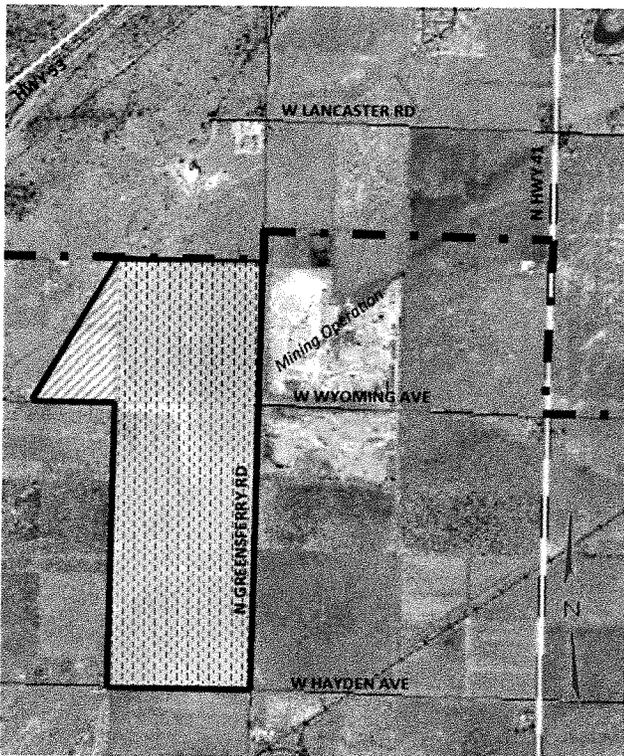


# NOTICE OF PUBLIC HEARING

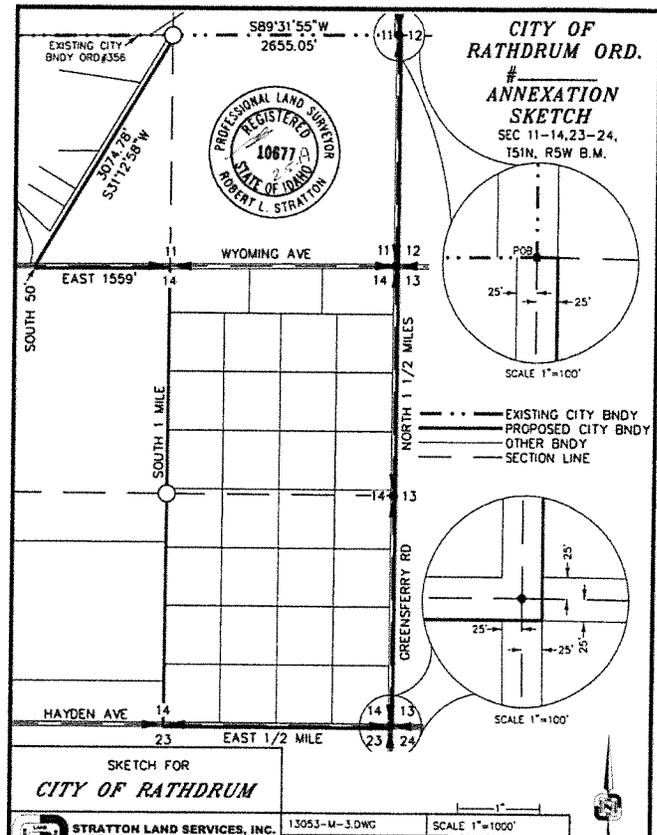
The Rathdrum City Council will hold a Public Hearing on **Wednesday, March 27, 2019** commencing at 6:00 PM at Rathdrum City Hall, 8047 W Main Street, Rathdrum, ID 83858 to consider a recommendation of the Planning and Zoning Commission regarding a City initiated annexation and zoning request (Proposal). During the Public Hearing the Council will accept testimony regarding the proposal to annex property within Rathdrum's Area of City Impact (ACI) and Shared Tier ACI into the city limits of Rathdrum.

## PROPOSAL

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



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



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

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

Hayden Avenue with the potential to provide a green space / open area buffer between more urban densities of the two cities.

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

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.

Publish once on or before March 12, 2019.