

NOTICE OF PROPOSED ANNEXATION EXTENDED COMMENT PERIOD CITY OF RATHDRUM

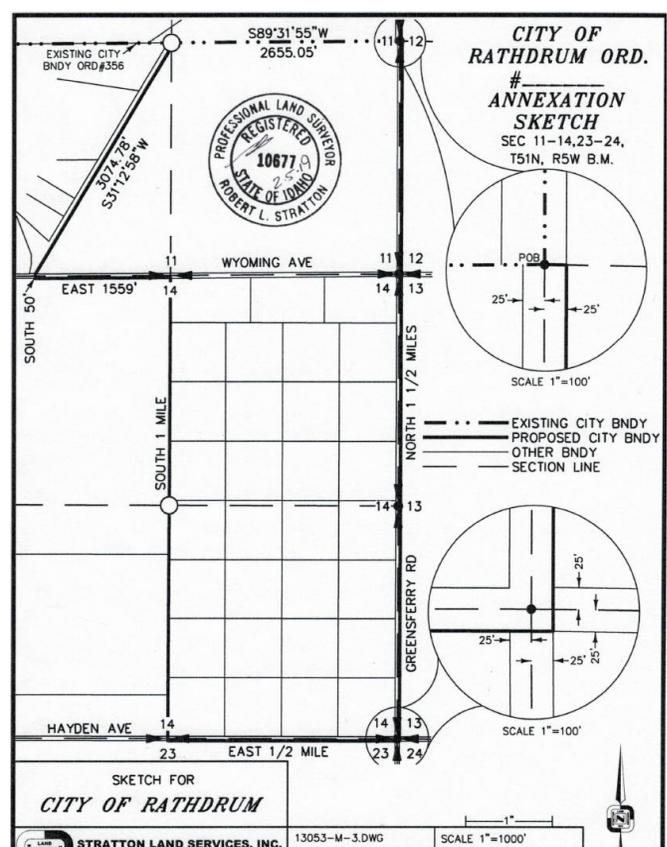
A public hearing before the Rathdrum Planning and Zoning Commission was held on February 28, 2019 to consider and hear testimony regarding an annexation and zoning proposal for the purpose of incorporating approximately 520 acres of property into the Rathdrum city limits, as described below. Following the hearing the Commission voted to **extend the public comment period for the proposal an additional 15 days** to allow for any additional written comment to be provided for their consideration prior to the Commission’s decision and recommendation on the proposal to the City Council.

In order to have your written comments regarding this proposal included in the record for consideration of the Planning and Zoning Commission, they must be received at the Rathdrum Public Works office at 8047 W Main Street, Suite 2, Rathdrum, ID 83858 by no later than 12:00 PM on March 15, 2019. Comments may also be submitted by email to Cary@Rathdrum.org.

The Planning and Zoning Commission will consider this matter at their next regular meeting on March 20, 2019 commencing at 6:00 PM at Rathdrum City Hall, 8047 W Main Street, Rathdrum, ID 83858.

PROPOSAL

This is a City initiated annexation and zoning proposal of approximately 520 acres of real property for the purpose of incorporating approximately 314 acres of City owned property into the city limits. Because such property is not directly adjacent to the existing city limits of Rathdrum, consent of the intervening property owner, Beyond Green Inc., has been provided to include annexation of approximately 206 acres of property in order to provide contiguity to the existing city limits.



The Beyond Green Inc. property located to the north of Wyoming Avenue is within the City’s exclusive Area of City Impact (ACI) and is identified as “Residential” with “Major Commercial” overlay pursuant to the City’s Future Land Use Map. The property was previously approved for annexation (Pleasant View Annexation 2007), but the annexation was not timely filed. The City owned property located to the south of Wyoming Avenue is within the Shared Tier ACI and is zoned “Agricultural” by Kootenai County. Such property is currently included within an Agreement with the City of Post Falls for the purpose of wastewater effluent land application.

All of the annexation area is currently undeveloped and leased for agricultural use under separate multi-year lease agreements. There are no proposals or plans to develop the property at this time. The proposed zoning of the property owned by Beyond Green Inc. is primarily (approximately 166 acres) Industrial (I) which allows continued agricultural use. The remaining approximately 40 acres is proposed as Residential (R-3) zoning for the purpose of future planning to provide a buffer to the “Rural” residential zoned property to the west of the subject site within Kootenai County. The 314 acres of City owned property is proposed to be zoned Industrial (I) which allows continued agricultural use and effluent land application as may be necessary pursuant to the Agreement with the City of Post Falls. Annexation will facilitate establishment of a common boundary with the City of Post Falls at W Hayden Avenue with the potential to provide a green space / open area buffer between more urban densities of the two cities.

A copy of the proposal is available for inspection by the public at the Public Works office at Rathdrum City Hall. Questions regarding the proposal may be directed to the City Planner, Cary Siess, at Cary@Rathdrum.org, or by contacting 208-687-2700 x 117.