



## KOOTENAI COUNTY BOARD OF COMMISSIONERS

### AGENDA

**MARCH 19, 2020, THURSDAY, 9:00 A.M.**

KOOTENAI COUNTY ADMINISTRATION, 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. CHANGES TO AGENDA (Action Item)
- VI. DELIBERATIONS (Action Item)
  - A. **Case No. VAR19-0008, a request by Heatherly Living Trust** for a 15' variance to the 25' front yard setback from E Hayden Lake Road and a 20' variance to the 25' rear yard setback from the rear property line for construction of an Accessory Living Unit (ALU) on a 0.513 acre parcel of land in the Restricted Residential zone. There is an existing residence on the waterfront portion of the property (west of E. Hayden Lake Road), while the upland portion of the property (east of E. Hayden Lake Road) where the Applicant intends to construct an ALU is currently undeveloped. Said portion of the property has very steep slopes and limited area for construction of any structures. Access to the property is via E. Hayden Lake Road, a public road which bisects the subject parcel of land. The parcel number is 03520000049A and described as: H L Honeysuckle Hills Building Sites, Lot 49 EX TAX # 17811, Lot 50 BLK 1 in Section 20, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. The subject site is located at 4513 E. Hayden Lake Road. The Hearing Examiner held a public hearing on February 20, 2020 and recommended approval. (*Vlad Finkel-Planner*)
  - B. **Case No. MSP19-0003, MSP19-0003, Bedrock Commercial**, a request by BLR Materials, LLC, for preliminary approval of a 12-lot (for commercial/light industrial uses) Major Subdivision located on 60 acres in the Light Industrial zone. Historically, a portion of the parent parcel consisting of approximately 20-25 acres was utilized for mining activities. As a result, a 15-20 foot depression is located in the southern part of the property surrounded by earth berms. The existing gravel pit will be backfilled and graded for future construction of the shared infrastructure improvements such as interior roads and development of each lot. Each lot will be approximately 5.0 gross acres in size. Water service will be provided via a new on-site private system with the use of an existing well. The well has an adjudicated water right to 2.23 cfs (1,000 gpm), 384.8 AFA, per water right number 95-9042. Effluent discharge will be treated via individual on-site septic and drainfields. Access to the subject parcel is via W. Bedrock Road, a private road. The Applicant intends to improve W. Bedrock Road to the Associated Highway District (AHD) standards in order for the off-site road to be turned over for maintenance purposes to the Post Falls Highway District. Furthermore, the Applicant will construct all interior roads to AHD standards and dedicate them to the public in the name of the Post Falls Highway District. The property is located within the shared tier of the Coordinated Area of City Impact of Cities of Hayden, Rathdrum and Post Falls. The parent parcel number is: 51N06W-36-8600 and is described as: SW-SE, S2-NW-SE in Section 36, Township 51N, Range 06W B.M. Kootenai County Idaho. The subject site is located at 6023 W. Bedrock Road, Post Falls ID. The Hearing Examiner held a public hearing on February 20, 2020 and recommended approval. (*Vlad Finkel-Planner*)

VII. SIGNING (Action Items)

- 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. On February 13, 2020 the Board held a reconsideration public hearing and voted to approve the subdivision application. (*Mary Shaw-Planning Manager*)
- B. **Resolution No. 2020-22**, Authorizing Community Development Director to fee waivers rather than taking the request to the Board on a deliberations agenda. (*David Callahan, Director*)
- C. **Resolution No. 2020-23**, Authorizing Community Development Director to sign the department's subdivision completion/warranty agreements rather than the Board's chairman. (*David Callahan, Director*)

VIII. BUSINESS – Community Development Updates (No Items)

XI. 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.