

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
MAY 16, 2019, THURSDAY, 6:00 P.M.
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

I. CALL TO ORDER

II. OPENING REMARKS

III. NEW BUSINESS

A. **Case No. ZON18-0016, a request by John and Gaila Condon Living Trust** to complete a Zone Change from Restricted Residential to Commercial of a portion of a parcel consisting of 107.59 acres. The portion of the parcel for this request is a peninsula north of Highway 97 and above the ordinary high water mark (2139.3' NAVD) of Lake Coeur d'Alene, approximately 0.5 acre in size. The subject land is currently undeveloped. Access to the project site is from Highway 97, a public road maintained by Idaho Transportation Department. The Applicant is affiliated with North Idaho Maritime. It is the intent of the Applicant to use the subject portion of the parcel as a staging area to load construction materials and equipment for dock and waterfront construction activities. The parcel number is 49N02W067000. The parcel is described as: Tax # 5934, LT 7, SE-SW, S2-SE EX Tax #s ALL EX RW in Section 06, Township 49 North, Range 02 West, B.M., Kootenai County, Idaho. The subject property is located at 6719 S. Highway 97. (*Vlad Finkel-Planner*)

B. **MSP18-0003, McCarthy Estates**, a request by McCarthy Capital Inc, for preliminary approval of a Gated Community Major Subdivision consisting of 26 residential lots on approximately 136.7 acres in the Rural zone. The project will be completed in two phases with 13 lots in each phase. The proposed lots will range from 5.000 to 6.697 acres in size. The subject property is currently undeveloped. Domestic water will be provided by Bar Circle S Water Company. Effluent discharge will be treated by an individual septic and drainfield systems on-site. Access to the subdivision will be provided from Garwood Road and from the extension of Dolan Road, both roads are public and maintained by the Lakes Highway District. The new interior road will serve as a loop and will be gated at both entrances to the subdivision. Furthermore, the internal road will be constructed to the Associated Highway District Standards and dedicated to the Homeowner's Association for maintenance purposes. The parcel number is: 0L072001001A. The site is described as: Garwood Corner, Lot 1, Block 1, Tax # 25311 in Section 24, Township 52 North, Range 04 West. B. M. Kootenai County, Idaho. (*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.