

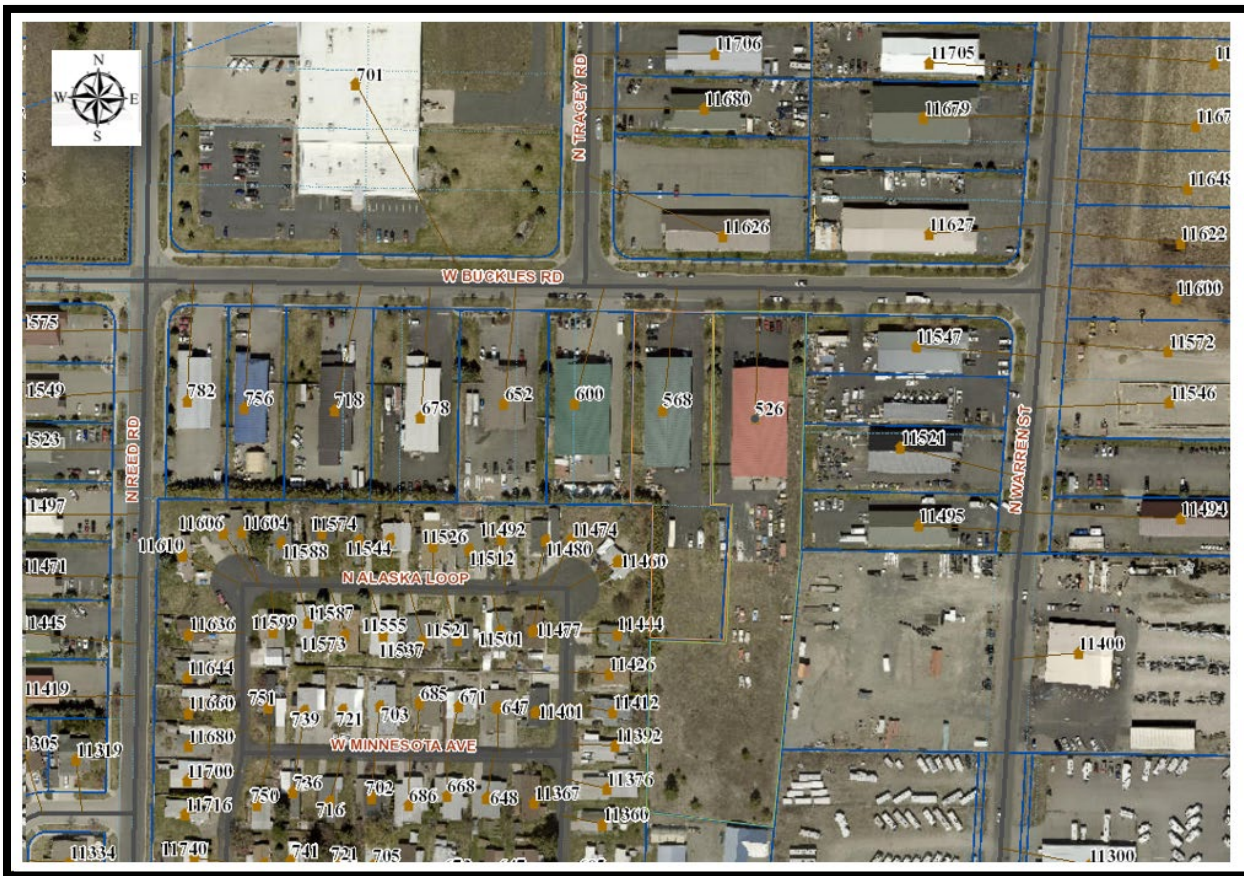
**Kancor Zone Map Amendment**  
**Parcel No. H-9160-004-005-A & H-9160-004-006-A**  
**Owner: Kancor, LLC**  
**Case No. PZE-24-0035**

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**SUMMARY OF REQUEST**

The applicant, Rob Kannapien on behalf of the owner, Kancor, LLC, is requesting a zone map amendment on two lots of 2.67 and 1.31 acres in size, located at 526 & 568 W Buckles Road respectively. The request is to amend the split-zoned properties from Commercial (C) and Light Industrial (LI) to only Light Industrial (LI) consistent with the properties use, the surrounding properties zone designation, and the adopted future land use map.



The property currently has a 13,200 sf industrial building at 526 W Buckles Avenue with power availability consistent with a light industrial building structure (800 amps of 480Volt 3 Phase Power) and a 6930 sf industrial building on 568 W Buckles Road.

## LOCATION

The project site is located south of West Buckles Road and Southeast of North Tracey Road, more commonly known as 526 & 568 W Buckles Avenue, and as tax parcel(s) H-9160-004-005-A and H-9160-004-006-A respectively.

## LEGAL DESCRIPTION

Parcel 1: Warren K Industrial Park, Lot 5 Block 4, Except Tax #19262 and Parcel 2: Warren K Industrial Park, Lot 6 Block 4, Tax #19262 in Lot 5. Detailed legal found in Exhibit A of the attachments.

## ANALYSIS

The analysis is organized following the general standards 1 through 4 of the Hayden City Code §11-1-7(E) (6), which can be found in their entirety in the Appendix. Those items of the analysis, which are required of all zone map amendments, shall be found in the appendix and made a part of this staff review. Those items, which are more site specific, shall be identified in the analysis provided here.

1. The Commission shall consider the existing zoning district or regulations, and may recommend approval, conditional approval, modification, or denial of the proposal or the commission may defer action until the completion of such studies or plans as may be necessary to determine the advisability of the proposal.

*Based on the applicant's proposal and the existing and proposed uses, staff does not believe additional studies or plans are necessary.*

2. The City Council may impose conditions upon rezoning where such conditions are required to ensure that proposed uses of the area are consistent with community needs and its public health, safety, and general welfare. The Planning and Zoning Commission may recommend conditions upon rezoning for the City Council's consideration.

*Based on the applicant's request, staff does not believe additional condition are necessary.*

3. Amendment to the zoning map and zone text shall be in accordance with the Future Land Use Map and the goals and policies found in the Hayden Comprehensive Plan.

### Comprehensive Plan: Vision Statement

The public outreach process resulted in the identification of certain ideas and sentiments about what the City of Hayden should look like 20 years from now, which ultimately resulted in the development of a vision statement. This vision statement reflects the desires and needs of the community as determined through the comprehensive planning process and results of the public outreach process.

The Vision of the City of Hayden is as follows:

*Hayden is a regionally connected city with a small-town feel, defined by responsible growth and planning. The city maintains strong systems that align with the values of its citizens, including top-tier K-12 schools, an efficient roadway system that manages traffic well, and plentiful open space. The city maintains a small-town feel by concentrating high-impact development at nodes and along corridors and preserving natural open space. The city also encourages a small-business culture to enhance and encourage a healthy, connected, family-friendly community.*

**GOALS** are statements indicating a general aim or purpose to be achieved. A goal is a direction setter. It is an ideal future state or condition related to the public health, safety, or general welfare toward which planning and implementation actions are directed. A goal is a general expression of community values and is somewhat abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent, or suggestive of specific actions for its achievement.

**POLICIES** are statements providing guidelines for current and future decision-making or position-taking. A policy indicates a clear commitment of the Hayden City Council. It is an extension of the plan's goals, reflecting topical nuance as well as an assessment of conditions and how the City will respond.

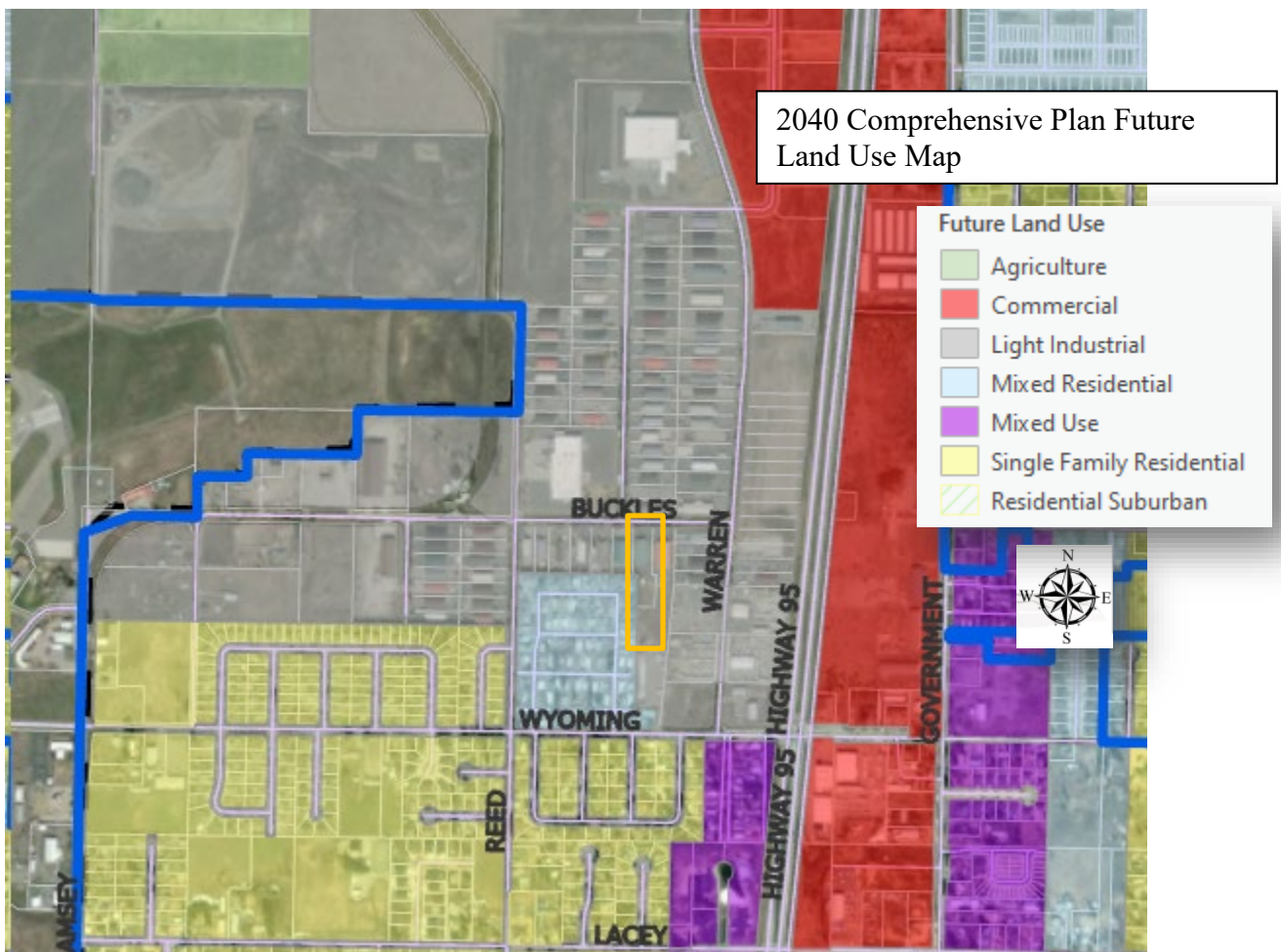
The Goals and Policies that could address this request are shown in the tables below and on the next page. A complete list may be found in the Appendix.

GOALS	
4	The City of Hayden should encourage the development of land within the corporate limits of Hayden prior to annexation of adjacent areas.
5	Preserve, protect and strengthen the vitality and stability of existing neighborhoods.
7	Provide a balance of commercial uses in designated areas throughout the community centered around established transportation corridors, while protecting the character of adjacent land uses.
8	Ensure all development can be serviced by existing public facilities or extended to adequately serve the development.
12	Establish a balance between jobs and housing to attract new employment and living opportunities.
16	Ensure that ordinances and policies do not violate private property rights, adversely impact property values or create unnecessary limitations on land use.
17	Promote and encourage the development and rehabilitation of quality housing through a variety of housing options and densities.

POLICIES	
2	Development should be compatible with the land use chapter of the Comprehensive Plan and fiscally responsible in supplying adequate transportation, utilities, and parks to newly developed areas.
12	Encourage rezoning and zoning text amendments to support the creation of strategic nodes, higher density development and transition zones between residential and industrial uses.
14	Coordinate and support local water and irrigation districts in efforts to balance growth with available water supplies and infrastructure.
23	Ensure land use and zoning compatability related to development (density and type) occurring in close proximity to Coeur d'Alene Airport.

The Future Land Use Map (shown below) shows this area to be Light Industrial. Light Industrial is described in Chapter 4 of the 2040 Comprehensive Plan as follows:

Light industrial activity is primarily made up of light manufacturing processing and distribution services.

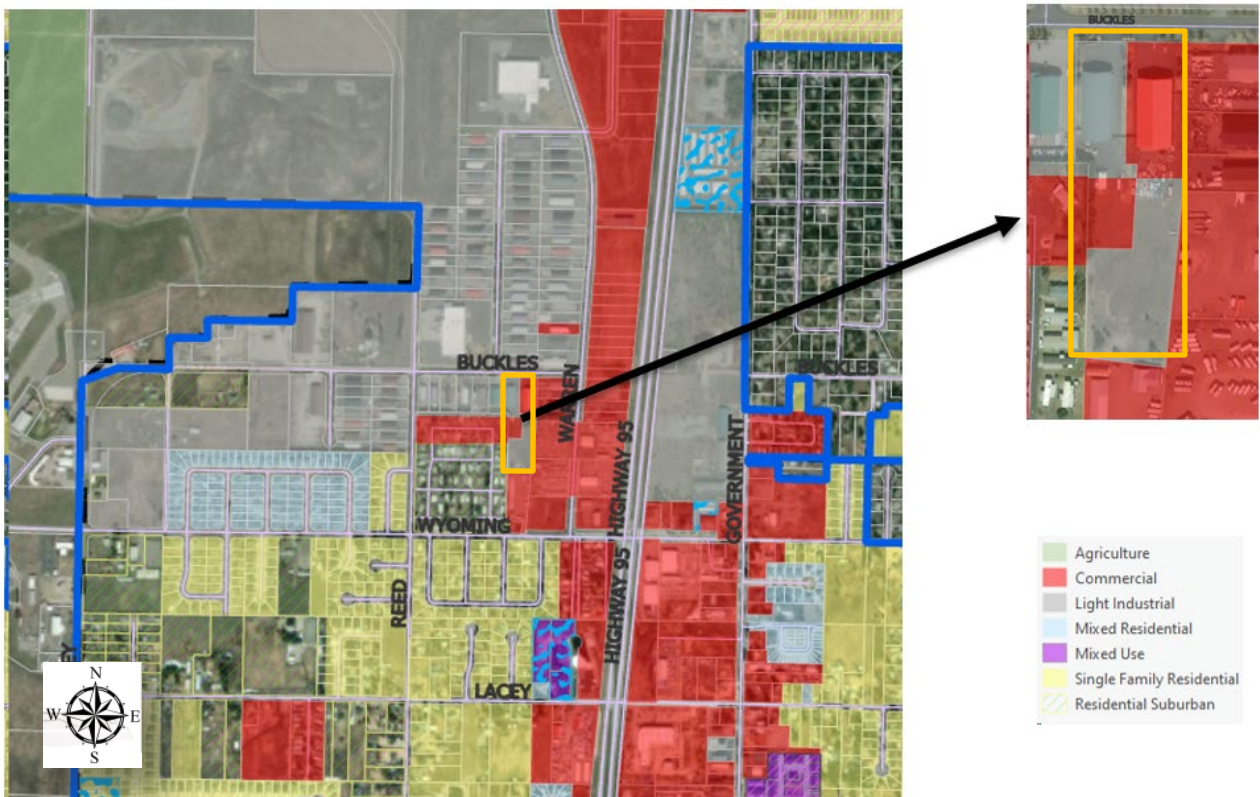


4. Amendment to the zoning map and zone text shall align with the zone district’s purpose and intent.

The existing zone designation of both Commercial (C) and Light Industrial (LI) and the proposed zone designation of Light Industrial (LI) can be found in Hayden City Code §11-2 and are defined as follows:

Commercial (C): The Commercial zone provides for most types of businesses, as well as, for retail and wholesale sales and service.

Light Industrial (LI): The Light Industrial zone provides for light manufacturing, processing and distribution, and wholesale/retail sales in an environment that is clean, quiet and free of noise, odor, dust and smoke.



The existing zone map (shown above) shows the properties to the east, west and south have a Commercial (C) designation; to the north and west have a Light Industrial (LI) designation; and to the southwest have a Residential Suburban (RS) designation.

	Commercial (C)	Light Industrial (LI)
Front Yard	20'	20'
Side Yard*	10'	10'
Flanking Street	15'	15'
Rear Yard*	10'	10'
Height	45'	60'**
Max Lot Coverage	NA	NA

Min Lot Size	NA	NA
Min Street Frontage	30'	30'
ADU Allowed	No	No

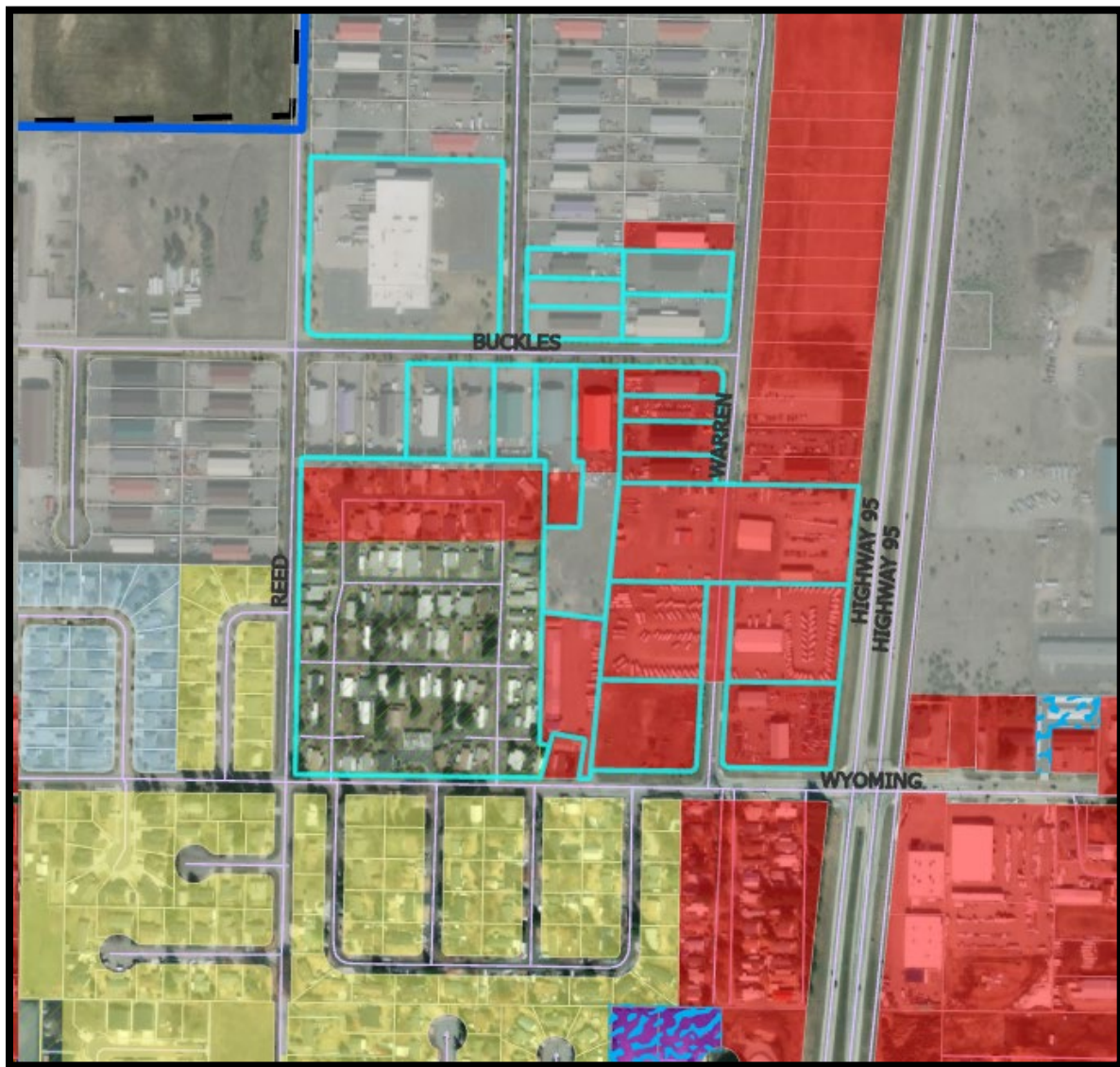
Notes:

\* Side and rear yard setbacks of non-residential buildings may be reduced from those identified in the table above if both the National Building Fire Code and the International Building Codes are met.

\*\* When the building is located within 300' of a residential zoning district or is within the Airport Runway Protection Zone established in the Coeur d'Alene Airport Master Plan, the maximum building height shall be 45'.

5. Amendment to the zone map and zone text shall be consistent with the neighborhood contexts.

Should the 'neighborhood' be those properties within 300' of the project site which were noticed by the Adjacent Property Notices, it would include those areas shown below in light blue.



## **Infrastructure:**

The subject property is located within the Hayden Lake Irrigation District. All structures are connected to water and as a part of future development shall meet the requirements identified by the water purveyor. A will serve letter is not a requirement of a zone map amendment request.

Dry utilities including both proposed and existing, electric, gas, cable, and communication utilities shall be installed underground within any future development, in accordance with City Code.

Based on the 2020 Collection System Master Plan Update, the both parcels are located within the H-2 sewer basin and the existing structures are connected to sewer. At the time of future development, the developer shall be required to construct all sewer infrastructures in conformance with the City of Hayden Master Plan, State law, and all City Sewer policies, standards and technical memos.

The subject property is located within the Northern Lakes Fire Protection District and at the time of any future development shall meet the requirements of the Fire District.

Dedications of the required right-of-way, granting of any required easements, and construction of roadways and associated frontage improvements shall be in accordance with the adopted Transportation Plan, and adopted studies and/or technical memos. Buckles Road was constructed to the adopted standards of approval when Warren K Industrial Park subdivision was completed.

In considering this zone change request, it is important to note the improvements identified above are a requirement of development of the property and not a condition of the zone map amendment request.

## **ADDITIONAL INFORMATION**

### **Notice and Comments**

In response to the request for comment from 15 agencies, the following agency comments were received as of the time of this staff review:

- 1) On March 25, 2024, the Kootenai County Sheriff's Office responded, "does not have any current concerns."

### **From the public:**

The Adjacent Property Owner (APO) Notices and required public notices to include the posting of the staff review on the City's website shall occur after the Staff Review is completed. Public comments received during the noticing period will be included within the record of the Planning and Zoning Commission and/or City Council public hearing.

EXHIBIT A

PARCEL I:

Lot 5, Block 4, Warren K. Industrial Park, as Recorded in Book "I" of Plats, at Pages 315 and 315A, records of Kootenai County, Idaho.

EXCEPTING THEREFROM that portion of Lot 5 described as follows:

BEGINNING at the Southeast corner of Lot 6 of said Subdivision; thence

South 89°12'25" East, a distance of 27.94 feet; thence

South 03°26'24" West, a distance of 200.31 feet; thence

North 89°09'12" West, a distance of 107.07 feet to the intersection with the Westerly line of Lot 5 of said Subdivision; thence

North 01°09'00" East, along the West line of Lot 5, a distance of 200.00 feet to the intersection with the South line of Lot 6; thence

South 89°12'25" East, a distance of 87.13 feet to the POINT OF BEGINNING.

PARCEL II:

Lot 6, Block 4, Warren K. Industrial Park, as Recorded in Book "I" of Plats, at Pages 315 and 315A, records of Kootenai County, Idaho.

TOGETHER WITH: That portion of Lot 5 described as follows:

BEGINNING at the Southeast corner of Lot 6 of said Subdivision; thence

South 89°12'25" East, a distance of 27.94 feet; thence

South 03°26'24" West, a distance of 200.31 feet; thence

North 89°09'12" West, a distance of 107.07 feet to the intersection with the Westerly line of Lot 5 of said Subdivision; thence

North 01°09'00" East, along the West line of Lot 5, a distance of 200.00 feet to the intersection with the South line of Lot 6; thence

South 89°12'25" East, a distance of 87.13 feet to the POINT OF BEGINNING.



# Appendix

# APPENDIX

## Zone Map Amendment

STANDARDS FOR ZONE MAP OR ZONE TEXT APPROVAL .....	1
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### STANDARDS FOR ZONE MAP OR ZONE TEXT APPROVAL

#### Idaho State Law

#### 67-6511. ZONING ORDINANCE.

(2) Ordinances establishing zoning districts shall be amended as follows:

(a) Requests for an amendment to the zoning ordinance shall be submitted to the zoning or planning and zoning commission which shall evaluate the request to determine the extent and nature of the amendment requested. Particular consideration shall be given to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction. An amendment of a zoning ordinance applicable to an owner's lands or approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by section [67-8003](#), Idaho Code, consistent with the requirements established thereby.

#### Hayden City Code

**11-1-7(E) (7) Standards of Approval:** If the request meets the following standards of approval, the City Council may adopt the ordinance amendment:

a. The Commission shall consider the existing zoning district or regulations, and may recommend approval, conditional approval, modification, or denial of the proposal or the commission may defer action until completion of such studies or plans as may be necessary to determine the advisability of the proposal.

b. The City Council may impose conditions upon rezoning where such conditions are required to ensure that proposed uses of the area are consistent with community needs and its public health, safety, and general welfare. The Planning and Zoning Commission may recommend conditions upon rezoning for the City Council's consideration.

c. Amendments to the zone map and zone text shall be in accordance with the Future Land Use Map and the goals and policies found in the Hayden Comprehensive Plan.

d. Amendments to the zone map and zone text shall align with the zone district's purpose and intent.

e. Amendments to the zone map and zone text shall be consistent with the neighborhood contexts.

### **11-1-7(E) Amendment Procedures:**

1. Agency and Public Notice: Once the City staff has reviewed the application and the staff has determined that the application is complete and that sufficient information regarding the proposal can be provided, notice will be provided to involved public agencies, as identified by the City. This notice shall allow 14 days for agency comment and the results of the agency comment shall accompany and be incorporated in summary in the staff report. At least 15 days prior to the hearing notice of the amendment, shall be published in the official newspaper of the City of Hayden, and additional notice by first class mail shall be provided to property owners and purchasers within 300', excluding streets and alleys, of the external boundaries of the land being considered; and any additional area that may be impacted by the proposed change as determined by the Council. When notice is required to 200 or more property owners or purchasers of record, notice may be given through a display advertisement at least four inches by two columns in size in the official newspaper of the City at least 15 days prior to the hearing date, in addition to site posting on all external boundaries of the site, in lieu of mailed notice.

2. Planning and Zoning Commission Public Hearing: At, or prior to, the public hearing, the City staff will provide a report to the Planning and Zoning Commission.

3. Planning and Zoning Commission Recommendation: After the Planning and Zoning Commission has reviewed the amendment at the public hearing, the Commission shall forward a written recommendation to the City Council. The Commission shall recommend approval or disapproval of the amendment as soon as practicable.

4. City Council Public Hearing: No additional agency notice shall be required in advance of this public hearing unless the Planning and Zoning Commission recommendation consists of a material change from what was requested. All other noticing requirements shall follow those identified in 11-1-7(E)(1). At, or prior to, the public hearing, the City staff will provide a report to the City Council.

5. City Council Decision: Upon receipt of the Written Recommendation from the Planning and Zoning Commission, and public hearing notice, the amendment request will be placed on the next available City Council agenda. The City Council, upon receipt of the recommendations from the Planning and Zoning Commission, and after opportunity to review the file and minutes from the Planning and Zoning Commission public hearing, and after receiving testimony at a public hearing with the City Council shall act upon the request.

a. The City Council prior to adopting, revising, or rejecting the amendment to the zoning ordinance or map, and having made no material change from what was presented at the Planning and Zoning Commission and/or City Council public hearing, shall make a decision.

b. Upon granting or denying an application to amend the text of the zoning ordinance or the zoning map, the City Council shall specify in writing:

- (1) The ordinance and standards used in evaluating the application;
- (2) The reasons for approval or denial; and
- (3) The actions, if any, that the applicant could take to obtain a permit.

c. In the event that City Council shall approve an amendment, such an amendment shall thereafter be made a part of this title upon the preparation and passage of an ordinance and/or the City zone map duly amended as identified by the decision.

6. Additional Public Hearing: Following the City Council's public hearing, if the City Council makes a material change from what was presented at the public hearing(s), further notice and an additional public hearing shall be provided before the City Council makes a final decision.

7. Standards of Approval: If the request meets the following standards of approval, the City Council may adopt the ordinance amendment:

a. The Commission shall consider the existing zoning district or regulations, and may recommend approval, conditional approval, modification, or denial of the proposal or the commission may defer action until completion of such studies or plans as may be necessary to determine the advisability of the proposal.

b. The City Council may impose conditions upon rezoning where such conditions are required to ensure that proposed uses of the area are consistent with community needs and its public health, safety, and general welfare. The Planning and Zoning Commission may recommend conditions upon rezoning for the City Council's consideration.

c. Amendments to the zone map and zone text shall be in accordance with the Future Land Use Map and the goals and policies found in the Hayden Comprehensive Plan.

d. Amendments to the zone map and zone text shall align with the zone district's purpose and intent.

e. Amendment to the zone map and zone text shall be consistent with the neighborhood contexts

8. Amendment to Comprehensive Plan: If the request is not in accordance with the adopted comprehensive plan, the City Council may adopt or reject an amendment to the comprehensive plan under the notice and hearing procedures provided in section 67-6509, Idaho Code. After the comprehensive plan has been amended as hereinafter provided for, the City Council shall hold a public hearing and make a decision on the proposed zoning amendment.

## INFRASTRUCTURE COMPLIANCE WITH APPLICABLE CITY, STATE, AND FEDERAL POLICIES AND REGULATIONS

### POTABLE WATER AND FIRE-FLOW

The City does not participate in the QLPE (Qualified Licensed Professional Engineer) review of the construction plans for subdivisions as it relates to water and/or sewer. Therefore, the City relies on the Idaho Department of Environmental Quality (IDEQ) for their interpretation of the adequacy of the Will Serve letter to meet the requirements of the Idaho Code section 67-6526 in order to have the sanitary restriction lifted and to determine if the water and sewer infrastructure construction will meet Idaho Code Requirements. If IDEQ does not lift the sanitary restriction, building permits cannot be issued by the City.

The Developer shall be required to provide all dedications and easements and construct appurtenances as may be required by the water district at the time of development.

The Developer shall be required to provide detail on the location, size and design of all water system improvements, including water lines, stubs, meters, and fire department connections and hydrants as part of the construction drawing for required subdivision improvements.

## **SEWER - CITY AND HARSB**

The sewer system consists of both a collection system consisting of gravity lines, force mains and lift stations (owned and operated by the City of Hayden) and wastewater treatment facility and regional force mains (owned and operated by the Hayden Area Regional Sewer Board – HARSB). Hayden City Code §12-3-4(F) (3) (b), as a standard of approval, requires that “provisions have been made for a public sewage system in accordance with the City and HARSB adopted sewer master plans, as amended, that satisfied City, HARSB, and IDEQ requirements and that the existing or proposed systems can accommodate the proposed sewer flows”. Additionally, to meet this requirement a will serve letter from the utility provider confirming that the provider has the current availability, capacity, authority and willingness to service the proposal with the requested service must be provided as part of the application submittal.

At the time of future development, the developer shall be required to construct all sewer infrastructures in conformance with the City of Hayden 2020 Collection System Master Plan Update, State law, and all City sewer policies, standards and technical memos. All sewer manholes shall be placed on the centerline or within public roadways unless approved by the City.

Revisions to the conceptual plans may be required by the City Engineer as part of the construction plan approval for development of the site. The Developer shall be required to reflect all necessary sewer easements on the face of the final plat of the subdivision

### **Ability to Provide Sewer Service**

The City issues Will Serve letters that are non-binding generalized statements of their agency’s ability and desire to provide sewer service under current circumstances. A Will Serve letter is not a guarantee of service because the actual physical connection to utilities takes place under a separate authorization, generally with a building permit, which can be issued in the near or far future. Neither agency can guarantee at this time that future capacity will be available and therefore, is only able to determine capacity at the time of authorization to physically connect to the utilities.

## **STORMWATER**

City Code Title 8 prohibits the acceleration, concentration, and/or conveyance of runoff, stormwater or other surface waters beyond the project boundaries. The stormwater management plan for the proposed development shall be designed in conformance with the above referenced City Code, with adopted road typical sections and their related design standards, and in conformance with the annexation agreement, if applicable.

Stormwater easements shall be reflected on the face of a plat or recorded as separate documents of a development site. No fences shall be placed within joint stormwater easement areas. Maintenance of joint stormwater areas on private property shall be in accordance with Hayden City Code.

## **STREETS, PEDESTRIAN PATHS, AND RIGHT-OF-WAYS**

### **Transportation Impact Study**

Hayden City Code §12-3-4(A) (18) in the case of a subdivision and §11-4-7 in the case of a site plan identifies the possible need for a traffic study as part of the application submittals for a development.

### **Addressing Requirements**

The Developer shall confirm street names comply with 9-1-1 emergency addressing requirements as detailed in City Code §9-5 and are deemed acceptable by the City, with said street name to be reflected on the preliminary and final subdivision plats.

### **Street Requirements**

Plan and Profile scales shall be not more than 1" = 50' Horizontal and 1" = 5' Vertical on an 11" x 17" drawing (or sheet of paper).

All required street improvements shall be in accordance with current City Standard Drawings, including pedestrian ramps, sidewalks, stormwater facilities, etc.

### **Street Lighting**

The Developer shall be required to provide street lighting construction plans along all internal streets and at intersections with external streets, as part of the construction drawings, meeting the design standards identified in Hayden City Code §11-4-5, to be installed as required development improvements. The determination of adequate light coverage and the requirement of an additional light at both internal and external intersections shall be made by the City Engineer at the time of construction plan review.

### **Signage**

Break-away type street signs, including stop signs, speed limit signs, and other signs as may be required, shall conform with MUTCD standards, and shall be installed by the developer, with signs identified, and locations shown on construction plans to be approved by the City Engineer.

### **Landscaping**

Detailed landscaping plans, conforming to the requirements of City Code, with proposed landscaping along street frontages and proposed swales, shall be submitted for the entire development with construction plans for required subdivision improvements, for review and approval by the City.

Specifically, the developer shall be required to provide a minimum of a "Type IV Street Frontage" landscape buffer along all street frontage at the time of subdivision or site development. With regard to swales and required landscaping along street frontages adjacent to the internal streets, the swale shall be constructed and seeded with an approved seed mix prior to final plat approval and the Type IV Street frontage landscaping shall be a requirement of the building permit.

The finish construction of the swale and street frontage landscaping shall include installation of swale turf grass and drainage infrastructure, approaches, street trees, and irrigation systems, and shall be the responsibility of the property owner (or their representative) and shall be installed as a required condition of approval for a building permit. The work within the right-of-way shall

only be authorized through an approved right-of-way encroachment permit and shall be guaranteed by the permittee in accordance with Hayden City Code §7-2-19.

#### **EROSION CONTROLS AND GEO-HAZARD STABILIZATION**

The site topography shall be addressed at the time of development; however, erosion control measures shall be identified on the construction plans.

#### **GAS, POWER, TELECOMMUNICATIONS, MAILBOXES**

Dry utilities, including electric, gas, cable, and communication utilities shall be installed underground within the development, in accordance with Hayden City Code.

The Developer shall identify mailbox locations that have been approved by the Hayden Postmaster for project site, and provide an approval by the postmaster at the time of construction plan submittal. The City prefers the mailbox location to be on an internal street. Prior to construction plan approval, the Developer shall work with the US Post Office to address any required turnouts, if determined necessary by the City Engineer, and shall be included in the construction plans. If easements are needed, these shall be required to be shown on the final plat.

#### **DRIVEWAY LOCATIONS**

The final location of all driveway locations shall be subject to the review and approval of the City and in accordance to the standard detail of ST-013. Particular attention will be paid to those lots at intersections to avoid conflict with required traffic flow; and to those driveway locations, which may be in conflict with existing and proposed infrastructures. All lots shall be accessed from an internal street.

<b>Abbreviation</b>	<b>Chapter Listing</b>
LU	Land Use – Chapter 4
NR	Natural Resources – Chapter 6
HA	Hazardous Areas – Chapter 6
PR	Parks and Recreation – Chapter 9
T	Transportation – Chapter 7
PF	Public Facilities – Chapter 10
U	Utilities & Infrastructure – Chapter 10
H	Housing – Chapter 5
CD	Community Design – Chapter 11
I	Implementation – Chapter 2 & Appendix
ED	Economic Development – Chapter 8
CBD	Central Business District – Chapter 4, 8 & 11

# Applicant's Materials



3/8/2024

To Whom it may concern,

We are requesting that the current Zone Map be amended from "Commercial" for the north portion of 526 W. Buckles and the south portion of 568 W. Buckles to "Light Industrial."

This zoning would be consistent with the historical use of the property and the nature of the building constructed... Flowmaster built the 13,200 sf Industrial building at 526 W. Buckles in 2006, with 800 amps of 480v 3 phase power and operated continuously and consistent with building use until they moved out in May of 2022. The current owner, KANCOR LLC then leased the building to a new industrial tenant, Factory Fab in June of 2022.

All of the surrounding buildings on Buckles road, north, south, east and west were built and designed for Industrial use. The adjacent building to the west, 568 W. Buckles Rd is also owned by KANCOR LLC (formerly Flowmaster also) and it is zoned Light Industrial on the north portion. However, the south portion is inexplicably zoned commercial. Consistent with all available data and surrounding uses, we request that the south portion also be amended to "Light Industrial."

Finally, and consistent with our request, the city of Hayden future use map reveals that the city of Hayden views and desires that the above parcels shall be zoned "light industrial."

Thank you

Sincerely  
Rob Kannapien

# Public Agency Comments

## Deborah Shaver

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**From:** Andrew Deak <adeak@kcgov.us>  
**Sent:** Monday, March 25, 2024 3:59 AM  
**To:** Planning  
**Subject:** FW: PZE-24-0035 Kancor Zone Map Amendment  
**Attachments:** PZE-24-0035 Kancor ZMA Agency Letter-PZ (03-2..pdf)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Deborah

Hi Donna,

The Kootenai County Sheriff's Office has reviewed PZE-24-0035 Kancor Zone Map Amendment, and does not have any current concerns.

Respectfully

**Andrew M. Deak**

**Captain**

Kootenai County Sheriff's Office  
5500 N. Government Way  
Coeur d'Alene, Idaho 83815  
Office - (208) 446-1311  
Fax - (208) 446-1407  
Email: [adeak@kcgov.us](mailto:adeak@kcgov.us)



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**From:** City of Hayden Building Department <CD\_notifications@cityofhaydenid.us>  
**Sent:** Saturday, March 23, 2024 3:48 PM  
**To:** Andrew Deak <adeak@kcgov.us>  
**Subject:** PZE-24-0035 Kancor Zone Map Amendment