

ORDINANCE NO. 558
CASE NO. ZON13-0003
ZONING WITHIN THE HAUSER AREA OF CITY IMPACT

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF KOOTENAI COUNTY BY CHANGING THE ZONING CLASSIFICATION OF ALL PARCELS WHICH ARE LOCATED WITHIN THE UNINCORPORATED AREA OF KOOTENAI COUNTY, IDAHO AND WITHIN THE AREA OF CITY IMPACT FOR THE CITY OF HAUSER, IDAHO; REPEALING ALL ZONING MAP PROVISIONS IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Kootenai County and the City of Hauser have agreed to enter into a new Area of City Impact Agreement, which provides, in part, that the County's land use regulations will apply within the Area of City Impact and outside of the Hauser city limits; and

WHEREAS, the application of the County's land use regulations necessarily requires that all parcels within the Area of City Impact that are outside of the Hauser city limits be rezoned to reflect County zoning; and

WHEREAS, the Kootenai County Planning and Zoning Commission held a public hearing on October 22, 2020 on a request by Kootenai County to change the zoning classification of all parcels that are located within the Hauser Area of City Impact and are outside of the Hauser city limits to Kootenai County zoning classifications appropriate for each parcel, contemporaneously with the new Area of City Impact Agreement; and

WHEREAS, the Kootenai County Board of Commissioners held a public hearing on November 5, 2020 on this request after receiving a recommendation of approval from the Planning and Zoning Commission;

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Kootenai County, Idaho as follows:

SECTION 1. AMENDMENT OF ZONING MAP

Case No. ZON13-0003, a request by Kootenai County to amend the zoning within the Hauser Area of City Impact to reflect Kootenai County zoning. All parcels located within the Hauser Area of City Impact shall be in the Agricultural, Rural, Agricultural Suburban, Commercial, Light Industrial or Industrial zone as depicted on the map attached as Exhibit "A" to this Ordinance.

SECTION 2. REPEAL OF CONFLICTING PROVISIONS

Any previous zoning classification for any parcel described in Section 1 of this Ordinance is hereby repealed.

SECTION 3. PROVIDING AN EFFECTIVE DATE

This Ordinance shall take effect and be in full force upon its passage, approval, and publication in one (1) issue of the *Coeur d'Alene Press*.

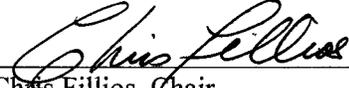
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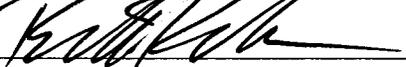
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Dated this 12th day of November, 2020.

BY ORDER OF THE KOOTENAI COUNTY
BOARD OF COMMISSIONERS


Chris Fillios, Chair

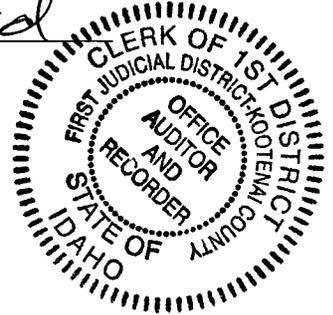

Leslie Duncan, Commissioner


Bill Brooks, Commissioner

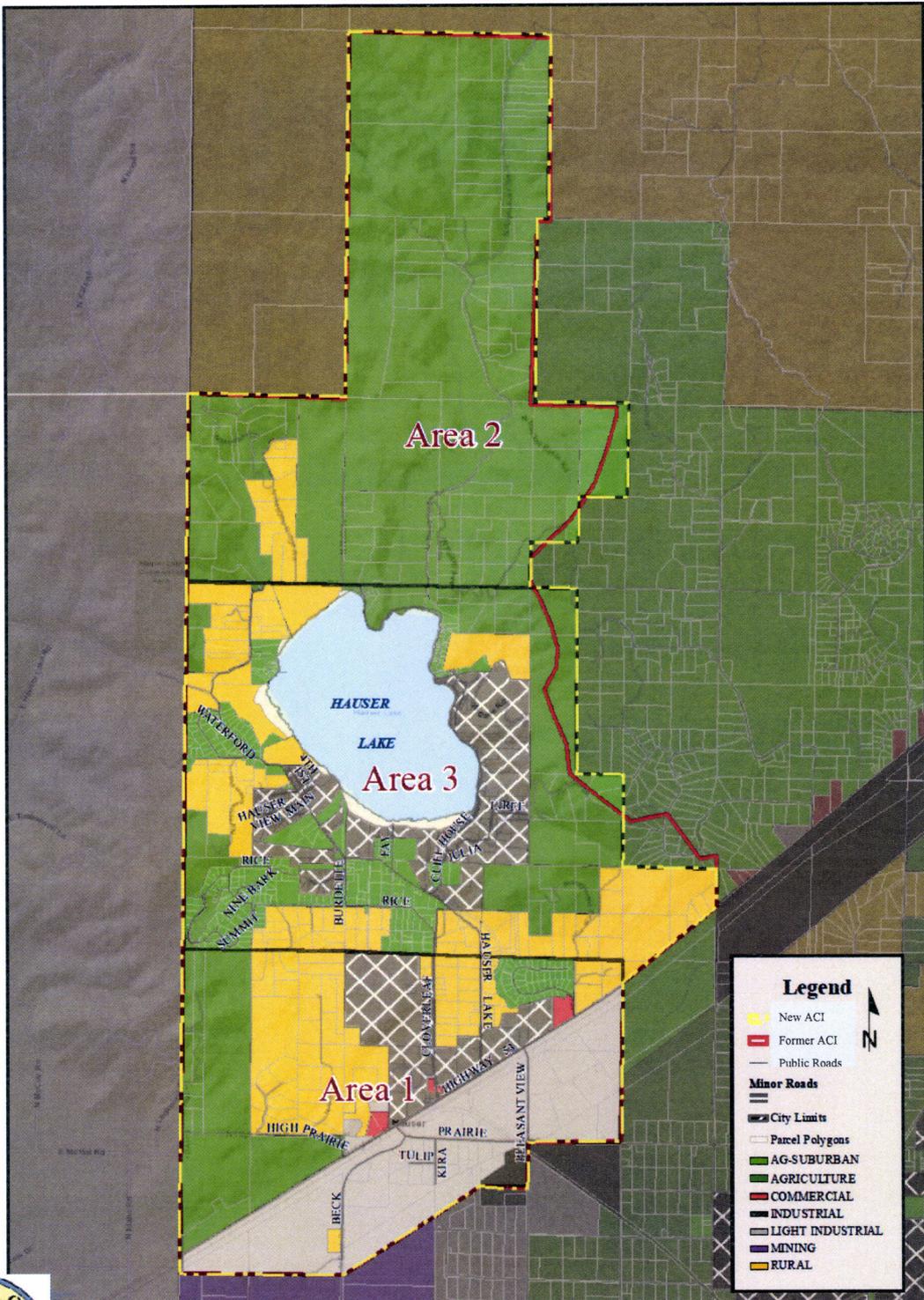
ATTEST:
JIM BRANNON, CLERK

BY: 
DEPUTY CLERK

Publish: November 17, 2020



[map follows on next page]



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1 inch = 0.7 miles

This map was prepared by the Cootenai County Planning Department. The map data was derived from the Cootenai County GIS Database. The map is for informational purposes only and does not constitute a contract or warranty of any kind.