



**KOOTENAI COUNTY BOARD OF COMMISSIONERS  
AGENDA**

**JULY 8, 2021, THURSDAY, 9:00 A.M.**  
KOOTENAI COUNTY ADMINISTRATION, ROOM 1  
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

We are suggesting people participate via teleconference call at 205-825-9699.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CHAIRMAN'S OPENING REMARKS
- IV. POLL FOR CONFLICTS OF INTEREST
- V. CHANGES TO AGENDA (Action Item)
- VI. DELIBERATIONS (Action Items)
  - A. **Case No. CUP20-0015, a request by Wesley and Laura Johnson Living Trust** for a Conditional Use Permit to establish and operate a Preschool on an approximately 5-acre lot in the Agricultural Suburban zone. The subject parcel is developed with a single-family residence and accessory shop building. The proposed private school will provide pre-kindergarten and kindergarten instruction to children ages four through six, utilizing the garage of the existing residence and outdoor areas. School year operations will take place Monday through Friday from the first Monday after Labor Day until the Friday before Memorial Day, with classes split into morning and afternoon classes. Additionally, a morning-only class will be offered for up to four weeks during the summer. A maximum of six students would be present at the school at any one time. An existing parking area in front of the residence will provide space for pickup and drop-off of students, as well as emergency vehicle turnaround. Access to the subject parcel is gained directly from Cougar Estates Road, a public road maintained by Worley Highway District. The parcel number is 0-1530-001-001-0, described as: COUGAR MEADOWS, LT 1 BLK 1 in Section 29, Township 50 North, Range 04 West, Boise Meridian, Kootenai County, State of Idaho. The Assessor's Identification Number (AIN) is 153542. The existing residence is located at address 5253 W. Cougar Estates Road. The Hearing Examiner heard this case at a public hearing on June 17, 2021 and recommended approval. (Zach Trevino-Planner)
  - B. **Case No. MSF21-0004, Lone Mountain Estates 6th Addition** (Phase I), a request by JT Holdings, LLC, for final approval of a 25 lot residential subdivision on 153.63 acres, of a preliminarily approved 41 lot residential subdivision in Case No. MSP19-0008 on approximately 247 acres in the Rural zone. The subject property Parcel Number is 2N04W-11-2100 and AIN Number is 133641. The legal description of the subject parcel is TAX # 25835[NE, NW, SW, SE] in Section 11, Township 52N, Range 04W, B.M. Kootenai County Idaho. The subject site is located on the north side of E. Chilco Road, approximately 2,200 feet east of the intersection of N. Ramsey Road and E. Chilco Road. (Vlad Finkel-Planner)
- VII. SIGNINGS (Action Items)
  - A. **Case No. VAR21-0002, a request by Travis and Kimberli Roth** for a 10 foot variance to the 25 foot front yard setback requirement from a public right-of-way on an approximately 0.19-acre parcel of land in the Restricted Residential zone. The subject lot is currently undeveloped. The Applicant desires to construct a 38' x 26' garage located 15 feet from the edge of the Cochran Lane right-of-way. The garage would not require connection to water or sewer systems, as it would only be used for storage and would

contain no habitable space. The garage would gain access directly from Cochran Lane, a privately maintained road within a public right-of-way under the jurisdiction of Lakes Highway District. The Applicant cites small lot size and irregular lot configuration resulting in limited buildable area as contributing to undue hardship justifying the variance. The parcel number is 0-5920-000-075-0, described as: PERCY COCHRAN BEACH, LT 75 in Section 08, Township 52 North, Range 04 West, Boise Meridian, Kootenai County, State of Idaho. The subject parcel is located approximately 300 feet north of the intersection of Cochran Lane and Rice Road. The Hearing Examiner heard this case at a public hearing on June 3, 2021 and recommended approval. The Board heard this case at deliberations on July 1, 2021, and approved the variance request. (Zach Trevino-Planner)

- B. **Case No. MSP20-0002, Hoodoo Valley North**, a request by JB Dodge Company LLC, for preliminary approval of a Major Subdivision consisting of 66 residential lots and 1 utility tract on 335.89 acres in the Rural zone. The subject parcel of land is currently undeveloped and will be completed in six phases. The proposed lots will be a minimum of 5.000 acres gross (4.500 net) in size meeting the lot size and density requirements in the Rural zone. Domestic water supply to each lot will be provided via individual wells. Effluent discharge on each lot will be treated by individual septic and drainfield. One access point will be from Pulaski Road, a newly dedicated public road located within Hoodoo Valley 5th Addition plat, connecting to Ramsey Road to the west. The other access point will be from Archer Road, a newly dedicated public road located within Hoodoo Valley 6th Addition plat, connecting to Remington Road to the south. The interior road system will be constructed to the Associated Highway District Standards and dedicated to the public in the name of Lakes Highway District. The subject parcel number is: 53N04W-14-5000 and is described as: TAX # 25710 [IN NE, NW, SW, SE] in Section 14, Township 53 North, Range 04 West, B. M., Kootenai County, ID. The subject parcel is located east of Ramsey Road, between State Highway 54 and Remington Road. The Hearing Examiner held a public hearing on June 3, 2021 and recommended approval. The Board heard this case on July 1, 2021, and approved the preliminary subdivision request. (Vlad Finkel-Planner)

#### VIII. BUSINESS – Community Development Update

- A. Consideration of AINs 119379 and 134478 (Discussion Item)
- B. Consideration of AIN 114586 (Discussion Item)
- C. Consideration of an MOU with the University of Idaho Landscape Architecture program to allow faculty, senior and graduate students to assist us with research and development of amendments to our Area of City Impact Agreements. There will be no cost to the county for this assistance. (Action Item)
- D. Executive session per Idaho Code § 74-206(1)(f): Cooper Code Enforcement Matter Decision/Direction (Open session – Action Item)

#### IX. ADJOURNMENT

To allow for proper social distancing and allowing public meetings to be conducted remotely, the meeting will be live streamed on the County website using YouTube.

- The live meeting can be viewed at <https://www.youtube.com/KootenaiCountyIdaho>
- To participate or listen via telephone dial (205) 825-9699
- Please be sure to keep your devices on mute to limit background noise.

Kootenai County does not discriminate against individuals or groups on the basis of disability in the admission or access to, or treatment in, its public meetings, programs, or activities. Requests for assistance or accommodations can be arranged by contacting Kootenai County Community Development at (208) 446-1070 with 48-hour notice. Further information can be obtained from the Kootenai County Community Development, 451 Government Way, P. O. Box 9000, Coeur d'Alene, Idaho 83816-9000 (208) 446-1070.