

AMENDED PUBLIC HEARING AGENDA
KOOTENAI COUNTY BOARD OF COMMISSIONERS
FEBRUARY 15, 2018, THURSDAY, 9:00 A.M.
KOOTENAI COUNTY ADMINISTRATION BUILDING, BOARDROOM
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CHAIRMAN'S OPENING REMARKS
- IV. POLL FOR CONFLICTS OF INTEREST
- V. PUBLIC HEARING
 - A. **Case No. ORA17-0006, An Amendment to the Kootenai County Land Use and Development Code**, as follows: AN ORDINANCE OF KOOTENAI COUNTY, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, RELATING TO LAND USE REGULATION; PROVIDING THAT THE MAXIMUM DENSITY IN CONSERVATION SUBDIVISIONS TO BE LOCATED IN MORE THAN ONE ZONE SHALL BE DETERMINED BY AGGREGATING THE MAXIMUM DENSITIES IN EACH ZONE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SURVIVAL AND NON-WAIVER OF ENFORCEMENT ACTIONS UNDER PREVIOUSLY ADOPTED ORDINANCES AND CODES; AND PROVIDING FOR AN EFFECTIVE DATE. A recommendation will be provided to the Kootenai County Board of Commissioners following the Kootenai County Planning Commission public hearing on January 25, 2018 at 6:00 p.m. at 451 N. Government Way, First Floor, Coeur d'Alene, Idaho. *(David Callahan-Director)*
 - B. **Case No. ORA18-0001, An Amendment to the Kootenai County Land Use and Development Code**, as follows: AN ORDINANCE OF KOOTENAI COUNTY, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, RELATING TO LAND USE REGULATION; PROVIDING THAT TRANSITIONAL GROUP HOUSING FACILITIES MAY BE PERMITTED AS A CONDITIONAL USE IN THE MINING AND LIGHT INDUSTRIAL ZONES; PROVIDING FOR SEVERABILITY; PROVIDING FOR SURVIVAL AND NON-WAIVER OF ENFORCEMENT ACTIONS UNDER PREVIOUSLY ADOPTED ORDINANCES AND CODES; AND PROVIDING FOR AN EFFECTIVE DATE. At a public hearing held on November 30, 2017, the Kootenai County Planning Commission recommended approval of an ordinance that would allow transitional group housing facilities in the High Density Residential and Commercial zones only, but not in the Mining and Light Industrial zones. At a public hearing held on January 11, 2018, the Kootenai County Board of Commissioners approved an ordinance allowing transitional group housing facilities in the High Density Residential and Commercial zones in accordance with the recommendation of the Planning Commission, but deferred consideration of allowing this use in the Mining and Light Industrial zones. *(David Callahan-Director)*
- VI. DELIBERATIONS
 - A. **Case No. VAR17-0006, a request by Patrick Wardian** for two variances to setback requirements on a parcel approximately 0.396 acres in size, in the Agricultural Suburban zone. The first request is for a variance of 25' to the twenty-five (25') foot front yard setback requirements (zero setback). The second request is for a 5' variance to the 10' side yard setback requirements, on the north side of the property. Access is directly off S. Silver Beach Road. The requested variances are to allow a residential structure and attached garage, to be constructed across the front yard property line and 8' into the S. Silver Beach easement and to allow the residential structure to be set five (5') from the north property line. The residential

structure is proposed to meet the west and south property line setback requirements without variances. The Applicant owns a personal storage building on the east side of S. Silver Beach Road, which he uses to store his boat and proposes to turn a portion of it into an office. Domestic water will be provided to the residence via a community water system which draws from Coeur d'Alene Lake and septic service will be provided via an Advantex Drainfield system. Access is directly off S. Silver Beach Road. The subject parcels were recently consolidated into one parcel. However, they are currently listed as: 0-7320-000-018-A and 0-7320-000-018-B and described as: SILVER BEACH PARK, LTS 18 & 19 W OF CO RD & EX HWY RW, in Section 29, Township 50 North, Range 03 West, B. M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on January 18, 2018 and recommended a partial approval. (*Mel Palmer-Planner*)

- B. **Case No. MSP17-0005, Lone Mountain Estates 2nd Addition, a request by Big Sky Capital, Inc.**, to create 37, five acre residential lots, on two parcels totaling approximately 190 acres in the Rural zone. Each newly created lot will meet the minimum lot size for the Rural zone. Access to the lots will be from E. Diagonal and Spire Road, via extensions of Massif Road. The subject Parcel Numbers are: 52N04W-01-3800 and 52N04W-02-8000. Parcel Number 52N04W-01-3800 is described as: W2-SW-NW, W2-E2-SW-NW in Section 01, Township 52 North, Range 04 West, B. M. Kootenai County, Idaho and Parcel Number 52N04W-02-8000 is described as: N2-S2 LYING SE OF RW, in Section 02, Township 52 North, Range 04 West, B. M. Kootenai County, Idaho. The Hearing Examiner held a public hearing on February 1, 2018 and recommended approval. (*Mel Palmer-Planner*)

VII. PUBLIC COMMENT

VIII. ADJOURNMENT

Kootenai County does not discriminate against individuals or groups on the basis of disability in the admission or access to, or treatment in, its public meetings, programs, or activities. Requests for assistance or accommodations can be arranged by contacting Kootenai County Community Development at (208) 446-1070 with 48-hour notice. Further information can be obtained from the Kootenai County Community Development, 451 Government Way, P. O. Box 9000, Coeur d'Alene, Idaho 83816-9000 (208) 446-1070.