



PUBLIC HEARING AGENDA

KOOTENAI COUNTY BOARD OF COMMISSIONERS **VIRTUAL and Room 1 PUBLIC HEARING**

NOVEMBER 18, 2021, THURSDAY, 9:00 A.M.
KOOTENAI COUNTY ADMINISTRATION BUILDING, Room 1
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

WEBLINK:

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

Join Zoom Meeting

<https://us02web.zoom.us/j/85392494418?pwd=WGtGQ0FqTmh2UWQzK1JJWW9ydXNMdz09>

- 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. ZON20-0004, a request by Dolan Land Management, LLC** for a Zone Change from Restricted Residential to Commercial of two lots measuring a total of 8.963 acres in size. The lots are undeveloped, having been created in May 2021 through the recordation of the Dolan's Deal 1st Addition plat. The minor subdivision creating the lots was approved through Case No. MIN20-0019. The purpose of the request is to enable the Applicant to develop the subject lots with Commercial uses, which are not permitted of right in the Restricted Residential zone. Access to the subject property will be gained directly from State Highway 41, a public highway maintained by the Idaho Transportation Department. The subject lots are adjacent to the City of Spirit Lake and across State Highway 41 from an area measuring approximately 1.3 acres in size zoned Commercial. The parcel numbers are 0-L590-002-001-0 and 0-L590-002-002-0, described as: DOLAN'S DEAL 1ST ADDITION LOTS 1 AND 2, BLOCK 2 in Section 8, Township 53 North, Range 04 West, Boise Meridian, Kootenai County, State of Idaho. The subject property is located immediately west of the intersection of State Highway 41 and State Highway 54. The Hearing Examiner held a public hearing on September 16, 2021 and recommended approval.
- VI. SIGNINGS (Action Item)
 - A. **Case No. MSF21-0006, Walking Horse Estates 1st and 2nd Additions**, a request by Walking Horse Partners, LLC, for final approval of a 31-lot residential Major Subdivision comprised of two additions on approximately 160 acres in the Rural zone. The original approval consisted of two phases. However, the Applicant is proposing to plat the preliminary approval as one (1) final plat. All of the proposed lots will meet or exceed the minimum net acreage of 4.500 acres and gross acreage of 5.000. Domestic water to each lot will be provided by a newly established public water system operated by the Walking Horse Estates Homeowners Association. A preliminary Will Serve letter has been provided. Effluent discharge will be treated by individual septic and drainfield systems on each lot. The interior road, Sedgwick Lane, will be constructed

to the Associated Highway District Standards and dedicated to the public in the name of Lakes Highway District. The subject parcel number is: 53N02W-07-4000 and is described as: Tax # 23259 EX TAX #25752 [IN W2] in Section 07, Township 53 North, Range 02 West, B. M., Kootenai County, ID. The subject parcel is located at the end of N. Walking Horse Lane. The Board of County Commissioners held deliberations on November 4, 2021 and approved the final request. (*Vlad Finkel*)

VII. BUSINESS – Community Development Update

- A. Consideration of hiring a planning consultant to manage the Tribal rezoning and the zoning overlay or rezoning of the Rathdrum Prairie Aquifer area. (Discussion Item)
- B. Consideration of Cooper code enforcement action (Action item)
 - 1. Executive session per Idaho Code § 74-206(1)(f)
 - 2. Decision/Action

VIII. ADJOURNMENT

To allow for proper social distancing and 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.