

**AMENDED PUBLIC HEARING AGENDA**  
**KOOTENAI COUNTY BOARD OF COMMISSIONERS**  
**APRIL 4, 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. PUBLIC HEARING – Action Item
  - A. **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. The Board held deliberations on February 21, 2019 and approved the public hearing request. (*Clif Trimble-Planner*)
- VI. DELIBERATIONS – Action Items
  - A. **Case No. MSF19-0002, The Reserve at Twin Lakes**, a request by Donald R. and Margaret L. Smock, for final approval of The Reserve at Twin Lakes a Major Subdivision consisting of 16 residential lots on approximately 85.6 acres in the Restricted Residential zone. The parcel number is: 52N04W-05-2700. The site is described as GOVT LT 3 EX RW, SE-NW EX PLTD PTN & EX RW, NE-SW NE OF RD in Section 05, Township 52N, Range 04W B.M. Kootenai County Idaho. On April 6, 2017, the Board of County Commissioners granted preliminary approval of a 16 residential lot subdivision in Case No. MSP16-0003. (*Vlad Finkel-Planner*)
  - B. **Case No. MSP19-0002, Hauser-Beck Industrial Park**, a request by AAK, LLC for preliminary approval of a seven (7) lot subdivision on approximately 35.5 acres in the Rathdrum Prairie zone. The proposed subdivision is located within the Hauser Area of City Impact and has received a recommendation of approval from the Hauser Joint Planning Commission. The proposed lots will be served by individual wells. Each lot will be served by individual septic and drainfield systems. Access to the lots will be via a new private road, off of N. Beck Road, a public road in the jurisdiction of Post Falls Highway District. The parcel numbers are: 51N05W303520 and 51N05W303600. The parcels are respectively described as: Tax # 22333 [IN GOVT LT 1] and Tax # 22332 [IN GOVT LTS 1&2] in section 30, Township 51N, Range 05W B.M. Kootenai County, Idaho. (*Ben Tarbutton-Planner*)
- VII. BUSINESS – Community Development Updates
  - A. Referrals of minor subdivisions to highway districts. (Action Item)
  - B. Consideration of a donation letter authorizing the transfer of real property to the Idaho Transportation Board. (Action Item)

VIII 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.