

Kootenai County Area-Wide Zone Change

Project Overview

The intent of this area area-wide zone change also known as “rezone” 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 rezone is to preserve agricultural land, timber lands, open spaces, natural resources, and the existing rural character of the southwest portion of Kootenai County. This rezone is supported by both Kootenai County and Coeur d’Alene Tribal policies. Under this proposal, parcels that qualify for a rezone must meet the following thresholds:

- Currently zoned as [“Rural Zone”](#)
- 20-acres in size or larger
- Within the boundaries of the Coeur d’Alene Reservation
- Assessor’s office recorded an agricultural or timber tax exemption in the past two tax years.

These thresholds were determined to create a list of properties that have existing land uses that are compatible with the proposed agricultural rezone. If your property meets the criteria thresholds above, your property has been identified to be rezoned in this effort. Kootenai County originally identified 209 parcels proposed for rezone, this number has increased to 217 parcels to reflect the 2022 County Assessor data and include additional tribal-owned parcels. There are a total of 217 parcels proposed for the rezone from rural to agricultural equaling 25,226.47 acres.

Project Applicant

This rezone is a joint-lead effort by Kootenai County and the Coeur d’Alene Tribe. The project applicant is Kootenai County through authorization by the Board of County Commissioners upon request of the Coeur d’Alene Tribe.

Project Contacts

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Public Comment Opportunities

- Upcoming: Virtual Open House August 18th, 2022 at 5pm via [Zoom](#) using Meeting ID: 851 7671 4224 and Passcode: 431572.
- Past: Open House on July 19th at 5:00pm at Stensgar Pavillion at Circling Raven Golf Course Worley, Idaho. We had over 100 participants.
- Public Hearing in September, date TBD.
- Kootenai County’s [Intuitive Municipal Solutions \(iMS\)](#) portal and search record number **ORA22-0001**
- Contact the project lead Rachelle Bradley at rachelle.bradley@scjalliance.com or 509-835-3770 ext. 344

Primary Rezone Impact

The primary impact of the rezone is that subdivisions or “lot segregations” are prohibited in the Agricultural Zoning District. The prevention of subdivisions in the Agricultural Zoning District ensures open space and natural

resources are preserved in Kootenai County and within tribal lands. In addition to the prohibition of subdivisions, the following differences between the Rural and Agricultural zones.

Secondary Rezone Impact

A secondary impact of the rezone will be changes to the developmental standards as set forth in Kootenai County’s Title 8 Code. As indicated in the table below, most developmental standards with either stay the same or be less restrictive. The more restrictive dimensional standards apply only when an alley is present.

Structure Type	Standard Type	Rural (>5-acres)	Agriculture
Residential structures	Front yard	25 feet	25 feet
	Side yard	10 feet	10 feet
	Side yard, with an alley	10 feet	6 feet
	Rear yard	15 feet	25 feet
	Flanking street	15 feet	15 feet
Accessory buildings and personal storage buildings	Front yard	25 feet	25 feet
	Side yard	10 feet	10 feet
	Side yard, with an alley	10 feet	6 feet
	Rear yard	15 feet	15 feet
	Flanking street	15 feet	15 feet
All other allowed structures	Front yard	25 feet	30 feet
	Side yard	10 feet	30 feet
	Rear yard	15 feet	30 feet
	Flanking street	15 feet	30 feet
Lot size, density, and site area	Open space minimum	65%	65%
	Minimum lot size	5 acres	5 acres
	Subdivisions	Permitted	Prohibited

Comprehensive Plan Policy Support

The Kootenai County [Comprehensive Plan](#) supports this area-wide zone change. The following policies emphasize the importance of preserving the County's rural character and fostering a rural community for unincorporated County lands.

Element (e) – Land Use

Obj. 1A (Rural Character). Foster rural and community character by encouraging open space, public resources, forestry, agriculture, and low-intensity development.

Obj. 1B (Rural Community). Foster existing rural communities and character by encouraging land uses to be consistent with existing development, voluntarily retaining open space, and allowing commercial uses that serve local residents and harmonize with these communities.

Future Land Use

The proposed rezone efforts support the County's long-term community development vision as depicted in the [Future Land Use](#) Map, which shows appropriate, suitable, or desired land uses. The Future Land Use Map depicts land in southwest Kootenai County as scenic or resource/recreation regardless of whether the land is zoned rural or agricultural. The areawide rezone from the rural zoning designation to agricultural will not change the current or future land uses and will only require a zoning map amendment.

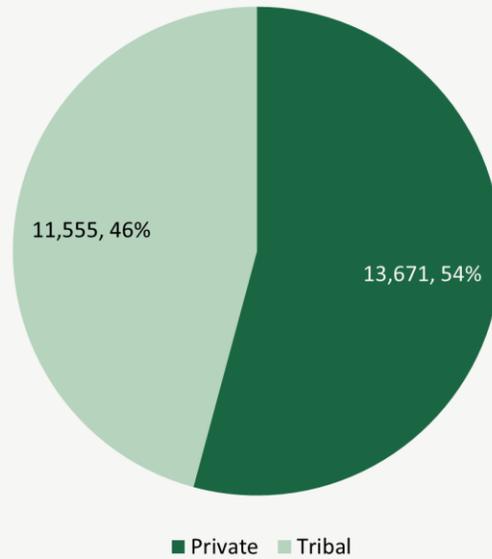
Zoning Regulations

The purpose for zoning regulations in Kootenai County is three-fold: (1) to promote the health, safety and general welfare of the County; (2) to carry out the policies of the Comprehensive Plan; and (3) to provide standards of orderly growth and development and avoid undue concentration of population and overcrowding of land. This proposal supports all three by fostering rural and community character by encouraging open space, public resources, forestry, agriculture, and low-intensity development as identified in the County's Comprehensive Plan. This proposal is in conjunction with the Local Land Use and Planning Act, Idaho Code § 67-6501 et seq. (LLUPA), county ordinances enacted under the authority of LLUPA, and other relevant federal and state laws and county ordinances.

Tribal Component

Parcels owned by the Coeur d'Alene Tribe in the reservation boundaries are included in the rezone proposal that are also currently zoned as Rural and over 20-acres in size. Tribal-owned parcels are included in the rezone proposal regardless of the agricultural or timber tax exemption status due to the tribe's general tax exemption status. There are 74 parcels owned by the Coeur d'Alene Tribe that are included in this zone change proposal equaling 11,555.12 acres. The overall project area map includes proposed rezone parcels and differentiates tribal-owned parcels as yes-tribal.

Proposed Zone Change Acreage by Ownership



Updates and opportunities for public comment will be posted at www.keepingkootenai.com