



KOOTENAI COUNTY BOARD OF COMMISSIONERS

AGENDA

APRIL 22, 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 Item)
 - A. **Case No. VAR20-0013, a request by Brian and Lisa Jordan** for a 10 foot variance to the 25 foot rear yard setback requirement from a public right-of-way on a 0.21-acre parcel of land in the Agricultural Suburban zone. The subject lot is currently undeveloped. The purpose of the request is to enable the Applicant to construct a single-family residence with a deck located 15 feet from the rear property line. The residence is to be accessed from Kidd Island Road, a public road maintained by Worley Highway District. The Applicant cites small lot size and the location of the on-site well as contributing to undue hardship justifying the variance. Should the variance be granted, the rear deck of the proposed structure would be located 15 feet from the edge of the Boisen Loop right-of-way, a public right-of-way under the jurisdiction of Worley Highway District. The parcel number is 0-4220-000-011-0, described as: KIDD ISLAND BAY LOTS 1ST ADD, LT 11 & 1/61 INT IN TX#12664 in Section 35, Township 50 North, Range 04 West, Boise Meridian, Kootenai County, State of Idaho. The subject lot is located between Kidd Island Road and Boisen Loop, approximately 300 feet northeast of the intersection of Kidd Island Road and Hull Loop. The Hearing Examiner held a public hearing on April 1, 2021 and recommended approval. (*Zach Trevino-Planner*)
- VII SIGNINGS (Action Items)
 - A. **Case No. ZON20-0010, Shannon Skyler** 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. The Board held a public hearing of April 1, 2021 and denied the request. (*Vlad Finkel-Planner*)
 - B. **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-8th, but will be expected to include Pre-K and possibly a future High School (grades

9th – 12th). 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. The Board held deliberations on April 1, 2021 and denied the request. (*Vlad Finkel-Planner*)

VIII. BUSINESS – Community Development Update

- A. Community surveying that is required by the recently updated comprehensive plan. (*Discussion Item*)
- B. Use of consultant budget to assist with an analysis of water availability associated with new subdivisions. (*Discussion Item*)
- C. Consideration of Welch Comer contract to continue assistance with site disturbance permit review. (*Discussion Item*)

XI. 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.