

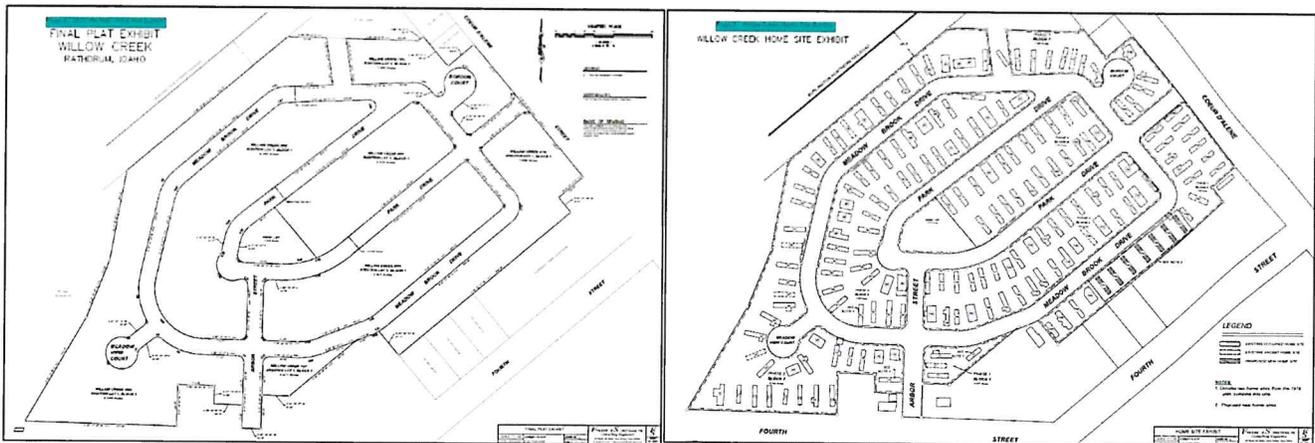
# NOTICE OF PUBLIC HEARING

## RATHDRUM PLANNING AND ZONING COMMISSION

The Rathdrum Planning and Zoning Commission will hold a Public Hearing on Wednesday, June 17, 2020 via ZOOM electronic meeting starting at 6:00 PM.

The purpose of this Public Hearing is to hear testimony regarding a proposed Preliminary Plat / Planned Unit Development. The proposal is a re-plat of portions of the Willow Creek Subdivision (excludes 5 lots in separate ownership) which was originally platted in 1981. The 1981 plat consisted of 140 residential lots, however prior to recordation of the plat, water and sewer infrastructure for 185 home sites was installed using a prior preliminary plat proposal for 190 lots (5 of which were utilized for septic facilities so individual water and sewer laterals were not installed there). Following platting, manufactured homes were moved into the plat according to the existing utilities vs. the number of platted lots creating non-conformity issues. The re-plat /PUD intends to correct these long-standing issues as well as allow new manufactured homes to be placed on vacant land within the plat (up to a total of 182 homes within the re-plat area, including the previously used septic lots) through deviation of some standards of Rathdrum City Code. Physical improvements within the plat are also proposed to address safety, aesthetics and enhance the quality of life of residents.

Such improvements include defining parking areas to improve parking issues, planting trees and installing fencing along portions of Coeur d'Alene Street and other areas, installing directional and entry signage, replacing mailboxes and creating an improved recreation area with amenities for residents.



A copy of the proposal is available for inspection by the public at the Public Works' office at Rathdrum City Hall. The City invites you to provide your comments regarding this proposal prior to the hearing. In order to be included in the record to the Planning and Zoning Commission, written comments must be received at the Rathdrum Public Works' Office no later than 5:00 PM on June 11, 2020. Members of the public may also provide oral or written testimony at the Public Hearing concerning the proposal. A link to the ZOOM meeting will be provided on the City website [www.rathdrum.org](http://www.rathdrum.org) prior to the meeting.

Publish once on or before June 2, 2020.