

**AMENDED PUBLIC HEARING AGENDA**  
**KOOTENAI COUNTY HEARING EXAMINER**  
**KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1**  
**JULY 6, 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. VAR16-0008, a request by Mansour Faridnia**, for variances to side yard setback requirements, to allow a zero setback on the south-west property line in order to retain the existing residential structure in the current location and a variance on the north-east property line to allow a common stairway to remain in the current location. The subject parcel is 0.391 acres in size and located in the Restricted Residential zone. Access to the property is by S. Four Echoes Road. The parcel number is 0-8640-000-004-A and described as: WESTSHORE TRACTS, TR 4 EX NE2 in Section 25NE, Township 48 North, Range 05 West, B. M., Kootenai County, Idaho. (*Mel Palmer-Planner*)
- B. **Case No. PUD16-0001, The Club at Rock Creek**, a request by Rock Creek Idaho Holdings, LLC, to amend an existing planned unit development (PUD) to revise the PUD boundary, reduce the development footprint, and increase the residential units from 325 to 417 total units. The PUD encompasses 49 existing parcels, as set forth below. This request is being processed concurrently with Case No. MSP16-0004, for preliminary approval of a major subdivision. The Parcel Numbers and descriptions are as follows:

All within **Section 4, Township 48 North, Range 04 West**, B. M., Kootenai County, Idaho for 48N04W-04-1400 – TAX #14356 [IN W2-NE]; 48N04W-04-2950 – TAX #20262 EX TX#21352 [IN GOVT LT 3]; 48N04W-04-3000 – NE-GOVT LT 4, TX#21032 EX TAX #'S 20031 & 20263; 48N04W-04-3150 – NW4-GOVT LT 4; 48N04W-04-3200 – S2-GOVT LT 4 EX TAX #20263; 48N04W-04-5000 – S2-NW EX PTN E OF RD, SW EX PTN E OF RD, S2-SE EX TAX #22152.

All within **Section 5, Township 48 North, Range 04 West**, B. M., Kootenai County, Idaho for 48N04W-05-1000 – LT 1,2, E2-SW-NE, SE-NE, LT 3, SE-NW, NE-SW; 48N04W-05-1600 – W2-SW-NE; 48N04W-05-6650 – NE-SE-SW; 48N04W-05-8200 – N2-SE, SW-SE; 48N04W-05-9400 – SE-SE.

All within **Section 8, Township 48 North, Range 04 West**, B. M., Kootenai County, Idaho for 48N04W-08-1600 – TAX #15719 [IN SW-NE]; 48N04W-08-1400 – TAX #16057 [IN NE-NE]; 48N04W-08-1950 – TAX #20032 [IN GOVT LT 8]; 48N04W-08-1800 – TAX #24237 [IN GOVT LT 8]; 48N04W-08-0400 – TAX #24239 [IN GOVT LT 1 & 2]; 48N04W-08-0100 – TAX #24240.

All within **Section 8, Township 48 North, Range 04 West**, B. M., Kootenai County, Idaho for 0-L025-000-00B-0 – CLUB AT ROCK CREEK, TR B; 0-L025-000-00C-0 – CLUB AT ROCK CREEK, TR C; 0-L025-000-00D-0 - CLUB AT ROCK CREEK, TR D; 0-L025-000-00E-0 - CLUB AT ROCK CREEK, TR E; 0-L025-001-001-0 - CLUB AT ROCK CREEK, LT 1 BLK 1; 0-L025-001-002-0 - CLUB AT ROCK CREEK, LT 2 BLK 1; 0-L025-001-003-0 - CLUB AT ROCK CREEK, LT 3 BLK 1; 0-L025-002-001-0 - CLUB AT ROCK CREEK, LT 1 BLK 2; 0-L025-002-002-0 - CLUB AT ROCK CREEK, LT 2 BLK 2; 0-L025-002-003-0 - CLUB AT ROCK CREEK, LT 3 BLK 2; 0-L025-003-001-0 - CLUB AT ROCK CREEK, LT 1 BLK 3; 0-L025-003-002-0 - CLUB AT ROCK CREEK, LT 2 BLK 3; 0-L025-004-001-0 - CLUB AT ROCK CREEK, LT 1

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.

BLK 4; 0-L025-004-002-0 - CLUB AT ROCK CREEK, LT 2 BLK 4; 0-L025-004-003-0 - CLUB AT ROCK CREEK, LT 3 BLK 4; 0-L025-004-004-0 - CLUB AT ROCK CREEK, LT 4 BLK 4; 0-L040-000-00F-0 - CLUB AT ROCK CREEK FIRST ADD, TR F; 0-L040-000-00G-0 - CLUB AT ROCK CREEK FIRST ADD, TR G; 0-L040-000-00H-0 - CLUB AT ROCK CREEK FIRST ADD, TR H; 0-L040-005-001-0 - CLUB AT ROCK CREEK FIRST ADD, LT 1 BLK 5; 0-L040-005-002-0 - CLUB AT ROCK CREEK FIRST ADD, LT 2 BLK 5; 0-L040-005-003-0 - CLUB AT ROCK CREEK FIRST ADD, LT 3 BLK 5; 0-L040-005-004-0 - CLUB AT ROCK CREEK FIRST ADD, LT 4 BLK 5; 0-L040-005-005-0 - CLUB AT ROCK CREEK FIRST ADD, LT 5 BLK 5; 0-L040-005-006-0 - CLUB AT ROCK CREEK FIRST ADD, LT 6 BLK 5; 0-L040-006-001-0 - CLUB AT ROCK CREEK FIRST ADD, LT 1 BLK 6; 0-L040-006-002-0 - CLUB AT ROCK CREEK FIRST ADD, LT 2 BLK 6; 0-L040-006-003-0 - CLUB AT ROCK CREEK FIRST ADD, LT 3 BLK 6; 0-L040-006-004-0 - CLUB AT ROCK CREEK FIRST ADD, LT 4 BLK 6.

All within **Section 9, Township 48 North, Range 04 West**, B. M., Kootenai County, Idaho for 0-0770-005-001-0 – BLACK ROCK, LT 1 BLK 5; 0-0774-004-001-0 – BLACK ROCK 3<sup>RD</sup> ADD, LT BLK 4; 0-7191-001-002-0 – SCHORZMAN-ATKINS, LT 2 BLK 1.

*(Mel Palmer-Planner)*

- B. **Case No. MSP16-0004, The Club At Rock Creek, a request by Rock Creek Idaho Holdings, LLC**, for preliminary approval of a major subdivision which would create a total of 411 lots on approximately 899 acres in the Restricted Residential and Rural zones. The proposed major subdivision encompasses 20 existing parcels, as set forth below. This request is being processed concurrently with Case No. PUD16-0001 a request to amend the existing PUD to allow for this proposed major subdivision. The Parcel Numbers and descriptions are as follows:

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*(Mel Palmer-Planner)*

#### IV. ADJOURNMENT

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