



Rathdrum

City Council Agenda

June 10, 2020

6:00 p.m.

Location: City Council Chamber - Zoom Conference information will be on the
8047 W. Main Street City Website – www.rathdrum.org
Rathdrum, ID 83858
(208) 687-0261

WELCOME-PLEASE TURN OFF CELL PHONES- Thank You.

- 1) **CALL THE MEETING TO ORDER**
- 2) **PLEDGE OF ALLEGIANCE**
- 3) **ROLL CALL**
- 4) **AMENDMENTS TO THE AGENDA AND DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS** The declaration and justification of an amendment must be approved by motion of the Council.
- 5) **ACTION ITEM: CONSENT CALENDAR APPROVAL**
 - A) Regular Council Minutes of May 27, 2020
 - B) Special Council Minutes of June 4, 2020
 - C) Regular and Special Bills as presented
 - D) Consideration of Surplus 2012 Chevy Impala – Police Department
- 6) **CEREMONIES AND REPORTS**
- 7) **VISITORS COMMENTS – An opportunity to address concerns not on the agenda (No formal action allowed – 3-minute time limit per issue) issues may be placed on subsequent agenda. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight’s meeting, if time permitting. Repeated comments of the same or similar topic will be considered out of order and not allowed.**

8) OLD BUSINESS

- A) **ACTION ITEM:** Consideration of the Mailbox Replacement Policy

9) PUBLIC HEARING

10) NEW BUSINESS

- A) **ACTION ITEM:** Consideration of the Timber Glade Preliminary Long Plat – Subdivision Application
- B) **Discussion Item:** Honu Ct. Annexation agreement/Zoning

11) STAFF REPORTS

- A) Public Works Reporting
- B) Police Reporting
- C) Park and Recreation Reporting
- D) City Administrator

12) MAYOR'S REPORT/APPOINTMENTS

- A) Proclamation for Graduating class of 2020

13) COUNCIL REPORTS

14) ADJOURN

Rathdrum City Hall is an ADA accessible building. Assistance for persons with disabilities will be provided upon 24-hours' notice prior to the meeting.

Council Calendar

June 10th, 2020



June 10	6:00 pm	Regular Council Meeting
June 11	10:30 am	Senior Center Meeting
June 13	12:00 pm	Litter Pick-up - Postponed
June 18	1:30 pm	KMPO (3 rd Thursday)
June 17	6:00 pm	Planning & Zoning Commission
June 18	11:50 am	Chamber Luncheon
June 20	9:00 am	Mayor's Cup at Twin Lakes Golf Course
June 23	8:00 am	KCATT
June 24	6:00 pm	Regular Council Meeting
June 27	9:00 am	Storm King Trails Volunteer Day



Rathdrum

City Council Minutes

May 27, 2020

6:00 p.m.

Location: City Council Chamber - Zoom Conference information will be on the
8047 W. Main Street City Website – www.rathdrum.org
Rathdrum, ID 83858
(208) 687-0261



WELCOME-PLEASE TURN OFF CELL PHONES- Thank You.

1) CALL THE MEETING TO ORDER

Meeting called to order at 6:00 pm

2) PLEDGE OF ALLEGIANCE

3) ROLL CALL

PRESENT: Mayor Holmes. Councilor Hill, Councilor Laws, Councilor Rickard, and Councilor Adams via Zoom video Conference

ABSENT:

STAFF: City Administrator Duce. City Clerk Halligan, City Planner Siess, Finance Director Taylor and City Attorney Herrington via Zoom video Conference

4) AMENDMENTS TO THE AGENDA AND DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

The declaration and justification of an amendment must be approved by motion of the Council.

Mayor Holmes stated that we will be removing 10a Mailbox Replacement Policy as an action item from the calendar tonight, we got some late information from our Attorney and our City Administrator would like a chance to review the information and bring it back in the proper format and a later date. We still will be talking about it but not make a decision on it tonight.

5) ACTION ITEM: CONSENT CALENDAR APPROVAL

- A) Regular Council Minutes of May 13, 2020
- B) Special Council Minutes of May 19, 2020
- C) Regular and Special Bills as presented

City Administrator gave a brief presentation on the consent calendar

Councilor Rickard made a MOTION that we approve the Consent Calendar as presented. Motion seconded by Councilor Laws.

AYES: Councilor Rickard
Councilor Laws
Councilor Hill
Councilor Adams

NAYES: None

ABSENT:

Passed by all

6) CEREMONIES AND REPORTS

- 7) VISITORS COMMENTS – An opportunity to address concerns not on the agenda (No formal action allowed – 3-minute time limit per issue) issues may be placed on subsequent agenda. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight’s meeting, if time permitting. Repeated comments of the same or similar topic will be considered out of order and not allowed.**

8) OLD BUSINESS

9) PUBLIC HEARING

10) NEW BUSINESS

- A) **ACTION ITEM:** Consideration of the Mailbox replacement Policy

City Administrator gave a brief presentation on the Mailbox replacement Policy

What I would like from the Council is when we should we replace a mailbox, and how much should we spend on a mail mailbox? We would like to know how the Council would like to handle mailboxes in the winter month.

Do you want the replacement policy be for only snowplow and/or snow contact and do you want to put a dollar value on the replacement?

Council stated that we should replace it with a certain dollar amount and maybe require a permit.

City Attorney stated that he was trying to write the policy that we would replace it with a standard mailbox.

B) ACTION ITEM: Consideration of the Zahran Conditional Use Permit Request

City Planner gave a brief presentation on the Zahran Conditional Use Permit Request

The property is within the Rockwood Business Park located generally west of Highway 41 and south of Boekel Road at the southwest corner of Boekel Road and Rockwood Court.

The Kootenai County Assessors Tax Parcel Numbers are R-6770-001-001-A (8470 W Boekel Rd) and R-6770-001-002-A (8188 W Boekel Rd).

The legal description of the property is Lot 1 and Lot 2, Block 1, Rockwood Business Park.

The subject site is located within the General Commercial (C-1) zone district and is currently vacant.

The request is an application for a Conditional Use Permit (CUP) to allow for residential land use to occur on commercially zoned (C-1) property. The Applicant seeks to allow duplex buildings to be built on the subject lots (one duplex per lot).

Pursuant to Rathdrum City Code (RCC), 11-4B-2 (D), General Commercial District, Conditional Uses, all principal and conditional uses permitted in residential districts may be allowed in the C-1 district by conditional use permit. 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.

Councilor Hill made a MOTION that we approve the Zahran Conditional Use Permit with the recommended conditions of approval listed on Exhibit B paragraph 4 conditions of approval 1 thru 12. (See attached) Motion seconded by Councilor Rickard.

AYES: Councilor Hill
Councilor Rickard
Councilor Laws
Councilor Adams

NAYES: None

ABSENT:

Passed by all

11)STAFF REPORTS

- A) Finance Reporting
- B) City Administrator

12)MAYOR’S REPORT/APPOINTMENTS

13)COUNCIL REPORTS

14)ADJOURN

Meeting was adjourned at 7:16 pm

Vic Holmes, Mayor

Attest:

Sherri L Halligan, City Clerk

CITY OF RATHDRUM

Suggested Findings of Fact / Conclusions of Law and Conditions of Approval for Zahran CUP

FINDINGS OF FACT / CONCLUSIONS OF LAW

1. The applicant / project proponent and property owner is Ash Zahran / Zahran Construction, PO Box 1533, Hayden, ID 83835.
2. The Applicant seeks approval of a Conditional Use Permit (CUP) to allow for residential use (duplexes) of commercially zoned property pursuant to Rathdrum City Code (RCC) 11-4B-2 (D) (General Commercial District, Conditional Uses), and 11-8 (Conditional Uses). A Conditional Use Permit subject to review and recommendation of the Planning and Zoning Commission, and approval of the City Council is necessary to allow for the proposed use.
3. The subject site is located at 8470 and 8188 W. Boekel Road, Rathdrum Idaho, within the General Commercial (C-1) zone district. The Kootenai County Assessors Tax Parcel Numbers are R-6770-001-001-A and R-6770-001-002-A respectively.
4. In the General Commercial district all principal and conditional uses permitted in residential districts may be allowed by Conditional Use Permit. Conditions of approval may be attached to the permit to minimize impacts, control timing of the development, designate the nature of the development, provide for on and off-site improvements, require studies and/or plans and other provisions as required by the Rathdrum Comprehensive Plan and Rathdrum City Code.
5. Several Goals and Policies of the City's Comprehensive Plan and standards within Rathdrum City Code pertain to the proposal. The Staff Report includes a comprehensive analysis of the proposal's consistency with the Plan and Code. With the provision of Conditions of Approval, the proposal can implement goals and policies of the City's Comprehensive Plan and be consistent with City Code.
6. The surrounding properties include commercial operations within the C-1 district, apartment homes within the R-3 district, and duplexes within the R-2 zone district. The proposed use is consistent with surrounding land use activities and will not cause significant adverse impacts on the human, aesthetic, or natural environments that cannot be mitigated by Conditions of Approval.
7. The entire file of record was reviewed by City staff in review of the proposal and development of the Staff Report dated May 14, 2020 and considered by the Planning and Zoning Commission.
8. The application has been processed in compliance with the regulations of RCC 11-8-2 and Idaho Statute 67-6512.

IV. CONDITIONS OF APPROVAL

1. All conditions imposed herein shall be binding on the "Applicant," which term shall include the owner or owners of the property, heirs, assigns, and successors.
2. The granting of this Conditional Use Permit shall not be considered as establishing a binding precedent to grant other permits, including but not limited to building or site development permits associated with the property.
3. Any change in use, expansion or contraction of the site area, or alteration of use classified as conditional involving the proposal shall be brought to the attention of the City, who can, if deemed necessary, require the changes to be brought before the City Planning and Zoning Commission at a public hearing and City Council for decision. Any expense involved in holding a public hearing would be borne by the Applicant.

4. The proposed use shall be substantially initiated within one year of the date of Council approval. Failure to comply will result in the Conditional Use Permit becoming null and void. At the expiration of its year of approval, and after review by the City and assurance by the City that all Conditions of Approval have been or are being met, any such approved Conditional Use may be continued, shall run with the land, and is non-transferable to other property. All conditions of the permit shall continue to apply throughout the life of the use.
5. Residential development on the properties shall be subject to all provisions of RCC 11-4A-4, R-3 Residential District, including but not limited to lot area, density and setback provisions as follows:
 - a. Minimum lot area: Six thousand (6,000) square feet plus one thousand five hundred (1,500) square feet per each additional dwelling unit over one.
 - b. Maximum lot width to depth ratio: 1:2.5.
 - c. Minimum front yard: Twenty feet (20') measured from the edge of the street right of way to the front of the building.
 - d. Minimum side yard: Six feet (6') wide.
 - e. Minimum side yard flanking street of corner lot: Twenty feet (20') from street right of way.
 - f. Minimum rear yard: Ten feet (10') deep.
 - g. Maximum building height: Not to exceed thirty-five feet (35').
 - h. Maximum lot coverage: Thirty five percent (35%).
 - i. Minimum size for single-family dwelling unit: Six hundred (600) square feet.
 - j. Minimum driveway requirements: Twenty-five feet (25') in length, excluding sidewalk; and
 - k. Setback requirements must be measured from a legally established property line.
6. Residential development on the properties shall be subject to provisions of RCC 11-5-1, General Provisions and Performance Standards, General Standards as follows:
 - a. Right of way / frontage improvements, 1 through 4, including provision of an engineered stormwater management plan and installation of no-parking signs on Boekel Road per City standards.
 - b. Point of access, 1 and 2.
 - c. Visibility at intersections.
 - d. General provision for fencing, 1 through 5 (e), excepting as further conditioned herein to provide screening between residential and commercial uses.
 - e. Architectural projections.
 - f. Stormwater management, 1 through 4; and
 - g. Hazards / Nuisances, 1 through 10.
7. Residential development on the properties shall be subject to provisions of RCC 11-5-2, General Provisions and Performance Standards, Residential Standards as follows:
 - a. Multi-family residential use standards.
 - b. Residential landscaping, 1 through 3.
 - c. Residential driveways and parking requirements, 1 through 3.
 - d. Alternate approach standards for duplexes, 1 and 2, excepting that as requested driveway widths shall be no wider than nineteen feet with a four-foot wide planting strip separating adjoining driveways.
 - e. Corner lot yard definition and setback interpretation.



Rathdrum

City Council Special Minutes

June 4, 2020

6:00 p.m.

Location: City Council Chamber
8047 W. Main Street
(208) 687-0261



WELCOME-PLEASE TURN OFF CELL PHONES- Thank You.

1) CALL THE MEETING TO ORDER

Meeting called to order at 6:00 p.m.

2) ROLL CALL

PRESENT: Mayor Holmes. Councilor Hill, Councilor Laws, Councilor Rickard, and Councilor Adams

ABSENT: None

STAFF: City Administrator Duce, Finance Director Taylor & Public Works Director Jump

3) BUDGET WORKSHOP- Public Works Department

Public Works Director/Engineer Jump gave an overview of the proposed FY20-21 budget for Public Works. He described several of the proposed capital projects for water and sewer. He continued to talk about the annual street rehabilitation, what it entails and how it is funded. Council discussion ensued.

4) ADJOURN

Meeting adjourned at 8:05 p.m.

Vic Holmes, Mayor

Attest:

Sherri L Halligan, City Clerk

Rathdrum City Hall is an ADA accessible building. Assistance for persons with disabilities will be provided upon 24-hours' notice prior to the meeting.

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-218200							
100	AFLAC	882733	June premium	05/25/2020	1,475.66	.00	
Total 10-218200:					1,475.66	.00	
10-413-470							
210	ASSOCIATION OF IDAHO CITIE	200006882	2020 Virtual Conference -Mayor H	05/29/2020	99.00	.00	
Total 10-413-470:					99.00	.00	
10-415-310							
134	AMAZON CAPITAL SERVICES	1LNH-Y464-H1	Toner	04/21/2020	32.30	.00	
2440	STAPLES ADVANTAGE	7306361844	Toner,dividers, calculator stand	03/23/2020	55.53	.00	
2518	SUPER ONE FOODS	02-1458467	Chips, popcorn, peanut butter, cra	05/14/2020	6.15	.00	
Total 10-415-310:					93.98	.00	
10-415-320							
546	CRYSTAL SPRINGS	10077301 0523	Cooler rent & water	05/18/2020	82.38	.00	
Total 10-415-320:					82.38	.00	
10-415-510							
75	TIME WARNER CABLE	002706405252	Internet fee	06/01/2020	132.50	.00	
2810	VERIZON WIRELESS, BELLEVU	9855373951	Cell phones -CH	06/01/2020	437.38	.00	
Total 10-415-510:					569.88	.00	
10-415-820							
1505	LES SCHWAB TIRES	6120	Finance charge	06/01/2020	33.95	.00	
Total 10-415-820:					33.95	.00	
10-415-895							
1920	PITNEY BOWES, INC.	3311303895	Lease agreement	05/30/2020	355.65	.00	
Total 10-415-895:					355.65	.00	
10-416-423							
1977	POST FALLS LAW	211645	Legal fees	05/29/2020	4,500.00	.00	
Total 10-416-423:					4,500.00	.00	
10-416-429							
283	BENEFITS EXCHANGE NORTH	4011	Cobra admin fee	06/02/2020	43.00	.00	
Total 10-416-429:					43.00	.00	
10-421-310							
134	AMAZON CAPITAL SERVICES	1L9M-KC47-N	Flash drive	04/08/2020	64.74	.00	
Total 10-421-310:					64.74	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-421-320							
2328	SERIGHT'S ACE HARWARE 3	14580/3	Powercntr	06/01/2020	16.19	.00	
2328	SERIGHT'S ACE HARWARE 3	14589/3	Garage remote	06/02/2020	31.49	.00	
2518	SUPER ONE FOODS	09-1716745	Cake-RPD	06/01/2020	14.43	.00	
Total 10-421-320:					62.11	.00	
10-421-325							
2765	UNIFORMS 2 GEAR	103752	Shirt	06/02/2020	53.87	.00	
Total 10-421-325:					53.87	.00	
10-421-330							
960	HICO COUNTRY STORE, INC.	112757	May fuel PD	05/21/2020	23.03	.00	
Total 10-421-330:					23.03	.00	
10-421-350							
863	PRAIRIE AUTOMOTIVE	200018	Oil change	05/20/2020	80.00	.00	
863	PRAIRIE AUTOMOTIVE	200019	Oil change	05/20/2020	80.00	.00	
863	PRAIRIE AUTOMOTIVE	200021	Oil change, tire rotation, i	06/02/2020	80.00	.00	
Total 10-421-350:					240.00	.00	
10-421-370							
2773	THE UPS STORE-#2461	5379	Postage	06/01/2020	13.38	.00	
Total 10-421-370:					13.38	.00	
10-421-480							
679	EDUCATION & EMPLOYMENT L	07294847	Deskbook Encyclopedia of Public E	05/19/2020	124.95	.00	
2703	TRANSUNION	3005511-20200	3005511-202005-1	06/01/2020	50.00	.00	
Total 10-421-480:					174.95	.00	
10-421-510							
75	TIME WARNER CABLE	000123405282	Internet fee	05/28/2020	187.59	.00	
2810	VERIZON WIRELESS, BELLEVU	9855373951	Cell phones -PD	06/01/2020	849.79	.00	
2950	ZIPLY FIBER	2080016771M	May tele	05/13/2020	256.00	.00	
2950	ZIPLY FIBER	2086870711MA		05/13/2020	408.71	.00	
Total 10-421-510:					1,702.09	.00	
10-421-520							
240	AVISTA UTILITIES	6538920000M	GAS & ELECTRIC	05/19/2020	267.36	.00	
240	AVISTA UTILITIES	8446740000M	Natural gas	05/19/2020	23.33	.00	
1370	KOOTENAI COUNTY SOLID WA	84744APR20	Garbage dumpster	04/30/2020	52.00	.00	
920	NORTHWEST WASTE & RECYC	511477	2yd fl 1xw & 64G recycle EOW	06/01/2020	46.50	.00	
Total 10-421-520:					389.19	.00	
10-421-610							
883	GRIZZLY GLASS CENTERS	H0122346	Repairs	06/01/2020	59.95	.00	
863	PRAIRIE AUTOMOTIVE	200019	Weapons mount adjustment	05/20/2020	60.00	.00	
863	PRAIRIE AUTOMOTIVE	200020	Decomisioned 2012 Impala for au	06/02/2020	500.00	.00	
863	PRAIRIE AUTOMOTIVE	200021	Insalled radar from 4017	06/02/2020	80.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-421-610:					699.95	.00	
10-421-720							
2795	VANGUARD CLEANING SYSTE	95683	Monthly fee	06/01/2020	215.00	.00	
Total 10-421-720:					215.00	.00	
10-421-750							
134	AMAZON CAPITAL SERVICES	1G7K-HVVN-C	Tape Measure	05/17/2020	24.57	.00	
2078	RADAR SHOP, INC	12868	Resertified unit	05/29/2020	706.00	.00	
Total 10-421-750:					730.57	.00	
10-421-760							
732	JOSEPH HUME	2020-0283	Synology 4 Bay Nas	05/28/2020	1,718.94	.00	
Total 10-421-760:					1,718.94	.00	
10-421-820							
1505	LES SCHWAB TIRES	6120	Finance charge	06/01/2020	33.95	.00	
Total 10-421-820:					33.95	.00	
10-423-330							
960	HICO COUNTRY STORE, INC.	112758	May fuel PW	05/28/2020	20.50	.00	
Total 10-423-330:					20.50	.00	
10-423-510							
2810	VERIZON WIRELESS, BELLEVU	9855373951	Cell phones -PW	06/01/2020	584.34	.00	
Total 10-423-510:					584.34	.00	
10-423-520							
240	AVISTA UTILITIES	3179070000M	ELECTRIC	05/19/2020	348.14	.00	
240	AVISTA UTILITIES	3797170000M	Comfort billing-Chamber	05/20/2020	287.52	.00	
240	AVISTA UTILITIES	8475570000M	GAS & ELECTRIC	05/19/2020	244.75	.00	
Total 10-423-520:					880.41	.00	
10-423-610							
1505	LES SCHWAB TIRES	6120	Finance charge	06/01/2020	33.95	.00	
Total 10-423-610:					33.95	.00	
10-423-720							
2795	VANGUARD CLEANING SYSTE	95683	Monthly fee	06/01/2020	425.00	.00	
Total 10-423-720:					425.00	.00	
10-423-920							
861	GREAT AMERICA FINANCIAL SE	27075400	Large copier	05/19/2020	368.78	.00	
Total 10-423-920:					368.78	.00	
10-424-770							
2528	TABORDA SOLUTIONS	10318	Creative Cloud for Teams	05/29/2020	78.87	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-424-770:					78.87	.00	
10-431-320							
2328	SERIGHT'S ACE HARWARE 3	14546/3	Drill bit, punch pin	05/28/2020	61.85	.00	
Total 10-431-320:					61.85	.00	
10-431-429							
78	A DRUG FREE ALLIANCE	38944	Clinic collection-Kieffer	05/27/2020	50.00	.00	
Total 10-431-429:					50.00	.00	
10-431-480							
381	KOOTENAI COUNTY UTILITIES	51620DUES	Annual dues	05/29/2020	20.00	.00	
Total 10-431-480:					20.00	.00	
10-431-525							
240	AVISTA UTILITIES	0204138305M	Street lights	05/19/2020	35.67	.00	
240	AVISTA UTILITIES	0395820000M	Street lights	05/19/2020	33.69	.00	
240	AVISTA UTILITIES	0432070000M	Street lights	05/19/2020	40.10	.00	
240	AVISTA UTILITIES	2219530000M	Street lights	05/20/2020	14.13	.00	
240	AVISTA UTILITIES	2756400000M	Street lights	05/28/2020	6,890.67	.00	
240	AVISTA UTILITIES	2820160000M	Street lights	05/19/2020	13.13	.00	
240	AVISTA UTILITIES	4527920000M	Street lights	05/19/2020	30.77	.00	
240	AVISTA UTILITIES	5798260000M	Street lights	05/19/2020	49.81	.00	
240	AVISTA UTILITIES	5828150000M	Street lights	05/19/2020	13.13	.00	
240	AVISTA UTILITIES	6832020000M	29.85	05/19/2020	29.85	.00	
240	AVISTA UTILITIES	6852400000M	Street lights	05/19/2020	13.13	.00	
240	AVISTA UTILITIES	7122810000M	Street lights	05/19/2020	13.13	.00	
240	AVISTA UTILITIES	7896220000M	Street lights	05/19/2020	13.13	.00	
1385	KOOTENAI ELECTRIC	1488980MAY2	Street lights	05/20/2020	135.00	.00	
1385	KOOTENAI ELECTRIC	1587962MAY2	Street lights	05/20/2020	645.49	.00	
1385	KOOTENAI ELECTRIC	1800084-MAY2	Street lights	05/29/2020	294.61	.00	
1385	KOOTENAI ELECTRIC	1831880-MAY2	Street lights	05/29/2020	44.28	.00	
1385	KOOTENAI ELECTRIC	1832815-MAY2	Street lights	05/29/2020	647.66	.00	
1385	KOOTENAI ELECTRIC	1837059MAY2	Street lights	05/29/2020	90.78	.00	
1385	KOOTENAI ELECTRIC	1844717MAY2	Street lights	05/20/2020	573.15	.00	
Total 10-431-525:					9,621.31	.00	
10-431-610							
1650	NAPA AUTO STORE, CDA, INC.	907686	Virtual kit	05/21/2020	273.96	.00	
1650	NAPA AUTO STORE, CDA, INC.	908468	Water pump, serpentine belt, hose	05/28/2020	86.70	.00	
1650	NAPA AUTO STORE, CDA, INC.	908955	Oil & filter	06/01/2020	31.94	.00	
Total 10-431-610:					392.60	.00	
10-431-730							
510	CONMAT, INC.	82068	3/4 base	05/13/2020	183.00	.00	
Total 10-431-730:					183.00	.00	
10-435-310							
134	AMAZON CAPITAL SERVICES	114-2126420-6	Sanitezer gel	05/19/2019	29.00	.00	
2440	STAPLES ADVANTAGE	3447057853	Laminating pouches, scented oil,	05/12/2020	70.36	.00	
2440	STAPLES ADVANTAGE	3447411348	Supplies	05/12/2020	25.09	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2440	STAPLES ADVANTAGE	3447411350	Supplies	05/12/2020	5.29	.00	
2440	STAPLES ADVANTAGE	3447411351	Supplies	05/21/2020	13.22	.00	
2440	STAPLES ADVANTAGE	3447411352	Supplies	05/21/2020	14.67	.00	
Total 10-435-310:					131.19	.00	
10-435-330							
960	HICO COUNTRY STORE, INC.	112804	May fuel PR	05/22/2020	15.07	.00	
960	HICO COUNTRY STORE, INC.	112809	May fuel PR	05/28/2020	79.28	.00	
960	HICO COUNTRY STORE, INC.	112812	June fuel PR	06/01/2020	27.33	.00	
Total 10-435-330:					121.68	.00	
10-435-420							
2948	YOUSEY, CINDER	0004-2020	Rathdrum Mountain Camp Host	05/29/2020	600.00	.00	
Total 10-435-420:					600.00	.00	
10-435-510							
2810	VERIZON WIRELESS, BELLEVU	9855373951	Cell phones -PR	06/01/2020	306.68	.00	
2950	ZIPLY FIBER	2086872399M	Telephone	05/25/2020	298.51	.00	
Total 10-435-510:					605.19	.00	
10-435-520							
240	AVISTA UTILITIES	3088650000M	ELECTRIC	05/19/2020	383.93	.00	
1370	KOOTENAI COUNTY SOLID WA	85115APR20	Garbage cart	04/30/2020	12.00	.00	
Total 10-435-520:					395.93	.00	
10-435-720							
2795	VANGUARD CLEANING SYSTE	95683	Monthly fee	06/01/2020	105.00	.00	
Total 10-435-720:					105.00	.00	
10-438-320							
2144	RATHDRUM TRADING POST HA	6383/1	Key	05/27/2020	3.60	.00	
2144	RATHDRUM TRADING POST HA	6391/1	Marking paint, survey stakes	05/28/2020	15.66	.00	
2144	RATHDRUM TRADING POST HA	6392/1	Weed eater line	05/28/2020	37.77	.00	
2144	RATHDRUM TRADING POST HA	6401/1	Sanding disc	05/29/2020	85.71	.00	
2144	RATHDRUM TRADING POST HA	6414/1	Gas cans	06/01/2020	62.97	.00	
2144	RATHDRUM TRADING POST HA	6424/1	Earplugs	06/02/2020	1.80	.00	
2144	RATHDRUM TRADING POST HA	6426/1	Gas cans & tools	06/02/2020	62.06	.00	
Total 10-438-320:					269.57	.00	
10-438-330							
960	HICO COUNTRY STORE, INC.	112802	Lawn mower gas	05/20/2020	20.13	.00	
960	HICO COUNTRY STORE, INC.	112804	Lawn mower gas	05/22/2020	15.84	.00	
960	HICO COUNTRY STORE, INC.	112805	Lawn mower gas	05/26/2020	18.83	.00	
960	HICO COUNTRY STORE, INC.	112807	Lawn mower gas	05/29/2020	20.03	.00	
960	HICO COUNTRY STORE, INC.	112810	Lawn mower gas	05/29/2020	6.84	.00	
960	HICO COUNTRY STORE, INC.	112815	Lawn mower gas	06/02/2020	2.80	.00	
960	HICO COUNTRY STORE, INC.	113450	Lawn mower gas	05/19/2020	31.15	.00	
960	HICO COUNTRY STORE, INC.	12811	Lawn mower gas	06/01/2020	15.56	.00	
Total 10-438-330:					131.18	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-438-360							
1770	NORTH IDAHO SPRINKLERS, LL	17007052020	Installation	05/21/2020	2,400.00	.00	
2144	RATHDRUM TRADING POST HA	6396/1	Hose barb	05/28/2020	4.59	.00	
Total 10-438-360:					2,404.59	.00	
10-438-520							
240	AVISTA UTILITIES	0030160000M	GAS & ELECTRIC	05/19/2020	33.70	.00	
240	AVISTA UTILITIES	0126820000M	ELECTRIC	05/19/2020	23.26	.00	
240	AVISTA UTILITIES	2491230000M	ELECTRIC	05/19/2020	13.33	.00	
240	AVISTA UTILITIES	3476550000M	ELECTRIC	05/20/2020	13.17	.00	
240	AVISTA UTILITIES	37063340000M	ELECTRIC	05/19/2020	14.39	.00	
240	AVISTA UTILITIES	3857440000M	ELECTRIC	05/19/2020	27.69	.00	
240	AVISTA UTILITIES	4522300000M	Area Light & electric	05/20/2020	96.52	.00	
240	AVISTA UTILITIES	5030160000M	Area light	05/19/2020	32.06	.00	
240	AVISTA UTILITIES	5323310000M	ELECTRIC	05/19/2020	13.31	.00	
240	AVISTA UTILITIES	9027800000M	ELECTRIC	05/19/2020	36.01	.00	
Total 10-438-520:					303.44	.00	
10-438-600							
680	EAGLE MFG., INC.	055663	3x3 square	05/21/2020	331.50	.00	
1558	MACHINERY NORTHWEST	C-004586	Rathdrum Mountain excavator ren	04/28/2020	2,250.00	.00	
1540	PROPET DITRIBUTORS, INC	130001	Litter bags	06/02/2020	251.00	.00	
2090	RAGAN EQUIP & IRRIGATION, I	01-74655	Gun assy, spot spray	05/28/2020	31.23	.00	
2144	RATHDRUM TRADING POST HA	180533/1	Fertilizer	05/22/2020	1,750.00	.00	
2144	RATHDRUM TRADING POST HA	6356/1	Garden soil	05/22/2020	17.98	.00	
2144	RATHDRUM TRADING POST HA	6360/1	Garden soil	05/22/2020	6.29	.00	
Total 10-438-600:					4,638.00	.00	
10-438-610							
1505	LES SCHWAB TIRES	12700322182	Tire & tube	05/28/2020	162.18	.00	
1505	LES SCHWAB TIRES	6120	Finance charge	06/01/2020	33.95	.00	
1650	NAPA AUTO STORE, CDA, INC.	908919	Battery	06/01/2020	48.35	.00	
Total 10-438-610:					244.48	.00	
10-438-620							
981	HORIZON	3P228298	Weed eater heads	05/22/2020	132.37	.00	
1650	NAPA AUTO STORE, CDA, INC.	907595	Disc pad , gasket set	05/20/2020	79.42	.00	
Total 10-438-620:					211.79	.00	
10-438-730							
2329	SEAL MASTER OF BOISE	2019.4.236	Resuracer, cone,paint, tape	05/21/2020	4,197.83	.00	
Total 10-438-730:					4,197.83	.00	
10-438-770							
136	AMERICA ON SITE SERVICES	340998	RV service	05/14/2020	85.00	.00	
136	AMERICA ON SITE SERVICES	341311	Handicap unit & damage waiver	04/01/2020	90.00	.00	
Total 10-438-770:					175.00	.00	
10-439-330							
960	HICO COUNTRY STORE, INC.	112806	Lawn mower gas	05/27/2020	26.71	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-439-330:					26.71	.00	
10-439-520							
240	AVISTA UTILITIES	2180110000MA	ELECTRIC	05/19/2020	13.66	.00	
240	AVISTA UTILITIES	7852400000M	ELECTRIC	05/19/2020	18.93	.00	
Total 10-439-520:					32.59	.00	
10-439-600							
1558	MACHINERY NORTHWEST	C-004712	Rental for excavator at cemetery	05/18/2020	650.00	.00	
Total 10-439-600:					650.00	.00	
10-439-630							
136	AMERICA ON SITE SERVICES	341310	Handicap unit & damage waiver	05/01/2020	90.00	.00	
Total 10-439-630:					90.00	.00	
10-440-320							
134	AMAZON CAPITAL SERVICES	1MMP-YGVP-1	Digital thermometer	05/27/2020	92.88	.00	
Total 10-440-320:					92.88	.00	
10-440-710							
134	AMAZON CAPITAL SERVICES	1JP7-MPCM-4	Hand sanitizer	06/03/2020	197.94	.00	
Total 10-440-710:					197.94	.00	
10-440-815							
134	AMAZON CAPITAL SERVICES	114-5763399-8	Mini kegs	05/27/2020	179.40	.00	
Total 10-440-815:					179.40	.00	
10-490-515							
430	CITY OF POST FALLS	INV04624	April dispatch	05/15/2020	7,717.82	.00	
Total 10-490-515:					7,717.82	.00	
20-490-695							
2942	WILBERT PRECAST, INC	COLUMBARIU	Final	05/22/2020	1,000.00	.00	
Total 20-490-695:					1,000.00	.00	
60-434-310							
134	AMAZON CAPITAL SERVICES	1LNH-Y464-H1	Toner	04/21/2020	32.30	.00	
2440	STAPLES ADVANTAGE	7306361844	Toner,dividers, calculator stand	03/23/2020	55.53	.00	
2518	SUPER ONE FOODS	02-1458467	Chips, popcorn, pb crackers	05/14/2020	6.15	.00	
Total 60-434-310:					93.98	.00	
60-434-510							
75	TIME WARNER CABLE	002706405252	Internet fee	06/01/2020	132.50	.00	
2810	VERIZON WIRELESS, BELLEVU	9855373951	Cell phones -CH	06/01/2020	437.38	.00	
Total 60-434-510:					569.88	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
60-435-520							
240	AVISTA UTILITIES	0942300000M	ELECTRIC	05/19/2020	37.31	.00	
240	AVISTA UTILITIES	1016020000M	Water pumping	05/19/2020	2,238.89	.00	
240	AVISTA UTILITIES	3242300000M	Water pumping	05/19/2020	28.24	.00	
240	AVISTA UTILITIES	3708160000M	Water pumping	05/19/2020	187.85	.00	
240	AVISTA UTILITIES	4452300000M	Water pumping	05/19/2020	39.88	.00	
1385	KOOTENAI ELECTRIC	1835508-MAY2	Water pumping	05/29/2020	8,960.31	.00	
Total 60-435-520:					11,492.48	.00	
60-436-320							
103	ALSCO	LSPO2301971	Shop towels, medical supplies	05/25/2020	53.08	.00	
2328	SERIGHT'S ACE HARWARE 3	14492/3	Nails, nuts, bolts	05/21/2020	28.80	.00	
2328	SERIGHT'S ACE HARWARE 3	14560/3	Tank sprayer	05/29/2020	28.79	.00	
2328	SERIGHT'S ACE HARWARE 3	14576/3	Timer, hose	06/01/2020	39.65	.00	
Total 60-436-320:					150.32	.00	
60-436-520							
240	AVISTA UTILITIES	2907930000M	GAS & ELECTRIC	05/19/2020	201.88	.00	
Total 60-436-520:					201.88	.00	
60-436-720							
2795	VANGUARD CLEANING SYSTE	95683	Monthly fee	06/01/2020	52.50	.00	
Total 60-436-720:					52.50	.00	
60-436-730							
891	H.D. FOWLER	15470237	Meter flange angle	05/21/2020	23.98	.00	
Total 60-436-730:					23.98	.00	
60-436-735							
735	FILTRATION TECHNOLOGY INC	S7858	MIOX Sai-80 cabinet	05/06/2020	1,000.00	.00	
Total 60-436-735:					1,000.00	.00	
60-436-820							
1505	LES SCHWAB TIRES	6120	Finance charge	06/01/2020	33.95	.00	
Total 60-436-820:					33.95	.00	
61-434-310							
134	AMAZON CAPITAL SERVICES	1LNH-Y464-H1	Toner	04/21/2020	32.29	.00	
2440	STAPLES ADVANTAGE	7306361844	Toner, dividers, calculator stand	03/23/2020	55.53	.00	
2518	SUPER ONE FOODS	02-1458467	Chips,popcrn,pb crackers	05/14/2020	6.15	.00	
Total 61-434-310:					93.97	.00	
61-434-510							
75	TIME WARNER CABLE	002706405252	Internet fee	06/01/2020	132.49	.00	
2810	VERIZON WIRELESS, BELLEVU	9855373951	Cell phones -CH	06/01/2020	437.39	.00	
Total 61-434-510:					569.88	.00	
61-435-520							
240	AVISTA UTILITIES	0974613342M	Sewer pumping	05/21/2020	721.90	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
240	AVISTA UTILITIES	3052400000M	Sewer pumping	05/21/2020	21.29	.00	
240	AVISTA UTILITIES	5552300000M	Sewer pumping	05/19/2020	177.13	.00	
240	AVISTA UTILITIES	6785020000M	Sewer pumping	05/19/2020	1,093.02	.00	
240	AVISTA UTILITIES	7807930000M	Sewer pumping	05/19/2020	28.74	.00	
240	AVISTA UTILITIES	9562330892M	Sewer pumping	05/19/2020	6.06	.00	
1385	KOOTENAI ELECTRIC	1846146MAY2	Pumping	05/20/2020	70.00	.00	
Total 61-435-520:					2,118.14	.00	
61-436-320							
103	ALSCO	LSPO2301971	Shop towels, medical supplies	05/25/2020	53.07	.00	
2328	SERIGHT'S ACE HARWARE 3	14599/3	Rope	06/03/2020	18.88	.00	
Total 61-436-320:					71.95	.00	
61-436-520							
240	AVISTA UTILITIES	2907930000M	GAS & ELECTRIC	05/19/2020	201.87	.00	
Total 61-436-520:					201.87	.00	
61-436-610							
1505	LES SCHWAB TIRES	6120	Finance charge	06/01/2020	33.95	.00	
Total 61-436-610:					33.95	.00	
61-436-720							
2795	VANGUARD CLEANING SYSTE	95683	Monthly fee	06/01/2020	52.50	.00	
Total 61-436-720:					52.50	.00	
61-436-730							
281	BIGFOOT TECHNICAL SERVICE	5018	Service call for Lift Station 2	05/27/2020	400.00	.00	
Total 61-436-730:					400.00	.00	
62-400-200							
822	GENERAL PACIFIC, INC.	1373553	Meter Project	05/26/2020	9,108.00	.00	
822	GENERAL PACIFIC, INC.	1373911	Meters, ITR ERW	05/29/2020	2,783.00	.00	
891	H.D. FOWLER	15471225	Meter adapters	05/22/2020	347.52	.00	
Total 62-400-200:					12,238.52	.00	
Grand Totals:					80,017.84	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.



CITY OF RATHDRUM

CLERKS OFFICE



To: Mayor and Council

From: City Clerk Sherri L Halligan

Date: June 10, 2020

Re: City Property Surplus

Mayor& Council:

The Police Department would like the following item listed to be declared as surplus so they could put it up for Auction.

Police Department

The Police Department would like to auction:

- 2012 Chevy Impala
Identification Number: 2G1WD5E31C1268538
Estimated Value: \$2000.00
Odometer Estimate: 86,287

Sincerely,

*City Clerk
City of Rathdrum*

City of Rathdrum Mailbox Policy:

The City of Rathdrum has many operations that require the use of various types of vehicles and equipment to work along the street gutter and curb line. These operations include snow removal and plowing, mechanical sweeping, brush and leaf pickup. Performing these operations requires the City to plow or clean as close to the curb as possible. The City takes great care not to damage any property within the city right-of-way; however, The City recognizes that there are times that street maintenance may have unintentional consequences of occasionally causing damage to mailboxes within the community. The purpose of this policy is to outline the circumstances under which the City will replace private mailboxes or reimburse owners who wish to purchase different replacements than the City will provide.

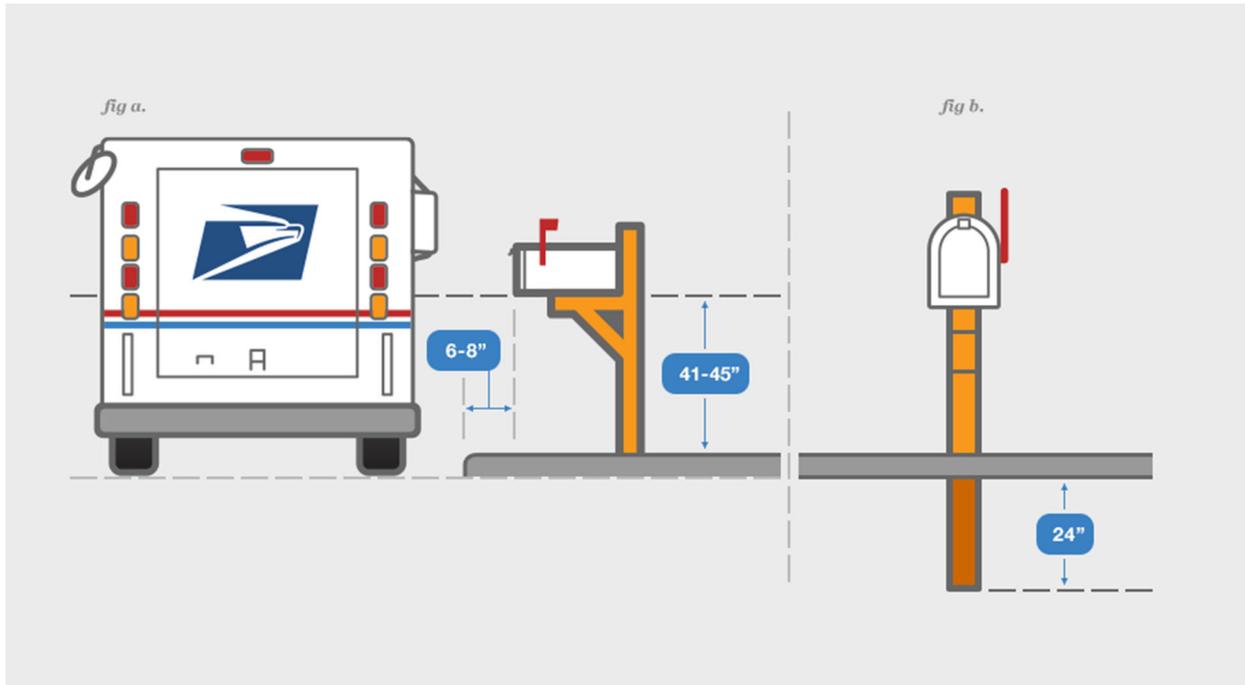
City of Rathdrum Mailbox Replacement Policy:

1. **Eligibility for Reimbursement.** In order to be eligible for replacement or reimbursement, the following conditions must be met:
 - a. The damaged mailbox and/or post must meet, or have met, the requirements of the United States Postal Service in regard to construction and location.
 - b. The damage must have been caused by City equipment engaged in street maintenance operations.
 - c. The property owner must notify the city within fourteen (14) days of the date damage occurred.
2. **Policy.** In the event that a mailbox and/or support post is damaged or destroyed by City Equipment engaged in street maintenance operations, the City will offer the owner of the property the choice of the following options:
 - a. The City will furnish and install a standard replacement mailbox and/or post according to current USPS standards.
 - i. The City intends to address these issues quickly and responsibly. Due to the timing of these incidents, it may be difficult to install the permanent replacement of individual mailboxes and/or post. If needed the City will locate a temporary mailbox to ensure the USPS can continue to deliver mail. Once the average daily temperature has exceeded 60° the City will install the replacement mailbox and/or post.
 - b. The City will reimburse the owner in an amount equal to the cost of the standard post and/or mailbox offered by the City, so long as the replacement is compliant with the current USPS mailbox standards.
 - i. The Director of Public Works shall annually establish the dollar amount of reimbursement to be provided above. The amount shall be based on the actual cost to the City to furnish and install a standard post and/or mailbox.

Where to Place the Mailbox

Here are some helpful guidelines to follow when placing your mailbox:

- ❑ Position your mailbox 41" to 45" from the road surface to the bottom of the mailbox or point of mail entry.
- ❑ Place your mailbox 6" to 8" back from the curb. (*Measure from the front of the curb as shown in the graphic below.*) If you do not have a raised curb, contact your local postmaster for guidance.
- ❑ Put your house or apartment number on the mailbox.
- ❑ If your mailbox is on a different street from your house or apartment, put your full street address on the box.



Installing the Mailbox Post

The best mailbox supports are stable but bend or fall away if a car hits them. The Federal Highway Administration recommends:

- ❑ A 4" x 4" wooden support or a 2"-diameter standard steel or aluminum pipe.
- ❑ Avoid unyielding and potentially dangerous supports, like heavy metal pipes, concrete posts, and farm equipment (e.g., milk cans filled with concrete).
- ❑ Bury your post no more than 24" deep.



City of Rathdrum City Council

Staff Report –Preliminary Long Plat

To: Rathdrum City Council

From: City of Rathdrum Planning and Zoning Administrator

Date of Report: June 4, 2020

Subject: Timber Glade Preliminary Long Plat (Major Subdivision) LP 2020-02

Property Address: NNA N Meyer Road

Applicant / Owner: Wild Horse Investments, LLC
14899 W Stub Avenue
Rathdrum, ID 83858

Representative: Ray Kimball
Whipple Consulting Engineers
21 S. Pines Road
Spokane Valley, WA 99206

Date of Meeting: June 10, 2020

PROJECT INFORMATION

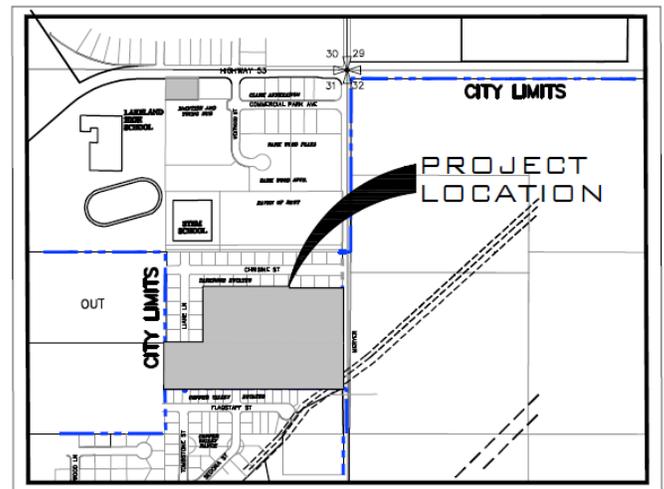
Request: The applicant is requesting approval of a preliminary long plat (major subdivision) consisting of 57 lots on approximately 19 acres of land.

The purpose of the plat is to create a residential neighborhood consisting of 57 residential lots within the Residential R-2S and R-1 (low/medium and low density residential) zone districts, ranging in size from 7,501 SF to 44,212 SF in area. The minimum lot size within the northern portion of the site, which is within R-2S zoning is 7,501 SF which is compliant with the minimum 7,500 SF lot area required in this zone. The minimum lot size within the southern portion of the site, which was recently annexed with R-1 zoning, is 10,000 SF which is compliant with the minimum 10,000 SF lot area required in this zone. The project is to be developed in a single phase with public improvements anticipated to be started in spring of 2020.

This plat will include dedication of right-of-way and improvements for streets and sidewalks to serve the development in accordance with City standards, including extension of Sedona Street and Liane Lane. Water, sewer, and other utilities will be extended to serve the development and stormwater will be collected in street-side swales.

Site Information / Location of Project: The property

Timber Glade Prelim Plat 2020-02 Staff_CC.doc



VICINITY MAP

is generally located west of N Meyer Road, south of W Christine Street and north of W Flagstaff Street.

The Kootenai County Assessors Tax Parcel Numbers are R-J406-001-001-0 and 52N04W-31-2170. The legal description is by meets and bounds within the NORTHEAST 1/4 OF SECTION 31 AND THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 52 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, as found within the Title Report submitted with the application.

Zoning: A portion of the property was annexed into the City per Ordinance 463 on August 8, 2006 zoned R-2S (residential, single family, low/medium-density), and is subject to the Annexation Agreement recorded with the Kootenai County Recorder on July 11, 2006 (attached hereto in Exhibit G). The remainder of the property was currently annexed with R-1 zoning pursuant to City Ordinance 590.

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

PROJECT REVIEW

City planning and public works staff and the Planning and Zoning Commission have reviewed the proposed subdivision. This report reflects an overview of the proposed preliminary subdivision based on the submitted application materials, public hearing for the proposal, comments received, the Planning and Zoning Commission's recommendation, and other information available at the time of this report. The project is subject to modification prior to final action of the Council.

Comprehensive Plan Consistency Analysis: The proposed development 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 proposed development are listed in Exhibit D, attached hereto. Included for each Comprehensive Plan element is an analysis of the proposed project's consistency.

Rathdrum City Code: Several titles of the Rathdrum City Code (RCC) provide regulations for the development and operation of the proposed project. Those portions of the RCC that pertain to the proposed project are described in Exhibit C, attached hereto. Included for each requirement is an analysis of the proposed project's conformance with that requirement.

Public Hearing / Public Comments: The Planning and Zoning Commission held a public hearing for this proposal on April 15, 2020. The Commission returned the application to the Applicant to make modifications to the proposal in-line with the City Council's decision of the proposed annexation zoning (see process information within Exhibit C, §12-3-1-6 attached hereto). A summary of public comments received prior to and during the hearing are attached within Exhibit G.

RECOMMENDATION

In its review, the Planning and Zoning Commission determined the proposed subdivision conforms to the general purpose of the Comprehensive Plan and will include appropriate provisions for streets, drainage and other public ways, open space, water supplies, sewage disposal, fire protection and other appropriate public and private improvements upon infrastructure build-out. The City of Rathdrum Planning and Zoning Commission recommends **APPROVAL** of the Timber Glade Preliminary Long Plat subject to the following conditions: Staff recommends the following findings of fact and conclusions of law for any approval of the proposed subdivision:

Conditions of Approval:

1. The existing residence shall discontinue use of the existing private water and sewer utilities (well and septic system), shall abandon and/or remove such services as required by Panhandle Health District and/or other agency with jurisdiction and shall connect to City utilities prior to final subdivision approval. Such requirement supersedes citations 2.2 and 2.3 of the existing Annexation Agreement

recorded under instrument number 2048749000 on August 10, 2006. All other requirements of said Annexation Agreement remain.

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.
4. The Planning and Zoning Administrator may approve reconfiguration of the location of Gifford Avenue southerly without returning to the Commission and Council for approval pursuant to the Administrator's determination that such reconfiguration does not constitute a substantial change to the project. The Administrator may require changes to be brought back to the Commission and Council at their discretion.

Findings of Fact:

1. The applicant seeks approval of a preliminary long plat for development of a 57-lot subdivision, including 28 residential R-2S lots and 29 multifamily R-1 lot.
2. The applicant is the property owner, Wild Horse Investments, LLC, represented by Ray Kimball of Whipple Consultant Engineers.
3. The project is located west of N Meyer Road, south of W Christine Street and north of W Flagstaff Street.
4. The site is currently partially developed with one single family home with outbuildings.
5. The property was annexed into the Rathdrum city limits in 2006 provided with R-2S zoning and 2020 with R-1 zoning as found on the City's current zoning map and in compliance with the City's Future Land Use Map.
6. According to the Rathdrum City Code Section 12-3-1-1 every division of land for the purpose of sale, lease, or transfer or building development into five (5) or more lots, tracts or parcels within the incorporated limits of the City shall proceed in compliance with RCC Title 12.
7. The proposed lot sizes are:
 - a. In the Residential R-2S (low/medium density residential) zone district lots will range in size from 7,501 SF to 44,212 SF in area.
 - b. In the Residential R-1 (low density residential) zone district lot will range in size from 10,000 SF to 18,563 SF in area.
8. The minimum lot size required in the R-2S zone district is 7,500 square feet. The minimum lot size in the R-1 zone district is 10,000 square feet.
9. The application is subject to processing pursuant to RCC 12-3-1-5 and 12-3-1-6.
10. An open record public hearing after due legal notice was held on April 15, 2020 before the Rathdrum Planning and Zoning Commission.

11. Appearing and providing a summary of the staff report on behalf of the City of Rathdrum was City Planner, Cary Siess.
12. Appearing and testifying on behalf of the applicant was Ray Kimball of Whipple Consulting Engineers.
13. Public testimony was received prior to and during the hearing and admitted into the record.
14. Admitted into the record were comments from agencies as follows:
 - a. Northern Lakes Fire Protection District
 - b. Bonneville Power Administration
 - c. Lakeland Joint School District #272
 - d. Lakeland Joint School District #272 Email
 - e. City of Rathdrum Public Works Director / City Engineer Memo
15. The Planning and Zoning Commission made their recommendation following review of the testimony and comments received and the facts of the proposal in compliance with RCC 12-3-1-7.
16. Any conclusion of law which is more appropriately a finding of fact is incorporated herein by this reference.

Conclusions of Law:

1. The property / project site is appropriately zoned for the proposal.
2. The application has been processed in compliance with RCC 12-3-1-1, 12-3-1-5 and 12-3-1-6.
3. The proposed lot sizes are in conformance with the zone district standards.
4. Transportation and utility related impacts have been appropriately addressed in the opinion of the City Engineer / PW Director.
5. The proposal conforms, or can conform, with the application of conditions of approval, to the zone district regulations, the requirements of RCC Title 12 and is consistent with the Rathdrum Comprehensive Plan.
6. Any finding of fact which is more appropriately a conclusion of law is incorporated herein by this reference.

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 approve the Timber Glade Preliminary Long Plat with the recommended Findings of Fact, Conclusions of Law and Conditions of Approval as found within the Planning Commission's recommendation and staff report dated June 4, 2020, finding that it is in accord with the City of Rathdrum Comprehensive Plan and Rathdrum City Code as conditioned.

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 approve the Timber Glade Preliminary Long Plat finding that it is in accord with the City of Rathdrum Comprehensive Plan and Rathdrum City Code

DENIAL: I move to deny the Timber Glade Preliminary Lon Plat, finding that it is not in accord with Rathdrum City Code as follows: _____ (cite code section and provide conclusion of non-compliance)

The preliminary plat may also be returned to the Commission for modification pursuant to RCC 12-3-1-8.

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, Revised

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. Bonneville Power Administration
3. Lakeland Joint School District #272
4. Lakeland Joint School District #272 Email
5. City of Rathdrum Public Works Director / City Engineer Memo

Exhibit F – Annexation Agreement 2006

Exhibit G – Public Comments



Whipple Consulting Engineers, Inc.

Timber Glade Annexation and Subdivision

The site of the proposed annexation and subdivision is located in the Northeast $\frac{1}{4}$ of Section 31, T52N, R4W, west of Meyer Road and between Flagstaff and Christine Streets. See below for a Vicinity Map.

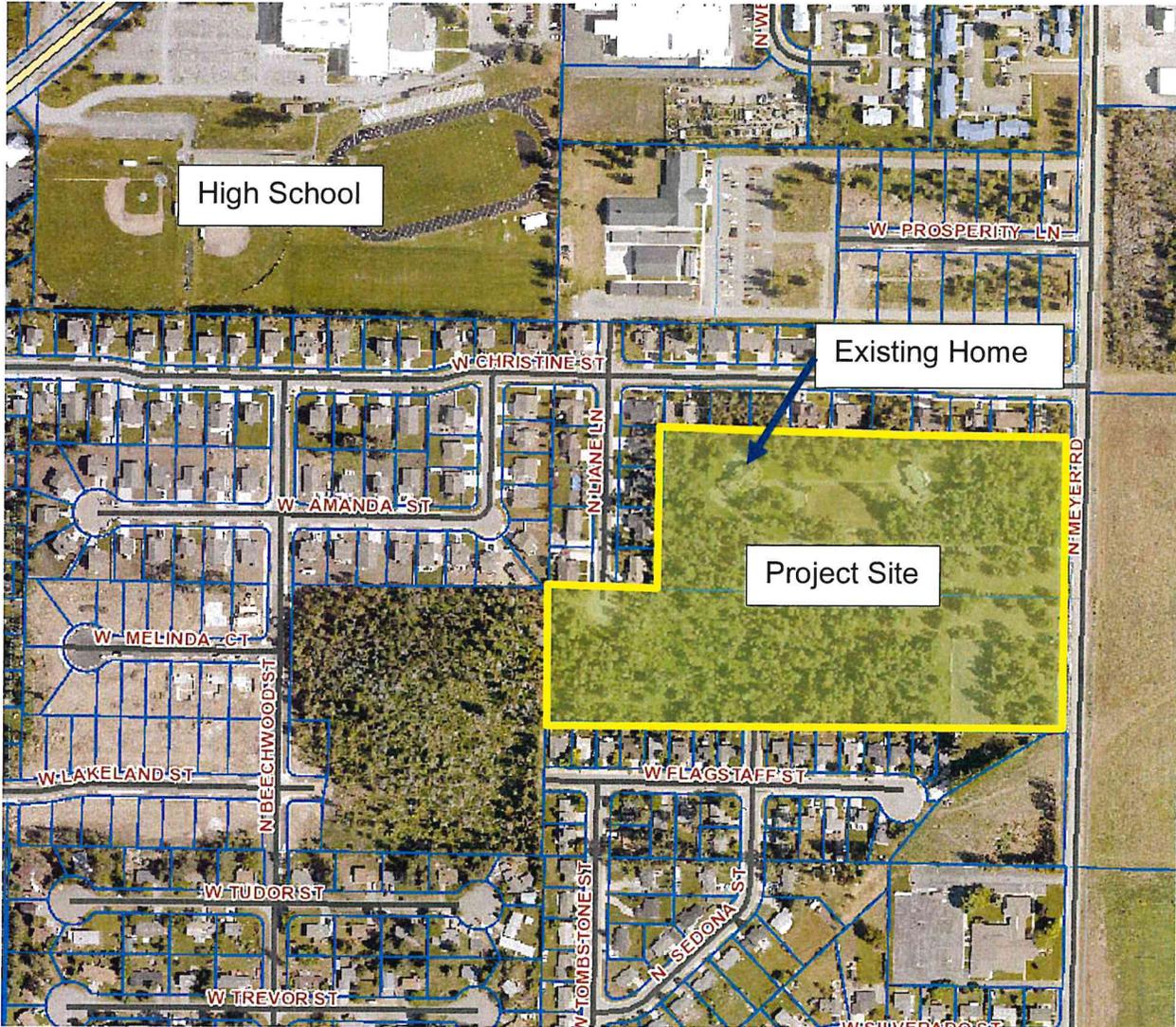


Figure 1: Vicinity Map

The property consists of two parcels, totaling approximately 19 acres. It is located between Flagstaff Street and Christine Street, just west of Meyer. The current use of the northern parcel is residential, consisting of an existing home and some outbuildings which are equestrian in nature. The home will remain, but the outbuildings will be demolished. The southern parcel is vacant. The site is generally forested with new growth pines and is considered flat, with

approximately 10 feet of relief across the entire site. As such, there are no physical limitations that would prohibit land development as proposed. The northern parcel is part of the Park Rose Ranch subdivision and has a City zoning of R-2S. The southern parcel is subject to this proposed annexation, which is being processed concurrently with the subdivision annexation with a proposed zoning of R-2S.

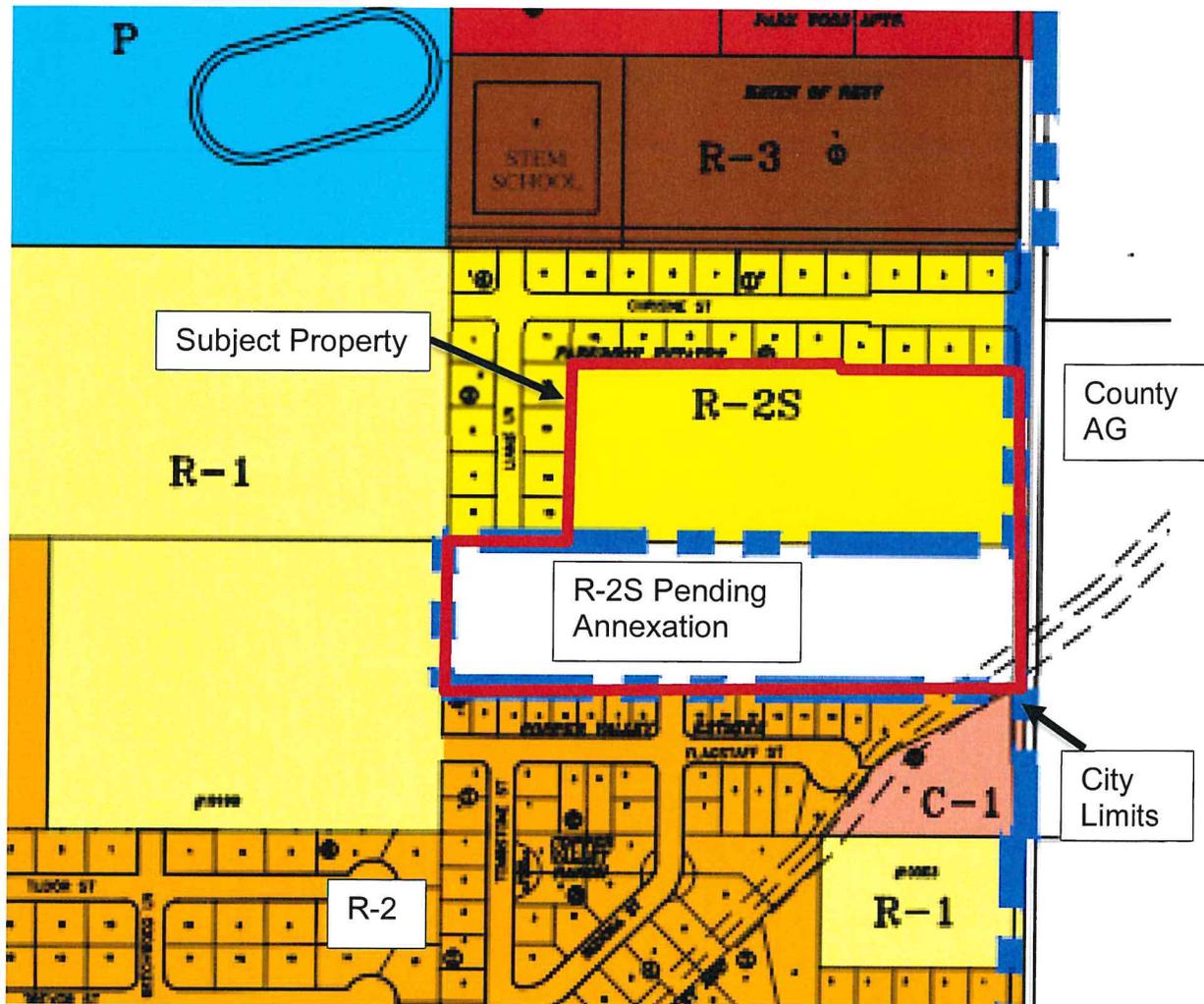


Figure 2: Current Zoning Map

As shown in the above map, the adjacent zoning is County Agricultural to the east. To the west is R-1 and R-2S zoning. To the north is R-2S zoning, and to the South is R-2 and C-1 Zoning.

Annexation:

As shown on the above map, the southern of the two parcels is currently in the county, and it has a county zoning designation as Agricultural Suburban. This application proposes to annex that 9.75 acre parcel into the City with a zoning designation of R-2S, which is consistent with

the zoning of the northern parcel as well as with the “Residential” land use designation found on the Future Land Use Map in the City’s Comprehensive Plan. As such, to be consistent with the Land Use Map, the proposed land use will be single family residential.

Annexation Impact Analysis:

As required by the annexation application, an analysis of the impact that the proposed annexation will have on streets, schools, water, police and fire protection, sewer, and public service is required.

With regards to streets, the annexation encompasses land which as shown in the subdivision plan covers approximately 32 single family lots. Based on the Institute of Traffic Engineering Trip Generation Manual, these 32 lots will generate 9.44 average daily trip ends per home, equating to 302 trip ends. The impact of these trips is both anticipated by the City’s transportation master plan and is covered by the City’s Circulation impact fee. Accordingly, at the time of building permit, each lot will contribute \$1,269.11 towards building traffic infrastructure such as traffic signals, street widening, etc. The total Circulation impact fee generated by this annexation will amount to over \$40,000. The total Circulation impact fee for the entire subdivision will generate over \$71,000.

With regards to schools, the existing tax generated for the school district by the property to be annexed is \$36 per year. After development and construction of homes similar to those found in adjacent subdivisions, that tax revenue is expected to jump to over \$31,000 per year. That equates to an 870% increase in revenue for this property. The Lakeland Joint School District has requested that the owner of the subject property either donate land or money to offset the additional students expected to move into these homes. While on the surface that may seem like a reasonable ask, it’s important to note that the cost of any up-front donation (either land or money) would ultimately get spread across and applied to the cost of each new home. On average, only 1 in 3 homes have school aged children, which means that two thirds of any donation would be borne by households that have no children in school. Instead, the increase in tax revenue which is borne by all of the new homes should offset any impact to the school district.

With regards to water and sewer, the extensions of water and sewer mains across the property will provide for logical extensions of city infrastructure. The payment of cap fees for both water and sewer at the time of building permit will offset the impact to each, respectively.

With regards to Public Services, Police and Fire Protection, the annexation in of itself will have no impact because there are no homes built or population increase just based on incorporation and zoning. The construction of the subdivision and the homes will increase the need for those services, but the additional property tax revenue garnered by the City offsets those costs. As property values increase, the offset increases as well. In addition to the property tax revenue,

the interconnection of the adjacent streets associated with the construction will help decrease emergency response times in the area.

Subdivision:

As shown on the attached subdivision plan, the proposed 18.9 acre subdivision will result in 57 single family residential lots. The lots range in size from a minimum of 7,800 sf to a maximum of 43,336 sf with the average size in the neighborhood of 13,258 sf. All lots exceed the minimum requirements of the zone in which they are located. It is anticipated that the subdivision will be constructed in a single phase

Meyer Road is already improved across the frontage of the property, and it is important to note that the build out of the street network as proposed will complete the neighborhood connectivity anticipated by both the Park Rose Estates subdivision and the Copper Valley Estates Subdivision. The extensions of Liane and Sedona will allow for residents to access Meyer road via an additional connection. Those internal streets will be built to the City's local street standard and are designed such that they provide a great neighborhood feel while still promoting proper circulation and connectivity. It will also complete the missing pedestrian connections, thus allowing students to walk to and from school via neighborhood streets rather than along the pathway on Meyer.

An existing 12" diameter water main is located within Meyer Road and will serve as the primary water source for this subdivision. Additional 8" water connections will be made at the end of Liane and Sedona, both of which will provide for additional looping and interconnectivity. Gravity sewer is available in Sedona and, with some grading work, is of sufficient depth and capacity to serve the entire property. Stormwater will be collected in street side swales for treatment and discharge into drywells. Dry utilities are located along Meyer Road and are stubbed in from both Liane and Sedona, and they are available to serve any future development on site.

Comprehensive Plan Analysis:

The proposed annexation and subdivision comply with the City's adopted comprehensive plan as follows (*policy in italics*):

Land Use:

Consider and include the following criteria in the development of future zoning, subdivision, and other ordinances, and plans.

- *A wide range of housing, especially that which is affordable to local citizens*
- *A system of pathways and open spaces to connect the community and to encourage walking, biking, outdoor recreation and social gathering.*

- *A transportation network that provides easy access between local jobs, homes, commerce, and recreation.*

The proposed R-2S zoning is consistent with the future land use map designation of Residential. The residential housing mix in Rathdrum is very diverse, especially in this area. There are apartments to the north along Meyer, smaller single family lots located in Copper Valley Estates, and average sized lots in Park Rose Estates and Timber Landings. Our goal is to create a neighborhood with a lot mix that targets the empty nester community as well as the “move up” market. By adding these higher value lots to the surrounding community, it will help provide a balance of residential land use by filling that niche market. The location of this proposed project is such that it is sandwiched between three existing subdivisions and upon completion will provide both pedestrian and vehicular connectivity between them, thus promoting easier access and encouraging walking between neighborhoods.

Maintain regulatory standards that encourage private property land uses and infill development consistent with expressed local values.

The proposed single-family development is consistent with the land use within the three adjacent subdivisions. The proposed annexation and subdivision will complete an infill development as encouraged by the comprehensive plan.

Encourage development within currently established areas of the community and more intense use of developed land.

The proposed development is adjacent to currently established residential neighborhoods and will serve as an extension of those neighborhoods.

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.

The proposed annexation is considered an infill annexation and will provide for a uniform City boundary along the west side of Meyer Road. It is well planned and will provide for an orderly infill growth as encouraged by the comprehensive plan.

Public Safety:

Require new development to provide sufficient emergency vehicular access for emergency equipment and adequate water supply and pressure for the purposes of fire protection.

All streets are designed to meet fire code and provide for enhanced vehicular access between neighborhoods in this area of Rathdrum. The water supply mains are sized

such that they will provide both adequate flow and pressure. Fire hydrants are spaced in accordance with fire code.

Require new development to be designed and constructed to address the minimization of hazards and the enhancement of the effective provision of law enforcement and protection.

The subdivision has been designed such that the interconnection of streets will enhance emergency response time, and the presence of new street lighting throughout will enhance the effectiveness of law enforcement patrols in the area.

Sewer and Water:

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

There are existing water and sewer mains located in the adjacent streets.

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

Development of this property as proposed will extend gravity sewer in an economical way such that maximum depth is maintained and all new homes within will be served without the construction of a new lift station.

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

The development of this infrastructure is both within the City limits and in an area where growth will occur in the near term.

Transportation:

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

The new streets will connect existing neighborhoods and will include street lighting, sidewalks, and pedestrian crossings to enhance safety and connectivity.

Housing:

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.

This neighborhood will incorporate the natural treed setting as well as the large existing home located on site. The variety in lot sizes will provide for a range of housing plans and prices. This new neighborhood is also within short walking distance of Thayer Park and the shopping center surrounding Super One Foods.

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.

The completion of the neighborhood street system as proposed will enhance pedestrian and vehicular connectivity, thus reducing potential emergency response time and enhancing public safety. All streets will be designed to current City standards and will include provisions for street lights and sidewalks.

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

The approval of the annexation and subdivision as proposed will ensure that the property is developed such that the single-family residential character of the neighborhood is preserved.

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

The completion of the neighborhood street system as proposed will enhance pedestrian and vehicular connectivity, thus providing for safe and convenient vehicular and pedestrian navigation in this part of Rathdrum.

Encourage infill and redevelopment of existing lots.

The development as proposed is an infill development wherein a large, somewhat opulent, single family home has been incorporated into the design of the subdivision.

Conclusion:

The proposed annexation and subdivision is supported by the comprehensive plan and the proposed subdivision meets the requirements of the City's subdivision ordinance; therefore, we are requesting approval of the annexation and subdivision of the property as presented.

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.
<i>12-3-1, Preliminary Plat</i>	“	
• §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 January 29, 2020 a preapplication meeting was held with the applicant and City staff on February 6, 2020.
• §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 January 29, 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. The public hearing was delayed due to the shut down of public meetings directed by the Governor of the State of Idaho due to the Covid-19 crisis. A public hearing was held before Planning and Zoning on April 15, 2020. 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 February 6, 2020 during the preapplication meeting. 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

Code	Consistent	Discussion
		<p>comment to the following agencies on March 2, 2020: Idaho Department of Water Resources, US Postal Service, Bonneville Power Administration, Charter, Centurytel, Kootenai County Community Development Department, BNSF, Kootenai Electric Cooperative, Frontier, 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.</p> <p><u>Comments Received:</u> Comments received are attached in Exhibits E.</p>
<ul style="list-style-type: none"> • §12-3-1-6, Public Hearing <li style="padding-left: 20px;">A. Notice of Hearing <li style="padding-left: 20px;">B. Continuance of Hearing 	<p>Yes and NA</p>	<p>A. Notice of the hearing, including time, place and summary of the proposal was posted in the Coeur d'Alene Press on February 29, 2020 for the Public Hearing scheduled for March 18, 2020 in compliance with this section.</p> <p>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 March 4, 2020 in compliance with this section.</p> <p>A Public Notice was posted on the property on March 2, 2020 in compliance with this section. Notice was also posted on the City's web site and notice board outside of City Hall on March 2, 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.</p> <p>Furthermore, prior to the date of the public hearing, the City issued a written staff report dated March 11, 2020, 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.</p> <p>Following scheduling of the public hearing and providing notice, the Governor of the State of Idaho ordered a statewide stay at home order requirements for social distancing due to the Covid-19 crisis. Due to this, the hearing was rescheduled to April 15, 2020. All notices were re-issued to ensure compliance with this section, including re-posting legal notice in the Coeur d'Alene Record on March 31, 2020 and</p>

Code	Consistent	Discussion
		<p>re-mailing all property owners within 350 feet of the project and re-posting the property and City hall on April 3, 2020., In addition, the City posted notice of the hearing, application materials and the staff report and exhibits for this application on the City’s web site on April 7, 2020.</p> <p>B. A public hearing was held before the Rathdrum Planning and Zoning Commission on April 15, 2020. The Commission took public testimony as found herein. During deliberations the Commission requested more information from the applicant in relation to platting in consideration of the adopted zoning (R-2S or R-1 as decided by the Council) and continued deliberations to the next regular meeting held on May 20, 2020.</p>
<ul style="list-style-type: none"> • §12-3-1-7, Commission Action 	Yes	Following the public hearing, at the next regular meeting on May 20, 2020 the Commission considered all relevant evidence and comments and determined to recommend that the Council approve the preliminary plat. In its review, the Commission determined that the proposed subdivision conforms to the general purpose of the Comprehensive Land Use Plan and includes appropriate provisions for streets, drainage, alleys and other public ways, open space, water supplies, sewage disposal, fire protection and other appropriate public and private improvements.
<ul style="list-style-type: none"> • §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.
<ul style="list-style-type: none"> • §12-3-1-9, Expiration of Approval 	NA	This section is not applicable until approval of the application.
<ul style="list-style-type: none"> • 12-3-2, Preliminary Plat Standards 	Yes	The application contains the standards as numbered A through S of this section.
<ul style="list-style-type: none"> • 12-3-3, Final Plat 	NA	Not applicable at this time.
<ul style="list-style-type: none"> • 12-3-4, Final Plat Standards 	NA	Not applicable at this time.
<ul style="list-style-type: none"> • RCC 12, Chapter 4, Design and Improvement Standards contains street, block and lot standards for subdivisions, and construction plan specifications and standards. 	Yes	<p>Streets, blocks and lots have been determined to be compliant or in keeping with existing approved subdivisions and development.</p> <p>Construction plans and specifications will be reviewed for compliance at the time of submittal of such in the future (following preliminary plat approval).</p>
<ul style="list-style-type: none"> • 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.
<ul style="list-style-type: none"> • RCC 12, Chapter 6, Variances deals with Variances for this Title. 	NA	No request for variance has been requested.

Code	Consistent	Discussion
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 System deals with metering and fees for users of the municipal water system	Yes As Conditioned	The development of lots within the subdivision will be subject 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	Yes As	Building on individual lots will be subject to review under the

Code	Consistent	Discussion
<p>Codes defines adopted international codes, and contains requirements for building permitting and fees</p>	<p>Conditioned</p>	<p>applicable international codes and permitting by the City at the time of development (following final plat approval).</p>
<p>RCC 9, Chapter 2, Mechanical Code and Fuel Gas Installers defines adopted international codes, and contains requirements for permitting and fees</p>	<p>Yes As Conditioned</p>	<p>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).</p>
<p>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, 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.</p>	<p>Yes As Conditioned</p>	<p>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</p> <p>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 limitation with respect to all such development.</p>
<p>RCC Title 11, Zoning</p>		
<p>RCC 11, Chapter 4, Zoning Districts defines zoning districts and boundaries as found within the adopted City Zoning Map and Future Land Use Map</p>	<p>Yes</p>	<p>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-2S district.</p>
<p>RCC 11, Chapter 4, Zoning, Article A-2-1, R-2S Residential District provides for establishment of single-family neighborhood development</p>	<p>Yes</p>	<p>The proposed lot configuration within the R-2S zone district provides for establishment of a single-family neighborhood with sufficient area to provide for minimum lot sizes, setbacks and appropriately sized building envelopes when such standards are applied at the time of building development.</p>

Code	Consistent	Discussion
subject to the established lot area, density, setback and other provisions of the chapter.		
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 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 in conformance with this chapter. Construction plans and specifications will be reviewed for compliance at the time of 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,	Yes As Conditioned	Plans and specifications will be reviewed for compliance at the time of submittal of individual lot development in the future.

Code	Consistent	Discussion
multi-family and institutional development are in compliance with zoning and other City Code requirements and/or policy as well as other regulations.		
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	Staff has reviewed the Annexation Agreement for the property and determined that the proposal is in keeping with the terms and conditions therein. 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), 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 provides for sign standards and requirements.	Yes As Conditioned	Plans and specifications will be reviewed for compliance at the time of submittal of individual lot development in the future.

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: <ul style="list-style-type: none"> • 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.
<i>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.</i>	Yes As Conditioned	The City provided public notice of the proposal as required by law and encouraged citizens to engage in the subdivision process.
<i>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.</i>	Yes	The proposed subdivision will complete infill within an area already surrounded on three sides by similar development.
II E. Public Services		
<i>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.</i>	Yes	Service providers and public safety entities were provided an opportunity to comment on the proposal as required.
<i>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.</i>	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.
<i>II E.-1 Public Safety, Goal 1, Policy F: Require new development to provide sufficient emergency</i>	Yes	The proposed subdivision will be required to meet these provisions prior to recordation of

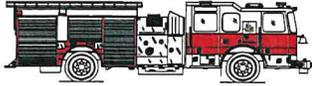
Goal/Policy	Consistent	Discussion
<i>vehicular access for emergency equipment and adequate water supply and pressure for the purposes of fire protection.</i>		plat or building permitting.
II E.-2 Sewer and Water		
<i>II E.-2 Water and Sewer, Goal 1, Policy A: Require all existing and proposed facilities within the city limits be connected to and serviced by, the municipal sewer system.</i>	Yes	Connection to the City sewer system is required.
<i>II E.-2 Water and Sewer, Goal 1, Policy B: Promote development in areas with municipal sewer and water systems in place.</i>	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		
<i>II F. Transportation, Goal 1, Policy A: Promote standards that create functional connections to the regional highway system and convenient internal circulation.</i>	Yes	The proposal includes provision of convenient internal circulation and connection to the highway system via Meyer Road.
<i>II F. Transportation, Goal 1, Policy D: Incorporate lighting, sidewalks and connections to enhance neighborhoods, pedestrian and bike pathways, public safety, etc.</i>	Yes	The proposal includes the provision of lighting and sidewalks.
II G. Housing		
<p>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.</p> <p>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.</p> <p>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,</p>	Yes	The proposal includes lighting and sidewalks to encourage walking and cycling and will provide increased housing stock which helps keep the market affordable.

Goal/Policy	Consistent	Discussion
<p>manufactured homes and small, as well as large, lot single family residences.</p> <p>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.</p> <p>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.</p>		
<p><i>II G. Housing, Goal 2, Policy F: Protect the continuity and inherent character of existing neighborhoods in planning and zoning decisions.</i></p>	Yes	The proposal provides continuity with, and will be very similar in character to, the existing residential neighborhoods in the immediate area.
<p>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.</p>	Yes	Increased housing stock helps keep the market affordable.
II H. School Facilities		
<p>II H. School Facilities, Goal 1: Consider the priorities and concerns of Lakeland School District and other schools in future community development decisions.</p>	Yes	The Planning and Zoning Commission and Council considered impacts to the school district during annexation of the property into the City. The School District was given an opportunity to provide comment on the proposal and provided response that they hope for a monetary donation to the schools. Such is not required by local or state law.
<p>II H. School Facilities, Goal 2, Policy B: Improve neighborhood access and connection to reduce student travel time.</p>	Yes	The proposal includes connection to existing residential streets and sidewalks making walking to nearby schools possible.
II K.-1 Small Town Atmosphere		
<p><i>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</i></p>	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.

Goal/Policy	Consistent	Discussion
<i>place and small town character.</i>		
<i>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</i>	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

December 3, 2019

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 Timber Glade, 57 single-family residential lots, located at Liane Lane and Meyer Rd. in Rathdrum.

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

- **Final subdivision drawings shall be submitted to Northern Lakes Fire prior to start of construction.**
- 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 hydrants shown are approved.
 - **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

Mari K. Davey

From: Raymond,Amanda R (BPA) - TERR-BELL-1 <arraymond@bpa.gov>
Sent: Wednesday, March 4, 2020 7:32 AM
To: Mari K. Davey
Cc: Murray,Jamie C (BPA) - TERR-KALISPELL
Subject: RE: Timber Glade Annexation and Subdivision

Thank you for allowing Bonneville Power Administration (BPA) to review the proposed annexation and subdivision of Timber Glade. Parcel 52N04W312170 is not encumbered with a BPA easement and we have no further comment.

We appreciate you contacting us for comment.

Thanks,

Amanda Raymond

Realty Specialist – Bell
Real Property Services
Bonneville Power Administration
E. 2410 Hawthorne Rd, Mead, WA 99021
(509) 468-3081 – office
(509) 309-9788 – cell
arraymond@bpa.gov

From: Mari K. Davey <mari@rathdrum.org>
Sent: Tuesday, March 3, 2020 3:34 PM
To: Ali Marienau; KMPO <amarienau@kmpo.net>; Raymond,Amanda R (BPA) - TERR-BELL-1 <arraymond@bpa.gov>; Angela Craner (angela.craner@usps.gov) <angela.craner@usps.gov>; becky.meyer@lakeland272.org; william.baker@avistacorp.com; Carey Borchardt: CHARTER <carey.borchardt@charter.com>; Chris Larson <clarson@nlfpd.com>; David Callahan: KC (dcallahan@kcgov.us) <dcallahan@kcgov.us>; Eric Singer <eric@rathdrum.org>; Glen Miles <gmiles@kmpo.net>; Murray,Jamie C (BPA) - TERR-KALISPELL <jcmurray@bpa.gov>; Jamie Howard; AVISTA <jamie.howard@avistacorp.com>; Jason Nebel; CHAPTER <jason.nebel@charter.com>; Jeremy Hofer: KEC <jhofer@kec.com>; KC EMS <info@kcemss.org>; Kevin Jump <kevin@rathdrum.org>; Kristie McEnroe <Kristie.mcenroe@deq.idaho.gov>; Lori Brickey <lbrickey@northernlakesfire.com>; Mary Shaw <mshaw@kcgov.us>; Mathew Colling (mcolling@phd1.idaho.gov) <mcolling@phd1.idaho.gov>; Michael Lenz; PF Highway District <mlenz@postfallshd.com>; Mike McPhee; BPA <mdmcphee@bpa.gov>; Paula Roukema; PF Highway District <paula@postfallshd.com>; Penney Laird <plaird@northernlakesfire.com>; PF Highway District <info@postfallshd.com>; Seth Rounds; AVISTA <seth.rounds@avistacorp.com>; Shirley PF Highway District <shirley@postfallshd.com>; Stacy Simmkins; ITD (stacy.simkins@itd.idaho.gov) <stacy.simkins@itd.idaho.gov>; todd.kiesbuy@avistacorp.com; Tomi McLean <tomi@rathdrumpolice.org>; Tyler Drechsel <tylerd@nlfpd.com>; William Roberson <William.Roberson@itd.idaho.gov>
Cc: Cary Siess <cary@rathdrum.org>
Subject: [EXTERNAL] Timber Glade Annexation and Subdivision

Please see the attached notices and please provide comments.

Thank you

Mari Davey

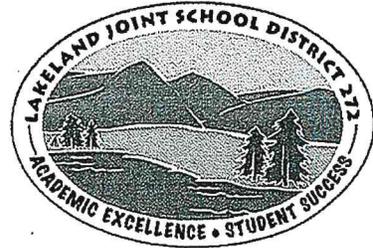
Lakeland Joint School District #272

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. However, the impact of development can be substantial for our district. In regards to the Timber Glade Subdivision Plan, this proposed phase of development will greatly impact John Brown Elementary School in several ways. This elementary school currently is over capacity in two grade levels and nearing capacity in all others. The other factor to consider is that John Brown Elementary is a walking school. Safety is a priority for the District and the addition of students walking to school each morning and having to cross Highway 41 creates additional safety concerns.

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. It is difficult for us to be in support of this development with no consideration of our land acquisition and growth needs. The District asks developers to consider a donation towards purchasing land in the future to accommodate the significant growth our District is seeing. Without future-forward planning, our sought-after District that families are moving into will no longer have the small neighborhood schools that our community is known for. Please call our CFO, Brian Wallace to discuss a donation towards future land to build schools in our District 208-687-0431 ext. 1109.

Below are recommended acreages from the Idaho Division of Building Safety. These guidelines are meant to assist school districts in facility planning.

- Elementary Schools: Minimum of 5 acres; Additional acre for each 100 pupils.
- Middle Schools: 10 acres for enrollments to 300; 15 acres for enrollments to 500; 20 acres + 1 acre for each 100 pupils for enrollments > 500.
- Senior High Schools: 20 acres for enrollments to 400; 25 acres for enrollments to 800; 30 acres + 1 acres for each 100 pupils for enrollments > 800.

The importance of responsible development with school site inclusion planning is very important. 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 208.687.0043.

Thank you,

A handwritten signature in black ink, appearing to read 'Becky Meyer', written over a faint rectangular stamp.

Dr. Becky Meyer, Superintendent of Schools

A handwritten signature in black ink, appearing to read 'Brian Wallace', written in a cursive style.

Brian Wallace, Chief Finance/Operations Officer

From: Brian Wallace <Brian.Wallace@lakeland272.org>
Sent: Friday, March 6, 2020 2:18 PM
To: mike@stegmanns.us
Cc: becky.meyer@lakeland272.org; Wade Jacklin <wjacklin@gmail.com>; Ray Kimball <rkimball@whipplece.com>; Kristie Williams <krissy.williams@lakeland272.org>
Subject: Re: Timber Glade

Mike,

Sorry for the delayed reply. I was in Boise the first part of this week and am behind on my emails. Thank you for your email and the additional details on the Timber Glade project. Our district is fortunate to be in a growing community and we are not anti-growth. However, managing the impact of growth is a challenge for Idaho school districts because we must have local voters approve additional levies or bonds to finance school facilities. Thanks again for reaching out and we would very much like to meet with you to discuss future plans.

Sincerely,

Brian Wallace
Chief Financial/Operations Officer
Lakeland School District #272

On Tue, Mar 3, 2020 at 7:31 PM Mike Stegmann US <mike@stegmanns.us> wrote:

Dear Mr. Wallace,

We are in receipt of the School District's letter regarding the Timber Glade Subdivision and have a deep appreciation for the struggles faced by our growing community. As you can imagine, with only a 20 acre site to work with, a 5 to 10 acre donation for a school is both onerous and financially untenable. It is, however, worth noting that current taxable base value of the property is approximately \$850K. After development and home construction, that same land will have a taxable base value of approximately \$19M. This increase is not unsubstantial and should go a long way towards mitigating the impact the District will see from this subdivision.

As an infill subdivision within walking distance to Elementary, Jr. High, and High Schools, there will be no impact to the district's bus routes. The infill will also provide sidewalks that will connect existing neighborhoods, which will allow for children to walk to school via neighborhood sidewalks rather than along busy streets like Meyer Road.

That said, although it is not feasible for this project to absorb the cost of such a significant donation, we do have a potential to work with the school district on future projects that would be better suited for such a donation. As such, we would prefer to work with the district in the early planning stages rather than as a reaction to a request for comment. That helps us incorporate the District's needs into our neighborhoods and provides a cooperative partnership where both parties meet their goals.

Accordingly, we look forward to meeting to discuss further. We would love to be involved in helping the District plan for the future.

Best Regards,

Mike Stegmann
Wild Horse Investments, LLC

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: March 11, 2020
Re: Timber Glade Annexation/Subdivision – Initial Review Comments

Please find herein our pre-annexation review comments for the proposed 19-acre residential subdivision.

Meyer Road Frontage Improvements:

The City of Rathdrum recently completed frontage improvements along the west-side of Meyer Road, within the limits of the project's Meyer Road frontage.

Interior Streets:

There are two public streets which are to be extended into the subject property. The development of the property will require:

- Northern extension of Sedona Street
- Southern extension of Liane Lane

All roadways within the proposed development will be owned and maintained by the City of Rathdrum; thus, those roadways will be required to be constructed to the City's Standards.

Sanitary Sewer Collection System Extensions:

Sanitary sewer is available to the subject property via an existing gravity sewer main within existing Sedona Street. New, public sanitary sewer mains will be constructed, branching off the existing main to collect sanitary sewer from the project. The sanitary sewer will be routed to the existing Cooper Valley Lift Station.

Water Infrastructure Extensions:

Water is available to the subject property via existing water mains within existing Sedona Street and existing Liane Lane. New, public water mains will be extended into the proposed development. The new water mains shall be looped. The development of the property requires connection to both of the referenced existing Sedona Street and Liane Lane water mains.

If the development seeks to have direct access onto Meyer Road, then the City will require that the internal water system be connected to the existing 12" diameter water main in Meyer Road.

Stormwater Management:

Stormwater will be collected and mitigated via grass filtration basins and permanent drywell injections per City standards. A stormwater management plan shall be designed to use best management practices (BMPs) during and after construction in accordance with accepted standard construction practices and City of Rathdrum Standards.

Pedestrian Pathways & Sidewalks:

In accordance with the City's Standards for Local Roadways, 5-foot minimum width concrete sidewalks shall parallel the new roadways. Further, where existing roadways are required to connect to new roadways, sidewalks are required to be extended to the existing sidewalks on the existing roadways.

ANNEXATION AGREEMENT

THIS AGREEMENT is made effective this 11 day of July 2006, by and between the city of RATHDRUM, a municipal corporation organized pursuant to the laws of the State of Idaho, hereinafter termed the "City," and Larry R. Clark and Helen L. Clark, husband and wife, hereinafter termed the "Owner."

WHEREAS, the Owner owns land adjacent to the City limits of the city of Rathdrum which the Owner wishes to develop in accordance with zoning designations applied by the City of Rathdrum at a density not to exceed that set forth herein. Said property, for which annexation is requested, is more particularly described as follows:

A 19.66 acre parcel described as the North half (N1/2) of the Southeast quarter (SE ¼) of the Northeast quarter (NE¼) of Section Thirty One (31), Township 52 North, Range 4 West, Boise Meridian, Kootenai County, Idaho excepting the easterly twenty five (25) foot public right of way **reservation** for Meyer Road as recorded in Record of Survey, Book 11, Page 155, 19th day of August, 1992, Kootenai County, Idaho.

WHEREAS, the Mayor and City Council of the city of Rathdrum have determined it to be in the best interests of the City to annex the above-described parcels of land, subject to the Owner performing the covenants and conditions hereafter set forth;

NOW THEREFORE, IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

1. Purpose: Owner enters into this Agreement to obtain annexation of the above-described land, while City seeks to obtain partial mitigation of the effects of annexation of the parcels. Owner acknowledges that City has no duty to annex the described lands and that the promises of Owner constitute an inducement for City to do so. The term "Owner" is deemed to include any successor in interest in the described lands.

2. Utilities:

2.1 Owner agrees to use City water and sanitary sewer system to serve future development of the property subject to this Agreement, except as provided in 2.2 and 2.3 below.

2.2 The City agrees to allow the Owner as an exception to Rathdrum Municipal Code 8-3-5 to continue the use of the septic system to which the existing residence is connected to serve that residence only, until such time as the septic system fails. In the event of failure of the existing septic system, Owner agrees to connect the existing residence to the City sanitary sewer.

DANIEL J. ENGLISH 5P I 2048749000
KOOTENAI CO. RECORDER Page 1 of 5
BBB Date 08/10/2006 Time 11:20:48
REC-REQ OF RATHDRUM CITY
RECORDING FEE: 0.00
2048749000 XX 9

- 2.3 The City agrees to allow the Owner to continue to use the existing well on the property to serve the house that is on the property at the time of execution of this annexation agreement rather than connect the house to the City water system to the extent that the use is consistent with the provisions of Idaho Code title 42, chapter 1. Nothing contained herein is intended nor shall it be construed to authorize the Owner to use the well for any purposes inconsistent with the laws of the state of Idaho.
- 2.4 The City agrees to allow the Owner to temporarily connect any development on the property to the City's sanitary sewer system that flows through the Stub Meyer lift station until such time as a sewer lift station can be constructed in the eastern part of the City that will serve the area in which the Property is located.
- 2.5 Owner agrees that any development on the property will be subject to a sanitary sewer surcharge added to the sanitary sewer connection fee rate to help fund the upgrades to the City's sanitary sewer system in the eastern portion of the city.
- 2.6 City does not warrant that water and sanitary sewer capacity will be available at the time Owner requests connection to the specified public systems. If available capacity cannot be assured within 90 days of the date that service is to be provided pursuant to a request by Owner, Owner is authorized to provide water and sewer service by resorting to any lawful public or private alternative so long as legal requirements can be met, including provision of fire flows sufficient to comply with the Uniform Fire Code in effect at the time of proposed construction. Owner recognizes that City operates its sanitary sewer system and water system as enterprise undertakings subject to the economic realities of such endeavors. Terms of service to be provided by the City are subject to the policies of that City.

3. Construct to City Standards: Owner agrees that all improvements required by this Agreement or by City codes shall be built to City standards and shall adhere to all City policies and procedures; including, but not limited to the sanitary sewer improvements, water lines, fire hydrants, flood works, storm water management, curbs, sidewalks, and roads. Such policies include extending the utility lines in a manner acceptable to the City in order to make service available to adjoining lands and to maintain continuity of municipal systems at minimal public cost. In addition to the requirements contained in Section 2.0 above, Owner agrees that at the time of development of the property to construct the necessary improvements to the City's sanitary sewer to serve the property, including any upgrades or over-sizing of any existing or proposed sewer lift stations to provide sanitary sewer service to the Described Lands, at no capital cost to the City and consistent with the terms set forth herein. All sanitary

sewer improvements to serve the property shall be constructed in conformance with City standards and consistent with the City's sewer policies.

4. Applicable Standards: The Owner agrees that all laws, standards, policies and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet pursuant to this Agreement or City codes shall be those in effect when construction is commenced. If Owner fails to comply with applicable laws in the course of constructing improvements, public or otherwise, on the lands subject to this Agreement, Owner consents to suspension of issuance of building permits or denial of certificates of occupancy until such compliance is attained.

5. As-Built Drawings: Accurate as-built drawings shall be provided to the City within thirty (30) days of the date of substantial completion of construction. If as-builts are not provided as required by this Agreement, City is authorized to suspend issuance of building permits upon the Described Lands. In no event shall City accept public improvements for maintenance or allow occupancy of constructed improvements upon the Described Lands until suitable "as-builts" are provided and until planned improvements have complied with inspection requirements and have been accepted for public maintenance or approved for private use. The use of sureties may be allowed when in the public interest and consistent with City Code requirements.

A. All required public improvements associated with development of the Described Lands shall be inspected and tested during construction by Owner's engineer with all such costs of testing and inspection to be borne by the Owner. The Owner shall provide the City Engineer with inspection field reports and test results accompanied by a certification that the improvements have been installed in compliance with applicable City requirements. A representative of the City shall be present at the pressure testing of water mains and sanitary sewer mains. The City shall be notified at least twenty-four (24) hours before testing.

6.0 Considerations: Owner agrees to provide specific consideration to the City in the amounts and at the times specified herein.

6.1 Upon the proper execution and recordation of this Agreement, the City will prepare for passage an annexation ordinance annexing Owner's property. The parties agree that until the date of publication of the annexation ordinance, no final annexation of Owner's property shall occur.

6.2 At the time of any subdivision of the property, Owner will dedicate right-of-way for future development of the extension of Pineview Street from the western boundary of the property to Meyer Road such that the road can be constructed in accordance with the City street design standards at that time. This covenant may be enforced by specific performance.

6.3 It is anticipated that Owner will be developing the property as a residential subdivision, with the existing home to be located on one of the lots within the subdivision. As a condition of annexation, and in order to partially mitigate the effects of annexation upon the City, the Owner expressly agrees to limit any development of the property to 32 residential lots, plus the lot for the existing residence, for a total of 33 lots.

7. Annexation: Upon proper execution and recordation of this Agreement, and upon performance of the prerequisite steps called for herein, the City will, to the extent lawfully permitted, adopt and thereafter publish an ordinance annexing Owner's property.

8. Covenant to Run with the Land: The covenants herein to be performed by Owner shall be binding upon Owner and Owner's heirs, assigns, and successors in interest, and shall be deemed to be covenants running with the land.

9. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.

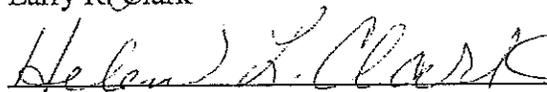
10. Merger and Amendment: All promises and prior negotiations of the parties merge into this Agreement. The parties agree that this Agreement shall only be amended in writing and signed by both parties. The parties agree that this Agreement shall not be amended by a change in law. The parties agree that Agreement is not intended to replace any other requirement of City Code and that its execution shall not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.

11. Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and related costs of enforcement.

IN WITNESS WHEREOF, the City of Rathdrum has caused this Agreement to be executed by its Mayor and City Clerk, and the Owner has executed this Agreement to be effective the day and year first above written.

OWNER

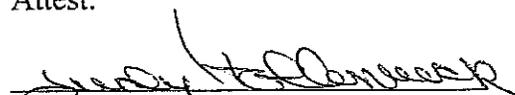

Larry R. Clark


Helen L. Clark

CITY OF RATHDRUM


Brian Steele, Mayor

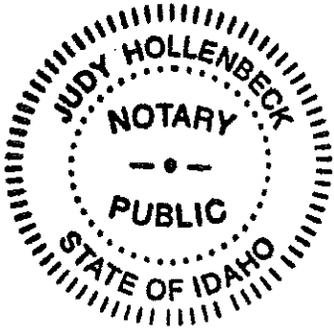
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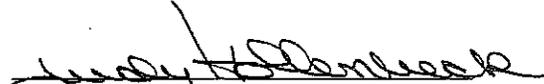

Judy Hollenbeck, City Clerk

STATE OF IDAHO)
) ss
County of Kootenai)

On this 11th day of July, 2006, before me, a Notary for the state of Idaho, personally appeared Larry R. Clark and Helen L. Clark, known, or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.

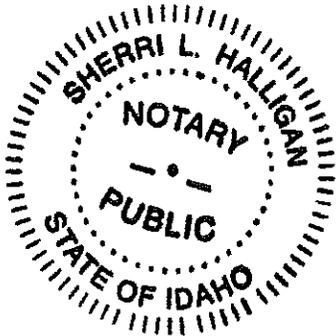



Notary Public for the state of Idaho
Residing at: Post Falls
Commission Expires: 6-16-11

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 11th day of July, 2006, before me, a Notary Public, personally appeared Brian Steele and Judy Hollenbeck, known to me to be the Mayor and City Clerk, respectively, of the City of Rathdrum that executed the foregoing instrument and acknowledged to me that said City of Rathdrum executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.



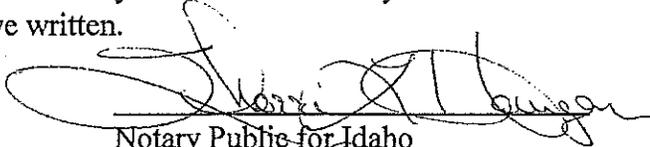

Notary Public for Idaho
Residing at: Post Falls ID
My Commission expires: 7/17/07

Exhibit G

Public Comments Received

IN FAVOR

Wade Jacklin <wpjacklin@gmail.com> **3764 E Nettleton Gulch Rd, Coeur d'Alene, ID 83815**

Hi Cary, Please mark me "in favor" of both annexation approval and subdivision approval for Timber Glade.

Thank you, Wade Jacklin

Brett Nearing <brett@kootenaititle.com> **714 E. Maple Place Hayden, ID 83835.**

I am in favor of Timber Glades

Thank You

Debbie Hislop <dhislop@kootenaititle.com> **1450 Northwest Boulevard, Suite 200, Coeur d'Alene, ID 83814**

Good Afternoon Cary, My name is Deborah A. Hislop, I live in Kootenai County, my cell phone number is 208-981-1487.

I want to let you know that I am in favor of the Timber Glade Annexation / Subdivision,

Thank you, -Deb Hislop

Chali Gregory <chali@kootenaititle.com> **7447 N. 16th St. in Dalton Gardens ID 83815**

Hi my name is Chali Gregory and I reside at 7447 N. 16th St. in Dalton Gardens ID 83815

I am in favor of Timber Glade Subdivision – I vote yes

Thank you, Chali Gregory

Kelly Smith <kelly@kootenaititle.com> **2051 N Ridgeview Dr., in Post Falls, ID**

I, Kelly J Smith, am in favor of Timber Glade.

Thank you and have a nice afternoon. 🙏

J.T. Jacobsen <jt@kootenaititle.com> **765 N. Chisholm CT, Post Falls, Id 83854**

I support and am in favor of the infill annexation and subdivision of Timber Glade.

Thank you! J.T. Jacobsen

Emelyn Hopkins <duediligence@kootenaititle.com> **29855 N Good Hope Road, Athol, ID 83801**

Good Afternoon, I would like to let you know I am in favor of Timber Glade. Thanks,
Emelyn Hopkins

Sandy Motz <sandy@kootenaititle.com> **249 S. Eastwood St., Post Falls, Id 83854**

My name is Sandra Motz and I am in favor of this subdivision and personally know the builder and the quality of his work and this will be an asset.

Thank you and take care.

Sandy Motz, Senior Escrow Officer

Tami Nearing <tamin@kootenaititle.com> **714 E. Maple Place, Hayden, ID 83835**

Hi ~ I am in favor of the Timber Glade Subdivision.

Thank you, Tami

Debbie Matthews <debbiem@kootenaititle.com> **316 S. 12th Street, Coeur d'Alene, ID 83814**

I am in favor of Timber Glade.

Thank you, Debbie Matthews

Jan DeFord <jan@kootenaititle.com> **1450 Northwest Blvd, Ste 200, Coeur d' Alene, ID 83814**

In favor of this new subdivision.

Jan DeFord

Angela Adams <angela@kootenaititle.com> **2534 West Grange Avenue Post Falls Idaho 83854**

I would like it stated that I am in favor of Timber Glade

Angela Adams

Alicia Mills <alicia@kootenaititle.com> **5696 N Parkwood Circle, CDA, ID 83815**

I support this infill annexation and subdivision in Rathdrum

Have a Fabulous day! Alicia Mills

Sam Johnson <spudracingcda@gmail.com> **2535 Tiatan St, Post Falls, ID 83854**

Hi Cary,

I am writing in support of the annexation and subdivision of Timber Glade being heard at tonight's meeting.

Thank you, Sam Johnson

No verbal comments were received during the hearing.

NEUTRAL

Deven Smith <smith.deven.01@gmail.com> **7268 E Lund St, Rathdrum ID**

Subdivision – Neutral

I would like to see more land zoned out for park space (possibly the land in the square created by Aldo St, Riss Ave, Pinchot St, and Leopold Ave). I believe a new park with a playground and trees would benefit the community with the only other parks across major roads from this area.

Verbal Comments:

Theresa Roco – 8050 W 2nd Street, Rathdrum ID

Questions having a traffic study, number of cars in the new subdivision, traffic impacts especially for STEM, possible middle turn lane, will it be an HOA development, will there be green space, playground or dog park, what will houses look like she wants them to look like they belong in area, what are the home prices, impacts to schools, raise in taxes.

OPPOSED

Sarah Santos <drmartinez@live.com> **No Address Provided**

My husband and I are OPPOSED to this annexation and subdivision. We live on Christine St, with our home backing up to the property under consideration. We were excited about raising our daughter (now 5 months old) in this home. Rathdrum is a wonderful community; however, all of that is at risk with the over-building. The city has failed at providing infrastructure to support the rapid growth. The streets are becoming more congested. The schools cannot support the current student population, let alone those that will already be moving into the approved projects. There is a serious lack of businesses (and also no draw for businesses to want to be here). Another point is that per kcgov.us, Rathdrum has the highest taxes in all of Kootenai County. That seems inappropriate given we have to leave this city for many things, including shopping, doctor and hospital visits, government services, etc. We, as the taxpayers, are responsible for financing the city council's lack of discretion. Why aren't any of these builders being required to contribute to the infrastructure and school buildings necessary for the increased population? Why is the council allowing Rathdrum to lose it's small town charm? We moved here knowing we would drive into other towns for certain things, and that was fine because we wanted the quietness of this area. We don't want this huge influx of people, with homes on top of each other (like in other over-populated regions), and we don't want the traffic, lack of resources, and lack of educational buildings to become the norm here. We want our town to grow, but responsibly. There are already too many housing projects in the works that requires updated schooling and infrastructure. The city is already playing catch-up. How big of a hole are you willing to go into to take the developer's money?

When you look at rathdrum.org, the "Welcome to Rathdrum, Idaho" page states the following: "Rathdrum, Idaho offers small town living at its best. Located in the Idaho Panhandle, nestled on the edge of the Rathdrum Prairie and surrounded by beautiful mountains, Rathdrum has a neighborhood atmosphere, yet is only minutes from big city amenities. Rathdrum may just be the ideal town you're looking for... here you can experience small town charm and friendliness." Rathdrum is quickly losing this. Different council-members were voted in as they promised to slow the growth and to move forward responsibly. We are asking you to follow through on those promises and to ensure your current residents don't lose what we hold dearest. If this project is approved, we will leave the city. It is becoming too much, and we don't want to continue to hear more construction for years to come -- especially with an infant at home.

Please consider the effects of the already approved subdivisions before adding more on and expecting taxpayers to foot the bill. We are fed up.

Thank you,
Sarah and Gabriel Santos

Daryn Jacobson <darynj68@yahoo.com> **5322 W Anderson Ave. Rathdrum, Id 83858**

Timber Glades Annexation and Subdivision---- OPPOSED

Jennifer Eastman <jeneastmanrn@gmail.com> **26976 N Michelle Ct, Athol**

Please don't turn rose park into more houses. Please. Our town has gotten big enough. Cda is ruined. Let's please not do that.

My parents are at 8252 W Nevada. My son attends the STEM school. I grew up in Rathdrum. I do NOT want to see another subdivision. Please. We have enough. We are losing our small town feel. Remember when CDA felt smallish. Now it's destroyed. Let's not do that. Please, please, please. I had to move to Athol to go back to small.

The traffic there is already bad, I can't imagine another subdivision right there.

Jennifer Brown <brown_jennifer45@yahoo.com> **6702 west christine street, Rathdrum ID**

We live at 6702 west christine street.. and our household is against the proposal of 57 homes being built in the parkrose estate.. a huge reason is our roads and streets and flow of traffic is crazy as it is.. especially when schools are in session.. trying to get out off of any road is alot of time consuming.. people are not respectful of this and use the newly built christine street as a freeway and short cut.. and also before we start over population our town of rathdrum .. we need to think about the school.. where are all these people going to go to school? The builders and contractors need to pay for all that jive... if they consider moving forward.. we have a beautiful neighborhood.. and I've seen an increase of people stealing from homes.. and it seems like we as a small town community are just going to open our arms and allowing this type of behavior in our communities and we need to not pursue all these homes being built.. we are against it.. thank you

I also will add the excess cars and campers that are always parked on the streets in the newly neighbouring of the development on christine... who is monitoring all these single home establishments .. seems like there are more then a single family living in these homes.. I thought we had to park in our driveways .. and not make traveling down a road having to go around all the items being parked in the streets.. especially during winter months with plow trucks and snow removal.. let's not over populate a great city..

Gabrielle Durbin <piwig64@gmail.com> **7164 diagonal rd rathdrum id**

This is a email concern the subdivision the meeting is about. Rathdrum can barely deal with what we already have the schools are full and this town was not made for all this building. Thank you for your time gabrielle durbin

Dale Zirbel <rockymountaincarpentry@gmail.com> **6608 W Christine st Rathdrum, ID 83858**

Hello,

I wanted to write in about the proposed Timber Glade subdivision. I have lived in the area since 2000, and I moved my family to Rathdrum in 2014 because CDA and Hayden were just growing to fast. We wanted more of the small town feeling. Now there are housing developments popping up all over here in Rathdrum too. I just heard about another new one north of hwy 53 on Meyer that is another 100+ houses. How can these all keep getting approved??? We have 1 grocery store (Buymart is not really a grocery store) and our schools do not have enough room

for more kids either. The roads are crazy when school begins and ends also. We can't barely get out of our driveway around those times. Plus the high schoolers drive way too fast down the streets at those times. I have had kids flying by my house 50+ mph passing each other. I have contacted the police multiple times and I have seen 1 person pulled over on my street in 6 years. I live on the older section of Christine st and it was great until the road got pushed though and the new development was built. We replaced a couple city council members last November at the ballot because of their views on the growth of our town. I also would like to say, I knew the previous owner of the Park Rose Ranch property where this Timber Glades subdivision is proposed. This fall when he got an offer on the property he called me and was so excited because he said that finally he received an offer from someone who does not want to develop it. He said that quite a few developers tried to buy it from him and he didn't want to see the property destroyed. He stated that this buyer told him that the house reminded him of the house that he grew up in, in St Louis. And that he was going to keep the property as is and live there. It looks like all of that was a complete lie. Is that the kind of people that we want making money off of our town? I purchased a commercial lot this last year to move my business from Hayden to Rathdrum, but if all of these developments just keep getting approved with no care to the community we will probably be selling our house and commercial land. Please stop just approving every new development that comes across your desks. Our streets and town cannot handle all of this growth so fast.

Thank you for your time, Dale Zirbel

Verbal Comments:

Kathleen Robson – 15387 Lianne Ln, Rathdrum ID

Previous owner told them the property wouldn't be developed. Concerned developer is using 2010 census information to determine number of students which the development would house. Concerned for schools and that taxes on developed property will not cover school needs. Council and Commission needs to look at this issue. Concerned about trees – Timber Landings removed 95% of their trees – wants number of tree requirements in yards and buffer. Concerned of cumulative impacts of all the proposals coming before Commission and Council and would like to see a moratorium so there is time to research problems with traffic, schools, etc.

Donald Robson – 15387 Lianne Ln, Rathdrum ID

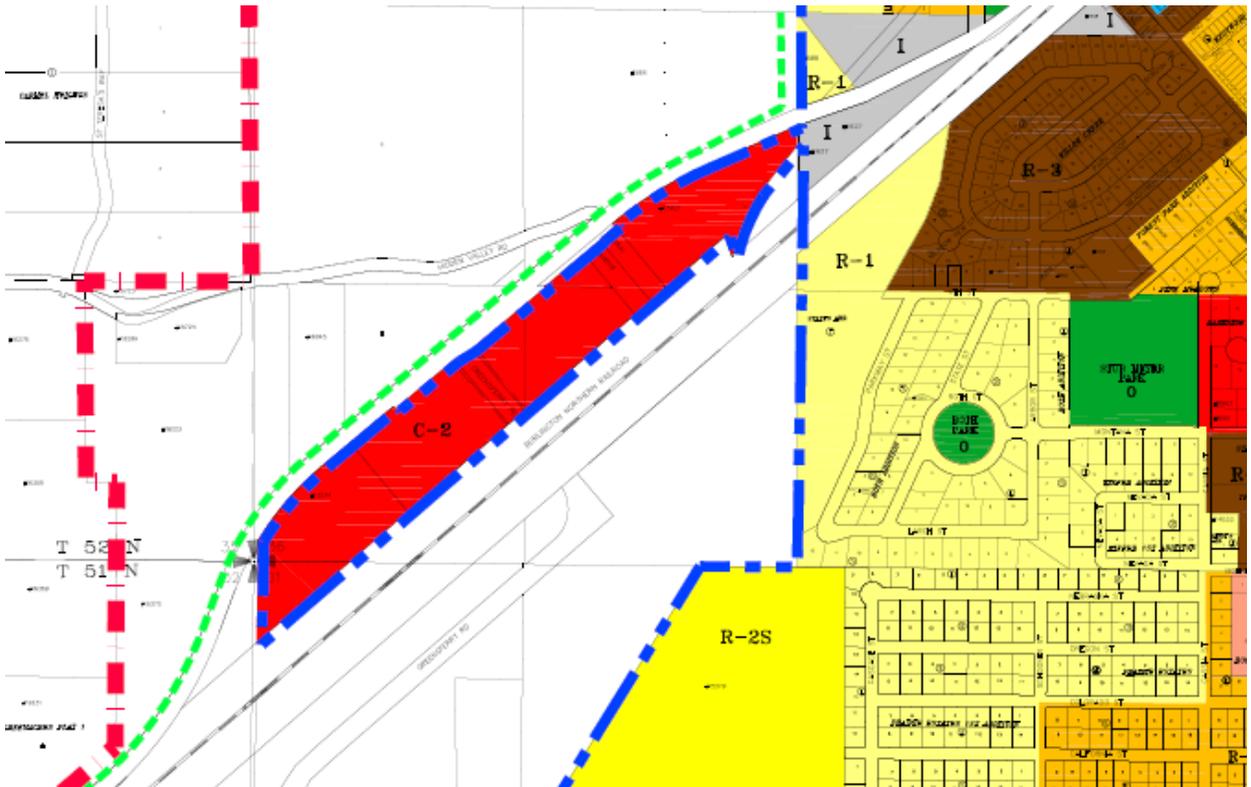
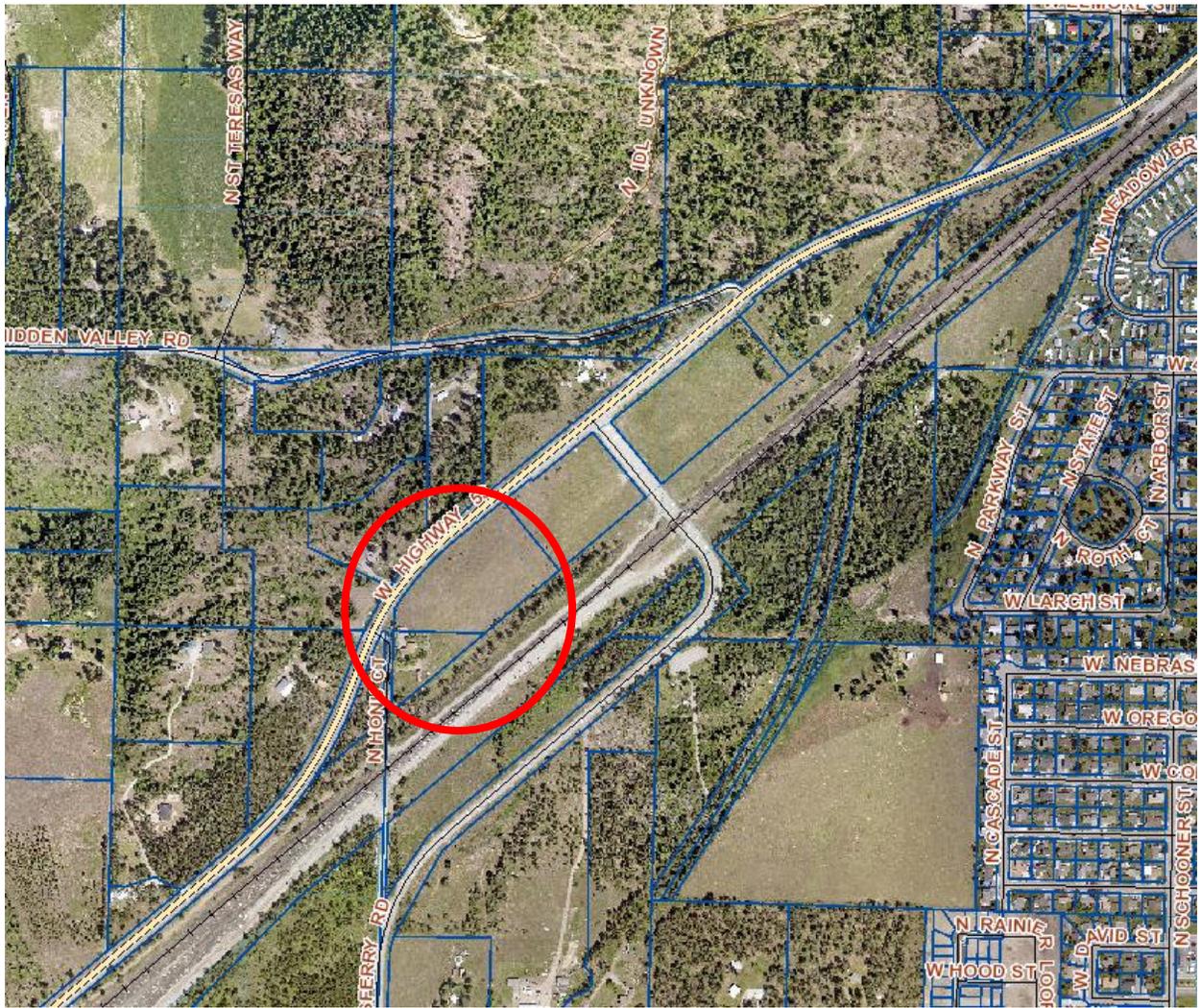
Lots on Christine St and Lianne are ¼ acre even though zoned R-2. Doesn't want to see R-2 zoning in development. The lot average size provided is not a good representation of the development due to the large lot where the mansion is. Wants R-1 zoning and new development to slow down. Wants to know if aquifer has been considered.

Dale Zirbel –

There are no parking signs on Christine so the STEM school can't park there. The average lot size provided is misrepresented due to one large lot. Our grocery stores and streets cannot handle more people.

Bill Baragona – Lianne Ln, Rathdrum ID

Agrees lot average is not representative. Traffic impacts is concern. Concerned about trees being cut down and was told the property wouldn't be sold to a developer. Taxes keep going up because of development.



ANNEXATION AGREEMENT

This agreement with the City of Rathdrum has been freely entered into by the land owners who are the applicants, known as John D. and Tanya Kirsch, Charles and Tamara Cramer and Herb and Sandra Nagel, all of Rathdrum, Id., for the purposes of protecting the general health, safety and welfare of Rathdrum's citizens during the annexation and C-2 zoning process of this proposed land.

The legal description of the annexed property contains 25.5 acres of land is as follows;

See attached, "EXHIBIT A"

This annexation agreement is binding upon the above land owners of said property and the City of Rathdrum. The parties agree to accomplish the following items prior to the issuance of any building permits on the annexed property;

1. The City of Rathdrum, Idaho and the above named applicants do hereby agree to enter into a developmental agreement at the time of submission of a preliminary plat on said property, that may be developed in phases. At that time the development agreement will be drafted and agreed upon by all parties concerned. The purpose of the developmental agreement is to state the size of all needed utilities as well as the location of the proposed utilities. If the City of Rathdrum requests any over sizing of water lines that exceed OVER eight inches in diameter and or any over sizing of sewer lines and or sewer lift stations that are above the normal usage for the property being platted, the City of Rathdrum will compensate the developer and or applicants for any additional labor, engineering, surveying, property acquisition, material, newly acquired easements and or cost over runs that may occur in the construction of any over sized utility, as so requested by the City of Rathdrum. The City of Rathdrum will submit any requested over sized utility to the developer or applicants within thirty days of the preliminary plat being received by the City of Rathdrum. Any and all costs for over sizing will be paid by the City of Rathdrum within thirty days of completion. The City of Rathdrum will not contribute to any liens or time delays on this newly platted property being that the City asked for the installation of those over sized utilities at their expense. All the over sizing of any utilities must be agreed upon in price and a signed work order from the City of Rathdrum with the applicants or developer, prior to any installation of said utilities. The applicants and or developer will work with the City of Rathdrum jointly for the good of this project and the City of Rathdrum.

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1A. The land owners or any potential buyers of said property agree that the size of the new water lines may be required to be twelve inch or sixteen inch that are extended to the annexed property and will be jointly determined by the owners of above property at time of preliminary plat application and the City of Rathdrum. The first intent, is to serve the existing property with sufficient water pressure and volume. The second intent, is to partake in helping the City of loop the City water system, thus helping to provide better flow for the City. The land owners agree to hook up to either a twelve inch or sixteen inch City main water line, as long as the City of Rathdrum agrees with the over sizing charges, as directed in item one, of this agreement, exceeding the normal cost of water line designed to serve the new development.

The City of Rathdrum and land owners agree that any future water hook up point to service this annexed property will be connected at one of four potential water main sites. This Rathdrum City sites are-

- 1a. The sixteen inch water line going down Oneida to Highway 53
- 2b. The twelve inch water line on the south end of Main Street
- 3c. The twelve inch water line at the West end of Nagel Street
- 4d. Any new development that may happen in the future that may benefit the land owners and City of Rathdrum in hooking up to this future water line for economical reasons.

2B.Options: One,Two, and Three on location of sewer lift station sites

Option One: The East of Greensferry Road and North of the railroad

The landowners agree to deed over to the City of Rathdrum at time of final plat an area seventy-five feet by seventy-five feet at the intersection of the Burlington Northern Railroad's north property line and the east property line of Greensferry Road, where exists a four inch pressured Rathdrum sewer line that is presently stubbed out on said property, at this location. The purpose being for ONE large sewer lift station. Any land required by the City of Rathdrum over this size and not exceeding over one quarter of an acre will be considered over sizing and purchased by the City of Rathdrum, as stated in item one of this agreement.

Option Two: To the East and West of Greensferry Road and
North of the Burlington Northern Railroad's Right-Of- Way

The landowners agree to deed over to the City of Rathdrum at time of final plat TWO areas that will be fifty feet by fifty feet. One is to be located at the intersection of the Burlington Northern Railroad's north property line and the east property line of Greensferry Road, where exists a four inch sewer line that is presently stubbed out on said property, at this location.

The second potential sewer lift station site will be an area no larger than fifty feet by fifty feet. It will be located at the intersection of the Burlington Northern Railroad's north property line and west property line of Greensferry Road, where exists a four inch sewer line that is presently stubbed out on said property, at this location.

The purpose of this option two is having two smaller sewer lift stations that can be phased in as the annexed land develops. It is understood by all parties to this agreement that these two optional sewer lift station sites are on property owned by Herb and Sandra Nagel. It is further understood that any additional lift station property needed above fifty feet by fifty feet on either side of Greensferry Road will be considered over sizing by the City of Rathdrum and will be purchased by the City of Rathdrum, as stated in item one of this agreement. Neither sewer lift station site can exceed one quarter of an acre in size. It is further understood by all parties to this agreement that any sewer lines coming from new businesses on this said property, will have gravity flow from the new businesses to the lift stations, which are located on the newly annexed property.

Option Three: Any future potential sewer lift station or sewer line

All parties agree that the present land owners have the third option of hooking up to any new potential lift station and or new sewer line that meets the City of Rathdrum's requirements in allowing this newly annexed land to connect onto that line or lift station. Even if a new sewer lift station or new sewer line is built by someone else on this newly annexed property, there is no cost to the existing land owners.

2. The land owners will meet all City of Rathdrum requirements, in regards to the use of all City utilities extended within boundaries of said property at land owners or new buyers expense. The land owners are aware that the sewer capacity is tied into the City of Post Falls and is on a first come first serve basis and that the City of Rathdrum is subject to Post Falls sewer capacity.
3. That final design of lot sizes, sizing of utilities, access points, parking criteria, landscaping, etc. will all be phased in as the development progresses. All these items will also be addressed in the developmental agreement at the time of submission of the phased preliminary plat of said property.
4. Before annexation the property will meet the proposed requirements for senior water rights at 110%, as requested by the estimated standards for dedication of water at time of approval of this proposed land being annexed and zoned C-2, by the Rathdrum City Council. Any balance of excess water rights are to remain with the original land owners. Any balance of water rights is to stay in the City of Rathdrum's Area of Impact.
5. The land owners prior to application for final platting or any transfer of ownership of said property will pay a Rathdrum City Park contribution of ten cents per square foot of land, not to exceed an accumulative total of no more than ten thousand dollars to be paid to the Rathdrum City Park and Recreation Department for the entire 25.5 acre parcel. If all the property sells as one parcel, the entire \$10,000.00 is due to the City of Rathdrum. If one of the existing four parcels sells or any transfer of ownership occurs, then that owner is liable for their portion of the total \$10,000.00 voluntary park dedication fee, based on a percentage of square footage of property sold or transferred, in direct proportion to the \$10,000.00 total fee.
6. All parties of this agreement will allow for the present use of the existing uses on said annexed property. The property will be recognized as a pre-existing non-conforming use and or referred to as "grandfathered in." Those uses will be recognized as of the date of this signed agreement. All parties realize that there are presently existing residences on these parcels and that any new buildings and or structures will be subject to the City of Rathdrum's zoning and building code standards. The land owners of this property may live in their residences and or rent out their residences to tenants, until their property is developed. The existing landowners will not have to hook up to any Rathdrum City utilities, until a land sale or development of property occurs.

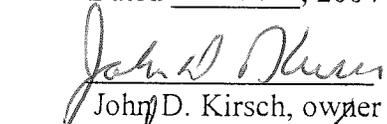
To further state the continuance of these non-conforming uses. It is understood and acknowledged that there presently exists two residences and outbuildings being occupied as residences and related outbuildings upon the annexed property. The present uses may be continued and shall be treated as non-conforming uses as defined in Chapter 7 of the Rathdrum Municipal Code entitled "Zoning" and designated as Title 11, Chapter 7. This land and improvements and said existing uses shall be entitled to the benefits and privileges of and be subject to the terms, conditions of the GENERAL PROVISIONS, and SCHEDULE OF CONTINUANCES, NON CONFORMING "OPEN" LAND USES:

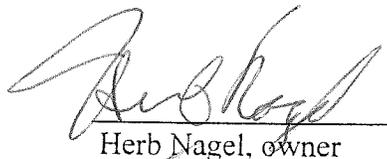
All set forth in said Title 11, Chapter 7, and may be continued as therein provided.

This agreement constitutes the entire understanding between parties and any alteration or modification hereof shall be executed in writing and signed by all parties herein. And is binding upon the parties heirs, transferees, and or successors in interest of said property.

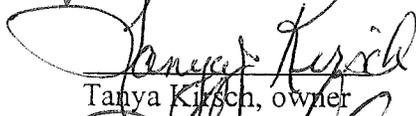
Dated 2-16, 2004

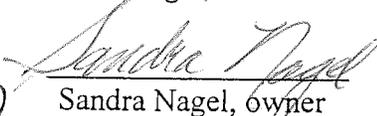
Dated 2-20, 2004

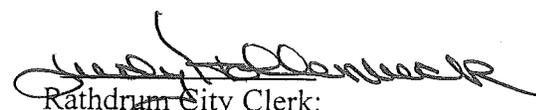

John D. Kirsch, owner

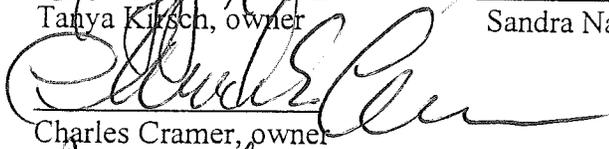

Herb Nagel, owner

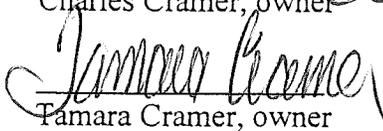

Rathdrum Mayor:
Brian Steele


Tanya Kirsch, owner


Sandra Nagel, owner


Rathdrum City Clerk:
Judy Hollenbeck

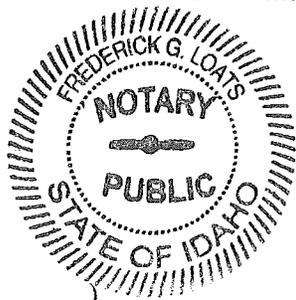

Charles Cramer, owner


Tamara Cramer, owner

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STATE OF IDAHO)
)ss.
COUNTY OF KOOTENAI)

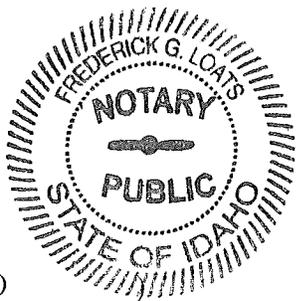
On this 16 day of February, 2004, before me, a notary public in and for the said State, personally appeared John D. Kirsch and Tanya Kirsch, husband and wife, known to me to be the persons whose name subscribed to the within instrument, and acknowledged to me that they executed the same.



Frederick G. Loats
Notary Public for Idaho
Residing at: Coen d. Ave
Commission Expires: 10-27-04

STATE OF IDAHO)
)ss.
COUNTY OF KOOTENAI)

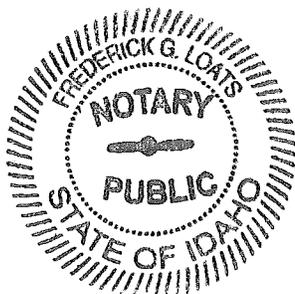
On this 16 day of February, 2004, before me, a notary public in and for the said State, personally appeared Charles Cramer and Tamara Cramer, husband and wife, known to me to be the persons whose name subscribed to the within instrument, and acknowledged to me that they executed the same.



Frederick G. Loats
Notary Public for Idaho
Residing at: Coen d. Ave
Commission Expires: 10-27-04

STATE OF IDAHO)
)ss.
COUNTY OF KOOTENAI)

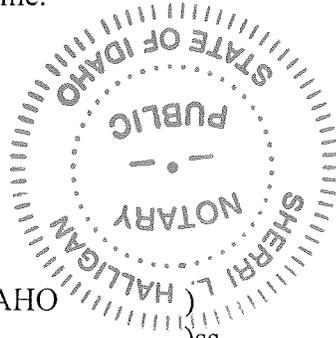
On this 16 day of February, 2004, before me, a notary public in and for the said State, personally appeared Herb Nagel and Sandra Nagel, husband and wife, known to me to be the persons whose name subscribed to the within instrument, and acknowledged to me that they executed the same.



Frederick G. Loats
Notary Public for Idaho
Residing at: Coen d. Ave
Commission Expires: 10-27-04

STATE OF IDAHO)
)ss.
COUNTY OF KOOTENAI)

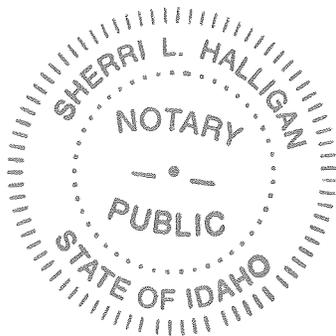
On this 20th day of February, 2004, before me, a notary public in and for the said State, personally appeared Brian Steele, identified to me to be the Mayor of the City of Rathdrum, State of Idaho, that executed the said instrument, and acknowledged to me that such City of Rathdrum executed the same.



Notary Public for Idaho
Residing at: Post Falls, ID
Commission Expires: 7/17/07

STATE OF IDAHO)
)ss.
COUNTY OF KOOTENAI)

On this 20th day of February, 2004, before me, a notary public in and for the said State, personally appeared Judy Hollenbeck, identified to me to be the City Clerk of the City of Rathdrum, State of Idaho, that executed the said instrument, and acknowledged to me that such City of Rathdrum executed the same.



Notary Public for Idaho
Residing at: Post Falls, ID
Commission Expires: 7/17/07

EXHIBIT A
**GREENFERRY ANNEXATION
LEGAL DESCRIPTION**

A tract of land located in a portion of Northwest quarter of section 1, Township 51 North, Range 5 West, and the Southwest quarter of section 36, Township 52 North, Range 5 West, Boise Meridian, Kootenai county Idaho.

More particularly described as follows:

Commencing at the Southwest corner of said section 36 from which the South quarter corner of section 36 bears;

South 89° 19' 11" East, a distance of 2640.01 feet;

Thence from said point of commencement South 89° 19' 12" East, a distance of 25.00 feet to the TRUE POINT OF BEGINNING;

Thence from said **TRUE POINT OF BEGINNING**;

North 0° 27' 06" West, a distance of 106.30 feet to a point on the southeasterly right-of-way line for State Highway 53, said point being the point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 1392.50 feet, a central angle of 18° 55' 42", and a chord of 457.94 feet bearing North 40° 38' 38" East;

Thence Northeasterly along said curved right-of-way, a distance of 460.03 feet;

Thence continuing along said state right-of-way;

North 50° 09' 00" East, a distance of 464.60 feet;

Thence continuing along said state right-of-way;

South 39° 51' 00" East, a distance of 15.00 feet;

Thence continuing along said state right-of-way;

North 50° 09' 00" East, a distance of 373.45 feet;

Thence North 58° 40' 38" East, a distance of 101.16 feet;

Thence continuing along said state right-of-way;

North 50° 09' 00" East, a distance of 473.57 feet;

Thence continuing along said state right-of-way;

North 89° 19' 12" West, a distance of 7.69 feet;

Thence continuing along said state right-of-way;

North 50° 09' 00" East, a distance of 345.45 feet;

Thence continuing along said state right-of-way;

North 39° 51' 06" West, a distance of 5.00 feet;

Thence continuing along said state right-of-way;

North 50° 09' 00" East, a distance of 100.03 feet;

Thence continuing along said state right-of-way;

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North 39° 51' 00" West, a distance of 20.00 feet to the point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 1870.00 feet, a central angle of 16° 23' 20", and a chord of 533.07 feet bearing North 58° 20' 47" East;

Thence continuing along said state right-of-way Northeasterly along said curve, a distance of 534.89 feet;

Thence continuing along said state right-of-way;

North 66° 31' 07" East, a distance of 482.90 feet to its intersection with the North-South centerline of section 36;

thence leaving said state right-of-way southerly along said North-South centerline of section South 0° 00' 56" West, a distance of 94.89 feet to a point on the southerly line of the abandoned Chicago, Milwaukee, and St. Paul and Pacific Railroad;

Thence southwesterly along said abandoned railroad right-of-way;

South 38° 48' 57" West, a distance of 300.30 feet to the point of curvature of a non-tangent curve, concave to the East, having a radius of 924.93 feet, a central angle of 20° 42' 16", and a chord of 332.42 feet bearing South 22° 23' 14" West;

Thence Southerly along said curved railroad right-of-way, a distance of 334.23 feet;

Thence North 19° 06' 01" West, a distance of 107.68 feet to a point on the northwesterly right-of-way line for the Burlington Northern Railroad;

Thence southwesterly along said Burlington Northern Railroad right-of-way;

South 49° 05' 22" West, a distance of 3005.87 feet;

Thence leaving said railroad right-of-way;

North 0° 55' 40" East, a distance of 390.83 feet to the POINT OF BEGINNING; said described tract containing 29.42 acres (1,281,462 square feet), more or less.

STATE OF IDAHO
COUNTY OF KOOTENAI
AT THE REQUEST OF
City of Rathdrum

2004 FEB 23 A 10: 25

DANIEL J. ENGLISH *DL*

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**PUBLIC WORKS DEPARTMENT
Planning and Zoning Division**

8047 W. Main Street
Rathdrum, ID 83858
P 208.687.2700
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Memo

To: Rathdrum City Council
From: Cary Siess, Planning and Zoning Administrator
Date: September 11, 2019
Re: 14362 Honu Court

The property at 14362 Honu Court, Parcels R-000-001-3220 and R-7600-00H-999-D, is subject to the Annexation Agreement between the City of Rathdrum and John D. and Tanya Kirsch, Charles and Tamara Cramer and Herb and Sandra Nagel dated February 23, 2004, recorded under Kootenai County Assessor's Records as #1859636. The purpose of this Memo is to clarify and memorialize the allowed "grandfathered" non-conforming use of the property as a single family residence with outbuildings.

As stated in §6 of the Annexation Agreement, "The property will be recognized as a pre-existing non-conforming use and or referred to as "grandfathered in." Those uses will be recognized as of the date of this signed agreement [2/16/2004]. All parties realize that there are presently existing residences on these parcels and that any new buildings or structures will be subject to the City of Rathdrum's zoning and building code standards. The land owners of this property may live in their residences and or rent out their residences to tenants, until their property is developed. The exiting landowners will not have to hook up to any Rathdrum City utilities, until a land sale or development of property occurs. To further state the continuance of these non-conforming uses, it is understood and acknowledged that there presently exists two residences and outbuildings being occupied as residences and related outbuildings upon the annexed property. The present uses may be continued and shall be treated as non-conforming uses as defined in Chapter 7 of the Rathdrum Municipal [City] Code entitled "Zoning" and designated as Title 11, Chapter 7. This land and improvements and said existing uses shall be entitled to the benefits and privileges of and be subject to the terms, conditions of the GENERAL PROVISIONS, and SCHEDULE OF CONTINUANCES, NON CONFORMING "OPEN" LAND USES: All set forth in said Title 11, Chapter 7, and may be continued as therein provided."

The subject property is subject to, and may take advantage of, any provisions, restrictions or benefits as follows:

RCC 11-7-3: GENERAL PROVISIONS:

A. The lawful use of land or structures existing on the effective date hereof may be continued. With approval of the Council, nonconforming uses or structures may be altered or expanded. The extension of a nonconforming use to a portion of a structure which was arranged or designed for the nonconforming use at the time this Ordinance becomes effective is not an expansion of a nonconforming use. A nonconforming structure which conforms with respect to use may be altered or expanded if the alteration or expansion does not cause the structure to deviate further from the standards of this Title.

- B. If a nonconforming use is discontinued for a period of six (6) consecutive months, further use of the property shall conform to this Title.
- C. A nonconforming use, if changed to a conforming use, may not be changed back to a nonconforming use.
- D. A nonconforming use may be changed with approval of the Council to another nonconforming use of the same or of a more restricted nature.
- E. Nothing contained in this regulation shall require any change in the plans, construction, alteration or designated use of a structure upon which construction has commenced prior to the effective date hereof. If the designated use will be nonconforming, it must be in operation within two (2) years from the effective date hereof; otherwise, future use of the property shall be in conformance with the zoning district in which the property is located.
- F. Normal repairs and alterations may be made to a lawful nonconforming structure provided no structural alterations be made except those required by law. Existing nonconforming structures designed, arranged, intended for, or devoted to a use not permitted under this Title shall not be enlarged, extended, reconstructed, structurally altered, or moved unless such use is changed to a use permitted under the regulations specified by this Title for the district in which said building is located. Nothing in this Title shall be deemed to prevent the restoring to a safe condition any building or part thereof declared to be unsafe and ordered to be restored to a safe condition, unless such building has been destroyed by an extent exceeding seventy five percent (75%) of full value, as determined by consideration of the assessed value.
- G. When a structure containing a nonconforming use is damaged by fire or by any other cause so that the cost of renewal of the damaged parts exceeds seventy five percent (75%) of the cost of the replacement of the entire structure (exclusive of the foundations) using new materials, then such structure shall not be rebuilt unless the structure and its construction and uses conform fully to this Title and other codes of the City as applied to new structures and to uses for the district in which it is located. The determination of whether a structure is destroyed to the extent described above shall rest with the City Council. (Ord. 390, 5-13-1997)

RCC 11-7-4: SCHEDULE OF CONTINUANCE; NONCONFORMING "OPEN" LAND USES:

The two (2) alternatives provided to meet compliance with nonconforming open land uses are:

- A. A use of land (not having buildings thereon) which does not conform to the use provisions of this Title, or becomes nonconforming by reason of subsequent amendments shall be discontinued within five (5) years from the effective date hereof or amendments thereto.
- B. All uses of land for outdoor work or storage purposes, which, after the adoption of this Title or amendments thereto, exist as nonconforming uses, shall be completely enclosed with a view-obscuring fence within two (2) years. Such fence and supplemental landscaping will during all seasons of the year completely screen all operations of such establishments from view from adjacent land and buildings. (Ord. 390, 5-13-1997)

City of Rathdrum

8047-1 W Main Street
Rathdrum, ID 83858-6476



City Hall (208) 687-0261

Fax (208) 687-1818

WHEREAS, thousands of Rathdrum high school, trade school, community college, and university students have achieved a major academic milestone; and

WHEREAS, these students have worked hard to earn diplomas, certificates, advanced degrees, and more; and

WHEREAS, Rathdrum residents should applaud the perseverance and effort of students to achieve these goals, and recognize students' personal pride in graduating; and

WHEREAS, some students are the first in their family to earn a diploma, degree, or credential; and

WHEREAS, our graduates are the backbone of Rathdrum's 21st century workforce and future leaders of our City; and

WHEREAS, we face unprecedented times throughout Rathdrum; and

WHEREAS, many graduates and their loved ones will not be able to participate in traditional graduation ceremonies and celebrations in 2020; and

WHEREAS, it is important that our graduates know all of Rathdrum recognizes their accomplishments, is proud of their successes, and looks forward to their next academic or professional steps; and

WHEREAS, our City encourages Rathdrum residents to improve social connectedness and find unique ways to celebrate the Class of 2020.

NOW, THEREFORE, I, Vic Holmes, Mayor of the City of Rathdrum, Idaho, do hereby proclaim to congratulate and celebrate the

GRADUATING CLASSES OF 2020

In the City of Rathdrum, Idaho and encourage all residents to congratulate and join in safely celebrating Rathdrum's graduates.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of June, 2020

Vic Holmes, Mayor

Sherri Halligan, City Clerk