

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
JUNE 7, 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. CUP17-0004**, a Conditional Use Permit request by **Carlin Bay Resort, LLC**, to allow the Modification and Expansion of an existing Commercial Resort. The project site received approval for a Commercial Resort in a series of Conditional Use Permits, most recently in Case No. C-1082-99, on January 12, 2000. The project site is located on both sides of Highway 97 and consists of approximately 5.332 acres in the Restricted Residential zone. The parcel number is 48N03W-06-0975 and described as: TAX # 20468 [IN GL2 & 3, SW-NE] EX RW in Section 6, Township 48 North, Range 03 West. B. M. Kootenai County, ID. The subject property is located at 33917 S. Highway 97, Harrison, ID. (*Mel Palmer-Planner*)
- B. **Case No. VAR18-0002**, a request by **James and Nancy Rogerson** for a 15' variance to the 25' front yard setback on a 0.55 acre parcel in the Restricted Residential zone. Due to the steepness of the site and the irregular shape of the front property line along Eddyville Road right-of-way, the Applicant cannot maintain the necessary front yard setback. Specifically, the northeast corner of the property line angles in a manner that offsets the front yard setback further downhill. Therefore, the Applicant wishes to locate the new residence, including an attached garage 10' away from the front property line. This would facilitate for a gradual access driveway and a hammerhead turnaround. Access to the property is via Eddyville Road, a public road maintained by the East Side Highway District. The parcel number is 0-J367-001-001-A and described as: Grandview West, LT 1 BLK 1, TAX # 21327 in Section 4, Township 49 North, Range 03West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)
- C. **Case No. CUP18-0002**, a request by **Newton Investments**, for two concurrent Conditional Use Permits. Specifically the permits are for an Agriculture Products Sales Store and a Wholesale Greenhouse, on approximately 11.72 acres, in the Agriculture zone. The Parcel Number is 51N04W-18-0800 and is described as: NW-NE LYING NW OF RR, in Section 18, Township 51N, Range 04W B. M. Kootenai County Idaho. The subject parcel is located at is located at 7134 W. Wyoming Ave., Rathdrum, ID 83858. (*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.