

**Political Liaison Report - NIBCA Board Meeting 10/15/2020**  
**(this report covers 9/9-9/30)**

**KOOTENAI**

**Kootenai County Public Hearing- Sept 17, 2020**

[https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/\\_09172020-3472](https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/_09172020-3472)

**Case No. CUP19-0004, Upper Columbia Corporation of Seventh Day Adventist:**

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 Applicant currently owns and conducts church services west of this site at an existing church facility located at 12940 N. Government Way.

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.

**Board of County Commissioners Virtual Public Hearing- Sept 10, 2020**

[https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/\\_09102020-3463](https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/_09102020-3463)

**Case No. MSP19-0006, Bayshore Estates**, a request by Jesse Goetz Family Ltd Partnership, for preliminary approval of a two (2) phase Major Subdivision consisting of 57 residential lots on approximately 28.5 acres in the Restricted Residential zone with a **Conditional Zoning Development Agreement (CZDA)**. The CZDA **restricts development density to 2 residential dwelling units per acre**. The proposed lots will range from 0.340 to 0.578 acres in size.

Effluent discharge will be treated via individual septic and drain fields on each lot.

Access to the proposed lots will be from the newly constructed roads that will connect to Riverview Drive on the south and Patrick Drive to the northeast. The new roads will be constructed to the highway district standards and will be dedicated to the public in the name of the Post Falls Highway District for maintenance purposes.

The subject property is located just northeast of the intersection of Riverview Road and Greensferry Road. The Hearing Examiner held a public hearing on July 2, 2020 and recommended approval. The Board held deliberations on July 30, 2020 and approved a public hearing request.

**Board of County Commissioners Deliberations Agenda- Sept 17, 2020**

[https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/\\_09172020-3514](https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/_09172020-3514)

**Case No. CUP20-0004, Nielsen, LLC** to complete a modification / expansion of a Conditional Use Permit of a Mini Storage and Rental Warehouse Facility previously approved in Case No. CUP18-0003.

The original request consisted of (6) phases with six (6) buildings. Specifically, four (4) 1600 +/- sq. ft. buildings, one (1) 4000 +/- sq. ft. building and one (1) 7000 +/- sq. ft. building. **In April of 2019, the County approved a Minor Modification request to consolidate the overall acreage of all buildings into two (2) buildings with a total of 22,680 square feet.** Further modification of the original approval would require a Major Modification process.

**At this time, the Applicant wishes to construct four (4) more storage buildings consisting of 30,400 square feet with additional 54 units.**

The facility will continue to be unmanned with no office building or restroom facilities.

Tenants will be given a key code for the electronic gate to enter the site.

Water supply for fire protection and landscaping needs will continue to be provided by a newly drilled well on-site.

The subject site is located at 6604 E. Trinity Lane, Athol, ID 83801. The Hearing Examiner held a public hearing on September 3, 2020 and recommended approval.

**Case No. CUP19-0007, Faceless Cedar, LLC** for a Conditional Use Permit to establish a Place of Assembly to hold weddings, anniversary celebrations, reunions, corporate meetings and fundraisers on approximately 47 acres in the Rural zone. There is an existing 3,100 sq. ft. log cabin and a 1,600 sq. ft. shop located on-site.

These structures will not be utilized as part of the requested operation. The Applicant intends to construct a single raised-isle barn "Event Center" ranging from 5,600-6,300 sq. ft. to hold the aforementioned events. This structure will consist of two stories with an indoor dining area, dancing area, stage, restroom facilities, bride & groom dressing rooms, bar and catering area.

There will be no cooking facilities in the Event Center, only a serving center and food preparation area for caterers. Furthermore, there will be an outdoor amphitheater of approximately 6,000 sq. ft. next to the proposed Event Center. The maximum number of attendees will be limited to 300 people.

The Event Center septic system will be BOCC designed to treat effluent discharge for as many as 225 individuals. However, if the number attendees will be greater than 225, additional temporary porta-potties will be brought on-site.

Domestic water will be provided via one of the two existing wells on-site.

The Event Center will be open from approximately April through October with 2-3 events per week, mostly on the weekends. The hours of operation will be from mid-morning to 11:00 PM.

Access to the subject parcel is from South Carlin Bay Road. **The Hearing Examiner held a public hearing on July 16, 2020 and recommended denial. The Board held deliberations on August 13, 2020 and denied the request.**

### **Kootenai County Planning and Zoning Virtual Workshop- Sept 17, 2020**

**Voluntary Open Space policy Work Plan-** in creation right now & will be completed by end of October. **They will approve a final document that will be available online and in hard copy.**

Ground Water Insufficiency Policy Work Plan- goal is to provide info about water availability in the county. David Callahan will reach out to IDWR to see if its even possible to determine that.

Shoreline Regulations Handout- David Callahan will spearhead.

Neighborhood Meetings- David Callahan will spearhead.

Recreation Area Inventory- David Callahan will spearhead.

### **Board of County Commissioners Virtual Deliberations and Update Agenda- Sept 17, 2020**

[https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/\\_09242020-3518](https://www.kcgov.us/AgendaCenter/ViewFile/Agenda/_09242020-3518)

**Case No. MSF20-0006, Beck Industrial Park a request by AAK, LLC,** for final approval of a **seven (7) lot Class II subdivision on approximately 35 acres in the Rathdrum Prairie zone.**

The project site is **located within the City of Hauser Area of City Impact.**

Domestic water will be provided via individual wells.

Effluent discharge will be treated via individual septic and drainfield systems.

The subject property is accessed via Corn Maze Way, a newly constructed private road from Beck Road. The project site is located southwest of the intersection of Beck Road and Prairie Avenue. On April 18, 2019, the Kootenai County Board of Commissioners signed an Order of Decision in Case No. MSP19- 0002, granting preliminary approval of Beck Industrial Park. On July 29, 2020, the Hauser Joint Planning Commission held a public meeting to review the proposed Final Plat application in Case No. C2-19-001 and

recommended final subdivision approval to the City of Hauser. **On September 12, 2020, the City of Hauser Mayor signed a recommendation from the City Council to the Board of County Commissioners recommending final subdivision approval of the request.**

**Case No. MSF20-0007, Lone Mountain Estates (LME) 5th Addition**

**(Phase II) consisting of 18 residential lots on 93.55 acres**, of a preliminarily approved 40 lot residential subdivision in Case No. MSP19-0004 on approximately 210 acres in the Rural zone. **All lots in this proposal will meet or exceed the minimum net acreage of 4.500 acres and gross acreage of 5.000 acres.**

Community Development received an application request for Final Subdivision review and approval on September 11, 2020, for Lone Mountain Estates 5th Addition (Phase II). The matter was assigned Case No. MSF20-0007

**Board of County Commissioners Deliberations- Sept 25, 2020**

Unanimously Approved: Final Plat for Beck Industrial Park  
Unanimously Approved: Lone Mountain Estates 5th Edition

**KMPO/KCATT Sept 22, 2020**

Approved: Minutes from last meeting  
No Public Comments

**Member Projects:**

Chris Bosely - Last minute pavement & stormwater maintenance before snow  
- Just got approved & sent money to the city to update traffic signals downtown. **Going out to bid for contractors in 2021.**

City of Post Falls - Awarded railroad project between Prairie and Grange.  
-Chase railroad project moving into development.

City of Rathdrum - Completed city wide pavement markings.  
-Latah street bridge project going good.  
-Ready to hire someone for 2 projects for right of way.

Friends of Fernan- Project did get advanced and will go forward next summer.  
IDT - All signals at ½ mile intervals are active  
-Hwy 95/53 interchange, roundabout and overpass open in next 2 weeks.

Hayden - Close to wrapping up project by Oct 3rd.

Regional Funding Glenn Miles - Canfield board approved getting it on the ballot.  
Kootenai County approved unanimously to get it on the ballot.  
Calling it Kootenai County Citizens for Traffic Relief.  
Website: 14 cents a day- <https://14centsaday.com/>  
Steve Wilson is the Chair.

Huetter Corridor realignment update - going to committee next month

## CDA

### **City Council- Sept 15, 2020**

<https://www.cdaid.org/files/Council/Packet091520.pdf>

Unanimous Approval: **The elimination of on-street parking on Hanley Avenue between Courcelles PKWY & Ramsey Road.** Lots more people parking there and daily complaints. Putting in bike lane stripes and a few signs.

Unanimous Approval: **Change the employment status of City Police Chief and Fire Chief from at-will to appointed.**

Unanimous Approval: Presented by Police Captain Dave Hagar- Accepting STEP (Selective Traffic Enforcement Program) grant from the Idaho Office of HWY Safety in the amount of \$96K. It prevents crashes: 2017 had 938 crashes  
2018 had 826 crashes  
2019 had 799 crashes

**Statewide we are** the 4th highest in injury collisions, 5th highest in total collisions and **2nd highest in DUI collisions.**

Unanimous Approval: **Resolution 20-051-** Fire Department to expand up to \$335k from development impact fees and approve a contract with Verdis Construction for construction of a capital improvement known as the Fire Boat Garage (station #5)

Unanimous Approval: **Public Hearing ZC-3-20-** Rock & Robyn Investments LLC 647 Best Ave. 2 public comments came in "in favor" for the project but did not wish to testify.

Unanimous Approval: **2019-2020 Annual Appropriations Ordinance for a 7.4% total increase**

3.6 Million in General fund. An increase of 8.4%

6.4 Million in other funds. An increase of 6.4%

## **Parks & Rec Sept 21, 2020**

Staff Reports:

**Memorial Field Grandstand Reconstruction-** Ribbon cutting in Spring due to COVID.

**Atlas Mill Park-** A little behind schedule but making for a better project.

**City Park Restroom-** A little behind schedule but making for a better project.

**Rod Edinger Park sign** installed for Person Field.

**Tubbs Hill Foundation & Trail Reconstruction-** been more active than in the past and dealing with erosion.

**Can Course-** 135 Acres that connects to back of Canfield Nature Park...New owner will let us make trails that go back to 1000+ acres of US Forest Service land.

**Atlas Mill Park Playground-** we installed it ourselves to save \$58K.

## **Phil Boyd- Atlas Waterfront Park Presentation-**

\*\*\*Big hiccups with manufacturers closing down facilities due to COVID for siding, windows and plumbing parts.

ADA wheelchair River Access

LaRiviera- majority of work completed by Oct 1st.

Site fenced until mid October

Park Hours 5:30am-11pm

## **POST FALLS**

### **City Council Meeting Sept 15,2020**

[https://www.postfallsidaho.org/agenda\\_docs/pdf\\_agendas/CCagendas/CCAgenda3rdTues.pdf](https://www.postfallsidaho.org/agenda_docs/pdf_agendas/CCagendas/CCAgenda3rdTues.pdf)

### **City Council Special Meeting Sept 29, 2020**

[https://www.postfallsidaho.org/agenda\\_docs/AgendaArchives/CityCouncil/2020/CCAgenda09-29-20.pdf](https://www.postfallsidaho.org/agenda_docs/AgendaArchives/CityCouncil/2020/CCAgenda09-29-20.pdf)

**Sale of 2.443 Acres to Idaho Transportation Department-** City Council accepts and authorizes the Mayor to sign the deed, agreement with ITD, and other documents transferring ownership of 2.443 acres to the Idaho Transportation Department.

ITD has offered \$133,021 for 2.443 acres of property (about \$54,450/acre) to provide the access needed as well as additional funding to offset costs which will be borne by the City due to this sale.

Because of the benefit to ITD and the reasonable compensation to the Water Reclamation Fund, staff recommend this purchase for approval. Legal has reviewed the contract, deed, and other documents.

## HAYDEN

### City Council Meeting Sept 14, 2020

#### **Hayden 2020 Comp Plan Draft:**

KMPO projections: 2020 - 15,803 Residents

2030 - 24,082

2040 - 34,955

Biggest growth projected: North of Landcaster, Hayden Canyon Region and out towards Huetter.

Proposing a new Mixed Use Zone to include missing housing types in comp plan like Duplex/Triplex/Fourplex, Courtyard Apartments, Bungalow Court, Townhouse and MultiPlex (live/work)

Here is the full plan: [https://www.cityofhaydenid.us/imagine\\_hayden/index.php](https://www.cityofhaydenid.us/imagine_hayden/index.php)

### City Council Meeting Sept 22, 2020

#### **City Initiated Public Hearing: Sale of property 8755 N Ramsey Rd**

City owns the property- bought it because they had a roundabout project. Now that design is done they don't need it except the northern portion for stormwater. Title 50-1402 code says they have to have a public hearing to sell it.

#### **Requirements for new owner that buys it:**

\$100 bid bond

\$220K max

Pay sewer hookup fees of \$10K

Agree to maintain sidewalk

Agree to let renters stay for 60 days

## RATHDRUM

### City Council Meeting Sept 9, 2020

[https://www.rathdrum.org/vertical/sites/%7BB217A04D-FA9D-403A-9D25-24962991B1D9%7D/uploads/September\\_9\\_Council\\_Packet\(1\).pdf](https://www.rathdrum.org/vertical/sites/%7BB217A04D-FA9D-403A-9D25-24962991B1D9%7D/uploads/September_9_Council_Packet(1).pdf)

#### **OLD BUSINESS:**

Consideration of the FY 2019-2020

Consideration of Buck Conditional Use Permit – Home Occupation Nail Salon

#### **NEW BUSINESS:**

Presentation on the Local option tax on Vehicle Registrations (Presented by KMPO Directory Glenn Miles)

Consideration of the Cemetery Ordinance

Consideration of the Stricklin Legal Lot Letter

Consideration of the changes to the Personnel Policy  
Consideration of the Account Specialist Job Description

**City Council Meeting Sept 23, 2020**

[https://www.rathdrum.org/vertical/sites/%7BB217A04D-FA9D-403A-9D25-24962991B1D9%7D/uploads/September\\_23rd\\_Council\\_Packet.pdf](https://www.rathdrum.org/vertical/sites/%7BB217A04D-FA9D-403A-9D25-24962991B1D9%7D/uploads/September_23rd_Council_Packet.pdf)

**Public Hearings:**

1. **Update to Rathdrum City Code.** Replacing Section 4, Site Plan Review, with new Supplemental Multi-Family and Institutional Standards, and creating and amending a new section for Site Plan Review as new Section 5.

The intent of the text amendments is to respond to identified deficiencies and/or conflicts in code, address common practices and/or to provide for clarity and ease of use as requested by the Rathdrum City Council.

2. **Comprehensive Plan Future Land Use Map Amendment**

3. **Henrickson South Annexation and Zoning Request**

**NEW BUSINESS:**

Consideration of the Update to Rathdrum City Code Ordinance  
Consideration of the Future Land Use Map Amendment Resolution  
Consideration of the Henrickson South Ordinance  
Consideration of the Henrickson South Annexation Agreement

**Planning and Zoning Sept 16, 2020**

[https://www.rathdrum.org/vertical/sites/%7BB217A04D-FA9D-403A-9D25-24962991B1D9%7D/uploads/P\\_Z\\_Packet\\_9.16.2020.pdf](https://www.rathdrum.org/vertical/sites/%7BB217A04D-FA9D-403A-9D25-24962991B1D9%7D/uploads/P_Z_Packet_9.16.2020.pdf)

Planner Siess introduced the new Planning Commissioner: Mike Compton

**PUBLIC HEARING: Comprehensive Plan Future Land Use Map Amendment**

The purpose of this amendment is to provide property, which is directly adjacent to Rathdrum City limits, near the southeast corner of the City within the shared tier. The land designation is “transformational” to address consistency with the Comprehensive Plan for a request for annexation and zoning.



The future land use map is not a zoning map, but is a decision-making tool referred to, reviewed and referenced for the following: land use proposals, Planning and Zoning

The area for which the map amendment is requested is located south of the Brookshire Subdivision approximately .5 miles south of the intersection of Meyer and Lancaster Road, north of Wyoming Avenue and on the east and west sides of Meyer Road.

The shared tier has been identified as the lands within the ACI overlapping between the cities of Post Falls and Hayden, Post Falls and Rathdrum, and Rathdrum and Hayden.

These were not included within the previous comprehensive plan future land use mapping and appears to have been an oversight as these areas have been identified since 2004 as found in the Kootenai County Ordinance #339 in the County Coordinated Area of City Impact Agreement.

### **PUBLIC HEARING: Hendrickson South Annexation and Zoning Request**

The applicant, Bluegrass Development, LLC is seeking approval of annexation and zoning of approximately 227.95 acres of real property – excluding rights-of-way, for the purpose of incorporating the property into the city limits of Rathdrum.

The annexation will include the adjoining public rights-of-way of Meyer Road and Wyoming Avenue.

The current zoning is Agriculture by Kootenai County and is currently farmland. The proposed zoning is as follows: R-1 Residential - 165.9 acres; R-3 Residential multi-family – 43.49 acres.

The proposed zoning will have C-1 Commercial at Meyer Road and Wyoming Avenue, R-1 Residential, R-3 Residential Multi-family and they have donated to the City six acres for park land which is located in the middle of the R-1 zoned parcel and south of the railroad tracks.

#### **Public Testimony – In favor**

Erick Hendrickson 6128 N Wall Street Spokane, WA 99205 Mr Hendrickson is part owner of the parcel with other siblings and stated that it is no longer feasible to farm his property to make any sort profit and asked the commissioners to please consider the approval of this annexation request.

Kirk Schwab Representing the Rathdrum Chamber of Commerce Mr Schwab stated they are in favor of the annexation and commented that we need to control our destiny for the growth of Rathdrum.

Don Jacklin – In favor but choose not to speak during the meeting.

#### **Neutral – None**

**Opposed** - Michael Fox 13403 N Grand Canyon Rathdrum, ID 83858 Mr Fox began by stating he could not find the agenda on the City's website and he feels that this proposal does not comply with Rathdrum's Comprehensive Plan at all. Asked the Commissioners

if they have read the mission statement pointing out “managing growth”. He also commented that the railroad running right through this annexation made not sense at all and does not want to see urban sprawl in our town. Also commented that farming this area has been dying off for the past few years.

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