



## City of Rathdrum Planning and Zoning Commission

### Staff Report –Preliminary Long Plat

**To:** Rathdrum Planning and Zoning Commission  
**From:** City of Rathdrum Planning and Zoning Administrator  
**Date of Report:** March 11, 2020  
**Subject:** Timber Glade Preliminary Long Plat (Major Subdivision) LP 2020-02  
**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 requesting approval of a preliminary long plat (major subdivision) consisting of 57 lots on approximately 19 acres of land.

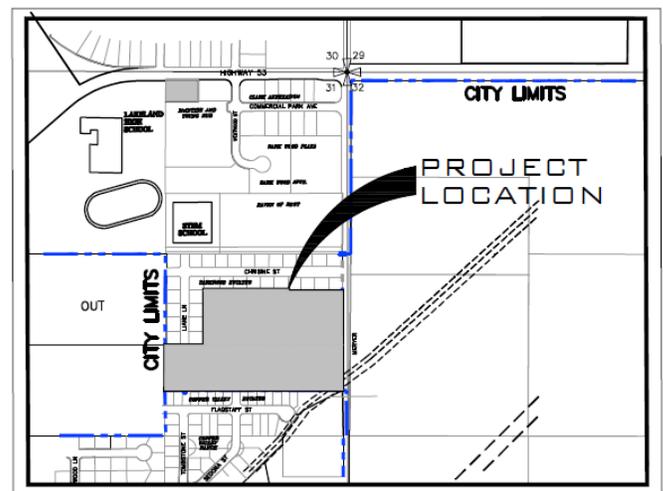
The purpose of the plat is to create a residential neighborhood consisting of 57 residential lots within the Residential R-2S (low/medium density residential) zone district, ranging in size from 7,800 SF to 43,336 SF in area - with the average lot size being 13,258 SF. The required minimum lot size is 7,500 SF in this zone. The project is to be developed in a single phase with public improvements anticipated to be started in spring of 2020.

This plat will include dedication of right-of-way and improvements for streets and sidewalks to serve the development in accordance with City standards, including extension of Sedona Street and Liane Lane. Water, sewer, and other utilities will be extended to serve the development and stormwater will be collected in street-side swales.

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

The property is currently vacant / undeveloped.

The Kootenai County Assessors Tax Parcel Numbers



VICINITY MAP

are R-J406-001-001-0 and 52N04W-31-2170. The legal description is 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 Title Report submitted with the application.

**Zoning:** A portion of the property was annexed into the City per Ordinance 463 on August 8, 2006 zoned R-2S (residential, single family, low/medium-density), and is subject to the Annexation Agreement recorded with the Kootenai County Recorder on July 11, 2006 (attached hereto in Exhibit G). The remainder of the property is currently being considered for annexation.

**Comprehensive Plan Designation:** The Future Land Use Map identifies the site as Residential

### **PROJECT REVIEW**

Staff reviewed the submitted materials for the project, comments received from other agencies with jurisdiction and the public, along with other pertinent information and provides the following:

#### **Code and Comprehensive Plan Compliance Analysis:**

City planning and public works staff have reviewed the proposed subdivision and determined that it is supported by the City's Comprehensive Plan and is consistent with Rathdrum City Code. The Applicant will be required to construct public infrastructure (roads, sidewalks, utility extensions, etc.) before development of individual lots within the subdivision. A Development Agreement pursuant to RCC 11-12 and 11-5-4-F is required to address frontage and right of way improvements, including but not limited to utilities, streets, street trees, stormwater, street lighting and other requirements both at the perimeter and interior to the development. Construction on the lots will be subject to individual building permits demonstrating compliance with zoning and development standards as found within Rathdrum City Code at the time of development. Analysis of the applicable sections of the Comprehensive Plan and Rathdrum City Code (RCC) which must be met by the project proponent in order for an application for long plat to be approved are attached hereto within Exhibits C and D.

#### **Staff Comments and Recommendations:**

Staff recommends that the following conditions of approval be included in any decision to recommend approval of the proposal:

1. The existing residence shall discontinue use of the existing private water and sewer utilities (well and septic system), shall abandon and/or remove such services as required by Panhandle Health District and/or other agency with jurisdiction, and shall connect to City utilities prior to final subdivision approval. Such requirement supersedes citations 2.2 and 2.3 of the existing Annexation Agreement recorded under instrument number 2048749000 on August 10, 2006. All other requirements of said Annexation Agreement remain.
2. The developer shall enter into a Development Agreement with the City which specifies property and term, project regulation and policies, conditions of approval (including improvements to be constructed, roadway drainage swales, landscaping / street trees, irrigation water service lines to roadway drainage swales and landscaped areas, maintenance of common area landscaping, fencing and roadway drainage swales, irrigation system casings, walkways and stormwater, street lights, streets, construction access, street closure, phasing, erosion sediment control plan, dedication of right of way, dedication of easements and sewer), improvement construction standards and procedures, performance guarantee, owner's warranty, and other City requirements as approved by the City Council.
3. The developer shall comply with the rules and requirements of any agency with jurisdiction over the

project, including those agencies which provided comment for this proposal, and all applicable laws, rules and regulations governing the project, whether specified herein or not.

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

APPROVAL WITH RECOMMENDED CONDITIONS OF APPROVAL (Optional): I move to recommend to the City Council that the proposal be approved with the recommended Conditions of Approval as found within the staff report dated March 11, 2020, finding that it is in accord with the City of Rathdrum Comprehensive Plan and Rathdrum City Code as conditioned. 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.

ADDITIONAL CONDITIONS OF APPROVAL (Optional): I further move that the following additional conditions be met in accordance with Rathdrum City Code: \_\_\_\_\_

APPROVAL WITH NO CONDITIONS: 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. 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.

DENIAL: I move to recommend to the City Council that the proposal as presented be denied, finding that it is not in accord with Rathdrum City Code as follows: \_\_\_\_\_ (cite code section and provide conclusion of non-compliance) \_\_\_\_\_

The Commission may also return the proposal to the applicant for modification or additional information to assist the Commission in determining compliance.

**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 - Project Narrative

Exhibit B - Preliminary Subdivision

Exhibit C - Rathdrum City Code Compliance Analysis Matrix

Exhibit D - Rathdrum Comprehensive Plan Analysis Matrix

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
- Exhibit F – Annexation Agreement 2006

## Rathdrum City Code Analysis Matrix

Code	Consistent	Discussion
<b>Rathdrum City Code (RCC) Title 12, Subdivision</b>		
<b>RCC 12 Chapter 1, Definitions</b> contains definitions to be used in review of the application.	Yes	Such definitions were utilized in review of the proposal.
<b>RCC 12 Chapter 2, Short Plats</b> contains requirements and standards for short plats. The Chapter is generally not applicable to this application with the exception of 12-2-2, Exemptions.	NA	The proposal is not exempt.
<b>RCC 12 Chapter 3, Long Plats</b> contains requirements and standards for long plats.	Yes and NA	This chapter is provided by section below.
<i>12-3-1, Preliminary Plat</i>	“	
• <b>§12-3-1-1, Applicability</b>	Yes	The division is for the purpose of building development for more than five (5) lots.
• <b>§12-3-1-2, Exemptions</b>	NA	The proposal is not exempt as found in RCC 12-2-2.
• <b>§12-3-1-3, Preapplication Procedure</b>	Yes	After submission of the application on January 29, 2020 a preapplication meeting was held with the applicant and City staff on February 6, 2020.
• <b>§12-3-1-4, Application Fees</b>	Yes	The applicant submitted the required application, checklist, title report and fees.
• <b>§12-3-1-5, Plats and Plans</b> A. Requirements B. Adequacy of Plats and Plans C. Distribution of Plats and Plans	Yes	A. The Applicant submitted an application on January 29, 2020 showing the general layout of roads, lots, blocks and other elements of the subdivision. A hearing before the Planning and Zoning Commission was scheduled not less than 20 days after determining the application was complete and consistent with RCC 12-3-2, Preliminary Plat Standards, in compliance with this section. A pre-construction meeting will be required with the public works department prior to construction of any infrastructure necessary for this plat.  B. Staff reviewed the application materials and provided comments and/or red lined plans to the applicant on February 6, 2020 during the preapplication meeting. The applicant resubmitted plans on February 11, 2020. Staff determined that plans were complete and substantially met the standards set forth in this title.  Staff provided a Notice of Public Hearing including a description of the proposal and invitation to provide comment to the following agencies on March 2, 2020: Idaho Department of Water Resources, US Postal Service,

Code	Consistent	Discussion
		<p>Bonneville Power Administration, Charter, Centurytel, Kootenai County Community Development Department, BNSF, Kootenai Electric Cooperative, Frontier, Transcanada, Kootenai County EMS, Idaho Department of Environmental Quality, Panhandle Health District, Kootenai Metropolitan Planning Organization, Idaho Transportation Department, Lakes Highway District, Post Falls Highway District, Lakeland School District, North Idaho STEM Academy, Northern Lakes Fire Department, City of Rathdrum Police Department, City of Rathdrum Parks and Recreation Department, City of Rathdrum Public Works Department and Avista. The Applicant also provided notice to agencies prior to application submittal.</p> <p><u>Comments Received:</u> Comments received are attached in Exhibit E.</p>
<ul style="list-style-type: none"> <li>• <b>§12-3-1-6, Public Hearing</b> <ul style="list-style-type: none"> <li>A. <b>Notice of Hearing</b></li> <li>B. <b>Continuance of Hearing</b></li> </ul> </li> </ul>	<p>Yes and NA</p>	<p>A. Notice of the hearing, including time, place and summary of the proposal was posted in the Coeur d’Alene Press on February 29, 2020 in compliance with this section.</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>A Public Notice was posted on the property on March 2, 2020 in compliance with this section. 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>Furthermore, prior to the date of the public hearing, the City issued a written staff report dated March 11, 2020, integrating any public 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>B. NA.</p>
<ul style="list-style-type: none"> <li>• <b>§12-3-1-7, Commission Action</b></li> </ul>	<p>To Be Determined</p>	<p>Following the public hearing, the Commission shall consider all relevant evidence and comments and determine whether to recommend that the Council approve or disapprove the preliminary plat or return the preliminary plat to the subdivider for modification. The Commission may only recommend contingencies to the Council on preliminary plats that are beyond their scope and power. In its review, the Commission shall determine if the proposed subdivision conforms to the</p>

Code	Consistent	Discussion
		general purpose of the Comprehensive Land Use Plan and whether the proposal includes appropriate provisions for streets, drainage, alleys and other public ways, open space, water supplies, sewage disposal, fire protection and other appropriate public and private improvements.
<ul style="list-style-type: none"> <li>• <b>§12-3-1-8, Council Action</b></li> </ul>	To Be Determined	The Council shall review the application following receiving the Commission’s report and other relevant evidence and take action to approve, reject, or return the plat to the commission for modification.
<ul style="list-style-type: none"> <li>• <b>§12-3-1-9, Expiration of Approval</b></li> </ul>	NA	This section is not applicable until approval of the application.
<i>12-3-2, Preliminary Plat Standards</i>	Yes	The application contains the standards as numbered A through S of this section.
<i>12-3-3, Final Plat</i>	NA	Not applicable at this time.
<i>12-3-4, Final Plat Standards</i>	NA	Not applicable at this time.
<b>RCC 12, Chapter 4, Design and Improvement Standards</b> contains street, block and lot standards for subdivisions, and construction plan specifications and standards.	Yes	Streets, blocks and lots have been determined to be compliant or in keeping with existing approved subdivisions and development.  Construction plans and specifications will be reviewed for compliance at the time of submittal of such in the future (following preliminary plat approval).
<b>RCC 12, Chapter 5, Municipal Land Donation</b> involves municipal land donation.	NA	The City has adopted impact fees which are applicable to the project and preempt this chapter.
<b>RCC 12, Chapter 6, Variances</b> deals with Variances for this Title.	NA	No request for variance has been requested.
<b>RCC 12, Chapter 7, Violations and Enforcement</b> deals with Violations of this Title.	NA	No violations have been found.
<b>RCC 12, Chapter 8, Amendments</b> deals with Amendments to this Title	NA	Not applicable to the application.
<b>RCC Title 7, Public Ways and Property</b>		
<b>RCC 7, Chapter 1, Public Works Projects, Performance Bonds</b> deals with requirements for anyone engaging in municipal construction projects such as water and sewer main extension	Yes As Conditioned	Construction of infrastructure to be dedicated to the public will be required to conform with the requirements of this chapter, including licensing and bonding. The City Council shall approve any infrastructure prior to acceptance.
<b>RCC 7, Chapter 7, Right of Way Encroachment</b> deals with requirements for working in City	Yes As Conditioned	The developer will be required to obtain permitting from the City and provide any required sureties prior to work within

Code	Consistent	Discussion
right of way		right-of-way for this development.
<b>RCC Title 8, Water and Sewer</b>		
<b>RCC 8, Chapter 1, Water System</b> deals with metering and fees for users of the municipal water system	Yes As Conditioned	The development of lots within the subdivision will be subject to the requirements of this chapter.
<b>RCC 8, Chapter 2, Cross-Connection Control</b> deals with protecting public health by controlling actual or potential cross-connections and contamination of the public water system.	Yes As Conditioned	The development of lots within the subdivision will be subject to the requirements of this chapter.
<b>RCC 8, Chapter 3, Wastewater Collection and Disposal</b> deals with the regulation of wastewater disposal, construction, ownership, connections, line extension policies, permitting, user charges, fees, easements, etc.	Yes, As Conditioned	Connection to the City’s municipal sewer system is required. The developer is responsible to provide services necessary to serve the subdivision and dedicate infrastructure to the public upon acceptance by the City Council. Construction of infrastructure to be dedicated will be required to conform with the requirements of this chapter and shall be reviewed at the time of construction plan submittal.
<b>RCC 8, Chapter 4, Wastewater Discharge Restrictions</b> defines prohibited wastes to the municipal sewer system, including but not limited to RV waste.	NA	Typical domestic waste is not generally applicable to this chapter.
<b>RCC Title 9, Building Regulations</b>		
<b>RCC 9, Chapter 1, Building Codes</b> defines adopted international codes, and contains requirements for building permitting and fees	Yes As Conditioned	Building on individual lots will be subject to review under the applicable international codes and permitting by the City at the time of development (following final plat approval).
<b>RCC 9, Chapter 2, Mechanical Code and Fuel Gas Installers</b> defines adopted international codes, and contains requirements for permitting and fees	Yes As Conditioned	Building on individual lots will be subject to review under the applicable international codes and permitting by the City at the time of development (following final plat approval).
<b>RCC 9, Chapter 4, Development Impact Fee</b> the purpose of this chapter is to prescribe the procedure whereby developers of land shall pay an impact fee for the purpose of providing the public facilities and system improvements	Yes As Conditioned	Development impact fees are paid and collected at the time of building permitting and calculated based on the use. The capital improvements to be financed by the impact fee are those listed in the City’s adopted Capital Improvement Plan  This chapter shall not affect, in any manner, the permissible use of property, density of development, design and improvement standards and requirements, or any other aspect of the development of land or provision of capital

Code	Consistent	Discussion
<p>needed to serve future residents and users of such development, ensure adequate facilities are provided to serve new growth, ensure those who benefit from the growth and development pay their proportionate share of new public facilities needed to serve the growth and development, collect and expend development impact fees and ensure capital improvements (which are approved and listed in the City’s Capital Improvement Plan) are fully funded by the fees. The chapter deals with calculating fees, collection, etc.</p>		<p>improvements subject to the zoning and subdivision regulations or other regulations of the city, which shall be operative and remain in full force and effect without limitation with respect to all such development.</p>
<b>RCC Title 11, Zoning</b>		
<p><b>RCC 11, Chapter 4, Zoning Districts</b> defines zoning districts and boundaries as found within the adopted City Zoning Map and Future Land Use Map</p>	Yes	<p>The zoning districts within the subdivision were established by amendment of the City Zoning Map by the City Council at the time of annexation of the property. The proposed development follows the adopted boundaries within the approved R-2S district.</p>
<p><b>RCC 11, Chapter 4, Zoning, Article A-2-1, R-2S Residential District</b> provides for establishment of single family neighborhood development subject to the established lot area, density, setback and other provisions of the chapter.</p>	Yes	<p>The proposed lot configuration within the R-2S zone district provides for establishment of a single-family neighborhood with sufficient area to provide for minimum lot sizes, setbacks and appropriately sized building envelopes when such standards are applied at the time of building development.</p>
<p><b>RCC 11, Chapter 5, General Provisions and Performance Standards, Section 1, General Standards</b> provides for required right-of-way / frontage improvements required at the time of land development, including driveway approaches, sidewalks, fencing, stormwater management, and other provisions.</p>	Yes As Conditioned	<p>The proposal has been reviewed and determined to provide adequate lot frontages to accommodate driveways, including separation between approaches, areas for stormwater retention, sidewalks and other frontage improvements. As conditioned, the developer will be required to enter into a Development Agreement, as approved by the City Council, which will specify project regulation and policies, conditions of approval (including improvements to be constructed, roadway drainage swales, landscaping / street trees, irrigation water service lines to roadway drainage swales and landscaped areas, maintenance of common area landscaping, fencing and roadway drainage swales, irrigation system casings, walkways and stormwater, street lights, streets, construction access, street closure, phasing, erosion sediment control plan, dedication of right of way, dedication of easements and</p>

Code	Consistent	Discussion
		sewer), improvement construction standards and procedures, performance guarantee, owner’s warranty, and other City requirements in conformance with this chapter. Construction plans and specifications will be reviewed for compliance at the time of submittal of such in the future.
<b>RCC 11. Chapter 5, General Provisions and Performance Standards, Section 2, Residential Standards</b> provides standards for landscaping, driveways and parking, garages, accessory buildings and other provisions for residential development.	Yes As Conditioned	Plans and specifications will be reviewed for compliance at the time of submittal of individual lot development in the future.
<b>RCC 11. Chapter 5, General Provisions and Performance Standards, Section 3, Commercial, Industrial, Multi-Family and Institutional Standards</b> provides standards for landscaping, parking, loading, lighting, trash areas, material storage and other provisions for development.	Yes As Conditioned	Plans and specifications will be reviewed for compliance at the time of submittal of individual lot development in the future.
<b>RCC 11, Chapter 5, General Provisions and Performance Standards, Section 4, Site Plan Review</b> provides standards to ensure commercial, industrial, multi-family and institutional development are in compliance with zoning and other City Code requirements and/or policy as well as other regulations.	Yes As Conditioned	Plans and specifications will be reviewed for compliance at the time of submittal of individual lot development in the future.
<b>RCC 11, Chapter 12, Development / Annexation Agreements</b> provides for the opportunity for the City to require an agreement, the form of which is required by the Zoning Administrator.	Yes As Conditioned	Staff has reviewed the Annexation Agreement for the property and determined that the proposal is in keeping with the terms and conditions therein. As conditioned, the developer shall enter into a Development Agreement with the City, as approved by the City Council to address specific project regulation and policies, conditions of approval (including improvements to be constructed, roadway drainage swales, landscaping / street trees, irrigation water service lines to roadway drainage swales and landscaped areas, maintenance of common area landscaping, fencing and roadway drainage swales, irrigation system casings, walkways and stormwater, street lights, streets, construction access, street closure, phasing, erosion sediment control plan, dedication of right of way, dedication

Code	Consistent	Discussion
		of easements and sewer), improvement construction standards and procedures, performance guarantee, owner's warranty, and other City requirements in conformance with City Code and policy.
<b>RCC 11, Chapter 16, Signs</b> provides for sign standards and requirements.	Yes As Conditioned	Plans and specifications will be reviewed for compliance at the time of submittal of individual lot development in the future.

**Comprehensive Plan Analysis Matrix**

Goal/Policy	Consistent	Discussion
<b>II A. Population</b>		
<b>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.</b>	Yes	The proposal addresses long-range population growth within a subdivision development which is consistent with other approved development in Rathdrum.
<b>II B. Land Use</b>		
<b>II B. Land Use, Goal 1: A balance of land use guidelines will be applied to preserve and enhance the following values:</b> <ul style="list-style-type: none"> <li>• Rural character and small-town feel</li> <li>• Access to open space</li> <li>• Provision of day-to-day commercial needs</li> <li>• Well maintained and inter-connected local circulation systems</li> <li>• Economically rational development of desirable land uses</li> <li>• Historic sites</li> <li>• Capacity for citizens to live, work and play inside the community</li> <li>• Public safety</li> <li>• Quality of the local natural environment</li> <li>• Preservation of a clean and abundant aquifer</li> <li>• Efficient use of valuable infrastructure.</li> </ul>	Yes As Conditioned	The proposal is consistent with other development within Rathdrum. The proposed subdivision will provide inter-connectivity with existing streets and provide capacity for citizens to live in the community.
<i>II B. Land Use, Goal 1, Policy A: Actively engage citizens in planning and zoning activities to ensure desirable land use practices are applied and sustained.</i>	Yes As Conditioned	The City provided public notice of the proposal as required by law and encouraged citizens to engage in the subdivision process.
<i>II B. Land Use, Goal 1, Policy C: Maintain regulatory standards that encourage private property land uses and infill development consistent with expressed local values.</i>	Yes	The proposed subdivision will complete infill within an area already surrounded on three sides by similar development.
<b>II E. Public Services</b>		
<i>II E. Public Services, Goal 1, Policy A: Coordinate with service providers and public safety entities to assure necessary and appropriate urban services are provided to accommodate projected types and densities of growth and development.</i>	Yes	Service providers and public safety entities were provided an opportunity to comment on the proposal as required.
<i>II E.-1 Public Safety, Goal 1, Policy E: Continue to coordinate with fire protection officials to ensure that new development is designed so fire protection can be effectively provided.</i>	Yes	Northern Lakes Fire Protection District was given an opportunity to provide comment on the proposal and provided response that fire protection can be provided.

Goal/Policy	Consistent	Discussion
<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	The proposed subdivision will be required to meet these provisions prior to recordation of plat or building permitting.
<b>II E.-2 Sewer and Water</b>		
<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	Connection to the City sewer system is required.
<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	Municipal sewer and water lines are located adjacent to the proposal and can be extended by the developer to provide service for the proposal.
<b>II F. Transportation</b>		
<i>II F. Transportation, Goal 1, Policy A: Promote standards that create functional connections to the regional highway system and convenient internal circulation.</i>	Yes	The proposal includes provision of convenient internal circulation and connection to the highway system via Meyer Road.
<i>II F. Transportation, Goal 1, Policy D: Incorporate lighting, sidewalks and connections to enhance neighborhoods, pedestrian and bike pathways, public safety, etc.</i>	Yes	The proposal includes the provision of lighting and sidewalks.
<b>II G. Housing</b>		
<p><b>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.</b></p> <p><b>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></p> <p><b>B) Variety: Provide a broad mix of housing choices for a mix of people with differing economic means, ages and lifestyles. Types of</b></p>	Yes	The proposal includes lighting and sidewalks to encourage walking and cycling and will provide increased housing stock which helps keep the market affordable.

Goal/Policy	Consistent	Discussion
<p>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><b>C) Affordability:</b> 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><b>D) Integration:</b> 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><i>II G. Housing, Goal 2, Policy F: Protect the continuity and inherent character of existing neighborhoods in planning and zoning decisions.</i></p>	Yes	The proposal provides continuity with, and will be very similar in character to, the existing residential neighborhoods in the immediate area.
<p><b>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.</b></p>	Yes	Increased housing stock helps keep the market affordable.
<b>II H. School Facilities</b>		
<p><b>II H. School Facilities, Goal 1: Consider the priorities and concerns of Lakeland School District and other schools in future community development decisions.</b></p>		
<p><b>II H. School Facilities, Goal 2, Policy B: Improve neighborhood access and connection to reduce student travel time.</b></p>		
<p><b>II H. School Facilities, Goal 2, Policy C: Increase student safety and maximize community connections to schools.</b></p>		
<b>II K.-1 Small Town Atmosphere</b>		
<p><i>II K.-1 Community Design, Small Town Atmosphere, Goal 1, Policy A: Implement community development tools and land use</i></p>	Yes	The development standards as found within Rathdrum City Code, which was developed in compliance with the Comprehensive Plan,

Goal/Policy	Consistent	Discussion
<i>regulations to advance the community's sense of place and small town character.</i>		have been utilized in review of the project.
<b><i>II K.-1 Community Design, Small Town Atmosphere, Goal 1, Policy C: Consider building height and bulk standards for individual districts to minimize impacts on views from public spaces</i></b>	Yes	Building height and bulk standards will be applied at the time of lot development in conformance with Code.
<b>II K.-2 Community Design, Balanced Development</b>		
<b><i>II K.-2 Community Design, Balanced Development, Goal 2, Policy D: Encourage residential development within commercial nodes.</i></b>	Yes	The proposed residential development is within an existing commercial node adjacent to Highway 53.