



KOOTENAI COUNTY BOARD OF COMMISSIONERS

AGENDA

OCTOBER 8, 2020, 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. 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.
(Vlad Finkel-Planner)
- VII. SIGNING (Action Item)
 - A. **Ordinance No. 553 and Case No. ZON20-0002, Loren Webb** to complete a Zone Change from Rural to Commercial on approximately 8.6 acres of land. The subject property is currently undeveloped, with no structures on it. The property is located within the City of Athol Area of City Impact. It also borders the city limits of City of Athol to the north across State Highway 54. The property abuts Sylvan Road to the west and State Highway 54 to the north. Pursuant to the Applicant's narrative, the primary access to the subject property will be from State Highway 54. The parcel number is 069470010020. The parcel is described as: Runkle Ranch Lot 2, Block 1 in

Section 15, Township 53N, Range 03W B.M. Kootenai County Idaho. The Hearing Examiner held a public hearing on August 6, 2020 and recommended approval. The Board held a public hearing on October 1, 2020 and approved the request. (*Vlad Finkel-Planner*)

- B. **Ordinance No. 554 and Case No. ZON20-0003, Henneberg Living Trust / Dirk Graaskamp** to complete a Zone Change from Rural to Commercial from Rural to Commercial of two adjoining parcels totaling approximately 17.4 acres. Parcel AIN # 108959 has an existing garage with a living space above, while Parcel AIN # 149141 has an existing residence and shed on it. These parcels are located within the City of Athol Area of City Impact. Both parcels gain access via a shared common driveway approach directly from US. Highway 95. The parcel numbers are 53N03W-21-9500 and 53N03W-21-9100. The parcels are described as: Parcel # 1: E2-E2-SW-SE-SE, SE-SE-SE EX RW in Section 21, Township 53N, Range 03W B.M. Kootenai County Idaho. Parcel # 2: NE-SE-SE RW, E 25 FT W2-N2-SE-SE in Section 21, Township 53N, Range 03W B.M. Kootenai County Idaho. The Hearing Examiner held a public hearing on August 6, 2020 and recommended approval. The Board held a public hearing on October 1, 2020 and approved the request. (*Vlad Finkel-Planner*)
- C. **Case No. VAC20-0001, Coeur d'Alene Airport Southeast**, a vacation of a plat originally recorded in Book F, Page 332 on September 16, 1991. On October 22, 2019, Lakes Highway District executed an Order Abandoning and Vacating Public Right-of-way within the interior boundaries of this plat, per Instrument No. 2719137000. The primary intent of this plat vacation is to eliminate a leasehold subdivision with the “*lease area*” lots. Specifically, Kootenai County intends to retain ownership of the subject property without the leasehold subdivision, but the plat requires that the leasehold subdivision remain in place as long as Kootenai County owns the parcels, thus making this vacation necessary to eliminate the leasehold subdivision while the parent parcel remains under Kootenai County ownership. There are several buildings on the subject property including the Coeur d'Alene Skeet & Trap facility and a fulfillment shipping warehouse. The subject property is located within the Hayden Area of City Impact. Access to the subject property can be gained via Miles Avenue and Airport Drive. The parcel number is 01420001000A and described as Coeur d'Alene Airport Southeast, Real Property [in NE4] in Section 15, Township 51N, Range 04W B.M. Kootenai County Idaho. The Board held a public hearing on October 1, 2020 and approved the request. (*Vlad Finkel-Planner*)

VIII. BUSINESS – Community Development Update (No Items)

IX. ADJOURNMENT

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.