assessors Tax Parcel Number is R0000005500. The legal description is set by meets and bounds located in the Southwest Quarter of Section 5, Township 51 North, Range 4 West, Boise Meridian as found within the Title Report submitted with the application.

Zoning: The property within plat is zoned R-3 (Residential, multifamily, high-density).



Comprehensive Plan Designation: The Future Land Use Map identifies the site as Residential.

PROJECT REVIEW

Staff Review and Recommendation:

City planning and public works staff have reviewed the proposed subdivision and determined that it is substantially consistent with the Preliminary Plat approval and the Development Agreement executed April 30, 2020 under Instrument No. 2748756000, Records of Kootenai County, Idaho (may be subject to minor technical changes). The proposed subdivision is also compliant with RCC Title 12, including but not limited to Final Plat Standards of RCC 12-3-4.

The developer has made improvements to the property and has indicated that an acceptable surety as provided by City Code for the remaining incomplete infrastructure will be posted. The City has not yet received the surety for the incomplete work. When the performance surety is received, such will be reviewed for acceptance by the City Attorney prior to release of the approved and signed final plat.

Staff recommends the Planning and Zoning Commission provide a recommendation to approve the final plat to the City Council, subject to the Findings and Conclusions as discussed herein.

Commission Review:

Rathdrum City Code (RCC) 12-3-3 establishes the process and standards for final plat approval.

Pursuant to RCC 12-3-3-2, within 45 days following submission of a complete application and checklist the Commission shall review the final plat to determine if it meets established standards, conforms with the preliminary plat, contains the required certificates and statements of approval, is vested in the name of the owners, has the required improvements or facilities and has warranty for street, water and sewer improvements. The Applicant submitted an application for final plat approval on May 19, 2020 with requested corrections submitted on June 6, 2020 and July 9, 2020 (complete application). Review by the Planning and Zoning Commission is scheduled for August 18, 2020 in compliance with this section.

The Planning and Zoning Commission's recommendation to the City Council shall address City Code Sections 12-3-3-(2) (A) through (F). The following findings and conclusions are recommended:

Section 12-3-3-2

Findings:

1. Pursuant to RCC 12-3-3-2-A the final plat is required to meet established standards.
2. The final plat shall conform to the preliminary plat per RCC 12-3-3-2-B.
3. The plat shall include the necessary Certificates and Statements of Approval per RCC 12-3-3-2-C.
4. A title report confirming that title to the land in the proposed subdivision is vested in the name of the owner whose signature appears on the plat is required per RCC 12-3-3-2-C.
5. Improvements and facilities required by the City for the subdivision shall be completed or a suitable guarantee shall be provided. Costs incurred by the City for plan, specification or drawing review and approval or construction inspection shall be paid by the subdivider.
6. The subdivider shall provide warranty that the required water, sewer and street improvements (including appurtenant features) and facilities will be free from defects in material and workmanship.
7. Any Finding of Fact which is more correctly a Conclusion of Law is incorporated herein by this reference.

Conclusions:

1. The final plat meets all standards established by Idaho Code and RCC Title 12 relating to final plats, including the checklist, which can be modified by the council.
2. The final plat is essentially the same as the preliminary plat and the conditions imposed when the preliminary plat was approved have been met. The City Engineer, Public Works Director or City Council may recommend modifications of the preliminary plat up to the time of Council approval of the final plat.
3. The final plat bears the certificates and statements of approval required by RCC Title 12.
4. The Applicant has submitted a title report, from a title insurance company authorized to do business in the state, confirming that title of the land in the proposed subdivision is vested in the name of the owner whose signature appears on the plat.
5. The facilities and improvements required to be provided by the subdivider have been completed, and the costs incurred by the City for plan, specification or drawing review and approval or construction inspection have been paid by the subdivider, *OR* the subdivider has or will provide an irrevocable letter of credit or other suitable guarantee acceptable to the City in an amount of one hundred fifty percent (150%) of the estimated cost as approved by the City Engineer and with responsible sureties commensurate with improvements remaining to be done and costs to be paid, securing to the City the construction and installation of the improvements and payment of the costs which will be or have been incurred by the City within the fixed time period established by the Council.
6. Water and Sewer: The subdivider has provided, or will provide, a standard written warranty that the required water and sewer improvements and facilities will be free from defects in material and workmanship for a period of one year from the date of acceptance of the improvements by the city, secured by a performance bond in the amount of twenty five percent (25%) of the actual construction cost of the warranted improvements and facilities.
7. Street Improvements: The subdivider has provided, or will provide, a warranty that the required street improvements will be free from defects in material and workmanship for a period of two (2) years from the date of acceptance of the improvements by the city, secured by a performance bond in the amount of twenty five percent (25%) of the actual construction cost of the warranted improvements.
8. Any Conclusion of Law which is more correctly a Finding of Fact is incorporated herein by this reference.

Commission Action:

Following its review, the Commission shall determine whether to return the final plat to the subdivider for modification or recommend approval or disapproval to the City Council. As soon as possible after its review, the Commission shall forward its written findings and recommendations to the Council.

Potential Motions: The language set forth below is provided for guidance with no intent to suggest any specific action.

APPROVAL: I move to recommend to the City Council that the proposal be approved, finding that it is in accord with the applicable City Code as identified within the Findings and Conclusions of the Staff Report. I further move that the Planning and Zoning Administrator provide a written report to the Council as soon as possible and include the recommendation of this Commission and the facts that provide a basis for the decision.

ADDITIONAL CONDITIONS OF APPROVAL (Optional): I further move that the following additional conditions be met in accordance with Rathdrum City Code:_____

DENIAL: I move to recommend to the City Council that the proposal as presented be denied, finding that it is not in accord with Rathdrum City Code for the following reasons:_____

STAFF CONTACT

Cary Siess, City Planner / Planning and Zoning Administrator
City of Rathdrum Public Works Department, Planning Division
8047 W. Main Street, Rathdrum, Idaho 83858
Phone: 208-687-2700 x 117 / Email: cary@rathdrum.org

Attached Exhibits:

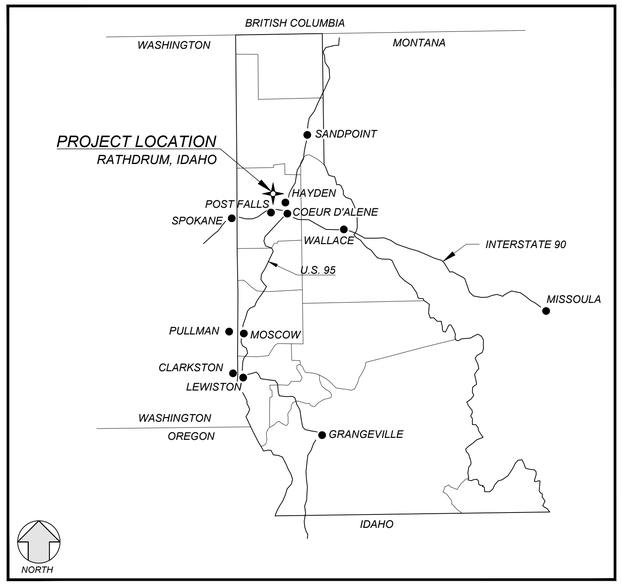
Exhibit A – Preliminary Subdivision

Exhibit B – Final Subdivision

MAJESTIC VILLAS

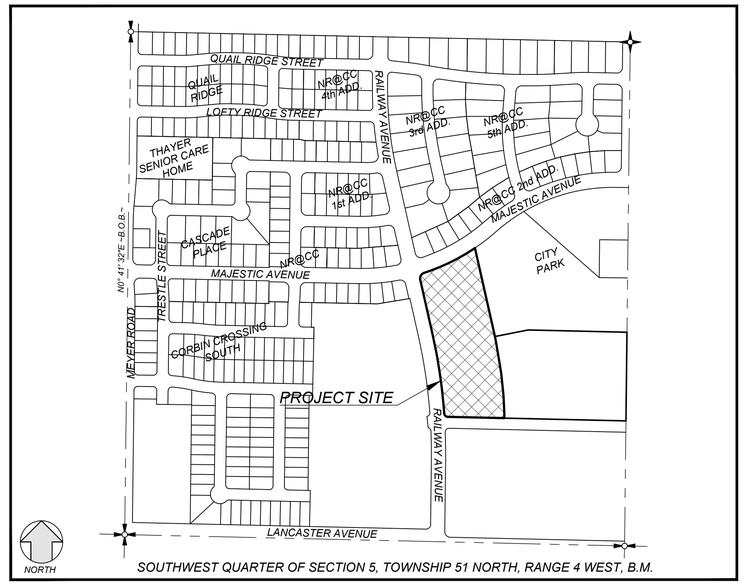
PRELIMINARY SUBDIVISION

CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO



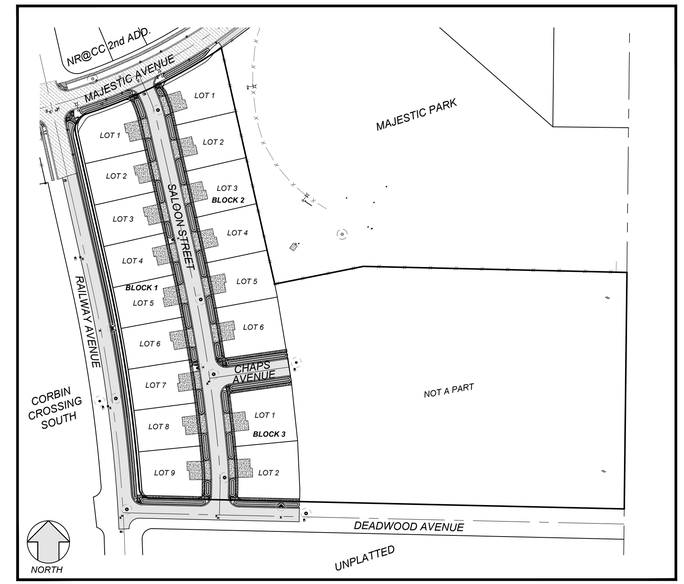
VICINITY MAP

NTS



PROJECT LOCATION

1" = 400'



PROJECT SITE

1" = 150'

PROJECT APPLICANT

BIG CREEK LAND COMPANY, LLC.
1950 W. BELLERIVE LANE, #107
COEUR D'ALENE, IDAHO 83814

PROJECT ENGINEER

LAKE CITY ENGINEERING, INC.
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PH: 208-676-0230

PROJECT OWNER

BIG CREEK LAND COMPANY, LLC.
1950 W. BELLERIVE LANE, #107
COEUR D'ALENE, IDAHO 83814
PH: 208-777-3000

PROJECT SITE

- A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5 LYING SOUTH OF MAJESTIC AVENUE AND EAST OF RAILWAY AVENUE AND SOUTHWEST OF CITY PARK.
- PROJECT AREA: 6.08 ACRES

CONTACTS

SEWER PURVEYOR
CITY OF RATHDRUM - PUBLIC WORKS DEPARTMENT
8047 WEST MAIN STREET
RATHDRUM, IDAHO 83858
PHONE: 208-687-2700

WATER PURVEYOR
CITY OF RATHDRUM - PUBLIC WORKS DEPARTMENT
8047 WEST MAIN STREET
RATHDRUM, IDAHO 83858
PHONE: 208-687-2700

STREETS & STORMWATER PURVEYOR
CITY OF RATHDRUM - PUBLIC WORKS DEPARTMENT
8047 WEST MAIN STREET
RATHDRUM, IDAHO 83858
PHONE: 208-687-2700

UTILITY CONTACT LIST

AVISTA (POWER/GAS): (208) 769-1343

KOOTENAI ELECTRIC (POWER): (208) 765-1243

CHARTER COMMUNICATIONS (COMM): (208) 277-9452

FRONTIER (COMM): (208) 762-2664

INDEX OF SHEETS

1. TITLE SHEET
2. SUBDIVISION PLAN
3. PRELIMINARY UTILITY PLAN
4. DETAILS

VERTICAL BENCHMARK

RAILROAD SPIKE IN THE NORTH FACE OF A POWER POLE AT THE SOUTHWEST CORNER OF BOEKEL ROAD AND MEYER ROAD, ELEVATION: 2233.92 (NGVD 29).

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISION BLOCK

NO.	DESCRIPTION	INITIAL	DATE

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208 676 0230

PRELIMINARY
NOT FOR CONSTRUCTION

MAJESTIC VILLAS

TITLE SHEET
CITY OF RATHDRUM, IDAHO

ONE INCH
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	SMA
DATE:	12/05/2018
JOB NO:	LCE 18-097

1 / 4

olme, Plotted: Dec 05, 2018 - 10:43am, L:\2018\18-097\ACAD\18-097-PRE SUB.dwg

SITE INFORMATION

PARCEL #:	R-0000-005-5000
ZONING:	R-3
TOTAL AREA:	6.08 ACRES
# OF LOTS:	17
# OF UNITS:	34 (Minimum with Duplexes)
DENSITY:	5.59 du/ac.
AVERAGE LOT SIZE:	15,579 sf
MINIMUM LOT SIZE:	10,675 sf
MAXIMUM LOT SIZE:	14,506 sf

NORTH

SCALE: 1" = 50'

0 25 50 100

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISION BLOCK

NO.	DESCRIPTION	INITIAL	DATE

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208 676 0230

PRELIMINARY
NOT FOR CONSTRUCTION

MAJESTIC VILLAS

SUBDIVISION PLAN
CITY OF RATHDRUM, IDAHO

ONE INCH
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	SMA
DATE:	12/05/2018
JOB NO:	LCE 18-097

2 / 4

ginee, Plotted: Dec 05, 2018 - 10:43am, L:\2018\18-097\ACAD\18-097-PRE SUB.dwg

MANHOLE	TO MANHOLE	RIM	INV IN	INV OUT	DEPTH	LENGTH	SLOPE
SALOON STREET							
EX SSMH 1		2286.9	2277.62	2277.47	9.2		
	SSMH 1					100.0	0.40%
SSMH 1		2290.9	2278.10	2278.00	12.8		
	SSMH2					384.4	0.40%
SSMH 2		2291.0	2279.73	2279.63	11.3		
	SSMH 3					150.1	0.40%
SSMH 3		2290.4	2280.46	2280.31	9.9		
	SSMH 4					205.6	0.40%
SSMH 4		2288.7		2281.27	7.4		
CHAPS AVENUE							
SSCO 2		2291.1		2281.11	10.0		
	SSMH 3					165.0	0.40%
DEADWOOD AVENUE / RAILWAY AVENUE							
SSCO 1		2289.9	2269.05		20.8		
	SSMH 7					30.5	0.40%
SSMH 7		2290.3	2269.31	2269.16	21.0		
	SSMH 6					220.6	0.40%
SSMH 6		2289.2	2270.32	2270.17	18.9		
	SSMH 5					355.0	0.40%
SSMH 5		2291.0		2271.73	19.3		

*DUPLEXES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. OWNER RESERVES THE RIGHT TO BUILD PER RATHDRUM MUNICIPAL CODE.

NORTH

0 25 50 100
SCALE: 1" = 50'

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISION BLOCK

NO.	DESCRIPTION	INITIAL	DATE

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208 676 0230

PRELIMINARY
NOT FOR CONSTRUCTION

MAJESTIC VILLAS

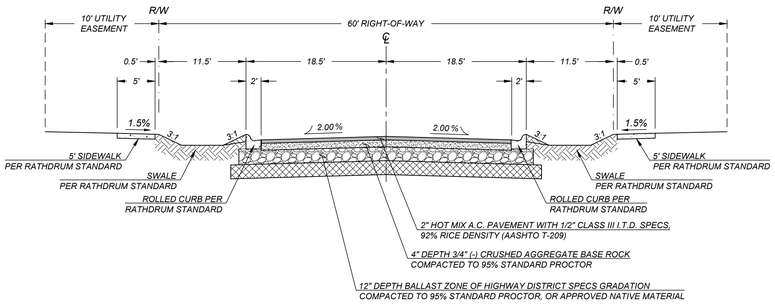
PRELIMINARY UTILITY PLAN
CITY OF RATHDRUM, IDAHO

ONE INCH
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	SMA
DATE:	12/05/2018
JOB NO:	LCE 18-097

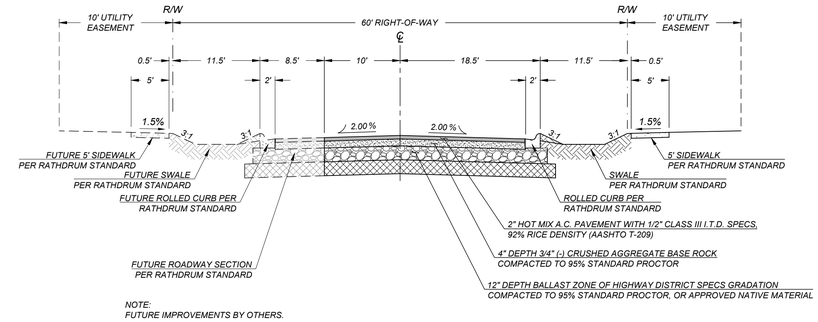
3 / 4

plane, Plotted: Dec 05, 2018 - 10:43am, L:\2018\18-097\ACAD\18-097-PRE SUB.dwg



TYPICAL RESIDENTIAL STREET SECTION

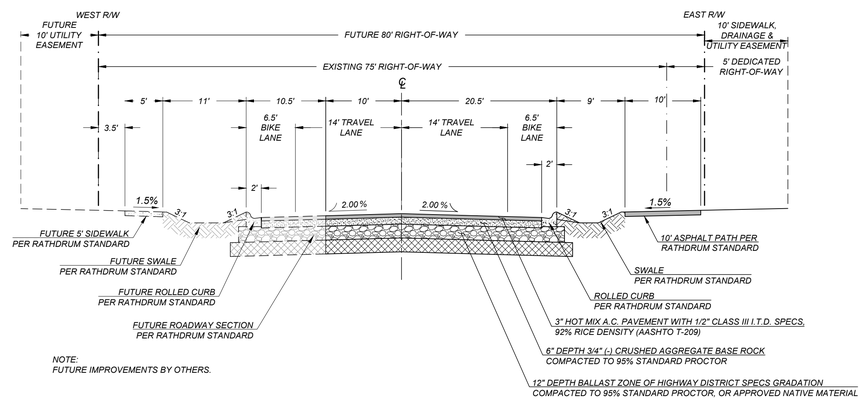
NTS



NOTE:
FUTURE IMPROVEMENTS BY OTHERS.

DEADWOOD AVENUE TYPICAL SECTION

NTS

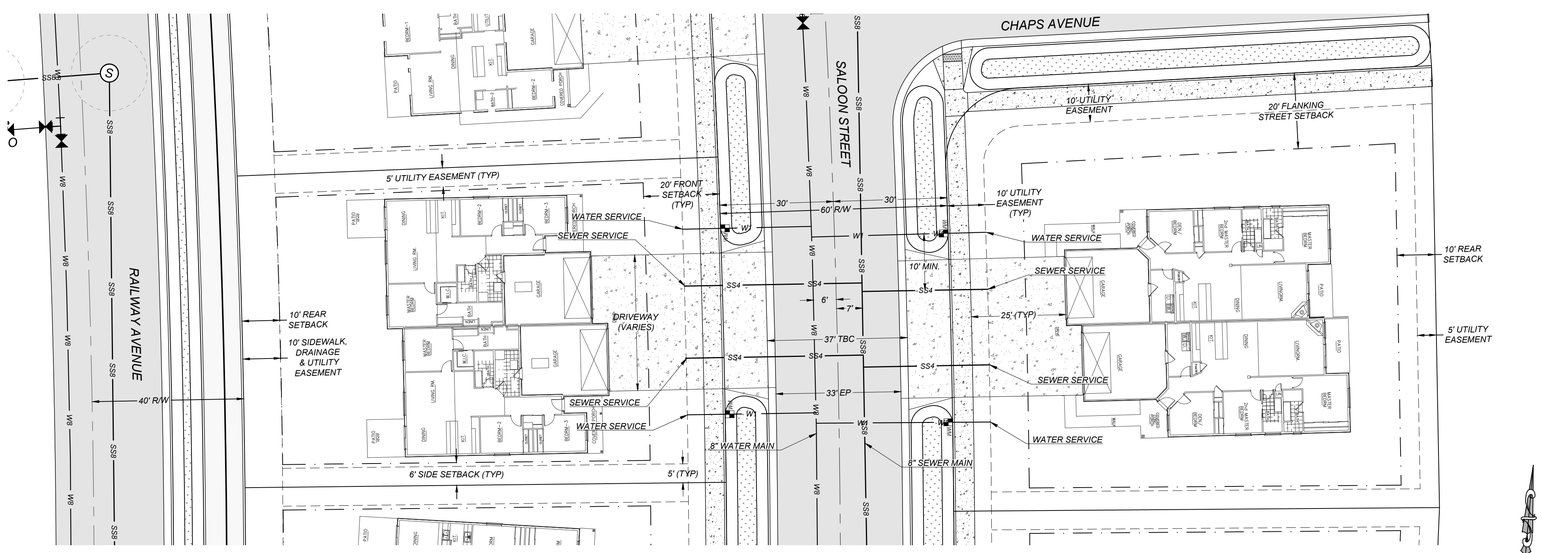


NOTE:
FUTURE IMPROVEMENTS BY OTHERS.

RAILWAY AVENUE TYPICAL SECTION

NTS

NOTE: RAILWAY AVENUE TO BE BUILT TO CL + 10' WITH THIS PROJECT IF IT HAS NOT BEEN BUILT AS PART OF CORBIN CROSSING SOUTH.



TYPICAL LOT LAYOUT

SCALE 1" = 20'

FOR ILLUSTRATIVE PURPOSES ONLY - DUPLEX CONFIGURATION IS SUBJECT TO CHANGE

0 5 10 20

SCALE: 1" = 20'

REVISION BLOCK			
NO.	DESCRIPTION	INITIAL	DATE

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208 676 0230

PRELIMINARY
NOT FOR CONSTRUCTION

MAJESTIC VILLAS

DETAILS
CITY OF RATHDRUM, IDAHO

ONE INCH

AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	SMA
DATE:	12/05/2018
JOB NO:	LCE 18-097

4 / 4

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

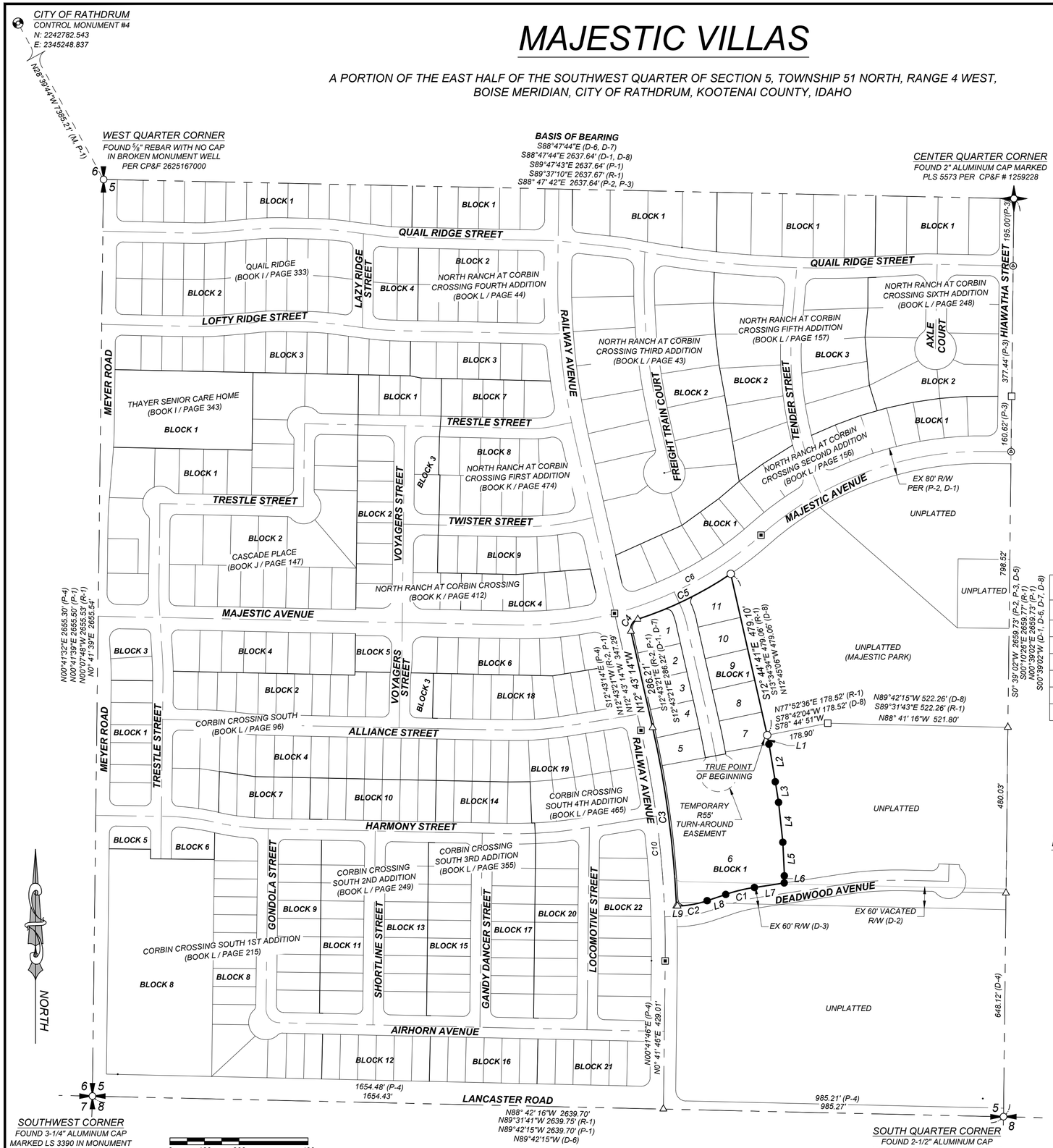
ame, Plotted: Dec 05, 2018 - 10:43am L:\2018\18-097\ACAD\18-097-PRE SUB.dwg

MAJESTIC VILLAS

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

BOOK:_____ PAGE:_____

INSTRUMENT No._____



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°47'42" EAST, SHOWN HEREON AND ON (P-2, P-3) AS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5.

NOTE

THERE WAS NO ATTEMPT MADE TO SHOW ALL OF THE PHYSICAL FEATURES OF THIS PROPERTY, NOR ANY EASEMENTS OF RECORD, EXCEPT FOR THOSE SHOWN HEREON.

REFERENCE DOCUMENTS

(R-1) RECORD OF SURVEY PREPARED BY STRATTON LAND SERVICES, INC. AND FILED AT BOOK 27 OF SURVEYS, PAGE 180, RECORDS OF KOOTENAI COUNTY, IDAHO.

(R-2) RECORD OF SURVEY PREPARED BY FRAME & SMETANA, PA. AND FILED AT BOOK 28 OF SURVEYS, PAGE 96, RECORDS OF KOOTENAI COUNTY, IDAHO.

(P-1) PLAT OF NORTH RANCH AT CORBIN CROSSING PREPARED BY FRAME & SMETANA, PA. AND FILED AT BOOK K OF PLATS, PAGE 412, RECORDS OF KOOTENAI COUNTY, IDAHO.

(P-2) PLAT OF NORTH RANCH AT CORBIN CROSSING SECOND ADDITION PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 156, RECORDS OF KOOTENAI COUNTY, IDAHO.

(P-3) PLAT OF NORTH RANCH AT CORBIN CROSSING SIXTH ADDITION PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 248, RECORDS OF KOOTENAI COUNTY, IDAHO.

(P-4) PLAT OF CORBIN CROSSING SOUTH 4TH ADDITION PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 465, RECORDS OF KOOTENAI COUNTY, IDAHO.

(D-1) GRANT OF RIGHT-OF-WAY FILED AS INSTRUMENT NUMBER 2020041000, RECORDS OF KOOTENAI COUNTY, IDAHO.

(D-2) RIGHT-OF-WAY VACATION ORDINANCE No. 586 FILED AS INSTRUMENT NUMBER 2731045000, RECORDS OF KOOTENAI COUNTY, IDAHO.

(D-3) GRANT OF RIGHT-OF-WAY FILED AS INSTRUMENT NUMBER 2741836000, RECORDS OF KOOTENAI COUNTY, IDAHO.

(D-4) BOUNDARY LINE ADJUSTMENT DEED FILED AS INSTRUMENT NUMBER 2738260000, RECORDS OF KOOTENAI COUNTY, IDAHO.

(D-5) BOUNDARY LINE ADJUSTMENT DEED FILED AS INSTRUMENT NUMBER 2738259000, RECORDS OF KOOTENAI COUNTY, IDAHO.

(D-6) WARRANTY DEED FILED AS INSTRUMENT NUMBER 1999273, RECORDS OF KOOTENAI COUNTY, IDAHO.

(D-7) CORPORATE WARRANTY DEED FILED AS INSTRUMENT NUMBER 1999306, RECORDS OF KOOTENAI COUNTY, IDAHO.

(D-8) CORRECTION DEED FILED AS INSTRUMENT NUMBER 2345712000, RECORDS OF KOOTENAI COUNTY, IDAHO.

Curve Table

Curve #	Length	Radius	Delta	Chord	Bearing	Record Data
C1	85.54'	500.00'	009°48'08"	85.44'	S76°21'48"W	(D-3)
C2	87.36'	300.00'	016°41'03"	87.05'	S79°48'13"W	(D-3)
C3	521.91'	2910.20'	010°16'31"	521.22'	N07°34'58"W	R= 2910.20' (D-1, D-7)
C4	44.39'	30.00'	084°46'58"	40.45'	N29°40'15"E	S29°40'09"W 40.45' (D-1, D-7)
C5	300.22'	1070.00'	016°04'34"	299.24'	N64°01'27"E	(D-1, D-7) L=300.04' S64°01'39"W 299.06
C6	485.63'	1035.00'	026°53'01"	481.18'	N61°54'02"E	

Line Table

Line #	Length	Bearing	Record Data
L1	26.34'	S11°15'09"E	
L2	110.43'	S09°30'29"E	
L3	60.01'	S09°10'38"E	
L4	116.65'	S06°01'58"E	
L5	97.39'	S02°38'16"E	
L6	20.52'	S01°17'45"W	
L7	87.36'	S81°15'51"W	(D-3)
L8	56.73'	S71°27'43"W	(D-3)
L9	3.31'	S88°08'44"W	(D-3)

LEGEND

- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP MARKED "PLS 4182"
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182" IN ASPHALT TRAIL
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182" IN ASPHALT TRAIL
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 10677"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- FOUND 2" ALUMINUM CAP MARKED "PLS 4182"
- CALCULATED POINT, NOTHING FOUND OR SET

- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE

PROFESSIONAL LAND SURVEYOR 4182 STATE OF IDAHO DAVID SCHUMANN
PRELIMINARY

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

CHECKED BY:	DES/WAL
DRAFTED BY:	SMA/WAL
SCALE:	1" = 200'
DATE:	07/17/2020
JOB NO:	LCE 18-097

PLOT: 8/5/2019 4:52 PM
FILE: N:\2018\LCE18-097-PLAT

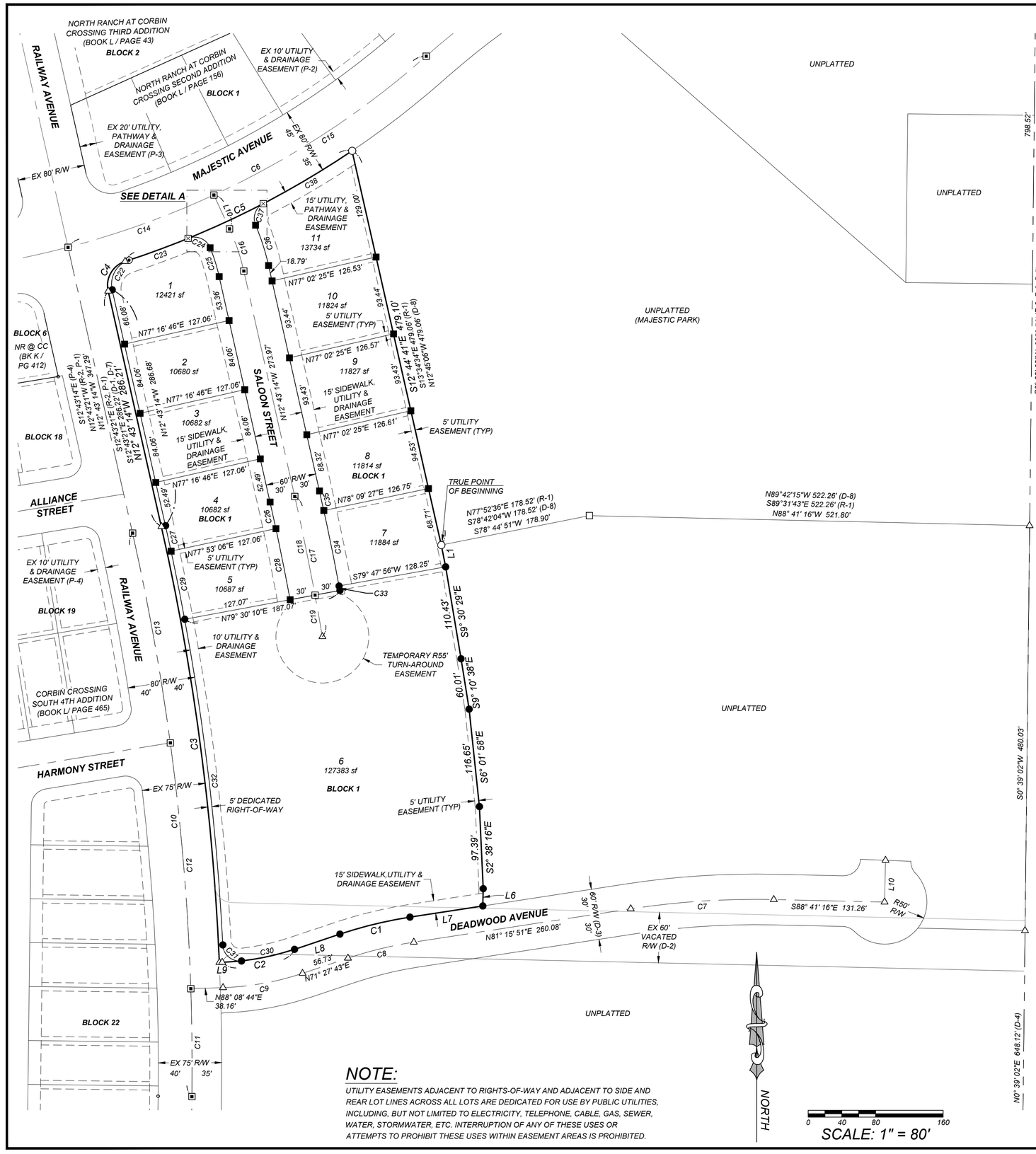
1 / 3

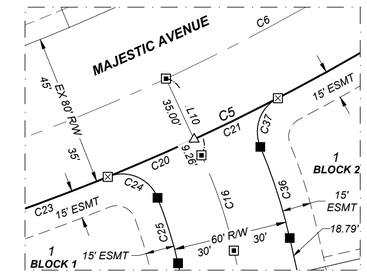
BOOK:_____ PAGE:_____

INSTRUMENT No._____

MAJESTIC VILLAS

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO





DETAIL A
SCALE 1" = 50'

Line Table		
Line #	Length	Bearing
L1	26.34'	S11°15'09"E
L6	20.52'	S01°17'45"W
L7	87.36'	S81°15'51"W
L8	56.73'	S71°27'43"W
L9	3.31'	S88°08'44"W
L10	35.00'	N24°50'10"W

LEGEND

- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP MARKED "PLS 4182"
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182" IN ASPHALT TRAIL
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182" IN ASPHALT TRAIL
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 10677"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- FOUND 2" ALUMINUM CAP MARKED "PLS 4182"
- CALCULATED POINT, NOTHING FOUND OR SET

Curve Table					
Curve #	Length	Radius	Delta	Chord	Bearing
C1	85.54'	500.00'	009°48'08"	85.44'	S76°21'48"W
C2	87.36'	300.00'	016°41'03"	87.05'	S79°48'13"W
C3	521.91'	2910.20'	010°16'31"	521.22'	N07°34'58"W
C4	44.39'	30.00'	084°46'58"	40.45'	N29°40'15"E
C5	300.22'	1070.00'	016°04'34"	299.24'	N64°01'27"E
C6	485.63'	1035.00'	026°53'01"	481.18'	N61°54'02"E
C7	170.11'	970.00'	010°02'54"	169.90'	N86°17'18"E
C8	80.41'	470.00'	009°48'10"	80.31'	N76°21'47"E
C9	96.09'	330.00'	016°41'03"	95.75'	N79°48'13"E
C10	673.27'	2875.20'	013°25'00"	671.73'	N06°00'44"W
C11	128.00'	2875.20'	002°33'02"	127.99'	N00°34'45"W
C12	292.51'	2875.20'	005°49'45"	292.38'	N04°46'08"W
C13	252.77'	2875.20'	005°02'13"	252.69'	N10°12'07"W
C14	183.82'	1035.00'	010°10'34"	183.58'	N70°15'15"E
C15	301.80'	1035.00'	016°42'26"	300.74'	N56°48'45"E
C16	52.86'	250.00'	012°06'56"	52.77'	N18°46'42"W
C17	169.31'	3072.20'	003°09'28"	169.29'	N11°08'37"W
C18	119.31'	3072.20'	002°13'31"	119.31'	N11°36'35"W
C19	50.00'	3072.20'	000°55'57"	50.00'	N10°01'51"W
C20	49.33'	1070.00'	002°38'29"	49.32'	N66°29'04"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Bearing
C21	48.94'	1070.00'	002°37'15"	48.94'	N63°51'12"E
C22	44.26'	30.00'	084°31'16"	40.35'	N29°32'24"E
C23	74.62'	1070.00'	003°59'44"	74.60'	N69°48'10"E
C24	31.45'	20.00'	090°06'21"	28.31'	S67°08'32"E
C25	35.97'	220.00'	009°22'07"	35.93'	S17°24'18"E
C26	32.25'	3042.20'	000°36'27"	32.25'	S12°25'07"E
C27	30.91'	2915.20'	000°36'27"	30.91'	N12°25'00"W
C28	85.90'	3042.20'	001°37'04"	85.90'	S11°18'22"E
C29	82.31'	2915.20'	001°37'04"	82.31'	N11°18'15"W
C30	64.40'	300.00'	012°18'01"	64.28'	S77°36'42"W
C31	32.60'	20.00'	093°23'30"	29.11'	N49°32'33"W
C32	389.17'	2915.20'	007°38'55"	388.88'	N06°40'15"W
C33	5.36'	3102.20'	000°05'57"	5.36'	N10°32'48"W
C34	91.37'	3102.20'	001°41'15"	91.37'	N11°26'24"W
C35	23.74'	3102.20'	000°26'19"	23.74'	N12°30'11"W
C36	50.24'	280.00'	010°16'53"	50.18'	N17°51'40"W
C37	29.86'	20.00'	085°31'52"	27.16'	N19°45'49"E
C38	122.45'	1070.00'	006°33'24"	122.38'	N59°15'52"E

NOTE:

UTILITY EASEMENTS ADJACENT TO RIGHTS-OF-WAY AND ADJACENT TO SIDE AND REAR LOT LINES ACROSS ALL LOTS ARE DEDICATED FOR USE BY PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRICITY, TELEPHONE, CABLE, GAS, SEWER, WATER, STORMWATER, ETC. INTERRUPTION OF ANY OF THESE USES OR ATTEMPTS TO PROHIBIT THESE USES WITHIN EASEMENT AREAS IS PROHIBITED.

PROFESSIONAL LAND SURVEYOR 4182 STATE OF IDAHO DAVID SCHUMANN
PRELIMINARY

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

CHECKED BY:	DES/WAL
DRAFTED BY:	SMA/WAL
SCALE:	1" = 80'
DATE:	07/17/2020
JOB NO:	LCE 18-097

2 / 3

MAJESTIC VILLAS

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

BOOK:_____ PAGE:_____

INSTRUMENT No. _____

KOOTENAI COUNTY RECORDER

THIS PLAT WAS RECORDED AT THE REQUEST OF BIG CREEK LAND COMPANY, LLC FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, THIS _____ DAY OF _____, 20_____, AT ____:____, __.M. IN BOOK _____ OF PLATS, PAGE(S) _____ , AS INSTRUMENT NUMBER _____.

FEE $ _____

_____

DEPUTY CLERK

JIM BRANNON, KOOTENAI COUNTY CLERK

CITY COUNCIL, CITY OF RATHDRUM

I HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE CITY OF RATHDRUM SUBDIVISION ORDINANCE AND THE CONDITIONS IMPOSED BY THIS COUNCIL, AND APPROVED FOR FILING.

DATED THIS _____ DAY OF _____, 20__.

_____

MAYOR - CITY OF RATHDRUM

_____

ATTEST: CITY CLERK

ENGINEER, CITY OF RATHDRUM

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR FILING THIS _____ DAY OF _____, 20__.

_____

ENGINEER - CITY OF RATHDRUM

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____, 20 ____.

DATED THIS _____ DAY OF _____, 20__.

_____

KOOTENAI COUNTY TREASURER

HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF RATHDRUM AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATED THIS _____ DAY OF _____, 20__.

_____

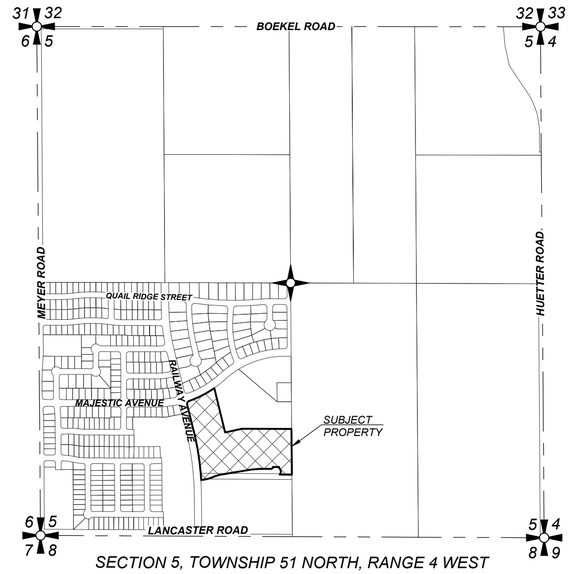
PANHANDLE HEALTH DISTRICT 1

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR
REGISTERED
12463
STATE OF IDAHO
RODNEY E. JONES



SECTION 5, TOWNSHIP 51 NORTH, RANGE 4 WEST

VICINITY MAP

SCALE 1" = 1000'

NOTARY CERTIFICATE

STATE OF IDAHO_____)
SS
COUNTY OF KOOTENAI_____)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ IN THE YEAR 2020, BY THOMAS D. MORT, A MEMBER OF BIG CREEK LAND COMPANY, LLC., A LIMITED LIABILITY COMPANY.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY USING RECORD INFORMATION, FOUND MONUMENTATION AND THE ESTABLISHED SECTIONAL INFORMATION. RECORD DEED CALLS WERE HELD TO ESTABLISH THE EXTERNAL BOUNDARY FOR CREATING THE NEW LOTS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, DAVID SCHUMANN, PROFESSIONAL LAND SURVEYOR #4182, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE PLAT OF MAJESTIC VILLAS IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED HEREON, UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, ARE IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS. ALL INTERIOR CORNERS WILL BE SET, AS SHOWN ON THIS PLAT, ON OR BEFORE ONE YEAR FROM RECORDING OF THIS PLAT, IN ACCORDANCE WITH IDAHO CODE 50-1331 & 50-1303.

_____

DAVID SCHUMANN DATE

OWNER'S CERTIFICATE AND DEDICATION

BE IT KNOWN BY THESE PRESENTS THAT BIG CREEK LAND COMPANY, LLC., AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT OWNS AND HAS LAID OUT THE LAND EMBRACED WITHIN THIS PLAT TO BE KNOWN AS MAJESTIC VILLAS, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO;

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 5 BEING A 2 INCH ALUMINUM CAP MARKED "PLS 5573" PER CP&F NUMBER 1259228, RECORDS OF KOOTENAI COUNTY, FROM WHICH THE WEST QUARTER CORNER BEARS NORTH 88°47'42" WEST A DISTANCE OF 2637.64 FEET; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER, SOUTH 00°39'02" WEST A DISTANCE OF 1531.58 FEET TO THE SOUTHEAST CORNER OF THE "MAJESTIC PARK" PARCEL OF LAND DESCRIBED UNDER INSTRUMENT No. 2345712000, KOOTENAI COUNTY; THENCE ALONG THE SOUTH LINE OF SAID LAND DESCRIBED UNDER INSTRUMENT No. 2345712000, NORTH 88°41'16' WEST A DISTANCE OF 521.80 FEET TO A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182";THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 78°44'541" WEST A DISTANCE OF 178.90 FEET TO THE SOUTHWEST CORNER OF SAID LAND DESCRIBED UNDER INSTRUMENT No. 2345712000 BEING A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 10677", AND BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 11°15'09" EAST A DISTANCE OF 26.34 FEET;

THENCE SOUTH 09°30'29" EAST A DISTANCE OF 110.43 FEET;

THENCE SOUTH 09°10'38" EAST A DISTANCE OF 60.01 FEET;

THENCE SOUTH 06°01'58" EAST A DISTANCE OF 116.65 FEET;

THENCE SOUTH 02°38'16" EAST A DISTANCE OF 97.39 FEET;

THENCE SOUTH 01°17'45" WEST A DISTANCE OF 20.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE GRANT OF RIGHT-OF-WAY DESCRIBED UNDER INSTRUMENT No. 2741836000, RECORDS OF KOOTENAI COUNTY;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 81°15'51" WEST A DISTANCE OF 87.36 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG A CURVE LEFT WITH A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 85.54 FEET, A CENTRAL ANGLE OF 09°48'08" WITH A LONG CHORD BEARING SOUTH 76°21'48" WEST A DISTANCE OF 85.44 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 71°27'43" WEST A DISTANCE OF 56.73 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 87.36 FEET, A CENTRAL ANGLE OF 16°41'03" WITH A LONG CHORD BEARING SOUTH 79°48'13" WEST A DISTANCE OF 87.05 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 88°08'44" WEST A DISTANCE OF 3.31 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY OF RAILWAY AVENUE;

THENCE ALONG SAID EAST RIGHT-OF-WAY OF RAILWAY AVENUE, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2910.20 FEET, AN ARC LENGTH OF 521.91 FEET, A CENTRAL ANGLE OF 10°16'31" WITH A LONG CHORD BEARING NORTH 07°34'58" WEST A DISTANCE OF 521.22 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, NORTH 12°43'14" WEST A DISTANCE OF 286.21 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 44.39 FEET, A CENTRAL ANGLE OF 84°46'58" WITH A LONG CHORD BEARING NORTH 29°40'15" EAST A DISTANCE OF 40.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MAJESTIC AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 1070.00 FEET, AN ARC LENGTH OF 300.22 FEET, A CENTRAL ANGLE OF 16°04'34" WITH A LONG CHORD BEARING NORTH 64°01'27" EAST A DISTANCE OF 299.24 FEET TO THE NORTHWEST CORNER OF SAID "MAJESTIC PARK" PARCEL OF LAND, BEING A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 10677";

THENCE ALONG THE WESTERLY LINE OF SAID "MAJESTIC PARK" PARCEL OF LAND, SOUTH 12°44'41" EAST A DISTANCE OF 479.10 FEET TO THE **TRUE POINT OF BEGINNING**;

SAID PARCEL CONTAINING 6.322 ACRES, MORE OR LESS.

BE IT FURTHER KNOWN THAT:

SANITARY SEWER DISPOSAL IS PROVIDED BY THE CITY OF RATHDRUM;

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY THE CITY OF RATHDRUM;

OWNER HEREBY DEDICATES TO THE PUBLIC THE ROAD RIGHTS-OF-WAY FOR SALOON STREET AND RAILWAY AVENUE AND ALL EASEMENTS AS DEPICTED HEREON. FURTHER, OWNER HEREBY CONSENTS TO THE TERMS AND CONDITIONS OF THE NOTES AND EASEMENT DESCRIPTIONS DEPICTED ON SHEET 2 OF THIS PLAT AND EXPRESS OWNER'S INTENT TO BE BOUND BY SUCH OBLIGATIONS AND TO HAVE SUCH OBLIGATIONS RUN WITH THE LAND, BINDING FUTURE OWNERS AS OWNERSHIP CHANGES IN THE FUTURE. UNLESS EXPRESSLY DEPICTED TO THE CONTRARY ON THE FACE OF THIS PLAT, ALL EASEMENTS PREVIOUSLY OF RECORD OR IN PLAIN VIEW SHALL BE UNAFFECTED BY THE FILING OF THIS PLAT;

OWNER, ON BEHALF OF ITSELF, ITS SUCCESSORS, AND ASSIGNS, HEREBY WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM CONSTRUCTION, MAINTENANCE AND OPERATION OF PUBLIC FACILITIES AND PUBLIC PROPERTY LOCATED WITHIN AND/OR ADJACENT TO THIS PLAT;

LOTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CODES AND RESTRICTIONS RECORDED UNDER INSTRUMENT No. _____, RECORDS OF KOOTENAI COUNTY, REQUIREMENTS OF THE MAJESTIC VILLAS HOMEOWNERS ASSOCIATION, TOGETHER WITH ANY AND ALL AMENDMENTS MADE THEREAFTER;

_____

THOMAS D. MORT, MEMBER DATE

BIG CREEK LAND COMPANY, LLC.

PROFESSIONAL LAND SURVEYOR
4182
STATE OF IDAHO
DAVID SCHUMANN
PRELIMINARY

LAKE CITY ENGINEERING

126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

CHECKED BY:	DES/WAL
DRAFTED BY:	SMA/WAL
SCALE:	N.T.S.
DATE:	07/17/2020
JOB NO:	LCE 18-097

3 / 3

PLOT: 8/6/2019 4:43 PM
P:\2018\LCE18-097\DWG\LCE18-097-FPLAT.DWG

City of Rathdrum
Planning and Zoning Commission

Staff Report –Final Plat

To:	**Rathdrum Planning and Zoning Commission**
From:	City of Rathdrum Planning and Zoning Administrator
Date of Report:	August 4, 2020
Subject:	**Brookshire 2nd Addition Final Plat (Major Subdivision)**
Meeting Date:	August 18, 2020

PROJECT INFORMATION

Applicant / Owner: Bluegrass Development, LLC, 1250 Northwood Center Court, Suite A, Coeur d'Alene, Idaho.

Applicant's Representative: Representing the Applicant is Wayne Lockman, PLS of Lake City Engineering, Inc., 126 E. Poplar Avenue, Coeur d'Alene, Idaho 83814.

Request: The approved preliminary subdivision consisted of 461 residential lots and one 10-acre lot on approximately 152.45 acres of a 314.316-acre property. The project was to be developed in phases, subject to market conditions.

The Applicant is now requesting final approval of the seconds addition of the subdivision consisting of 74 single family residential lots on the 19.309-acre lot platted with the first addition for the purpose of plat phasing. This project area is the remainder of the land identified in the preliminary plat as "Phase 2." A remainder parcel comprising the un-platted land is available for future additions.

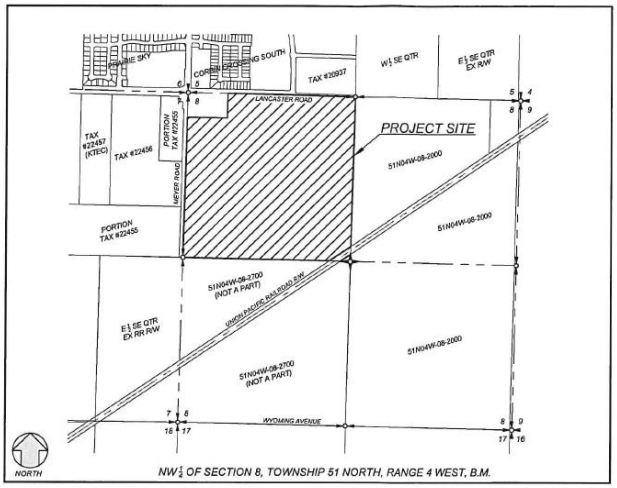
The minimum residential lot size is 7,560 SF in compliance with the R2 zone district standards (7,500 SF lot minimum).

Right of way dedication of extended Railway Avenue along with a new streets Cavanough Drive, Rockingham Road and Lujack Way are included in the plat.

Site Information / Location of Project: The proposed plat is generally located at the southeasterly corner of Meyer and Lancaster Roads.

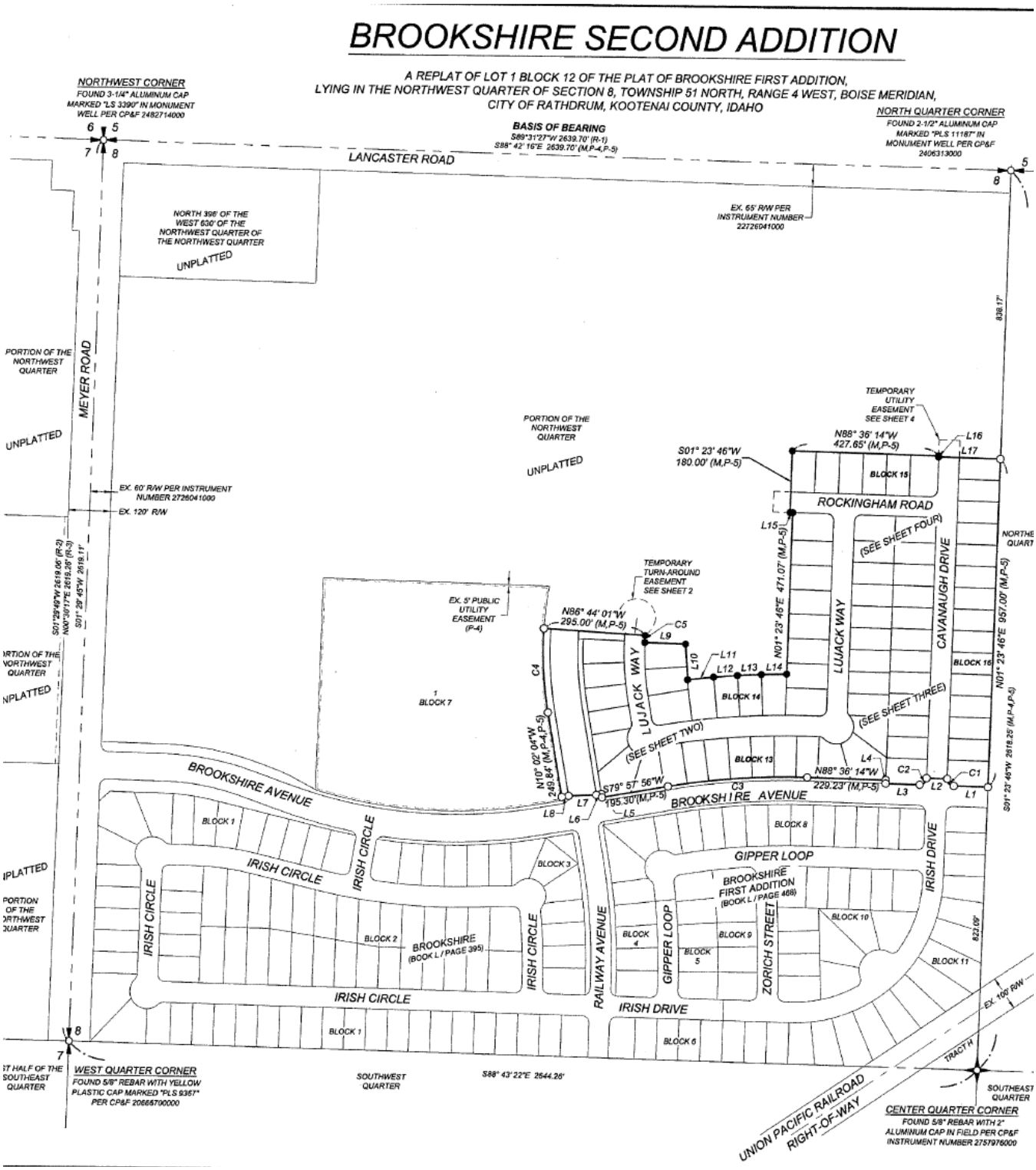
The property is currently vacant and undeveloped.

The current site address is 11866 N Meyer Road, Rathdrum. The Kootenai County Assessors Tax Parcel Number is R-0000-008-2700. The legal description is described as found within the Title Report submitted with the application.



PROJECT LOCATION

Zoning: The property within this plat is zoned R-2S (Residential, single family, medium-density).



Comprehensive Plan Designation: The Future Land Use Map identifies the site as Transformational. Residential use is compatible with this designation.

PROJECT REVIEW

Staff Review and Recommendation:

City planning and public works staff have reviewed the proposed subdivision and determined that it is substantially consistent with the Preliminary Plat approval and the Development Agreement executed May 23, 2019 under Instrument No. 2694181000, Records of Kootenai County, Idaho (may be subject to minor technical changes). The proposed subdivision is also compliant with RCC Title 12, including but not limited to Final Plat Standards of RCC 12-3-4.

The developer has made improvements to the property and has indicated that an acceptable surety as provided by City Code for the remaining incomplete infrastructure will be posted. The City has not yet received the surety for the incomplete work. When the performance surety is received, such will be reviewed for acceptance by the City Attorney.

Staff recommends the Planning and Zoning Commission provide a recommendation to approve the 2nd Addition final plat to the City Council, subject to the Findings and Conclusions as discussed herein.

Commission Review:

Rathdrum City Code (RCC) 12-3-3 establishes the process and standards for final plat approval.

Pursuant to RCC 12-3-3-2, within 45 days following submission of a complete application and checklist the Commission shall review the final plat to determine if it meets established standards, conforms with the preliminary plat, contains the required certificates and statements of approval, is vested in the name of the owners, has the required improvements or facilities and has warranty for street, water and sewer improvements. The Applicant submitted an application for final plat approval on July 22, 2019. Review by the Planning and Zoning Commission is scheduled for August 21, 2019 in compliance with this section.

The Planning and Zoning Commission's recommendation to the City Council shall address City Code Sections 12-3-3-(2) (A) through (F). The following findings and conclusions are recommended:

Section 12-3-3-2

Findings:

1. Pursuant to RCC 12-3-3-2-A the final plat is required to meet established standards.
2. The final plat shall conform to the preliminary plat per RCC 12-3-3-2-B.
3. The plat shall include the necessary Certificates and Statements of Approval per RCC 12-3-3-2-C.
4. A title report confirming that title to the land in the proposed subdivision is vested in the name of the owner whose signature appears on the plat is required per RCC 12-3-3-2-C.
5. Improvements and facilities required by the City for the subdivision shall be completed or a suitable guarantee shall be provided. Costs incurred by the City for plan, specification or drawing review and approval or construction inspection shall be paid by the subdivider.
6. The subdivider shall provide warranty that the required water, sewer and street improvements (including appurtenant features) and facilities will be free from defects in material and workmanship.
7. Any Finding of Fact which is more correctly a Conclusion of Law is incorporated herein by this reference.

Conclusions

1. The final plat meets all standards established by Idaho Code and RCC Title 12 relating to final plats, including the checklist, which can be modified by the council.

2. The final plat is essentially the same as the preliminary plat and the conditions imposed when the preliminary plat was approved have been met. The City Engineer, Public Works Director or City Council may recommend modifications of the preliminary plat up to the time of Council approval of the final plat.
3. The final plat bears the certificates and statements of approval required by RCC Title 12.
4. The Applicant has submitted a title report, from a title insurance company authorized to do business in the state, confirming that title of the land in the proposed subdivision is vested in the name of the owner whose signature appears on the plat.
5. The facilities and improvements required to be provided by the subdivider have been completed, and the costs incurred by the City for plan, specification or drawing review and approval or construction inspection have been paid by the subdivider, *OR* the subdivider has or will provide an irrevocable letter of credit or other suitable guarantee acceptable to the City in an amount of one hundred fifty percent (150%) of the estimated cost as approved by the City Engineer and with responsible sureties commensurate with improvements remaining to be done and costs to be paid, securing to the City the construction and installation of the improvements and payment of the costs which will be or have been incurred by the City within the fixed time period established by the Council.
6. Water and Sewer: The subdivider has provided, or will provide, a standard written warranty that the required water and sewer improvements and facilities will be free from defects in material and workmanship for a period of one year from the date of acceptance of the improvements by the city, secured by a performance bond in the amount of twenty five percent (25%) of the actual construction cost of the warranted improvements and facilities.
7. Street Improvements: The subdivider has provided, or will provide, a warranty that the required street improvements will be free from defects in material and workmanship for a period of two (2) years from the date of acceptance of the improvements by the city, secured by a performance bond in the amount of twenty five percent (25%) of the actual construction cost of the warranted improvements.
8. Any Conclusion of Law which is more correctly a Finding of Fact is incorporated herein by this reference.

Commission Action:

Following its review, the Commission shall determine whether to return the final plat to the subdivider for modification or recommend approval or disapproval to the City Council. As soon as possible after its review, the Commission shall forward its written findings and recommendations to the Council.

Potential Motions: The language set forth below is provided for guidance with no intent to suggest any specific action.

APPROVAL: I move to recommend to the City Council that the proposal be approved, finding that it is in accord with the applicable City Code as identified within the Findings and Conclusions of the Staff Report. I further move that the Planning and Zoning Administrator provide a written report to the Council as soon as possible and include the recommendation of this Commission and the facts that provide a basis for the decision.

ADDITIONAL CONDITIONS OF APPROVAL (Optional): I further move that the following additional conditions be met in accordance with Rathdrum City Code:_____

DENIAL: I move to recommend to the City Council that the proposal as presented be denied, finding that it is not in accord with Rathdrum City Code for the following reasons:_____

STAFF CONTACT

Cary Siess, City Planner / Planning and Zoning Administrator
City of Rathdrum Public Works Department, Planning Division
8047 W. Main Street, Rathdrum, Idaho 83858
Phone: 208-687-2700 x 117 / Email: cary@rathdrum.org

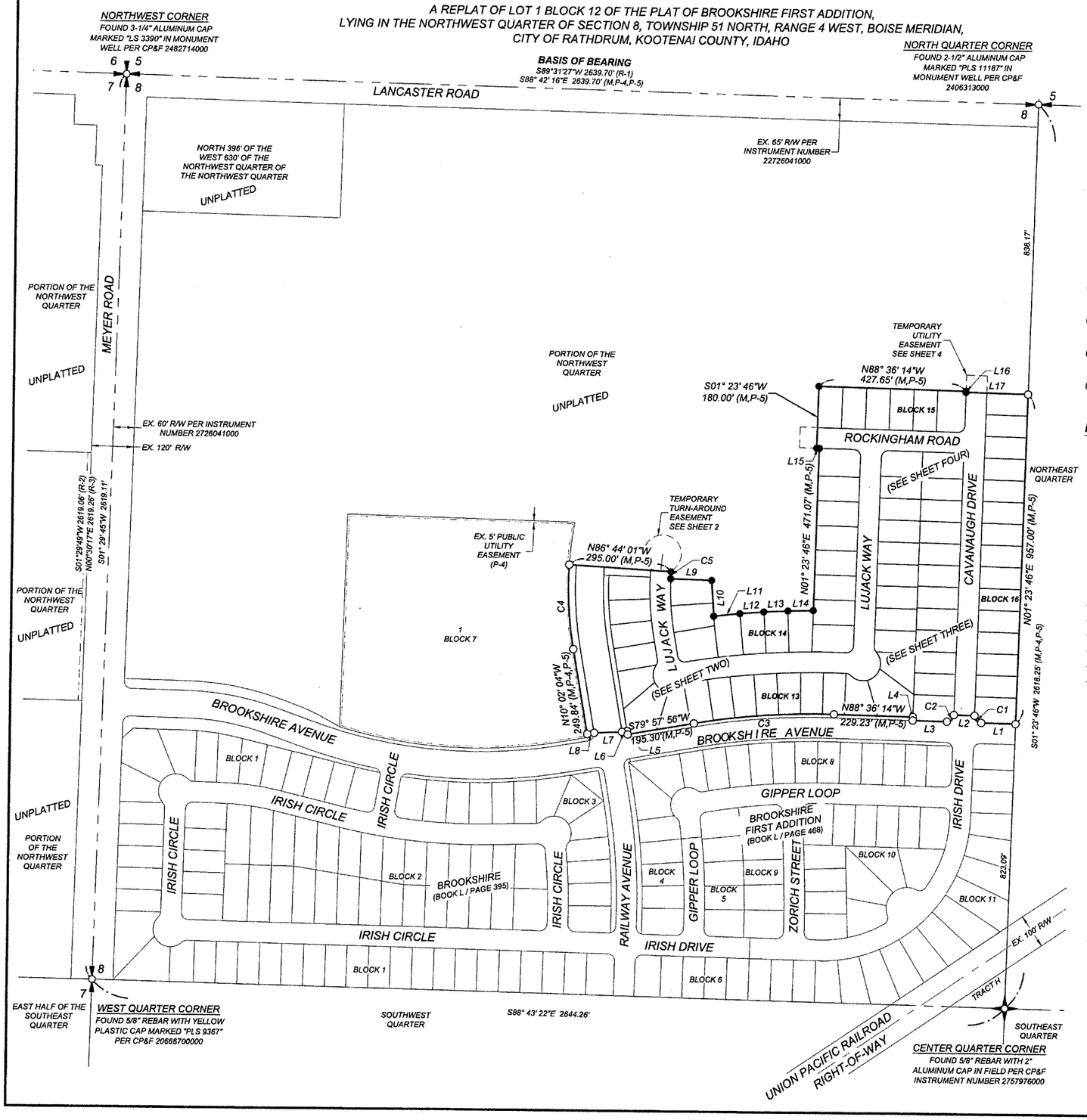
Attached Exhibits:

Exhibit A – Preliminary Subdivision

Exhibit B – 2nd Addition Final Subdivision

BROOKSHIRE SECOND ADDITION

A REPLAT OF LOT 1 BLOCK 12 OF THE PLAT OF BROOKSHIRE FIRST ADDITION,
LYING IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°42'16" EAST, SHOWN HEREON AND ON (P-1,P-2,P-3,P-4,P-5) AS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY.

BOOK:_____ PAGE:_____

INSTRUMENT No._____

NOTE

THERE WAS NO ATTEMPT MADE TO SHOW ALL OF THE PHYSICAL FEATURES OF THIS PROPERTY, NOR ANY EASEMENTS OF RECORD, EXCEPT FOR THOSE SHOWN HEREON.

REFERENCE DOCUMENTS

(R-1) RECORD OF SURVEY PREPARED BY WELCH, COMER & ASSOCIATES, INC. AND FILED AT BOOK 11 OF SURVEYS, PAGE 61, RECORDS OF KOOTENAI COUNTY, IDAHO.

(R-2) RECORD OF SURVEY PREPARED BY J-U-B ENGINEERS, INC. AND FILED AT BOOK 27 OF SURVEYS, PAGE 354, RECORDS OF KOOTENAI COUNTY, IDAHO.

(R-3) RECORD OF SURVEY PREPARED BY INLAND NORTHWEST CONSULTING AND FILED AT BOOK 24 OF SURVEYS, PAGE 396, RECORDS OF KOOTENAI COUNTY, IDAHO.

(P-1) PLAT OF CORBIN CROSSING SOUTH PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 96, RECORDS OF KOOTENAI COUNTY, IDAHO.

(P-2) PLAT OF CORBIN CROSSING 1ST ADDITION PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 215, RECORDS OF KOOTENAI COUNTY, IDAHO.

(P-3) PLAT OF CORBIN CROSSING 2ND ADDITION PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 249, RECORDS OF KOOTENAI COUNTY, IDAHO.

(P-4) PLAT OF BROOKSHIRE PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 395, RECORDS OF KOOTENAI COUNTY, IDAHO.

(P-5) PLAT OF BROOKSHIRE FIRST ADDITION PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 468, RECORDS OF KOOTENAI COUNTY, IDAHO.

LEGEND

- ● SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- ▣ 5/8" X 24" REBAR WITH 2" ALUMINUM CAP MARKED "PLS 4182" TO BE SET WITHIN ONE YEAR
- ■ 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182" TO BE SET WITHIN ONE YEAR
- ○ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- ⊙ FOUND 2" ALUMINUM CAP MARKED "PLS 4182"
- □ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- △ CALCULATED POINT, NOTHING FOUND OR SET
- (M) MEASURED
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE

Line Table

Line #	Bearing	Length	Record Data
L1	S88°36'14"E	100.00'	(M,P-5)
L2	S88°36'14"E	60.00'	(M,P-5)
L3	S88°36'14"E	100.00'	(M,P-5)
L4	S01°23'46"W	10.00'	(M,P-5)
L5	S10°02'04"E	10.00'	(M,P-5)
L6	N79°57'56"E	15.00'	(M,P-5)
L7	N87°05'26"E	80.62'	(M,P-4,P-5)
L8	N79°57'56"E	20.00'	(M,P-4,P-5)
L9	N88°15'29"W	120.00'	(M,P-5)
L10	N04°08'46"W	104.00'	(M,P-5)
L11	S83°31'46"W	75.92'	(M,P-5)
L12	S85°18'39"W	69.57'	(M,P-5)
L13	S87°00'51"W	69.57'	(M,P-5)
L14	S86°45'52"W	73.39'	(M,P-5)
L15	S86°36'14"E	7.65'	(M,P-5)
L16	N01°23'46"E	3.00'	(M,P-5)
L17	N88°36'14"W	180.00'	(M,P-5)

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord	Record Data
C1	31.42'	20.00'	090°00'00"	S43°36'14"E	28.28'	(M,P-5)
C2	31.42'	20.00'	090°00'00"	N46°23'46"E	28.28'	(M,P-5)
C3	406.99'	2040.00'	011°25'50"	N85°40'51"E	406.31'	(M,P-5)
C4	245.49'	1057.50'	013°18'03"	S03°23'03"E	244.94'	(M,P-5)
C5	20.29'	762.50'	001°31'28"	N02°30'15"E	20.29'	(M,P-5)

PROFESSIONAL LAND SURVEYOR STATE OF IDAHO DAVID SCHUMANN

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

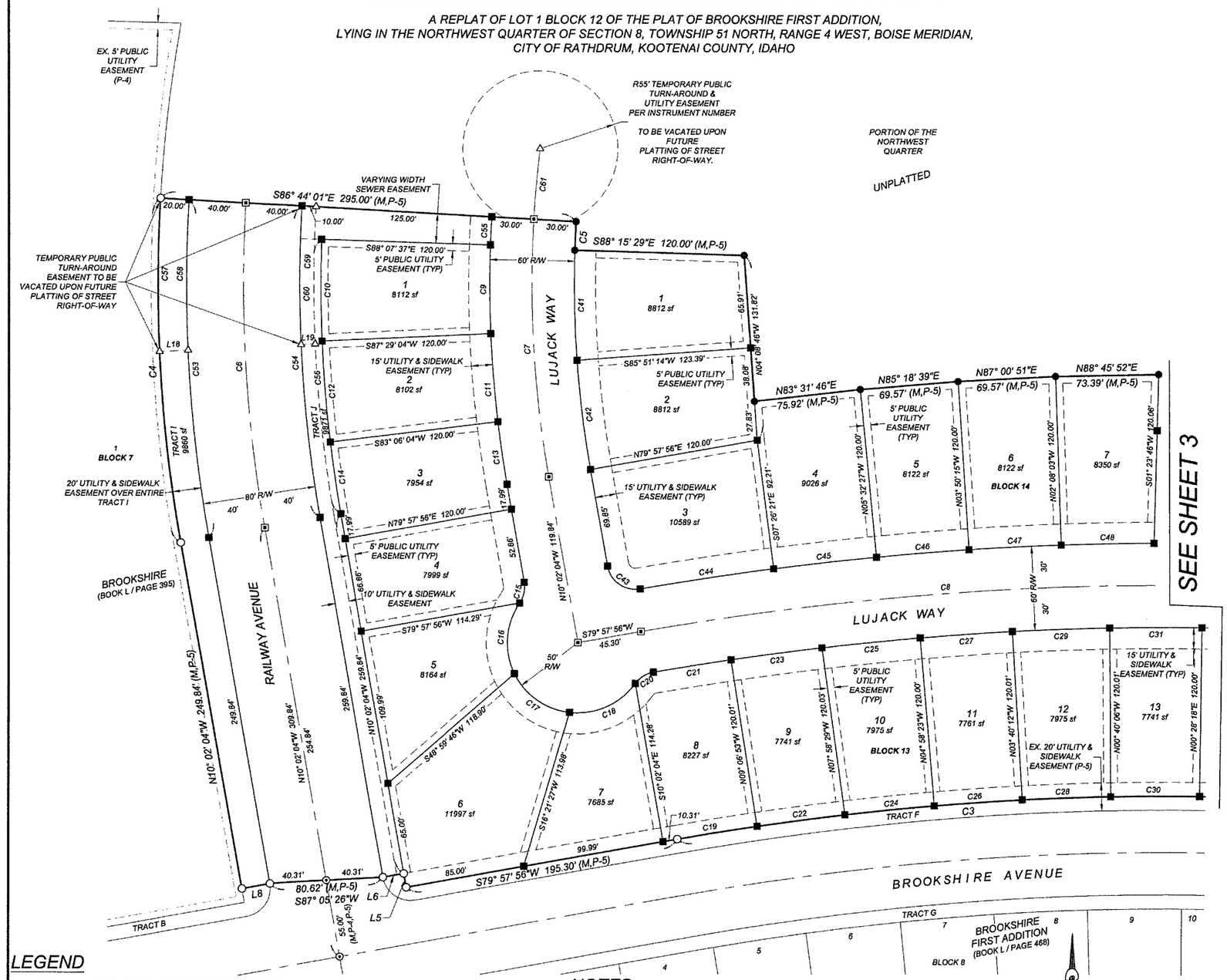
CHECKED BY:	DES
DRAFTED BY:	WAL
SCALE:	1" = 200'
DATE:	07/08/2020
JOB NO:	LCE 19-116

BROOKSHIRE SECOND ADDITION

BOOK:_____ PAGE:_____

INSTRUMENT No._____

A REPLAT OF LOT 1 BLOCK 12 OF THE PLAT OF BROOKSHIRE FIRST ADDITION,
LYING IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO



Curve Table						
Curve #	Length	Radius	Delta	Bearing	Chord	Record Data
C3	406.99'	2040.00'	011°25'50"	N85°40'51"E	406.31'	
C4	245.49'	1057.50'	013°18'03"	S03°23'03"E	244.94'	(M,P-5)
C5	20.29'	762.50'	001°31'28"	N02°30'15"E	20.29'	(M,P-5)
C6	231.56'	997.50'	013°18'03"	N03°23'03"W	231.04'	
C9	63.00'	822.50'	004°23'19"	S00°19'16"E	62.99'	
C10	72.19'	942.50'	004°23'19"	S00°19'16"E	72.17'	
C11	62.92'	822.50'	004°23'00"	S04°42'26"E	62.91'	
C12	72.10'	942.50'	004°23'00"	S04°42'26"E	72.09'	
C13	45.01'	822.50'	003°08'08"	S08°28'00"E	45.01'	
C14	51.58'	942.50'	003°08'08"	S08°28'00"E	51.57'	
C15	15.50'	20.00'	044°24'55"	N12°10'23"E	15.12'	
C16	52.76'	50.00'	060°27'30"	S04°09'06"W	50.35'	
C17	50.00'	50.00'	057°17'45"	S54°43'32"E	47.94'	
C18	53.30'	50.00'	061°04'21"	N66°05'25"E	50.81'	
C19	57.50'	2040.00'	001°36'54"	N80°46'23"E	57.50'	
C20	15.54'	20.00'	044°30'37"	S57°48'33"W	15.15'	
C21	55.70'	2160.00'	001°28'39"	S80°48'11"W	55.70'	
C22	63.31'	2040.00'	001°46'42"	N82°28'10"E	63.31'	
C23	65.70'	2160.00'	001°44'34"	S82°24'48"W	65.70'	
C24	63.31'	2040.00'	001°46'42"	N84°14'52"E	63.31'	
C25	69.60'	2160.00'	001°50'46"	S84°12'28"W	69.60'	
C26	63.31'	2040.00'	001°46'42"	N86°01'34"E	63.31'	
C27	66.04'	2160.00'	001°45'07"	S86°00'24"W	66.04'	
C28	63.31'	2040.00'	001°46'42"	N87°48'15"E	63.31'	
C29	69.60'	2160.00'	001°50'46"	S87°48'20"W	69.60'	
C30	63.31'	2040.00'	001°46'42"	N89°34'57"E	63.31'	
C31	65.70'	2160.00'	001°44'34"	S89°36'01"W	65.70'	
C41	78.36'	762.50'	005°53'18"	S01°12'08"E	78.33'	
C42	78.36'	762.50'	005°53'18"	S07°05'25"E	78.33'	
C43	31.37'	20.00'	089°52'47"	S54°58'28"E	28.25'	
C44	95.90'	2220.00'	002°28'30"	S81°19'24"W	95.89'	
C45	73.54'	2220.00'	001°53'53"	S83°30'36"W	73.54'	
C46	66.00'	2220.00'	001°42'12"	S85°18'39"W	66.00'	
C47	66.00'	2220.00'	001°42'12"	S87°00'51"W	66.00'	
C48	66.00'	2220.00'	001°42'12"	S88°43'04"W	66.00'	
C53	240.85'	1037.50'	013°18'03"	N03°23'03"W	240.31'	
C54	222.28'	957.50'	013°18'03"	S03°23'03"E	221.78'	
C55	20.00'	822.50'	001°23'36"	S02°34'11"W	20.00'	
C56	195.88'	942.50'	011°54'27"	S04°04'51"E	195.52'	
C57	108.76'	1057.50'	005°53'34"	S00°19'12"W	108.71'	
C58	106.70'	1037.50'	005°53'34"	S00°19'12"W	106.66'	
C59	97.45'	947.50'	005°53'34"	S00°19'12"W	97.41'	
C60	98.48'	957.50'	005°53'34"	S00°19'12"W	98.43'	
C61	50.01'	792.50'	003°36'56"	S05°04'27"W	50.00'	

Line Table			
Line #	Bearing	Length	Record Data
L5	S10°02'04"E	10.00'	(M,P-4,P-5)
L6	N79°57'56"E	15.00'	(M,P-4,P-5)
L8	N79°57'56"E	20.00'	(M,P-4,P-5)
L18	N87°22'25"E	20.00'	
L19	N87°22'25"E	10.00'	

LEGEND

- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- 5/8" X 24" REBAR WITH 2" ALUMINUM CAP MARKED "PLS 4182" TO BE SET WITHIN ONE YEAR
- 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182" TO BE SET WITHIN ONE YEAR
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- FOUND 2" ALUMINUM CAP MARKED "PLS 4182"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- CALCULATED POINT, NOTHING FOUND OR SET
- (M) MEASURED

BOUNDARY LINE
LOT LINE
ADJACENT LOT LINE
EASEMENT LINE
CENTER LINE
SECTION LINE

NOTES

1) UTILITY EASEMENTS ADJACENT TO RIGHTS-OF-WAY AND ADJACENT TO SIDE AND REAR LOT LINES ACROSS ALL LOTS ARE DEDICATED FOR USE BY PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRICITY, TELEPHONE, CABLE, GAS, SEWER, WATER, STORMWATER, ETC. INTERRUPTION OF ANY OF THESE USES OR ATTEMPTS TO PROHIBIT THESE USES WITHIN EASEMENT AREAS IS PROHIBITED.

0 25 50 100
SCALE: 1" = 50'

NORTH

PROFESSIONAL LAND SURVEYOR
DAVID SCHUMANN
STATE OF IDAHO
PLS 4182
REVIEWED

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

CHECKED BY:	DES
DRAFTED BY:	WAL
SCALE:	1" = 50'
DATE:	07/08/2020
JOB NO:	LCE 19-116

2 / 5

BROOKSHIRE SECOND ADDITION

BOOK:_____ PAGE:_____

INSTRUMENT No._____

A REPLAT OF LOT 1 BLOCK 12 OF THE PLAT OF BROOKSHIRE FIRST ADDITION,
LYING IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

SEE SHEET 4

LEGEND

- ● SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- ▣ 5/8" X 24" REBAR WITH 2" ALUMINUM CAP MARKED "PLS 4182" TO BE SET WITHIN ONE YEAR
- ■ 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182" TO BE SET WITHIN ONE YEAR
- ○ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- ⊙ FOUND 2" ALUMINUM CAP MARKED "PLS 4182"
- □ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- △ CALCULATED POINT, NOTHING FOUND OR SET
- (M) MEASURED
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE

NOTES

UTILITY EASEMENTS ADJACENT TO RIGHTS-OF-WAY AND ADJACENT TO SIDE AND REAR LOT LINES ACROSS ALL LOTS ARE DEDICATED FOR USE BY PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRICITY, TELEPHONE, CABLE, GAS, SEWER, WATER, STORMWATER, ETC. INTERRUPTION OF ANY OF THESE USES OR ATTEMPTS TO PROHIBIT THESE USES WITHIN EASEMENT AREAS IS PROHIBITED.

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord	Record Data
C1	31.42'	20.00'	090°00'00"	S43°36'14"E	28.28'	(M,P-5)
C2	31.42'	20.00'	090°00'00"	N46°23'46"E	28.28'	(M,P-5)
C3	406.99'	2040.00'	011°25'50"	N85°40'51"E	406.31'	(M,P-5)
C8	436.91'	2190.00'	011°25'50"	S85°40'51"W	436.19'	
C32	32.92'	2040.00'	000°55'29"	S89°03'58"E	32.92'	
C33	34.86'	2160.00'	000°55'29"	N89°03'58"W	34.86'	
C34	15.50'	20.00'	044°24'55"	N66°23'46"W	15.12'	
C35	52.76'	50.00'	060°27'37"	S74°25'07"E	50.35'	
C36	50.54'	50.00'	057°54'36"	N46°23'46"E	48.41'	
C37	52.76'	50.00'	060°27'37"	N12°47'20"W	50.35'	
C38	15.50'	20.00'	044°24'55"	S20°48'41"E	15.12'	
C49	70.78'	2220.00'	001°49'37"	N89°31'02"W	70.78'	
C50	31.42'	20.00'	090°00'00"	N46°23'46"E	28.28'	

Line Table

Line #	Bearing	Length	Record Data
L4	S01°23'46"W	10.00'	(M,P-5)

NORTH

0 25 50 100

SCALE: 1" = 50'

PROFESSIONAL LAND SURVEYOR STATE OF IDAHO DAVID SCHUMANN

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

CHECKED BY:	DES
DRAFTED BY:	WAL
SCALE:	1" = 50'
DATE:	07/08/2020
JOB NO:	LCE 19-116

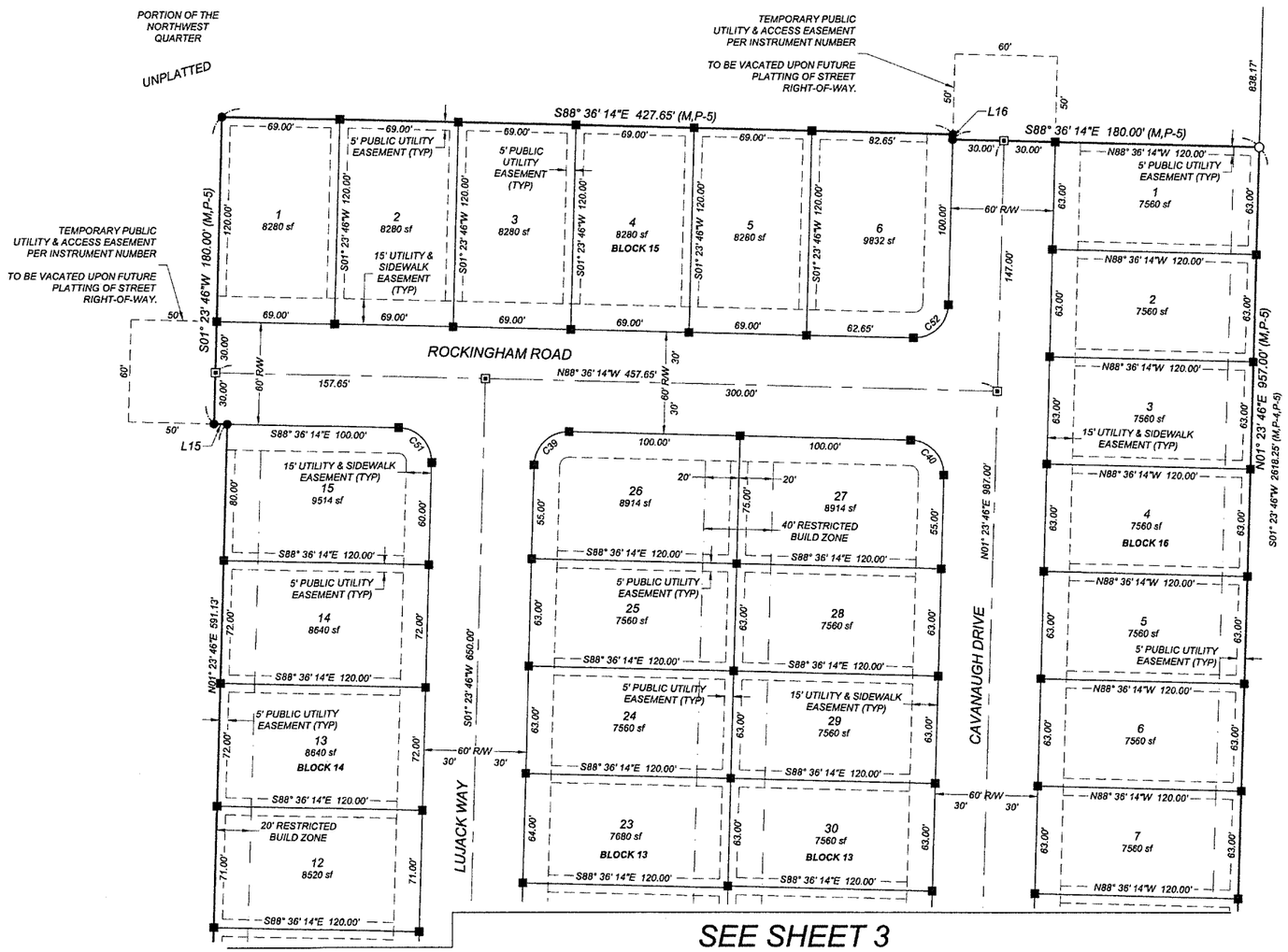
PLOT: 8/20/2020 4:42 PM
C:\STAFF FILES\LCE19-116.DWG

BROOKSHIRE SECOND ADDITION

A REPLAT OF LOT 1 BLOCK 12 OF THE PLAT OF BROOKSHIRE FIRST ADDITION,
LYING IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

BOOK:_____ PAGE:_____

INSTRUMENT No._____



LEGEND

- ● SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- ▣ 5/8" X 24" REBAR WITH 2" ALUMINUM CAP MARKED "PLS 4182" TO BE SET WITHIN ONE YEAR
- ■ 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182" TO BE SET WITHIN ONE YEAR
- ○ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- ⊙ FOUND 2" ALUMINUM CAP MARKED "PLS 4182"
- □ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- △ CALCULATED POINT, NOTHING FOUND OR SET
- (M) MEASURED
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE

NOTES

UTILITY EASEMENTS ADJACENT TO RIGHTS-OF-WAY AND ADJACENT TO SIDE AND REAR LOT LINES ACROSS ALL LOTS ARE DEDICATED FOR USE BY PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRICITY, TELEPHONE, CABLE, GAS, SEWER, WATER, STORMWATER, ETC. INTERRUPTION OF ANY OF THESE USES OR ATTEMPTS TO PROHIBIT THESE USES WITHIN EASEMENT AREAS IS PROHIBITED.

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C39	31.42'	20.00'	090°00'00"	S46°23'46"W	28.28'
C40	31.42'	20.00'	090°00'00"	N43°36'14"W	28.28'
C51	31.42'	20.00'	090°00'00"	N43°36'14"W	28.28'
C52	31.42'	20.00'	090°00'00"	N46°23'46"E	28.28'

Line Table

Line #	Bearing	Length	Record Data
L15	S88°36'14"E	7.65'	(M,P-5)
L16	N01°23'46"E	3.00'	(M,P-5)

NORTH

0 25 50 100

SCALE: 1" = 50'

PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
DAVID SCHUMANN

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

CHECKED BY:	DES
DRAFTED BY:	WAL
SCALE:	1" = 100'
DATE:	07/08/2020
JOB NO:	LCE 19-116

4 / 5

BROOKSHIRE SECOND ADDITION

BOOK:_____ PAGE:_____

INSTRUMENT No._____

A REPLAT OF LOT 1 BLOCK 12 OF THE PLAT OF BROOKSHIRE FIRST ADDITION,
LYING IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

KOOTENAI COUNTY RECORDER

THIS PLAT WAS RECORDED AT THE REQUEST OF BLUEGRASS DEVELOPMENT, LLC. FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, THIS _____ DAY OF _____, 20_____, AT ___:___, __.M. IN BOOK ____ OF PLATS, PAGE(S) _____, AS INSTRUMENT NUMBER _____.

FEE $ _____

_____
DEPUTY CLERK

JIM BRANNON, KOOTENAI COUNTY CLERK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____, 20 ____.

DATED THIS _____ DAY OF _____, 20__.

_____
KOOTENAI COUNTY TREASURER

CITY COUNCIL, CITY OF RATHDRUM

I HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE CITY OF RATHDRUM SUBDIVISION ORDINANCE AND THE CONDITIONS IMPOSED BY THIS COUNCIL, AND APPROVED FOR FILING.

DATED THIS _____ DAY OF _____, 20__.

_____
MAYOR - CITY OF RATHDRUM

_____
ATTEST: CITY CLERK

ENGINEER, CITY OF RATHDRUM

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR FILING THIS _____ DAY OF _____, 20__.

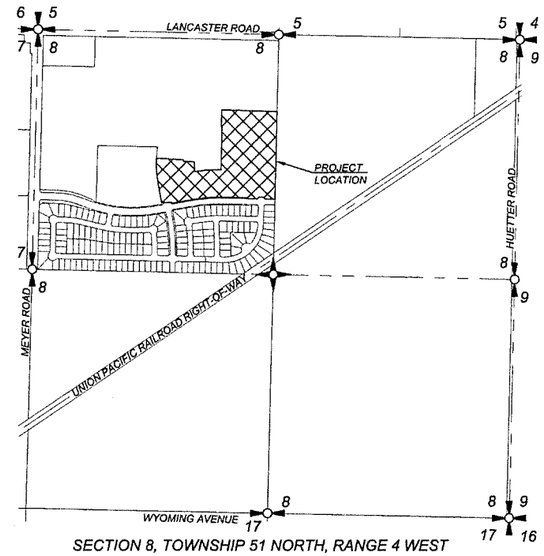
_____
ENGINEER - CITY OF RATHDRUM

HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF RATHDRUM AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATED THIS _____ DAY OF _____, 20__.

_____
PANHANDLE HEALTH DISTRICT 1



SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST

VICINITY MAP

SCALE 1" = 1000'

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR REGISTERED 12463 STATE OF IDAHO RODNEY E. JONES

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE LOTS MEETING THE REQUIREMENTS OF THE CITY OF RATHDRUM SUBDIVISION ORDINANCE. THE REFERENCES AND MONUMENTS SHOWN HEREON WERE USED TO DETERMINE THE BOUNDARY LOCATION OF THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

I, DAVID SCHUMANN, PROFESSIONAL LAND SURVEYOR #4182, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE PLAT OF BROOKSHIRE SECOND ADDITION IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED HEREON, UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, ARE IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS. ALL INTERIOR CORNERS WILL BE SET, AS SHOWN ON THIS PLAT, ON OR BEFORE ONE YEAR FROM RECORDING OF THIS PLAT, IN ACCORDANCE WITH IDAHO CODE 50-1331 & 50-1303.

David Schumann 7/9/2020

DAVID SCHUMANN DATE

OWNER'S CERTIFICATE AND DEDICATION

BE IT KNOWN BY THESE PRESENTS THAT BLUEGRASS DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT OWNS AND HAS LAID OUT THE LAND EMBRACED WITHIN THIS PLAT TO BE KNOWN AS BROOKSHIRE SECOND ADDITION, BEING A REPLAT OF LOT 1, BLOCK 12 OF THE PLAT OF BROOKSHIRE FIRST ADDITION RECORDED IN BOOK L OF PLATS, PAGE 468, RECORDS OF KOOTENAI COUNTY, IDAHO, LYING IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO:

SAID PARCEL CONTAINING 19.309 ACRES, MORE OR LESS.

BE IT FURTHER KNOWN THAT:

SANITARY SEWER DISPOSAL IS TO BE PROVIDED BY THE CITY OF RATHDRUM;

DOMESTIC WATER FOR THIS PLAT IS TO BE SUPPLIED BY THE CITY OF RATHDRUM;

RIGHTS-OF-WAY AS SHOWN HEREON, AND KNOWN AS RAILWAY AVENUE, LUJACK WAY, ROCKINGHAM ROAD, AND CAVANAUGH DRIVE AND ALL EASEMENTS AS DEPICTED HEREON, ARE HEREBY DEDICATED TO THE CITY OF RATHDRUM. FURTHER, THE OWNER HEREBY CONSENTS TO THE TERMS AND CONDITIONS OF THE NOTES AND EASEMENT DESCRIPTIONS DEPICTED ON SHEETS 2, 3 AND 4 OF THIS PLAT AND EXPRESS OWNER'S INTENT TO BE BOUND BY SUCH OBLIGATIONS AND TO HAVE SUCH OBLIGATIONS RUN WITH THE LAND, BINDING FUTURE OWNERS AS OWNERSHIP CHANGES IN THE FUTURE. UNLESS EXPRESSLY DEPICTED TO THE CONTRARY ON THE FACE OF THIS PLAT, ALL EASEMENTS PREVIOUSLY OF RECORD OR IN PLAIN VIEW SHALL BE UNAFFECTED BY THE FILING OF THIS PLAT;

OWNER, ON BEHALF OF ITSELF, ITS SUCCESSORS, AND ASSIGNS, HEREBY WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM CONSTRUCTION, MAINTENANCE AND OPERATION OF PUBLIC FACILITIES AND PUBLIC PROPERTY LOCATED WITHIN AND/OR ADJACENT TO THIS PLAT;

TRACTS I AND J SHALL BE DEDICATED TO THE BROOKSHIRE HOMEOWNER'S ASSOCIATION BY SEPARATE INSTRUMENT, FOR USE AS OPEN SPACE;

LOTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CODES AND RESTRICTIONS RECORDED UNDER INSTRUMENT NO. 2722518000, RECORDS OF KOOTENAI COUNTY, REQUIREMENTS OF THE BROOKSHIRE HOMEOWNER'S ASSOCIATION, TOGETHER WITH ANY AND ALL AMENDMENTS MADE THEREAFTER;

NO BUILDING PERMIT SHALL BE ISSUED WITHIN THE RESTRICTED BUILD ZONES WITHOUT AN APPROVED GEOTECHNICAL DESIGN;

THERE SHALL BE NO DIRECT ACCESS ALLOWED ONTO RAILWAY AVENUE OR BROOKSHIRE AVENUE FROM ANY LOTS WITHIN THIS PLAT;

THE TEMPORARY PUBLIC UTILITY AND ACCESS EASEMENTS AS SHOWN ON SHEET 4 ARE TO BE VACATED UPON FUTURE PLATTING OF STREET RIGHT-OF-WAY;

THE TEMPORARY PUBLIC TURN-AROUND AND UTILITY EASEMENT AS SHOWN ON SHEET 2 ARE TO BE VACATED UPON FUTURE PLATTING OF STREET RIGHT-OF-WAY.

_____ _____
TOM ANDERL, MANAGER DATE

BLUEGRASS DEVELOPMENT, LLC

NOTARY CERTIFICATE

STATE OF IDAHO_____)
SS
COUNTY OF KOOTENAI_____)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ IN THE YEAR 20___, BY TOM ANDERL, AS MANAGER OF BLUEGRASS DEVELOPMENT, LLC., A LIMITED LIABILITY COMPANY.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____

PROFESSIONAL LAND SURVEYOR REGISTERED 4182 STATE OF IDAHO DAVID SCHUMANN

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230

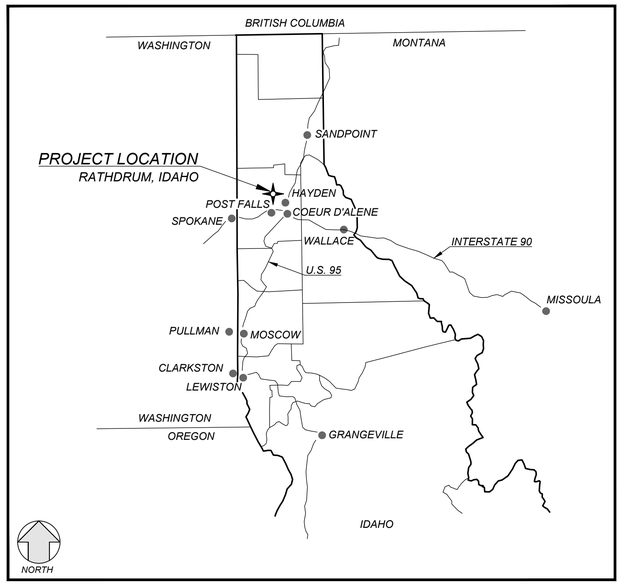
CHECKED BY:	DES
DRAFTED BY:	WAL
SCALE:	N.T.S.
DATE:	07/08/2020
JOB NO:	LCE 19-116

PLOT: BROOKSHIRE2ADDITION.DWG
C:\DRIVE\TRACKER\19-116\PLAT

BROOKSHIRE

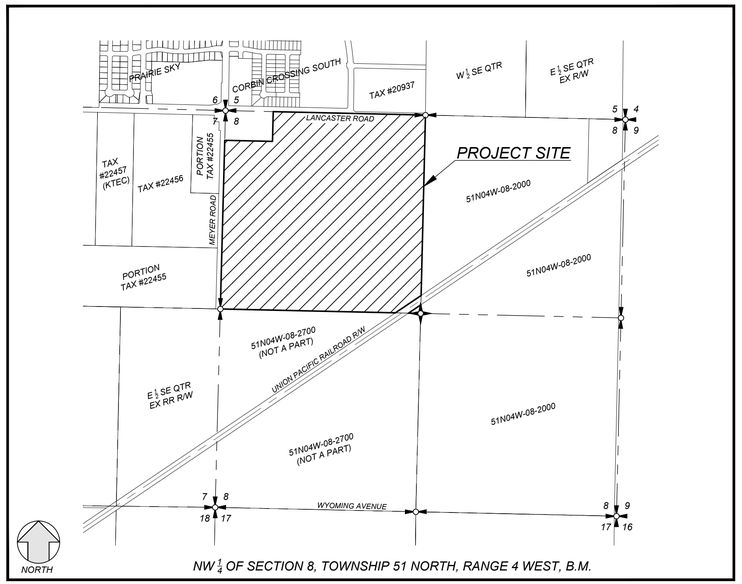
PRELIMINARY PLAT

CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO



VICINITY MAP

NTS



NW ¼ OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M.

PROJECT LOCATION

1" = 1000'

PROJECT SITE

1" = 500'

PROJECT OWNER

HENRICKSON FAMILY HOLDINGS, LLC
575 CANTERBURY LANE
MOSES LAKE, WASHINGTON 98837

PROJECT DEVELOPER

BLUEGRASS DEVELOPMENT, LLC
1250 NORTHWOOD CENTER COURT, SUITE A
COEUR D'ALENE, IDAHO 83814
PH: (208) 667-0100

PROJECT ENGINEER

LAKE CITY ENGINEERING, INC.
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PH: (208) 676-0230

PROJECT SITE

PARCEL NUMBER:	51N04W-08-2700 (PORTION)
LEGAL DESCRIPTION:	A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, LESS THE NORTH 393 FEET OF THE WEST 630 FEET, ALL IN KOOTENAI COUNTY, IDAHO, EXCEPT THAT PORTION LYING WITHIN THE SPOKANE INTERNATIONAL RAILWAY RIGHT-OF-WAY.
ACREAGE:	152.45 ACRES

CONTACT INFORMATION

WATER PURVEYOR

CITY OF RATHDRUM - PUBLIC WORKS DEPARTMENT
8047 WEST MAIN STREET
RATHDRUM, IDAHO 83858
PH: (208) 687-2700

SEWER PURVEYOR

CITY OF RATHDRUM - PUBLIC WORKS DEPARTMENT
8047 WEST MAIN STREET
RATHDRUM, IDAHO 83858
PH: (208) 687-2700

STREET AND STORMWATER PURVEYOR

CITY OF RATHDRUM - PUBLIC WORKS DEPARTMENT
8047 WEST MAIN STREET
RATHDRUM, IDAHO 83858
PH: (208) 687-2700

UTILITY CONTACT LIST

AVISTA (GAS / POWER): (208) 769-1343
SPECTRUM (COMM): (208) 277-9452
FRONTIER (COMM): (208) 762-2664

INDEX OF SHEETS

1. TITLE SHEET
2. PRELIMINARY PLAT
3. PRELIMINARY UTILITY PLAN
4. DETAILS

VERTICAL BENCHMARK

RAILROAD SPIKE IN THE NORTH FACE OF A POWER POLE AT THE SOUTHWEST CORNER OF BOEKEL ROAD AND MEYER ROAD.
ELEV: 2233.92 (NGVD 29)

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISION BLOCK

NO.	DESCRIPTION	INITIAL	DATE
1	REVISION	LCE	1/23/19

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208 676 0230

PRELIMINARY
NOT FOR CONSTRUCTION

BROOKSHIRE

TITLE SHEET
RATHDRUM, IDAHO

ONE INCH
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

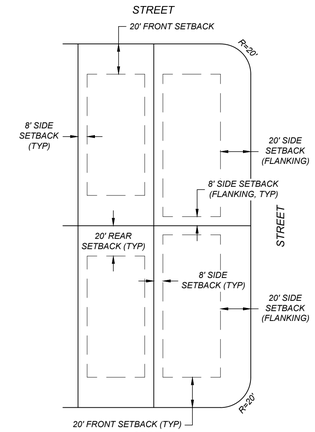
DESIGNED BY:	DCD
DRAFTED BY:	DLH
DATE:	1/23/2019
JOB NO:	LCE 16-078

1 / 4

hoppe, Plotted: Jan 23, 2019 – 12:51pm, L:\2016\16-078\ACAD\PRELIM PLAT\16-078-PPLAT.dwg

PROJECT MATRIX

ZONING:	R-2S
GROSS AREA:	152.45 ac
DEDICATED R/W:	6.07 ac
SCHOOL SITE (LOT 1/BLK 7):	10.00 ac
OPEN SPACE:	3.53 ac
LIFT STATION (TR D/BLK 3):	0.08 ac
NET RESIDENTIAL AREA:	132.77 ac
# RESIDENTIAL LOTS:	461
DENSITY:	3.5 du/ac
MAXIMUM LOT SIZE:	20,713 sf
MINIMUM LOT SIZE:	7,535 sf
AVERAGE LOT SIZE:	9,000 sf
# LOTS ≥ 10,000 sf:	106 (23.0%)



(R-2S ZONE)

TYPICAL BUILDING SETBACKS

NTS

NOTE:

PHASING SHOWN HEREON IS TENTATIVE AND FOR INFORMATION PURPOSES ONLY. OWNER RESERVES THE RIGHT TO ALTER PHASING WITH CITY APPROVAL.

NORTH

0 75 150 300

SCALE: 1" = 150'

UNDERGROUND SERVICE ALERT

ONE-CALL NUMBER

811

CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISION BLOCK

NO.	DESCRIPTION	INITIAL	DATE
1	REVISION	LCE	1/23/19

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208 676 0230

PRELIMINARY
NOT FOR CONSTRUCTION

BROOKSHIRE

PRELIMINARY PLAT
RATHDRUM, IDAHO

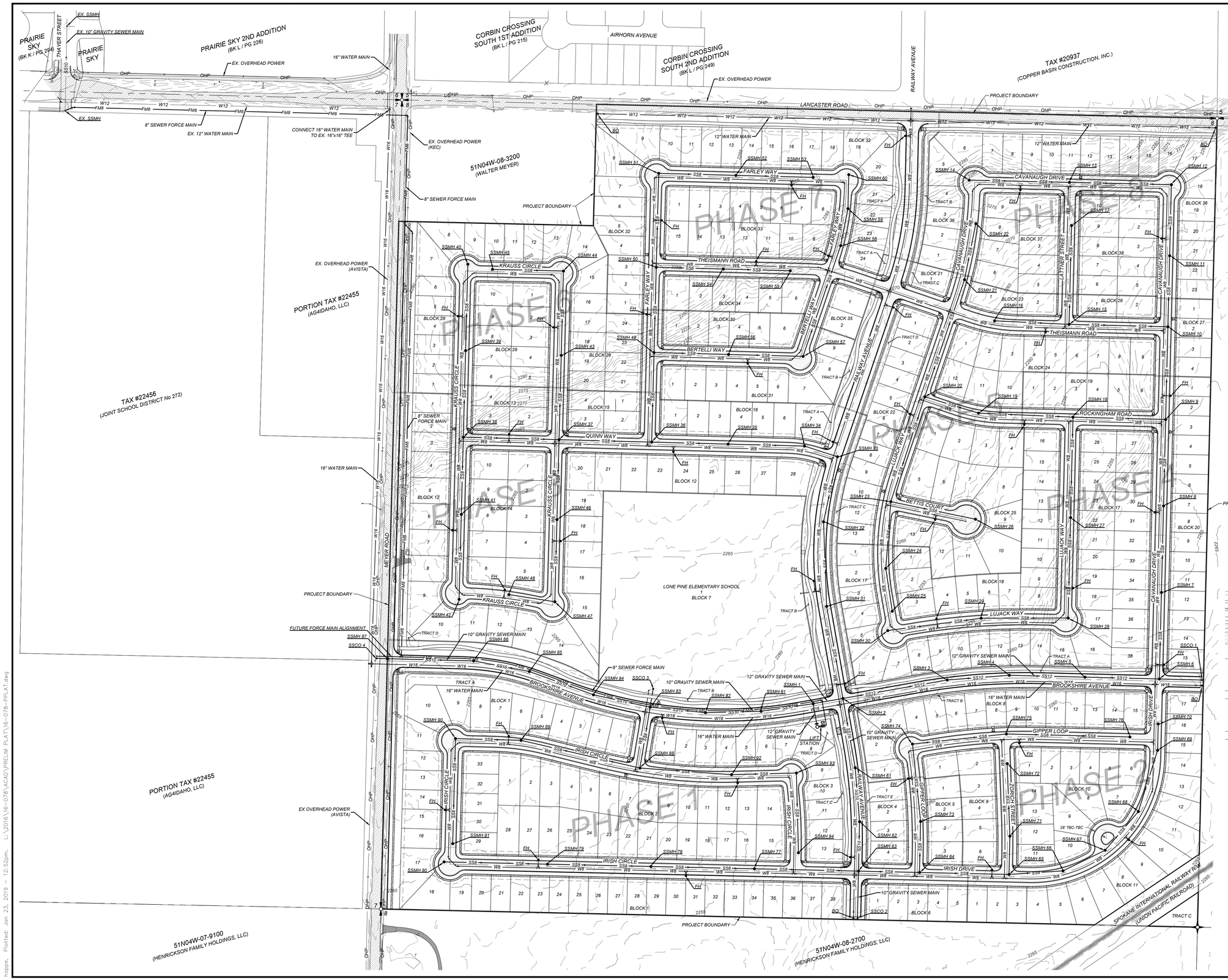
ONE INCH

AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	DLH
DATE:	1/23/2019
JOB NO:	LCE 16-078

2 / 4

hoppe, Plotted: Jan 23, 2019 – 12:52pm L:\2016\16-078\ACAD\PRELIM PLAT\16-078-PPLAT.dwg



LEGEND

EXISTING		PROPOSED
2160	1' CONTOURS	
	ROLLED CURB	
	STANDARD CURB	
	SIDEWALK	
	PATH	
	PAVEMENT	
	DRYWELL	
SS8	SEWER GRAVITY MAIN (SIZE AS NOTED)	SS8
	SEWER FORCE MAIN (SIZE AS NOTED)	FM8
	SEWER MANHOLE	
	SEWER CLEANOUT	
W16	WATER MAIN (SIZE AS NOTED)	W8
	WATER SERVICE WITH METER	
	FIRE HYDRANT	
	WATER VALVE	
BO	BLOW OFF VALVE	BO
OH	OVERHEAD UTILITY AND POLE	
X	FENCE	

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISION BLOCK

NO.	DESCRIPTION	INITIAL	DATE
1	REVISION	LCE	1/23/19

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208 676 0230

PRELIMINARY
NOT FOR CONSTRUCTION

BROOKSHIRE

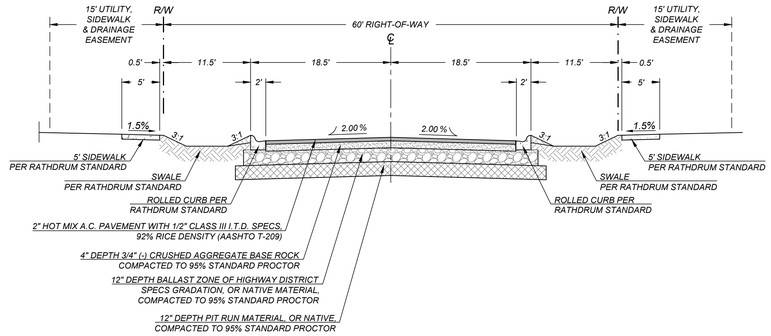
PRELIMINARY UTILITY PLAN
RATHDRUM, IDAHO

ONE INCH
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	DLH
DATE:	1/23/2019
JOB NO:	LCE 16-078

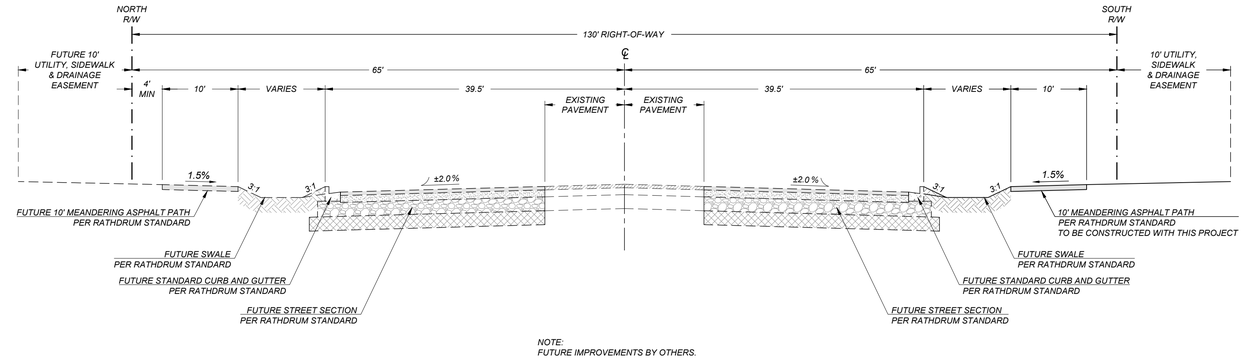
3 / 4

hoppe, Plotted: Jan 23, 2019 – 12:52pm L:\2016\16-078\ACAD\PRELIM PLAT\16-078-PPLAT.dwg



TYPICAL RESIDENTIAL STREET SECTION

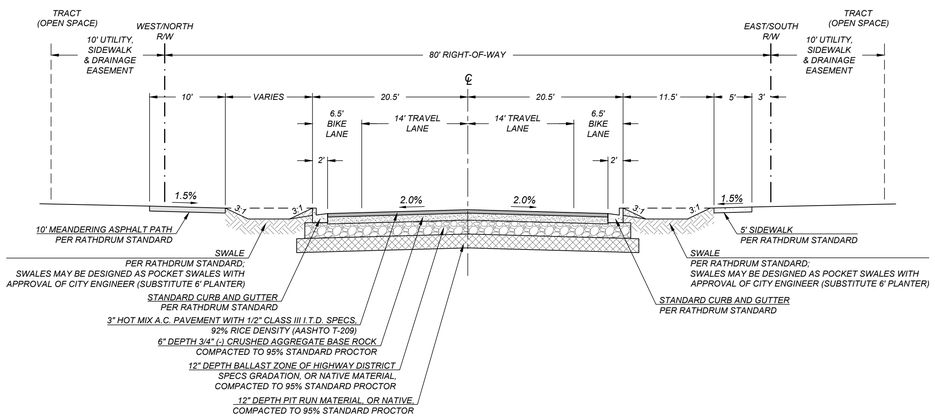
NTS



NOTE:
FUTURE IMPROVEMENTS BY OTHERS.

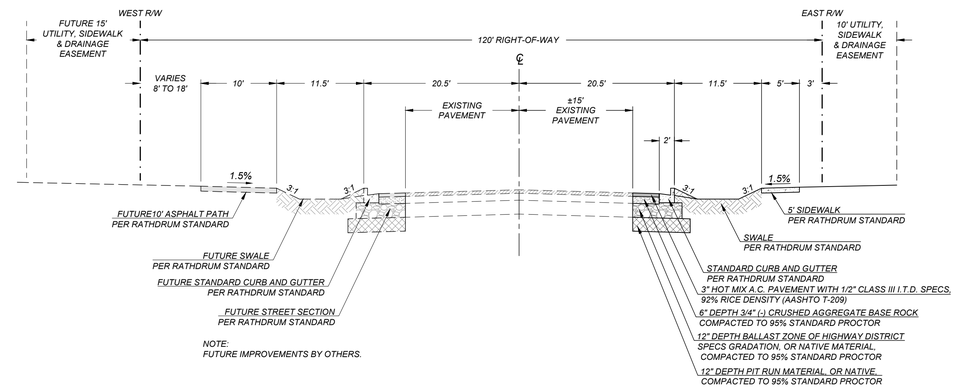
LANCASTER ROAD TYPICAL SECTION

NTS



RAILWAY AVENUE AND BROOKSHIRE AVENUE 80' R/W TYPICAL SECTION

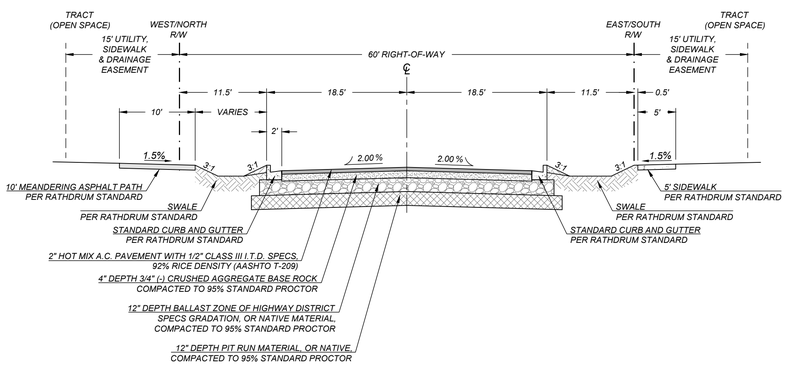
NTS



NOTE:
FUTURE IMPROVEMENTS BY OTHERS.

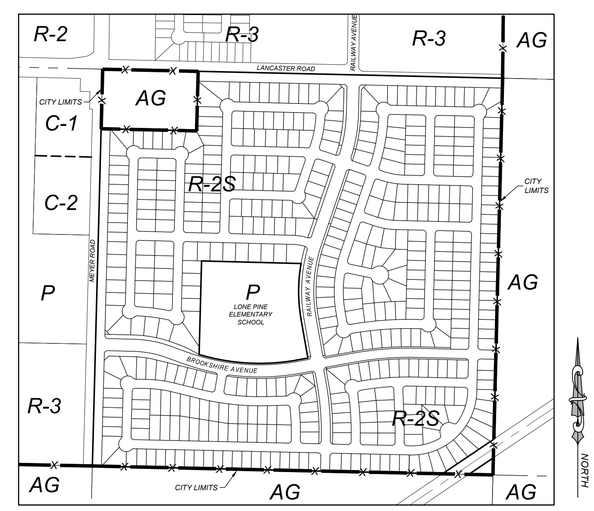
MEYER ROAD TYPICAL SECTION

NTS



RAILWAY AVENUE AND BROOKSHIRE AVENUE 60' R/W TYPICAL SECTION

NTS



ZONING MAP

SCALE: 1" = 500'

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISION BLOCK

NO.	DESCRIPTION	INITIAL	DATE
1	REVISION	LCE	1/23/19

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208 676 0230

PRELIMINARY
NOT FOR CONSTRUCTION

BROOKSHIRE

DETAILS
RATHDRUM, IDAHO

ONE INCH
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY

DESIGNED BY:	DCD
DRAFTED BY:	DLH
DATE:	1/23/2019
JOB NO:	LCE 16-078

4 / 4

hoppe, Plotted: Jan 23, 2019 – 12:52pm, L:\2016\16-078\ACAD\PRELIM PLAT\16-078-PPLAT.dwg

City of Rathdrum
Planning and Zoning Commission

Staff Report –Final Plat

To:	**Rathdrum Planning and Zoning Commission**
From:	City of Rathdrum Planning and Zoning Administrator
Date of Report:	August 13, 2020
Subject:	**Rathdrum Creek Mobile Home Community Final Plat (Major Subdivision)** – a replat and Planned Unit Development of a portion of Willow Creek Subdivision
Meeting Date:	August 18, 2020

PROJECT INFORMATION

Applicant / Owner: Idaho Contractors, 8601 N Hayden Pines Way, Hayden, ID.

Applicant's Representative: Representing the Applicants is Seneca Capital Partners, DBA Willow Creek MHP, LLC, 3001 Brighton Blvd. Ste 334, Denver, CO, 80216, and Gordon Dobler, PE, Frame & Smetana, PA, 63 N 4th Street, Coeur d'Alene, ID 83814.

Request: The approved preliminary subdivision consisted of Re-Plat of the 135 lots of Willow Creek subdivision owned by Idaho Contractors, with a Planned Unit Development (PUD) overlay by removing the underlying individual lot lines and consolidating the property into eight (8) new lots (not including the 5 lots in separate ownership) with multiple mobile / manufactured homes on each lot.

Site Information / Location of Project: The proposed Re-Plat is generally located to the southwest of Coeur d'Alene Street, southeast of the BNSF railroad tracks and north of Pine Street.

The property is a portion of Willow Creek Subdivision (135 of the originally platted 140 lots (so the proposal specifically excludes five (5) of the originally platted lots which are in separate ownership – Lots 1, 2 and 20, Block 6, and Lots 8 and 37, Block 2)). The project area is approximately 28.78 acres, including existing rights of way, or 22.01 acres excluding right of way area.

VICINITY MAP
NO SCALE

The Kootenai County Assessors Tax Parcel

Number for the subject property (135 lots in common ownership) is R-9000-001-000-A. The legal description includes all of those lots within Willow Creek Subdivision, excluding those five (5) in separate ownership noted above, in the SE ¼ of Section 36, T52N, R5W, BM, Kootenai County, Idaho as shown within the Title Commitment submitted with the application.

Zoning: The property within this plat is zoned R-2S (Residential, single family, medium-density).

PROJECT REVIEW

Staff Review and Recommendation:

City planning and public works staff have reviewed the proposed subdivision and determined that it is substantially consistent with the Preliminary Plat approval and the Planned Unit Development approval. The proposed subdivision is also compliant with, or can be compliant with prior to final Council approval, RCC Title 12, including but not limited to Final Plat Standards of RCC 12-3-4.

The developer will be required to make improvements to the property and has indicated that an acceptable surety as provided by City Code for the improvements will be posted. The City has not yet received the surety for the work. When the performance surety is received, such will be reviewed for acceptance by the City Attorney.

Staff recommends the Planning and Zoning Commission provide a recommendation to approve the final plat to the City Council, subject to the Findings and Conclusions as discussed herein.

Commission Review:

Rathdrum City Code (RCC) 12-3-3 establishes the process and standards for final plat approval.

Pursuant to RCC 12-3-3-2, within 45 days following submission of a complete application and checklist the Commission shall review the final plat to determine if it meets established standards, conforms with the preliminary plat, contains the required certificates and statements of approval, is vested in the name of the owners, has the required improvements or facilities and has warranty for street, water and sewer improvements. The Applicant submitted an application for final plat approval on August 5, 2020. Review by the Planning and Zoning Commission is scheduled for August 18, 2020 in compliance with this section.

The Planning and Zoning Commission's recommendation to the City Council shall address City Code Sections 12-3-3-(2) (A) through (F). The following findings and conclusions are recommended:

Section 12-3-3-2

Findings:

1. Pursuant to RCC 12-3-3-2-A the final plat is required to meet established standards.
2. The final plat shall conform to the preliminary plat per RCC 12-3-3-2-B.
3. The plat shall include the necessary Certificates and Statements of Approval per RCC 12-3-3-2-C.
4. A title report confirming that title to the land in the proposed subdivision is vested in the name of the owner whose signature appears on the plat is required per RCC 12-3-3-2-C.
5. Improvements and facilities required by the City for the subdivision shall be completed or a suitable guarantee shall be provided. Costs incurred by the City for plan, specification or drawing review and approval or construction inspection shall be paid by the subdivider.
6. Any Finding of Fact which is more correctly a Conclusion of Law is incorporated herein by this reference.

Conclusions

1. The final plat meets or will meet all standards established by Idaho Code and RCC Title 12 relating to final plats, including the checklist, which can be modified by the council.
2. The final plat is essentially the same as the preliminary plat and the conditions imposed when the preliminary plat was approved have been or will be met. The City Engineer, Public Works Director or City Council may recommend modifications of the preliminary plat up to the time of Council approval of the final plat.
3. The final plat bears the certificates and statements of approval required by RCC Title 12.
4. The Applicant has submitted a title report, from a title insurance company authorized to do business in the state, confirming that title of the land in the proposed subdivision is vested in the name of the owner whose signature appears on the plat.
5. The subdivider has or will provide an irrevocable letter of credit or other suitable guarantee acceptable to the City in an amount of one hundred fifty percent (150%) of the estimated cost as approved by the City Engineer and with responsible sureties commensurate with improvements remaining to be done and costs to be paid, securing to the City the construction and installation of the improvements and payment of the costs which will be or have been incurred by the City within the fixed time period established by the Council.
6. Any Conclusion of Law which is more correctly a Finding of Fact is incorporated herein by this reference.

Commission Action:

Following its review, the Commission shall determine whether to return the final plat to the subdivider for modification or recommend approval or disapproval to the City Council. As soon as possible after its review, the Commission shall forward its written findings and recommendations to the Council.

Potential Motions: The language set forth below is provided for guidance with no intent to suggest any specific action.

APPROVAL: I move to recommend to the City Council that the proposal be approved, finding that it is in accord with the applicable City Code as identified within the Findings and Conclusions of the Staff Report. I further move that the Planning and Zoning Administrator provide a written report to the Council as soon as possible and include the recommendation of this Commission and the facts that provide a basis for the decision.

ADDITIONAL CONDITIONS OF APPROVAL (Optional): I further move that the following additional conditions be met in accordance with Rathdrum City Code:_____

DENIAL: I move to recommend to the City Council that the proposal as presented be denied, finding that it is not in accord with Rathdrum City Code for the following reasons:_____

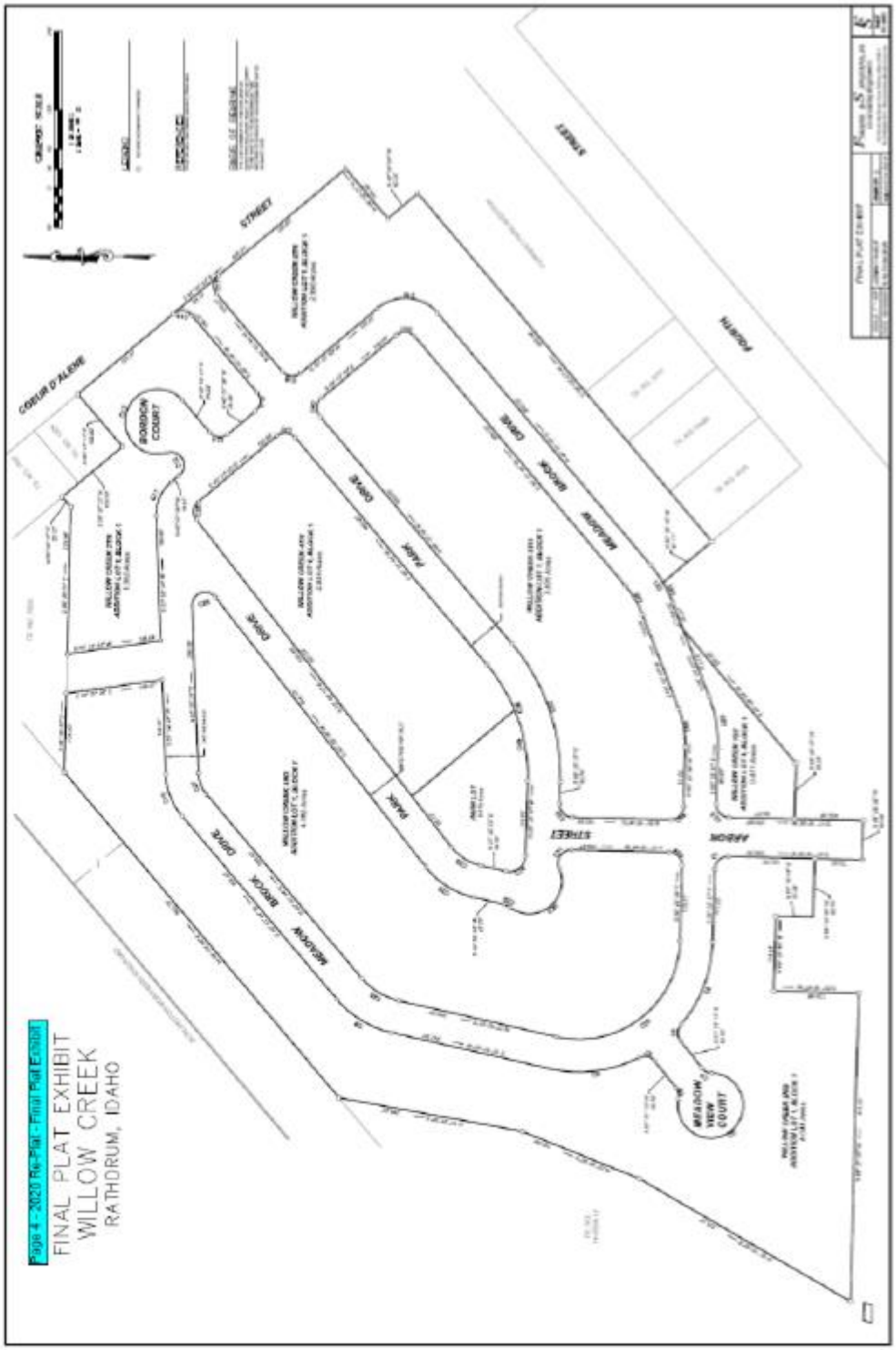
STAFF CONTACT

Cary Siess, City Planner / Planning and Zoning Administrator
City of Rathdrum Public Works Department, Planning Division
8047 W. Main Street, Rathdrum, Idaho 83858
Phone: 208-687-2700 x 117 / Email: cary@rathdrum.org

Attached Exhibits:

Exhibit A – Preliminary Subdivision

Exhibit B – 2nd Addition Final Subdivision


Page 4 - 2020 Re-Plat - Final Plat Exhibit
FINAL PLAT EXHIBIT
WILLOW CREEK
RATHDRUM, IDAHO
COEUR D'ALENE
STREET
BORDON COURT
MEADOW BROOK DRIVE
PARK DRIVE
PARK
STREET
BORDON
MEADOW VIEW COURT
FOURTH
STREET