



## AMENDED PUBLIC HEARING AGENDA

### KOOTENAI COUNTY BOARD OF COMMISSIONERS VIRTUAL PUBLIC HEARING

AUGUST 6, 2020, THURSDAY, 9:00 A.M.  
KOOTENAI COUNTY ADMINISTRATION BUILDING, Room 1B  
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. ZON19-0007, Huetter Properties, LLC** to complete a Zone Change from Commercial with a Conditional Zoning Development Agreement (CZDA) to Commercial on 2.95 acres of land. The purpose of this request is to eliminate the CZDA with all of the development restrictions set forth in said document and allow all uses available in the Commercial zone. The subject property is located within the exclusive tier of the Coordinated Area of City Impact of City of Post Falls. The subject parcel of land fronts I-90 with direct access from Huetter Road, a public road maintained by the Post Falls Highway District. The parcel number is 50N04W-05-2300. The parcel is described as: Tax #1095 EX N 103' EX RW, E2-TR 8 EX RW N of I-90 (in Lawrence Park) in Section 05, Township 50 North, Range 04 West, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on June 18, 2020 and recommended approval. (*Vlad Finkel-Planner*)
- VI. DELIBERATIONS – Action Items
  - A. **Case No. CUP19-0002, Real Life Ministries**, for a Conditional Use Permit to establish a Place of Assembly and Worship on the western 9.8 acres of a 19.61 acre parcel in the Rural zone. The number of occupants will fluctuate throughout the day as multiple types of activities take place. The project will be completed in phases. Phase I will consist of a 19,600 sq. ft. auditorium facility with room for expansion and provide space for worship, education, and fellowship. This facility will be the hub for the Real Life Ministries North Campus. Phase II will consist of Youth/Adult Sports Facility that will be 19,600 sq. ft. and Sports Fields with design details undetermined at this time. Future additions may include the following: storage Structure–2,800 sq. ft., outdoor pavilion, outdoor stage, thrift store and food bank. The Applicant intends to install a new well on-site, and construct the water system improvements necessary to support the domestic and irrigation needs of this facility. The on-site water system will also be utilized for the proposed fire suppression system. Effluent discharge will be treated via an approved on-site septic and drainfield system. Access to the proposed facility will be via a new access approach from State Highway 54. The parcel number is 53N04W-12-8700 and described as: TAX # 24874 [IN SW-SE] in Section 12, Township 53 North, Range 04 West B.M. Kootenai County, Idaho. The Hearing Examiner held a public hearing on July 16, 2020 and recommended approval. (*Vlad Finkel-Planner*)

- B. **Case No. CUP20-0003, The Farm** a request by Tara L Walker Revocable Trust for a Conditional Use Permit to establish a Commercial Resort on a 10.000 acre parcel in the Rural zone. The parcel is described as: WINTER STATION, LT 1 BLK 1 in Section 27, Township 53 North, Range 03 West, Boise Meridian, Kootenai County, State of Idaho. The subject parcel is located along the north side of Son Shine Way, a private road, approximately 0.2 miles east of Lawrence Road, a public road maintained by Lakes Highway District. The Hearing Examiner held a public hearing on July 16, 2020 and recommended approval. (*Zach Trevino-Planner*)

VII. SIGNING – Action Item

- A. **Case No. CUP19-0012, a request by Richard and Inga Arts/King Sod, LLC** for a Conditional Use Permit for an Agricultural Product Sales Store to operate a commercial sod business on approximately ten (10) acres in the Agricultural Zone. The parcel number is 51N04W-17-7600. The parcel description is: The Southwest quarter of the Northeast quarter of the Southeast quarter Section 17, Township 51N, Range 04W, B.M., Kootenai County Idaho. The site is located at 10102 N. Memory Lane, Rathdrum, ID 83858. The Hearing Examiner held a public hearing on July 2, 2020 and recommended approval. The Board held deliberations on July 30, 2020 and approved the request. (*Amy Hilland-Planner*)

VIII. BUSINESS – Community Development Update

- A. Consideration of an emergency ordinance under Idaho Code Section 67-6523, to allow North Idaho Maritime (owned by John Condon) to use the property located at 6719 S Highway 97, which is owned by John and Gaila Condon, without the need for a special notice which is ordinarily required under Section 8.2.607 of the Land Use and Development Code, and all to facilitate the removal of a deteriorating dock and it's supporting materials. (Action 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.