



Rathdrum

City Council Agenda

September 23, 2020

6:00 p.m.

Location: City Council Chamber
8047 W. Main Street
Rathdrum, ID 83858
(208) 687-0261

**This Council Meeting will be held at the
Lakeland High School in the Commons
Room**

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 September 9, 2020
 - B) Regular and Special Bills as presented
- 6) **CEREMONIES AND REPORTS**
 - A) Roth Park Eagle Scout Project Presentation
- 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:

- A) Update to Rathdrum City Code. The purpose of this Public Hearing is to consider proposed amendments to the Rathdrum City Zoning Code text, Title 11, Chapter 5, General Provisions and Performance Standards, Section 3, Commercial, Industrial, Multi-Family and Institutional Standards, Subsections 11-5-3 (B) Off Street Parking Standards; Replacing Section 4, Site Plan Review, with new Supplemental Multi-Family and Institutional Standards, and creating and amending a new section for Site Plan Review as new Section 5. The intent of the text amendments is to respond to identified deficiencies and/or conflicts in code, address common practices and/or to provide for clarity and ease of use as requested by the Rathdrum City Council.
- B) Comprehensive Plan Future Land Use Map Amendment
- C) Henrickson South Annexation and Zoning Request

10) NEW BUSINESS

- A) **ACTION ITEM:** Consideration of the Update to Rathdrum City Code Ordinance
- B) **ACTION ITEM:** Consideration of the Future Land Use Map Amendment Resolution
- C) **ACTION ITEM:** Consideration of the Henrickson South Ordinance
- D) **ACTION ITEM:** Consideration of the Henrickson South Annexation Agreement

11) STAFF REPORTS

- A) Finance Reporting
- B) City Administrator

12) MAYOR'S REPORT/APPOINTMENTS

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.



Rathdrum

City Council Minutes
September 9, 2020
6:00 p.m.

Location: City Council Chamber
8047 W. Main Street
Rathdrum, ID 83858
(208) 687-0261

Zoom Conference information will be on
the City Website –
www.rathdrum.org/councilmeetings



WELCOME-PLEASE TURN OFF CELL PHONES- Thank You.

Physically attending the open meeting: The City Council Chambers will be open for the meeting. However, please note the following:

1. Limited Seating will be provided at a minimum distance of 6' apart in accordance with guidelines.
2. If you are feeling sick, have been in close contact with someone who has been sick, or are uncomfortable being in physical attendance, please use the video conferencing option.
3. It is **required** those in attendance wear a face mask.

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 Rickard and Councilor Adams. Councilor Laws via Zoom video Conference

ABSENT:

STAFF: City Administrator Duce, City Clerk Halligan, City Planner Siess. Police Chief McLean, Park and Recreation Director Singer 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.

5) **ACTION ITEM: CONSENT CALENDAR APPROVAL**

- A) Special Council Minutes of August 19, 2020
- B) Regular Council Minutes of August 26, 2020
- C) Regular and Special Bills as presented

City Administrator Duce gave a brief presentation on the consent calendar.

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

AYES: Councilor Hill
Councilor Rickard
Councilor Laws
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**

- A) **ACTION ITEM:** Consideration of the FY 2019-2020 Audit

Councilor Rickard made a MOTION that we approve the FY 2019-2020 Audit. Motion seconded by Councilor Hill.

AYES: Councilor Rickard
Councilor Hill
Councilor Laws
Councilor Adams

NAYES: None

ABSENT:

Passed by all

B) ACTION ITEM: Consideration of Buck Conditional Use Permit – Home Occupation Nail Salon

City Planner Siess gave a brief presentation on the Buck Conditional Use Permit – Home Occupation Nail Salon.

This is continued from the August 26th council meeting addressing the Councils concerns.

City Planner Siess stated that Building Inspector Neet went out to the property to inspect for fire, life safety and accessibility issues. The only issues found were accessibility, front entry will require an accessible ramp and landing, Door width and threshold must meet standards. The bathrooms will have to meet all accessibility requirements. Additionally, the hallway outside of bathroom has to be wide enough to meet standards.

City Planner Siess stated that she would suggest for the conditional of approval these three items:

1. The business shall be limited to a single employee who is the occupant of the home, as indicated by the CUP Application for this proposal.
2. On-site parking shall be revised, allowing for two off-street parking stalls for the single family residence as required by RCC 11-5-2 C (5), and a single stall for the commercial use which shall be an ADA compliant parking stall, as required by RCC Title 9 and Federal and State law, together with marked access lane and ADA signage, providing for vehicle turn around on site, and without backing into the right of way of Highway 41.
3. The Property Owner/Operator shall remove the existing carport from the front yard setback to allow for required vehicular turn around and correct an existing zoning violation (structure located within required front yard / setback).

Councilor Rickard made a MOTION that we approve the Conditional Use Permit with the conditions stated by staff at the September 9, 2020 council meeting. Motion seconded by Councilor Hill.

AYES:
Councilor Rickard
Councilor Hill
Councilor Laws
Councilor Adams

NAYES: None

ABSENT:

Passed by all

9) PUBLIC HEARING

10) NEW BUSINESS

- A)** Presentation on the Local option tax on Vehicle Registrations (Presented by KMPO Directory Glenn Miles)

Glenn Miles gave a power point presentation on the Local option tax on Vehicle Registrations that will be on the November election.

See the Local option tax presentation attached

- B) ACTION ITEM:** Consideration of the Cemetery Ordinance

City Administrator Duce gave a brief presentation on the amendments made to the Cemetery Ordinance:

All full burials conducted in the Pinegrove Cemetery shall require the remains be placed in a casket as well as a burial vault. A burial vault is a lined and sealed outer receptacle that houses the casket. It protects the casket from the weight of the earth and heavy maintenance equipment that may pass over the grave. It also helps resist water infiltration and preserves the beauty of the cemetery or memorial park by preventing the ground from settling.

All cremains must be interred in a fully enclosed, rigid, and leak resistant container.

Councilor Rickard made a MOTION that Cemetery Ordinance be placed on its first reading by title only, under suspension of the rules and to waiver its second & third readings. Motion seconded by Adams

AYES: Councilor Rickard
Councilor Adams
Councilor Hill
Councilor Laws

NAYES: None

ABSENT:

Passed by all

Mayor then reads Ordinance by title only

Councilor Rickard made a MOTION to adopt Cemetery Ordinance and to publish by summary only & incorporate the title of the Ordinance into the body of the summary. Motion seconded by Adams.

AYES: Councilor Rickard
Councilor Adams
Councilor Hill
Councilor Laws

NAYES: None

ABSENT:

Passed by all

C) ACTION ITEM: Consideration of the Stricklin Legal Lot Letter

City Attorney Herrington gave a brief presentation on the Stricklin Legal Lot

Councilor Rickard made a MOTION that we authorize the Mayor to sign the Declaration Legality Lot. Motion seconded by Councilor Adams.

AYES: Councilor Rickard
Councilor Adams
Councilor Hill
Councilor Laws

NAYES: None

ABSENT:

Passed by all

D) ACTION ITEM: Consideration of the changes to the Personnel Policy

City Administrator Duce went over the changes to the Personnel Policy.

Councilor Adams made a MOTION that we adopt the changes to the Personnel Policy as presented by staff on September 9th council meeting. Motion seconded by Councilor Hill.

AYES: Councilor Laws
Councilor Hill
Councilor Rickard
Councilor Adams

NAYES: None

ABSENT:

Passed by all

E) ACTION ITEM: Consideration of the Account Specialist Job Description

Councilor Adams made a MOTION that we approve the Account Specialist Job Description as presented by staff on September 9th council meeting. Motion seconded by Councilor Rickard.

AYES: Councilor Laws
Councilor Hill
Councilor Rickard
Councilor Adams

NAYES: None

ABSENT:

Passed by all

11) STAFF REPORTS

- A) Public Works Reporting – In the packet
- B) Police Department Reporting
- C) Park and Recreation Reporting
- D) City Administrator
 - 1. Next Council Meeting on September 23 will be held at the Lakeland High School Common Area.

12) MAYOR'S REPORT/APPOINTMENTS

13) COUNCIL REPORTS

14) ADJOURN

Meeting is adjourned 7:07 pm

Vic Holmes, Mayor

Attest:

Sherri L Halligan, City Clerk

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Our Transportation Future

Opportunities and Challenges

By: Glenn F. Miles, Executive Director
Kootenai Metropolitan Planning Organization
Coeur d' Alene, ID
www.kmpo.net



Today's Overview

1. Verbal Intro – What is KMPO & Two Questions to Ponder
 - Are you satisfied with the roads & traffic congestion in Kootenai County?
 - Would you pay a 14 cents a day for better, less congested roads?
2. Review Currently Planned Projects – 2020 thru 2026
3. Describe Unmet Need – the Big 5
4. Introduce the Proposed Plan

II. Currently Planned Projects

2020 - 2026

What's Happening This Year

I-90 from Coeur d' Alene to Wolf Lodge Road (a season of challenges)

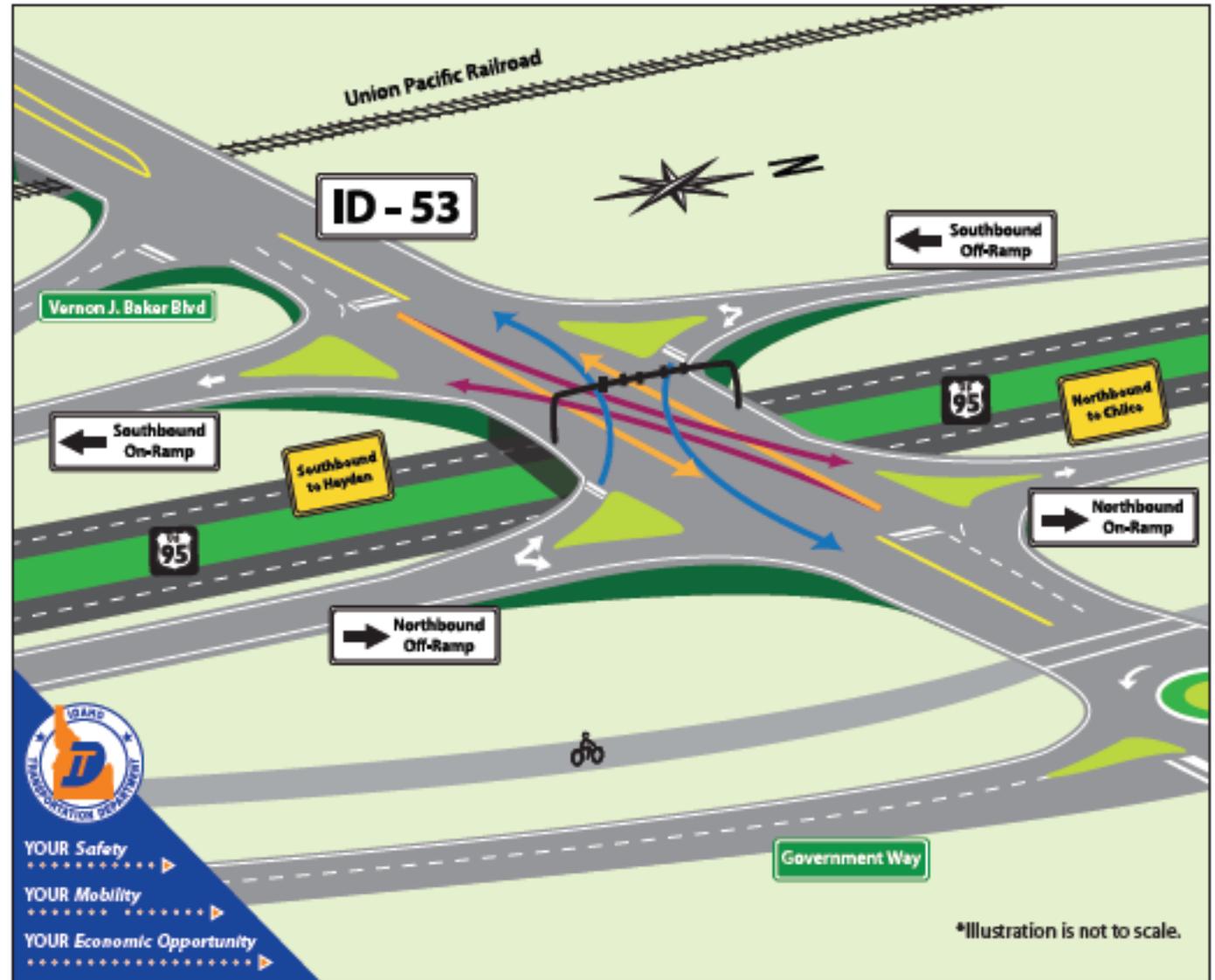
- ✓ I-90 blue creek to wolf lodge is being repaved (15 working days)
- ✓ Blue creek bridge grinding and joint work underway (April – August)
- ✓ Travel lane restrictions are being mitigated with I-90 crossovers during construction

US-95 North from I-90 to State Highway 53 – New Signal & Intersection Changes (SPUI)

- ✓ Travel restrictions at select intersections impacted travel times through the corridor. Will continue to
- ✓ Canfield signal being removed, Wilbur and miles signals installed to improve signal timing and traffic flow
- ✓ The new Wilbur road will be opened to connect U.S. 95 to government way
- ✓ New U.S. 95 interchange with state highway 53 will continue through 2021-22

North Idaho's First Single Point Urban Interchange (SPUI) North of Hayden

- Removal of U.S. 95 Signals!
- Continues Bike/Pedestrian Trail N.
- Better access to SH-53
- Safer Connection to Gov't Way



What's Happening Next Year

Continuation of U.S. 95 Highway Widening Improvements to north of Granite Hill

- ✓ Completion of SH-53 & US 95 Interchange and Garwood Overpass
- ✓ Travel lane restrictions should be expected in 2020 and 2021

SH-41 Corridor Access Widening And Access Control From I-90 To Rathdrum

- ✓ This Will Become an Access Controlled 4 Lane Divided Highway
- ✓ Signals Installed At No Less Than Quarter Mile Spacing
- ✓ New Bicycle And Pedestrian Trail On The East Side Of SH-41

SH-53 Corridor Safety Projects from Latah Street to Ramsey Road

- ✓ This will provide for reconstruction, improved intersections and a signal at Ramsey Road
- ✓ Ramsey Road Extension from Wyoming to Lancaster (New Road on new alignment)

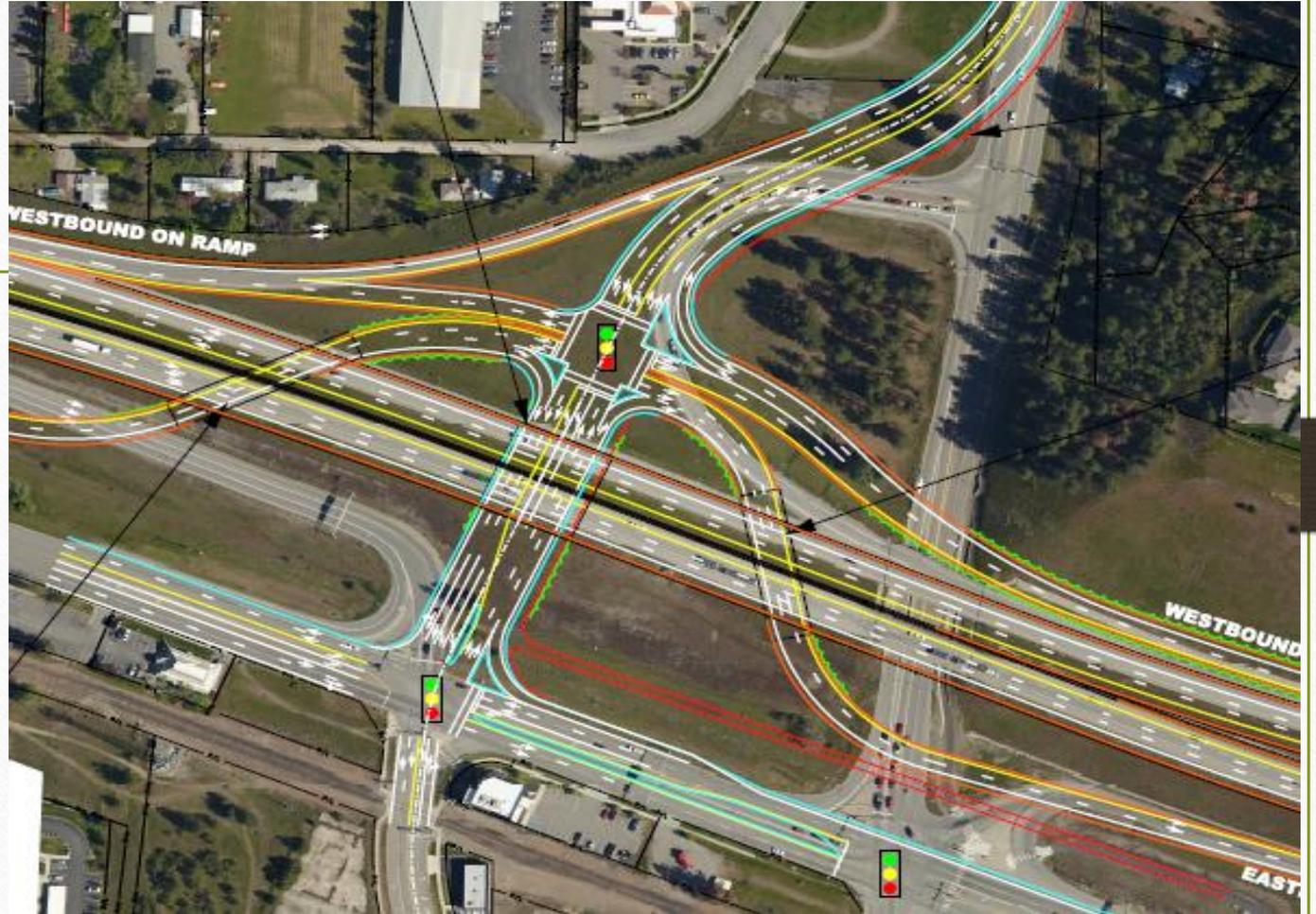
What's Happening in 2023-26+

- ✓ Pleasant View Grade Separation of BNSF Mainline and SH-53 Interchange
- ✓ Sh-41 Corridor Will See A New Interchange At I-90
 - ✓ This Will Become A Completely New Interchange Slightly West And North Of Today's Location
 - ✓ Signals Installed At The Interchange Will Provide Access To I-90, SH-41 And Seltice Way.
 - ✓ New Bicycle And Pedestrian Trails Will Be An Integral Part Of The Project
- ✓ SH-41 AND DIAGONAL ROAD TURN BAYS
- ✓ US-95 INTERCHANGE WITH I-90 RECONSTRUCTION
- ✓ I-90 EASTBOUND LANE IMPROVEMENTS FROM ATLAS TO 4TH STREET INTERCHANGE

New SH-41 Interchange to I-90 in Post Falls

Offset SPUI

- Improved Driver expectation
- Improved Truck performance
- Better signal performance
- Bike and pedestrian trail continuity



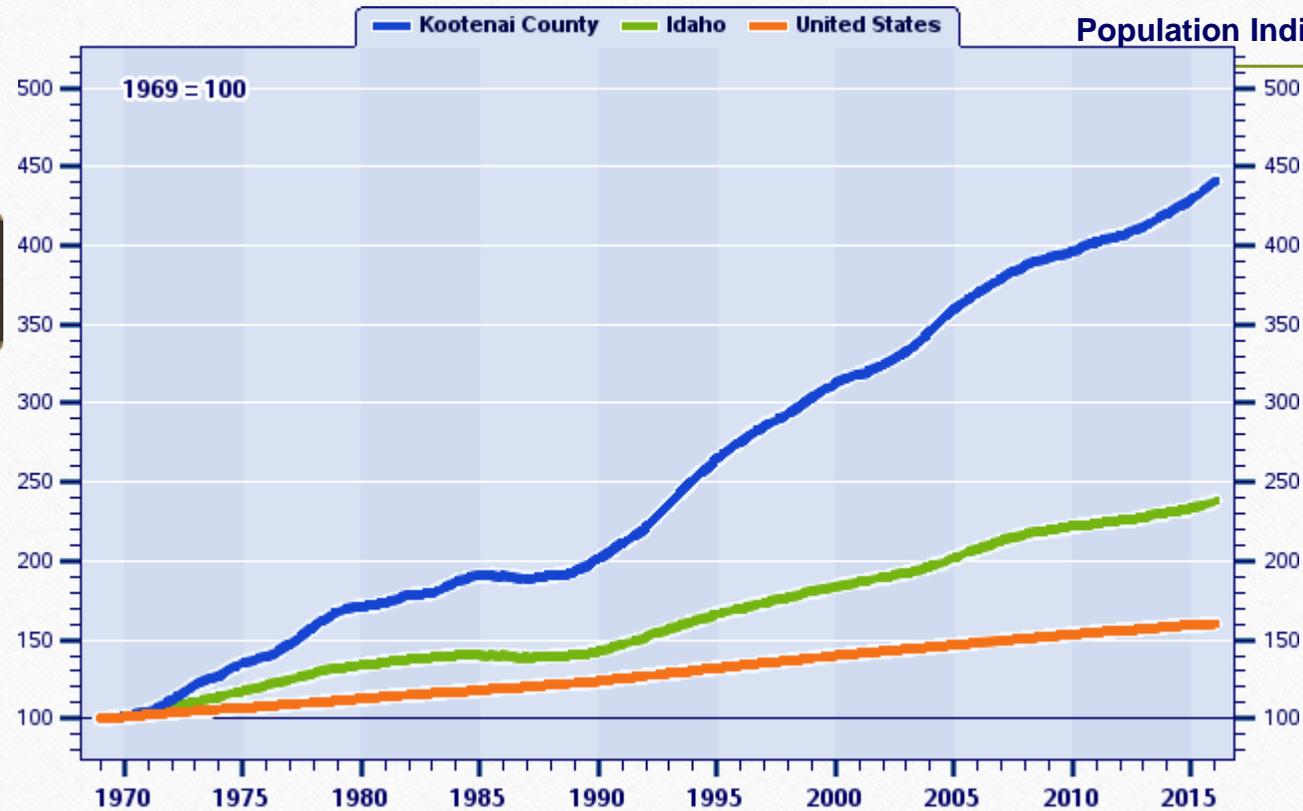
III. The Unmet Need

So, Do you still rely on.....?



- Didn't think SO.....

County Population Growth - % Change



Source: Idaho.REAProject.org
Data: Regional Income Division, BEA(11-16-2017)

From 1969 to 2018, Kootenai County's overall population growth was **340%** - which outpaced Idaho's increase of **138%** - and dwarfed the US increase of **60%**.

Post Falls & Coeur d'Alene's Longer-Term Transportation Future?

Some Facts to consider about OUR transportation system:

- We are currently driving and relying on a legacy Transportation system (800+ miles).
- Most recently improved in the 60's and 70's.
- **System Performance, Resiliency and Reliability has become an Issue**



What we're seeing

August 14, 2019

8:30 am

3-hour Road Closure



Detour Length 67 or 102 miles

What we're seeing Today



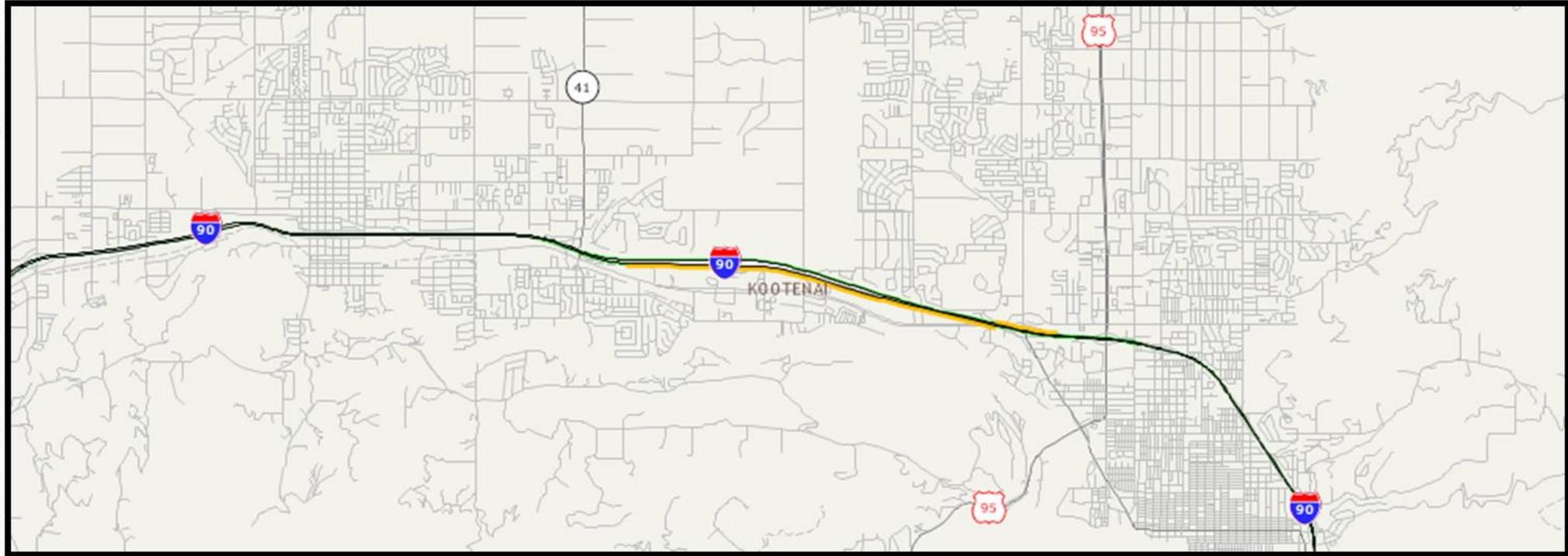
**1.5-hour Lane
Closure**

**August 14, 2019
1:30 pm**

Detour Length: 0

Zero Detour's

What we're seeing Today



I-90 Truck Travel Time Worst Reliability

SH-41/Port of Entry to Northwest Blvd.

Source: FHWA, [https://hepgis.fhwa.dot.gov/fhwagis/ViewMap.aspx?map=State+Performance+Metrics|Truck+Maximum+\(Worst\)+Reliability+Index+-+2018](https://hepgis.fhwa.dot.gov/fhwagis/ViewMap.aspx?map=State+Performance+Metrics|Truck+Maximum+(Worst)+Reliability+Index+-+2018)

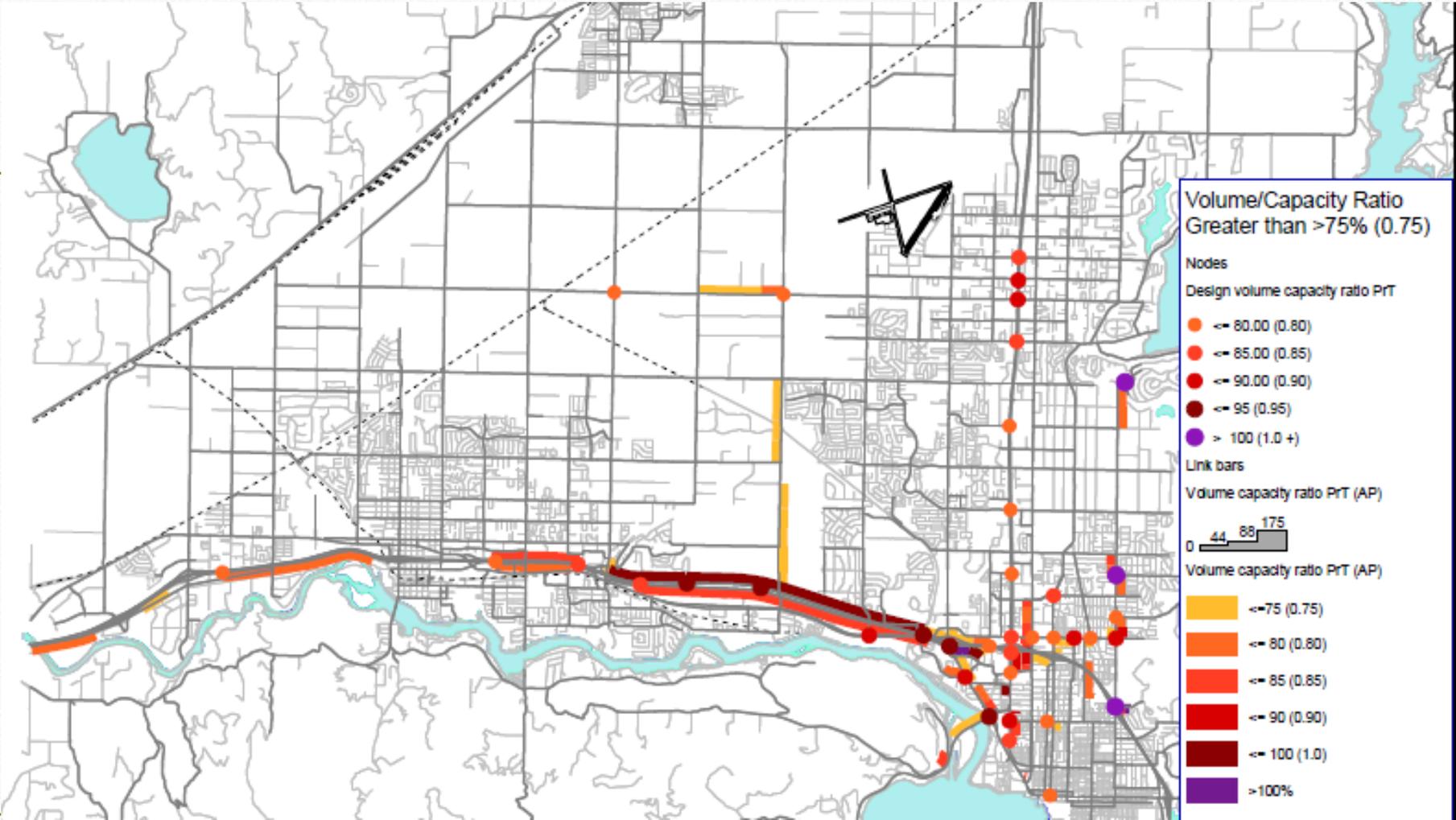
What we're seeing Today



Interstate 90 Pavement Condition

State-Line to Northwest Blvd (Fair)

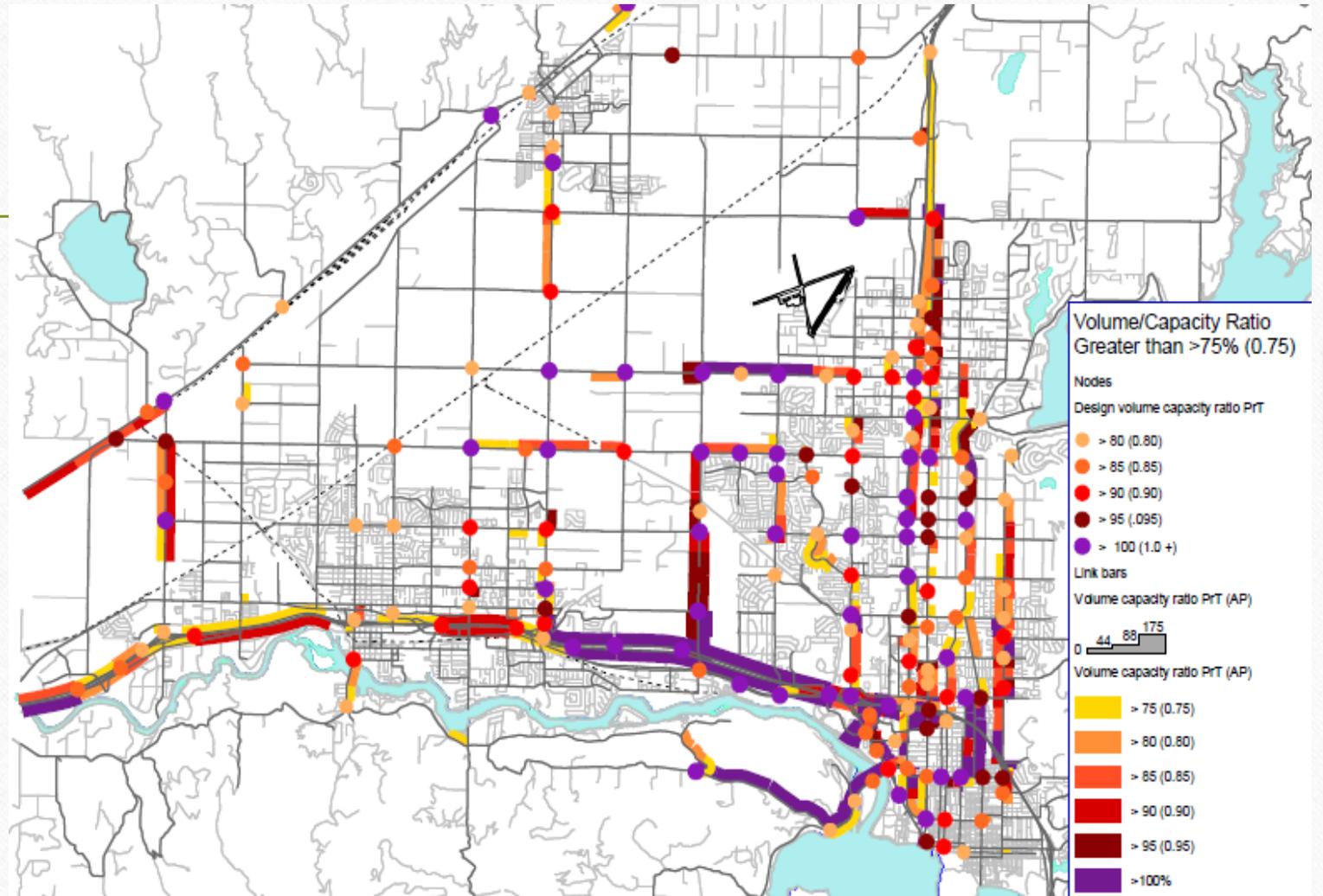
Today's Travel Demand



Tomorrows Travel Demand

2040 No Build Scenario

(If only currently funded projects are completed – **RED & PURPLE** are **NOT GOOD**)



IV. The Proposed Plan

BIG 5 Regional Projects Identified

Sorely Needed But Currently Unprogrammed & Unfunded

1. Increase I-90 to Six Lanes from State Line to Sherman Ave
2. Build Out Huetter Corridor (Bypass) from I-90 to US 95/SH 53 SPUI Interchange
3. Relocate I-90 Port of Entry to McGuire Road
4. Create a Regional Traffic Management Center
5. Widen US 95 Spokane River Bridge and Approaches

Local Option Registration Fees

Help Leverage Additional Key Projects

- Idaho Code Allows Local Counties To Impose A Special Use Road Improvement Fee
- KMPO Proposes A \$50/Year/Vehicle Local Fee – Only 14 Cents Per Day
- Adding New Local Funds Would Allow an Incredibly Increased Ability For State & Federal Matching Funds

Would there be Support for Local Option Transportation Funding in Kootenai County?

	2020
\$ 25	\$ 3,840,550
\$ 50	\$ 7,681,100
\$ 75	\$ 11,521,650

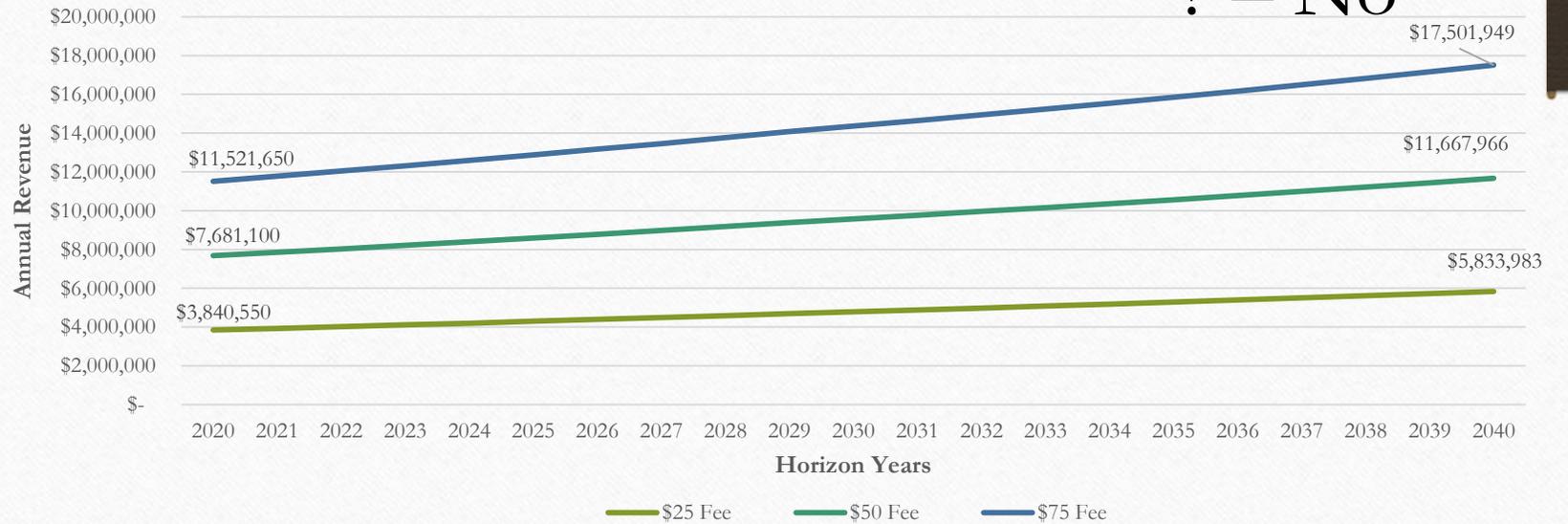
20 Year Revenue Total	
\$	100,775,041
\$	201,500,083
\$	302,325,124

20 Year Leverage Potential	
\$	432,354,095
\$	864,708,189
\$	1,297,062,284

Local Option Vehicle Registration Fee
Annual Revenue Forecast
(2020-2040)

? – Yes

? – No



V. In Closing

Thanks for listening today!

And, for our FUTURE, please

VOTE this November!

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
10-217500							
2008	PRINCIPAL LIFE INS CO	OCT2020	Vision	09/16/2020	666.23	.00	
2160	Regence Blue Shield of Idaho	202560002520	Oct premium	09/12/2020	40,114.56	.00	
Total 10-217500:					40,780.79	.00	
10-218350							
496	COLONIAL LIFE	5105770-0913	Period 9/13-9/27/20	09/13/2020	252.90	.00	
Total 10-218350:					252.90	.00	
10-218400							
2008	PRINCIPAL LIFE INS CO	OCT2020	Dental	09/16/2020	2,859.91	.00	
Total 10-218400:					2,859.91	.00	
10-218500							
2008	PRINCIPAL LIFE INS CO	OCT2020	Life	09/16/2020	1,125.98	.00	
Total 10-218500:					1,125.98	.00	
10-414-470							
2815	VISA	LD9534SEP20	Sep credit card pymt LD	08/27/2020	20.00	.00	
Total 10-414-470:					20.00	.00	
10-415-310							
134	AMAZON CAPITAL SERVICES	1HDT-DFTG-6	Zipfizz	09/16/2020	37.80	.00	
134	AMAZON CAPITAL SERVICES	1HNY-QMF6-H	Soundbar speakers	09/01/2020	66.98	.00	
134	AMAZON CAPITAL SERVICES	1P6K-YL39-PY	Wall clock	09/15/2020	7.26	.00	
2518	SUPER ONE FOODS	03-2184009	Supplies	09/10/2020	7.96	.00	
2815	VISA	LD9534SEP20	Sep credit card pymt LD	08/27/2020	231.66	.00	
Total 10-415-310:					351.66	.00	
10-415-320							
546	CRYSTAL SPRINGS	100773010912	Cooler rent & water	09/12/2020	93.46	.00	
Total 10-415-320:					93.46	.00	
10-415-330							
2815	VISA	LD9534SEP20	Sep credit card pymt LD	08/27/2020	24.99	.00	
Total 10-415-330:					24.99	.00	
10-415-370							
1921	PITNEY BOWES PURCHASE PO	91620	Meter refills	09/16/2020	86.15	.00	
Total 10-415-370:					86.15	.00	
10-415-480							
210	ASSOCIATION OF IDAHO CITIE	22273	Dues	08/01/2020	53.00	.00	
2440	STAPLES ADVANTAGE	3456004904	Annual membership fee	09/02/2020	24.92	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-415-480:					77.92	.00	
10-415-510							
1979	POWERNET GLOBAL COMMUNI	42201958	Long distance service	09/07/2020	32.82	.00	
75	TIME WARNER CABLE	016285309092	Internet fee	09/14/2020	71.66	.00	
2950	ZIPLY FIBER	2086870261AU	Tele	09/04/2020	131.63	.00	
Total 10-415-510:					236.11	.00	
10-415-895							
1920	PITNEY BOWES, INC.	3311890486	Lease agreement	08/30/2020	355.65	.00	
Total 10-415-895:					355.65	.00	
10-415-905							
2814	VISION MUNICIPAL SOLUTIONS	09-8458	Software for e-mail	08/21/2020	278.58	.00	
2814	VISION MUNICIPAL SOLUTIONS	09-8488	Software	09/11/2020	160.00	.00	
Total 10-415-905:					438.58	.00	
10-416-423							
1977	POST FALLS LAW	214729	Prof services	08/31/2020	4,500.00	.00	
Total 10-416-423:					4,500.00	.00	
10-416-429							
480	COEUR D'ALENE PRESS, INC.	100401699-081	Budget Lgl 4024	08/19/2020	155.55	.00	
480	COEUR D'ALENE PRESS, INC.	100404959	Bid for Accountant Lgl 4114	09/02/2020	37.38	.00	
480	COEUR D'ALENE PRESS, INC.	122402798-082	ord 591 Lgl 4075	08/26/2020	62.43	.00	
Total 10-416-429:					255.36	.00	
10-419-421							
161	ANDERSON BROS CPA'S PA	3015	Final audit billing	08/31/2020	666.67	.00	
Total 10-419-421:					666.67	.00	
10-419-540							
2518	SUPER ONE FOODS	08-1633258	Cake	08/28/2020	23.97	.00	
Total 10-419-540:					23.97	.00	
10-421-320							
436	CLEARWATER SPRINGS	684242	Cooler rent & water	08/07/2020	35.00	.00	
436	CLEARWATER SPRINGS	686006	Bottled water	09/23/2020	25.00	.00	
1346	KOOTENAI COUNTY EMS SYST	1181	Medical supplies	09/10/2020	429.24	.00	
1650	NAPA AUTO STORE, CDA, INC.	921519	Car wash	09/03/2020	12.72	.00	
2815	VISA	TM1666SEP20	Sep credit card pymt TM	08/27/2020	10.30	.00	
Total 10-421-320:					512.26	.00	
10-421-325							
790	GALLS PARENT HOLDINGS,LLC	0616269357	Belt	08/14/2020	33.92	.00	
2765	UNIFORMS 2 GEAR	106359	Shirts	09/03/2020	715.70	.00	
2765	UNIFORMS 2 GEAR	106458	Pants	09/11/2020	70.30	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-421-325:					819.92	.00	
10-421-330							
270	BANNER FUEL	2024401	Aug Fuel RPD	08/31/2020	3,314.74	.00	
Total 10-421-330:					3,314.74	.00	
10-421-350							
863	PRAIRIE AUTOMOTIVE	200047	Lube job	09/13/2020	80.00	.00	
Total 10-421-350:					80.00	.00	
10-421-370							
1921	PITNEY BOWES PURCHASE PO	91620	Meter refills	09/16/2020	44.80	.00	
2773	THE UPS STORE-#2461	2149	Postage	09/08/2020	201.28	.00	
Total 10-421-370:					246.08	.00	
10-421-423							
430	CITY OF POST FALLS	INV04686	Legal fees-Aug	09/15/2020	5,400.00	.00	
Total 10-421-423:					5,400.00	.00	
10-421-480							
433	CIVIL AIR PATROL MAGAZINE	1329108	Civil Air Patrol magazine subscrip	09/09/2020	100.00	.00	
2440	STAPLES ADVANTAGE	3456004904	Annual membership fee	09/02/2020	74.75	.00	
Total 10-421-480:					174.75	.00	
10-421-520							
920	NORTHWEST WASTE & RECYC	621568	2yd fl 1xw & 64G recycle EOW	08/31/2020	46.50	.00	
Total 10-421-520:					46.50	.00	
10-421-610							
1505	LES SCHWAB TIRES	12700329895	Wheel spin & balance	07/31/2020	22.99	.00	
1505	LES SCHWAB TIRES	12700334687	Wheel spin & balance	09/09/2020	200.00	.00	
1815	O'REILLY AUTO PARTS	3930-119800	Wiper blade	09/17/2020	8.85	.00	
863	PRAIRIE AUTOMOTIVE	200047	Repairs on 4009	09/13/2020	120.00	.00	
Total 10-421-610:					351.84	.00	
10-421-770							
732	JOSEPH HUME	2020-0917	External Hard Drive	09/17/2020	509.97	.00	
Total 10-421-770:					509.97	.00	
10-421-797							
2815	VISA	TM1666SEP20	Sep credit card pymt TM	08/27/2020	14.99	.00	
Total 10-421-797:					14.99	.00	
10-421-850							
134	AMAZON CAPITAL SERVICES	133Q-J7H3-6X	Rapid Application Tourniquet Syst	09/16/2020	35.98	.00	
1726	NORTH 40 OUTFITTERS	032608/E	Rubber matting, garbage bags	09/10/2020	244.61	.00	
2947	ZIEGLER LUMBER COMPANY	1017 307177	K-9 wall parcel boxes	08/27/2020	626.91	.00	
2947	ZIEGLER LUMBER COMPANY	1017 308677	K-9 wall parcel boxes	09/02/2020	3.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2947	ZIEGLER LUMBER COMPANY	1017-307195	K-9 wall parcel boxes	08/27/2020	91.20	.00	
Total 10-421-850:					1,001.70	.00	
10-423-310							
2815	VISA	KJ0839SEP20	Sep credit card pymt KJ	08/27/2020	39.99	.00	
Total 10-423-310:					39.99	.00	
10-423-320							
2328	SERIGHT'S ACE HARWARE 3	15458/3	Tape measure	09/03/2020	16.19	.00	
2815	VISA	KJ0839SEP20	Sep credit card pymt KJ	08/27/2020	69.00	.00	
Total 10-423-320:					85.19	.00	
10-423-330							
270	BANNER FUEL	2024401PW	Aug fuel PW	08/31/2020	1,255.10	.00	
960	HICO COUNTRY STORE, INC.	112774	Aug fuel PW	08/10/2020	35.32	.00	
960	HICO COUNTRY STORE, INC.	112780	Sept fuel PW	09/10/2020	54.60	.00	
960	HICO COUNTRY STORE, INC.	112781	Sept fuel PW	09/11/2020	27.13	.00	
Total 10-423-330:					1,372.15	.00	
10-423-370							
1921	PITNEY BOWES PURCHASE PO	91620	Meter refills	09/16/2020	143.25	.00	
Total 10-423-370:					143.25	.00	
10-423-480							
2440	STAPLES ADVANTAGE	3456004904	annual membership fee	09/02/2020	74.75	.00	
Total 10-423-480:					74.75	.00	
10-423-510							
920	NORTHWEST WASTE & RECYC	621563	2yd fl 1xw	08/31/2020	36.50	.00	
2950	ZIPLY FIBER	2086875542AU	Tele	09/04/2020	439.59	.00	
Total 10-423-510:					476.09	.00	
10-423-520							
920	NORTHWEST WASTE & RECYC	621561	6yd fl 2xwk	08/31/2020	148.10	.00	
Total 10-423-520:					148.10	.00	
10-423-720							
970	HOME DEPOT/GECF	8230036	Studs, outlet	09/16/2020	33.18	.00	
2328	SERIGHT'S ACE HARWARE 3	15568/3	PVC & wire	09/16/2020	43.15	.00	
Total 10-423-720:					76.33	.00	
10-423-770							
2814	VISION MUNICIPAL SOLUTIONS	09-8458	Software for e-mail	08/21/2020	278.57	.00	
2814	VISION MUNICIPAL SOLUTIONS	09-8488	Software	09/11/2020	480.00	.00	
Total 10-423-770:					758.57	.00	
10-424-470							
2814	VISION MUNICIPAL SOLUTIONS	09-8458	Software for e-mail	08/21/2020	278.57	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-424-470:					278.57	.00	
10-424-770							
2814	VISION MUNICIPAL SOLUTIONS	09-8488	Software	09/11/2020	480.00	.00	
Total 10-424-770:					480.00	.00	
10-425-770							
2814	VISION MUNICIPAL SOLUTIONS	09-8458	Software for e-mail	08/21/2020	278.57	.00	
2814	VISION MUNICIPAL SOLUTIONS	09-8488	Software	09/11/2020	480.00	.00	
Total 10-425-770:					758.57	.00	
10-426-320							
1360	KOOTENAI COUNTY REPROGR	2020-0000013	1000 sets Inspection Correction	09/10/2020	144.35	.00	
Total 10-426-320:					144.35	.00	
10-426-770							
2814	VISION MUNICIPAL SOLUTIONS	09-8488	Sostware	09/11/2020	480.00	.00	
Total 10-426-770:					480.00	.00	
10-431-320							
964	HI-LINE INC	10801330	Dust mask,tape sleeve, fender wa	08/31/2020	246.28	.00	
1720	Norco	30100220	Cylinder rent	08/31/2020	55.18	.00	
1830	OXARC, INC.	31053274	Sodium hypochlorite	08/31/2020	190.18	.00	
1830	OXARC, INC.	60719210	Acetylene	08/31/2020	12.33	.00	
2090	RAGAN EQUIP & IRRIGATION, I	01-81437	Trimmer line, hellfire glasses, mo	09/17/2020	129.96	.00	
2144	RATHDRUM TRADING POST HA	6737/1	Cable tie	07/13/2020	10.79	.00	
2144	RATHDRUM TRADING POST HA	7200/1	Circuit breaker, nonmetallic whip	09/09/2020	34.18	.00	
2144	RATHDRUM TRADING POST HA	7283/1	Marking paint	09/16/2020	22.20	.00	
2246	ROCKMOUNT RESEARCH & AL	1256413	Polaris-mig spool, grind wheel	09/11/2020	1,036.44	.00	
2328	SERIGHT'S ACE HARWARE 3	15453/3	Gloves & gas can	09/02/2020	42.28	.00	
Total 10-431-320:					1,779.82	.00	
10-431-390							
1016	INTERMOUNTAIN SIGN & SAFE	12712	Telespar Post, & anchors	09/15/2020	490.00	.00	
Total 10-431-390:					490.00	.00	
10-431-510							
222	AT & T MOBILITY	287262285686	Call out phones	09/05/2020	130.84	.00	
Total 10-431-510:					130.84	.00	
10-431-610							
1650	NAPA AUTO STORE, CDA, INC.	921189	Brake pads # 41	09/01/2020	75.99	.00	
1650	NAPA AUTO STORE, CDA, INC.	922266	Brake rotor	09/10/2020	162.26	.00	
1650	NAPA AUTO STORE, CDA, INC.	923079	Gloves	09/16/2020	23.52	.00	
1650	NAPA AUTO STORE, CDA, INC.	923096	Rotors # 27	09/16/2020	180.66	.00	
1815	O'REILLY AUTO PARTS	3930-116673	Gas magnum	09/01/2020	101.34	.00	
1815	O'REILLY AUTO PARTS	3930-119577	Throttle bdy	09/16/2020	166.40	.00	
1930	PLATT	0S46753	Dig astro wht, ac probe	09/04/2020	157.27	.00	
2328	SERIGHT'S ACE HARWARE 3	15510/3	Fuel stabilizer	09/10/2020	20.84	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-431-610:					888.28	.00	
10-431-740							
1200	INTERSTATE CONCRETE, INC.	750169-1	Mill street rehab	09/08/2020	80,159.27	.00	
Total 10-431-740:					80,159.27	.00	
10-435-310							
134	AMAZON CAPITAL SERVICES	161W-4G9Q-C	Sign holder	08/28/2020	45.98	.00	
72	AWARDS ETC	31627	Nameplate	07/15/2020	12.00	.00	
2815	VISA	ES1391SEPT2	Sep credit card pymt ES	08/27/2020	47.97	.00	
Total 10-435-310:					105.95	.00	
10-435-330							
960	HICO COUNTRY STORE, INC.	113751	Aug fuel PR	08/31/2020	102.93	.00	
960	HICO COUNTRY STORE, INC.	113752	Aug fuel PR	08/31/2020	50.34	.00	
960	HICO COUNTRY STORE, INC.	113754	Sept fuel PR	09/09/2020	43.06	.00	
960	HICO COUNTRY STORE, INC.	13755	Sept fuel PR	09/10/2020	30.32	.00	
Total 10-435-330:					226.65	.00	
10-435-370							
1921	PITNEY BOWES PURCHASE PO	91620	Meter refills	09/16/2020	53.50	.00	
Total 10-435-370:					53.50	.00	
10-435-420							
1913	PINNACLE INVESTIGATIONS C	213977	Search-standard package	08/31/2020	38.50	.00	
2815	VISA	ES1391SEPT2	Sep credit card pymt ES	08/27/2020	321.88	.00	
2948	YOUSEY, CINDER	011-92320	Camp host Rathdrum Mountain	09/09/2020	600.00	.00	
Total 10-435-420:					960.38	.00	
10-435-440							
2815	VISA	ES1391SEPT2	Sep credit card pymt ES	08/27/2020	36.92	.00	
Total 10-435-440:					36.92	.00	
10-435-470							
2815	VISA	ES1391SEPT2	Sep credit card pymt ES	08/27/2020	69.49	.00	
Total 10-435-470:					69.49	.00	
10-435-480							
2440	STAPLES ADVANTAGE	3456004904	Annual membership fee	09/02/2020	74.75	.00	
Total 10-435-480:					74.75	.00	
10-435-510							
2950	ZIPLY FIBER	2086872399AU	Tele	08/25/2020	300.74	.00	
Total 10-435-510:					300.74	.00	
10-435-520							
920	NORTHWEST WASTE & RECYC	620974	96G Comm 1XWK	08/31/2020	12.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-435-520:					12.00	.00	
10-435-720							
440	CLEARLY BETTER WINDOW CL	4532	Window cleaning	09/03/2020	45.00	.00	
Total 10-435-720:					45.00	.00	
10-438-315							
2144	RATHDRUM TRADING POST HA	7165/1	Spackle for bathroom at SM Park	09/02/2020	5.93	.00	
2144	RATHDRUM TRADING POST HA	7205/1	Sanding sponge, paint rags	09/09/2020	13.65	.00	
2144	RATHDRUM TRADING POST HA	7209/1	Rubber leg tip, super glue	09/09/2020	8.43	.00	
Total 10-438-315:					28.01	.00	
10-438-320							
2144	RATHDRUM TRADING POST HA	6888/1	Oxide bit	07/30/2020	8.15	.00	
Total 10-438-320:					8.15	.00	
10-438-330							
960	HICO COUNTRY STORE, INC.	112900	Aug fuel PR	08/28/2020	51.65	.00	
960	HICO COUNTRY STORE, INC.	113756	Sept fuel PR	09/10/2020	35.96	.00	
2144	RATHDRUM TRADING POST HA	6131/1	50-1 fuel	04/28/2020	7.99	.00	
Total 10-438-330:					95.60	.00	
10-438-350							
2144	RATHDRUM TRADING POST HA	6446/1	Spark plug	06/04/2020	5.39	.00	
Total 10-438-350:					5.39	.00	
10-438-360							
2144	RATHDRUM TRADING POST HA	7124/1	Cable pulier	08/26/2020	35.99	.00	
2144	RATHDRUM TRADING POST HA	7157/1	Coupling	09/01/2020	7.16	.00	
Total 10-438-360:					43.15	.00	
10-438-470							
2518	SUPER ONE FOODS	02-1538344	Supplies for Eagle Scout workday	08/29/2020	13.83	.00	
Total 10-438-470:					13.83	.00	
10-438-570							
2515	SUN RENTAL POST FALLS	384328-01	Trencher	09/09/2020	132.00	.00	
2815	VISA	ES1391SEPT2	Sep credit card pymt ES	08/27/2020	290.91	.00	
Total 10-438-570:					422.91	.00	
10-438-600							
410	CENTRAL PRE-MIX CONCRETE,	3088155	Dobie	08/31/2020	52.45	.00	
561	DANIELS LANDSCAPING SUPP	9420	5 yards 3/4' base	09/02/2020	90.00	.00	
2144	RATHDRUM TRADING POST HA	6927/1	Mortar mix	08/04/2020	12.58	.00	
2144	RATHDRUM TRADING POST HA	7179/1	Paint, elbow, coupler, masking pa	09/04/2020	46.91	.00	
2328	SERIGHT'S ACE HARWARE 3	15409/3	Paint	08/29/2020	5.93	.00	
2328	SERIGHT'S ACE HARWARE 3	15410/3	Ties, guardian barrier	08/29/2020	58.47	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-438-600:					266.34	.00	
10-438-730							
2328	SERIGHT'S ACE HARWARE 3	15551/3	Utility tub, paint mixer	09/15/2020	23.53	.00	
Total 10-438-730:					23.53	.00	
10-438-755							
2144	RATHDRUM TRADING POST HA	6523/1	Router & bit	06/12/2020	151.18	.00	
Total 10-438-755:					151.18	.00	
10-438-770							
136	AMERICA ON SITE SERVICES	353344	RV Service	08/31/2020	85.00	.00	
136	AMERICA ON SITE SERVICES	356334	Unit rent	08/31/2020	65.00	.00	
136	AMERICA ON SITE SERVICES	356335	Unit rent	08/31/2020	65.00	.00	
136	AMERICA ON SITE SERVICES	356336	Unit rent	08/31/2020	65.00	.00	
136	AMERICA ON SITE SERVICES	356337	Handicap unit	08/31/2020	90.00	.00	
Total 10-438-770:					370.00	.00	
10-438-780							
2311	SAWYER PLUMBING LLC	309-12159	Service call	09/14/2020	149.95	.00	
Total 10-438-780:					149.95	.00	
10-439-320							
680	EAGLE MFG., INC.	055687	Pipe	09/01/2020	39.82	.00	
2144	RATHDRUM TRADING POST HA	6521/1	Gloves, cable	06/12/2020	27.49	.00	
2144	RATHDRUM TRADING POST HA	7112/1	Trimmer line	08/26/2020	53.97	.00	
Total 10-439-320:					121.28	.00	
10-439-330							
960	HICO COUNTRY STORE, INC.	113753	Mower gas	09/02/2020	51.74	.00	
2328	SERIGHT'S ACE HARWARE 3	15494/3	Pipe hand saw, conduit, pvc	09/09/2020	26.60	.00	
2328	SERIGHT'S ACE HARWARE 3	15522/3	Gas spout	09/11/2020	8.99	.00	
Total 10-439-330:					87.33	.00	
10-439-570							
2144	RATHDRUM TRADING POST HA	210023/1	Sod cutter rental	09/04/2020	32.00	.00	
Total 10-439-570:					32.00	.00	
10-439-630							
136	AMERICA ON SITE SERVICES	356333	Handicap unit	08/31/2020	90.00	.00	
Total 10-439-630:					90.00	.00	
10-440-429							
251	BOCKELMAN, SUSAN JEAN	1214	Garden workshop	09/12/2020	66.00	.00	
1008	HULL, CHRISTINA M	91520	Paint Night Instructor	09/15/2020	120.00	.00	
Total 10-440-429:					186.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-440-610							
2328	SERIGHT'S ACE HARWARE 3	15463/3	Nails, bolts & nuts	09/03/2020	6.41	.00	
Total 10-440-610:					6.41	.00	
10-440-700							
2761	SUB TERRA LLC	72869	Shirt & baseball	08/25/2020	6.75	.00	
Total 10-440-700:					6.75	.00	
10-440-750							
134	AMAZON CAPITAL SERVICES	1HJN-JF1D-3	Stop watch, soccer balls	09/02/2020	62.73	.00	
134	AMAZON CAPITAL SERVICES	1HJN-JF1D-31	Soccer balls, stop watch, whistles	09/02/2020	77.96	.00	
134	AMAZON CAPITAL SERVICES	1HJN-JF1D-31	Soccer balls	09/02/2020	58.44	.00	
2144	RATHDRUM TRADING POST HA	72371	Painters tape	09/12/2020	12.58	.00	
Total 10-440-750:					211.71	.00	
10-440-770							
2814	VISION MUNICIPAL SOLUTIONS	09-8458	Software for e-mail	08/21/2020	278.57	.00	
2814	VISION MUNICIPAL SOLUTIONS	09-8488	Software, word,ezcel,powerpoint,	09/11/2020	480.00	.00	
Total 10-440-770:					758.57	.00	
10-490-996							
134	AMAZON CAPITAL SERVICES	1LYL-CNMW-J	Sennheiser Pro Audio for Council	09/12/2020	2,274.00	.00	
134	AMAZON CAPITAL SERVICES	1QWC-G97F-9	Full motion wall mount Council Ch	09/10/2020	449.97	.00	
134	AMAZON CAPITAL SERVICES	1THT-677G-C4	HDMI extender for Council Cham	09/10/2020	246.91	.00	
Total 10-490-996:					2,970.88	.00	
13-400-100							
708	DAVID EVANS & ASSOCIATES	472582	RATH0000-009 SH 53 & Meyer R	09/01/2020	20,592.30	.00	
708	DAVID EVANS & ASSOCIATES	94469-SEP20	Key No. 13864: Int Meyer Rd & B	09/02/2020	8,175.97	.00	
Total 13-400-100:					28,768.27	.00	
40-400-100							
430	CITY OF POST FALLS	#003	Police radios	09/18/2020	40,407.78	.00	
Total 40-400-100:					40,407.78	.00	
40-400-200							
896	HMH, LLC	M19014-07	Project M19014-Latah St Br 1	09/11/2020	1,822.50	.00	
Total 40-400-200:					1,822.50	.00	
60-434-310							
134	AMAZON CAPITAL SERVICES	1P6K-YL39-PY	Wall clock	09/15/2020	7.25	.00	
2518	SUPER ONE FOODS	03-2184009	Supplies	09/10/2020	7.96	.00	
Total 60-434-310:					15.21	.00	
60-434-370							
1921	PITNEY BOWES PURCHASE PO	91620	Meter refills	09/16/2020	86.15	.00	
Total 60-434-370:					86.15	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
60-434-421							
161	ANDERSON BROS CPA'S PA	3015	Final audit billing	08/31/2020	666.67	.00	
Total 60-434-421:					666.67	.00	
60-434-470							
2815	VISA	LD9534SEP20	Sep credit card pymt LD	08/27/2020	10.00	.00	
Total 60-434-470:					10.00	.00	
60-434-480							
210	ASSOCIATION OF IDAHO CITIE	22273	Dues	08/01/2020	53.00	.00	
2440	STAPLES ADVANTAGE	3456004904	Annual membership fee	09/02/2020	24.92	.00	
Total 60-434-480:					77.92	.00	
60-434-510							
1979	POWERNET GLOBAL COMMUNI	42201958	Long distance service	09/07/2020	32.82	.00	
75	TIME WARNER CABLE	016285309092	Internet fee	09/14/2020	71.66	.00	
2950	ZIPLY FIBER	2086870261AU	Tele	09/04/2020	131.62	.00	
Total 60-434-510:					236.10	.00	
60-434-905							
2814	VISION MUNICIPAL SOLUTIONS	09-8458	Software for e-mail	08/21/2020	278.57	.00	
2814	VISION MUNICIPAL SOLUTIONS	09-8488	Software	09/11/2020	160.00	.00	
Total 60-434-905:					438.57	.00	
60-435-520							
2950	ZIPLY FIBER	2080016152AU	Water pumping	09/04/2020	28.43	.00	
2950	ZIPLY FIBER	2080016635AU	Water pumping	09/04/2020	13.80	.00	
2950	ZIPLY FIBER	2080019017AU	Water pumping	09/04/2020	28.43	.00	
2950	ZIPLY FIBER	2080019365AU	Water pumping	09/04/2020	13.80	.00	
2950	ZIPLY FIBER	2086871575AU	Water pumping	09/04/2020	78.44	.00	
2950	ZIPLY FIBER	2087700742AU	Water pumping	09/04/2020	13.80	.00	
2950	ZIPLY FIBER	2087700805AU	Water pumping	09/04/2020	13.80	.00	
Total 60-435-520:					190.50	.00	
60-436-320							
103	ALSCO	LSPO2333414	Shop towels & first aid supplies	09/07/2020	53.08	.00	
103	ALSCO	LSPO2335557	Shop towels & first aid supplies	09/14/2020	53.08	.00	
891	H.D. FOWLER	I5582025	Swivel hose	09/10/2020	77.29	.00	
2144	RATHDRUM TRADING POST HA	6763/1	Plier, galv anchor shackle	07/16/2020	66.39	.00	
2328	SERIGHT'S ACE HARWARE 3	15464/3	Flexseal, thermometer	09/03/2020	31.10	.00	
2328	SERIGHT'S ACE HARWARE 3	15569/3	Garbage bags	09/15/2020	4.49	.00	
2518	SUPER ONE FOODS	042477423	Bath tissue	09/04/2020	12.66	.00	
Total 60-436-320:					298.09	.00	
60-436-450							
50	ACCURATE TESTING LABS,LLC	113014	Coliform Presence/Absence	09/09/2020	125.00	.00	
Total 60-436-450:					125.00	.00	
60-436-520							
2950	ZIPLY FIBER	2086875003AU	Tele	09/04/2020	30.83	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 60-436-520:					30.83	.00	
60-436-760							
2144	RATHDRUM TRADING POST HA	186051/1	Chain saw	07/14/2020	1,650.00	.00	
Total 60-436-760:					1,650.00	.00	
60-490-429							
1880	PASSWORD, INC.	10238767	Over calls	09/01/2020	368.48	.00	
1880	PASSWORD, INC.	10238768	Admin fee	09/01/2020	3.00	.00	
Total 60-490-429:					371.48	.00	
61-208000							
430	CITY OF POST FALLS	INV04687	Sewer cap fees August	09/15/2020	117,253.00	.00	
Total 61-208000:					117,253.00	.00	
61-434-310							
134	AMAZON CAPITAL SERVICES	1P6K-YL39-PY	Wall clock	09/15/2020	7.25	.00	
2518	SUPER ONE FOODS	03-2184009	Supplies	09/10/2020	7.96	.00	
Total 61-434-310:					15.21	.00	
61-434-370							
1921	PITNEY BOWES PURCHASE PO	91620	Meter refills	09/16/2020	86.15	.00	
Total 61-434-370:					86.15	.00	
61-434-421							
161	ANDERSON BROS CPA'S PA	3015	Final audit billing	08/31/2020	666.66	.00	
Total 61-434-421:					666.66	.00	
61-434-470							
2815	VISA	LD9534SEP20	Sep credit card pymt LD	08/27/2020	10.00	.00	
Total 61-434-470:					10.00	.00	
61-434-480							
210	ASSOCIATION OF IDAHO CITIE	22273	Dues	08/01/2020	53.00	.00	
2440	STAPLES ADVANTAGE	3456004904	Annual membership fee	09/02/2020	24.91	.00	
Total 61-434-480:					77.91	.00	
61-434-510							
1979	POWERNET GLOBAL COMMUNI	42201958	Long distance service	09/07/2020	32.82	.00	
75	TIME WARNER CABLE	016285309092	Internet fee	09/14/2020	71.66	.00	
2950	ZIPLY FIBER	2086870261AU	Tele	09/04/2020	131.62	.00	
Total 61-434-510:					236.10	.00	
61-434-905							
2814	VISION MUNICIPAL SOLUTIONS	09-8458	Software for e-mail	08/21/2020	278.57	.00	
2814	VISION MUNICIPAL SOLUTIONS	09-8488	Software	09/11/2020	160.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 61-434-905:					438.57	.00	
61-435-520							
2950	ZIPLY FIBER	2080011809AU	Sewer pumping	09/04/2020	14.21	.00	
2950	ZIPLY FIBER	2080016021AU	Sewer pumping	09/04/2020	13.80	.00	
2950	ZIPLY FIBER	2080018109AU	Sewer pumping	09/04/2020	28.43	.00	
2950	ZIPLY FIBER	2086871655AU	Sewer pumping	09/04/2020	69.73	.00	
Total 61-435-520:					126.17	.00	
61-436-320							
103	ALSCO	LSPO2333414	Shop towels & first aid supplies	09/07/2020	53.07	.00	
103	ALSCO	LSPO2335557	Shop towels & first aid supplies	09/14/2020	53.07	.00	
2144	RATHDRUM TRADING POST HA	6358/1	Saw blade	05/22/2020	31.49	.00	
2328	SERIGHT'S ACE HARWARE 3	15555/3	Tape & dispenser	09/15/2020	22.65	.00	
2518	SUPER ONE FOODS	042477423	Bath tissue	09/04/2020	12.66	.00	
Total 61-436-320:					172.94	.00	
61-436-520							
2950	ZIPLY FIBER	2080017616AU	Sewer pumping	09/04/2020	17.70	.00	
2950	ZIPLY FIBER	2086875003AU	Tele	09/04/2020	30.82	.00	
Total 61-436-520:					48.52	.00	
61-436-730							
397	CHAMPION CONCRETE PUMPI	30820	3/4' minus crushed	09/01/2020	888.75	.00	
1200	INTERSTATE CONCRETE, INC.	581397	3/4" Minus crushed	09/01/2020	700.00	.00	
Total 61-436-730:					1,588.75	.00	
61-490-625							
430	CITY OF POST FALLS	INV04688	Sewer pumping August	09/15/2020	128,307.82	.00	
Total 61-490-625:					128,307.82	.00	
62-400-200							
891	H.D. FOWLER	I5580044	Meter adapters	09/09/2020	347.52	.00	
Total 62-400-200:					347.52	.00	
Grand Totals:					485,891.71	.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.

August CD Journal



Date	Ref No.	Payee or Description	GL No.	Account Title	Debit
8/4/2020	1	Visa Interchange Charges- Online Bill Pay	10-416-429	PROFESSIONAL SERVICES - OTHER	635.03
8/4/2020	1	Visa Interchange Charges- Online Bill Pay	60-434-420	PROFESSIONAL SERVICES	635.03
8/4/2020	1	Visa Interchange Charges- Online Bill Pay	61-434-429	PROFESSIONAL SERVICES - OTHER	635.03
8/5/2020	2	Xpress Bill Pay- Monthly Charges	10-416-429	PROFESSIONAL SERVICES - OTHER	296.30
8/5/2020	2	Xpress Bill Pay- Monthly Charges	60-434-420	PROFESSIONAL SERVICES	296.30
8/5/2020	2	Xpress Bill Pay- Monthly Charges	61-434-429	PROFESSIONAL SERVICES - OTHER	296.30
8/19/2020	3	Monthly SWT- August	10-217200	SWT PAYABLE	9,491.00
8/19/2020	4	Transfer to Water Deposit Account	60-104200	RESTRICTED - CUSTOMER DEPOSITS	35,000.00
8/26/2020	5	Monthly Veba Contribution- August	10-217650	VEBA HRA PAYABLE	9,890.00
8/26/2020	6	Caselle Monthly Charges	10-415-895	SOFTWARE/CASELLE/LASERFICHE	524.00
8/26/2020	6	Caselle Monthly Charges	60-434-850	SOFTWARE/CASELLE/LASERFICHE	524.00
8/26/2020	6	Caselle Monthly Charges	61-434-850	SOFTWARE/CASELLE/LASERFICHE	524.00
8/11/2020	15468	Rickie Ruggles- Drivers License Reimbursement	10-431-320	OPERATING & SPECIAL DEPT SUPPL	40.00
8/11/2020	15469	Masy Gomez- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	50.87
8/11/2020	15470	Alissa Thomas- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	78.00
8/11/2020	15471	Hayden Homes- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	64.55
8/11/2020	15472	Roy Hostetler- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	22.15
8/11/2020	15473	Dave Bessey- Taste of Rathdrum Refund	10-440-875	TASTE OF RATHDRUM	50.00
8/11/2020	15474	Carly Adkinson- Taste of Rathdrum Refund	10-440-875	TASTE OF RATHDRUM	30.00
8/11/2020	15475	Tyanna Thompson- Taste of Rathdrum Refund	10-440-875	TASTE OF RATHDRUM	30.00
8/11/2020	15476	Bob Brown- Taste of Rathdrum Refund	10-440-875	TASTE OF RATHDRUM	100.00
8/11/2020	15477	John Rogers- Taste of Rathdrum Refund	10-440-875	TASTE OF RATHDRUM	25.00
8/11/2020	15478	Messy Burgers- Taste of Rathdrum Refund	10-440-875	TASTE OF RATHDRUM	110.00
8/11/2020	15479	Serights Ace Hardware- Taste of Rathdrum Refund	10-440-875	TASTE OF RATHDRUM	150.00
8/11/2020	15480	Auction Depot- Taste of Rathdrum Refund	10-440-875	TASTE OF RATHDRUM	100.00
8/11/2020	15481	Bombshell Sweets- Taste of Rathdrum Refund	10-440-875	TASTE OF RATHDRUM	100.00
8/11/2020	15482	Holly O'Brien- Park & Rec.Overpayment	10-370-210	RECREATION FEES	5.00
8/11/2020	15483	Alisa Mendenhall- Main Street Market Refund	10-440-710	SPECIAL EVENTS	20.00
8/11/2020	15484	Cindy Rodriguez- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15485	Ed Reed- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15486	Whitney Lopez- Main Street Market Refund	10-440-710	SPECIAL EVENTS	20.00
8/11/2020	15487	Laurie Reynolds- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15488	Bombshell Sweets- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15489	Laura Robitaille- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15490	Carly Adkinson- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15491	Jim McNamara- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15492	Beth Dennis- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15493	Tyanna Thompson- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15494	Rhonda Chase- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15495	Lori Lacy- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15496	JoAnn Danne- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15497	JoAnn Danne- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15498	David Bessey- Main Street Market Refund	10-440-710	SPECIAL EVENTS	40.00
8/11/2020	15499	Jeni Cash- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15500	Rob Lyman- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15501	Sara Bennett- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15502	April Boer- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15503	Bob Brown- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15504	Timber Giver- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15505	Holly Bruner- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15506	Sara Mech- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15507	Jeanette Bowers- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/11/2020	15508	Sandy Noren- Main Street Market Refund	10-440-710	SPECIAL EVENTS	33.34
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-435-310	OFFICE SUPPLIES	16.99

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Date	Ref No.	Payee or Description	GL No.	Account Title	Debit
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-435-470	TRAVEL & MEETINGS	107.07
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-438-315	RESTROOM SUPPLIES	152.91
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-438-470	TRAVEL & MEETINGS	69.42
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-414-330	FUEL	64.83
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-414-470	TRAVEL & MEETINGS	58.01
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-415-310	OFFICE SUPPLIES	209.10
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-415-330	FUEL & VEHICLE MISC	24.99
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-421-797	SOFTWARE/HARDWARE MAINT AGRMT	14.99
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-421-470	TRAVEL- MEALS & LODGING	20.52
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-421-320	OPERATING & SPECIAL DEPT SUPPL	90.27
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-421-765	EQUIPMENT PURCHASE < 1,000	74.99
8/18/2020	15509	Visa- August CC Payment-E.Singer/L.Duce/T.McLean	10-421-750	AUTOMOTIVE EQUIPMENT	253.31
8/18/2020	15510	Calvary Rathdrum- Material for Masks	10-421-320	OPERATING & SPECIAL DEPT SUPPL	55.20
8/18/2020	15511	Roy Hostetler- Sold Cemetery Lot to City (50G)	20-300-500	LOT SALES	530.00
8/18/2020	15512	Roy Hostetler- Temporary Market Refund	20-300-600	MISCELLANEOUS	45.00
8/19/2020	15513	Iaho Prosecuting Attorney Assoc- 20-21 Criminal Code Inde	10-421-310	OFFICE SUPPLIES	80.50
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	10-431-755	EQUIPMENT PURCHASE < 1,000	102.40
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	10-423-320	OPERATING & SPECIAL DEPT SUPPL	328.53
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	10-431-320	OPERATING & SPECIAL DEPT SUPPL	38.43
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	10-415-310	OFFICE SUPPLIES	31.29
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	10-415-470	TRAVEL & MEETINGS	78.61
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	10-435-320	OPERATING & SPECIAL DEPT SUPPL	366.00
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	60-434-310	OFFICE SUPPLIES	31.29
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	60-434-470	TRAVEL & MEETINGS	78.61
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	61-434-310	OFFICE SUPPLIES	31.30
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	61-434-470	TRAVEL & MEETINGS	78.60
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	10-431-755	EQUIPMENT PURCHASE < 1,000	102.40
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	10-423-320	OPERATING & SPECIAL DEPT SUPPL	342.53
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	10-431-320	OPERATING & SPECIAL DEPT SUPPL	38.43
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	10-423-310	OFFICE SUPPLIES	178.38
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	10-426-480	DUES/SUBSCRIPTIONS/MEMBERSHIPS	115.00
8/19/2020	15514	VISA- July & August CC Pmt- K.Jump & M. Taylor	10-426-320	OPERATING & SPECIAL DEPT SUPPL	1,363.04
8/20/2020	15515	Cherish Hammer- Park Cleanup Refund	10-370-700	PARK USER FEES	25.00
8/20/2020	15516	Brandon Richards- Mens Softball Refund	10-370-210	RECREATION FEES	500.00
8/20/2020	15517	Ascent Mechanical- Park Cleanup Refund	10-370-700	PARK USER FEES	75.00
8/20/2020	15518	Debi Sue Sewchock- Event Cancelled	10-370-220	SPECIAL EVENTS	13.34
8/24/2020	15519	Mutual of Omaha- September Premium	10-218100	LONG TERM DISABILITY	696.71
8/24/2020	15520	Principal- September Premium	10-218500	LIFE INS. (VOL/CITY) PAYABLE	1,111.90
8/24/2020	15520	Principal- September Premium	10-218400	DENTAL PAYABLE	2,814.98
8/24/2020	15520	Principal- September Premium	10-217550	(VSP) VISION INSURANCE PAYABLE	666.23
8/24/2020	15520	AFLAC- September Premium	10-218200	AFLAC PAYABLE	1,570.56
8/25/2020	15522	Robert Horton- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	18.75
8/25/2020	15523	Charlene Christmans- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	83.00
8/25/2020	15524	Stan & Bett Steiner- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	85.60
8/25/2020	15525	Greg & Julie See- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	66.90
8/25/2020	15526	Neal & Amanda Dunton- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	5.78
8/25/2020	15527	Nathan & Brittany Schumacher- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	136.55
8/25/2020	15528	Cass Lempesis- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	53.66
8/25/2020	15529	Bradley Fanning- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	17.08
8/25/2020	15530	Jana Tritto- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	176.18
8/25/2020	15531	Kathy Estrada- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	21.87
8/25/2020	15532	Ann Marie Davis- Credit Balance Refund	01-107500	CASH CLEARING - UTILITY	98.79
8/25/2020	15533	Travelers- Notary for Leon Duce	10-415-320	OPERATING & SPECIAL DEPT SUPPL	60.00

Part

11-5-3: COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL STANDARDS:

B. Off Street Parking Standards:

1. Purpose: The purpose of this subsection is to set forth the off-street parking requirements for various buildings and uses irrespective of the districts in which they occur.

2. Required Off Street Parking: Off street parking shall be provided on the development site for all zones. Parking spaces shall be a minimum of nine feet by nineteen feet (9' x 19') each.

3. Parking Area Design: All public or private parking areas shall be designed, laid out and constructed in accordance with the provisions of this subsection.

a. Ingress/Egress: All required parking shall be served by a service drive so that no backward movement or maneuvering of a vehicle within a street, other than an alley, will be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic ingress and egress, and maximum safety of pedestrian and vehicular traffic on the site, but in no case shall two-way and one-way driveways be less than twenty feet (20') and twelve feet (12') in width respectively.

b. Snow Storage: Snow storage areas shall be provided to accommodate all parking, access, service drives and internal streets. Such areas shall be clearly delineated and shall not cover catch basins or drywells nor eliminate any required parking stalls. These areas may be co-located with stormwater retention areas which are not included in required landscaped areas.

4. Parking Spaces Required: The number of off street parking spaces required shall be no less than as set forth in the following tables or as determined by the administrator based on evaluation of parking requirements set forth in "Parking Generation, 3rd Edition, Institute Of Transportation Engineers", or "Parking Standards, Planning Advisory Report #510511, American Planning Association". The decision and requirements of the administrator may be appealed in accordance with the appeals chapter of this title.

Use	Parking Space Required
Commercial:	
Barber and beauty shops	1 for each station plus 1 for each employee
Bowling alleys	6 for each bowling lane
Establishments for the sale and consumption on the premises of food and beverages	1 for each seating capacity plus employees divided by 3; where fractional, next highest full unit
Establishments or enterprises of a recreational or entertainment nature	
Participating type, e.g., skating rinks, dance halls	

	1 for each 75 square feet of gross floor area
Spectator type, e.g., auditoriums, assembly halls, theaters, stadiums, places of public assembly	
	1 parking space for each 4 seats
Office buildings, business and professional offices	
	1 for every 300 square feet of gross floor area
Outdoor sales lots	
	1 customer space for every 2,000 square feet of display area
Pharmacies	
	1 for each 150 square feet of gross floor area
Retail establishments except as otherwise specified herein	
	1 for each 250 square feet of gross floor area
Retail stores handling bulky merchandise, household furniture, or appliance repair shops	
	1 for each 600 square feet of gross floor area
Industrial:	
Except as specifically mentioned herein	1 for each 500 square feet of gross floor area
Laboratories and research facilities	1 for each 300 square feet of gross floor area
Machinery or equipment sales	1 for each 400 square feet of gross floor area
Wholesale and storage operations	1 for each 700 square feet of gross floor area
Institutional:	
Churches, clubs, lodges	1 for every 4 fixed seats or every 8 feet of bench length or every 28 square feet where no permanent seats or benches are maintained in the main auditorium, sanctuary or place of worship
Hospitals	1.5 for each bed. Where fractional, use next highest full unit
Libraries, museums, art galleries	1 for each 250 square feet of gross floor area
Nursing homes, homes for the aged, group care homes, asylums, etc.	
	1 for each 3 beds
Schools:	
Elementary or junior high	1.5 for each teaching station, plus 4 for every square foot of seating area where there are no fixed seats in an auditorium or assembly area
High schools	1.5 for each teaching station, plus 8 for every classroom or 1 for every 28 square feet of seating area where there are no fixed seats in an auditorium or assembly area
Colleges ¹	

"Commuter" type:	1 for every full time equivalent student
"Resident" type:	1 for every 3 full time equivalent students
"Commercial or business":	1 for every 3 classroom seats
Welfare or correctional institutions	1 for each 5 beds
Residential:	
Duplexes	2 for each dwelling unit on a single lot. A garage does not qualify as a parking space for the purposes of this section
Fraternities, sororities, cooperatives and dormitories	
	1 for each 3 occupants for which sleeping facilities are provided
Hotels, motels, etc.	1.25 for each guestroom
Multiple-family unit	1.75 2 for each dwelling unit. Where fractional, next highest full unit. A garage does not qualify as a parking space for the purposes of this section
Rooming or boarding houses	1 for each guestroom

New Section

11-5-4 Supplemental Multi-Family and Institutional Standards.

- A. Additional Standards Applicable to Multi-family Development. The following standards shall be in addition to other provisions of this Title, including but not limited to the zone district standards within RCC 11-4A-4 and RCC 11-5-1, 11-5-3 and 11-5-5, and shall be addressed in the Site Plan Review process. In the event that other standards of this Title conflict with these provisions, the more strict standard shall prevail.
- B. Purpose and Intent. The following design standards were established to improve the appearance, quality and function of multi-family developments of three (3) or more dwellings. These provisions are intended to:
1. Ensure that multi-family projects are designed to be compatible with surrounding neighborhoods and land uses.
 2. Encourage multi-family projects that residents can take pride in and have a sense of ownership in their neighborhood.
 3. Enhance the interface of multi-family development in relation to surrounding uses with attention to building placement, massing and orientation, landscaping treatment and open space areas.
 4. Ensure that multi-family projects incorporate amenities that enrich the lives of residents, address privacy, solar access, lighting and aesthetics.
- C. Building Placement and Orientation. Building placement and orientation shall take into consideration the residential use from a physical and functional perspective, relationship and compatibility with surrounding uses, and the visual impact and experience for residents, visitors, neighbors and passersby.
1. The zone district standards within RCC 11-4A-4 establish required setbacks from public streets and property lines (minimum yard areas). Subsection 11-5-3 A 2 b of this Title provides for additional side and rear yard requirements for adjacent residential uses.
 2. Multi-family projects with two or more buildings on the same lot shall be designed with variation between building setbacks and/or placement to avoid the creation of monotonous streetscapes. Additionally, site plans shall be designed with variation in both the patterns and the siting of structures so the appearance of the streetscape is not repetitive.
 3. Buildings shall be separated a minimum of six feet from all private streets, open air parking areas, sidewalks and pathways, except at building entrances.
 4. Off-street parking lots, private streets and driveways which run parallel to a public street, and open-air parking stalls shall not be placed between buildings and public streets. Garages and carports may be placed in this area, provided that such meet the required setbacks and do not occupy greater than fifty

percent (50%) of the lot width as measured at the property line adjacent to that street or building façade, whichever is greater.

Commented [CS1]: This is in consideration of 3 and 4 plex projects

5. Multi-family projects with buildings oriented toward interior private streets shall provide a “front” façade facing public streets as found in section D herein.

D. Building Design and Architecture

1. To avoid a monotonous or overpowering institutional appearance where three (3) or more units are located within a single structure, the building shall be designed with structural and spatial variety along façades and staggered roof planes. At minimum:
 - i. Building Articulation. For every eighty feet (80') of building length, there shall be a vertical plane-break along the facade comprised of an offset of at least five feet (5') in depth by twenty five feet (25') in length. The offset shall extend from grade to the highest story.
 - ii. Roof Articulation. Horizontal eaves longer than forty feet (40') shall be broken up by gables, dormers, building projections, or other articulation.
 - iii. Height Articulation: For multi-story buildings, a minimum of twenty five percent (25%) of the primary façade shall have upper stories, or sections thereof, which step back from the ground floor footprint by a minimum of four feet (4'). Those areas may include balconies and roof gardens.
 - iv. Upper stories shall not project beyond the ground floor footprint, except for bays no wider than twenty percent (20%) of the primary facade. Balconies shall be excluded from this calculation.
2. All sides of a building shall include a minimum of one architectural detail, including railings, trellises, trim, cornices, multi-lite windows, bay windows or similar architectural elements as approved by the Planning and Zoning Administrator or designated representative.
3. Buildings shall employ more than a single color and material application. Traditional building materials such as vertical or horizontal wood or vinyl siding, shingles, stone and/or stucco shall be utilized. Aluminum or metal siding shall not exceed fifty percent (50%) of any façade. Changes in materials and color shall correspond to variations in building mass or shall be separated by a building element.
4. New buildings abutting or adjacent to the lot line of a low or medium density residential zone district shall not exceed one story in height above grade for any portion thereof located less than forty feet (40') from the property line as may be requested and authorized by section 11-5-3 A 2 b of this Title.

Commented [CS2]: 80' in consideration of building materials in 8 or 10 foot lengths

5. Buildings located within one hundred feet (100') of a property line abutting a public street shall have a façade facing the street that appears to be a front façade, including an entrance, or the appearance of an entrance, oriented toward the street with pedestrian connection to sidewalks or pathways. Where a side façade at the end of a building is oriented to a public street, massing and level of detailing of the side façade shall be consistent with the front façade.
6. Building entrances shall be emphasized through projecting or recessing forms, detail, color, or materials.
7. Architectural treatments which wrap around the side of the building (e.g., wrap-around porch) are encouraged.
8. Ground floor residential entries, including primary and secondary entries, shall be sheltered from rain and wind. Sheltering may be accomplished by recessing the entry a minimum of four feet, or the construction of a roof or overhead architectural element. Main building eaves shall not be considered a compliant sheltering element.
9. Stairways shall be incorporated inside the building where possible to minimize visual impact. External stairways, when necessary, shall be recessed into the building, sided using the same siding materials as the building itself, or otherwise incorporated into the building architecture. Stairways that are simply hung from the building's exterior are not permitted.
10. The total area of windows and doors on the public street facing facade, including trim, shall not be less than twenty percent (20%) of the total area of the facade, excluding gables. The first floor facade shall include windows to provide visual interest and visual connection to the street.
11. Each dwelling unit shall be provided with a storage area / space the floor area of which equals not less than **three percent (3%)** of the gross floor area of the dwelling, up to a maximum required size of thirty (30) square feet of floor area. Storage height shall be typical one story. The storage space provided shall be separate from and in addition to typical closets interior to the dwelling unit and shall not be encumbered by mechanical equipment, water heaters or other features appurtenant to the dwelling unit. Storage areas shall be conveniently located for the use of tenants.

Commented [CS3]: For a minimum 600 SF dwelling, this would provide 18 SF of storage (ex. 4.5' by 4'), suggest a maximum of 30 SF (ex. 5 x 6)

E. Open Space and Amenities

1. A minimum of twenty five percent (25%) of the site's net area shall be designated as common open space. Common open space excludes landscaped areas required by section 11-5-3 A of this Title, driveways, streets and parking areas. The net site area is calculated exclusive of all building footprints, drive aisles and private streets, parking areas, and required

landscape areas. Common open space associated with ownership units (ex. townhouses) may include private yard areas.

2. Common open space shall be incorporated into the site plan as a primary design feature and not just remnant pieces of land used as open space. The open space should be centrally located and positioned within the view shed of the nearest units such that the residents can watch over the area.
3. In conjunction with the open space requirements, all multi-family projects with five (5) or more dwellings shall provide one (1) or more amenities for the residents as listed below. A minimum of one (1) additional amenity shall be provided for projects with more than twenty five (25) dwellings, and a minimum of one (1) additional amenity for every additional twenty (20) dwellings or fraction thereof thereafter. Amenities shall be centrally located for a majority of residents. Amenities may be located within and counted toward common open space requirements.

The number, type, and size of amenities should be proportional to the anticipated number and representative of the anticipated needs of residents. For example, a senior housing complex may not benefit from development of a tot lot and an apartment project located in close proximity to a community park may not benefit from the duplication of park amenities.

- i. Tot lot / play structure;
 - ii. Community garden;
 - iii. Picnic table(s) and BBQ (preferably with shade structures);
 - iv. Swimming pool;
 - v. Indoor recreation or fitness facility;
 - vi. Sports court(s) (ex., tennis, basketball, volleyball, pickleball);
 - vii. Natural open space area with trails and benches / viewing areas;
 - viii. Dog park;
 - ix. And/or other active or passive recreation area that meets the intent of this guideline as determined by the Planning and Zoning Administrator.
4. Common facilities such as laundries, mailboxes, and management office should be centrally and conveniently located for accessibility and proximity to the majority of the residents.
 5. Private Open Space. Usable private outdoor space such as patios, balconies, porches, roof gardens, or small yards shall be provided in all newly constructed multi-family developments with five (5) or more units. Triplexes and fourplexes

may utilize a shared yard area. Private open space shall comply with the following standards:

- i. Dwelling units located at the ground floor level (or below finished grade, or within five feet above finished grade), shall have a minimum of ninety six (96) square feet (ex. 6' x 16') of private open space, with no dimension less than six feet (6');
- ii. All upper floor dwelling units shall have balconies or porches measuring at least thirty six (36) square feet with no dimension less than four feet (4') (ex. 4' x 9');
- iii. All private open space shall have direct access from the dwelling unit by way of a door;
- iv. Any excess private open space (above what is required) may be counted toward fulfilling up to ten percent (10%) of the common open space requirement;
- v. Building masses and screening such as low hedges, fences, walls, arbors or trellises shall be used to help delineate private outdoor spaces. The screening element must be a minimum of three feet (3') in height.

F. Parking, Access and Circulation: Multi-family developments should be designed to be easy to navigate through in a logical, common sense manner so that a resident or visitor can easily enter the site, park their car, and find a particular unit.

1. Off-street vehicle parking spaces shall be provided as specified in section 11-5-3 B and other provisions of this Title. On-street parking along private streets contained within the development can be applied to the off-street parking requirements provided it meets the other criteria herein;
 - a. Parking on the streets contained within the site shall not include head-in or angle parking. Parking shall be accommodated in the form of parallel parking;
2. Additional guest parking shall be provided at a ratio of one guest parking space per two (2) dwelling units or fraction thereof. Guest parking shall be located throughout the development and shall be clearly marked.
3. Parking lot landscaping shall be provided as specified in 11-5-3 A 3 of this Title.
4. Projects shall be designed with an internal pedestrian/bicycle system providing access to individual units, common areas and off-site connectors as appropriate. The goal of offsite pedestrian/bicycle connections is to provide convenient access to schools, parks, and other community amenities that are located directly adjacent or in the immediate vicinity of the multi-family site. In

addition, designated pedestrian access into multi-family development shall not be limited to vehicle access points only.

5. Where pathways cross a parking area, driveway, or street (“crosswalk”), they shall be clearly marked with contrasting paving materials, brick/masonry pavers, humps/raised crossings, or painted striping and shall conform to federal Americans with Disabilities Act (ADA) requirements.
6. Bicycle parking shall be provided for each building with five (5) or more dwelling units and shall be located in close proximity to the building entry for convenience of residents. At a minimum bicycle parking shall be provided at a ratio of one (1) per dwelling unit.
7. Large surface parking areas for resident and visitor parking should be designed with a series of smaller parking areas. These multiple smaller parking lots are preferred and will minimize the expansive appearance of parking areas.
8. Parking areas shall be located such that the walk from the designated parking to the dwelling units is short and direct. Ideally, residents will have visibility to their parking stalls. All resident and visitor parking spaces shall be clearly identified.
9. Parking lots shall be connected to all building entrances by means of internal pedestrian walkways.
10. To provide for traffic safety and to minimize the impacts on the public circulation system private streets to service the development should connect to local or collector streets rather than directly onto arterial streets. Private driveways shall not be allowed from an arterial street.
11. The use of special paving is encouraged to enhance project design. However, special paving should be used as an accent where it serves some purpose. Preferred locations for special paving include: project entryways, pedestrian crosswalks, pedestrian walkways and common open areas.
12. Parking areas have the potential to be a source of noise and light that may affect adjacent residential areas as well as dwelling units. In an effort to reduce this potential impact, the following improvements are required:
 - i. Landscape areas between dwelling units and parking areas on-site shall be improved with berming and/or landscape to achieve a minimum thirty six inch (36”) screen.
 - ii. Parking areas, access aisles and private streets for multi-family projects which are abutting or adjacent to the lot line of a low or medium density residential zone district located less than forty feet (40’) from the property line as may be requested and authorized by section 11-5-3 A 2 b of this Title shall be screened by a minimum six foot (6’) tall solid wall

or fence or shall be appropriately improved with berming and/or landscaping which achieves the same height and objective.

G. Landscaping: Landscaping shall be designed as an integral part of the overall site plan with the purpose of enhancing building design, public views and spaces, and providing buffers, transitions and screening in compliance with section 11-5-3 A of this Title. Additional requirements include:

1. General Landscape Standards:

i. "Landscape," "landscaping" or "landscaped area" shall mean that area of land covered with at least seventy-five percent (75%) living vegetative material such as lawn grass, ground cover, trees, shrubs, vegetables and flowers, and which may incorporate up to twenty-five percent (25%) ornamental landscaping materials.

a. Ornamental landscaping materials which may be utilized include round or irregular rock which allows for water infiltration, boulders, landscape bark (note that the City recommends landscape bark should not be located within five feet (5') of structures to reduce fire hazard) and mulch, including rubber mulch. Rock or unwashed/unscreened gravel with "fines" (finely crushed or powdered material) and artificial turf shall not be utilized.

b. Installation of landscaping shall include preventive measures intended to reduce the necessary maintenance activities, particularly the incidence of weed growth.

c. Xeriscape landscaping may be utilized to reduce the required vegetated area to fifty percent (50%) upon City approval of a detailed landscape plan which demonstrates compliance with the "City of Rathdrum Xeriscape Guide" as adopted by the city council and subject to the other provisions of this Chapter.

ii. A permanent, underground and automatic irrigation system including an approved backflow prevention device shall be installed and permanently maintained in all required landscaped areas for new development.

iii. All plant spacings should allow for the growth characteristics of the trees vegetation without adversely affecting the integrity and maintenance of structures, walks or drives.

iv. A licensed landscape architect shall provide the landscape design of all large-scale projects (those which require thirty (30) or more parking stalls).

2. Project Entry Landscape. The use of landscaping and accent paving can help define and beautify a project entrance as viewed from the street. Entries to

Commented [CS4]: May all go into 11-5-3 consistent with residential

multi-family projects with five (5) or more units from public streets shall be designed as special statements reflective of the character of the development. Special accents such as scaled monument signage, ornamental features, textured paving, flowering accents, shrubs, and / or the use of specimen trees shall be used to generate visual interest at these entry points.

3. All areas not covered by drive aisles, parking or necessary hardscape shall be appropriately landscaped.
4. Building elevations shall have landscaping consisting of a combination of shrubs and trees adjacent to all foundations to soften the building and provide visual screening.
5. The City encourages the use of landscape enhancements such as trellises, arbors, cascading landscaping, vines and perimeter garden walls as well as landscape features such as fountains and public art.

H. Accessory Structures, Utilities, Mechanical and Fencing

1. Accessory structures shall be architecturally consistent with the design of the other buildings on the site, including building materials, paint color(s), and other elements.
2. Trash enclosures shall be required for projects with five (5) or more dwellings and shall be provided in compliance with section 11-5-3 of this Title. They should be conveniently located for access by all tenants, collections and maintenance and shall be enclosed with durable materials that are architecturally compatible with the design of the buildings. Sight obscuring fencing / walls shall be utilized. Where trash enclosures are located adjacent to landscape planters, landscaping shall be incorporated around the trash enclosures to provide more effective screening.
3. Chain-link fencing is prohibited except in circumstances where fencing is provided for recreational courts (basketball, etc.).
4. Utilities shall be located underground. Where above ground utility equipment is required, such as transformers, electric and gas meters, electrical panels and junction boxes, such shall be screened by walls and/or landscaping. The location of utilities and services shall be co-located where feasible and shall not be located on the street side of a building.
5. Building mechanicals shall be incorporated into the design of the building and shall be completely screened from view. Building mechanicals shall not be located on the street side of a building.
6. The City discourages solid perimeter fencing along public street frontages for multi-family structures located within one hundred feet (100') of the property line facing the street except where noise attenuation is required along a

Commented [CS5]: Should go in 11-5-3 for all uses at least for garbage enclosures

highway. Where perimeter fencing is proposed, for purposes other than noise attenuation, along the public street frontage, open view fencing shall be used (such as decorative wrought iron). Pedestrian ingress/egress to the site at convenient locations shall be provided.

Commented [CS6]: This means for buildings with a "front" façade on the street.

I. Lighting of Parking Areas, Drive Aisles, and Pedestrian Walkways

Site lighting for multi-family projects shall include lighting of project entries, drive aisles and parking areas, pedestrian walkways, and common areas designated for regular nighttime use. This lighting is important for safety reasons and for the architectural enhancement of the development. Lighting shall be compliant with section 11-5-3 E of this title with the following additional requirements:

1. Pedestrian-scaled lighting, less than fourteen feet (14') in height, shall be used to illuminate areas used for parking and pedestrian circulation. The City encourages use of low-level bollard lighting for illumination of pedestrian walkways.
2. In order to minimize light trespass on residential properties directly abutting a multi-family site, illumination measured at the nearest residential property line shall not exceed the moon's potential ambient illumination of one-tenth (0.1) foot-candle.
3. Outdoor light fixtures used to illuminate architectural and landscape features shall use a narrow cone of light for the purpose of confining the light to the object of interest and minimize light trespass and glare. Downward oriented lighting, except where illuminating flags or highlighting building facades shall be utilized wherever possible.
4. Permit materials shall include details for pole types and heights, base specifications and heights and luminaries, including any shielding or other details. A lighting analysis / photometric evaluation shall be provided to the City which demonstrates compliance with Code.

Part

11-5-54: SITE PLAN REVIEW:

A. Purpose: Site plan review ensures that new development, redevelopment of existing ~~commercial~~ sites and changes in ~~commercial~~ use of a site follow the goals and policies of the comprehensive plan and meet applicable provisions of the municipal code. The purpose of this section is to establish the applicability, requirements, procedures, and standards of approval for site plan review, to ensure that all new building projects and site expansions are in compliance with zoning requirements and other city code standards and/or policy, as well as state and federal laws and regulations, as may be applicable.

B. Applicability: Site plan review and approval is required for the development of any commercial, industrial, ~~institutional or~~ public ~~structure~~, governmental or multi-family residential ~~structure project greater than four (4) of three (3) dwelling units or more~~ located on one or more parcels of land under any of the following conditions:

Commented [CS7]: For consistency with new section

1. New ~~commercial or industrial~~ construction / development, redevelopment of a ~~commercial site~~ or expansion of the total floor area of existing ~~commercial or industrial structures or sites~~;

Commented [CS8]: Removed to clarify it is applicable to any of the named project types above – SITE specific

2. ~~New use. Change~~ in use or expansion of an existing ~~commercial site use~~;

Commented [CS9]: clarify it is applicable to any of the named project types above – USE specific

~~3. New institutional construction or expansion of the total floor area of existing institutional structures including, but not limited to, schools, governmental buildings, nursing homes, hospitals, churches, community assembly halls, and other similar facilities;~~

Commented [CS10]: Repeat

~~4. New construction of apartment buildings, townhouses, condominiums, or other multi-family structures of more than four (4) dwelling units or expansion of a multi-family structure (5 units or greater) in which additional unit(s) are to be attained;~~

Commented [CS11]: Repeat. Removed to clarify it is applicable to any of the named projects above

~~5. Tenant improvements to existing commercial or industrial uses that result in a change of use or expansion of the structure. Change of use is defined by the international building code (IBC).~~

Commented [CS12]: Repeat

The administrator may waive or amend site plan review requirements if it is shown that the site is already improved to current site design standards or the proposed use, expansion or change in use does not warrant a full site plan review.



City of Rathdrum City Council

Staff Report – Comprehensive Plan, Future Land Use Map Amendment

To: Rathdrum City Council
From: City of Rathdrum Planning and Zoning Administrator
Date of Report: September 17, 2020
Subject: Amendment to the City Comprehensive Plan, Future Land Use Map
Date of Meeting: September 23, 2020

PROJECT INFORMATION

Request: City planning staff is requesting an update to the “Future Land Use Map” component of the City’s Comprehensive Plan to address a deficiency within the map and a related annexation and zoning request.

The Future Land Use Map is a guide for future decision making processes, outlining a desired general pattern of development, preservation and land use reflecting the community’s vision statement and goals as presented in the Plan by assigning a land use designation to lands located within Rathdrum city limits and it’s Area of City Impact (ACI). It is used in conjunction with the Plan’s goals and policies in guiding future development.

The future land use map is not a zoning map, but is a decision-making tool referred to, reviewed and referenced whenever:

1. Land use proposals are reviewed
2. The zoning map is updated or revised, or
3. Requested zone changes are considered, or
4. When other land use issues are addressed.

The boundaries of the various land use designations as set forth on the map are not definitive boundaries but reflect a generalized pattern for future growth and development with the City’s incorporated area and adjacent area of city impact (ACI). Designed areas can range some three hundred (300) feet from the mapped boundaries for the various land use designations.

It has been identified that lands within the shared tier ACI (identified as overlapping ACIs between the cities of Post Falls and Hayden, Post Falls and Rathdrum, and Rathdrum and Hayden) were not included within previous Comprehensive Plan Future Land Use Mapping. This appears to have been an oversight as these areas have been identified since at least 2004 as found within Kootenai County Ordinance No. 339, County Coordinated Area of City Impact Agreement.

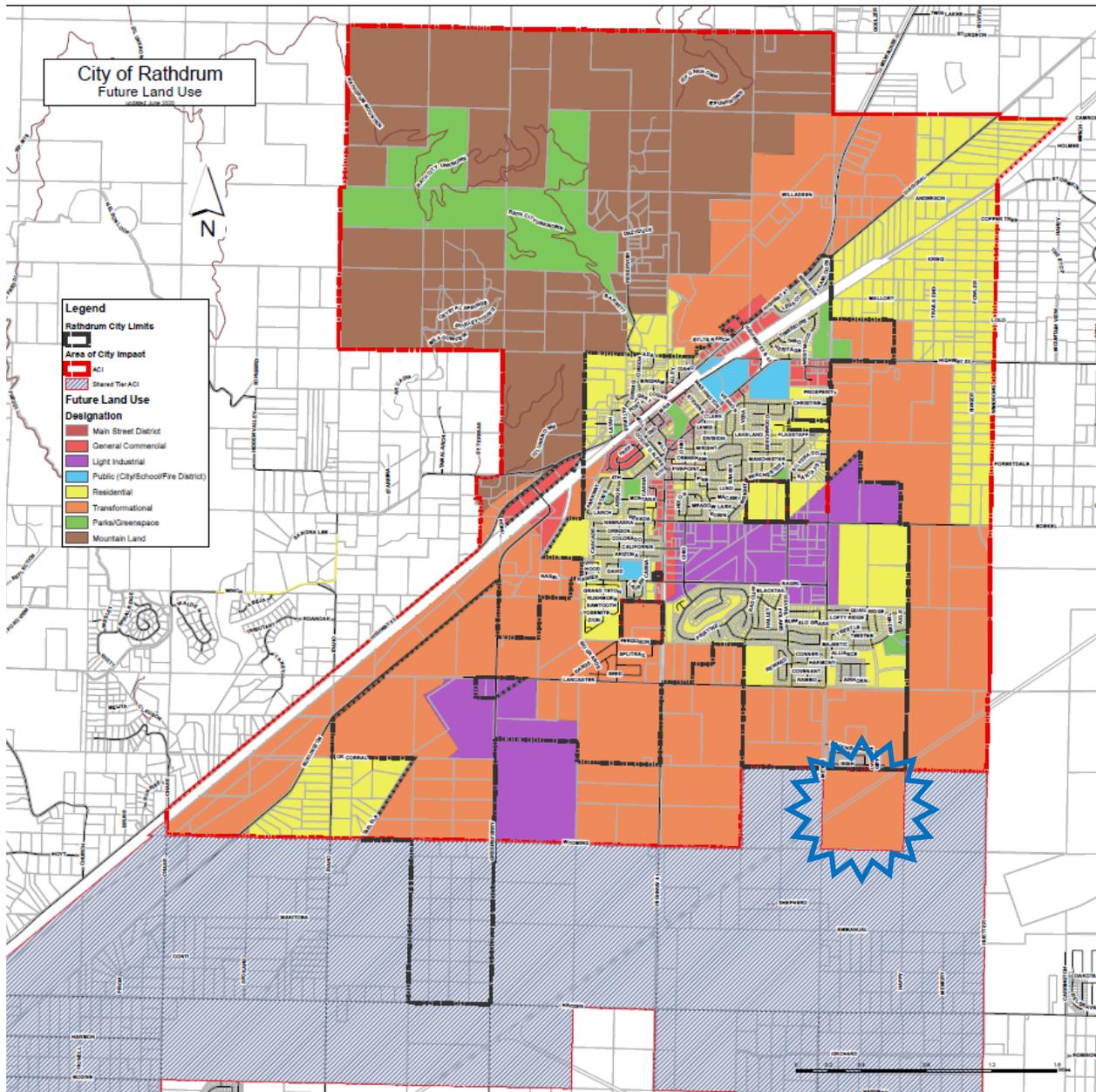
The purpose of this amendment is to provide property which is directly adjacent to Rathdrum City limits, near the southeast corner of the City within the shared tier ACI as shown on the proposal map (below) with a land use designation of “Transformational” to address consistency with the Comprehensive Plan for a request for annexation and zoning.

The proposed annexation and zoning request will provide for residential, commercial and parks / open space property if approved as discussed in Proposed Land Use and Zoning below.

Location of Project: The area for which the map amendment is requested is generally located south of the Brookshire development, approximately .5 miles south of the intersection of N Meyer Road and Lancaster Road, north of W Wyoming Avenue, on both the west and east sides of Meyer Road.

Legal / Parcel Data: The legal description of the area is described as a parcel of land being the East half of the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as found within the Legal Description found within the application materials for this proposal.

The Kootenai County Assessors Tax Parcel Numbers are 51N04W-07-9100 and 51N04W-08-6000.



Current Property Use and Zoning: The property is currently zoned Agriculture by Kootenai County and is partially utilized as farmland.

Proposed Land Use and Zoning: The proposed land use is “Transformational.” This land use designation covers that area generally composed of larger, undeveloped parcels currently under agricultural use, vacant or having minimal activity. The area designated Transformational is projected to be generally residential in nature with all residential activities, from single family to multifamily, directly permitted. Commercial, Light Industrial, and other uses supporting local residential activity and the general community are allowed and permitted through the conditional use permit or zoning process, as appropriate, without requiring amendment of the Future Land Use Map.

This designation is consistent with other properties located in this vicinity and within a majority of property identified within the City’s exclusive ACI.

The proposed zoning for this area as found within the Annexation and Zoning request which is being processed concurrently with this map amendment is 165.946 acres of Residential R-1 (single family, low density), 43.498 acres of Residential R-3 (Multifamily, high-density), 12.307 acres of Commercial C-1 (General Commercial) and 6-acres of O (Parks / Open Space) zoning to be dedicated to the public.

Adjacent Land Uses and Zoning:

North	R-2S, I and R-3	Brookshire Subdivision and Undeveloped land inside Rathdrum city limits
East	Agriculture	Undeveloped – Kootenai County, Shared Tier ACI
South	Agriculture	Undeveloped – Kootenai County, Shared Tier ACI
West	Agriculture	Undeveloped – Kootenai County, Shared Tier ACI

A portion of the land identified has been assigned a land use designation of “Agricultural” by the City of Hayden, with adjacent lands within the Shared Tier ACI identified by the City of Hayden as Mixed Residential, Mixed Use, and Light Industrial.

PROJECT REVIEW

Rathdrum City Code Analysis: Several titles of the Rathdrum City Code (RCC) provide regulations for the proposal. Those portions of the RCC that pertain to the proposal are described in Exhibit A, attached hereto. Included for each requirement is an analysis of the proposal’s conformance with that requirement.

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

Public Hearing / Public Comments: The Planning and Zoning Commission held a public hearing for this proposal on August 18, 2020 (see process information §11-11-4-A-1 below). Minutes from the hearing are attached within Exhibit H. No additional comments have been received from the public following the Planning and Zoning Hearing and prior to the date of this report.

RECOMMENDATION

The City of Rathdrum Planning and Zoning Commission recommends **APPROVAL** of the Future Land Use Map amendment finding that the proposal is consistent with the Rathdrum Comprehensive Plan and Rathdrum City Code and is in the best interest of the City.

Resolution attached hereto in Exhibit C

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

Attachments:

Shared Tier ACI area and City limits

Exhibit A – Rathdrum City Code Analysis

Exhibit B – Rathdrum Comprehensive Plan Analysis

Exhibit C – Resolution of the City Council

Zoning Code Analysis: Rathdrum City Code (RCC) provides regulations for the process for which changes to the Comprehensive Plan may be made. Those portions of the RCC that pertain to the proposal and an analysis of the proposal’s conformance with that requirement are as follows:

Code	Consistent	Discussion
Rathdrum City Code (RCC) Title 2, Boards and Commissions, Chapter 1, Planning and Zoning Commission		
<p>RCC 2-1-5 Powers and Duties: The Commission shall have the power and it shall be its duty to act as an advisory agency and hear, review and recommend to the city council A. Comprehensive Plan and G. Land Use Planning as found within Idaho Code 67-65. The legislative authority (governing board) of the City is vested in the City Council as identified in RCC 1-6-2.</p> <p>According to Idaho State Statute 67-6509: RECOMMENDATION AND ADOPTION, AMENDMENT, AND REPEAL OF THE PLAN. (a) The planning or planning and zoning commission, prior to recommending the plan, amendment, or repeal of the plan to the governing board, shall conduct at least one (1) public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan to be discussed shall be published in the official newspaper or paper of general circulation within the jurisdiction.</p> <p>The commission shall also make available a notice to other papers, radio and television stations serving the jurisdiction for use as a public service announcement.</p> <p>Notice of intent to adopt, repeal or amend the plan shall be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing scheduled by the commission.</p> <p>Following the commission hearing, if the commission recommends a material change to the proposed amendment to the plan which was considered at the hearing, it shall give notice of its proposed recommendation and conduct another public hearing concerning the matter if the governing board will not conduct a subsequent public hearing concerning the proposed amendment. If the governing board will conduct a subsequent public hearing, notice of the planning and zoning commission recommendation shall be included in the notice of public hearing provided</p>	<p>Yes and To Be Determined</p>	<p>This is an (limited) amendment to the comprehensive plan, subject to public hearing before the Planning and Zoning Commission. Notice of the hearing was published in the Coeur d’Alene record on August 3, 2020 (15 days prior to the hearing scheduled for August 18, 2020) and included notice of the time and place and a summary of the amendment. Such notice was also posted at Rathdrum City Hall and on the City’s web site on July 30, 2020. The notice was made available to other papers, radio and television stations for use as a public service announcement.</p> <p>Notice of intent to amend the Future Land Use Map (Plan) was emailed to the following agencies on August 3, 2020: Idaho Department of Water Resources, United States Postal Service Rathdrum Postmaster, Bonneville Power Administration, Charter Communications, Centurytel, Kootenai County Community Development Department, City of Rathdrum Parks Department, Burlington Northern Santa Fe Railroad, Avista, Kootenai Electric Cooperative, Kootenai County Emergency Medical Service, City of Rathdrum Public Works, Kootenai Metropolitan Planning Organization, Idaho Department of Environmental Quality, Lakes Highway District, Panhandle Health District, Post Falls Highway District, Rathdrum Police Chief Tomi McLean, Frontier Communications Idaho Department of Transportation, STEM Charter Academy, Transcanada, Lakeland School District #272, Northern Lakes Fire Protection District, Coeur d’ Alene Regional Airport Manager S. Kjergaard, City of Rathdrum City Administrator, City of Rathdrum Mayor, City of Rathdrum City Clerk, City of Hayden Community Development Department, City of Post Falls Planning Department, and City of Coeur d’Alene Community Development Department.</p> <p>Following the Commission hearing, the</p>

<p>by the governing board. A record of the hearings, findings made, and actions taken by the commission shall be maintained by the city or county.</p> <p>(b) The governing board, as provided by local ordinance, prior to adoption, amendment, or repeal of the plan, may conduct at least one (1) public hearing, in addition to the public hearing(s) conducted by the commission, using the same notice and hearing procedures as the commission. The governing board shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendments, or repeal until recommendations have been received from the commission. Following consideration by the governing board, if the governing board makes a material change in the recommendation or alternative options contained in the recommendation by the commission concerning adoption, amendment or repeal of a plan, further notice and hearing shall be provided before the governing board adopts, amends or repeals the plan.</p> <p>(c) No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk.</p> <p>(d) Any person may petition the commission or, in absence of a commission, the governing board, for a plan amendment at any time, unless the governing board has established by resolution a minimum interval between consideration of requests to amend, which interval shall not exceed six (6) months. The commission may recommend amendments to the comprehensive plan and to other ordinances authorized by this chapter to the governing board at any time.</p>		<p>Rathdrum City Council will conduct a subsequent hearing. Any amendments or material changes recommended by the Planning and Zoning Commission will be provided within the proposal and Notice of Hearing to the Council. A record of the hearings, findings made, and actions taken by the commission shall be maintained by the city.</p> <p>The City Council will hold a public hearing on September 23, 2020 following recommendations received from the Commission. The amendment will be adopted by resolution and kept on file with the City Clerk, as required and appropriate.</p> <p>This petition has been brought by the City Planning and Zoning Administrator.</p>
Rathdrum City Code (RCC) Title 11, Zoning		
<p>RCC 11-1-4, Title, Interpretation and Enactment, Text and Official Map: This title shall consist of the text thereof and that certain map or maps identified by the approving signature of the city council and marked and designated as the city of Rathdrum zoning map and the city of Rathdrum future land use map, which maps are placed on file with the city clerk. These maps have been examined</p>	<p>To Be Determined</p>	<p>The map shall be amended and updated pursuant to the determination of the City Council.</p>

<p>and duly considered in detail by the city council and adopted as part of this title. This title and each and all of its terms and mapped details is to be read and interpreted in the light of the contents of said maps and their relationship to the comprehensive plan. If any conflict between the maps and the text of this title is deemed to arise, the text of this title shall prevail.</p>		
<p>11-4-2: District Boundaries: The boundaries of the various districts shown on the city of Rathdrum zoning map and the city of Rathdrum future land use map are, unless otherwise indicated, streets, alleys, lot lines, or other lines of demarcation as shown on the maps. The designations shown on the maps shall be applied by the planning and zoning commission by map scale or other method so as to carry out the intent and purpose for that district.</p>	<p>To Be Determined</p>	<p>The Planning and Zoning Commission and Council shall determine to zoning for application to the appropriate maps.</p>
<p>RCC 11-11-4, Action by Commission and City Council, §A, Commission:</p>	<p>Yes and To Be Determined</p>	
<ul style="list-style-type: none"> • §11-11-4-A-1: Public Hearing: No more than sixty (60) days following the filing of an application, or upon motion by the Commission or the City Council, the Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of time, place and a summary of the request shall be published in the official newspaper of the City. Additional notice by regular mail shall be provided to property owners within three hundred feet (300') of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed annexation and zoning as determined by the Administrator. When notice is required for two hundred (200) or more property owners, in lieu of the mail notification, three (3) notices in the official newspaper of the City is sufficient; provided that, the third notice appears at least ten (10) days prior to the public hearing. Following the Commission's hearing, if the Commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the Commission forwards its recommendation to the City Council. 	<p>Yes</p>	<p>A Public Hearing before the Planning and Zoning Commission was held on August 18, 2020, within 60 days of receipt of the application. Notice of the hearing, including time, place and a summary of the request was published in the Coeur d'Alene Press on August 3, 2020.</p> <p>In addition, a Public Notice was posted on the property on August 3, 3030. Notice was also posted on the City's web site and notice board outside of City Hall on July 30, 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>Notice of the proposed annexation was also forwarded to other agencies with jurisdiction on August 3, 2020, as well as prior to the application submission.</p> <p>Furthermore, prior to the date of the public hearing, the City issued a written staff report dated August 13, 2020, integrating any 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 Planning</p>

		<p>Commission prior to the hearing. A Public Hearing before the City Council has been scheduled for September 23, 2020, within 60 days following the Commission Hearing, Notice of the hearing, including time, place and a summary of the request was published in the Coeur d’Alene Press on September 7, 2020. In addition, a Public Notice was posted on the City’s web site and notice board outside of City Hall on September 2, 2020. Furthermore, prior to the date of the public hearing, the City issued a written staff report dated September 17, 2020.</p>
<ul style="list-style-type: none"> • §11-11-4-A-2: Recommendation: Within sixty (60) days from the close of the public hearing, the Commission shall transmit its recommendation to the City Council. The Commission may recommend that the annexation and zoning request be granted as requested, it may recommend a modification of the request, or it may recommend that the request be denied. The Commission shall ensure that any recommendations are in accordance with the Comprehensive Plan and established goals and policies and shall specify: <ul style="list-style-type: none"> a. The ordinance and standards used in evaluating the application; b. The reasons for approval or denial; c. The actions, if any, that the applicant could take to obtain annexation and zoning. 	<p>Yes</p>	<p>This staff report incorporates the recommendation of the Planning and Zoning Commission and includes the ordinance and standards used in evaluating the application and reasons for recommendation of approval.</p>
<p>RCC 11-11-4, Action by Commission and City Council, §B, City Council:</p>	<p>Yes and To Be Determined</p>	
<ul style="list-style-type: none"> • §11-11-4-B-1: Public Hearing: The City Council, prior to adopting, revising, or rejecting the recommendation by the Commission, shall conduct at least one public hearing using the same notice and hearing procedures as the Commission. Following the City Council hearing, if the City Council makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the City Council adopts the amendment. 	<p>To Be Determined</p>	<p>A Public Hearing is scheduled to be held before the Rathdrum City Council on September 23, 2020. The City Council may require further hearing if material changes from the proposal are made.</p>
<ul style="list-style-type: none"> • §11-11-4-B-2: Findings And Conclusions: Upon revising or rejecting the recommendation by the Commission, City Council shall establish its own findings and conclusions and shall specify: 	<p>To Be Determined</p>	

<p>a. The ordinance and standards used in evaluating the application;</p> <p>b. The reasons for approval or denial;</p> <p>c. The actions, if any, that the applicant could take to obtain annexation and zoning</p>		
<p>RCC 11-11-5, Criteria for Granting Requested Zoning: Criteria for granting requested zoning shall be the same as those listed in Chapter 4 of Title 11.</p>	Yes and To Be Determined	
<p>RCC 11-4A-2, R-1 Residential District: The purpose of the R-1 district is to provide for large lot residential environments at housing densities consistent with the physical characteristics of the area, and as recommended in the adopted Rathdrum Comprehensive Plan. Low density residential areas should be located as follows:</p>	Yes	The proposal provides opportunity for single-family neighborhood development.
<ul style="list-style-type: none"> • §11-4A-2-B-1: <i>In areas where the physical limitations of soil, topography or other natural factors limit development to a low density.</i> 	NA	Factors limiting density in this case is the choice of the developer.
<ul style="list-style-type: none"> • §11-4A-2-B-2: <i>In areas where permanent low-density living is appropriate.</i> 	To Be Determined	The Council shall determine “appropriate”.
<ul style="list-style-type: none"> • §11-4A-2-B-3: <i>In areas where municipal water facilities and sewage disposal facilities are provided.</i> 	Yes	City water and sewer utilities can be extended to the property. The area is identified in City water and sewer master planning.
<p>RCC 11-4A-2, R-1 Residential District: The purpose of the R-1 district is to provide for large lot residential environments at housing densities consistent with the physical characteristics of the area, and as recommended in the adopted Rathdrum Comprehensive Plan. Low density residential areas should be located as follows:</p>	Yes	The proposal provides opportunity for single-family neighborhood development.
<ul style="list-style-type: none"> • §11-4A-2-B-1: <i>In areas where the physical limitations of soil, topography or other natural factors limit development to a low density.</i> 	NA	Factors limiting density in this case is the choice of the developer.
<ul style="list-style-type: none"> • §11-4A-2-B-2: <i>In areas where permanent low-density living is appropriate.</i> 	To Be Determined	The Council shall determine “appropriate”.
<ul style="list-style-type: none"> • §11-4A-2-B-3: <i>In areas where municipal water facilities and sewage disposal facilities are provided.</i> 	Yes	City water and sewer utilities can be extended to the property. The area is identified in City water and sewer master planning.
<ul style="list-style-type: none"> • RCC 11-4A-4, R-3 Residential District: The purpose of the R-3 district is to provide for residential environments at a higher density than R-1 and R-2 districts. High density residential areas should be located as follows: 	Yes and To Be Determined	

<p>§11-4A-4-B-1: <u>In areas where increased traffic would not have detrimental effect on the carrying capacity of collector and arterial streets.</u></p>	<p>To Be Determined</p>	<p>The Council shall determine if the proposed zone district is appropriately located.</p>
<ul style="list-style-type: none"> • §11-4A-4-B-2: <u>In locations where municipal water and sewer facilities are provided.</u> • 	<p>Yes</p>	<p>City water and sewer facilities can be extended to serve the property. See the Memo provided by the Public Works Director / City Engineer as attached hereto.</p>
<ul style="list-style-type: none"> • §11-4A-4-B-3: <u>In areas to act as a buffer between commercial or industrial districts and lower density residential districts.</u> • 	<p>To be Determined</p>	<p>The location is between lower density residential districts to the north (R-2S) and south (proposed R-1), however is directly adjacent to railroad right of way.</p>
<ul style="list-style-type: none"> • §11-4A-4-B-4: <u>In areas designated for high density use on the city of Rathdrum future land use map.</u> 	<p>To Be Determined</p>	<p>The proposed annexation area is within the City's identified shared tier Area of City Impact. The City's Future Land Use Map is being updated concurrent with this proposal to ensure the proposed annexation is consistent with the criteria.</p>
<ul style="list-style-type: none"> • RCC 11-4B-2, C-1 General Commercial: The purpose of the C-1 district is to permit the establishment of general commercial uses that will meet the daily needs of residents in and around the city. General commercial districts should be established according to the following: 	<p>Yes and To Be Determined</p>	
<ul style="list-style-type: none"> • §11-4B-2-B-1: <u>Encourage commercial development to locate within established commercial districts or in areas where commercial uses are compatible with surrounding uses.</u> 	<p>To Be Determined</p>	<p>The Council shall determine if the proposal is compatible with surrounding uses.</p>
<p>§11-4B-2-B-2: <u>Areas of commercial development should be so located as to be accessible to arterials which will have a minimum impact on the surrounding homes and street traffic.</u></p>	<p>Yes</p>	<p>The district would be accessible directly from Highway 41.</p>

Comprehensive Plan Consistency Analysis: The proposal 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 proposal, including an analysis of the proposal’s consistency are as follows:

Goal/Policy	Consistent	Discussion
RATHDRUM’S VISION STATEMENT “The community of Rathdrum strives to retain, preserve and enhance our traditional small-town atmosphere and historical heritage. Feeling safe and comfortable in our surroundings, and the ability to move freely throughout the community, are principles highly valued by our many active residents. We desire that localized and locally operated commercial establishments continue to meet the various needs of our growing community. We wish to maintain a responsive, open, low-key local government that provides all services necessary to meet the daily and short-term needs of the community, while providing coordinated direction for growth and development, thus ensuring that lone-term community goals are met.”	To Be Determined	Consistency with the Statement shall be determined as provided by the Goals and Policies of the Plan as discussed herein.
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 population of the area has been growing at a steady rate for the last several years. Annexation of area to support orderly residential growth, where the infrastructure for such growth will be paid by the project proponent / developer and can be extended to other properties within the city and its ACI, provides for stable growth over time. The proposed zoning and density is consistent with other development in Rathdrum.
II A. Population, Goal 2: Guide future development to maintain and enhance the quality of life of the population living within and directly adjacent to the community.	Yes	The City has adopted development standards to help ensure this goal is met. Future development within the annexation area will be subject to such standards.
II B. Land Use		
II B. Lands Use, Goal 1, Policy B: Consider and include the following criteria in the development of future zoning, subdivision and other ordinances, and plans. <ul style="list-style-type: none"> • Economically and socially integrated neighborhoods • A wide range of housing, especially that which is affordable to local citizens • A central business core, in the tradition of a community Main Street district • Pockets of neighborhood commercial businesses to provide retail conveniences 	Yes and To Be Determined	The proposed residential zone districts allow for single family and multifamily development on vacant land and provides for additional housing stock. The proposal provides for a pocket of commercial business which will be accessible to neighboring residential zones. Sidewalks will be included in any proposed future subdivision development connecting to the City’s existing sidewalk system as well as proposed open space. Improvements within any

Goal/Policy	Consistent	Discussion
<p><i>without the need to travel by car</i></p> <ul style="list-style-type: none"> • <i>A system of pathways and open spaces to connect the community and to encourage walking, biking, outdoor recreation and social gathering</i> • <i>Industrial divisions whose waste and output are compatible with sustaining this rural community's excellent natural environment</i> • <i>A transportation network that provides easy access between local jobs, homes, commerce and recreation</i> • <i>A transportation network that accommodates regional traffic needs while giving priority to local access, convenience, connection, safety, potential for public transit and economy</i> • <i>Support for preservation of agricultural lands around the community.</i> 		<p>proposed subdivision will also provide appropriate transportation for the area at the time of future development.</p> <p>This property is currently utilized for agricultural purposes, however, use of the property for farming has been determined by the owner as no longer an economically viable proposition given the market and, equally importantly, given the Henrickson family's own needs.</p>
<p>II B. Land Use, Goal 2: Avoid annexation except to support well planned development, uniform boundaries, orderly growth and the goals and policies of the comprehensive plan.</p>	<p>To Be Determined</p>	<p>The Council shall determine if the annexation meets the criteria. The proposal does provide for uniform City boundaries by continuation of the eastern boundary of the City in line with current city limits.</p>
<p><i>II B. Land Use, Goal 2, Policy A: Encourage development within currently established areas of the community and more intense use of developed land.</i></p>	<p>To Be Determined</p>	<p>The property is within the Shared Tier Area of Interest which has been identified and established as an area of growth for Rathdrum. The development necessary to support growth in Rathdrum likely cannot be accommodated within currently established City limits or is not being acted upon by owners of those properties where appropriate zoning is provided. The Council shall determine if the annexation meets the criteria.</p>
<p><i>II B. Land Use, Goal 2, Policy B: 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.</i></p>	<p>To Be Determined</p>	<p>The Council shall determine if the annexation meets the criteria. The proposal does provide for uniform City boundaries by continuation of the eastern boundary of the City in line with current city limits. The proposal is also within an area where lands for placement of a school are available, as are lands available for pocket commercial activities.</p>
<p>II C. Natural Resources</p>		
<p>II C. Natural Resources, Goal 5: Protect the existing high quality of the Rathdrum Aquifer from contamination and deterioration.</p>	<p>Yes</p>	<p>The City has adopted development standards to help ensure this goal is met. Future development within the annexation area will be</p>

Goal/Policy	Consistent	Discussion
Minimize negative impact on the aquifer from current and future activities within the community, especially in areas that are currently in open space or under agricultural use.		subject to such standards
<i>II C. Natural Resources, Goal 5, Policy E: Regulate the location, density, and type of development in potential areas of flooding and flood plains to protect water quality. Fully consider the short and long term impacts of potential activity on the aquifer in all decision-making processes concerning future development within the current city bounds and areas of city impact. Ensure that both public and private development in Rathdrum respect the aquifer’s environmental integrity through development and enforcement of local ordinance and policy.</i>	Yes	The proposal is within an area of city impact. Future development will be subject to the City’s development and construction standards to provide protection of the aquifer, mainly through stormwater infrastructure requirements.
<i>II C. Natural Resources, Goal 5, Policy G: Planned growth and development shall be accompanied by the development of infrastructure, public services, utilities and preservation of open space. The provision of municipal sewer services must be available prior to development.</i>	Yes	Future development will be subject to the City’s development and construction standards to provide protection of the aquifer through stormwater infrastructure requirements. Open space is also included within the proposal. Sewer services will be extended to the project prior to any development.
<i>II C. Natural Resources, Goal 5, Policy I: Explore potential methods and means to preserve areas that are currently in their natural state, under agricultural use or in open space to enhance the protection of the aquifer.</i>	Unknown	Use of the property for farming has been determined by the owner as no longer an economically viable proposition given the market and, equally importantly, given the Henrickson family’s own needs.
II E.-1 Public Safety		
II E.-1 Public Safety, Goal 1: Ensure police, fire and emergency service protection is timely, efficient and professional, maintaining Rathdrum’s reputation as a safe community with low levels of crime.	Yes	The Northern Lakes Fire Protection District reviewed the proposal and did not express concerns regarding coverage. Both the fire district and Rathdrum Police Department can provide service to the proposed development.
<i>II E.-1 Public Safety, Goal 1, Policy F: Require new development to provide sufficient emergency vehicular access for emergency equipment and adequate water supply and pressure for the purposes of fire protection.</i>	Yes	Future development will be subject to the City’s development and construction standards to provide access and fire protection.
<i>II E.-1 Public Safety, Goal 1, Policy G: Require development be designed and constructed to address the minimization of hazards and the enhancement of the effective provision of law enforcement and protection.</i>	Yes	Future development will be subject to the City’s development and construction standards to provide access and fire protection.
II E.-2 Sewer and Water		

Goal/Policy	Consistent	Discussion
II E.-2 Water and Sewer, Goal 1: Maintain a service infrastructure for sewer and water that focuses on providing efficient and environmentally sound service to developed areas while providing service to newly developed areas in an effective, efficient and timely manner.	Yes	Future development will be subject to the City's development and construction standards to provide water and sewer infrastructure.
<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	Future development will be subject to the City's development and construction standards to provide sewer infrastructure and service connected to City sewer.
<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	Future development will be subject to the City's development and construction standards to provide water and sewer infrastructure. The sewer lift station and mains installed with the Brookshire Development area already in place to service future development.
<i>II E.-2 Water and Sewer, Goal 1, Policy C: Encourage land development patterns that permit the most economical extension of sewer lines.</i>	Yes	The sewer lift station and mains installed with the Brookshire Development area already in place to service future development.
<i>II E.-2 Water and Sewer, Goal 1, Policy D: Base land use development and density decisions on the availability of municipal sewer and water systems.</i>	Yes	Water and sewer is available to be extended to future development.
<i>II E.-2 Water and Sewer, Goal 1, Policy E: Focus the development of infrastructure in areas within the city limits and areas where growth will occur in the short term.</i>	Yes	Infrastructure can be developed within this area to support growth in the short term.
II F. Transportation		
II F. Transportation, Goal 1: Establish a system of paved arterials, alternate routes and pathways that makes the community feel connected and integrated.	Yes	Meyer Road and Wyoming Avenue are classified as collector streets. Right of way dedication and improvements to both internal and external roadways will be required for future development. Such will provide connection to the greater community and nearby school sites.
<i>II F. Transportation, Goal 1, Policy F: Determine right-of-way acquisition requirements, especially along major arterials, to support future development, internal circulation and pedestrian pathway system needs.</i>	Yes	The Public Works Director has determined appropriate right of way requirements and dedications.
II F. Transportation, Goal 3: Minimize the financial and operational impacts of road improvement projects and maintenance.	Yes	The developer will be responsible for providing improvements for future development. Tax infrastructure provided by future housing helps to pay for maintenance of infrastructure.
II G. Housing		

Goal/Policy	Consistent	Discussion
<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, 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>Future development is anticipated to provide for a variety of housing types, including more affordable housing. Future residential development will integrate with the existing Brookshire development.</p> <p>A) Sidewalks / pathways and lighting will be provided within future development as required by City development standards. Housing will be adjacent to a commercial and open space/park area as proposed.</p> <p>B) A variety of housing is anticipated with the inclusion of multifamily and single family zoning.</p> <p>C) More affordable housing is anticipated with the inclusion of multifamily zoning.</p> <p>D) Any and all uses allowed by the proposed zone district standards will be allowed as proposed.</p>
<p>II G. Housing, Goal 2: Provide well designed and sustainable residential development.</p>	Yes	<p>Future development will be subject to the City’s development and construction standards.</p>
<p><i>II G. Housing, Goal 2, Policy A: Encourage the provision of opportunities for a variety of attractive neighborhood characteristics in terms of price range, amenities, natural settings, and proximity to</i></p>	Yes	<p>A variety of housing is anticipated with the inclusion of multifamily and single-family zoning. Open space and commercial uses are proposed also.</p>

Goal/Policy	Consistent	Discussion
<i>other areas of activity.</i>		
II G. Housing, Goal 2, Policy B: <i>Promote the development of healthy neighborhoods which incorporate central open spaces, encourage walking and cycling, are well lit and safe havens for children, and which are connected to commercial areas and civic centers by well-organized street systems.</i>	Yes	Future development will be subject to the City’s development and construction standards to ensure this.
II G. Housing, Goal 2, Policy D: <i>Incorporate accessible shared open spaces and park areas for use by residents in all neighborhoods.</i>	Yes	Open space / park acreage is included in the proposal.
II G. Housing, Goal 2, Policy F: <i>Protect the continuity and inherent character of existing neighborhoods in planning and zoning decisions.</i>	Yes	The proposal appears to be in continuity with the adjacent Brookshire development.
II G. Housing, Goal 4: Provide a broad mix of housing choices for people of differing economic, age and lifestyle segments.	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
II G. Housing, Goal 4, Policy C: <i>Provide an adequate supply of land in appropriate land use designations that meets the future needs and demand for a broad range of residential types.</i>	Yes	The proposal will provide a supply of land to meet the short-term future needs of providing housing for Rathdrum.
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.	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
II G. Housing, Goal 5, Policy D: <i>Explore, develop and promote a variety of options and solutions to best ensure the provision of future affordable housing throughout the community. Some options to explore include:</i> <i>2. Flexible zoning that allows for a balance of smaller lots and assimilation of affordable housing in future housing developments and the incorporation of other conventional and non-conventional development intensity options.</i>	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
II H. School Facilities		
II H. School Facilities, Goal 1: Consider the priorities and concerns of Lakeland School District and other schools in future community development decisions.	Yes	The Lakeland School District was considered in the proposal and provided a letter of support of the annexation.
II H. School Facilities, Goal 2: Ensure convenient and safe accessibility to school	Yes	Future development will be subject to the City’s development and construction standards to

Goal/Policy	Consistent	Discussion
facilities.		ensure this. This developer previously donated land for a school site in the immediate area.
<i>II H. School Facilities, Goal 2, Policy A: Encourage geographically centralized facilities to minimize sprawl and maximize convenience.</i>	Ye	
II H. School Facilities, Goal 3: Promote and respect school policies determining best use of school facilities for the benefit of all citizens of Rathdrum.	Yes	The Lakeland School District was considered in the proposal and provided a letter of support of the annexation.
II J. Economic Development		
II J. Economic Development, Goal 1: Cultivate an environment that promotes a diversified sustainable economy that retains Rathdrum’s rural character and preserves the natural environment while providing local access to livable wage jobs.	Unknown	It is anticipated that with increased populations, more and diversified commercial and industrial uses will be attracted to locate within Rathdrum.
<i>II J. Economic Development, Goal 1, Policy C: Promote the expansion, retention and diversity of the existing economic base, focusing development efforts on clean, non-polluting industry.</i>	Unknown	It is anticipated that with increased populations, more and diversified commercial and industrial uses will be attracted to locate within Rathdrum.
<i>II J. Economic Development, Goal 1, Policy E: Integrate diversified commercial and industrial development to expand employment opportunities for local workers.</i>	Yes	The proposal includes commercial zoning which is anticipated to expand employment opportunities when it develops.
II K. Community Design		
II K.-2 Community Design, Balanced Development		
II K.-2 Community Design, Balanced Development, Goal 2: Guide public, residential, commercial and industrial development to sustain Rathdrum as a compact, close-knit rural town.	To Be Determined	Growth of Rathdrum is inevitable. The proposal appears to be consistent with development patterns established by the Council, however, the Council shall provide this determination.
<i>II K.-2 Community Design, Balanced Development, Goal 2, Policy A: Promote a wide range of residential development forms and designs, including a mix of housing types, from condominiums to townhouses to triplexes and duplexes to single family detached houses.</i>	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
II M. Agriculture		
II M. Agriculture, Goal 1: Accommodate the continuation of agricultural activity on large tracts of land within the city and in the Area of City Impact.	Yes	Agricultural activity will be allowed to continue as an existing use until such time that the property is developed.

Goal/Policy	Consistent	Discussion
<i>II M. Agriculture, Goal 1, Policy B: Allow continued agricultural activity in those agricultural areas transitioning to urban activity.</i>	Yes	Agricultural activity will be allowed to continue as an existing use until such time that the property is developed.

Resolution No. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RATHDRUM MODIFYING THE
FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN

WHEREAS, a request has been received to modify the Rathdrum Comprehensive Plan Future Land Use Map concerning lands generally located south of the Brookshire Subdivision development, approximately .5 miles south of the intersection of N Meyer Road and W Lancaster Road, and north of W Wyoming Avenue, on both the west and east sides of Meyer Road, and

WHEREAS, public hearings have been conducted before the Planning and Zoning Commission and the City Council on August 18, 2020 and September 23, 2020, respectively, and

WHEREAS, after conducting such public hearings the City Council, after evaluating the arguments both pro and con, has determined that a change of future land use policy concerning the site in question is in order, concluding that the subject lands are suited to “Transformational” or mixed use development consistent with adjacent lands.

Now, Therefore, Be It Resolved by the Mayor and City Council of the City of Rathdrum as follows:

1. The Future Land Use Map of the Rathdrum Comprehensive Plan shall be updated to revise the Future Land Use Map designation for the lands addressed by this Resolution to Transformational in order to provide support for future zoning changes to Residential, Commercial, Parks and Open Space, and Public Use for substantial portions of lands addressed hereby, as reviewed and approved by City Council.
2. The revisions to the Future Land Use Map shall be accomplished by production of a new Future Land Use Map, to be dated with an effective date simultaneous with the date of passage of this Resolution.
3. Administrative personnel of the city of Rathdrum are hereby authorized to take all necessary administrative actions to implement this Resolution and thereby to revise the Future Land Use Map of the Rathdrum Comprehensive Plan, effective on the date this Resolution was approved.

Approved by the Rathdrum City Council this 23rd day of September, 2020.

Vic Holmes, Mayor

Attest:

Sherri Halligan City Clerk



City of Rathdrum City Council

Staff Report – Annexation and Zoning Request

To: Rathdrum City Council

From: City of Rathdrum Planning and Zoning Administrator

Date of Report: September 17, 2020

Subject: Henrickson South Annexation and Zoning 2020-02A
Henrickson South Annexation Agreement

Property Address: NNA N Meyer Road

Applicant / Owner: Bluegrass Development, LLC
1250 Northwood Center Court, Ste. A
Coeur d’Alene, ID 83814

Henrickson Family Holdings, LLC
575 Canterbury Lane
Moses Lake, WA 98837

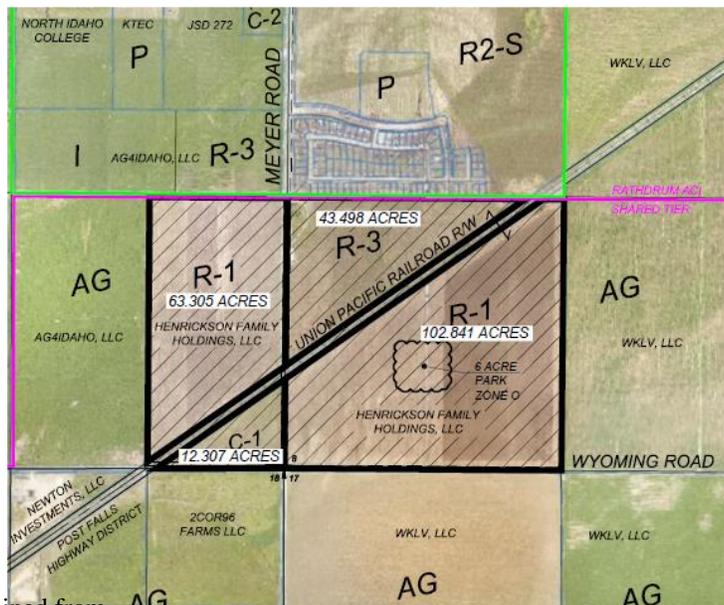
Representative: Drew Dittman / Wayne Lockman
Lake City Engineering, Inc.
126 E. Poplar Avenue
Coeur d’Alene, ID 83814

Date of Meeting: Public Hearing - September 23, 2020

PROJECT INFORMATION

Request: The applicant is seeking approval of annexation and zoning of approximately 227.7¹ acres of real property (excluding rights of way) for the purpose of incorporating the property into the city limits of Rathdrum. The property is adjacent to existing city limits to the north. The annexation will include the adjoining public rights-of-way of Meyer Road and Wyoming Avenue. The total acreage, including the right of way of the Spokane International Railway is 238.08 acres.

Location of Project: The property is generally located south of the Brookshire development, approximately .5 miles south of the intersection of N Meyer Road and Lancaster Road and north of W Wyoming Avenue, on both the west and east sides of Meyer Road.



¹ Please note that this differs from the original public notice which referenced 242 acres which number was obtained from Kootenai County GIS mapping.

Legal / Parcel Data: The legal description of the area is described as a parcel of land being the East half of the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as found within the Legal Description found within the application materials for this proposal.

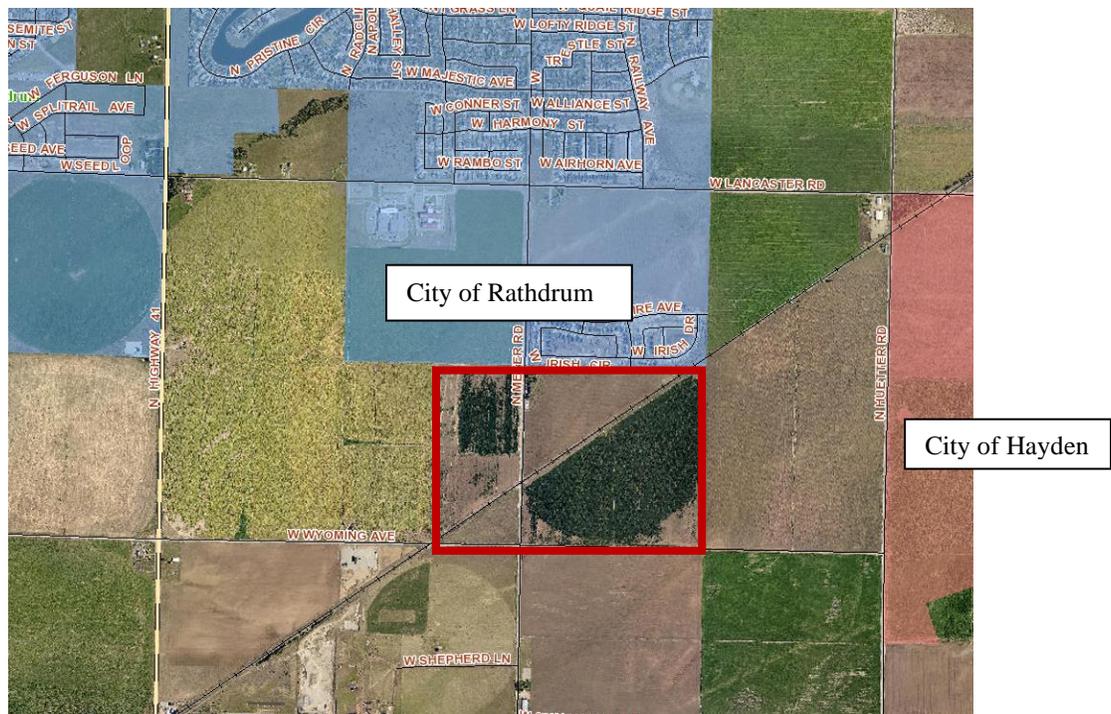
The Kootenai County Assessors Tax Parcel Numbers are 51N04W-07-9100 and 51N04W-08-6000.

The property proposed to be annexed is the balance of lands owned by Henrickson Family Holdings, the remainder of which to the north of this property, now the Brookshire Development, was annexed into the city limits of Rathdrum in November of 2018 via Ord. #573. It has been the intent of the Henrickson family and Bluegrass Development LLC to annex and develop this property within Rathdrum since that time.

Current Property Use and Zoning: The property is currently zoned Agriculture by Kootenai County and is utilized as farmland. There are five silos and a cement slab located along the northern Meyer Road property boundary which will be removed when the property is developed. The property is otherwise vacant.

Proposed Zoning: The proposed zoning is 165.946 acres of Residential R-1 (single family, low density), 43.498 acres of Residential R-3 (Multifamily, high-density), 12.307 acres of Commercial C-1 (General Commercial) and 6-acres of O (Parks / Open Space) zoning to be dedicated to the public.

Comprehensive Plan Designation / Zoning: The property is located within the Shared Tier Area of City Impact (ACI), an area of impact which overlaps with the cities of Post Falls and Hayden. The City’s Future Land Use Map shall be updated to designate a land use for this area in the Shared Tier prior to annexation. An amendment to the Future Land Use Map to designate this area as “Transformational” which allows residential and commercial uses is being processed concurrently with this application as a separate process.



Adjacent Land Uses and Zoning:

North	R-2S, I and R-3	Brookshire Subdivision and Undeveloped land inside Rathdrum city limits
East	Agriculture	Undeveloped – Kootenai County
South	Agriculture	Undeveloped – Kootenai County
West	Agriculture	Undeveloped – Kootenai County

PROJECT REVIEW

City planning and public works staff and the Rathdrum Planning and Zoning Commission have reviewed the proposed annexation and zoning request and determined that it is consistent with Rathdrum City Code and can be supported by the Comprehensive Plan as determined by the City Council. The Applicant will be required to sign an Annexation Agreement with the City.

As part of the Annexation and Annexation Agreement the developer has agreed to delay development of the land which is part of this annexation until such time that the Brookshire development to the north is 85% built / developed to ensure continuity in development, with the exception of the commercially zoned property. Staff has included a suggested condition of approval to address this.

In addition the developer has agreed to provide block walling along the railroad right of way for the provision of both safety and noise reduction and to limit the number of multifamily dwellings within the planned R-3 zone district to 250 dwelling units to address concerns of the Planning and Zoning Commission and the public. Suggested conditions of approval are included for consideration of the Council.

At the time of construction of public infrastructure for future development in the annexation area it is anticipated that the developer’s contribution to Wyoming and Meyer Road improvements will be approximately \$1,500,000.00. An additional approximately \$127,680.00 to \$134,400 is anticipated in traffic circulation impact fees to be paid over the anticipated 15 to 20 year buildout of the development (using current rates – paid at time of building permitting).

The regional sewer lift station built by this developer as part of the Brookshire development (~\$500,000.00) will provide sewer transmission for this area. Utility infrastructure to connect to the lift station and to City water is to be paid by the developer in addition to road improvements. Utility connection and capitalization fees are to be paid at the time of building permitting.

The 10-acre public school site previously donated by the developer within Brookshire (~\$500,000.00) is anticipated to provide an elementary school in the future and a new 6 acre park will provide parks / open space. Additional park impact fees of approximately \$1,174,352.00 to \$1,236,160.00 are anticipated (using current rates) over the 15-20 year build out.

Rathdrum City Code Analysis: Several titles of the Rathdrum City Code (RCC) provide regulations for the proposal. Those portions of the RCC that pertain to the proposal are described in Exhibit F, attached hereto. Included for each requirement is an analysis of the proposal’s conformance with that requirement.

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

Public Hearing / Public Comments: The Planning and Zoning Commission held a public hearing for this proposal on August 18, 2020 (see process information §11-11-4-A-1 below). Minutes from the hearing are attached within Exhibit H. No additional comments have been received from the public following the Henrickson South Annexation 2020-02A

Planning and Zoning Hearing and prior to the date of this report.

RECOMMENDATION

The City of Rathdrum Planning and Zoning Commission recommends **APPROVAL** of the annexation and zoning request finding that the proposal is consistent with the Rathdrum Comprehensive Plan and Rathdrum City Code and is in the best interest of the City. The following suggested Findings of Fact, Conclusions of Law and Conditions of Approval are recommended to address consistency with the Comprehensive Plan:

FINDINGS OF FACT

1. The Applicant, Bluegrass Development, LLC for owner Henrickson Family Holdings, LLC, seeks approval of a request for annexation and zoning of approximately 227.7 acres of real property (excluding rights of way) for the purpose of incorporating the property into the city limits of Rathdrum.
2. The applicant submitted forms and filing fees as required by Rathdrum City Code (RCC) 11-11-2 C and Idaho State Statute 50-222 (3) (a) (i) on June 20, 2020.
3. The subject site is generally located south of the Brookshire development, approximately .5 miles south of the intersection of N Meyer Road and Lancaster Road and north of W Wyoming Avenue, on both the west and east sides of Meyer Road. The Kootenai County Assessors Tax Parcel Numbers are 51N04W-07-9100 and 51N04W-08-6000.
4. The proposed zoning is 165.946 acres of Residential R-1 (single family, low density), 43.498 acres of Residential R-3 (Multifamily, high-density), 12.307 acres of Commercial C-1 (General Commercial) and 6-acres of O (Parks / Open Space) zoning to be dedicated to the public.
5. Compliance with Rathdrum City Code (RCC) is required, including Criteria for Granting Annexation as found in RCC 11-11-3 and Criteria for Granting Requested Zoning as found in RCC 11-11-5. The concerned property must have a common boundary with the City limits and comply with the goals and policies of the Comprehensive Plan.
6. Rathdrum City Code Title 11 and Idaho State Statute Title 50, lay out the process which is followed for an application for a request for annexation and zoning which requires an open record public hearing before the Rathdrum Planning and Zoning Commission and the Rathdrum City Council.
7. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

CONCLUSIONS OF LAW

1. All private land owners within the area to be annexed have requested and signed their consent to the annexation.
2. The land to be annexed is contiguous to the city limits. The Rathdrum Comprehensive Plan Future Land Use Map includes the area of annexation as required by Idaho State Statute 50-222 (3) (a) (i). The Future Land Use Map identifies the land use as “Transformational”. The proposed zoning is consistent with this designation.
3. The application has been processed in compliance with the regulations of RCC Chapter 11 and Idaho State Statute. An open public hearing for this proposal was held before the Rathdrum Planning and Zoning Commission on August 18, 2020 and an open public hearing for this proposal was held before the Rathdrum City Council on September 23, 2020.
4. The Rathdrum Planning and Zoning Commission concluded that the application / proposal is compliant with RCC 11-11, Annexation and Zoning and with the Rathdrum Comprehensive Plan goals and policies and recommended that the Rathdrum City Council approve the application in compliance with 11-11-4 A.

5. The City Council reviewed the project application and Staff Report for this proposal dated September 17, 2020 which includes an analysis of Rathdrum City Code and the Rathdrum Comprehensive Plan. The Rathdrum City Council concluded that the application / proposal is compliant with the Rathdrum City Code and consistent with the City of Rathdrum Comprehensive Plan.
6. Any public and agency comments that were received, and the recommendation of the Planning and Zoning Commission, were included within the project analysis, and considered by the Council in rendering this Decision.
7. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

CONDITIONS OF APPROVAL

1. Development within the annexed area shall not begin until the existing Brookshire development is 85% built / developed to ensure continuity in development, with the exception of the commercially zoned property. When development occurs, such shall be logically phased starting in the northern portion of the property and proceeding southward.
2. The developer shall provide fencing / walling along the railroad right of way for the provision of both safety and noise reduction. Such shall be subject to approval of the City Council or the Planning and Zoning Administrator as appropriate.
3. The project proponent shall enter into an Annexation Agreement with the City of Rathdrum to address infrastructure and transportation needs, as well as transfer of water rights, limitation on development of the R-3 zone district as agreed by the applicant, and other requirements. Such Agreement shall be approved by the Rathdrum City Council.

COUNCIL ACTION

Following the public hearing, the Council shall consider all relevant evidence and comments and determine whether to approve the annexation and zoning request as requested, to recommend a modification of the request, or to deny the request. Upon revising or rejecting the recommendation by the Commission, City Council shall establish its own findings and conclusions and shall specify:

1. The ordinance and standards used in evaluating the application;
2. The reasons for approval or denial;
3. The actions, if any, that the applicant could take to obtain annexation and zoning.

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 – Legal Description

Exhibit B – Annexation Map

Exhibit C – Application Narrative

Exhibit D – Agency Comments

Exhibit E – Public Comments

Exhibit F – Rathdrum City Code Analysis

Exhibit G – Rathdrum Comprehensive Plan Analysis

Exhibit H - Planning and Zoning Commission Minutes August 18, 2020

Exhibit A

Annexation Land Description

A parcel of land being the East half of the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at the West Quarter corner of said Section 8, being a 5/8 inch rebar with yellow plastic cap marked "PLS 9367" per CP&F filed as Instrument Number 206667000, Records of Kootenai County, Idaho, from which the Southwest corner bears South 01°29'54" West 2619.12 feet;

thence along the North line of said Southwest Quarter, South 88°43'22" East 2644.26 feet to the Center Quarter corner of said Section 8, being 2 inch aluminum cap marked "PLS 4182" per CP&F filed as Instrument Number 2757976000, Records of Kootenai County, Idaho;

thence along the East line of said Southwest Quarter, South 01°23'34" West 2618.28 feet to the South Quarter corner of said Section 8, being a 5/8 inch rebar per CP&F filed as Instrument Number 821131, Records of Kootenai County, Idaho;

thence along the South line of said Southwest Quarter, North 88°44'26" West 2649.09 feet to the Southeast corner of said Section 7, being a 3-1/4 inch aluminum cap marked "PLS 10699" per CP&F filed as Instrument Number 1912849, Records of Kootenai County, Idaho;

thence along the South line of the East half of said Southeast Quarter, North 89°17'32" West 1305.29 feet to the East 1/16th corner of said Section 7;

thence along the West line of said East half of the Southeast Quarter, North 01°15'01" East 2629.28 feet to the Center-East 1/16th corner of said Section 7;

thence along the North line of said East half of the Southeast Quarter, South 88°50'39" East 1316.58 feet to the **Point of Beginning**;

Containing 238.08 acres of land, more or less.

As depicted on **EXHIBIT B**

HENRICKSON SOUTH

ANNEXATION AND ZONING REQUEST

NARRATIVE and SUBMITTAL INFORMATION

Project Proponent:

Bluegrass Development, LLC
1250 Northwood Center Court, Suite A
Coeur d'Alene, Idaho 83814
(208) 667-0100



Project Applicant:

Lake City Engineering, Inc.
126 E. Poplar Avenue
Coeur d'Alene, Idaho 83814
(208) 676-0230



INTRODUCTION

Bluegrass Development, LLC is hereby requesting the City of Rathdrum to consider the annexation of approximately 242 acres of property located approximately 0.5 South of the intersection of Lancaster Road and Meyer Road. The request is for a zoning designation of largely R-1 and R-3 (Residential District), with a 5-acre portion to be zoned O (Parks and Open Space) and another small portion to be zoned C-1 (Commercial District) at the intersection of Meyer Road and Wyoming Avenue. The subject property is currently vacant and is being utilized as farmland. The annexation will include the adjoining public rights-of-way for Meyer Road and Wyoming Avenue.

The purpose of this submittal is to provide background information to the City and request a formal annexation with City Staff to discuss the project and analyze City infrastructure such as water, sewer and streets. We are also requesting that this annexation request be scheduled in front of Planning & Zoning and City Council at the earliest available hearing date for consideration.

SUBJECT PROPERTY

The property being requested for annexation is as follows:

Parcel Numbers: 51N04W-07-9100 and 51N04W-08-6000
Annexation Area: ± 242 acres
Current Zoning: Agriculture (County)
Legal Description: The Southwest quarter of Section 8, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, excepting therefrom the Railroad right-of-way; Also, the East half of the Southeast quarter of Section 7, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, excepting therefrom the Railroad right-of-way.



Figure 1: Vicinity Map

ZONING CLASSIFICATION

The subject parcels are currently zoned Agriculture in Kootenai County, and consist of farmland. They are surrounded on all sides, except the North, by property that is zoned Agriculture. The Brookshire Subdivision, which lies directly North of the subject property, is zoned R-2S, and the property lying North and West of Meyer Road is zoned R-3 and Industrial. The project proponent is requesting zoning designations of R-1 and R-3 (Residential District), C-1 (Commercial District), and O (Parks and Open Space) per Figure 2 below.

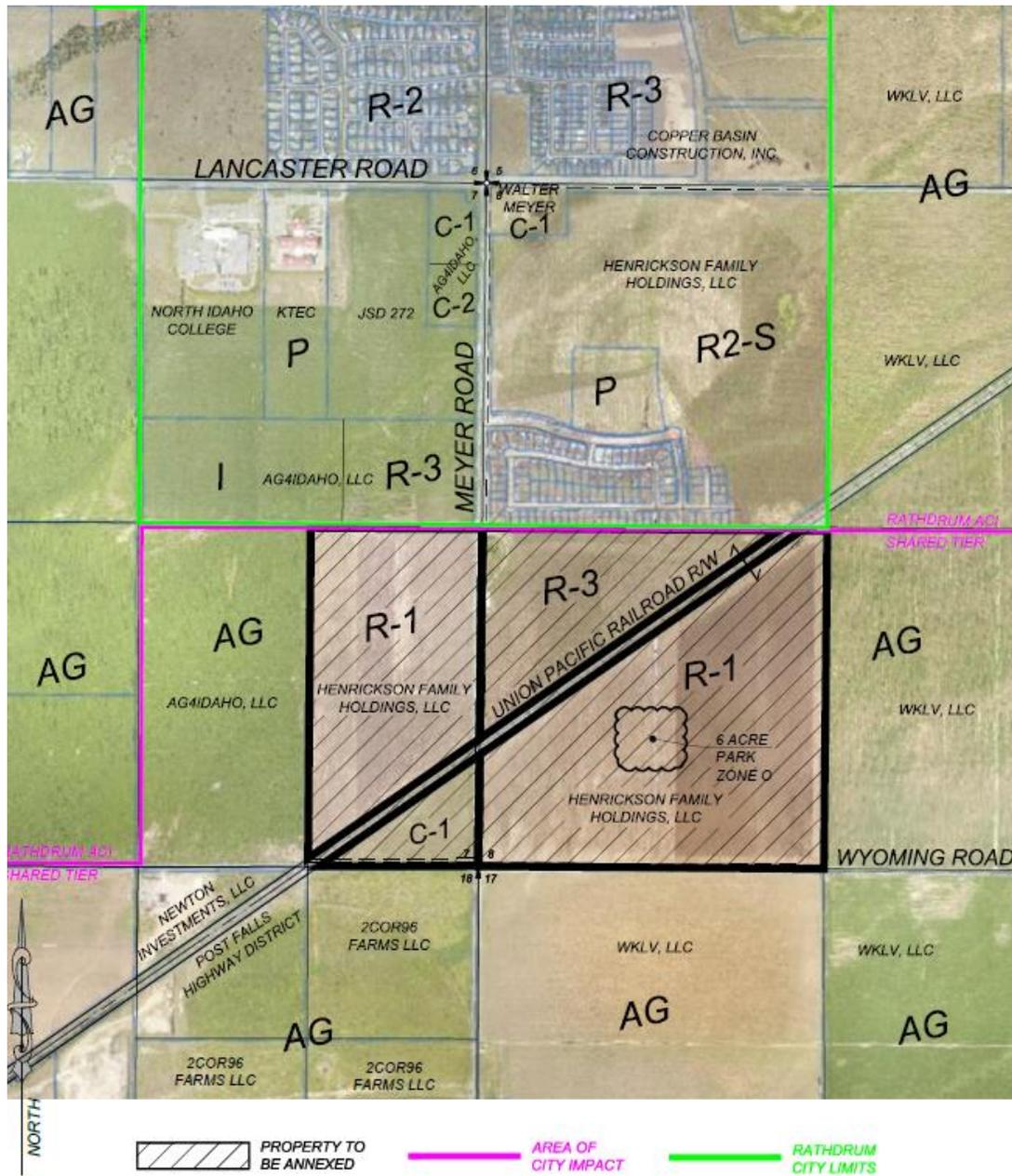


Figure 2: Requested Zoning Designations

During the Pre-Annexation meetings with City Staff, the Applicant was asked by the City to consider the dedication of additional parkland. The Applicant is proposing to dedicate 6 acres of parkland to the City of Rathdrum. After consulting with the City Parks Department, the proposed park will be located centrally within the proposed R-1 area on the East side of Meyer Road.

DEVELOPMENT IMPACTS

Annexation of property into the City, in and of itself, does not necessarily create impacts or additional demands upon infrastructure. However, the resultant development of such property will have significant impacts on the essential City services such as sewer, water, schools and other public services. These impacts are required to be mitigated during the development process to ensure adequate facilities and infrastructure exist and are commensurate with the scope and nature of the proposed development.

Domestic Water

Domestic and irrigation water will be provided by the City of Rathdrum. At the time of development, water mains will need to be designed and installed in accordance with the City of Rathdrum Public Works Standards and the requirements of the Idaho Department of Environmental Quality. Per the City of Rathdrum Future Water Model, a large diameter distribution main (16") will need to be extended through the annexation site as well as in Meyer Road. It is our understanding that there currently is sufficient capacity to serve the subject property.

The Applicant does not own the water rights associated with the property for which annexation is sought. However, the applicant has acquired substitute water rights which are perfected under IDWR Water Right 95-2112. That water right, an agricultural water right, allows 2.24 cfs and upon application by the City, it can be converted to municipal use consistent with IDWR rules. This is the same methodology accepted by the City with respect to the Applicant's initial annexation request for the 154 +/- acres on the northern end of the property and, to assist the City, at its request, the Applicant in fact deeded those rights to the City prior to completion of the original annexation request.

Sanitary Sewer

The City of Rathdrum is the wastewater purveyor for the subject property. According to the City of Rathdrum Wastewater Master Plan, this property is located within Sewer Basin LS#6. This basin is largely undeveloped, however, the Brookshire project to the North recently constructed a Regional Sewer Lift Station that was designed to handle all of this proposed Annexation. New sewer infrastructure will be designed and built in accordance with City of Rathdrum and IDEQ standards and requirements.

Streets and Transportation

The subject property is split by Meyer Road, and is bounded on the South by Wyoming Avenue. Additional rights-of-way dedications will be required as the property is developed for both of these roadways. In addition, Railway Avenue is anticipated to be extended southerly through the project as a Residential Collector. All new streets will be designed and constructed in accordance with City of Rathdrum standards.

Schools

The subject property is located within the Lakeland Joint School District (LJSD). A new elementary school site of 10 acres was donated to the School District as part of the initial previous annexation directly to the

North of the subject property. It is anticipated that this school, once constructed, will serve the subject property. A letter of support from the Lakeland School District is included with this submittal package.

Police and Fire Protection

The City of Rathdrum police station is located at 8178 W. Main Street and is approximately 3.2 miles from the subject property. The immediate proposed annexation will not have any impact on police services. However, future development of the site may place additional demand on the police service. This future demand is typically offset by the additional tax revenue generated from any proposed development. Impacts to the police service can be examined in further detail during the development and subdivision review process as required by City Code.

The annexation area is within the jurisdiction of the Northern Lakes Fire Protection District. The nearest fire station is located at 14000 ID-53 and is approximately 4.5 miles from the subject site. The District is in support of the project, and a comment letter from the Fire Marshal is included with this submittal package.

COMPREHENSIVE PLAN ANALYSIS

The City of Rathdrum 2014 Comprehensive Plan is the guiding document for all land use development decisions. It is important that land use decisions meet, or exceed, the Goals and Policies as outlined in the Comprehensive Plan. It is also important that properties are developed in accordance with the Future Land Use Map.

These parcels are currently located within the Shared Tier area adjacent to the Area of City Impact. The adjoining properties are designated as Transformational (Residential/Commercial/Mixed Use) on the Future Land Use Map. These properties typically consist of large undeveloped parcels currently used for agricultural purposes. The Transformational designation is proposed to be largely residential in nature with single-family as well as multi-family uses per the Comprehensive Plan.

The project proponent believes that the following Goals and Policies (shown in *italics*) as outlined in the Comprehensive Plan are applicable to the requested annexation and zone classification:

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.

GOAL 2: Guide future development to maintain and enhance the quality of life of the population living within and directly adjacent to the community.

POLICIES: A. Develop and maintain ordinances and regulations to promote the quality and character of existing and future development and meet the goals of the Plan.

B. Work with local entities to ensure services are provided to enhance the quality of life of the residents.

Comment: This annexation will allow for the orderly development of a residential housing project with supplemental neighborhood commercial that will meet the needs of the rapidly growing housing demand. Rathdrum is a desirable place to live, and this project will provide a range of housing opportunities. The Applicant will continue to work closely with City Staff and other jurisdictional agencies to provide the necessary infrastructure and improvements to make this a viable project and in conformance with adopted Strategic and Master Plans.

II-B: LAND USE

GOAL 2: Avoid annexation except to support well planned development, uniform boundaries, orderly growth and the goals and policies of the comprehensive plan.

POLICIES: B. 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.

Comment: The proposed annexation is located immediately adjacent to the Area of City Impact and is a logical extension of the growth boundaries of the City of Rathdrum considering the recent development of the Brookshire project. The Meyer Road corridor is rapidly growing with housing projects and is planned for future commercial growth as well as new schools. This particular location is well-suited for residential and limited commercial development given the close proximity to existing residential neighborhoods as well as the existing and planned schools.

II- C: NATURAL RESOURCES

GOAL 5: Protect the existing high quality of the Rathdrum Aquifer from contamination and deterioration. Minimize negative impact on the aquifer from current and future activities within the community, especially in areas that are currently in open space or under agricultural use.

POLICIES: G. Planned growth and development shall be accompanied by the development of infrastructure, public services, utilities and preservation of open space. The provision of municipal sewer services must be available prior to development. H. Stormwater generated from developed land shall be managed in a manner consistent with sound management practices. Strictly enforce current storm water management ordinances and explore amendment to the ordinance to better protect the aquifer. All development potentially affecting the aquifer shall adhere to all Federal, State and local aquifer protection policies and standards.

Comment: The City of Rathdrum has established Water, Sewer and Transportation Master Plans. The development of this property will be in conformance with said plans and will require that the Applicant design and construct new infrastructure to meet these plans. The recent construction of the Brookshire Regional Sewer Lift Station will allow for additional residential and commercial growth in this quadrant of the City. The subject property is located over the Rathdrum Prairie Aquifer, and as such, all applicable aquifer protection policies and standards will be strictly adhered to, including the use of Stormwater best management practices.

II-E-2: SEWER AND WATER

GOAL 1: Maintain a service infrastructure for sewer and water that focuses on providing efficient and environmentally sound service to developed areas while providing service to newly developed areas in an effective, efficient and timely manner.

POLICIES: A. Require all existing and proposed facilities within the city limits be connected to and serviced by, the municipal sewer system.

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

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

- D. Base land use development and density decisions on the availability of municipal sewer and water systems.
- E. Focus the development of infrastructure in areas within the city limits and areas where growth will occur in the short term.
- F. Coordinate with and support regional long-range planning efforts concerning future utility infrastructure requirements and plans.
- G. Maintain and amend policies as necessary requiring developers to fund necessary extension and/or expansion of municipal services and facilities necessary to service new development.
- H. Periodically update and maintain the master water and sewer plans.
- I. Research and obtain alternative funding sources to support planning efforts and infrastructure development and maintenance costs.
- J. Seek and provide resources to keep all city wells operating cleanly, efficiently and economically.
- K. Explore alternative methods of sewage treatment and disposal necessary to meet future needs.
- L. Provide sewer service in accordance with the city, state and federal standards and policies.

Comment: The City of Rathdrum has adopted Sewer and Water Master Plans. The proposed development will be required to make infrastructure improvements in accordance with said Plans. See discussion above under Development Impacts.

II- F: TRANSPORTATION

GOAL 1: Establish a system of paved arterials, alternate routes and pathways that makes the community feel connected and integrated.

- POLICIES:**
- D. Incorporate lighting, sidewalks and connections to enhance neighborhoods, pedestrian and bike pathways, public safety, etc.
 - F. Determine right-of-way acquisition requirements, especially along major arterials, to support future development, internal circulation and pedestrian pathway system needs.

Comment: Both Meyer Road and Wyoming Avenue are classified as Collector Streets. Annexation of this property will require additional right-of-way dedications for both roads to allow for improvements to the existing infrastructure in accordance with City Standards. All new roads constructed will meet the requirements and standards of the City of Rathdrum and will include pedestrian friendly facilities such as sidewalk and multi-use paths. Planned streets will be extended into the property during the development process including the extension of Railway Avenue from the North as a Residential Collector.

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.

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.

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, manufactured homes and small, as well as large, lot single family residences.

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.

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.

GOAL 2: Provide well designed and sustainable residential development.

- POLICIES:
- A. 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.
 - B. Promote the development of healthy neighborhoods which incorporate central open spaces, encourage walking and cycling, are well lit and safe havens for children, and which are connected to commercial areas and civic centers by well-organized street systems.
 - C. Enforce buffering requirements for non-residential activities developed adjacent to residential areas.
 - D. Incorporate accessible shared open spaces and park areas for use by residents in all neighborhoods.
 - E. 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.
 - F. Protect the continuity and inherent character of existing neighborhoods in planning and zoning decisions.

GOAL 3: Design future housing and neighborhood developments to strengthen and maintain the community's interconnectivity and sense of connection for residents.

- POLICIES:
- A. Encourage and promote the development of street and pathway networks that provide convenient and safe vehicular, pedestrian and bicycle navigation throughout the community.
 - B. Require pedestrian and bicycle pathways in new residential development and encourage the development of additional pathways in existing neighborhoods to provide interconnectivity.
 - C. Promote a sense of a connected integrated community through the use of green space while limiting visual and physical barriers or walls between neighborhoods and districts, preserving the sense of place. Ensure pathway interconnectivity is provided at optimum levels between neighborhoods.

GOAL 4: Provide a broad mix of housing choices for people of differing economic, age and lifestyle segments.

- POLICIES:
- A. Encourage mixed use design in residential and commercial development.
 - B. Promote the development of facilities for interim/temporary housing including recreational vehicle facilities.
 - C. Provide an adequate supply of land in appropriate land use designations that meets the future needs and demand for a broad range of residential types.

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.

- POLICIES:
- A. Encourage infill and redevelopment of existing lots.
 - B. Support pride in ownership and maintenance of neighborhoods through policies that promote upgrading and rehabilitation of homes and property.
 - C. Develop policies and mechanisms for the transition of existing non-conforming mobile homes and manufactured home parks to conform to zoning and public health and safety standards.
 - D. Explore, develop and promote a variety of options and solutions to best ensure the provision of future affordable housing throughout the community. Some options to explore include:
 - 1. Enhancement and rehabilitation of currently available housing. Explore innovative regulatory tools to encourage lower cost development while preserving a sense of community.
 - 2. Flexible zoning that allows for a balance of smaller lots and assimilation of affordable housing in future housing developments and the incorporation of other conventional and non-conventional development intensity options.
 - 3. Allowance and promotion of mixed-uses in various zones. Some options to explore include apartments in commercial areas and

apartments adjacent to, and/or mixed lightly with, single family residential.

4. Incorporation of development incentives in the zoning and other administrative ordinance.

5. Promotion of community partnerships in the development of affordable housing.

6. Alternative funding sources and the promotion of funding sources available for the development of affordable housing.

7. Encouragement of housing improvement and development programs by nonprofit social organizations.

8. Consider the following in the exploration, development and implementation of any option addressing the goal:

a. Definition of the local need for affordable housing and what is affordable locally.

b. Incentives for long-term maintenance of all housing.

c. Aesthetics of developed housing maintained in balance with the community's character.

d. Future housing kept in balance with other development and activity in the area.

e. Promotion of owner-occupied affordable housing.

GOAL 6: Maximize the integration of various social, cultural and economic lifestyles within the community.

POLICIES: A. Allow for housing types and characteristics appropriate for all lifestyle stages and economic backgrounds.

B. Support the development of welcoming, inviting, safe and accessible neighborhoods promoting inclusivity vs. exclusivity within any local neighborhood.

Comment: As previously stated, this annexation will allow for the development and the construction of a residential neighborhood that will help meet the rising housing demand in the City of Rathdrum. Bluegrass Development, LLC, the project Applicant, has a long-standing tradition and reputation in Kootenai County and the City of Rathdrum for building and developing quality residential neighborhoods. They have developed over 3500 residential lots in Kootenai County and North Idaho over the past 20 years. This project will be another high-quality, sustainable housing project that will provide a variety of housing opportunities and supporting neighborhood commercial needs for existing and future residents of Rathdrum.

II-H: SCHOOL FACILITIES

GOAL 1: Consider the priorities and concerns of Lakeland School District and other schools in in future community development decisions.

POLICIES: C. Coordinate with the various schools and school districts the School District in the area toward the development of a site acquisition plan to identify future needs, and policy based on current and future growth.

GOAL 2: Ensure convenient and safe accessibility to school facilities.

POLICIES: A. Encourage geographically centralized facilities to minimize sprawl and maximize convenience.

Comment: The Applicant has worked directly with the Lakeland Joint School District and previously voluntarily donated a 10-acre site for an elementary school in the initial annexation within the Brookshire development to the North. The School District is in support of the continued growth within this area.

20-017

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. We openly welcome families and new children into our district to become part of the Lakeland family. However, the impact of development can be substantial for our district and the importance of school site inclusion planning is very important.

In regard to the request for comment on Phase II of the Brookshire Development, the District is supportive of this annexation. Bluegrass Development, in Phase I, donated 10 acres of land for a future school. Given the rapid development of our area, this donation will be very helpful in managing the District's future growth needs. With no impact fees and without developers considering setting aside some land for schools, it would be difficult for us to keep up, as there is no funding mechanism from the state of Idaho for school construction and land acquisition.

In addition to the donation of land for a school in Phase I, we understand that a 5-acre park will be donated to the City of Rathdrum in Phase II. This will be an asset for the City of Rathdrum and District patrons. Bluegrass Development has shown to be a company that not only builds homes, but also focuses on responsible growth and the needs of the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Becky Meyer".

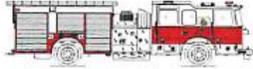
Dr. Becky Meyer, Superintendent

A handwritten signature in black ink, appearing to read "Brian Wallace".

Brian Wallace, Chief of Finance and Operations

Northern Lakes Fire Protection District

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www.northernlakesfire.com

June 16, 2020

City of Rathdrum
8047 W. Main St.
Rathdrum, ID 83858

Attn. Cary Siess,

The Northern Lakes Fire Protection District has reviewed the Annexation Request for Henrickson South. This is to annex +/- 240 acres from Kootenai County to the City of Rathdrum.

The Fire District approves of the Annexation Request and has the following requirements:

- Road access for future developments within annexation boundaries shall have an all weather driving surface with a minimum driving surface width of no less than twenty (20) feet for access without fire hydrants and twenty-six (26) feet for access with fire hydrants.
- Future development will be reviewed for the addition of new fire hydrants. Hydrant placement shall be approved by the Fire District. Hydrants shall be required to have a 5 inch Storz adapter, with cover, located on the large port and a hydrant marking flag.
- Future development plats shall be reviewed and approved by Fire District prior to approval. Additional fees will be associated to these reviews.
- International Fire Code requirements shall apply when building permits are applied for. Additional requirements may apply depending on size and type of occupancy constructed.
- Review fees are charged at \$47.00/hour minimum of one hour for review plus \$30.00 per dwelling unit.

If you have any questions, please call 208-772-5711.

Thank you,

Tyler Drechsel

Tyler Drechsel
Fire Marshal

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: July 29, 2020
Re: Annexation Review – Henrickson Farms South

Parcel Info: 51N04W-08-6000 and 51N04W-07-9100 (238 acres)

I am herein offering my cursory comments pertaining to public infrastructure expectations.

Right-of-Way Dedication

- Meyer Road – minor arterial roadway: dedication of 60 feet of right-of-way, as measured from the section line.
- Wyoming Avenue – collector roadway: dedication of 40 feet of right-of-way, as measured from the section line.

Wyoming Avenue – at UP Railway Crossing: A roadway alignment study will be required for the at-grade crossing of the UP Railway – ideally, the City would like the Wyoming Avenue alignment to be perpendicular to the rail line. The developer should anticipate reserving & donating a corridor of public right-of-way at/near the UP Railway Crossing.

- Intersection of Wyoming Avenue / Meyer Road –right-of-way dedication of 20 feet (each-side) in addition to the above-noted right-of-way donation requirements (200-to-300 feet in each direction).

The dedication of the referenced rights-of-way will be sought at the time of annexation.

Public Road Improvements – adjoining/bisecting the Subject Property

Meyer Road – existing asphalt roadway

- Pavement Widening for both northbound and southbound travel lanes:
 - 20.5-foot of roadway, as measured from roadway centerline to new back-of-curb
 - 2-foot concrete curb & gutter, with curb drops/openings
 - 11-foot wide drainage swale, with drywell structures
 - 5-foot concrete sidewalk (east-side) and 10-foot asphalt path (west-side), with accessible curb ramps at public roadway intersections.
 - street lights
 - street trees, irrigation, etc.

Wyoming Avenue, between UP Railway and Meyer Road – existing asphalt/chip-seal roadway

- Half X-Section Development per City's Collector Roadway (attached)
 - Pavement Widening for eastbound travel lane:
 - Pavement Widening from existing roadway centerline (assumed Section Line)
 - 11-foot wide drainage swale, with drywell structures
 - 10-foot asphalt pedestrian pathway, with accessible curb ramps at public roadway intersections.
 - street lights
 - street trees, irrigation, etc.

Wyoming Avenue, between Meyer Roadway and east property line of Subject Property – existing gravel roadway

- Half X-Section Development per City's Collector Roadway (attached)
 - Pavement construction from existing roadway centerline (assumed Section Line)
 - Asphalt pavement construction as needed to obtain a 24-foot wide paved roadway within the limits of the Subject Property.
 - 11-foot wide drainage swale, with drywell structures
 - 10-foot asphalt pedestrian pathway, with accessible curb ramps at public roadway intersections.
 - street lights
 - street trees, irrigation, etc.

These improvements are considered to be minimum requirements needed for the health, safety and welfare of the general public.

Notes – Wyoming Avenue:

- 1.) an existing pavement evaluation will need to be completed to determine if the existing pavement (west of Meyer Road) is structurally suitable for the nature of the proposed development. An asphalt pavement overlay may be required, for the entirety of Wyoming Avenue – but only within the limits of the Subject Property's frontage onto Wyoming Avenue.

Notes - for both Meyer Road and Wyoming Avenue:

For Meyer Road improvements, north of Lancaster Road, we have had success with making right-of-way improvements which did not require the relocation of the overhead powerlines (and poles) on the west-side of Meyer Road. With the right-of-way dedication requirements for both Meyer Road and Wyoming Avenue (powerlines on north-side of Wyoming Avenue), it is anticipated that the required minimum roadway improvements can be completed with minimal power pole/powerline relocation requirements. However, following surveying work and engineering design efforts, if it's determined by the City that the required Meyer Road and/or Wyoming Avenue improvements can not be completed as required above, the City may require the developer to either donate additional right-of-way and/or adjust the respective roadway alignment(s).

Quiet Zone Certification for UP Railway Crossing at Meyer Road

The City desires to obtain a Quiet Zone Certification for the UP Railway Crossing at Meyer Road. The City asks the Developer to complete the following as necessary to allow the City to obtain the Quiet Zone:

- 1.) Meyer Roadway right-of-way improvements as previously noted.
- 2.) Construction of a raised, non-traversable concrete median on Meyer Road, both north & south of the UP Railway crossing, for a distance of 100-to-150 feet.
- 3.) Relocation of the Railway signal gates/arms to outside of the proposed concrete curbing along Meyer Roadway. Pedestrian movements should also be restricted when the signal gates/arms are lowered. With the widening of Meyer Road and the construction of pedestrian walkways, the developer should anticipate that the signal arms will need to be replaced with longer arms/gates.
- 4.) Furnish & Place warning signs, regulatory signs and thermoplastic pavement markings, as required by the Federal Railroad Administration (FRA).

The City will serve as the applicant for the Quiet Zone Certification through the FRA.

Pedestrian Pathway Improvements

The proposed pedestrian pathway improvements are stated with the aforementioned public road improvements.

- Construction of a 10-foot wide asphalt pedestrian pathway, along the north-side of Wyoming, adjacent to the subject property.
- Construction of a 10-foot wide asphalt pedestrian pathway, along the west-side of Meyer Road, adjacent to the subject property.
- Construction of a 5-foot wide concrete sidewalk, along the east-side of Meyer Road, adjacent to the Subject Property.

Site Access

Individual Lots will not be permitted to have direct access to either Wyoming Avenue and/or Meyer Road.

Site access onto both Meyer Road & Wyoming Avenue will be evaluated upon receipt of a proposed preliminary plat. At this time, the City desires to have 300+ feet of separation distance from the UP Railway to any proposed public/private roadway.

Internal Roadways/Rights-of-Way/Easements

The location of internal roadways are not-yet-proposed. Further, the need for turn-lanes on either Meyer Road and/or Wyoming Avenue may be required if projected traffic conditions so warrant.

Water System Improvements

The Rathdrum Water System Master Plan does not currently address the Subject Property. Further evaluation will need to be completed to determine the extent of necessary water system improvements/extensions.

At this time, it is generally believed that the following water system improvements will be required of the proposed development:

- Extension of a 16" diameter water main, along the west-side of Meyer Road, beginning at the Brookshire Avenue / Meyer Road intersection and continuing to the south property line of the subject property.
- Extension of a 16" diameter water main beginning at the Brookshire Avenue / Railway Avenue intersection and continuing to the south property line of the subject property.
- The water main(s) within the development of the subject property will need to be looped/connected.

Again, a comprehensive evaluation is necessary to determine the extent of necessary water system improvements.

Sanitary Sewer Improvements

The Brookshire Subdivision constructed a new sanitary sewer lift station which is fully-capable of accepting & processing of the additional sewer flow from the Subject Property. In addition, as part of the Brookshire development project, a 12-inch diameter sewer will be extended to their south property line (on Railway Avenue). These improvements are required as part of revising/expanding Sanitary Sewer Basin #6 – and meets the expectations of the most-recent Rathdrum Sanitary Sewer Master Plan.

The sanitary sewer master plan requires the following:

- Extension of a 10"/12" diameter sewer main, through the subject property (flows west-to-east), and is generally placed parallel to the UP Railway line.
- Extension of a 10"/12" diameter sewer main, through the subject property (flows southeast-to-northwest), and provides for gravity sanitary sewer service to an area generally contained to Huetter Road and Wyoming Avenue.

As a general note, the City is amenable to adjusting the water and/or sanitary sewer infrastructure to accommodate the development. It is expected that required water and sanitary sewer infrastructure be located within an improved public right-of-way.

Water Rights

As a condition of annexation, it is customary for the subject properties' respective water rights to be transferred to the City of Rathdrum. However, as this property is to be phased, there will be residual property which will remain agriculture. The City will require the property owner to transfer water rights on as-needed basis (as determined by the City).

Kurt Schwab
Chairman Board of Directors Rathdrum Area Chamber of Commerce
8052 W Main Street #201
Rathdrum ID 83858
August 9, 2020

Planning and Zoning Commission
City of Rathdrum
8047 W Main Street
Rathdrum ID 83858

Commissioners:

The Rathdrum Area Chamber of Commerce is a membership organization, founded in 1992, composed of individual and business members primarily located, or doing business, in the greater Rathdrum area. The organization currently represents over 140 local member businesses.

In keeping with its stated commitment to: promote the economic, industrial and civic welfare of the Rathdrum area; furthering the competitive enterprise system by promoting industrial and commercial activities in the Rathdrum area by creating a better understanding and appreciation of the importance of business people and a concern for their problems; and, representing the business community in political affairs, preventing or addressing controversies if they are detrimental to the expansion and growth of business in the community, while encouraging the development and growth of the Rathdrum area and its environs as a desirable place to live, work and raise families -- while always, projecting a positive image of the Rathdrum area...

The Board of Directors of the chamber supports the annexation under consideration -- 242 acres contiguous with the City, south of the Brookshire development, approximately .5 miles south of the intersection of N Meyer and Lancaster Roads.

The proposed annexation promises to advance the orderly development of the City in a manner that will allow viable provision of tax and fee-supported municipal services efficiently and effectively to an area within the ACI well-suited to urbanizing, by equitably allocating the costs of public services *within* the City of Rathdrum. The proposal seems to represent a responsible mix of appropriate levels of new public land, residential land, and land intended for commercial uses. We are aware that the subdivision ordinance allows further control by the City over the ongoing process of development of any lands annexed.

In summary, the Chamber believes the annexation will ultimately grow our economy, expand our tax base, create jobs, and increase wages. We support the annexation.

Sincerely,



Kurt Schwab
President of the Board of Directors of the Rathdrum Area Chamber of Commerce

Dear Mr. Seiss,

RE: Henrickson Annexation Request

As I testified before the July 18, 2018 City of Rathdrum Planning and Zoning Committee, my parents came to the Rathdrum Prairie in 1958. They purchased the Lone Pine Ranch from Ed and Naomi Meyer, which consisted of approximately 900 acres of farmland. Over the next 15 years the most significant thing they did, other than raising seven children, was hang on. After my father perished in an automobile accident in December 1973, my brothers and I managed the farm. Following the 1983 harvest, we decided to lease our land to a neighbor and pursue other careers.

The Rathdrum Prairie farmland represents an *investment*, lest we ever forget. My parents—and my siblings and I—invested our blood, sweat and tears to make a go of farming. My parents also invested every dollar they owned, and learned that risk and reward are not always proportional. Financial considerations aside, we were richer for the life we made together on the Prairie.

My siblings and I now range in age from 56 to 73. Challenges to our health have increased in these latter years, and neither nostalgia, nor some ideal notion of how farm economics ought to work, will pay our bills, so to speak. Putting all that aside, my family has invested in the Rathdrum Prairie for over 60 years now. We want to realize a return on our investment, and we know that leasing the farmland is not going to generate the income we both need and desire.

Naturally, lease values are based on the land's ability to produce a profit. I now live in Grant County, Washington, "The nation's leading potato-producing county." Good potato ground rents for nearly \$1,000 per acre. For comparison, in 2015, the year of our mother's passing, we received net rent of approximately \$80 per acre. The market analysis performed as part of probate set the average market value of the land at \$22,600 per acre. This is equivalent to a return on investment of 0.35 percent.

To conclude, in 2017 my family entered into a long-term agreement with Bluegrass Development, LLC to develop our land in a stepwise fashion. Our intention was to transition out of farmland ownership. Bluegrass has agreed to work with our family during this transition by developing contiguous parcels, enabling the cultivation of those portions of the property not in development. We believe this is the best way to maximize our investment, and receive compensation for the financial risk borne not only by ourselves, but by our parents before us. If we are unsuccessful in our annexation bid, we will develop the land in the county, or work with Bluegrass to that end.

Sincerely,

Carl Henrickson
Manager, Henrickson Family Holdings, LLC
(509) 770-5812
chenrickson@homenetnw.net

From: foxhaven100@aol.com <foxfhaven100@aol.com>

Sent: Tuesday, August 11, 2020 4:01 PM

To: Cary Siess <cary@rathdrum.org>

Subject: Hendrickson South Annexation

To: Cary Siess, Planner
City Of Rathdrum

From: Michael Fox
13403 N Grand Canyon St
Rathdrum, Idaho

Subject: Comments in regards to the proposed Hendrickson South Annexation

This proposed annexation for residential development should not be considered for approval by the City of Rathdrum. The area is ill suited for R-1 or R-3 zoning and is best suited for and should remain agricultural and outside the city limits. The proposal flies in the face of almost every Goal of the current Comprehensive Plan and cannot reasonably be considered as "generally consistent" which is the vague terminology used in most project reviews. In fact, the Comprehensive Plan specifically provides a Goal and Policies for land use planning (Section II-B, Goal #2) to avoid this very type of annexation.

If the City of Rathdrum wishes to continue promotion of rapid growth including the massive efforts to expand the city limits, the Comprehensive Plan Goals and Policies should be reviewed and amended to clearly identify this new "vision" for land use planning. To continue on this path of piece-meal development without a clear and transparent Comprehensive Plan for guidance is a recipe for disaster. The citizens of Rathdrum deserve nothing less than to be fully aware of the City's plans for growth and development.

Zoning Code Analysis: Several chapters of the Rathdrum City Code (RCC) Title 11, Zoning, provide regulations for the proposed annexation. Those portions of the RCC that pertain to the proposal and an analysis of the proposals conformance with that requirement are as follows:

Code	Consistent	Discussion
Rathdrum City Code (RCC) Title 11, Zoning		
RCC 11, Chapter 11, Annexation and Zoning contains the requirements and criteria for annexation and zoning requests.	Yes and To Be Determined	
RCC 11-11-1, Authority; Procedure: Idaho Code section 50-222 provides that any land lying contiguous or adjacent to any city in the State of Idaho, or to any addition or extension thereof may be annexed by the city only if the land is lying in the area of city impact and the land is laid off into blocks containing not more than five (5) acres of land each, whether the same shall have been or shall be laid off, subdivided or platted in accordance with any statute of this State or otherwise, or whenever the owner or proprietor or any person by or with his authority, has sold or begun to sell such contiguous or adjacent lands by metes and bounds in tracts not exceeding five (5) acres. An owner of land of any size may request that the tract of land be annexed by the city whether the land is or is not contained in the city's area of impact by submitting such request in writing to the city council. If the tract of land is surrounded by or borders the city, the council may, by ordinance, declare the land by proper legal description thereof to be a part of such city. In any annexation of adjacent territory, the annexation shall include all portions of highways lying wholly or partially within the annexed area.	Yes	The owner of the land, consisting of approximately 228 acres, has requested that the tract of land be annexed by the City. The land is contained in the City's shared tier area of city impact. The owner submitted the request in writing on June 26, 2020. The annexation includes portions of Meyer and Wyoming Roads.
RCC 11-11-2, Initiation of Annexation and Zoning Procedures: Annexation and zoning procedures may be initiated in one of the following ways: A. By adoption of a motion by the Commission; B. By adoption of a motion by the City Council; C. By the filing of an application, to be provided by the Administrator, by a property owner or a person who has existing interest in property within the area proposed to be changed or affected by said annexation.	Yes	The property owner submitted an application requesting annexation, in writing, on June 26, 2020.
RCC 11-11-3, Criteria for Granting Annexation: Criteria for granting an annexation request shall be as follows:	Yes and To Be Determined	This section is provided by sub-section below.

<ul style="list-style-type: none"> • §11-11-3-A: The concerned property has a common boundary with the City limits. 	Yes	The subject property has a common boundary with the city limits on the north side of the proposed annexation area. The proposed annexation is consistent with the criteria.
<ul style="list-style-type: none"> • §11-11-3-B-1: The City should grow within a well-defined area. 	To Be Determined	The proposed annexation area is within the City’s identified shared tier Area of City Impact. The City’s Future Land Use Map is being updated concurrent with this proposal to ensure the proposed annexation is consistent with the criteria.
<ul style="list-style-type: none"> • §11-11-3-B-2: Growth in new areas should be allowed when suitable vacant land is no longer available to accommodate the growth or when a specific use is proposed which is beneficial to the citizens of Rathdrum. 	To Be Determined	The City of Rathdrum and north Idaho in general are experiencing the fastest population growth in the United States. Annexation of the area will provide additional land within the City of Rathdrum corporate limits for future expansion. The Commission and Council shall determine consistency with the criteria.
<ul style="list-style-type: none"> • §11-11-3-B-3: Growth should only be allowed when public utility services are sufficient to accommodate the new growth. 	Yes	Public utility services can be extended to the property and will be required prior to any development. Public right of way dedication of interior streets will also be required. Utility demand for future uses will be determined and addressed at the time of development.
<ul style="list-style-type: none"> • §11-11-3-B-4: The physical development of the City should reflect the best interests and needs of the City. 	To Be Determined	This requested annexation will provide for future development of residential housing with neighborhood commercial services to meet the growing housing demand of Rathdrum. The Commission and Council shall determine “best interests”.
<ul style="list-style-type: none"> • §11-11-3-B-5: Ensure adequate information and analysis is available upon which to base land use decisions. 	To Be Determined	The property is located within Rathdrum’s Shared Tier Area of City Impact (ACI) and identified as “Transformational” as shown on the updated Future Land Use Map being updated concurrent with this proposal, which supports the proposed future subdivision development. The application information submitted incorporates further information and analysis.
RCC 11-11-4, Action by Commission and City Council, §A, Commission:	Yes and To Be Determined	
<ul style="list-style-type: none"> • §11-11-4-A-1: Public Hearing: No more than sixty (60) days following the filing of an application, or upon motion by the Commission or the City Council, the Commission shall conduct at least one 	Yes	A Public Hearing before the Planning and Zoning Commission was held on August 18, 2020, within 60 days of receipt of the application. Notice of the hearing, including time, place and a summary of the request was

<p>public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of time, place and a summary of the request shall be published in the official newspaper of the City. Additional notice by regular mail shall be provided to property owners within three hundred feet (300') of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed annexation and zoning as determined by the Administrator. When notice is required for two hundred (200) or more property owners, in lieu of the mail notification, three (3) notices in the official newspaper of the City is sufficient; provided that, the third notice appears at least ten (10) days prior to the public hearing. Following the Commission's hearing, if the Commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the Commission forwards its recommendation to the City Council.</p>		<p>published in the Coeur d'Alene Press on August 3, 2020. 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 August 4, 2020 in compliance with this section.</p> <p>In addition, a Public Notice was posted on the property on August 3, 2020. Notice was also posted on the City's web site and notice board outside of City Hall on July 30, 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>Notice of the proposed annexation was also forwarded to other agencies with jurisdiction on August 3, 2020 as well as prior to the application submission.</p> <p>Furthermore, prior to the date of the public hearing, the City issued a written staff report dated August 13, 2020, integrating any 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>A Public Hearing before the City Council has been scheduled for September 23, 2020, within 60 days following the Commission Hearing. Notice of the hearing, including time, place and a summary of the request was published in the Coeur d'Alene Press on September 7, 2020. 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 September 8, 2020 in compliance with this section.</p> <p>In addition, a Public Notice was posted on the property on September 8, 2020. Notice was also posted on the City's web site and notice board outside of City Hall on September 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>
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		<p>Notice of the proposed annexation was also forwarded to other agencies with jurisdiction on August 3, 2020 as well as prior to the application submission.</p> <p>Furthermore, prior to the date of the public hearing before the City Council, the City issued a written staff report dated September 17, 2020 integrating any 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 Council prior to the hearing.</p>
<ul style="list-style-type: none"> • §11-11-4-A-2: Recommendation: Within sixty (60) days from the close of the public hearing, the Commission shall transmit its recommendation to the City Council. The Commission may recommend that the annexation and zoning request be granted as requested, it may recommend a modification of the request, or it may recommend that the request be denied. The Commission shall ensure that any recommendations are in accordance with the Comprehensive Plan and established goals and policies and shall specify: <ul style="list-style-type: none"> a. The ordinance and standards used in evaluating the application; b. The reasons for approval or denial; c. The actions, if any, that the applicant could take to obtain annexation and zoning. 	Yes	A Public Hearing before the Planning and Zoning Commission was held on August 18, 2020. The Commission's recommendation, including the standards used to evaluate the proposal and reasons for recommending approval as provided to the City Council within 60 days following the hearing.
RCC 11-11-4, Action by Commission and City Council, §B, City Council:	To Be Determined	
<ul style="list-style-type: none"> • §11-11-4-B-1: Public Hearing: The City Council, prior to adopting, revising, or rejecting the recommendation by the Commission, shall conduct at least one public hearing using the same notice and hearing procedures as the Commission. Following the City Council hearing, if the City Council makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the City Council adopts the amendment. 	To Be Determined	A Public Hearing before the City Council has been scheduled for September 23, 2020. Further notice shall be provided if the Council makes a material change from what is presented at the hearing.
<ul style="list-style-type: none"> • §11-11-4-B-2: Findings And Conclusions: Upon revising or rejecting the recommendation by the Commission, City 	To Be Determined	

<p>Council shall establish its own findings and conclusions and shall specify:</p> <ol style="list-style-type: none"> The ordinance and standards used in evaluating the application; The reasons for approval or denial; The actions, if any, that the applicant could take to obtain annexation and zoning 		
<p>RCC 11-11-5, Criteria for Granting Requested Zoning: Criteria for granting requested zoning shall be the same as those listed in Chapter 4 of Title 11.</p>	<p>Yes and To Be Determined</p>	
<p>RCC 11-4A-2, R-1 Residential District: The purpose of the R-1 district is to provide for large lot residential environments at housing densities consistent with the physical characteristics of the area, and as recommended in the adopted Rathdrum Comprehensive Plan. Low density residential areas should be located as follows:</p>	<p>Yes</p>	<p>The proposal provides opportunity for single-family neighborhood development.</p>
<ul style="list-style-type: none"> • §11-4A-2-B-1: <i>In areas where the physical limitations of soil, topography or other natural factors limit development to a low density.</i> 	<p>NA</p>	<p>Factors limiting density in this case is the choice of the developer.</p>
<ul style="list-style-type: none"> • §11-4A-2-B-2: <i>In areas where permanent low-density living is appropriate.</i> 	<p>To Be Determined</p>	<p>The Council shall determine “appropriate”.</p>
<ul style="list-style-type: none"> • §11-4A-2-B-3: <i>In areas where municipal water facilities and sewage disposal facilities are provided.</i> 	<p>Yes</p>	<p>City water and sewer utilities can be extended to the property. The area is identified in City water and sewer master planning.</p>
<p>RCC 11-4A-4, R-3 Residential District: The purpose of the R-3 district is to provide for residential environments at a higher density than R-1 and R-2 districts. High density residential areas should be located as follows:</p>	<p>Yes and To Be Determined</p>	
<ul style="list-style-type: none"> • §11-4A-4-B-1: <i>In areas where increased traffic would not have detrimental effect on the carrying capacity of collector and arterial streets.</i> 	<p>To Be Determined</p>	<p>The Council shall determine if the proposed zone district is appropriately located.</p>
<ul style="list-style-type: none"> • §11-4A-4-B-2: <i>In locations where municipal water and sewer facilities are provided.</i> 	<p>Yes</p>	<p>City water and sewer facilities can be extended to serve the property. See the Memo provided by the Public Works Director / City Engineer as attached hereto.</p>
<ul style="list-style-type: none"> • §11-4A-4-B-3: <i>In areas to act as a buffer between commercial or industrial districts and lower density residential districts.</i> 	<p>To be Determined</p>	<p>The location is between lower density residential districts to the north (R-2S) and south (proposed R-1), however is directly adjacent to railroad right of way.</p>

<ul style="list-style-type: none"> • §11-4A-4-B-4: <u>In areas designated for high density use on the city of Rathdrum future land use map.</u> 	To Be Determined	The proposed annexation area is within the City's identified shared tier Area of City Impact. The City's Future Land Use Map is being updated concurrent with this proposal to ensure the proposed annexation is consistent with the criteria.
RCC 11-4B-2, C-1 General Commercial: The purpose of the C-1 district is to permit the establishment of general commercial uses that will meet the daily needs of residents in and around the city. General commercial districts should be established according to the following:	Yes and To Be Determined	
<ul style="list-style-type: none"> • §11-4B-2-B-1: <u>Encourage commercial development to locate within established commercial districts or in areas where commercial uses are compatible with surrounding uses.</u> 	To Be Determined	The Council shall determine if the proposal is compatible with surrounding uses.
<ul style="list-style-type: none"> • §11-4B-2-B-2: <u>Areas of commercial development should be so located as to be accessible to arterials which will have a minimum impact on the surrounding homes and street traffic.</u> 	Yes	The district would be accessible directly from Highway 41.
<ul style="list-style-type: none"> • §11-4B-2-B-3: <u>Commercial development areas should be designated as such in the Rathdrum Comprehensive Plan, on the City of Rathdrum future land use map.</u> 	To Be Determined	The proposed annexation area is within the City's identified shared tier Area of City Impact. The City's Future Land Use Map is being updated concurrent with this proposal to ensure the proposed annexation is consistent with the criteria.
<ul style="list-style-type: none"> • §11-4B-2-B-4: <u>Proposed commercial areas should be located where adequate municipal water and sewer facilities, as well as other community services such as fire and police protection, can be provided.</u> 	Yes	Municipal water and sewer can be extended to the area and other community services can be provided.
<ul style="list-style-type: none"> • §11-4B-2-B-5: <u>Proposed commercial areas should comply with the goals and policies of the Rathdrum Comprehensive Plan.</u> 	To Be Determined	See Comprehensive Plan Consistency Analysis below.
RCC 11-4D-1, O Parks and Open Space District: The purpose of the O district is to preserve areas for recreational activities and open green space.	Yes	The proposal would provide space to allow for recreation or open green space.

Comprehensive Plan Consistency Analysis: The proposal 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 proposal, including an analysis of the proposal’s consistency are as follows:

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 population of the area has been growing at a steady rate for the last several years. Annexation of area to support orderly residential growth, where the infrastructure for such growth will be paid by the project proponent / developer and can be extended to other properties within the city and its ACI, provides for stable growth over time. The proposed zoning and density is consistent with other development in Rathdrum.
II A. Population, Goal 2: Guide future development to maintain and enhance the quality of life of the population living within and directly adjacent to the community.	Yes	The City has adopted development standards to help ensure this goal is met. Future development within the annexation area will be subject to such standards.
II B. Land Use		
<p><i>II B. Lands Use, Goal 1, Policy B: Consider and include the following criteria in the development of future zoning, subdivision and other ordinances, and plans.</i></p> <ul style="list-style-type: none"> • <i>Economically and socially integrated neighborhoods</i> • <i>A wide range of housing, especially that which is affordable to local citizens</i> • <i>A central business core, in the tradition of a community Main Street district</i> • <i>Pockets of neighborhood commercial businesses to provide retail conveniences without the need to travel by car</i> • <i>A system of pathways and open spaces to connect the community and to encourage walking, biking, outdoor recreation and social gathering</i> • <i>Industrial divisions whose waste and output are compatible with sustaining this rural community’s excellent natural environment</i> • <i>A transportation network that provides easy access between local jobs, homes, commerce and recreation</i> • <i>A transportation network that accommodates regional traffic needs while giving priority to local access, convenience, connection,</i> 	Yes and To Be Determined	<p>The proposed residential zone districts allow for single family and multifamily development on vacant land and provides for additional housing stock.</p> <p>The proposal provides for a pocket of commercial business which will be accessible to neighboring residential zones.</p> <p>Sidewalks will be included in any proposed future subdivision development connecting to the City’s existing sidewalk system as well as proposed open space. Improvements within any proposed subdivision will also provide appropriate transportation for the area at the time of future development.</p> <p>This property is currently utilized for agricultural purposes, however, use of the property for farming has been determined by the owner as no longer an economically viable proposition given the market and, equally importantly, given the Henrickson family’s own needs.</p>

Goal/Policy	Consistent	Discussion
<p><i>safety, potential for public transit and economy</i></p> <ul style="list-style-type: none"> • <i>Support for preservation of agricultural lands around the community.</i> 		
<p>II B. Land Use, Goal 2: Avoid annexation except to support well planned development, uniform boundaries, orderly growth and the goals and policies of the comprehensive plan.</p>	To Be Determined	The Council shall determine if the annexation meets the criteria. The proposal does provide for uniform City boundaries by continuation of the eastern boundary of the City in line with current city limits.
<p><i>II B. Land Use, Goal 2, Policy A: Encourage development within currently established areas of the community and more intense use of developed land.</i></p>	To Be Determined	The property is within the Shared Tier Area of Interest which has been identified and established as an area of growth for Rathdrum. The development necessary to support growth in Rathdrum likely cannot be accommodated within currently established City limits or is not being acted upon by owners of those properties where appropriate zoning is provided. The Council shall determine if the annexation meets the criteria.
<p><i>II B. Land Use, Goal 2, Policy B: 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.</i></p>	To Be Determined	The Council shall determine if the annexation meets the criteria. The proposal does provide for uniform City boundaries by continuation of the eastern boundary of the City in line with current city limits. The proposal is also within an area where lands for placement of a school are available, as are lands available for pocket commercial activities.
II C. Natural Resources		
<p>II C. Natural Resources, Goal 5: Protect the existing high quality of the Rathdrum Aquifer from contamination and deterioration. Minimize negative impact on the aquifer from current and future activities within the community, especially in areas that are currently in open space or under agricultural use.</p>	Yes	The City has adopted development standards to help ensure this goal is met. Future development within the annexation area will be subject to such standards
<p><i>II C. Natural Resources, Goal 5, Policy E: Regulate the location, density, and type of development in potential areas of flooding and flood plains to protect water quality. Fully consider the short and long term impacts of potential activity on the aquifer in all decision-making processes concerning future development within the current city bounds and areas of city impact. Ensure that both public and private development in Rathdrum respect the aquifer's environmental integrity</i></p>	Yes	The proposal is within an area of city impact. Future development will be subject to the City's development and construction standards to provide protection of the aquifer, mainly through stormwater infrastructure requirements.

Goal/Policy	Consistent	Discussion
<i>through development and enforcement of local ordinance and policy.</i>		
II C. Natural Resources, Goal 5, Policy G: <i>Planned growth and development shall be accompanied by the development of infrastructure, public services, utilities and preservation of open space. The provision of municipal sewer services must be available prior to development.</i>	Yes	Future development will be subject to the City’s development and construction standards to provide protection of the aquifer through stormwater infrastructure requirements. Open space is also included within the proposal. Sewer services will be extended to the project prior to any development.
II C. Natural Resources, Goal 5, Policy I: <i>Explore potential methods and means to preserve areas that are currently in their natural state, under agricultural use or in open space to enhance the protection of the aquifer.</i>	Unknown	Use of the property for farming has been determined by the owner as no longer an economically viable proposition given the market and, equally importantly, given the Henrickson family’s own needs.
II E.-1 Public Safety		
II E.-1 Public Safety, Goal 1: Ensure police, fire and emergency service protection is timely, efficient and professional, maintaining Rathdrum’s reputation as a safe community with low levels of crime.	Yes	The Northern Lakes Fire Protection District reviewed the proposal and did not express concerns regarding coverage. Both the fire district and Rathdrum Police Department can provide service to the proposed development.
II E.-1 Public Safety, Goal 1, Policy F: <i>Require new development to provide sufficient emergency vehicular access for emergency equipment and adequate water supply and pressure for the purposes of fire protection.</i>	Yes	Future development will be subject to the City’s development and construction standards to provide access and fire protection.
II E.-1 Public Safety, Goal 1, Policy G: <i>Require development be designed and constructed to address the minimization of hazards and the enhancement of the effective provision of law enforcement and protection.</i>	Yes	Future development will be subject to the City’s development and construction standards to provide access and fire protection.
II E.-2 Sewer and Water		
II E.-2 Water and Sewer, Goal 1: Maintain a service infrastructure for sewer and water that focuses on providing efficient and environmentally sound service to developed areas while providing service to newly developed areas in an effective, efficient and timely manner.	Yes	Future development will be subject to the City’s development and construction standards to provide water and sewer infrastructure.
II E.-2 Water and Sewer, Goal 1, Policy A: <i>Require all existing and proposed facilities within the city limits be connected to and serviced by, the municipal sewer system.</i>	Yes	Future development will be subject to the City’s development and construction standards to provide sewer infrastructure and service connected to City sewer.
II E.-2 Water and Sewer, Goal 1, Policy B: <i>Promote development in areas with municipal sewer and water systems in place.</i>	Yes	Future development will be subject to the City’s development and construction standards to provide water and sewer infrastructure. The

Goal/Policy	Consistent	Discussion
		sewer lift station and mains installed with the Brookshire Development area already in place to service future development.
<i>II E.-2 Water and Sewer, Goal 1, Policy C: Encourage land development patterns that permit the most economical extension of sewer lines.</i>	Yes	The sewer lift station and mains installed with the Brookshire Development area already in place to service future development.
<i>II E.-2 Water and Sewer, Goal 1, Policy D: Base land use development and density decisions on the availability of municipal sewer and water systems.</i>	Yes	Water and sewer is available to be extended to future development.
<i>II E.-2 Water and Sewer, Goal 1, Policy E: Focus the development of infrastructure in areas within the city limits and areas where growth will occur in the short term.</i>	Yes	Infrastructure can be developed within this area to support growth in the short term.
II F. Transportation		
II F. Transportation, Goal 1: Establish a system of paved arterials, alternate routes and pathways that makes the community feel connected and integrated.	Yes	Meyer Road and Wyoming Avenue are classified as collector streets. Right of way dedication and improvements to both internal and external roadways will be required for future development. Such will provide connection to the greater community and nearby school sites.
<i>II F. Transportation, Goal 1, Policy F: Determine right-of-way acquisition requirements, especially along major arterials, to support future development, internal circulation and pedestrian pathway system needs.</i>	Yes	The Public Works Director has determined appropriate right of way requirements and dedications.
II F. Transportation, Goal 3: Minimize the financial and operational impacts of road improvement projects and maintenance.	Yes	The developer will be responsible for providing improvements for future development. Tax infrastructure provided by future housing helps to pay for maintenance of infrastructure.
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</p>		<p>Future development is anticipated to provide for a variety of housing types, including more affordable housing. Future residential development will integrate with the existing Brookshire development.</p> <p>A) Sidewalks / pathways and lighting will be provided within future development as required by City development standards. Housing will be adjacent to a commercial and open space/park area as proposed.</p> <p>B) A variety of housing is anticipated with the inclusion of multifamily and single</p>

Goal/Policy	Consistent	Discussion
<p>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, 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>family zoning.</p> <p>C) More affordable housing is anticipated with the inclusion of multifamily zoning.</p> <p>D) Any and all uses allowed by the proposed zone district standards will be allowed as proposed.</p>
<p>II G. Housing, Goal 2: Provide well designed and sustainable residential development.</p>	Yes	Future development will be subject to the City’s development and construction standards.
<p><i>II G. Housing, Goal 2, Policy A: 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.</i></p>	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning. Open space and commercial uses are proposed also.
<p><i>II G. Housing, Goal 2, Policy B: Promote the development of healthy neighborhoods which incorporate central open spaces, encourage walking and cycling, are well lit and safe havens for children, and which are connected to commercial areas and civic centers by well-organized street systems.</i></p>	Yes	Future development will be subject to the City’s development and construction standards to ensure this.
<p><i>II G. Housing, Goal 2, Policy D: Incorporate accessible shared open spaces and park areas for use by residents in all neighborhoods.</i></p>	Yes	Open space / park acreage is included in the proposal.
<p><i>II G. Housing, Goal 2, Policy F: Protect the</i></p>	Yes	The proposal appears to be in continuity with

Goal/Policy	Consistent	Discussion
<i>continuity and inherent character of existing neighborhoods in planning and zoning decisions.</i>		the adjacent Brookshire development.
II G. Housing, Goal 4: Provide a broad mix of housing choices for people of differing economic, age and lifestyle segments.	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
<i>II G. Housing, Goal 4, Policy C: Provide an adequate supply of land in appropriate land use designations that meets the future needs and demand for a broad range of residential types.</i>	Yes	The proposal will provide a supply of land to meet the short-term future needs of providing housing for Rathdrum.
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.	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
<i>II G. Housing, Goal 5, Policy D: Explore, develop and promote a variety of options and solutions to best ensure the provision of future affordable housing throughout the community. Some options to explore include:</i> 2. <i>Flexible zoning that allows for a balance of smaller lots and assimilation of affordable housing in future housing developments and the incorporation of other conventional and non-conventional development intensity options.</i>	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
II H. School Facilities		
II H. School Facilities, Goal 1: Consider the priorities and concerns of Lakeland School District and other schools in future community development decisions.	Yes	The Lakeland School District was considered in the proposal and provided a letter of support of the annexation.
II H. School Facilities, Goal 2: Ensure convenient and safe accessibility to school facilities.	Yes	Future development will be subject to the City's development and construction standards to ensure this. This developer previously donated land for a school site in the immediate area.
<i>II H. School Facilities, Goal 2, Policy A: Encourage geographically centralized facilities to minimize sprawl and maximize convenience.</i>	Ye	
II H. School Facilities, Goal 3: Promote and respect school policies determining best use of school facilities for the benefit of all citizens of Rathdrum.	Yes	The Lakeland School District was considered in the proposal and provided a letter of support of the annexation.
II J. Economic Development		
II J. Economic Development, Goal 1: Cultivate an environment that promotes a diversified	Unknown	It is anticipated that with increased populations, more and diversified commercial and industrial

Goal/Policy	Consistent	Discussion
sustainable economy that retains Rathdrum’s rural character and preserves the natural environment while providing local access to livable wage jobs.		uses will be attracted to locate within Rathdrum.
<i>II J. Economic Development, Goal 1, Policy C: Promote the expansion, retention and diversity of the existing economic base, focusing development efforts on clean, non-polluting industry.</i>	Unknown	It is anticipated that with increased populations, more and diversified commercial and industrial uses will be attracted to locate within Rathdrum.
<i>II J. Economic Development, Goal 1, Policy E: Integrate diversified commercial and industrial development to expand employment opportunities for local workers.</i>	Yes	The proposal includes commercial zoning which is anticipated to expand employment opportunities when it develops.
II K. Community Design		
II K.-2 Community Design, Balanced Development		
II K.-2 Community Design, Balanced Development, Goal 2: Guide public, residential, commercial and industrial development to sustain Rathdrum as a compact, close-knit rural town.	To Be Determined	Growth of Rathdrum is inevitable. The proposal appears to be consistent with development patterns established by the Council, however, the Council shall provide this determination.
<i>II K.-2 Community Design, Balanced Development, Goal 2, Policy A: Promote a wide range of residential development forms and designs, including a mix of housing types, from condominiums to townhouses to triplexes and duplexes to single family detached houses.</i>	Yes	A variety of housing is anticipated with the inclusion of multifamily and single-family zoning.
II M. Agriculture		
II M. Agriculture, Goal 1: Accommodate the continuation of agricultural activity on large tracts of land within the city and in the Area of City Impact.	Yes	Agricultural activity will be allowed to continue as an existing use until such time that the property is developed.
<i>II M. Agriculture, Goal 1, Policy B: Allow continued agricultural activity in those agricultural areas transitioning to urban activity.</i>	Yes	Agricultural activity will be allowed to continue as an existing use until such time that the property is developed.

RATHDRUM
PLANNING AND ZONING

PLANNING AND ZONING COMMISSION MEETING

MEETING MINUTES

Tuesday – August 18, 2020

6:00 PM

Meeting held in the High School Common Area

PRESENT: Commissioner Munyer, Commissioner Carr, Commissioner Hatcher and
Commissioner Compton (New Commissioner)

ABSENT: Commissioner Shuman

STAFF: Planner Siess, Assistant Planner Davey, City Administrator Duce, City Attorney
Herrington and Associate Planner Agidius

PLEDGE OF ALLEGIANCE

MINUTES: Approval of the meeting minutes for July 15, 2020 as they are presented made in a motion by Commissioner Munyer and seconded by Commissioner Hatcher.
All in favor stating aye.

GENERAL BUSINESS:

Planner Siess introduced the new Planning Commissioner: Mike Compton
For the appointment of a New Chairman and Co-Chair, the Commissioners all agreed to postpone until Commissioner Shuman was present.

Acting Chairman for the meeting: Commissioner Munyer

Commissioner Munyer gave the procedure for the Public Hearing process.

Open the Public Hearing

PUBLIC HEARING: Comprehensive Plan Future Land Use Map Amendment

Planner Siess: The purpose of this amendment is to provide property, which is directly adjacent to Rathdrum City limits, near the southeast corner of the City within the shared tier. The land designation is “transformational” to address consistency with the Comprehensive Plan for a request for annexation and zoning. The future land use map is not a zoning map, but is a decision-making tool referred to, reviewed and referenced for the following: land use proposals,

zoning map updates or revisions, request of a zone change and when other land use issues are addressed. The area for which the map amendment is requested is located south of the Brookshire Subdivision approximately .5 miles south of the intersection of Meyer and Lancaster Road, north of Wyoming Avenue and on the east and west sides of Meyer Road.

The shared tier has been identified as the lands within the ACI overlapping between the cities of Post Falls and Hayden, Post Falls and Rathdrum, and Rathdrum and Hayden. These were not included within the previous comprehensive plan future land use mapping and appears to have been an oversight as these areas have been identified since 2004 as found in the Kootenai County Ordinance #339 in the County Coordinated Area of City Impact Agreement.

Public Testimony – None
Close the Public Hearing

Motion: "I move to recommend to the City Council that the proposal be approved, finding that it is compliant with the City of Rathdrum Comprehensive Plan and Rathdrum City Code as shown within the Code and Comprehensive Plan analysis found in the staff report. I further move that such recommendation be updated by staff to include findings of fact and conclusions of law for the Council reflective of this staff report, a summation of testimony provided by any citizens appearing and testifying in relation to this proposal and be provided to the Council as the Commission's formal recommendation within sixty days following tonight's public hearing." Made by Commissioner Carr and seconded by Commissioner Compton. All in favor stating aye.

PUBLIC HEARING: Hendrickson South Annexation and Zoning Request

Planner Siess: The applicant, Bluegrass Development, LLC is seeking approval of annexation and zoning of approximately 227.95 acres of real property – excluding rights-of-way, for the purpose of incorporating the property into the city limits of Rathdrum. The property is adjacent to existing city limits to the north. The annexation will include the adjoining public rights-of-way of Meyer Road and Wyoming Avenue. The total acreage, including the right-of-way of the Spokane International Railway is 238.08 acres. The parcel is located south of the Brookshire Subdivision and is approximately .5 miles south of the intersection of Meyer and Lancaster Road and north of Wyoming Avenue and on both sides of Meyer Road, east and west. The current zoning is Agriculture by Kootenai County and is currently farmland.

The proposed zoning is as follows: R-1 Residential - 165.9 acres; R-3 Residential multi-family – 43.49 acres.

City of Rathdrum Planning staff recommends to the Commission's approval of the annexation request if the Commissioner finds that the proposal is compliant with the Rathdrum Comprehensive Plan and Rathdrum City Code and is in the best interest of the City. The following conditions of approval are recommended to address consistency with the Comprehensive Plan:

1. Development within the annexed area shall not begin until the existing Brookshire development is 85% built/developed to ensure continuity in development, with the exception of the commercially zoned property. When development occurs, such shall be logically phased starting in the northern portion of the property and proceeding southward.
2. At the time of development, the developer shall provide noise reducing fencing/walling along the railroad rights-of-way. Such shall be subject to approval of the City Council upon subdivision approval or the Planning and Zoning Administrator as appropriate.

3. The project proponent shall enter into an Annexation Agreement with the City of Rathdrum to address infrastructure and transportation needs, as well as transfer of water rights and other requirements. Such Agreement shall be approved by the Rathdrum City Council

Applicant:

Drew Dittman of Lake City Engineering
126 E Popular Avenue
Coeur d'Alene, ID 83814

Representing Bluegrass Development, LLC and Hendrickson Family Holdings, LLC
Mr Dittman began by thanking the commissioners for their time and gave a history and background of the developers being that they have lived in this area their entire lives and have invested their time here. Location of the parcel being just south of the Brookshire Subdivision, north of Wyoming Avenue and .5 miles from the intersection of Meyer and Lancaster Road. The proposed zoning will have C-1 Commercial at Meyer Road and Wyoming Avenue, R-1 Residential, R-3 Residential Multi-family and they have donated to the City six acres for park land which is located in the middle of the R-1 zoned parcel and south of the railroad tracks. He also stated that this annexation application is in compliance with all of the six criterias of the Rathdrum City code for annexation. The city's comprehensive plan goals and policies; population, land use, natural resources, housing and transportation have all been met. Several key points made; they plan to place larger lots along the railway tracks in the R-1 zoning, fencing around the perimeter will be similar to that of the Brookshire Subdivision and the new sewer lift station that was installed in the Brookshire Subdivision will accommodate this annexed property sufficiently.

Tom Andrel of Big Creek Land Company made a brief statement to the Commissioners that the intent of the R-3 zoning was to accommodate small families, younger people just starting a family and retirees that want to down scale their homes.

Public Testimony – In favor

Erick Hendrickson
6128 N Wall Street
Spokane, WA 99205

Mr Hendrickson is part owner of the parcel with other siblings and stated that it is no longer feasible to farm his property to make any sort profit and asked the commissioners to please consider the approval of this annexation request.

Kirk Schwab

Representing the Rathdrum Chamber of Commerce

Mr Schwab stated they are in favor of the annexation and commented that we need to control our destiny for the growth of Rathdrum.

Don Jacklin – In favor but choose not to speak during the meeting.

Neutral – None

Opposed

Michael Fox
13403 N Grand Canyon
Rathdrum, ID 83858

Mr Fox began by stating he could not find the agenda on the City's website and he feels that this proposal does not comply with Rathdrum's Comprehensive Plan at all. Asked the Commissioners if they have read the mission statement pointing out "managing growth". He also commented that the railroad running right thru this annexation made not sense at all and does not want to see urban sprawl in our town.

Rebuttal

Drew Dittman confirmed to the Commissioners that they are following the cities comprehensive plan and in compliance with Rathdrum City Code with this annexation application. Mr Dittman was asked if the applicant would develop this property if not annexed into the city, his reply was yes, but they would have to comply with Kootenai County regulations.

Close the Public Hearing

Commissioners open discussion with stating that this application is a good fit and beneficial for the City of Rathdrum, in favor of the fencing along the perimeter of the parcel for noise and security. Also commented that farming this area has been dying off for the past few years.

Motion to approve, "I move to recommend to the City Council that the proposal be approved with the recommended Conditions of Approval. Finding that it is compliant with the City of Rathdrum Comprehensive Plan and Rathdrum City Code as shown within the Code and Comprehensive Plan analysis found in the staff report. I further move that such recommendation be updated by staff to include Findings of Fact and Conclusion of Law for the Council reflective of this staff report, a summation of testimony provided by any citizens appearing and testifying in relation to this proposal and be provided to the Council as the Commission's formal recommendation within sixty days following tonight's public hearing" made by Commissioner Hatcher and seconded by Commissioner Carr.

All in favor stating aye.

PUBLIC HEARING: Buck Conditional Use Permit

Planner Siess: Applicant at 15457 N Highway 41, Rathdrum, ID 83858 submitted an application for a Conditional Use Permit (CUP) to allow for a home occupation use to occur on residentially zoned property to allow a home occupation/nail salon, currently zoned R-2. The nail salon is to consist of one nail station, one pedicure station, assorted counter and storage space within an area of approximately 320 square feet.

Recommendations by city staff are as follows: 1. Business to be limited to a single employee as indicated by the CUP Application for this home occupation. 2. On site parking shall be revised, allowing for two off street parking sites a required by RCC 11-5-2C-5, and a single ADA compliant parking site, as required by RCC Title 9 and federal and state law, together with marked access lane and ADA signage, providing for vehicle turn around on site, and with out backing into the right-of-way of State Highway 41. 3. Property owner/operator shall remove the existing carport to allow for required vehicular turn around.

Open the public hearing

Public Testimony:

In favor – None

Neutral – None

Opposed – None

Close the public hearing

Commissioners open discussion stating it is a good fit for the area being right off the highway and would like to see new businesses in town.

Motion to approve, “I move to recommend to the City Council that the proposal be approved, finding that it is in accord with the City of Rathdrum Comprehensive Plan and Rathdrum City Code as discussed within the staff report for this proposal and subject to the conditions of approval as found therein. I further move that such recommendation be updated by staff to include findings of fact and conclusions of law for the Council reflective of this staff report, a summation of testimony provided by any citizens appearing and testifying in relation to this proposal and be provided to the Council as the Commission’s formal recommendation within sixty days following tonight’s public hearing.” Made by Commissioner Munyer and seconded by Commissioner Compton.

All in favor stating aye.

PUBLIC HEARING: Majestic Villas 1st Addition Preliminary Plat

Planner Siess: The applicant; Big Creek Land Company, LLC is asking for final approval of the Majestic Villas subdivision consisting of eleven residential lots on approximately 6.08 acres. This is a change from the approved preliminary plat which consisted of seventeen residential lots on approximately 6.08 acres of an approximately 13.2- acre property with average lot size of 14,503 square feet in size, ranging from 10,675 to 15,579 square feet in size.

The change between the preliminary plat and this final plat is due, in part, to the re-alignment of Deadwood Avenue at the southern end of the subdivision. New lot six which incorporates seven of the preliminarily platted lots, together with the remaining lot acreage of the 13.2-acre parcel is to be separately platted in the future Majestic Villas 1st Addition. The parcel is zoned R-3 Residential Multi-family. The property is currently vacant and undeveloped.

Applicant:

Drew Dittman representing Big Creek Land Company

126 E Popular Avenue

Coeur d’Alene, ID 83814

Mr Dittman stated this is a standard subdivision submittal with duplex lots, current zoning is R-3 Multi-Family Residential with lot sizes ranging from 10,675 square feet to 15,579 square feet, 32 total lots on approximately 13 acres. Harmony Street which is currently located west of Meyer Road will continue through into this subdivision.

Public testimony

In favor – none

Neutral – none

Opposed – none

Close the public hearing

Commissioners open discussion:

Good location for a project like this being by the city park, impressed by these builders producing a nice home and good fit for the area.

Motion: “I move to recommend to the City Council that the proposal be approved, finding that it is in accord with the applicable City Code as identified within the findings and conclusions of the staff report. I further move that the Planning and Zoning Administrator provide a written report to the Council as soon as possible and include the recommendation of this commission and the facts that provide a basis for the decision.” made by Commissioner Hatcher and seconded by Commissioner Carr.

All in favor stating aye

NEW BUSINESS: Majestic Villas Final Plat

Planner Siess: The preliminary plat has already been approved and this meeting is just a formality to approve the final plat. This consists of ten residential lots and one lot just south north of Deadwood Avenue and east of Railway Avenue.

Motion to approve: “I move to recommend to the City Council that the proposal be approved, finding that it is in accord with the applicable City Code as identified within the Findings and Conclusions of the staff report. I further move that the Planning and Zoning Administrator provide a written report to the Council as soon as possible and include the recommendation of this Commission and the facts that provide a basis for the decision.” made by Commissioner Hatcher and seconded by Commissioner Compton.

NEW BUSINESS: Brookshire 2nd Addition Final Plat

Planner Siess: The applicant Bluegrass Development, LLC with the approved preliminary subdivision consisted of 461 residential lots and one ten-acre lot on approximately 152.45 acres. The project was to be developed in phases, subject to market conditions. The applicant is now requesting final approval of the second addition of the subdivision consisting of 74 single family residential lots on the 19-acre lot platted with the first addition for the purpose of plat phasing. The property within this plat is zoned R-2S residential.

Motion: “I move to recommend to the City Council that the proposal be approved, finding that it is in accord with the applicable City Code as identified within the findings and conclusions of the staff report. I further move that the Planning and Zoning Administrator provide a written report to the Council as soon as possible and include the recommendation of this Commission and the facts that provide a basis for the decision.” made by Commissioner Munyer and seconded by Commissioner Car.

All in favor stating aye

NEW BUSINESS: Rathdrum Creek (Willow Creek Re-plat / PUD) Final Plat

Planner Siess: A replat and planned unit development of a portion of Willow Creek subdivision submitted by Seneca Capital Partners. The preliminary subdivision consisted of re-plat of the 135 lots of Willow Creek subdivision owned by Idaho Contractors with a Planned Unit Development (PUD) overlay by removing the underlying individual lot lines and consolidating the property into eight new lots – not including the five lots in separate ownership. This will include multiple mobile and manufactured homes on each lot. The project area is approximately 28.78 acres, including existing rights-of-way, or 22.01 acres *excluding* the rights-of-way area. The proposed replat is located to the southwest of Coeur d’Alene Street, southeast of the BNSF railroad tracks and north of Pine Street. The property is a portion of Willow Creek Subdivision with 135 of the 140 original platted subdivision. The parcel is zoned R-2S residential.

Motion: “I move to recommend to the City Council that the proposal be approved, finding that it is in accord with the applicable City Code as identified within the findings and conclusions of the staff report. I further move that the Planning and Zoning Administrator provide a written report to the Council as soon as possible and include the recommendation of this Commission and the facts that provide a basis for the decision.” made by Commissioner Carr and seconded by Commissioner Munyer.

All in favor stating aye

Special Meeting Scheduled:

Commissioner Munyer announced a special meeting for the update of Multi-Family code; August 25, 2020 in the City Council Chambers at City Hall @ 6:00pm.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF RATHDRUM, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING ORDINANCE 545 AND SECTIONS OF THE RATHDRUM CITY CODE CONSIDERING GENERAL PROVISIONS AND PERFORMANCE STANDARDS, COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL STANDARDS OF THE CITY OF RATHDRUM; AMENDING PARKING STANDARDS AND REQUIRING SNOW STORAGE AREAS IN SUBSECTION 11.5.3; REPLACING 11.5.4 TO PROVIDE FOR NEW SUPPLEMENTAL MULTI-FAMILY AND INSTITUTIONAL STANDARDS; AND CREATING 11.5.5 TO AMEND AND REPLACE SITE PLAN REVIEW; PROVIDING FOR VIOLATIONS PRIOR TO THIS ORDINANCE; PROVIDING SEVERABILITY, PROVIDING REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after recommendation of the Planning and Zoning Administrator on the hereinafter provided amendments; and

WHEREAS, public hearing was held before the Rathdrum Planning and Zoning Commission on August 25, 2020 in accordance with law, testimony taken, and recommendation of the Commission that the City Council adopt the amendments hereinafter provided; and

WHEREAS, public hearing was held before the Rathdrum City Council on September 23, 2020 in accordance with law, testimony taken, and a finding by the City Council that it is in the best interests of the city of Rathdrum and the citizens thereof that said amendments be adopted;

NOW, THEREFORE, IT IS ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF RATHDRUM AS FOLLOWS:

SECTION 1: AMENDMENTS TO SECTION 11.5.3 (B)

11-5-2: RESIDENTIAL STANDARDS:

11-5-3: COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL STANDARDS:

B. Off Street Parking Standards:

1. Purpose: The purpose of this subsection is to set forth the off-street parking requirements for various buildings and uses irrespective of the districts in which they occur.
2. Required Off Street Parking: Off street parking shall be provided on the development site for all zones. Parking spaces shall be a minimum of nine feet by nineteen feet (9' x 19') each.
3. Parking Area Design: All public or private parking areas shall be designed, laid out and constructed in accordance with the provisions of this subsection.
 - a. Ingress/Egress: All required parking shall be served by a service drive so that no backward movement or maneuvering of a vehicle within a street, other than an alley, will be

required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic ingress and egress, and maximum safety of pedestrian and vehicular traffic on the site, but in no case shall two-way and one-way driveways be less than twenty feet (20') and twelve feet (12') in width respectively.

b. Snow Storage: Snow storage areas shall be provided to accommodate all parking, access, service drives and internal streets. Such areas shall be clearly delineated and shall not cover catch basins or drywells nor eliminate any required parking stalls. These areas may be co-located with stormwater retention areas which are not included in required landscaped areas.

4. Parking Spaces Required: The number of off street parking spaces required shall be no less than as set forth in the following tables or as determined by the administrator based on evaluation of parking requirements set forth in "Parking Generation, 3rd Edition, Institute Of Transportation Engineers", or "Parking Standards, Planning Advisory Report #510511, American Planning Association". The decision and requirements of the administrator may be appealed in accordance with the appeals chapter of this title.

Use	Parking Space Required
Commercial:	
Barber and beauty shops	1 for each station plus 1 for each employee
Bowling alleys	6 for each bowling lane
Establishments for the sale and consumption on the premises of food and beverages	1 for each seating capacity plus employees divided by 3; where fractional, next highest full unit
Establishments or enterprises of a recreational or entertainment nature	
Participating type, e.g., skating rinks, dance halls	1 for each 75 square feet of gross floor area
Spectator type, e.g., auditoriums, assembly halls, theaters, stadiums, places of public assembly	1 parking space for each 4 seats
Office buildings, business and professional offices	1 for every 300 square feet of gross floor area
Outdoor sales lots	1 customer space for every 2,000 square feet of display area
Pharmacies	1 for each 150 square feet of gross floor area
Retail establishments except as otherwise specified herein	1 for each 250 square feet of gross floor area
Retail stores handling bulky merchandise, household furniture, or appliance repair shops	1 for each 600 square feet of gross floor area

Industrial:

Except as specifically mentioned herein 1 for each 500 square feet of gross floor area

Laboratories and research facilities 1 for each 300 square feet of gross floor area

Machinery or equipment sales 1 for each 400 square feet of gross floor area

Wholesale and storage operations 1 for each 700 square feet of gross floor area

Institutional:

Churches, clubs, lodges 1 for every 4 fixed seats or every 8 feet of bench length or every 28 square feet where no permanent seats or benches are maintained in the main auditorium, sanctuary or place of worship

Hospitals 1.5 for each bed. Where fractional, use next highest full unit

Libraries, museums, art galleries 1 for each 250 square feet of gross floor area

Nursing homes, homes for the aged, group care homes, asylums, etc.

1 for each 3 beds

Schools:

Elementary or junior high 1.5 for each teaching station, plus 4 for every square foot of seating area where there are no fixed seats in an auditorium or assembly area

High schools 1.5 for each teaching station, plus 8 for every classroom or 1 for every 28 square feet of seating area where there are no fixed seats in an auditorium or assembly area

Colleges¹

"Commuter" type: 1 for every full time equivalent student

"Resident" type: 1 for every 3 full time equivalent students

"Commercial or business": 1 for every 3 classroom seats

Welfare or correctional institutions 1 for each 5 beds

Residential:

Duplexes 2 for each dwelling unit on a single lot. A garage does not qualify as a parking space for the purposes of this section

Fraternities, sororities, cooperatives and dormitories

1 for each 3 occupants for which sleeping facilities are provided

Hotels, motels, etc. 1.25 for each guestroom

Multiple-family unit 2 for each dwelling unit. Where fractional, next highest full unit. A garage does not qualify as a parking space for the purposes of this section

Rooming or boarding houses 1 for each guestroom

SECTION 2: REPLACING SECTION 11.5.4 (ALL)

11-5-4 SUPPLEMENTAL MULTI-FAMILY AND INSTITUTIONAL STANDARDS

- A. Additional Standards Applicable to Multi-family Development. The following standards shall be in addition to other provisions of this Title, including but not limited to the zone district standards within RCC 11-4A-4 and RCC 11-5-1, 11-5-3 and 11-5-5, and shall be addressed in the Site Plan Review process. In the event that other standards of this Title conflict with these provisions, the more strict standard shall prevail.
- B. Purpose and Intent. The following design standards were established to improve the appearance, quality and function of multi-family developments of three (3) or more dwellings. These provisions are intended to:
1. Ensure that multi-family projects are designed to be compatible with surrounding neighborhoods and land uses.
 2. Encourage multi-family projects that residents can take pride in and have a sense of ownership in their neighborhood.
 3. Enhance the interface of multi-family development in relation to surrounding uses with attention to building placement, massing and orientation, landscaping treatment and open space areas.
 4. Ensure that multi-family projects incorporate amenities that enrich the lives of residents, address privacy, solar access, lighting and aesthetics.
- C. Building Placement and Orientation. Building placement and orientation shall take into consideration the residential use from a physical and functional perspective, relationship and compatibility with surrounding uses, and the visual impact and experience for residents, visitors, neighbors and passersby.
1. The zone district standards within RCC 11-4A-4 establish required setbacks from public streets and property lines (minimum yard areas). Subsection [11-5-3 A 2 b](#) of this Title provides for additional side and rear yard requirements for adjacent residential uses.
 2. Multi-family projects with two or more buildings on the same lot shall be designed with variation between building setbacks and/or placement to avoid the creation of monotonous streetscapes. Additionally, site plans shall be designed with variation in both the patterns and the siting of structures so the appearance of the streetscape is not repetitive.
 3. Buildings shall be separated a minimum of six feet from all private streets, open air parking areas, sidewalks and pathways, except at building entrances.
 4. Off-street parking lots, private streets and driveways which run parallel to a public street, and open-air parking stalls shall not be placed between buildings and public streets. Garages and carports may be placed in this area, provided that such meet the required setbacks and do not occupy greater than fifty percent (50%) of the lot width

as measured at the property line adjacent to that street or building façade, whichever is greater.

5. Multi-family projects with buildings oriented toward interior private streets shall provide a “front” façade facing public streets as found in section D herein.

D. Building Design and Architecture

1. To avoid a monotonous or overpowering institutional appearance where three (3) or more units are located within a single structure, the building shall be designed with structural and spatial variety along façades and staggered roof planes. At minimum:
 - i. Building Articulation. For every eighty feet (80’) of building length, there shall be a vertical plane-break along the facade comprised of an offset of at least five feet (5’) in depth by twenty five feet (25’) in length. The offset shall extend from grade to the highest story.
 - ii. Roof Articulation. Horizontal eaves longer than forty feet (40’) shall be broken up by gables, dormers, building projections, or other articulation.
 - iii. Height Articulation: For multi-story buildings, a minimum of twenty five percent (25%) of the primary façade shall have upper stories, or sections thereof, which step back from the ground floor footprint by a minimum of four feet (4’). Those areas may include balconies and roof gardens.
 - iv. Upper stories shall not project beyond the ground floor footprint, except for bays no wider than twenty percent (20%) of the primary facade. Balconies shall be excluded from this calculation.
2. All sides of a building shall include a minimum of one architectural detail, including railings, trellises, trim, cornices, multi-lite windows, bay windows or similar architectural elements as approved by the Planning and Zoning Administrator or designated representative.
3. Buildings shall employ more than a single color and material application. Traditional building materials such as vertical or horizontal wood or vinyl siding, shingles, stone and/or stucco shall be utilized. Aluminum or metal siding shall not exceed fifty percent (50%) of any façade. Changes in materials and color shall correspond to variations in building mass or shall be separated by a building element.
4. New buildings abutting or adjacent to the lot line of a low or medium density residential zone district shall not exceed one story in height above grade for any portion thereof located less than forty feet (40’) from the property line as may be requested and authorized by section 11-5-3 A 2 b of this Title.
5. Buildings located within one hundred feet (100’) of a property line abutting a public street shall have a façade facing the street that appears to be a front façade, including an entrance, or the appearance of an entrance, oriented toward the street with pedestrian

connection to sidewalks or pathways. Where a side façade at the end of a building is oriented to a public street, massing and level of detailing of the side façade shall be consistent with the front façade.

6. Building entrances shall be emphasized through projecting or recessing forms, detail, color, or materials.
7. Architectural treatments which wrap around the side of the building (e.g., wrap-around porch) are encouraged.
8. Ground floor residential entries, including primary and secondary entries, shall be sheltered from rain and wind. Sheltering may be accomplished by recessing the entry a minimum of four feet, or the construction of a roof or overhead architectural element. Main building eaves shall not be considered a compliant sheltering element.
9. Stairways shall be incorporated inside the building where possible to minimize visual impact. External stairways, when necessary, shall be recessed into the building, sided using the same siding materials as the building itself, or otherwise incorporated into the building architecture. Stairways that are simply hung from the building's exterior are not permitted.
10. The total area of windows and doors on the public street facing facade, including trim, shall not be less than twenty percent (20%) of the total area of the facade, excluding gables. The first floor facade shall include windows to provide visual interest and visual connection to the street.
11. Each dwelling unit shall be provided with a storage area / space the floor area of which equals not less than three percent (3%) of the gross floor area of the dwelling, up to a maximum required size of thirty (30) square feet of floor area. Storage height shall be typical one story. The storage space provided shall be separate from and in addition to typical closets interior to the dwelling unit and shall not be encumbered by mechanical equipment, water heaters or other features appurtenant to the dwelling unit. Storage areas shall be conveniently located for the use of tenants.

E. Open Space and Amenities

1. A minimum of twenty five percent (25%) of the site's net area shall be designated as common open space. Common open space excludes landscaped areas required by section 11-5-3 A of this Title, driveways, streets and parking areas. The net site area is calculated exclusive of all building footprints, drive aisles and private streets, parking areas, and required landscape areas. Common open space associated with ownership units (ex. townhouses) may include private yard areas.
2. Common open space shall be incorporated into the site plan as a primary design feature and not just remnant pieces of land used as open space. The open space should be centrally located and positioned within the view shed of the nearest units such that the residents can watch over the area.

3. In conjunction with the open space requirements, all multi-family projects with five (5) or more dwellings shall provide one (1) or more amenities for the residents as listed below. A minimum of one (1) additional amenity shall be provided for projects with more than twenty five (25) dwellings, and a minimum of one (1) additional amenity for every additional twenty (20) dwellings or fraction thereof thereafter. Amenities shall be centrally located for a majority of residents. Amenities may be located within and counted toward common open space requirements.

The number, type, and size of amenities should be proportional to the anticipated number and representative of the anticipated needs of residents. For example, a senior housing complex may not benefit from development of a tot lot and an apartment project located in close proximity to a community park may not benefit from the duplication of park amenities.

- i. Tot lot / play structure;
 - ii. Community garden;
 - iii. Picnic table(s) and BBQ (preferably with shade structures);
 - iv. Swimming pool;
 - v. Indoor recreation or fitness facility;
 - vi. Sports court(s) (ex., tennis, basketball, volleyball, pickleball);
 - vii. Natural open space area with trails and benches / viewing areas;
 - viii. Dog park;
 - ix. And/or other active or passive recreation area that meets the intent of this guideline as determined by the Planning and Zoning Administrator.
4. Common facilities such as laundries, mailboxes, and management office should be centrally and conveniently located for accessibility and proximity to the majority of the residents.
5. Private Open Space. Usable private outdoor space such as patios, balconies, porches, roof gardens, or small yards shall be provided in all newly constructed multi-family developments with five (5) or more units. Triplexes and fourplexes may utilize a shared yard area. Private open space shall comply with the following standards:
 - i. Dwelling units located at the ground floor level (or below finished grade, or within five feet above finished grade), shall have a minimum of ninety six (96) square feet (ex. 6' x 16') of private open space, with no dimension less than six feet (6');

- ii. All upper floor dwelling units shall have balconies or porches measuring at least thirty six (36) square feet with no dimension less than four feet (4') (ex. 4' x 9');
 - iii. All private open space shall have direct access from the dwelling unit by way of a door;
 - iv. Any excess private open space (above what is required) may be counted toward fulfilling up to ten percent (10%) of the common open space requirement;
 - v. Building masses and screening such as low hedges, fences, walls, arbors or trellises shall be used to help delineate private outdoor spaces. The screening element must be a minimum of three feet (3') in height.
- F. Parking, Access and Circulation: Multi-family developments should be designed to be easy to navigate through in a logical, common sense manner so that a resident or visitor can easily enter the site, park their car, and find a particular unit.
- 1. Off-street vehicle parking spaces shall be provided as specified in section 11-5-3 B and other provisions of this Title. On-street parking along private streets contained within the development can be applied to the off-street parking requirements provided it meets the other criteria herein;
 - a. Parking on the streets contained within the site shall not include head-in or angle parking. Parking shall be accommodated in the form of parallel parking;
 - 2. Additional guest parking shall be provided at a ratio of one guest parking space per two (2) dwelling units or fraction thereof. Guest parking shall be located throughout the development and shall be clearly marked.
 - 3. Parking lot landscaping shall be provided as specified in 11-5-3 A 3 of this Title.
 - 4. Projects shall be designed with an internal pedestrian/bicycle system providing access to individual units, common areas and off-site connectors as appropriate. The goal of offsite pedestrian/bicycle connections is to provide convenient access to schools, parks, and other community amenities that are located directly adjacent or in the immediate vicinity of the multi-family site. In addition, designated pedestrian access into multi-family development shall not be limited to vehicle access points only.
 - 5. Where pathways cross a parking area, driveway, or street ("crosswalk"), they shall be clearly marked with contrasting paving materials, brick/masonry pavers, humps/raised crossings, or painted striping and shall conform to federal Americans with Disabilities Act (ADA) requirements.
 - 6. Bicycle parking shall be provided for each building with five (5) or more dwelling units and shall be located in close proximity to the building entry for convenience of residents. At a minimum bicycle parking shall be provided at a ratio of one (1) per dwelling unit.

7. Large surface parking areas for resident and visitor parking should be designed with a series of smaller parking areas. These multiple smaller parking lots are preferred and will minimize the expansive appearance of parking areas.
8. Parking areas shall be located such that the walk from the designated parking to the dwelling units is short and direct. Ideally, residents will have visibility to their parking stalls. All resident and visitor parking spaces shall be clearly identified.
9. Parking lots shall be connected to all building entrances by means of internal pedestrian walkways.
10. To provide for traffic safety and to minimize the impacts on the public circulation system private streets to service the development should connect to local or collector streets rather than directly onto arterial streets. Private driveways shall not be allowed from an arterial street.
11. The use of special paving is encouraged to enhance project design. However, special paving should be used as an accent where it serves some purpose. Preferred locations for special paving include: project entryways, pedestrian crosswalks, pedestrian walkways and common open areas.
12. Parking areas have the potential to be a source of noise and light that may affect adjacent residential areas as well as dwelling units. In an effort to reduce this potential impact, the following improvements are required:
 - i. Landscape areas between dwelling units and parking areas on-site shall be improved with berming and/or landscape to achieve a minimum thirty six inch (36") screen.
 - ii. Parking areas, access aisles and private streets for multi-family projects which are abutting or adjacent to the lot line of a low or medium density residential zone district located less than forty feet (40') from the property line as may be requested and authorized by section 11-5-3 A 2 b of this Title shall be screened by a minimum six foot (6') tall solid wall or fence or shall be appropriately improved with berming and/or landscaping which achieves the same height and objective.

G. Landscaping: Landscaping shall be designed as an integral part of the overall site plan with the purpose of enhancing building design, public views and spaces, and providing buffers, transitions and screening in compliance with section 11-5-3 A of this Title. Additional requirements include:

1. General Landscape Standards:
 - i. "Landscape," "landscaping" or "landscaped area" shall mean that area of land covered with at least seventy-five percent (75%) living vegetative material such as lawn grass, ground cover, trees, shrubs, vegetables and flowers, and which

may incorporate up to twenty-five percent (25%) ornamental landscaping materials.

- a. Ornamental landscaping materials which may be utilized include round or irregular rock which allows for water infiltration, boulders, landscape bark (note that the City recommends landscape bark should not be located within five feet (5') of structures to reduce fire hazard) and mulch, including rubber mulch. Rock or unwashed/unscreened gravel with "fines" (finely crushed or powdered material) and artificial turf shall not be utilized.
 - b. Installation of landscaping shall include preventive measures intended to reduce the necessary maintenance activities, particularly the incidence of weed growth.
 - c. Xeriscape landscaping may be utilized to reduce the required vegetated area to fifty percent (50%) upon City approval of a detailed landscape plan which demonstrates compliance with the "City of Rathdrum Xeriscape Guide" as adopted by the city council and subject to the other provisions of this Chapter.
- ii. A permanent, underground and automatic irrigation system including an approved backflow prevention device shall be installed and permanently maintained in all required landscaped areas for new development.
 - iii. All plant spacings should allow for the growth characteristics of the vegetation without adversely affecting the integrity and maintenance of structures, walks or drives.
 - iv. A licensed landscape architect shall provide the landscape design of all large-scale projects (those which require thirty (30) or more parking stalls).
2. Project Entry Landscape. The use of landscaping and accent paving can help define and beautify a project entrance as viewed from the street. Entries to multi-family projects with five (5) or more units from public streets shall be designed as special statements reflective of the character of the development. Special accents such as scaled monument signage, ornamental features, textured paving, flowering accents, shrubs, and / or the use of specimen trees shall be used to generate visual interest at these entry points.
 3. All areas not covered by drive aisles, parking or necessary hardscape shall be appropriately landscaped.
 4. Building elevations shall have landscaping consisting of a combination of shrubs and trees adjacent to all foundations to soften the building and provide visual screening.
 5. The City encourages the use of landscape enhancements such as trellises, arbors, cascading landscaping, vines and perimeter garden walls as well as landscape features such as fountains and public art.

H. Accessory Structures, Utilities, Mechanical and Fencing

1. Accessory structures shall be architecturally consistent with the design of the other buildings on the site, including building materials, paint color(s), and other elements.
2. Trash enclosures shall be required for projects with five (5) or more dwellings and shall be provided in compliance with section 11-5-3 of this Title. They should be conveniently located for access by all tenants, collections and maintenance and shall be enclosed with durable materials that are architecturally compatible with the design of the buildings. Sight obscuring fencing / walls shall be utilized. Where trash enclosures are located adjacent to landscape planters, landscaping shall be incorporated around the trash enclosures to provide more effective screening.
3. Chain-link fencing is prohibited except in circumstances where fencing is provided for recreational courts (basketball, etc.).
4. Utilities shall be located underground. Where above ground utility equipment is required, such as transformers, electric and gas meters, electrical panels and junction boxes, such shall be screened by walls and/or landscaping. The location of utilities and services shall be co-located where feasible and shall not be located on the street side of a building.
5. Building mechanicals shall be incorporated into the design of the building and shall be completely screened from view. Building mechanicals shall not be located on the street side of a building.
6. The City discourages solid perimeter fencing along public street frontages for multi-family structures located within one hundred feet (100') of the property line facing the street except where noise attenuation is required along a highway. Where perimeter fencing is proposed, for purposes other than noise attenuation, along the public street frontage, open view fencing shall be used (such as decorative wrought iron). Pedestrian ingress/egress to the site at convenient locations shall be provided.

I. Lighting of Parking Areas, Drive Aisles, and Pedestrian Walkways

Site lighting for multi-family projects shall include lighting of project entries, drive aisles and parking areas, pedestrian walkways, and common areas designated for regular nighttime use. This lighting is important for safety reasons and for the architectural enhancement of the development. Lighting shall be compliant with section 11-5-3 E of this title with the following additional requirements:

1. Pedestrian-scaled lighting, less than fourteen feet (14') in height, shall be used to illuminate areas used for parking and pedestrian circulation. The City encourages use of low-level bollard lighting for illumination of pedestrian walkways.
2. In order to minimize light trespass on residential properties directly abutting a multi-family site, illumination measured at the nearest residential property line shall not exceed the moon's potential ambient illumination of one-tenth (0.1) foot-candle.

3. Outdoor light fixtures used to illuminate architectural and landscape features shall use a narrow cone of light for the purpose of confining the light to the object of interest and minimize light trespass and glare. Downward oriented lighting, except where illuminating flags or highlighting building facades shall be utilized wherever possible.

Permit materials shall include details for pole types and heights, base specifications and heights and luminaries, including any shielding or other details. A lighting analysis / photometric evaluation shall be provided to the City which demonstrates compliance with Code.

SECTION 3: CREATING 11.5.5 TO AMEND SUBSECTIONS (A) AND (B) OF THAT SUBSECTION PREVIOUSLY NUMBERED 11.5.4 AND REPLACE SITE PLAN REVIEW IN ITS ENTIRETY

11-5-5: SITE PLAN REVIEW:

A. Purpose: Site plan review ensures that new development, redevelopment of existing sites and changes in use of a site follow the goals and policies of the comprehensive plan and meet applicable provisions of the municipal code. The purpose of this section is to establish the applicability, requirements, procedures, and standards of approval for site plan review, to ensure that all new building projects and site expansions are in compliance with zoning requirements and other city code standards and/or policy, as well as state and federal laws and regulations, as may be applicable.

B. Applicability: Site plan review and approval is required for the development of any commercial, industrial, institutional, public, governmental or multi-family residential project of three (3) dwelling units or more located on one or more parcels of land under any of the following conditions:

1. New construction / development, redevelopment of a site or expansion of the total floor area of existing structures or sites;
2. New use, change in use or expansion of an existing use;

The administrator may waive or amend site plan review requirements if it is shown that the site is already improved to current site design standards or the proposed use, expansion or change in use does not warrant a full site plan review.

C. Preapplication Meeting: The applicant and their design professional(s) shall meet with city staff to review the proposed site improvements prior to submittal of an application for a building or site improvement permit. The administrator may waive the requirement for a preapplication meeting if it is initially found that the level of proposed site improvements does not warrant such a meeting.

D. Application Requirements: An application and site plan shall be filed with the administrator for review and approval. The following information shall be provided in the application and site

plan accompanied by a site plan review fee in the amount set by resolution of the city council. The administrator shall determine whether the application is complete.

1. Application: The application shall contain the following information:

- a. Proposed use of the land and buildings,
- b. Names, addresses, telephone numbers and e-mail addresses of the:
 - (1) Applicant, and
 - (2) Owner(s) of record of the land, and
 - (3) Authorized representative(s) of the applicant, and
 - (4) Design professional(s) responsible for the preparation of the site plan, and
- c. Other information deemed appropriate by the administrator.

2. Site Plan Requirements, General: The applicant shall have a site plan prepared, which is complete and conforms to pertinent city ordinances and standards, and complies with the following general submittal requirements:

a. The applicant shall provide three (3) copies of the site plan, and one digital copy in portable document format (pdf);

b. The site plan shall be drawn to scale, at a scale of at no less than one inch (1") for every fifty feet (50');

c. The site plan shall depict the proposed developed site, including the location and footprint of all existing and proposed:

- (1) Structures;
- (2) Parking areas;
- (3) Landscaped areas;
- (4) Site furnishings;
- (5) Stormwater management structures and facilities;
- (6) Existing and proposed utility infrastructure and easements;
- (7) Existing and proposed right of way improvements; and

(8) All other information as set forth below, and as may be required by the administrator for an assessment of the impact of development of the site upon the land and infrastructure affected.

d. All site plan(s) shall be signed, stamped and dated by an Idaho licensed architect, engineer or landscape architect, as appropriate.

e. A professional engineer (PE) licensed in the state of Idaho shall prepare and stamp all work proposed in the public rights of way, extensions of public water and sewer mains, and stormwater management systems.

3. Required Site Plan Elements: The site plan shall address the following items in addition to application requirements as otherwise required herein or by applicable building code or other city ordinances or standards. The administrator may waive any of the required elements if it is determined they are unnecessary, or may require submittal of additional information or material necessary for proper review based on the scope of work proposed.

a. Locational And Statistical Information:

- (1) Legal description and address of the site, if known;
- (2) Site boundaries and dimensions;
- (3) Location of existing rights of way;
- (4) Area of the site in square feet or acres;
- (5) Area covered by buildings in square feet;
- (6) Square feet of impervious surface (excluding roof area);
- (7) Density in units per acre for residential developments;
- (8) Location, purpose, instrument number and beneficiary of existing easements;
- (9) Location, purpose and beneficiary of proposed easements.

b. Parking, Staging And Circulation:

(1) Details concerning all vehicular and pedestrian ingress and egress to and from the site, including location, dimensions, turning radius, and traffic control improvements designed to meet "Manual On Uniform Traffic Control Devices" (MUTCD) standards;

(2) Location and layout of all off street parking, including parking calculations, number, dimension and type of space;

(3) Location and dimension of off street loading areas;

(4) Point elevation details on all paved, concrete and other impervious surfaces for all grade breaks, angle points, curve points and tie-in points to existing surfaces;

(5) Pavement plan including dimensions, proposed finished grade, typical cross sections and paving materials;

(6) Location and proposed preparation and maintenance plan for any travel areas of the site proposed to be treated with a gravel surface or paved in a future phase;

(7) Required improvements to adjacent rights of way frontage;

(8) Compliance with ADA accessibility standards and requirements of local, state, and federal code with regard to accessibility;

(9) Location of trash enclosure accessible from paved driving surface.

c. Structures/Site Furnishings:

(1) Footprint Location: Building footprint location in relation to parcel boundaries, easements, proposed uses, building height, floor elevations and dimension of existing and proposed structures.

(2) Signage: Location of existing and proposed signage, dimensions, materials and construction details.

(3) Trash Enclosures: Location of trash enclosure(s) with dimension and materials.

(4) Lighting: Location and type of existing and proposed streetlights and proposed site lighting.

(5) Bicycle Racks: Location and dimension of bicycle racks.

(6) Fences: Location, materials and dimension of fences.

d. Stormwater Management:

(1) A stormwater plan shall include the following information:

(A) Treatment standards.

(B) Impervious areas (excluding roof areas) location and area in square feet.

(C) Culverts and conveyance channels.

(D) Discharge locations.

(E) Construction quality elevations and dimensions to determine drainage patterns and flow on the site and at building corners, drainage inlets and dry wells.

(F) Stormwater treatment area dimensions, including supporting hydraulic calculations.

(G) Location and means of conveyance of stormwater from roofs to dry wells.

(H) Stormwater remediation plan to cover construction/excavation activity.

e. Utilities:

(1) Location of existing and proposed utility structures.

(2) Location and size of existing and proposed sewer and water lines.

(3) Location of backflow prevention devices as required to be placed immediately behind the water meter set in the public right of way or dedicated easement.

(4) Location of nearby existing and proposed fire hydrant(s).

- (5) Location of fire suppression lines.
- (6) Location and details of any proposed oil/water separation devices.
- (7) Location and details of fats/oils/grease collection devices and/or structures.

f. Landscaping And Irrigation:

(1) Landscape plan showing the following:

(A) Location, elevation, width and configuration of any terraces, retaining walls, or other slope treatments.

(B) Location, size and species of existing and proposed trees, bushes, shrubs and other such plantings.

(C) Location and type of proposed ground coverings.

(D) Location, dimensions and material makeup of any planters or benches.

(E) Location of any proposed water features.

(F) Landscape plan to restore areas disturbed by construction activity.

(2) Irrigation plan showing the following:

(A) Areas proposed for irrigation.

(B) Location of irrigation lines, meters and backflow prevention devices as required to be placed immediately behind the water meter set in the public right of way or dedicated easement.

(C) Note indicating method of irrigation in respect to areas to be irrigated.

4. Mitigation: Upon recommendation by the city engineer, additional studies and/or analysis to evaluate the impacts and identify potential mitigation measures as may be required as part of the site plan review process. The applicant shall be responsible for all costs associated with such studies or analysis unless otherwise arranged with the director of public works. Additional studies and/or analysis may be required in circumstances where:

a. The proposed development may result in potential threshold negative transportation system impacts and nonconformance with the city's transportation plan;

b. The proposed use involves activities, processes, materials, equipment, and/or conditions of operation that may result in potentially negative impacts, including, but not limited to, excessive production of noise, smoke, fumes, odors, hazardous materials, emissions or discharges;

c. Construction activities and/or processes may result in potentially negative impacts, including, but not limited to, excessive production of noise, smoke, fumes, odors, ground tremors, shock waves, hazardous materials, emissions or discharges during construction;

d. The proposed development is located in an area where sensitive or hazardous conditions are present (this may include, but is not limited to, certain soil conditions, shallow bedrock,

seasonal high water table, wetlands, surface water bodies, or slopes in excess of 15 percent), where said conditions have the potential to create the need for special precautions during site construction;

e. The site contains a documented and unremediated environmental hazard, including, but not limited to, underground storage tanks, illegal dump sites, contaminated soils, or other such "brownfield" conditions as may be documented;

f. The proposed development results in the need for relocation, reconstruction, and/or expansion of existing sewer and/or water infrastructure;

g. Construction of an interim means of provision of sewer, including, but not limited to, construction of a temporary lift station, and/or rerouting of sewer flows to an alternate sewer basin, or through an alternate collection line is required;

h. Other circumstances warrant additional information or analysis, in the professional opinion of the city engineer, with the concurrence of the administrator;

i. Water main extensions or additional water storage to meet site's fire suppression needs.

E. Review: Upon receipt of a complete site plan, the administrator, city engineer and appropriate staff will review the site plan submittals to determine that all applicable ordinance provisions are complied with and that the site will function satisfactorily with its surroundings. The administrator will provide copies of application documents to involved or affected agencies and jurisdictions for review and comment, where appropriate. The applicant shall provide full scale plan copies, where found necessary.

The site plan review process allows for a degree of flexibility in the application of standards and ordinance requirements to allow site design to function with its surroundings while maintaining substantial compliance with ordinance requirements.

1. Standards For Approval: Approval of a site plan proposal shall be based on review standards that include, but are not limited to, the following elements:

a. The proposed use is allowable based on the current zone designation of the subject property.

b. Lot size, dimensions, setbacks and other site development characteristics have been determined to be functional and compatible with topography, public facilities and infrastructure, and established or projected nearby uses.

c. Adequate utilities are provided to serve the proposed use and to continue the utility systems to property lines in order to facilitate continuity of utilities.

d. The proposed development meets all city design standards, including, but not limited to, grading, public utility extensions, stormwater management systems, parking, circulation, landscaping, and paving, and will function compatibly with nearby uses and public facilities.

e. The location of streetlights and other site lighting practices to protect public safety on site and on adjoining rights of way are adequate without disturbing the livability of neighboring lands.

f. On site circulation and improvements to the public transportation system are adequate to support traffic generated by the proposed development.

g. The scope of improvements on adjacent public rights of way and dedications (curb, sidewalks, pathways, paving, water, sewer, drainage, easements, rights of way dedication, etc.) meets legal requirements and is compatible with current and/or future development of neighboring land.

h. Mitigation of any extraordinary on site or off site impact has been addressed to assure a functional project that will not diminish the potential use of public facilities or nearby private lands.

2. Revision/Additional Information: If changes to the site plan or additional information is required, the administrator shall request such amendments to the site plan or information be provided. The applicant shall provide the information as requested and provide three (3) copies of the amended site plan scaled at no less than one inch (1") for every fifty feet (50') with a digital copy in portable document format (pdf). After the initial request for site plan amendment a fee may be assessed for each additional request as determined through resolution by city council.

F. Approval: When all requirements have been satisfied and the conditions of approval are acknowledged and returned, the site plan may be deemed "approved" or "approved with conditions". Notwithstanding site plan approval, actual field conditions or physical realities that do not meet legal standards or that result in dysfunctional site conditions shall be subject to on site adjustment or correction as directed by the city engineer or his designee.

1. Term: The approval of a site plan shall be effective for a period of twelve (12) months from the date of approval. If construction has not commenced or an extension granted within the twelve (12) month period, the site plan approval shall expire and the applicant shall be required to resubmit for site plan review.

2. Frontage Improvement Agreement: The applicant shall enter into a development agreement with the city addressing construction of any required public improvements and improvements within the rights of way. A professional engineer (PE) licensed in the state of Idaho shall have prepared and stamped all work proposed in the public rights of way, extensions of public water and sewer mains, and stormwater management systems referenced in the agreement.

3. Extension: Prior to the expiration date of the effective period, the applicant may request an extension, in writing, from the administrator. The administrator may grant an extension, not to exceed one hundred eighty (180) days, upon a showing of good cause. The administrator shall address the request for extension by a written response to the applicant. The applicant may appeal the administrator's decision to deny an extension in accordance with the appeals chapter of this title.

4. Amendment To Approved Site Plan: After the site plan application is approved, the applicant may request an amendment to the approved site plan or to conditions of approval. If the proposed amendment is a minor change and is consistent with conditions of approval, the administrator may grant the amendment in writing. If the administrator determines the amendment involves significant change to the conditions of approval, the administrator shall schedule a review with other staff members in accordance with the site plan review procedures and the applicant shall pay an additional one-half ($1/2$) of the current site plan review fee for review of the proposed amendment.

5. Denial: Should approval of site plan proposal be denied based upon the plan's failure to meet the standards for approval, the administrator shall provide the applicant a written decision detailing the basis for such denial, and identifying what, if anything, may be done to amend the application for approval.

6. Appeal: The applicant may appeal the decision of the administrator by filing a notice of appeal in accordance with the appeals chapter of this title.

G. Site Improvement: Construction of all improvements, as depicted on the approved site plan, shall be required as a condition of the building permit.

1. Required Site Improvements: For all uses to which this chapter shall apply, required site improvements shall include:

a. Site improvements consistent with this code, standards, and policy.

b. Paving, curbs, swales, sidewalks, pathways, streetlights and street trees along all frontage streets where said infrastructure is not currently present. In areas where the final, finish grade and/or street section cannot be established.

c. The obligation to construct said improvements may be waived, in whole or in part, by the city engineer. Such approval shall be in writing, providing a basis for approval, referencing the affected standards and how circumstances warrant deviation from standards.

2. Easements: In areas where public improvements are required outside of existing rights of way, the developer shall grant public access, drainage and utility easements to the city, which shall extend from the boundary of the existing rights of way to the extent of required public improvements and utilities. The city engineer shall determine the required width of easement.

3. Certificate Of Occupancy: No certificate of occupancy shall be issued until the city engineer or his designee has inspected and provided written approval of all required site improvements, certifying that said improvements have been constructed in conformance with the approved plans.

4. Provisional Certificate Of Occupancy: In the event that required landscaping must be postponed for causes beyond the control of the developer and barring any safety concerns, upon recommendation by the building official and city engineer, the administrator may authorize the issuance of a provisional certificate of occupancy, with provision of performance surety in the

amount of one hundred fifty percent (150%) of cost estimates for the required installation. In no event shall a final certificate of occupancy be issued until all required improvements have been constructed in accordance with the approved site plan.

H. Temporary Use Permits: Temporary uses may be permitted in certain zoning designations, as an accessory to an established use, subject to certain standards as detailed in subsection 11-5-3I of this chapter. Such uses may include, but not be limited to, Christmas tree sales, fireworks stands, seasonal produce stands, and other similar activities conducted outdoors or in temporary structures. For the purpose of this section, a temporary use is a land use established for a period of time not to exceed forty five (45) total days in a calendar year; and, no more than forty five (45) consecutive days. The actual use embodied by a temporary use permit must be a permitted use in the zoning designation in which it is proposed to be located. The temporary use permit may be allowed, subject to conditions required by the administrator, provided the administrator determines that the granting of the temporary use permit will not harm the public interest if applicant has complied with required conditions.

1. Application: An application for a temporary use shall include:

- a. A written description of the use;
- b. Proposed starting date of the use;
- c. A site plan that shows the location of the use, access, setbacks from property lines, parking, restroom facilities (if applicable); and
- d. Any other pertinent information that the administrator may require to evaluate the use.

2. Basis And Standards Of Decision: A temporary use may be approved, approved with conditions or denied by the administrator. A temporary use permit is valid on the date of approval or on the effective date requested by the applicant, and will be valid for the time period requested or no more than forty five (45) days during a calendar year, such days to be designated at the time of issuance. The administrator, when reviewing a temporary use permit request, should consider the following:

- a. Whether the proposed temporary use would be consistent with the general policies of the zoning ordinance and comprehensive plan, and specific standards as established in subsection 11-5-3I of this chapter.
- b. Whether the use would otherwise be permitted within the zoning district wherein located.
- c. Whether granting the temporary use permit would be detrimental to nearby neighborhoods, or to the community in general.
- d. Whether the proposed temporary use would create a traffic hazard.
- e. Whether the proposed temporary use would impair the functioning of community facilities, delivery of public services, or the general health, safety and welfare.

SECTION 5: REPEAL OF CONFLICTING ORDINANCES

All Ordinances and parts of Ordinances in conflict with the provisions of this Ordinance to the extent of such conflict are hereby repealed.

SECTION 6: VIOLATIONS

Neither the adoption of this ordinance nor the repeal of any ordinance shall, in any manner, affect the prosecution for violation of such ordinance committed prior to the effective date of this ordinance or be construed as a waiver of any license or penalty due under any such ordinance or in any manner affect the validity of any action heretofore taken by the City of Rathdrum or the validity of any such action to be taken upon matters pending before the City on the effective date of this ordinance.

SECTION 7: SEVERABILITY

This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared illegal, invalid, unconstitutional or inapplicable to any person or circumstance by a court of competent jurisdiction, such shall not affect or impair any of the remaining provisions of the Ordinance and the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

SECTION 8: EFFECTIVE DATE

After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Rathdrum, and upon such publication shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Rathdrum at a regular session of the City Council on the 23rd of September, 2020.

APPROVED, ADOPTED AND SIGNED this 23rd of September, 2020.

CITY OF RATHDRUM

Vic Holmes, Mayor

ATTEST:

Sherri Halligan, City Clerk

Resolution No. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RATHDRUM MODIFYING THE
FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN

WHEREAS, a request has been received to modify the Rathdrum Comprehensive Plan Future Land Use Map concerning lands generally located south of the Brookshire Subdivision development, approximately .5 miles south of the intersection of N Meyer Road and W Lancaster Road, and north of W Wyoming Avenue, on both the west and east sides of Meyer Road, and

WHEREAS, public hearings have been conducted before the Planning and Zoning Commission and the City Council on August 18, 2020 and September 23, 2020, respectively, and

WHEREAS, after conducting such public hearings the City Council, after evaluating the arguments both pro and con, has determined that a change of future land use policy concerning the site in question is in order, concluding that the subject lands are suited to “Transformational” or mixed use development consistent with adjacent lands.

Now, Therefore, Be It Resolved by the Mayor and City Council of the City of Rathdrum as follows:

1. The Future Land Use Map of the Rathdrum Comprehensive Plan shall be updated to revise the Future Land Use Map designation for the lands addressed by this Resolution to Transformational in order to provide support for future zoning changes to Residential, Commercial, Parks and Open Space, and Public Use for substantial portions of lands addressed hereby, as reviewed and approved by City Council.
2. The revisions to the Future Land Use Map shall be accomplished by production of a new Future Land Use Map, to be dated with an effective date simultaneous with the date of passage of this Resolution.
3. Administrative personnel of the city of Rathdrum are hereby authorized to take all necessary administrative actions to implement this Resolution and thereby to revise the Future Land Use Map of the Rathdrum Comprehensive Plan, effective on the date this Resolution was approved.

Approved by the Rathdrum City Council this 23rd day of September, 2020.

Vic Holmes, Mayor

Attest:

Sherri Halligan City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF RATHDRUM, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF TWO PARCELS OF LAND TOTALING APPROXIMATELY 227.7 ACRES; PROVIDING ZONING OF THE PROPERTY SO ANNEXED AS RESIDENTIAL R-1, RESIDENTIAL R-2S; COMMERCIAL C-1 AND PARKS AND OPEN SPACE – O; PROVIDING FOR AMENDMENT TO THE OFFICIAL ZONING MAP; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, the owner of the real property referenced in Section 1, has petitioned the City Council of the City of Rathdrum for annexation of said properties and the subsequent zoning of said properties as Residential R-1 for approximately 165.956 acres of land, Residential R-3 for approximately 43.498 acres of land, Commercial C-1 for approximately 12.307 acres of land and Parks Open Space O for six (6) acres of land; and

WHEREAS, public hearings were held before the Planning & Zoning Commission on August 18, 2020 and the City Council on September 23, 2020, in accordance with law, testimony taken, findings of fact and conclusions of law reached; and

WHEREAS, the City Council, based upon the recommendation of the Planning and Zoning Commission and upon its own findings, determined that said annexation is provided for under existing law in that the land in question adjoins the corporate limits, that the proposed zoning is suitable and compatible with surrounding land uses and that said land uses would fit in with the general development of the City and would be in the best interest of the citizens of the City of Rathdrum:

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO, AS FOLLOWS:

SECTION 1: That the following described properties are generally located south of the Brookshire development, approximately .5 miles south of the intersection of N Meyer Road and Lancaster Road and north of W Wyoming Avenue, on both the west and east sides of Meyer Road, which are contiguous and adjacent to the City of Rathdrum city limits, are hereby annexed into the City of Rathdrum:

A PARCEL OF LAND BEING THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 8, BEING A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 9367" PER CP&F FILED AS INSTRUMENT NUMBER 206667000, RECORDS OF KOOTENAI COUNTY, IDAHO, FROM WHICH THE SOUTHWEST CORNER BEARS SOUTH 01°29'54" WEST 2619.12 FEET;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 88°43'22"

EAST 2644.26 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 8, BEING 2 INCH ALUMINUM CAP MARKED "PLS 4182" PER CP&F FILED AS INSTRUMENT NUMBER 2757976000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 01°23'34" WEST 2618.28 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8, BEING A 5/8 INCH REBAR PER CP&F FILED AS INSTRUMENT NUMBER 821131, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 88°44'26" WEST 2649.09 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7, BEING A 3-1/4 INCH ALUMINUM CAP MARKED "PLS 10699" PER CP&F FILED AS INSTRUMENT NUMBER 1912849, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE SOUTH LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, NORTH 89°17'32" WEST 1305.29 FEET TO THE EAST 1/16TH CORNER OF SAID SECTION 7;

THENCE ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, NORTH 01°15'01" EAST 2629.28 FEET TO THE CENTER-EAST 1/16TH CORNER OF SAID SECTION 7;

THENCE ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, SOUTH 88°50'39" EAST 1316.58 FEET TO THE POINT OF BEGINNING;

CONTAINING 238.08 ACRES OF LAND, MORE OR LESS.

AS DEPICTED ON EXHIBIT B.

Pursuant to Idaho Code Sections 50-223 and 63-215, the legal description of the City's new municipal boundaries be changed to incorporate the property as cited above.

SECTION 2: That the annexed property be zoned as 165.956 acres R-1, 43.498 acres R-3, 12.307 acres C-1 and 6 acres O as generally shown within Exhibit A attached hereto.

SECTION 3: That the Rathdrum official zoning map shall be amended to depict the annexed lands to be designated as R-1, R-3, C-1 and O described above. All prior zoning designations for the above described and depicted lands shall be deemed superseded by this Ordinance. The administrative staff of the City of Rathdrum shall take all steps necessary to memorialize the provisions of this Ordinance.

SECTION 4: This Ordinance is hereby declared to be severable. Should any portion of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the Ordinance before the declaration of partial invalidity.

SECTION 5: This Ordinance shall be effective upon passage and publication as provided by law.

Enacted by the city council as an Ordinance of the city of Rathdrum on the 23rd day of September, 2020.

EXHIBIT A



SECTIONS 7 & 8, TOWNSHIP 51N, RANGE 4W, B.M.

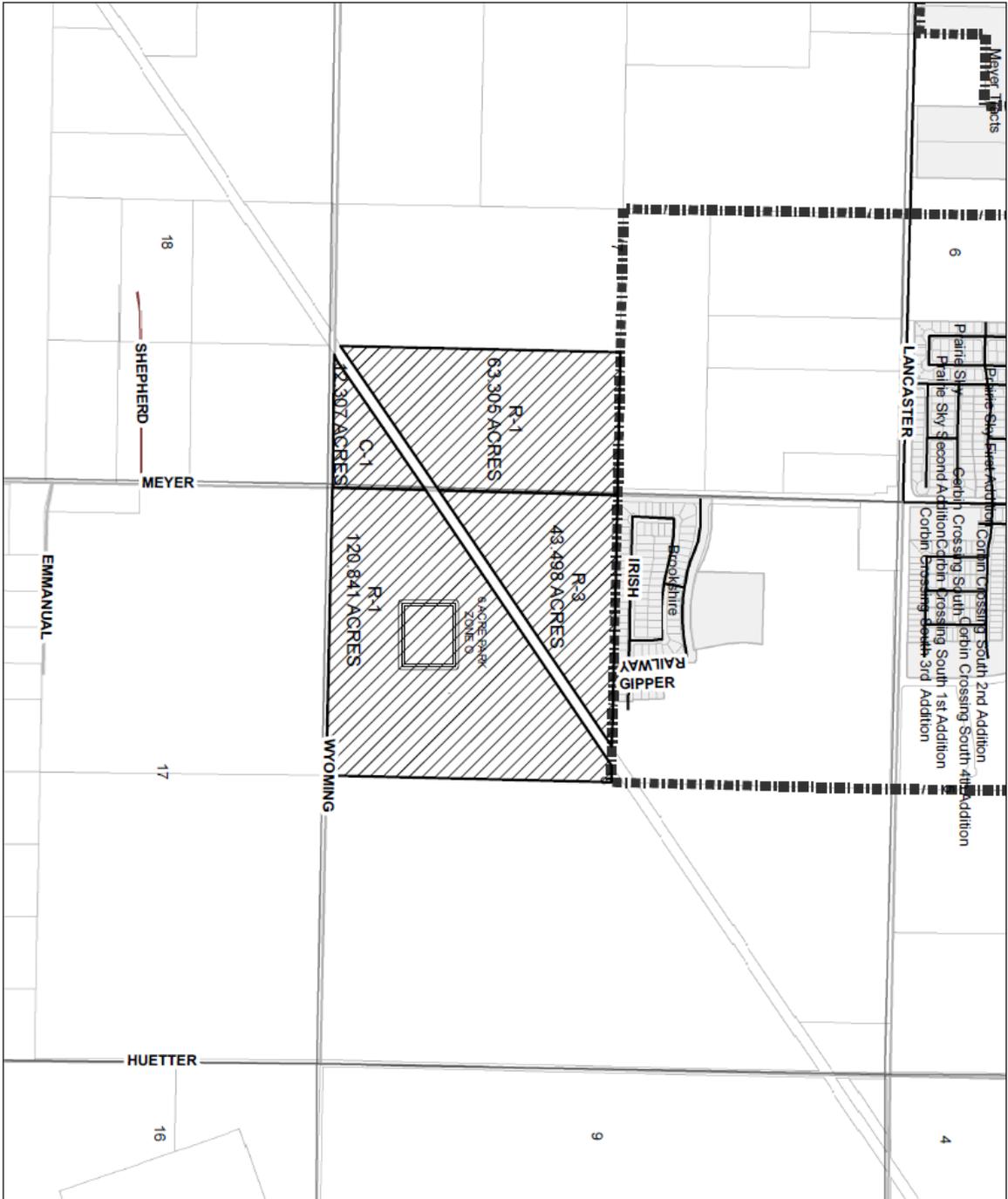
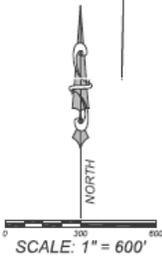
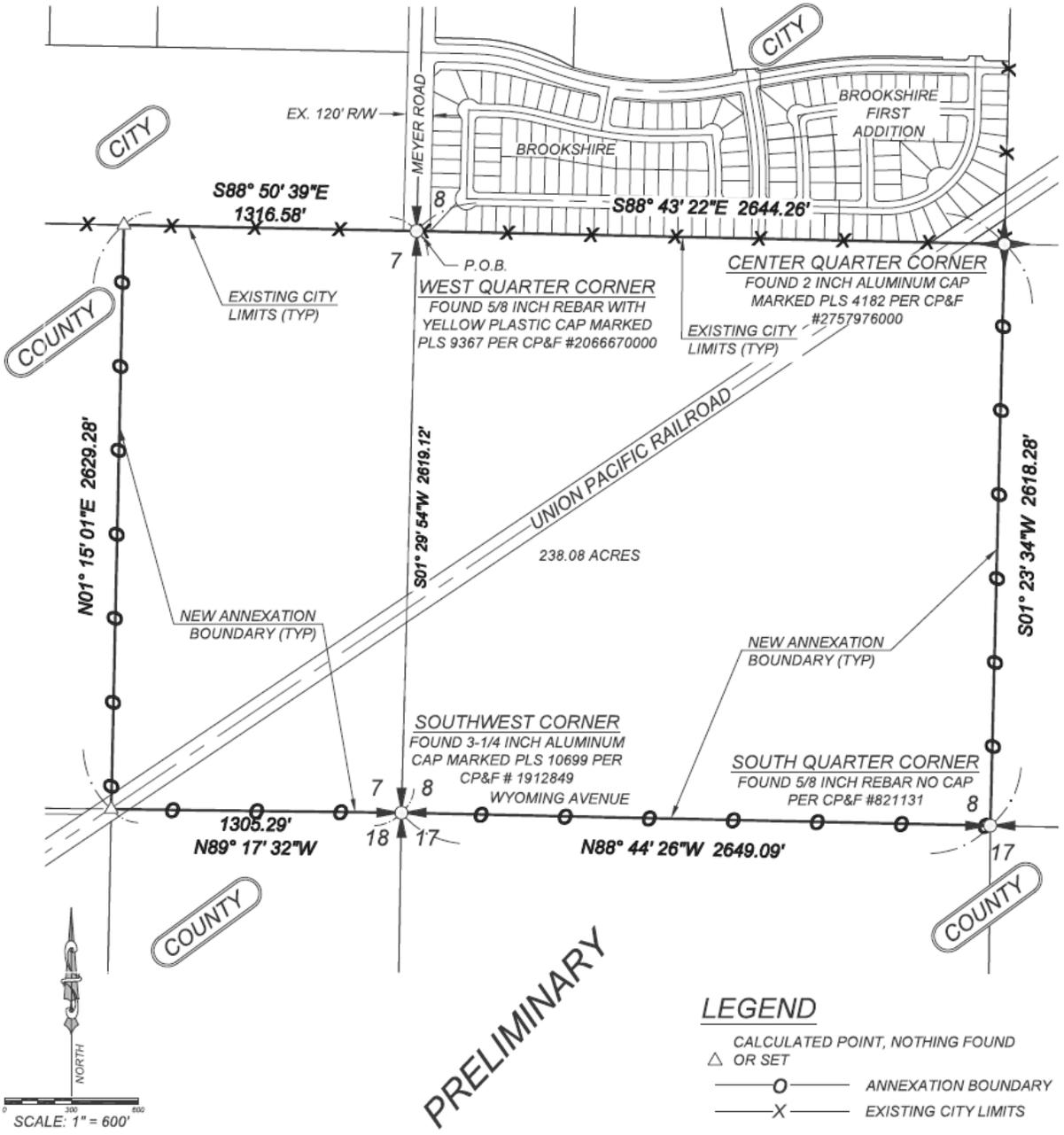


EXHIBIT B



PRELIMINARY

LAKE CITY ENGINEERING
126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208-876-0230
WWW.LAKECITYENGINEERING.COM

ANNEXATION EXHIBIT
ORDINANCE NUMBER

THE E/2 OF THE SE 1/4 OF S.7 AND
THE SW 1/4, S.8, T.51N., R.4W., B.M.
CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	WAL
SCALE:	1" = 600'
DATE:	07/28/2020
JOB NO:	LCE 20-017
FILE:	20-017-ANNEX EXH-1.dwg

ANNEXATION AGREEMENT

Henrickson South 2020 Annexation

THIS AGREEMENT is made effective this _____ day of _____, 2020, by and between the **CITY OF RATHDRUM**, a municipal corporation organized pursuant to the laws of the State of Idaho, hereinafter termed the “City,” the address of whom is 8047 W. Main Street, Rathdrum, Idaho 83858, and **Henrickson Family Holdings, LLC**, an Idaho limited liability company, the address of whom is 575 Canterbury Lane, Moses Lake, Washington 98837, as Option Grantor, and **Bluegrass Development, LLC**, an Idaho limited liability company, whose address is 1250 Northwood Center Court, Suite A, Coeur d’Alene, Idaho 83816, as Option Grantee as found within that Notice of Option recorded with Kootenai County under document number 2626976000, collectively and/or as separate entities hereinafter termed the “Owner.”

WHEREAS, the Owner has requested and consented to annexation into the corporate limits of the City of Rathdrum; and

WHEREAS, the Owner owns property which Owner wishes to develop in accordance with zoning designations applied by the City of Rathdrum. Said property consists of approximately 227.7 acres of real property and is more particularly described as follows:

PARCEL I:

THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO.

EXCEPT THAT PORTION LYING WITHIN THE SPOKANE INTERNATIONAL RAILWAY RIGHT-OF-WAY.

PARCEL II:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 4 WEST BOISE MERIDIAN, KOOTENAI COUNTY, STATE OF IDAHO.

EXCEPT THAT PORTION LYING WITHIN THE SPOKANE INTERNATIONAL RIGHT-OF-WAY.

WHEREAS, the annexed area incorporates those portions of N Meyer Road and W Wyoming Avenue lying adjacent to the boundaries of said annexed real property and all of the right of way of the Union Pacific Railroad / Spokane International Railway lying within the bounds of said annexed real property, the total of which all property and right of way is 238.08 acres; and

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 Described Lands, 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:

1.0 Purpose:

Owner(s) enter into this Agreement to obtain annexation of the Described Lands, while City seeks to obtain partial mitigation of the effects of annexation of the Described Lands. 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.

For the Purposes of this Agreement, the term "development" shall include, but not be limited to subdivisions, light industrial, public, commercial, residential, or public utility construction on any portion of the described lands.

2.0 Municipal Utilities:

2.1 Water: Owner agrees to use a reasonably available City-designated public water supply system at such time as the Described Lands are developed. The Owner agrees to transfer the Owner's substitute water rights which are perfected under IDWR Water Right 95-2112 in lieu of the water right associated with the Described Lands at the time of or prior to recordation of this Agreement. Use of the existing on-site water right and irrigation system will be allowed for agricultural or other purposes as the Owner sees fit. Transfer of the water rights does not eliminate the requirements for the Owner to construct the necessary infrastructure to serve the Described Lands. Terms of service to be provided by a water purveyor other than the City are subject to the policies of that independent public entity.

2.1.1 At the time of any subsequent development, the Owner will be required to construct all water infrastructure in conformance with the most current adopted version of the City of Rathdrum's Master Plan Update, State law, and all City policies and standards.

2.1.2 At such time as Owner connects to the Rathdrum Water System, Owner agrees to be responsible for all required fees and charges; including all connection and/or capitalization charges generally applicable at the time service is requested. In addition, the cost for development of all on-site and off-site infrastructure is the responsibility of the Owner.

2.1.3 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 or Public Works Director 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 all water mains. The City shall be notified at least twenty-four (24) hours before testing.

2.2 Sewer: Owner agrees to use City of Rathdrum Sanitary Sewer system to serve future development of the Described Lands subject to this Agreement.

2.2.1 At the time of any subsequent development, the Owner will be required to construct all sewer infrastructure in conformance with the most current adopted version of the City of Rathdrum's Master Sewer Plan Update, State law, and all City sewer policies and standards.

2.2.2 At such time as Owner connects to the Rathdrum Sanitary Sewer, Owner agrees to be responsible for all required fees and charges, including all connection and/or capitalization charges generally applicable at the time service is requested. In addition, the cost for development of all on-site and off-site infrastructure is the responsibility of the Owner.

2.2.3 City does not warrant that sanitary sewer capacity will be available at the time Owner requests connection to the specified public systems. If available capacity cannot be assured as determined by the City, within 90 days of the date that service is to be provided pursuant to a written request by Owner, Owner is authorized to provide sewer service by resorting to any lawful public or private alternative so long as legal requirements can be met. Assurance of capacity may include the obligation on the part of the Owner to extend collector lines or construct sewer lift stations in order to connect to the existing sewer system. Owner recognizes that City operates its sanitary sewer system as an enterprise undertaking subject to the economic realities of such endeavors.

2.2.4 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 or Public Works Director 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 sanitary sewer mains. The City shall be notified at least twenty-four (24) hours before testing.

3.0 *Construct to City Standards:*

Owner agrees that all improvements required by this Agreement or by City codes shall be built to City standards or to the standards of any public agency providing service to the development, adhering to all City policies and procedures; including, but not limited to the sanitary sewer improvements, water lines, fire hydrants, flood works, storm water management, sewer pump station, curbs, sidewalks, and roads. Such policies include extending the public utility lines in a manner acceptable to the City and the serving entity

to make service available to adjoining lands and to maintain continuity of municipal systems at minimal public cost.

4.0 *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 the issuance of stop work orders, suspension of issuance of building permits or denial of certificates of occupancy until such compliance is attained.

5.0 *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 of any public improvements. If as-builts are not provided as required by this agreement, City is authorized to suspend further issuance of building permits or site approvals upon the Described Lands or to discontinue utility service. 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.

6.0 *Considerations:*

Owner agrees to provide specific consideration to the City in the amounts and at the times specified herein. The considerations specified are deemed by the parties to be a reasonable consideration for City benefits to the Owner’s use or development of its lands annexed hereby, including, but not limited to: public safety, street services, community and traffic planning, fire protection and public utilities. The considerations are detailed in Sections 6.1 - 6.3.

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

6.2 The right-of-way that is required as consideration of annexation is the minimum rights-of-way to be dedicated. Nothing herein is intended to over-ride or substitute for any city code or transportation plan requirements in effect at the time of development of the property as provided in Section 5.0 above.

6.3 Owner agrees to comply with Northern Lakes Fire Protection District requirements at the time of development.

7.0 *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 the Described Lands.

8.0 *Right of Way Dedication:*

Dedication of City standard rights-of-way and easements along N Meyer Road and W Wyoming Avenue, and any other right-of-way necessary for the development of the Described Lands and as determined necessary by the City to allow for construction and maintenance of roadways, sidewalks/paths, utilities, drainage swales, and other necessary infrastructure to City standards shall be dedicated by separate deed to the City at the time of recordation of this Agreement as follows:

- 8.1** Dedication of width of sixty feet (60') of right of way, as measured from each side of the section line, for the purpose of minor arterial roadway along the length of N Meyer Road within and adjacent to the annexed property;
- 8.2** Dedication of width of forty feet (40') of right of way, as measured from each side of the section line, for the purpose of collector roadway along the length W Wyoming Avenue within and adjacent to the annexed property;
- 8.3** Dedication of an additional width of twenty feet (20') each side of the roadways / dedications of N Meyer Road and W Wyoming Road at the intersection thereof stretching a distance of two to three hundred feet (200'-300') in each direction.

9.0 *No Development of Annexed Lands Prior to Completion of a Development Agreement:*

Owner has requested, and the City has approved, R-1 (single family residential, low density) zoning of 165.946 acres, R-3 (multi-family residential, high density) zoning of 43.498 acres, C-1 (general commercial) zoning of 12.307 acres and O (parks / open space) zoning of 6 acres of property on the Described Lands. Rathdrum City Code 11-10-3 requires that a Development Agreement between the Owner and City be entered prior to development. As such, the Owner specifically agrees not to seek any development approval from the City including, but not limited to, applications for building permits, site development or subdivision, The Owner further agrees that the City may withhold any and all development approvals until such time as the required Development Agreement is executed by both parties and hereby waives any and all claims it may have against the City for withholding development approvals as contemplated by this Section 9.0. The parties agree that the Development Agreement must include, at a minimum, the provisions contained herein described in Sections 9.1 through 9.7.

- 9.1** Provision for a limit / cap on the construction of apartment and/or multi-family dwellings, to be limited to a total number of two hundred and fifty (250) dwelling units for all multi-family projects / development within the annexed property, combined. Apartment and/or multi-family dwelling shall mean for the purposes stated herein: A building, portion thereof, or complex of multiple buildings on a single lot which is/are designed or built, rented, leased, let or hired out to be occupied or which is occupied as the home or residence of three (3) or more families living independently of each other.

- 9.2 Development within the annexed area shall not begin until the existing Brookshire development to the north is 85% built / developed to ensure continuity in development, with the exception of the commercially zoned property within this annexation area. When development occurs, such shall be logically phased starting in the northern portion of the property and proceeding southward.
- 9.3 The developer shall provide fencing / walling along the railroad right of way for the provision of both safety and noise reduction. Such shall be subject to approval of the City Council or the Planning and Zoning Administrator as appropriate.
- 9.4 Provisions for the construction or implementation of surcharges and other financing methods necessary to construct and/or upgrade the necessary water, sewer and transportation infrastructure to provide service to the Described Lands. The parties generally agree that the Owner, at the Owner's sole cost and expense, shall be responsible for the necessary design and construction directly.
- 9.5 Provisions for municipal land donation as required by Rathdrum City Code 12-5 to serve the public interest, convenience, health, welfare and safety. Where a fee is preferred by the Owner to be paid in lieu of land donation, the amount of such fee shall be based upon the fair market value of the amount of land which would otherwise be required to be donated in compliance with City Code. The land and/or fees received shall be without restriction or limitation of any kind.
- 9.6 A conceptual site plan depicting the disposition of uses, infrastructure, and proposed project phasing on the Described Lands.
- 9.7 Provisions for the dedication of at least 6 acres of property within the Described Lands for Public use / open space, as determined by the City and defined within the Development Agreement.

10.0 *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.

11.0 *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.

12.0 *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.

13.0 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.

CITY OF RATHDRUM

Vic Holmes, Mayor
Date: _____

Attest:

Sherri Halligan, City Clerk

STATE OF IDAHO)
) ss.
County of Kootenai)

On this ____ day of _____, 2020, before me, a Notary Public, personally appeared Vic Holmes and Sherri Halligan 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.

STAFF REPORT
August 2020
Finance & Administration



CURRENT ACTIVITY

1. New Utility Accounts – 44 – Closed Utility Accounts – 39
 2. Normal Monthly Activity (Utility Bills/Customer Service/Payables/Payroll/General Ledger)
 3. Accounts Payable
 4. Monthly SWT Reporting
 5. Monthly Financial Statements
 6. Monthly Bank Reconciliation
 7. Monthly Investment Pool Reconciliation
 8. Department Head Credit Card Reconciliation
 9. COVID-19 Precautions & Preparation
 10. Senior Center Meetings
 11. Website Updates
 12. Urban Renewal Financials & Billing
 13. File & Retention Organization
 14. Council meeting preparation- Zoom
 15. Attend HR monthly meetings- Remotely
 16. Reconciliation of ICRMP Claims
 17. Reconciliation of State Insurance Fund Claims
 18. RFP for Audit Services for FY20-21
 19. COVID-19 Reimbursement Grant Work
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