

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
FEBRUARY 15, 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. MSP17-0004, Rock Creek Townhomes, a request by Rock Creek Idaho Holdings, LLC**, for preliminary approval of a major subdivision to subdivide six (6) existing lots within the plat of The Club at Rock Creek. Each of the existing lots is developed with duplexes, for a total of 12 living units (“units”). The purpose of the division is to create 12 individual lots with zero lot lines (dividing each duplex) and creating townhomes that can be sold separately. The Parcel Numbers and descriptions are as follows: 0-L025-001-001-0; 0-L025-001-002-0; 0-L025-001-003-0; 0-L025-002-001-0; 0-L025-002-002-0 and 0-L025-002-003-0. The subject lots are described as: CLUB AT ROCK CREEK, LT 1 BLK1; LT 2 BLK 1; LT 3 BLK 1; LT 1 BLK 2; LT 2 BLK 2 AND LT 3 BLK 2. All of the lots are located in in Sec. 8, Twp 48N, Range 04W. No additional units will be created with this request. All infrastructure and utility services have been installed. Domestic water, irrigation and sewer service will continue to be provided by Black Rock Utilities. Access will continue to be from Cabernet Court. (*Mel Palmer-Planner*)
- B. **Case No. MSP17-0003, Timbered Estates 1st Addition, a request by Big Sky Capitol Inc.** to create 5 residential lots on approximately 25 acres in the Rural zone. The project site is currently undeveloped. Each newly created lot will meet the minimum lot size for the Rural zone. Access to the lots within the subdivision will be from W Keva Lane. The subject parcel is: Parcel Number 53N04W-26-4200 and is described as: TAX #24907 [IN SE-NW], located in section 26, Township 53 N, Range 04 West, B.M Kootenai County, Idaho. (*Clif Trimble-Planner*)
- C. **Case No. ZON17-0012, a request by North Idaho Rose, LLC**, to change the zoning classification of two lots within the Garwood Corner subdivision from Rural to Light Industrial. The subject lots are Lots 3 and 4 and total approximately 11.45 acres. The subject lots are currently undeveloped. Access to the lots are from Old Highway 95 and/or Garwood Road. The parcel numbers are Lot 3 - 0-L072-001-003-0 and Lot 4 - 0-L072-001-004-0. The parcels are described as: GARWOOD CORNER, LT 3 BLK 1 AND LOT 4 BLK 1, in a portion of Section 24, Township 52 North, Range 04 West, B. M., Kootenai County, Idaho. Written comments must be received ten (10) days prior to the date of hearing. If you require special accommodations, please contact the Kootenai County Community Development seven (7) days prior to the public hearing. Additional information may be obtained from the Kootenai County Community Development located at 451 Government Way, P.O. Box 9000, Coeur d’Alene, Idaho 83816-9000, (208) 446-1070. (*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.