

NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE
CITY COUNCIL OF THE CITY OF RATHDRUM, IDAHO,
TO CONSIDER THE URBAN RENEWAL PLAN FOR THE
SILVERADO URBAN RENEWAL PROJECT
OF THE RATHDRM URBAN RENEWAL AGENCY

NOTICE IS HEREBY GIVEN that on Wednesday, October 14, 2020, at 6:00 p.m. in City Council Chambers, Rathdrum City Hall, 8047 W. Main Street, Rathdrum, Idaho, the City Council of the city of Rathdrum, Idaho (“City”) will hold, during its regular meeting, a public hearing to consider for adoption the proposed Urban Renewal Plan for the Silverado Urban Renewal Project (the “Plan”), of the Rathdrum Urban Renewal Agency (“Agency”). The urban renewal and revenue allocation area boundary is hereinafter described. The Plan proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding, pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, as amended. The Plan being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, as amended, that will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2020, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the Plan.

The general scope and objectives of the Plan are:

- a. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state and local regulations for storm water discharge and to support private development;
- b. The provision for participation by property owners and developers within the Project Area to achieve the economic development objectives of this Plan;
- c. The engineering, design, installation, construction, and/or reconstruction of streets, including but not limited to improvements and upgrades to Boekel Road and Meyer Road, and the construction of Thayer Connection Road, connecting Meyer Road to Boekel Road and the Meyer Backage Road, connecting Meyer Road to the new Thayer Connection Road, and related pedestrian facilities, intersection improvements and traffic signals;
- d. The engineering, design, installation, construction, and/or reconstruction of utilities (within and outside of the Project Area) including but not limited to improvements and upgrades to the water distribution system, booster system upgrades, water capacity improvements, water storage upgrades, sewer system improvements and upgrades, gravity interceptor, and improvements and upgrades to power and gas facilities. Construction of utilities outside of the Project Area are directly related to the growth and development within the Project Area, but cannot be sited within the Project Area;
- e. Removal, burying, or relocation of overhead utilities; removal or relocation of underground utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; addition of fiber optic lines or other communication systems; public parking facilities, and other public

improvements, including but not limited to, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, bike racks, public art and similar amenities between the curb and right-of-way line; and other public improvements, including public open spaces that may be deemed appropriate by the Board;

- f. The acquisition of real property for public right-of-way improvements, pedestrian facilities, open space and pathways, utility undergrounding and streetscape improvements to create development opportunities consistent with the Plan;
- g. The demolition or removal of certain buildings and/or improvements for public rights-of-way, pedestrian facilities, open space and pathways, utility undergrounding and streetscape improvements to encourage and enhance transportation and mobility options, decrease underutilized parcels, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions and to promote economic growth and development or redevelopment;
- h. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- i. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies and large-scale corporations and industries;
- j. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- k. The preparation and assembly of adequate sites for the development and construction of facilities for residential, commercial, industrial and governmental use;
- l. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;
- m. The environmental assessment and remediation of brownfield sites, or sites where environmental conditions detrimental to development and/or redevelopment exist;
- n. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of streetscape, multi-use pathways, parks and open space, and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;
- o. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources; and

- p. Other related improvements to those set forth above as further set forth in Attachment 5.

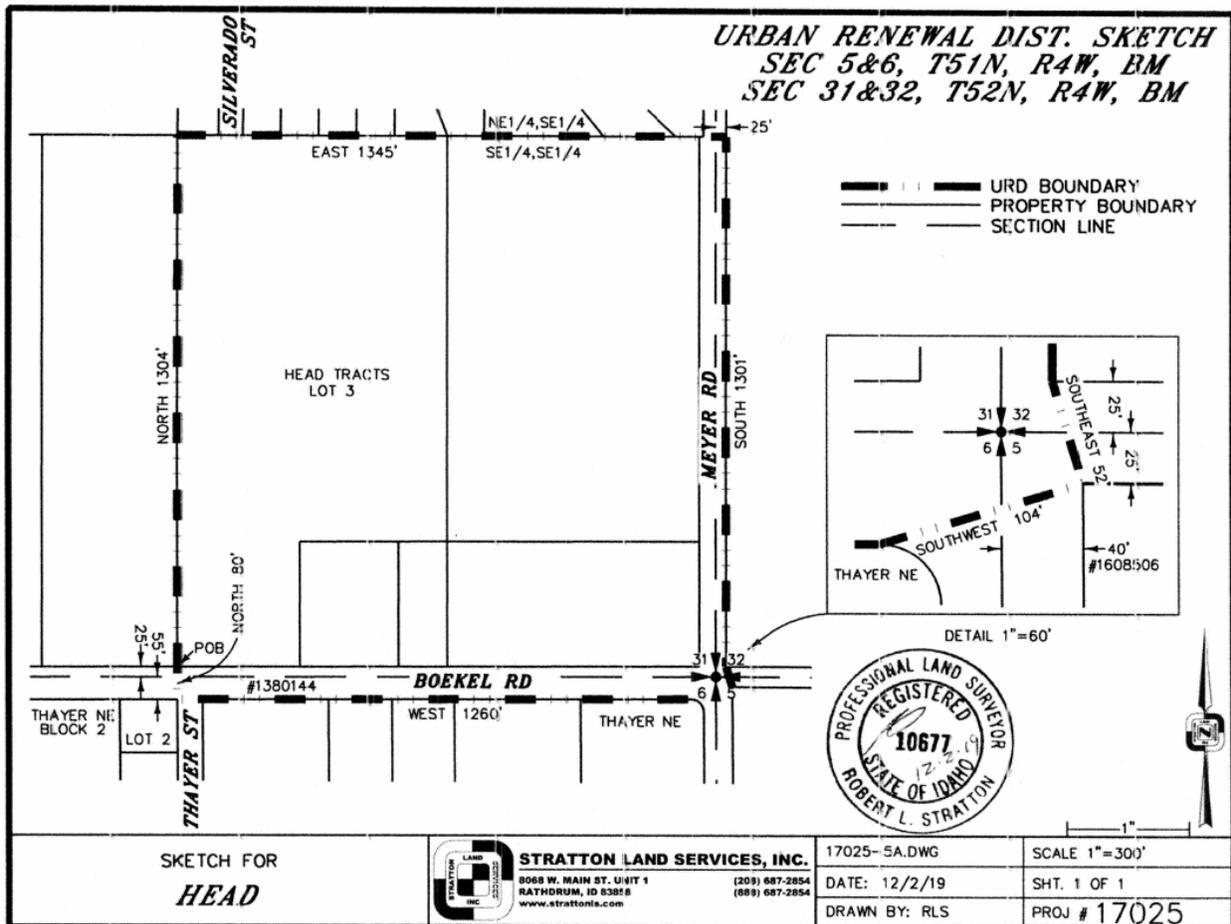
Any such land uses as described in the Plan will be in conformance with zoning for the City and the City of Rathdrum 2014 Comprehensive Plan (the "Comprehensive Plan"), adopted by the Rathdrum City Council, as may be amended from time to time. Land made available will be developed by private enterprises or public agencies as authorized by law. The Plan identifies various public and private improvements which may be made within the Project Area.

The Urban Renewal Project Area and Revenue Allocation Area herein referred to is described as follows:

An area consisting of approximately 40 acres generally bounded by Boekel Road on the south and Meyer Road on the east, and as more particularly described as follows:

[INSERT LEGAL]

The Project Area is also depicted in the map below.



Copies of the proposed Plan are on file for public inspection and copying at the office of the City Clerk, Rathdrum City Hall, 8047 W. Main Street, Rathdrum, Idaho 83858 between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, exclusive of holidays. The Plan can also be accessed online at www.rathdrum.org/rathdrumurbanrenewal. For additional assistance in obtaining a copy of the Plan in the event of business office interruptions, contact the office of the City Clerk at 208-687-0261.

At the hearing date, time, and place noted above (October 14, 2020, at 6:00 p.m.), all persons interested in the above matters may appear and be heard. Oral testimony may be offered at the meeting and may be restricted to no more than 3 minutes per person. Written testimony must be submitted at least five working days prior to the hearing. Information on accessing the meeting remotely can be found at www.rathdrum.org/councilmeetings after September 25th. Additional information may be obtained by calling 208-687-0261 or by email at sherri@rathdrum.org.

Rathdrum City Hall is accessible to persons with disabilities. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments, individuals with other disabilities may receive assistance by contacting the City 24 hours prior to the hearing.

DATED: September ___, 2020.

Sherri L. Halligan, City Clerk

Publication date: September 11, 25, 2020.