



KOOTENAI COUNTY BOARD OF COMMISSIONERS

AMENDED AGENDA

FEBRUARY 21, 2019, THURSDAY, 9:00 A.M.

KOOTENAI COUNTY ADMINISTRATION BUILDING, Boardroom
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. DELIBERATION (Action Items)
 - A. **Case No. MSP18-0002, Lake Club Estates**, a request by Echo Bay Holdings, LLC, 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 sq ft. The lot sizes range from 10,570 square feet to 25,675. The minimum lot size for this Zone is 8,250 sq ft. Access to the property is via a private road off 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.
(Clif Trimble-Planner)
 - B. **Case No. VAR18-0008, a request by Jean-Pierre Schrambach** for two variances, for the front and rear setbacks. The request for the front setback variance is 15', and the request for the rear setback is 15'. The subject parcel is bisected by Lower Hayden Lake Road, and the site is encumbered by steep slopes. The building footprint for the 3,000 sq. ft., 2 story residence will be 10' from the rear lot line and 35' from the centerline of Lower Hayden Lake Road. The parcel number is 035200000980 and described as: H L Honeysuckle Hills BLDG Sites, LT 98 BLK 1 Section 19 Township 51N Range 03W B.M., Kootenai County, Idaho. Hearing Examiner held a public hearing on February 7, 2019 and recommended denial.
(Clif Trimble-Planner)
 - C. **Case No. CUP18-0008, a request by LIMA Properties, LLC** (David and Sunshine Welton), for a Conditional Use Permit to construct a Mini Storage and Rental Warehouse facility on 5.00 gross acres in the Rural zone. The proposal will be developed in three (3) phases. At full built out there will be nine (9) buildings ranging from 6,720 sq. ft. to 8,960 sq. ft. in size. The Applicant plans to partition the proposed structures into a maximum of 178 units and an onsite office. The units will provide year-round dry storage for RVs and boats. The proposed office building will have a PHD approved on-site septic system. Domestic water to the office will be provided with a new well. Access to the project site will be from the terminus of Sylvan Road via a new 30' wide access easement across Parcel # 0-0200-001-016-B (*directly to the south of the project site*). The subject parcel number is 0-0200-001-015-B and described as Arthurs

Sylvanian Acres, W2 Lot 15, Block 1 Except Right-of-way in Section 15, Township 53 North, Range 03West. B. M. Kootenai County, Idaho. Hearing Examiner held a public hearing on February 7, 2019 and recommended denial. (*Vlad Finkel-Planner*)

VI. SIGNINGS (Action Items)

- A. **Ordinance No. 535/Case No. ZON18-0013, a request by Robert and Laura Lambert** to complete a Zone Change from Agricultural to Restricted Residential on approximately 5.007 acres of land. The purpose of the request is be able to subdivide the parent parcel into two lots. The subject parcel of land has an existing residence and outbuildings. Access to the property is from English Point Road, a public road maintained by the Lakes Highway District. The property is located within the City of Hayden Lake Area of City Impact. Concurrently, the Applicant is requesting a two lot Minor Subdivision Case No. MIN18-0033, Lambert Addition, a decision of which will depend on the approval of the above referenced Zone Change. The parcel number is 51N03W-08-7125. The parcel is described as: TAX # 10951 in Section 08, Township 51N, Range 03W B.M. Kootenai County Idaho. The Hearing Examiner held a public hearing on December 6, 2018 and recommended approval. The Board held a public hearing on February 14, 2019 and unanimously approved the request. (*Vlad Finkel-Planner*)

VII. BUSINESS – Community Development Updates

- A. Blackstone Estates Water problems (Information Item; staff requests any decision be delayed until March 7 when the developer/builder can attend.)

VIII. PUBLIC COMMENT (Discussion)

IX. 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.