



City of Rathdrum Planning and Zoning Commission

Staff Report – Annexation and Zoning Request

To: Rathdrum Planning and Zoning Commission
From: City of Rathdrum Planning and Zoning Administrator
Date of Report: March 11, 2020
Subject: Timber Glade Annexation and Zoning 2020-01A
Timber Glade Draft Annexation Agreement 2020-01AA
Property Address: NNA N Meyer Road
Applicant / Owner: Wild Horse Investments, LLC
14899 W Stub Avenue
Rathdrum, ID 83858
Representative: Ray Kimball
Whipple Consulting Engineers
21 S. Pines Road
Spokane Valley, WA 99206
Date of Meeting: March 18, 2020

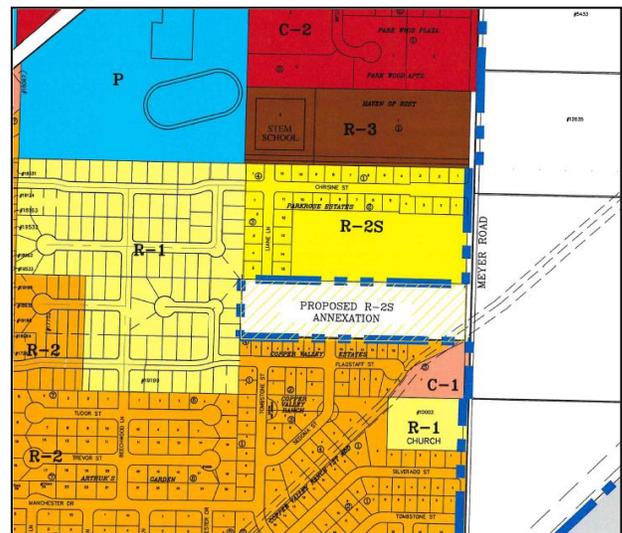
PROJECT INFORMATION

Request: The applicant is seeking approval of annexation of approximately 9.75 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, south and west. The annexation will include the adjoining and extended approximately 1.4 acres of public right-of-way for Meyer Road which is currently still within County jurisdiction.

Location of Project: The property is generally located west of N Meyer Road, south of W Christine Street and north of W Flagstaff Street.

Legal / Parcel Data: The legal description of the area is described by meets and bounds within the NORTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 52 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO as found within the Legal Description as attached hereto.

The Kootenai County Assessors Tax Parcel Number is 52N04W-31-2170.



Current Property Use: The property is currently vacant.

Proposed Zoning: The proposed zoning is Residential R-2S (single family, low-medium density). The proposed zoning will allow for development of a new residential neighborhood with approximately 31 single family lots (57 lots are incorporated into the overall subdivision proposal which includes this property).

Comprehensive Plan Designation / Zoning: The property is located within Rathdrum’s exclusive Area of City Impact (ACI) and is identified as “Residential” pursuant to the City’s Future Land Use Map. The property is currently zoned “Agricultural Suburban” by Kootenai County.

Adjacent Land Uses and Zoning:

North	R-2S	Residential Park Rose Ranch
East	Agriculture	Undeveloped – Kootenai County
South	R-2S	Residential – Copper Valley Estates
West	R-1	Residential – Timber Landing Estates 2 nd

PROJECT REVIEW

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

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	Yes	The owner of the land, consisting of 9.75 acres, has requested that the tract of land be annexed by the city. The land is contained in the city's area of impact. The owner submitted the request in writing on January 29, 2020. The annexation includes portions of Meyer Road.

<p>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.</p>		
<p>RCC 11-11-2, Initiation of Annexation and Zoning Procedures: Annexation and zoning procedures may be initiated in one of the following ways:</p> <p>A. By adoption of a motion by the Commission;</p> <p>B. By adoption of a motion by the City Council;</p> <p>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.</p>	<p>Yes</p>	<p>The property owner submitted an application requesting annexation, in writing, on January 29, 2020.</p>
<p>RCC 11-11-3, Criteria for Granting Annexation: Criteria for granting an annexation request shall be as follows:</p>	<p>Yes and To Be Determined</p>	<p>This section is provided by sub-section below.</p>
<ul style="list-style-type: none"> • §11-11-3-A: The concerned property has a common boundary with the City limits. 	<p>Yes</p>	<p>The subject property has a common boundary with the city limits on three sides of the proposed annexation area. The proposed annexation is consistent with the criteria.</p>
<ul style="list-style-type: none"> • §11-11-3-B-1: The City should grow within a well-defined area. 	<p>Yes</p>	<p>The proposed annexation area is within the City's identified and mapped Area of City Impact / Future Land Use Map 2009. The proposed annexation is consistent with the criteria.</p>
<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. 	<p>To Be Determined</p>	<p>Annexation of the area will provide correction of a peninsula of County zoned property surrounded on three sides by City of Rathdrum corporate limits. Annexation provides for ease of planning and development regulation.</p>
<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 	<p>Yes</p>	<p>Public utility services can be extended to the property and will be required prior to any development. Public right of way dedication</p>

growth.		of interior streets will also be required. Utility demand for future uses will be determined 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 consistency and ease of application of development regulations over a contiguous land area by eliminating a peninsula of county zoning. 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 Area of City Impact (ACI) and identified as “Residential” 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 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 	Yes	<p>A Public Hearing before the Planning and Zoning Commission has been scheduled for March 18, 2020, within 60 days of receipt of the application (January 29, 2020). Notice of the hearing, including time, place and a summary of the request was published in the Coeur d’Alene Press on February 29, 2020.</p> <p>Notice by regular mail to all property owners of land situated within three hundred feet of the external boundaries of the proposal was provided on March 4, 2020 in compliance with this section.</p> <p>In addition, a Public Notice was posted on the property on March 4, 2020. Notice was also posted on the City’s web site and notice board outside of City Hall on March 2, 2020. All notices included the date, time and place of the hearing as well as a summary of the proposal, and the description and location of the subject property.</p> <p>Notice of the proposed annexation was also forwarded to other agencies with jurisdiction on March 3, 2020.</p> <p>Furthermore, prior to the date of the public hearing, the City issued a written staff report</p>

<p>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>dated March 11, 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>
<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>To Be Determined</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>	
<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 	<p>To Be Determined</p>	

findings and conclusions and shall specify: 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		
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.	Yes and To Be Determined	
RCC 11-4A-2-1, R-2S Residential District: Zoning is proposed to be Residential R-2S. The purpose of the R-2S district is to provide opportunities for single-family neighborhood development subject to the same criteria as provided for the R-1 District as follows:	Yes	The proposal provides opportunity for single-family neighborhood development.
<ul style="list-style-type: none"> • §11-4A-2-B-1: <u>In areas where the physical limitations of soil, topography or other natural factors limit development to a low density.</u> 	NA	Factors limiting density in this case is the choice of the developer, but existing conditions such as the existing surrounding neighborhood may factor into such decision.
<ul style="list-style-type: none"> • §11-4A-2-B-2: <u>In areas where permanent low-density living is appropriate.</u> 	To Be Determined	The Council shall determine “appropriate,” however, the density is consistent with other properties in the area.
<ul style="list-style-type: none"> • §11-4A-2-B-3: <u>In areas where municipal water facilities and sewage disposal facilities are provided.</u> 	Yes	City water and sewer mains are located adjacent to the subject site. Such utilities can be extended to the property. The area is identified in City water and sewer master planning.

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

Goal/Policy	Consistent	Discussion
		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.	To Be Determined	The Council shall determine “enhanced quality of life.”
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, safety, potential for public transit and economy</i> • <i>Support for preservation of agricultural lands around the community.</i> 	Yes	<p>The proposed R-2S district allows for single family development on vacant non-agricultural land and provides for additional housing stock.</p> <p>Sidewalks are included in the proposed future subdivision development connecting to the City’s existing sidewalk system.</p> <p>Improvements within the proposed subdivision will provide appropriate transportation for the area at the time of future development.</p> <p>This property is not currently, and does not appear to have been recently, utilized for agricultural purposes.</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.	To Be Determined	The Council shall determine if the annexation meets the criteria. The proposal does provide for uniform City boundaries by eliminating an existing “peninsula” of County zoned property surrounded on three sides by City zoned property.
<i>II B. Land Use, Goal 2, Policy A: Encourage development within currently established areas of the community and more intense use of developed</i>	To Be Determined	The property is within the City’s Area of Interest. The Council shall determine if the annexation meets the criteria.

Goal/Policy	Consistent	Discussion
<i>land.</i>		
<i>II B. Land Use, Goal 2, Policy B:</i> 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.	To Be Determined	The Council shall determine if the annexation meets the criteria

RECOMMENDATION

City of Rathdrum Planning Staff recommends approval of the annexation request if the Commission finds that the proposal is compliant with the Rathdrum Comprehensive Plan and Rathdrum City Code and is in the best interest of the City.

COMMISSION ACTION

Following the public hearing, the Commission shall consider all relevant evidence and comments and determine whether to recommend that the annexation and zoning request be granted as requested, to recommend a modification of the request, or to 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:

- 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.

Potential Motions: The language set forth below is provided for guidance with no intent to suggest any specific action.

APPROVAL: 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 dated March 11, 2020. I further move that the Planning and Zoning Administrator provide a written recommendation to the Council within 60-days.

ADDITIONAL CONDITIONS OF APPROVAL (Optional): I further move that the following additional conditions are to be met: _____

DENIAL: I move to recommend to the City Council that the proposal as presented be denied, finding that it is not in accord with the Rathdrum Comprehensive Plan, Rathdrum City Code or is not in the best interests of the City for the following reasons: _____

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 – Draft Legal Description

Exhibit B – Preliminary Annexation Map

Exhibit C – Application Narrative

Exhibit D - Draft Annexation Agreement 2020-01AA

Exhibit E – Agency Comments

1. Northern Lakes Fire Protection District
2. Bonneville Power Administration
3. Lakeland Joint School District #272
4. Lakeland Joint School District #272 Email
5. City of Rathdrum Public Works Director / City Engineer Memo

TIMBER GLADE ANNEXATION LEGAL DESCRIPTION

THAT PORTION OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 52 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 31, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 31 BEARS N01° 10' 15"E A DISTANCE OF 2649.21 FEET; AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY:

THENCE N01° 10' 15"E ALONG SAID SECTION LINE A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE N88° 57' 17"W ALONG THE NORTH LINE OF THE PLAT OF COPPER VALLEY ESTATES AS RECORDED IN BOOK G OF PLATS, PAGE 456 A DISTANCE OF 1319.51 FEET TO THE NORTHWEST CORNER OF SAID PLAT, SAID POINT MARKED BY A 5/8" REBAR WITH NO CAP;

THENCE N01° 11' 20"E ALONG THE WEST LINE OF LOT 2, BLOCK 11 OF THE FINAL PLAT OF TIMBER LANDING ESTATES 2ND ADDITION AS RECORDED IN BOOK L OF PLATS, PAGES 305-305C A DISTANCE OF 331.54 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID FINAL PLAT OF PARK ROSE RANCH AS RECORDED IN BOOK J OF PLATS, PAGES 406-406A, SAID POINT MARKED BY A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "TATE ENG PLS 4565";

THENCE S88° 59' 03"E ALONG THE SOUTH LINE OF BLOCK 1 OF SAID FINAL PLAT OF PARK ROSE RANCH A DISTANCE OF 1294.41 FEET TO THE SOUTHWEST CORNER OF THE EAST 25 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE N01° 10' 15"E A DISTANCE OF 662.24 FEET PARALLEL TO AND 25 FEET WEST OF THE EAST LINE OF SAID SECTION 31 TO THE NORTHWEST CORNER OF THE EAST 25 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE S89° 00' 33"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF THE WEST 25 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE S01°10'15"W A DISTANCE OF 1324.54 FEET ALONG THE EAST LINE OF THE WEST 25 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32.

THENCE N88°49'45"W A DISTANCE OF 25 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 31 AND THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION,

CONTAINING 11.15 ACRES, MORE OR LESS.



Whipple Consulting Engineers, Inc.

Timber Glade Annexation and Subdivision

The site of the proposed annexation and subdivision is located in the Northeast ¼ of Section 31, T52N, R4W, west of Meyer Road and between Flagstaff and Christine Streets. See below for a Vicinity Map.



Figure 1: Vicinity Map

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

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

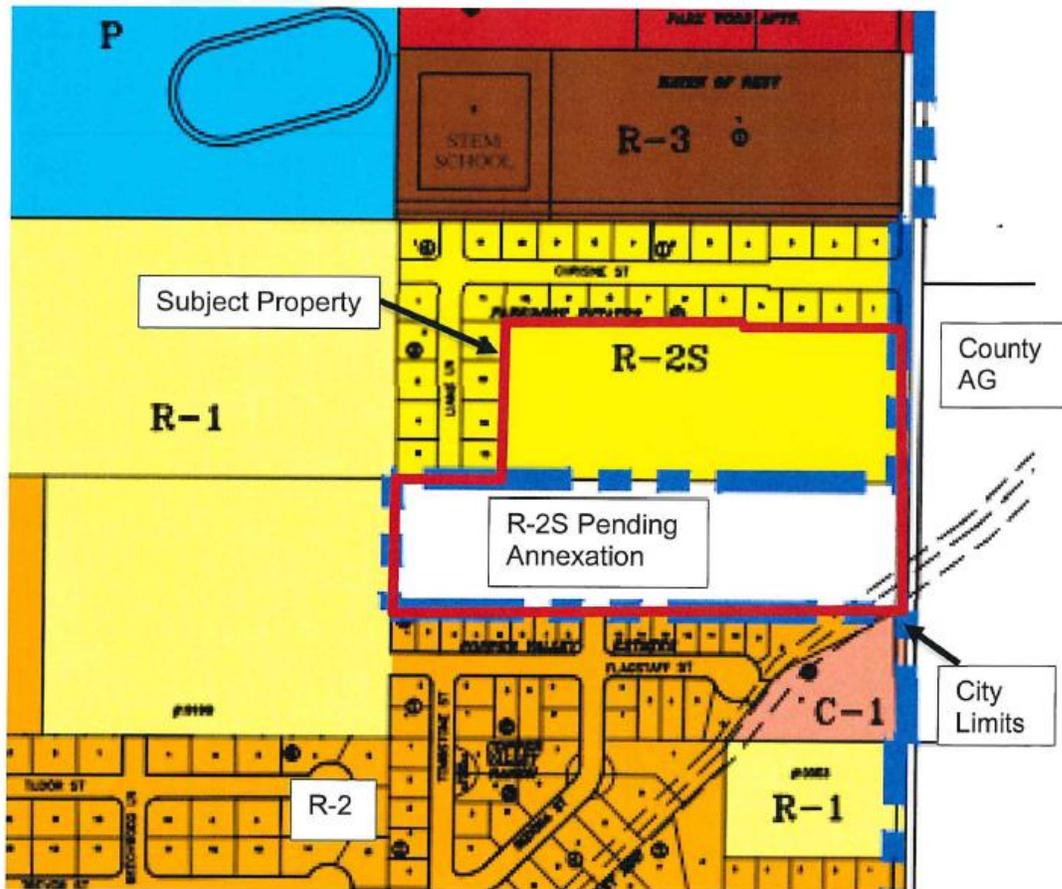


Figure 2: Current Zoning Map

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

Annexation:

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

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

Annexation Impact Analysis:

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

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

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

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

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

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

Subdivision:

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

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

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

Comprehensive Plan Analysis:

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

Land Use:

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

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

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

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

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

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

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

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

Evaluate any proposed annexation carefully to assure it supports well planned development, uniform boundaries, orderly growth and the goals and policies of the comprehensive plan.

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

Public Safety:

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

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

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

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

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

Sewer and Water:

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

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

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

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

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

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

Transportation:

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

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

Housing:

Encourage the provision of opportunities for a variety of attractive neighborhood characteristics in terms of price range, amenities, natural settings, and proximity to other areas of activity.

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

Promote the development and maintenance of adequate lighting, pathways, buffering and other features necessary to assure safer neighborhoods in future developments. Maintain design standards for streets, lighting, public open spaces, and emergency vehicle access that ensures a high level of public safety.

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

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

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

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

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

Encourage infill and redevelopment of existing lots.

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

Conclusion:

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

Annexation Agreement Draft

Northern Lakes Fire Protection District

Proudly serving the areas of and surrounding Hayden and Rathdrum



Hayden Area (208) 772-5711 • Fax: (208) 772-3044
 Rathdrum Area (208) 687-1815 • Fax (208) 687-2088
www.northernlakesfire.com

December 3, 2019

City of Rathdrum Planning & Zoning
 8047 W. Main Street
 Rathdrum, ID 83858

Attn: Cary Siess,

The Northern Lakes Fire Protection District has reviewed the preliminary subdivision request Timber Glade, 57 single-family residential lots, located at Liane Lane and Meyer Rd. in Rathdrum.

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

- **Final subdivision drawings shall be submitted to Northern Lakes Fire prior to start of construction.**
- Roadways shall be reviewed by Fire District prior to start of construction. Roads with fire hydrants shall be no less than twenty-six (26) feet wide.
- Fire flows shall meet the requirements of the 2015 Idaho Fire Code. Dwellings smaller than 3,600 sq. ft. require a fire flow of 1,000 gpm for a duration of 1 hour. Dwellings larger than 3,600 sq. ft. require higher fire flows depending on the square footage..
- Proposed locations of fire hydrants shown are approved.
 - **Fire hydrants shall be operational before the start of construction to any dwellings.**
 - **Fire hydrants shall be outfitted with 5" Storz adapter with cover and hydrant marking flags.**
- Address numbers shall be provided and visible from access road fronting the property.
- If any type of construction occurs other than 1 and 2 family dwellings homes will be reviewed for the need for fire sprinkler systems, this may require larger water line sizing.
- 2015 Idaho Fire Code requirements shall apply when building permits are applied for. Additional requirements may apply depending on size and type of occupancy constructed.

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

Thank you,

Tyler Drechsel

Tyler Drechsel
 Fire Marshal

125 West Hayden Avenue • Hayden Lake, Idaho 83835

Mari K. Davey

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

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

We appreciate you contacting us for comment.

Thanks,

Amanda Raymond

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

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

Please see the attached notices and please provide comments.
 Thank you

Mari Davey

Lakeland Joint School District #272

Dr. Becky W. Meyer, Superintendent of Schools

P.O. Box 39, Rathdrum, Idaho 83858

208/687-0431, ext. 1107

becky.meyer@lakeland272.org ~ web.lakeland272.org



LJSD Vision: A community committed to academic excellence ... dedicated to student success.

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

With no impact fees and without developers considering setting aside some land for schools, it is difficult for us to keep up, as there is no funding mechanism from the state of Idaho for school construction and land acquisition. It is difficult for us to be in support of this development with no consideration of our land acquisition and growth needs. The District asks developers to consider a donation towards purchasing land in the future to accommodate the significant growth our District is seeing. Without future-forward planning, our sought-after District that families are moving into will no longer have the small neighborhood schools that our community is known for. Please call our CFO, Brian Wallace to discuss a donation towards future land to build schools in our District 208-687-0431 ext. 1109.

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

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

The importance of responsible development with school site inclusion planning is very important. We look forward to working with planning agencies and developers to improve the quality of both our schools and future neighborhoods. In the event that you would like to request our presence at future meetings to discuss the direct effects of development on our district, please contact our office at 208.687.0043.

Thank you,

Dr. Becky Meyer, Superintendent of Schools

Brian Wallace, Chief Finance/Operations Officer

From: Brian Wallace <Brian.Wallace@lakeland272.org>

Sent: Friday, March 6, 2020 2:18 PM

To: mike@stegmanns.us

Cc: becky.meyer@lakeland272.org; Wade Jacklin <wpjacklin@gmail.com>; Ray Kimball <rkimball@whipplece.com>;
Kristie Williams <krissy.williams@lakeland272.org>

Subject: Re: Timber Glade

Mike,

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

Sincerely,

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

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

Dear Mr. Wallace,

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

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

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

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

Best Regards,

Mike Stegmann
Wild Horse Investments, LLC

PUBLIC WORKS DEPARTMENT

8047 W. Main Street
Rathdrum, ID 83858
P 208.687.2700
F 208.687.1377

Memo

To: Cary Siess (via email)
From: Kevin Jump
CC:
Date: March 11, 2020
Re: Timber Glade Annexation/Subdivision – Initial Review Comments

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

Meyer Road Frontage Improvements:

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

Interior Streets:

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

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

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

Sanitary Sewer Collection System Extensions:

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

Water Infrastructure Extensions:

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

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

Stormwater Management:

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

Pedestrian Pathways & Sidewalks:

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