

NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE  
CITY COUNCIL OF THE CITY OF RATHDRUM  
TO CONSIDER THE  
URBAN RENEWAL PLAN  
FOR THE WEST RATHDRUM URBAN RENEWAL PROJECT  
OF THE URBAN RENEWAL AGENCY OF THE CITY OF RATHDRUM A/K/A  
RATHDRUM URBAN RENEWAL AGENCY

NOTICE IS HEREBY GIVEN that the City Council of the City of Rathdrum will hold during its regular meeting, a public hearing in City Council Chambers, 8047 W. Main Street, Rathdrum, Idaho, on November 13, 2019, at 6:00 p.m., to consider for adoption the proposed Urban Renewal Plan for the West Rathdrum Urban Renewal Project (“Plan”) of the Urban Renewal Agency of the City of Rathdrum, also known as 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, Chapter 20, Title 50, Idaho Code, as amended. The Plan being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, Chapter 29, Title 50, 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, 2019, 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 N. Greensferry Road, W. Lancaster Road, W. Wyoming Road, Highway 41, Rio Grande Road, OK Corral 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, and include a new water tank, water basin wastewater improvements and/or a gravity interceptor;

- 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; 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, utility undergrounding and streetscape improvements to create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers and for qualified developments, including economic development;
- g. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- h. The demolition or removal of certain buildings and/or improvements for public rights-of-way, pedestrian facilities, 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;
- i. The management of any property acquired by and under the ownership and control of the Agency;
- j. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- k. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;
- l. 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;
- m. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- n. The preparation and assembly of adequate sites for the development and construction of facilities for residential, commercial, industrial and governmental use;

- o. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;
- p. The environmental assessment and remediation of brownfield sites, or sites where environmental conditions detrimental to development and/or redevelopment exist;
- q. 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;
- r. The construction and financial support of infrastructure necessary for the provision of improved transit and mobility systems, including alternative forms of transportation;
- s. 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
- t. 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 of Rathdrum and the City of Rathdrum 2014 Comprehensive Plan, as adopted by the City Council, or as may be applicable. 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 334 acres of undeveloped land zoned Industrial and R-3 (Multi-Family Residential – High Density) and is located outside of the downtown core in the southwest part of the City. The Project Area consists of parcels south of Lancaster Road, north of W. Wyoming Road and east and west of Greensferry Road. The area is more particularly described as follows:

That portion of Sections 1, 11, 12, 13, and 14, Township 51 North, Range 5 West, B.M., City of Rathdrum, Kootenai County, Idaho, Kootenai County, Idaho, described as follows:

BEGINNING at the intersection of the westerly right-of-way line of State Highway 41 and the northerly right-of-way line of Lancaster Road;

thence North  $87^{\circ}53'36''$  West along said northerly right-of-way line a distance of 5,277.26 feet, more or less, to the easterly right-of-way line of Greensferry Road;

thence North  $01^{\circ}44'21''$  East along said easterly right-of-way line a distance of 1,284.98 feet, more or less, to the north line of the SW1/4 of the SW1/4 of said Section 1;

thence North  $88^{\circ}15'33''$  West along said north line (and the westerly extension thereof), a distance of 39.96 feet, more or less, to the westerly right-of-way line of said Greensferry Road;

thence South  $01^{\circ}44'27''$  West along said westerly right-of-way line, a distance of 1,285.29 feet, more or less, to the intersection of said westerly right-of-way line of Greensferry Road and the northerly right-of-way line of said Lancaster Road;

thence leaving said intersection, South  $07^{\circ}14'40''$  West, a distance of 49.43 feet, more or less, to the intersection of said westerly right-of-way line of Greensferry Road the southerly right-of-way line of said Lancaster Road;

thence continuing along said westerly right-of-way line of Greensferry Road the following three (3) courses:

1. South  $01^{\circ}08'05''$  West, a distance of 638.09 feet;
2. North  $89^{\circ}29'42''$  West, a distance of 24.40 feet;
3. South  $01^{\circ}06'06''$  West, a distance of 1,990.29 feet, more or less, to the north line of the SE1/4 of said Section 11;

thence North  $89^{\circ}17'23''$  West along said north line, a distance of 2,550.01 feet, more or less, to the easterly right-of-way line the former Chicago, Milwaukee and St. Paul Railway right-of-way line;

thence South  $32^{\circ}18'24''$  West along said easterly right-of-way line, a distance of 3,065.25 feet, more or less to the intersection of said easterly right-of-way line and the northerly right-of-way line of Wyoming Avenue;

thence leaving said northerly right-of-way line, South  $00^{\circ}56'26''$  West, a distance of 50.00 feet, more or less, to the southerly right-of-way line of said Wyoming Avenue;

thence South  $89^{\circ}03'34''$  East along said southerly right-of-way line of Wyoming Avenue, a distance of 4,212.78 feet, more or less, to the easterly right-of-way line of said Greensferry Road;

thence North  $01^{\circ}04'04''$  East along said easterly right-of-way line of Greensferry Road, a distance of 3,343.08 feet, more or less, to the south line of the N1/2 of the S1/2 of the NW1/4 of said Section 12;

thence South 88°28'34" East along said south line of the N1/2 of the S1/2 of the NW1/4 of said Section 12, a distance of 2,650.86 feet, more or less, to the east line of said NW1/4;

thence North 01°04'52" East along said east line, a distance of 1,935.10 feet, more or less, to the southerly right-of-way line of said Lancaster Road;

thence South 87°53'36" East along said southerly right-of-way line, a distance of 2,624.02 feet, more or less, to the westerly right-of-way line of said State Highway 41;

thence North 01°01'14" East, a distance of 49.80 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

That portion of the NW1/4 of the NW1/4 of Section 12, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, described as follows:

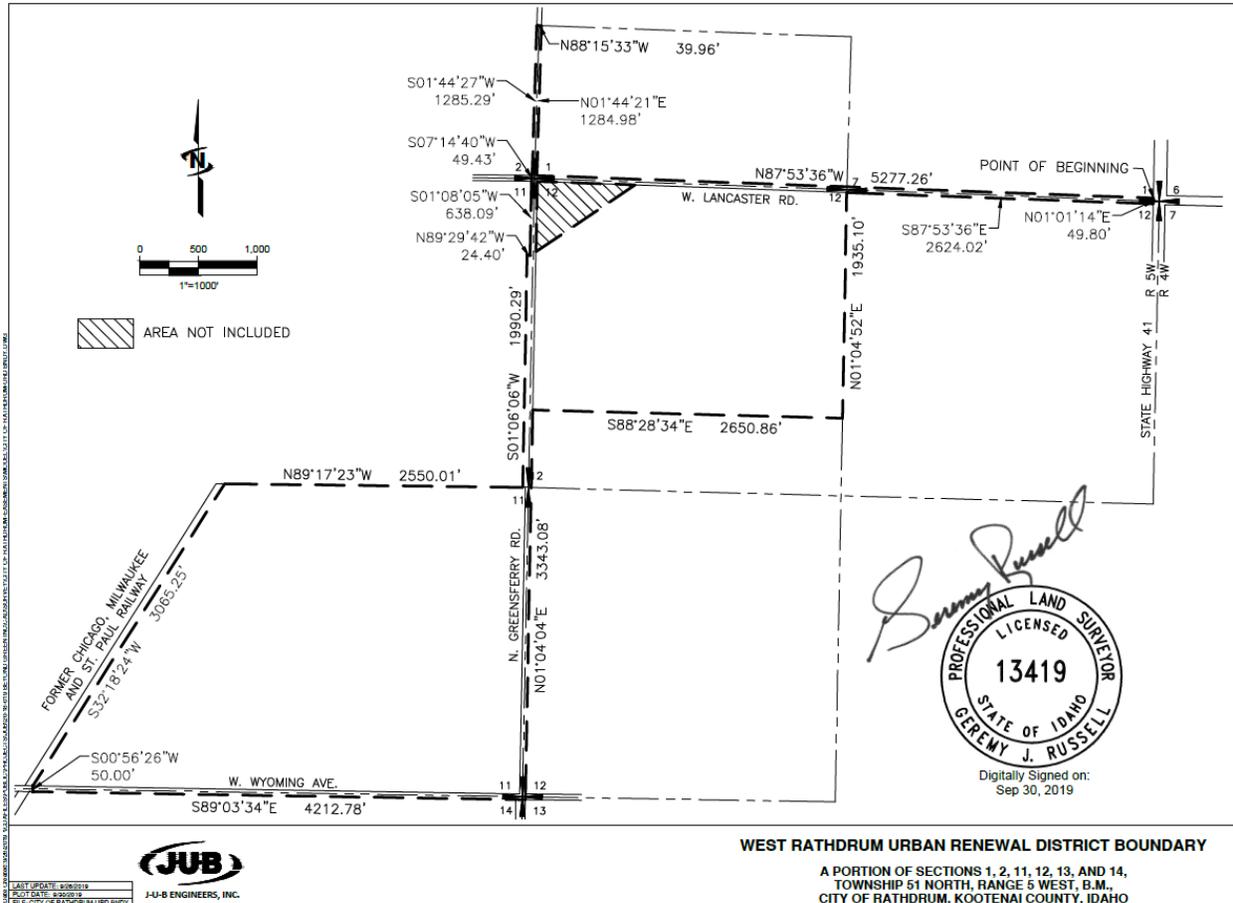
COMMENCING at the northwest corner of said Section 12 (from which the East 1/4 corner of said Section 12 bears South 01°06'21" West, 2,652.75 feet); thence South 43°01'23" East, a distance of 35.29 feet, more or less, to a point on the southerly right-of-way line of West Lancaster Road, said point being the POINT OF BEGINNING.

thence South 87°53'36" East, along said southerly right-of-way line, 836.25 feet, more or less, to the intersection of the northwesterly boundary of a 100-foot wide Pacific Gas Transmission Company right-of-way agreement, recorded December 9, 1960, Book 184 of Deeds, Page 167, records of Kootenai County;

thence South 55°54'20" West, along said northwesterly boundary, 1,023.60 feet, more or less, to a point on the easterly right-of-way line of North Greensferry Road;

thence North 01°08'05" East, along said easterly right-of-way line, 604.65 feet, more or less, to the POINT OF BEGINNING.

The Project Area is also depicted in the map below.



Copies of the proposed Plan are on file for public inspection and copying per the City of Rathdrum Public Records Policy at the office of the City Clerk, 8047 W. Main Street, Rathdrum, Idaho, between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, exclusive of holidays.

At the hearing date, time, and place noted above (November 13, 2019, at 6:00 p.m.), all interested persons are invited to attend the hearing to express their views regarding this proposal. Oral testimony may be offered at the meeting and may be restricted to no more than 3 minutes per person. Written testimony of more than two pages must be submitted at least five working days prior to the hearing; other written testimony may be submitted to the City Administrator up to the time of the hearing. Additional information may be obtained by calling 208-687-0261 ext 116 or by email at [leon@rathdrum.org](mailto:leon@rathdrum.org).

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Sherri L. Halligan at [sherri@rathdrum.org](mailto:sherri@rathdrum.org); 208-687-0261 ext 112 or 8047 W. Main Street, Rathdrum, Idaho.

DATED: October \_\_, 2019.

Sherri L. Halligan, City Clerk

2 publication dates: October 11, 25, 2019.

4830-6949-4440, v. 1