NOTICE OF PUBLIC HEARING
RATHDRUM CITY COUNCIL

The Rathdrum City Council will hold a Public Hearing on Wednesday, September 23, 2020 commencing at 6:00 PM located at Lakeland High School, 15601 Highway 41, in the commons room Lakeland High School, 15601 Highway 41, in the commons room.

The purpose of this Public Hearing is to consider proposed amendments to the Rathdrum City Zoning Code text, Title 11, Chapter 5, General Provisions and Performance Standards, Section 3, Commercial, Industrial, Multi-Family and Institutional Standards, Subsections 11-5-3 (B) Off Street Parking Standards; Replacing Section 4, Site Plan Review, with new Supplemental Multi-Family and Institutional Standards, and creating and amending a new section for Site Plan Review as new Section 5. The intent of the text amendments is to respond to identified deficiencies and/or conflicts in code, address common practices and/or to provide for clarity and ease of use as requested by the Rathdrum City Council. The Council will consider the recommendation to approve the Code changes provided by the Rathdrum Planning and Zoning Commission as provided during the public hearing in front of the Commission held on August 25, 2020.

In summary the proposed changes will:

1. Clarify the minimum parking stall size for all parking,
2. Provide for required snow storage areas to accommodate parking, access, service drives and private streets,
3. Provide for increased parking requirements within a multi-family development from one and three quarter (1.75) stalls to two (2) stalls for each dwelling,
4. Establish additional standards for multi-family and institutional developments to improve the appearance, quality and function of such development with three (3) or more dwellings.
5. Provide for building placement and orientation for multi-family and institutional developments to address surrounding uses and visual impacts,
6. Provide for building design and architectural standards for multi-family and institutional developments,
7. Require open space and amenities standards for multi-family and institutional developments based on the size of the development,
8. Provide for required guest parking, access and circulation standards for easy navigation, locating parking in relation to dwellings, requiring pedestrian and bicycle pathways and other standards for multi-family and institutional developments,
9. Provide for clarification of landscape standards and irrigation for multi-family and institutional developments,
10. Clarify accessory structures, utilities and fencing to ensure consistent design and compatibility with development, location and screening for multi-family and institutional developments,
11. Provide additional standards for lighting to address safety, provide a maximum height of light poles, minimize light trespass for multi-family and institutional developments, and
12. Clarify site plan review requirements which include multi-family and institutional developments with three (3) or more dwelling units.

In summary the purpose and intent of the proposed changes will:

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, and
4. Ensure that multi-family projects incorporate amenities that enrich the lives of residents, address privacy, solar access, lighting and aesthetics.

A copy of the proposed text amendments is available at the Public Works office at Rathdrum City Hall or by email by contacting the City Planner, Cary Siess, at cary@rathdrum.org. All interested persons are encouraged to review the proposed text changes, provide comments and/or attend the hearing. Written comments may be submitted at any time prior to the public hearing. In order to be included in the record, written comments must include your name and physical address. Members of the public may also provide oral or written comments at the hearing.

Persons with disabilities requesting special accommodations should make such request by phone to the office of the City Clerk 208-687-2700 at least twenty-four (24) hours prior to the Public Hearing.

Publish in three separate, consecutive editions starting on or before September 7, 2020.