



KOOTENAI COUNTY BOARD OF COMMISSIONERS

PUBLIC HEARING AGENDA

FEBRUARY 13, 2020, THURSDAY, 6:00 P.M.

KOOTENAI COUNTY ADMINISTRATION BUILDING, Room 1A/B
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CHAIRMAN'S OPENING REMARKS
- IV. POLL FOR CONFLICTS OF INTEREST
- V. PUBLIC HEARING – Action Item

Remand from August 19, 2019 --

- A. **Case No. MSP18-0002, Lake Club Estates**, a request for reconsideration by Jillian H. Caires, Attorney at Law, on behalf of Echo Bay Holdings, LLC, of the denial of an application for preliminary approval of a Major Subdivision consisting of 25 residential lots, with 7 open space Tracts on approximately 17.889 acres in the Restricted Residential zone. The proposed site is currently undeveloped. The average lot size for the residential lots is 19,010 square feet. The lot sizes range from 10,570 square feet to 25,675 square feet. The minimum lot size for this Zone is 8,250 square feet. Access to the property is via a private road from State Highway 97, which is maintained by the Idaho Transportation Department. The private road accessing the subdivision will be constructed to meet the Associated Highway District Standards for the East Side Highway District. Water will be provided to the residential lots by a newly constructed public drinking water system on site, and effluent discharge will be provided by individual septic systems. The parcels numbers are: 49N03W-07-7400 and 49N03W-07-2200. The site is described as: parcel 49N03W-07-7400 as PTN TAX #25221 Inside Water District [GL4] AND Parcel 49N03W-07-2200 is described as PTN TAX #25221 Outside Water District [NE-SE], both parcels are in Section 07, Township 49 N, Range 03 West, B.M Kootenai County, Idaho. The Hearing Examiner held a public hearing on January 17, 2019 and recommended approval. The Board held deliberations on February 21, 2019 and approved a public hearing request. The Board held a public hearing on April 10, 2019 and voted to deny the subdivision application. The Board held deliberations on June 27, 2019 and voted to hold a public hearing granting a reconsideration request. On August 14, 2019 the Board held a public hearing and voted to reschedule deliberations. On August 19, 2019 the Board held deliberations and voted to remand the application back to Community Development to work with the Applicant to conduct an independent traffic study. On December 3, 2019 Community Development received a Traffic Impact Analysis. *(Mary Shaw-Planning Manager)*

- VI. 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.