



PUBLIC HEARING AGENDA

POSTPONED

KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
MARCH 19, 2020, THURSDAY, 6:00 P.M.
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

- I. CALL TO ORDER
- II. OPENING REMARKS
- III. NEW BUSINESS – **Rescheduled to a Date to be Determined**

~~A. **Case No. MSP19-0007, Pinewood Estates**, a request by Daum Construction, LLC, for preliminary approval of a Major Subdivision consisting of twelve (12) residential lots on 62 acres across four existing parcels of land in the Rural zone. The proposed lots will range from 5.000 (gross) acres to 6.476 (gross) acres in size. Domestic water to each residential lot will be provided via individual wells. Effluent discharge will be treated via individual septic and drainfields on each lot. Access to the proposed lots will be via a newly constructed internal road extending from the intersection of Ramsey Road and Chilco Road, heading southwest and terminating at a cul de sac. A common driveway will extend from the cul de sac of the newly constructed road providing access to four or fewer remaining landlocked lots. The new road will be constructed to highway district standards and will be dedicated to the public in the name of Lakes Highway District for maintenance purposes. The common driveway will be constructed to the International Fire Access Standards. The parent parcel numbers are: 52N04W 15 0300, 52N04W 15 4200, 52N04W 15 1350 and 52N04W 15 1200. The property is described as: Parcel 1: TAX #S 16394 & 16395 [IN NE NE]; Parcel 2: SE NW SE OF RD EX RW EX PLTD PTN EX TX#S; Parcel 3: TAX #16396 [IN NE NE]; Parcel 4: TAX #16397 [IN NE NE] will all parcels located in Section 15, Township 52 North, Range 04 West. B. M. Kootenai County, ID. The subject site is located on the southwest corner of the intersection of Ramsey and Chilco Roads. (*Vlad Finkel-Planner*)~~

~~B. **Case No. MSP19-0006, Bayshore Estates**, a request by Jesse Goetz Family Ltd Partnership, for preliminary approval of a two (2) phase Major Subdivision consisting of 57 residential lots on approximately 28.45 acres in the Restricted Residential zone with a Conditional Zoning Development Agreement (CZDA). The CZDA restricts density development on the property to 2 residential dwelling units per acre. The proposed lots will range from 0.340 to 0.578 acres in size. Domestic water to the residential lots will be provided by connection to the public water system operated by Greenferry Sewer and Water District. Effluent discharge will be treated via individual septic and drainfields on each lot. Access to the proposed lots will be from newly constructed roads that will connect to Riverview Drive on the south and Patrick Drive to the northeast. The new roads will be constructed to the highway district standards and will be dedicated to the public in the name of the Post Falls Highway District for maintenance purposes. The parent parcel numbers are: 50N05W 12 5470 and 50N05W 12 5500. A boundary line adjustment was recently recorded resulting in the current configuration of the parent parcel as reflected on the preliminary plat. However, said boundary line adjustment has not been updated on the County Assessor's Parcel Map. The newly adjusted property is described in Quit Claim Deed and Agreement Regarding Lot Line Adjustment~~

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.

~~Instrument No. 2701680000. The subject property is located just northeast of the intersection of Riverview Road and Greensferry Road. (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.