



## PUBLIC HEARING AMENDED AGENDA

### KOOTENAI COUNTY BOARD OF COMMISSIONERS VIRTUAL PUBLIC HEARING

APRIL 1, 2021, THURSDAY, 9:00 A.M.

KOOTENAI COUNTY ADMINISTRATION BUILDING, Room 1 A/B  
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

#### WEBLINK:

<https://www.kcgov.us/927/Planning-Department-Virtual-Meetings>

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CHAIRMAN'S OPENING REMARKS

IV. POLL FOR CONFLICTS OF INTEREST

V. PUBLIC HEARING – Action Item

- A. **Case No. ZON20-0010, Skyler Shannon** to complete a Zone Change from Rural to Agricultural Suburban on an 18.22 acre parcel of land. The subject parcel has an existing residence and outbuildings on it. The residence is currently served by an existing well and septic system on-site. The subject parcel is located within the City of Coeur d'Alene Area of City Impact. Access to the property is via a N. Frosty Pine Trail, a private road that connects to E. Fernan Hill Road, a public road. The parcel number is 53N03W-17-2500. The parcel is described as: TAX # 11399 in Section 17, Township 50N, Range 03W B.M. Kootenai County Idaho. The subject site is located at 1030 N. Frosty Pine Trail. The Hearing Examiner held a public hearing on February 4, 2021 and recommended denial. (*Vlad Finkel-Planner*)

VI. DELIBERATIONS

- A. (*Action Item*) **Case No. CUP19-0004, Upper Columbia Corporation of Seventh Day Adventist**, for a Conditional Use Permit to establish a Private School and Place of Worship located on approximately 10 acres in the Agricultural zone. The proposal will be constructed over two phases, with the first phase being the school facility. The school facility will initially include grades K-8<sup>th</sup>, but will be expected to include Pre-K and possibly a future High School (grades 9<sup>th</sup> – 12<sup>th</sup>). The Applicant has estimated that the school will begin with 20 students and over the next five years they are anticipating the student body to increase to 100 students. The Applicant currently owns and conducts church services west of this site at an existing church facility located at 12940 N. Government Way. According to the narrative, upon completion of the first phase, the church congregation would temporarily hold their services in the gymnasium of the new school building. In the meantime, the existing facility is intended to be sold. The second phase would be the construction of the Place of Worship building, where the congregation would conduct their services on a permanent basis. The Applicant has estimated that the church congregation will start with 200 people and over the next five years they are anticipating the congregation to increase to 300 people. In addition to the School and Place of Worship uses, the Applicant is also proposing to use the facility for community educational and health related classes, with occasional free health clinics. Access to the site will be via new approaches from N. Rimrock Road and E. Lancaster Road, both being public roads in the jurisdiction of Lakes Highway District. Water will be provided by North Kootenai Water District. Wastewater treatment is proposed to be served by Hayden Lake Sewer District. The parcel number is 51N03W-05-6300 and described as: Tax # 25591 [SW-SW] in Section 05, Township 51 North, Range 03 West, B. M., Kootenai County, ID. The Hearing Examiner held a public hearing on September 17, 2020 and recommended denial.

The Board held deliberations on October 8, 2020 and remanded the case back to the Hearing Examiner for RLUIPA consideration. The Hearing Examiner held a second public hearing on January 21, 2021 and recommended denial. The Board held a public hearing on March 11, 2021. The public hearing was closed and deliberations was scheduled for March 18, 2021. The Board continued deliberations to a date certain of April 1, 2021. (*Vlad Finkel-Planner*)

- B. (*Discussion Item*) An Executive Session pursuant to Title 74-206(1)(f), pertaining to pending litigation or litigation imminently likely to occur, may be called during deliberations on **Case No. CUP19-0004**.

## VII. SIGNINGS – Action Items

- A. **Case No. MSF21-0001, a request by Crystal Creek, LLC** for final subdivision approval of **Garnet Ranch 1st Addition (Phase II)** consisting of 14 residential lots on 70.86 acres, of a preliminarily approved 25 lot residential subdivision in Case No. MSP19-0001 on approximately 166 acres in the Agricultural Suburban zone. On May 28, 2020, the Board of County Commissioners of Kootenai County approved final subdivision approval of Garnet Ranch (Phase 1) in Case No. MSF20-0005, consisting of 12 residential lots with Lot 7, Block 1 reserved for the current request (Phase II). The subject site is located west of N. McGuire Road and south of Burlington Northern Santa Fe (BNSF) railroad right-of-way. Domestic water for this plat is supplied by individual wells for Lots 3 through 7, Block 3 and Lots 5 through 7, Block 4. Furthermore, domestic water for this plat is supplied by East Greenacres Irrigation District for Lots 1 and 2, Block 3 and Lots 1 through 4, Block 4 as long as the dwellings are located inside the district boundary. Effluent discharge will be treated via individual septic and drainfields on all lots. The proposed lots in this phase will gain access from the extension of Hayden Avenue right-of-way. The subject Parcel Number is: 0L4700010070. The Serial /AIN Number is 343061. The legal description was revised on February 10, 2021 pursuant to Quitclaim Deed and Agreement Regarding Boundary Line Adjustment Instrument No. 2811370000. The Board held deliberations on March 25, 2021 and approved the final subdivision. (*Vlad Finkel-Planner*)
- B. **Case No. VAR20-0014, Jeffery and Ginger Carter** for a variance to the minimum lot size requirement of 4.500 net (5.000 gross) acres in the Rural zone. The subject parcel of land is 4.25 net acres in size created via a deed in 1992 by a previous property owner not in compliance with the aforementioned parcel size requirements. The purpose of this variance is to legitimize the status of the property and request building permits. Access to the property is from S. Wolf Lodge Creek Road, a public road maintained by the East Side Highway District. The parcel number is 50N02W-32-1900. The parcel is described as: SE-NE LYING N & W OF WOLF LODGE CREEK RD. in Section 32, Township 50 North, Range 02 West, B.M., Kootenai County, Idaho. The property is located at 5345 S. Wolf Lodge Creek Road. The Hearing Examiner held a public hearing on March 4, 2021 and recommended approval. The Board held deliberations on March 25, 2021 and approved the request. (*Vlad Finkel-Planner*)

## VIII. ADJOURNMENT

In accordance with the Governor's stay at home order and proclamation 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.