

AMENDED PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
MARCH 2, 2017, 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. VAR16-0003, a request by Daryl and Carolyn Reynolds** for a variance of 15' to the 25' front yard setback due to decomposed granite rock outcroppings and steep slopes on-site. The undeveloped parcel of land is 1.037 acres in size in the Agricultural Suburban zone. The Applicant proposes to construct an approximately 35'x40' structure with a single family residence above a two (2) car garage. The same variance request was approved in August of 2009, however, since construction did not commence within three years of the Order of Decision, the approval expired in 2012. Consequently, the Applicant is bringing forward a new request at for the same variance that was previously approved. The parcel number is 0-2480-001-009-A and described as Falls River Homes 1st. Add, Lot 9 Block 1 & 1/12 INT. IN Tax #13891 in Section 10, Township 50 North, Range 05 West, BM. Kootenai County, Idaho. (*Vlad Finkel-Planner*)
- B. **Case No. VAR16-0007, a request by Donald D. Sharp** for a variance of 15' to the 25' front yard setback on a parcel of land 0.207 acres in size in the Agricultural Suburban zone. Due to the location of the existing cabin and the steepness of the site, it is very challenging, to place a garage in close proximity to the cabin for easy access and comply with the front yard setback distance. Therefore, the Applicant wishes to locate the new garage 10' away from the edge of the private road surface which bisects the property and has been historically used by the property owners in the area. Access to the property is via Vanilla Court, a private road. The parcel number is 042000000350 and described as Kidd Island Bay Lots, Lot 35 & 1/61 INT. IN Tax #12664 in Section 35, Township 50 North, Range 04 West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)
- C. **Case No. MSP16-0003, The Reserve at Twin Lakes**, a request by Donald Smock, for preliminary approval of a Major Subdivision consisting of 16 residential lots on approximately 85.6 acres in the Restricted Residential zone. Domestic water to the proposed lots will be provided by the North Kootenai Water and Sewer District. Each newly proposed lot will be serviced by an individual septic drainfield system. Access to proposed Lots 1 through 10, Block 1 will be provided via the newly extended Marilyn Road north of Twin Lakes Road. Access to Lot 1, Block 2, and Lot 1 Block 3 will be off Marilyn Road south of Twin Lakes Road. Lots 2 through 5, Block 3 will be accessed via 2 separate common driveways off Twin Lakes Road, a public road maintained by the Lakes Highway District. The existing portion of Marilyn Road, a private road and the newly proposed portion will be improved to the Highway District Standards within a road/utility easement dedicated to the public in the name of the Lakes Highway District. Marilyn Road will be privately maintained by the HOA. The Applicant is also seeking a variance to the "Gated Community" requirement. The parcel number is: 52N04W-05-2700. The site is described as GOVT LT 3 EX RW, SE-NW EX PLTD PTN & EX RW, NE-SW NE OF RD in Section 05, Township 52N, Range 04W B.M. Kootenai County Idaho. (*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.