

**City of Rathdrum**  
 8047 W. Main Street  
 Rathdrum, ID 83858  
 www.rathdrum.org



**Planning & Zoning Division**  
 Public Works Department  
 Phone: (208) 687-2700 x117  
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 cary@rathdrum.org

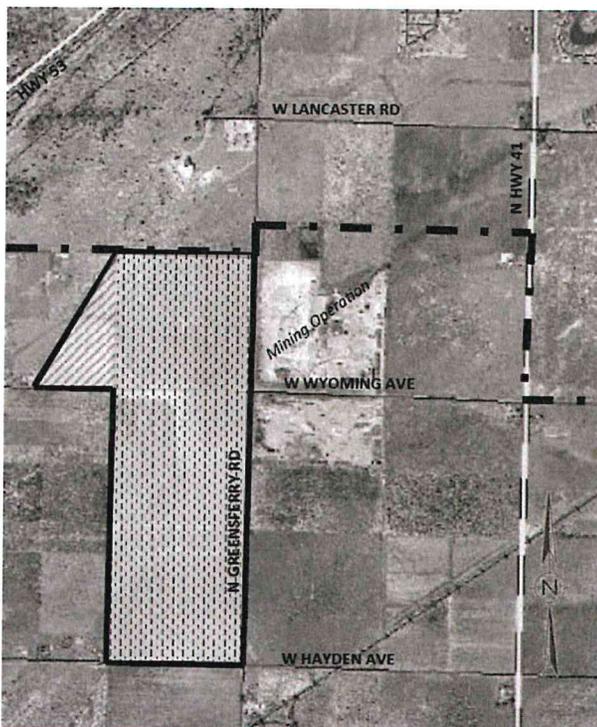
## NOTICE OF PUBLIC HEARING

The Rathdrum Planning and Zoning Commission will hold a public hearing on **Thursday, February 28, 2019** commencing at 6:00 PM at Rathdrum City Hall, 8047 W Main Street, Rathdrum, ID 83858. \*PLEASE NOTE that this hearing / meeting date is in lieu of the regular Wednesday meeting of the Planning and Zoning Commission previously advertised for February 20, 2019.

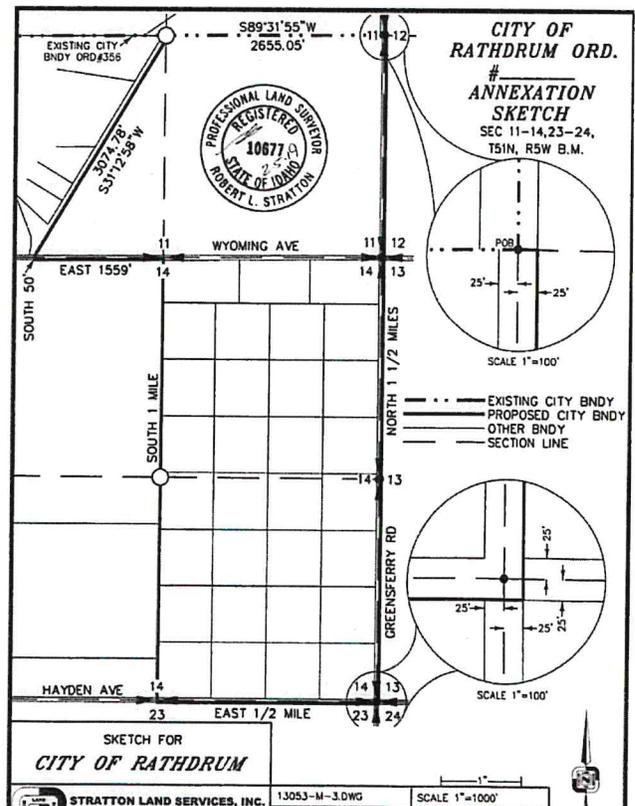
You are receiving this notice because you own property within 300-feet of the boundaries of the proposal scheduled for hearing.

This is a City initiated annexation proposal of approximately 520 acres of real property (excluding rights of way) for the purpose of incorporating approximately 314 acres of City owned property into the city limits. Consent of the intervening property owner, Beyond Green Inc., has been provided to include annexation of approximately 206 acres of property in order to provide contiguity to the existing city limits. The Beyond Green property is within the City's exclusive Area of City Impact (ACI) and is identified as "Residential" with "Major Commercial" overlay pursuant to the City's Future Land Use Map. The property was previously approved for annexation (Pleasant View Annexation 2007), but the annexation was not timely filed. The City owned property is within the Shared Tier ACI and is currently zoned "Agricultural" by Kootenai County.

All of the annexation area is currently undeveloped and leased for agricultural use under separate multi-year lease agreements. There are no proposals or plans to develop the property at this time. The proposed zoning is primarily (approximately 480 acres) Industrial (I) which allows continued agricultural use. The remaining approximately 40 acres is proposed as Residential (R-3) zoning for the purpose of providing a buffer to the "Rural" residential zoned property to the east of the subject site within Kootenai County for the purpose of future planning.



Existing City Limits  
 Proposed City Limits  
 R-3 (Residential) Zoning  
 I (Industrial) Zoning



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

This is your opportunity to provide written comments regarding the proposal. In order to have your written comment included in the record for consideration of the Planning and Zoning Commission, they must be received at the Rathdrum Public Works office by no later than 5:00 PM on January 21, 2019. Members of the public may also provide oral testimony on the record at the public hearing concerning the proposal.

Rathdrum City Hall is an ADA accessible building. Persons with disabilities requesting special accommodations should make such request by phone to the office of the City Clerk 208-687-2700 at least twenty-four (24) hours prior to the public hearing.