

Kootenai County & CDA Tribe Areawide Rezone

*Planning Commission Workshop
05-12-2022*





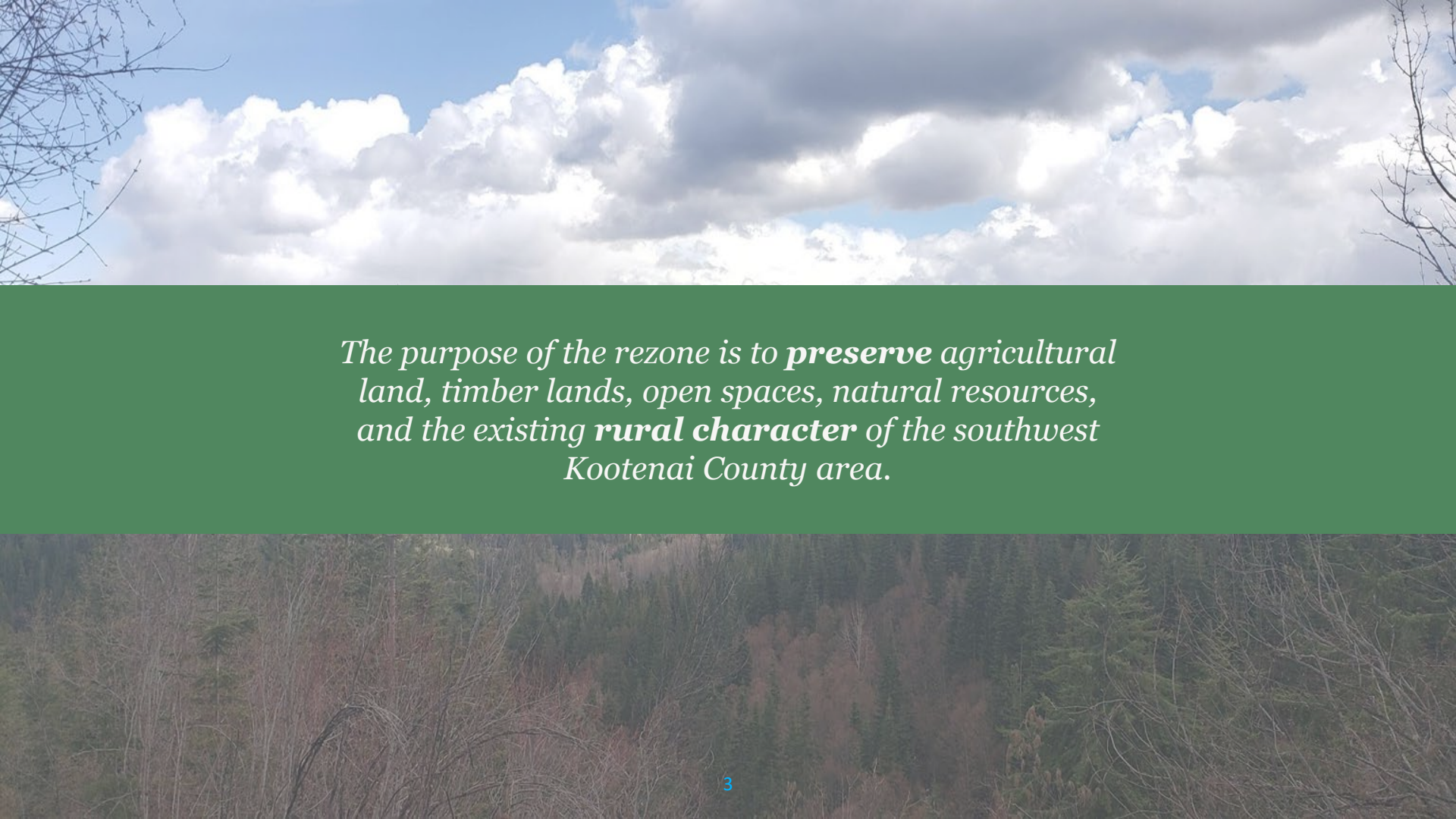
Background - Areawide Rezone

ISSUE

- Numerous applications to the County for minor subdivisions within the boundaries of the CDA Reservation
 - ◆ Risk of increased intensities and densities that alter the rural character of the area
 - ◆ Conflicts with County policy foster rural and community character
 - ◆ Conflicts with tribal land preservation goals set by the CDA Tribe

RECOMMENDATION

- Initiate areawide rezone of lands within the CDA reservation boundaries to Agricultural where appropriate
 - ◆ Agricultural Zone prohibits subdivisions
 - ◆ Preserves rural character, resource lands, and historic tribal uses in southwest Kootenai County



*The purpose of the rezone is to **preserve** agricultural land, timber lands, open spaces, natural resources, and the existing **rural character** of the southwest Kootenai County area.*



Coeur d'Alene Tribe's Support & Reasoning

- Tribal preservation goals and policies
- Legal justification and support
- Historical land use protection



Areawide Rezone to Agricultural Impacts

Primary Impact

Subdivisions or “lot segregations” will be **prohibited** per Kootenai County Code 8.6.102, which permits subdivisions in all zones with the exception of the Agricultural Zone

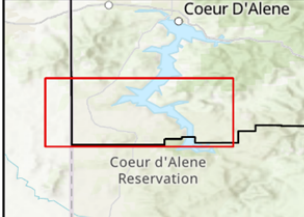
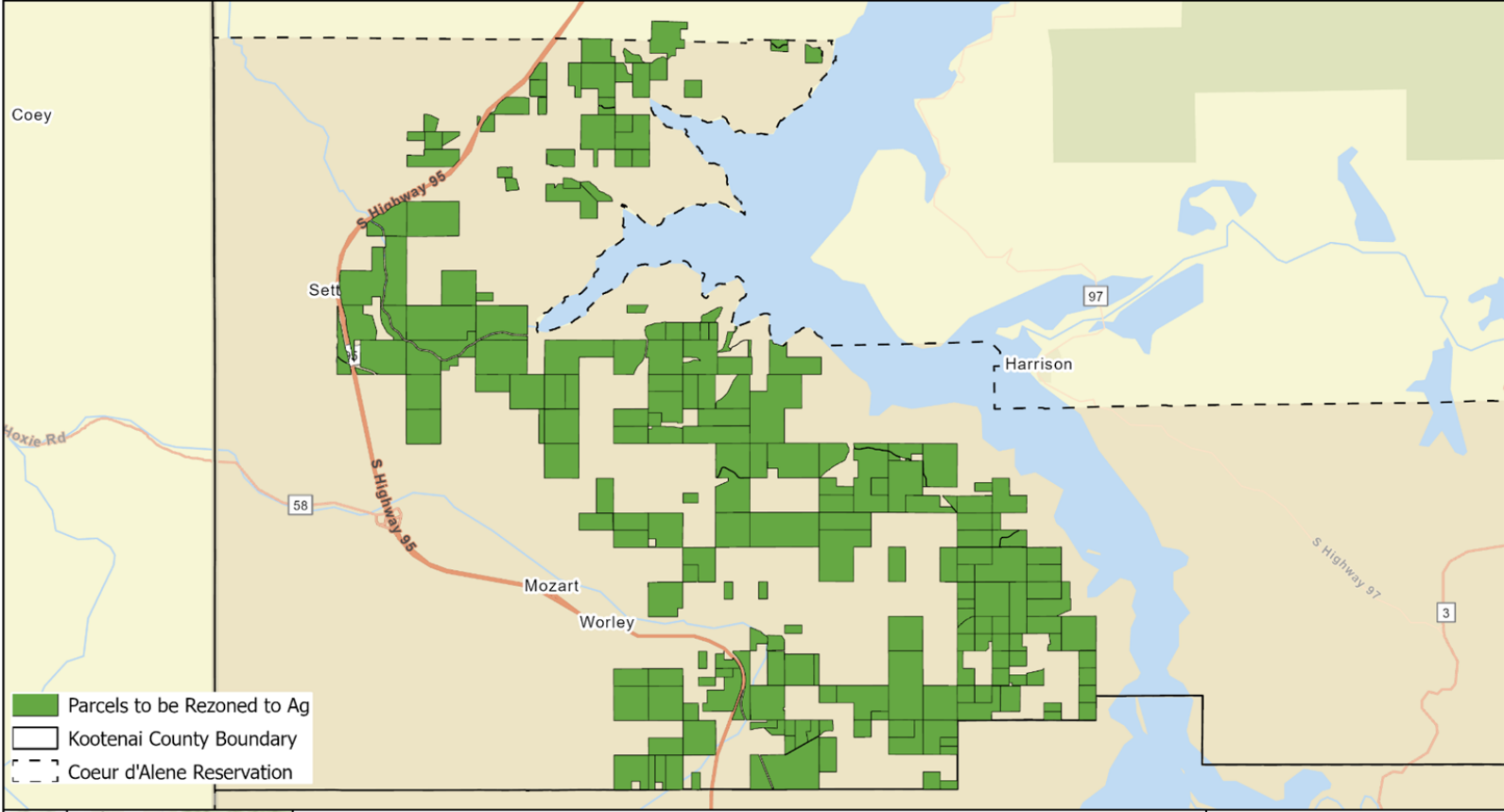
Secondary Impact

Development standards for the Agricultural Zone per KCC 8.2 will apply instead of the Rural Zone. Most standards will either stay the same or be less restrictive

Rezone Determination Criteria

1. Parcel is within the boundaries of the CDA Reservation
2. Current zoning designation is rural
3. Minimum 20-acres in size
4. Property owner received an agricultural or timber tax exemption in the past two years

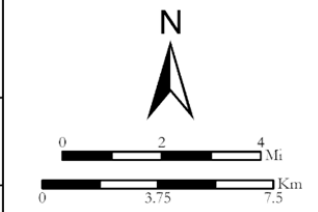




Parcels to be Rezoned Agriculture

Esri Canada, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Esri, CGIAR, USGS, Esri Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

2022



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Outreach Process (so far)

The screenshot shows the iMS interface for project ORA22-0001. At the top, it says 'Goto Record #' followed by a search icon. Below that, the project title 'ORA22-0001' is displayed with a checkmark icon. Underneath, it says 'ORDINANCE AMENDMENT | TEXT' and 'Submitted 03/02/2022'. There are two main tabs: 'Basic Information' and 'Contacts'. The 'Basic Information' tab is active, showing the project title 'Coeur d'Alene Tribal Re-Zoning' and a project description: 'In an effort to preserve agricultural land, timber lands, open spaces, natural resources, and the existing rural character of the southwest portion of Kootenai County from development, Kootenai County intends to initiate an area-wide rezoning. Under this proposal, any parcels located in the "Rural" zoning district which are 20 acres in size and larger would have their zoning changed to an "Agricultural" zoning designation and be...'. The 'Contacts' tab shows a list of roles and names: Applicant (Kootenai County), Designated Contact (Rachelle E...), Owner (David James C...), and Planner (David James C...). At the bottom, there is a 'Files' section with three items: 'ORA22-0001 Pub...' (04/12/2022), 'Mailing List' (04/05/2022), and 'CD Postcard Mai...' (04/05/2022).

1. Project set up in iMS

The screenshot shows a 'Property Owner Notification' letter from Kootenai County. The title is 'Kootenai County Area-Wide Zone Change' and 'Property Owner Notification'. The letter text states: 'Kootenai County intends to initiate an area-wide rezoning in an effort to preserve agricultural land, timber lands, open spaces, natural resources, and the existing rural character of the southwest portion of Kootenai County. Under this proposal, any parcels located in the "Rural" zoning district which are 20 acres in size and larger will have their zoning changed to an "Agricultural" zoning designation, which prohibits subdivisions. Properties zoned as "Agricultural" are subject to regulations set forth in Kootenai County Code Title 8 Land Use and Development Code, Article 2.1 "Agricultural Zone".' Below the text, it says: 'This notification is being sent to all property owners within this area who are potentially affected by this proposal. Further information about this proposal can be found at <https://keepingkootenai.com/>. If you have questions, comments, or concerns related to this proposal, we invite you to contact Kootenai County Community Development at (208)-446-1070 for further details and to find out how to get your comments into the record of proceedings at Kootenai County.' At the bottom, there is a logo for 'Kootenai County Community Development' with the address 'PO Box 9000 Coeur d'Alene ID 83816-9000'.

2. Affected property owners notified

The screenshot shows the 'Keeping Kootenai' webpage. The header includes the logo 'KEEPING KOOTENAI' and navigation links for 'Home', 'Development Guides', and 'Comprehensive'. The main content area is titled 'PROJECT OVERVIEW' and 'KOOTENAI COUNTY AREA-WIDE ZONE CHANGE'. The text explains: 'The intent of this area-wide zone change also known as "rezoning" is to rezone tribally owned, privately owned, or leased properties within the Coeur d'Alene Reservation boundaries to agriculture where the existing land use is compatible with the Agricultural Zoning District. The purpose of this rezoning is to preserve agricultural land, timber lands, open spaces, natural resources, and the existing rural character of the southwest portion of Kootenai County. This rezoning is supported by both Kootenai County and Coeur d'Alene Tribal policies. Under this proposal, parcels that qualify for a rezoning must meet the following thresholds:'. A bulleted list follows: '• Currently zoned as "Rural Zone"', '• 20-acres in size or larger', '• Within the boundaries of the Coeur d'Alene Reservation', and '• Assessor's office recorded an agricultural or timber tax exemption in the past two tax years.' Below the list, it says: 'These thresholds were determined to create a list of properties that have existing land uses that are compatible with the proposed agricultural rezoning. If your property meets the criteria thresholds above, your property has been identified to be rezoned in this effort.' At the bottom, it states: 'There are 209 parcels proposed for the rezoning from rural to agricultural. Potential property owners affected by the rezoning received postcards the week of April 11. A map indicating which parcels are being affected will be provided by April 22 on this webpage.'

3. Keeping Kootenai webpage information

Flowchart of Notification Process

325

- Parcel list start, 20-acre parcels or larger zoned Rural or Restricted Residential within Reservation boundaries from GIS data.

273

- Filtered-out 49 parcels zoned as "Restricted Residential"
- Filtered-out 3 parcels zoned as "Mining Development Agreement"

210

- Filtered-out 63 parcels that did not claim an Ag or Timber Exemption in the past two tax years (2020 and/or 2021)

209

- Filtered-out 1 parcel with property class coded as "441-Mixed-Use Commercial/Industrial"
- 209 parcels qualify to be rezoned to Agricultural

87

- Simplified notification list by filtering out property owners with multiple qualifying properties
- 87 total property owners will need to be notified. 56 addresses are in Idaho, 31 are out of state.



Next Steps

