



AMENDED AGENDA

(New call in number 339-207-6050)

KOOTENAI COUNTY BOARD OF COMMISSIONERS

DECEMBER 16, 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>

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CHANGES TO THE AGENDA (Action)
- IV. CHAIRMAN'S OPENING REMARKS
- V. POLL FOR CONFLICTS OF INTEREST
- VI. SIGNINGS– Action Items
 - A. **Case No. MSP21-0002, Humbird Acres**, a request by Round Mountain LLC, for preliminary approval of a Major Subdivision consisting of sixteen (16) residential lots on an approximately 80-acre parcel located over the Rathdrum Prairie Aquifer in the Rural zone. The Applicant intends to develop the subdivision and all associated infrastructure in a single phase. The lots will gain access via a new public road extending south from Scarcello Road, a public road maintained by Lakes Highway District. The new road, an extension of Ranch View Drive, is proposed to be constructed to Associated Highway District Standards within a right-of-way dedicated to Lakes Highway District. Vegetation clearing has occurred in preparation for road construction. The subject parcel number is: 52N04W-10-5100 and is described as: E2-SW in Section 10, Township 52 North, Range 04 West, Boise Meridian, Kootenai County, Idaho. The subject parcel is located south of the intersection of Scarcello Road and Ranch View Drive. The Hearing Examiner heard this case at a public hearing on November 18, 2021 and recommended approval. The Board heard this case at deliberations on December 9, 2021 and were unanimous in their approval. (*Planner Vlad Finkel*)
 - B. **Case No. CUP21-0006, Washington Water Power Company (Avista Corporation)** to establish a Conditional Use Permit in order to construct a Wireless Communication Facility (WCF), consisting of a 60-foot tall self-supporting monopole tower and related ground equipment, for the purpose of enabling two-way communication between Avista's automated meter reading system and their private 700-megahertz radio network. The subject parcel, located within the Coeur d'Alene Area of City Impact, consists of approximately 6.75 acres situated over the Rathdrum Prairie Aquifer in the Agricultural zone. The Applicant intends to install extensive landscaping to help obscure the WCF from surrounding residential parcels and the adjacent public right-of-way and the tower will be surrounded by the requisite chain link fencing for safety and security. The parcel number 51N04W-28-5600 and described as: TAX #3145-A TCO-28-01-050-220 OPERATING PROPERTY in Section 28, Township 51 North, Range 04 West, Boise Meridian, Kootenai County, Idaho. The subject property is located at 7182 N. Huetter Road. The Hearing Examiner heard this case at a public hearing on November 18, 2021 and recommended approval. The Board heard this case at deliberations on December 9, 2021 and were unanimous in their approval. (*Planner Vlad Finkel*)

- C. **Ord No. 573/Case No. ZON20-0013, a request by Silver Beach Properties LLC** for a Zone Change from Rural to Commercial with a Conditional Zoning Development Agreement (CZDA) of a parcel measuring approximately 5.02 acres in size. The CZDA would limit the use of the parcel to a recreational vehicle park. The parcel number is 53N04W-07-6300, described as: TAX#22358 [IN SW-07-53-4W & SE-12-53-5W] in Section 7, Township 53 North, Range 04 West and Section 12, Township 53 North, Range 05 West, Boise Meridian, Kootenai County, State of Idaho. The Assessor's Identification Number (AIN) is 317744. The parcel is located immediately northeast of the intersection of Spirit Lake Road and Crater Court within Area 1 of the Spirit Lake Area of City Impact, with a small portion extending into Area 2. The Hearing Examiner held a public hearing on September 16, 2021 and recommended approval. The Board heard this request at a public hearing on December 9, 2021 and approved the zone change. (*Planner – Vlad Finkel*)

VII. BUSINESS Community Development Update – No items

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 **339-207-6050**

- 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.