

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
JANUARY 18, 2018, 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. ZON17-0011, a request by BLR Materials, LLC**, for a Zone Change from Mining to Light Industrial on approximately 60 acres of land. The purpose of this request is to utilize the site for light industrial activity including contractor storage facility. According to the Applicant, the site is no longer viable for mining activity. The subject parcel of land is bordered by properties zoned Mining, Mining w/Conditional Zoning Development Agreement and Agriculture. Access to the subject parcel is by W. Bedrock Road, a private road from Beck Road, public road maintained by the Post Falls Highway District. The property is located within the shared tier of City of Hayden, Rathdrum and Post Falls Area of City Impact. The parcel number is 51N06W-36-8600. The parcel is described as: SW-SE, S2-NW-SE in Section 36, Township 51N, Range 06W B.M. Kootenai County Idaho. (*Vlad Finkel-Planner*)

B. **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. (*Mel Palmer-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.