



KOOTENAI COUNTY BOARD OF COMMISSIONERS

AGENDA

OCTOBER 17, 2019, THURSDAY, 9:00 A.M.

KOOTENAI COUNTY ADMINISTRATION BUILDING, Boardroom
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CHAIRMAN'S OPENING REMARKS
- IV. POLL FOR CONFLICTS OF INTEREST
- V. SIGNINGS (Action Item)
 - A. **Ordinance No. 547 and Case No. ZON18-0015, a request by Kootenai County on behalf of the Robert G. Templin and Mary W. Templin Family Trust** to assign a new zoning classification to Parcel Number 50N05W-11-3200, which consists of 0.614 acres. Research shows that the subject parcel was not included in historic zoning maps and, therefore, was never assigned a zoning classification by the County. Although the parcel is within close proximity to the city limits of Post Falls, the city has confirmed that the parcel lies within Kootenai County jurisdiction. As such, the County is required to assign a zoning classification. The County proposes the subject parcel be assigned an Agricultural Suburban zoning classification, consistent with zoning along the south shore of Spokane river. The parcel is water access only. The property is described as: TX #16491 [IN GOVT LT 1] in Section 11, Township 50 North, Range 05 West, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on August 15, 2019 and recommended approval. The Board held a public hearing on October 3, 2019 and approved the request. *(Amy Hilland-Planner)*
 - B. **Ordinance No. 546 in re: Case No. ORA18-0003, Third Set of Omnibus Amendments to the Kootenai County Land Use and Development Code (Omnibus III).** The Planning Commission held a public hearing on July 25, 2019 and recommended adoption of the proposed amendments. The Board held a public hearing on September 11, 2019 and voted to continue deliberations at a later date. The Board held deliberations on October 3, 2019 and voted to adopt the proposed amendments as presented by staff with the exception of the proposed amendment to Section 8.4.401. *(David Callahan, Director)*
 - C. **Ordinance No. 548 and Case No. ZON19-0006, Spokane Roofing Company, LLC** to complete a Zone Change from Agricultural to Light Industrial on a 16.747 acre parcel of land. The proposed site is located within the Shared Tier Area of City Impact boundary of the Cities of Post Falls, Rathdrum, and Hayden. Access to the property is off of Beck Road, a public road maintained by the Post Falls Highway District. The parcel number is 50N05W-06-3200. The parcel is described as: Tax # 15836 [IN NW-NW] in Section 06, Township 50 North, Range 05 West, B. M., Kootenai County, ID. Southeast of the intersection of Bedrock Road and Beck Road. The Hearing Examiner held a public hearing on August 15, 2019 and recommended approval. The Board held a public hearing on October 10, 2019 and voted unanimously to approve the request. *(Ben Tarbutton-Planner)*

- D. **Case No. MSP19-0005, Walking Horse Estates**, a request by Walking Horse Partners, LLC, for preliminary approval of a 10-lot Major Subdivision, Walking Horse Estates. The subject site is composed of approximately 50 acres in the Rural zone. The 50-acre parcel was recently divided from the parent parcel (approximately 211.63 acres) through an exempt land division. However, it has not yet been mapped or assigned a parcel number by the Assessor's office. All of the proposed lots will meet or exceed the minimum net acreage of 4.500 acres and gross acreage of 5.000 acres. Domestic water to each lot will be provided via individual wells. Effluent discharge will be treated via individual septic and drainfield systems. Access to each lot will be by an extension of N. Walking Horse Lane, a public road in the jurisdiction of Lakes Highway District. The proposed extension of Walking Horse Lane is intended to be constructed and dedicated to the public in the name of Lakes Highway District. The parent parcel number is: 53N02W-07-4000 and is described as: Tax # 23259 [IN W2-SEC] in Section 07, Township 53 North, Range 02 West, B. M., Kootenai County, ID. Further, the 50-acre parcel is described in Quit Claim Deed # 2695545000. The subject parcel is located at the end of N. Walking Horse Lane. The Hearing Examiner held a public hearing on September 19, 2019 and recommended approval. The Board held deliberations on October 10, 2019 and voted unanimously to approve the request. (*Ben Tarbutton-Planner*)

VI. BUSINESS – Community Development Updates

- A. Discussion of the terms under which we should offer to sell McGuire Park. (*Discussion Item*)

VII. PUBLIC COMMENT (Discussion)

VIII. ADJOURNMENT (Action)

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.