

AMENDED PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
NOVEMBER 5, 2015, THURSDAY, 6:00 P.M.
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

I. CALL TO ORDER

II. OPENING REMARKS

III. NEW BUSINESS

- A. **Case No. CUP15-0003, Timothy Grise**, a request for a Conditional Use Permit for a Commercial Resort to allow a paintball field/recreational park facility, in accordance with Title 9, Sections 9-6-11 and 9-24-5. The subject parcel consists of approximately 9.96 acres located in the Agricultural zone. The project will be developed in two phases. The Parcel Identification Number is 51N05W-01-2620 and is described as: GOVT LT 3 W OF RR RW, EX RW in Section 01, Township 51 North, Range 05 West, B. M. Kootenai County, ID. The subject parcel is located south of W. Highway 53, on the east side of Greensferry Road and north of Nagle Lane. *(Mel Palmer-Planner)*
- B. **Case No. VAR15-0004, a request by Keith Benca** for a variance of 8.5' to the 25' front yard setback on a parcel of land approximately 0.286 acres in size in the Restricted Residential zone. The property is currently undeveloped with very steep slopes. The intent of the request is to construct a residence as close as possible to the existing road with minimal disturbance to the hillside. This would require a 16.5' setback from the right-of-way property line. Access to the property is off Lower Hayden Lake Road, a public road maintained by the Lakes Highway District. The property is located within the City of Hayden Area of City Impact. The parcel number is 0-3520-000-115-B and described as H L Honeysuckle Hills Building Sites, TAX # 13063 in Lot 115 Block 1 in Section 19, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. *(Vlad Finkel-Planner)*
- C. **Case No. VAR15-0005, a request by South Hayden Investment, Inc.**, for a variance of 10' to the 25' front yard setback on a parcel of land approximately 0.336 acres in size in the Restricted Residential zone. The property is currently undeveloped with very steep slopes. The intent of the request is to construct a residence as close as possible to the existing road with minimal disturbance to the hillside. This would require a 15' setback from the right-of-way property line. Access to the property is off Lower Hayden Lake Road, a public road maintained by the Lakes Highway District. The property is located within the City of Hayden Area of City Impact. The parcel number is 0-3520-000-118-0 and described as H L Honeysuckle Hills Building Sites, Lot 118 Block 1 in Section 19, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. *(Vlad Finkel-Planner)*
- D. **Case No. CUP15-0005, Specialty Rock Products, LLC**, a request for a Conditional Use Permit to renew a Restricted Surface Mine on 158.98 acres in the Rural zone. The Applicants received a Conditional Use Permit for this site in 2008 (CUP07-0009) which expired in January of 2013. Access to the property is off Chilco Road, a public road maintained by the Lakes Highway District. The parcel number is 52N04W-12-7500. The parcel is described as SE EX RW in Section 12, Township 52N, Range 04W, B. M. Kootenai County, Idaho. *(Vlad Finkel-Planner)*

- E. **Case No. CUP15-0007, Atlas Tower Holdings, LLC** a request for a Conditional Use Permit (CUP) to construct an unstaffed multi-carrier telecommunications facility with a 140' steel monopole within a leased 50' x 50' fenced utility compound area. The leased project area is centrally located on approximately 8.027 acre parcel in the Rural zone. As part of the proposal, the Applicant is requesting a variance to the two (2) mile radius separation requirement between existing cell towers in the area. The subject parcel is located at 17532 N. Atlas Road, Rathdrum, ID 83858. The parcel number is 0-5760-000-050-0. The site is described as Panhandle Village Tract 50 in Section 27, Township 52 North, Range 04 West. B. M. Kootenai County, ID.
(Vlad Finkel-Planner)

IV. 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.