

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
FEBRUARY 1, 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. CUP17-0010, a request by Mountain Air Resort.** The Applicant is requesting a Conditional Use Permit for a Commercial Resort in the Agricultural zone. The project will be located on two parcels (52N03W335150 and 52N03W335200) totaling approximately 20 acres. The project will consist of a mix of recreational uses including a ten room Boutique Hotel, a 30' x 20' amphitheater for wedding and recreational educational events associated with agritourist and ecotourism, tent camping (both group and individual pads), and four RV camping stalls. The current residence has an individual septic and drainfield system, and water is provided by an individual well. The two outdoor restrooms will both be on septic and drainfield systems and will include sinks, as well as have water spigots just outside of the units; showers will not be included. The tent and RV sites will offer power. No dump station is proposed in this project. All RV's will be self-contained, and septic discharge will be conducted off site. Access will be provided via a common driveway (through the property to the south) from E. Dodd Road, a public road maintained by the Lakes Highway District. The subject property is located at 5245 E. Dodd Road, Hayden, ID 83835. The site is describe as TAX #5200 (W2-S2-NE-SW) in Section 33, Township 52N, Range 03W and TAX #5150 (E2-S2-NE-SW) in Section 33, Township 52N, Range 03W, in B. M. Kootenai County, Idaho. (*Clif Trimble-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. (*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.