

**PUBLIC HEARING**  
KOOTENAI COUNTY HEARING EXAMINER  
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1  
APRIL 19, 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. MSP17-0007, English Point Heights CDS**, a request by Steele Family Trust, for preliminary approval of a Gated Community Conservation Design Major Subdivision consisting of 155 residential lots, one (1) Conservation Easement Tract (A) and one (1) Utility Tract (B) on 95 acres of land. The subject parcel is split zoned with 58.7 acres zoned Rural and 36.3 acres zoned Restricted Residential. The project will be developed in six phases with each phase containing between 17 to 35 lots. Each residential lot will range from 14,520 sq. ft. to 35,414 sq. ft. in size. North Kootenai Water District will provide domestic water supply to the subdivision. Effluent discharge will be treated by Hayden Lake Recreational Water District. Access to the proposal will be provided via two separate entry points from Lancaster Road, a public road maintained by the Lakes Highway District. One entry point will be within the boundaries of the proposed plat, while the second will be located west of the proposed plat within an existing 60' wide access easement. All roads within the proposed plat and entry point outside of the plat will be privately maintained by the Home Owner's Association. A portion of the green space area within the 20-acre Conservation Easement will be owned and maintained by the HOA and utilized as a small working farm, creating what is known as "Agrihood Community." The Conservation Easement will be dedicated to a Conservation agency. A wetland with an intermittent drainage way was found within the boundaries of the Conservation Easement and has been delineated with the protection buffers on the plat. The Applicant plans to record appropriate CC&R's and other documents establishing cooperative corporations upon final plat approval. The parcel number is: 51N03W-04-6700. The site is described as: E2-SW EX S 685.8 FT SE-SW, W2-SE EX N 1344.17 FT W OF RW, EX RW IN SE4 in Section 04, Township 51 North, Range 03 West, 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.