



## KOOTENAI COUNTY BOARD OF COMMISSIONERS

### AMENDED AGENDA

**MAY 16, 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. DELIBERATIONS (Action Items)
  - A. **Case No. CUP18-0006, a request by Elene Schumacher / Saint Herman of Alaska Skete**, for a Conditional Use Permit to "establish a place of worship" in the Agricultural Suburban zone. A Skete is defined as a monastic community in Eastern Christianity that allows relative isolation for monks. It is anticipated there would be 2 to 4 monks initially, and not more than 6. The monks will live in small cabins like structures or eventually a dormitory-style building, in addition to an established church. Access to the subject property will be a new common driveway within via a newly recorded access easement across Parcel # 51N05W-02-1550, directly from State Highway 53. The parcel number is 51N05W-02-2900. The parcel is described as TAX # 19037 [IN GOVT LT 3] in Section 2, Township 51 North, Range 05 West B.M. Kootenai County, Idaho. The Hearing Examiner held a public hearing on April 18, 2019 and recommended approval. (*Vlad Finkel-Planner*)
  - B. **Case No. VAR19-0001, a request by Lloyd B. Craine Family LLC** for a 3.5' variance to the 10' north side yard setback and a 3.81' variance to the south side yard setback on a lot of 0.192 acres in the Restricted Residential zone. Specifically, the Applicant wishes to improve an existing residence by replacing the roof and increasing the height of the third story attic with intent of making it habitable. The existing residence was constructed prior to the County adopting setback regulations, and currently does not meet the required side yard setbacks. Access to the property is water-access only. The parcel number is 0-4480-009-002-A and described as: Lot 2 Block 9 of La Delcardo Bay in Section 23, Township 49 North, Range 04 West, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on April 18, 2019 and recommended approval. (*Ben Tarbutton-Planner*)
  - C. ~~**Case No. MSF19-0001, Lost Creek Estates 3rd Addition**, a request by Waldo Construction, LLC, for final approval of the 3rd and Final Phase of a Major Subdivision consisting of 26 residential lots on approximately 107.93 acres in the Rural zone. The parcel number is: 0-J407-000-00B-0. The site is described as Lost Creek Estates, Tract B in Section 03, Township 51 North, Range 5 West, B.M., Kootenai County, Idaho. On April 21, 2005, the Board of County Commissioners granted preliminary approval of a 64 residential lot phased subdivision, known as Lost Creek Estates in Case No. S-760P-03. On September 28, 2006, the Board signed an Order of Decision, granting final subdivision approval of Lost Creek Estates (Phase I) in Case No. S-760F-06 consisting of 16 residential lots. Through a series of extensions, on May 22, 2014, the Board granted final subdivision approval of Lost Creek Estates 1st Addition (Phase II) in Case No. MSF14-0002 consisting of 22 residential lots. (*Ben Tarbutton-Planner*)~~

- D. Case No. MSF19-0003, Lone Mountain Estates, 3<sup>rd</sup> Addition (Phase II)**, a request by JT Holdings, LLC, for final approval of the 2nd and Final Phase of a Major Subdivision consisting of 19 residential lots on approximately 97 acres in the Rural zone. The parcel number is: 0—L292-000-00B-0. The site is described as Lone Mountain Estates 2nd Addition, Tract B in Section 02, Township 52 North, Range 04 West, B.M., Kootenai County, Idaho. On March 1, 2017, the Board of County Commissioners granted preliminary approval of a 37 residential lot phased subdivision, known as Lone Mountain Estates 2nd Addition, MSP17-0005. On December 20, 2018, the Board signed an Order of Decision, granting final subdivision approval of Lone Mountain Estates 2nd Addition (Phase I) in Case No. MSF18-0007 consisting of 18 residential lots. *(Ben Tarbutton-Planner)*

VI. SIGNING (Action Items)

- A. Case No. VAR18-0009, a request by Patrick Magajna** for a variance of 13'- 3" to the structure, and 17' - 4 7/8" to the eave to the required 25' front yard setback on a parcel in the Restricted Residential zone. Due to common ownership assessment reasons, the Assessor has this Lot 4 Block 1 and Lot 3 Block 2 of Split Rock Subdivision depicted as one 0.96 acre parcel. However, according to the recorded plat, they are still two separate lots. Specifically, the Applicant wishes to construct a residence with an attached garage on the south side of N. Split Rock Road. Due to the steep topography of the site, the Applicant cannot maintain the front yard setback. As a result, the residence with attached garage would be located 7' from the property line. Access to the property is via N. Split Rock Road, a road dedicated to the public. The parcel number is 0-7480-001-004-A and described as: Lot 4 Block 1 of Split Rock Subdivision in Section 17, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on April 4, 2019 and recommended approval. The Board held deliberations on April 25, 2019 and unanimously approved the request. *(Ben Tarbutton-Planner)*

VII. BUSINESS – Community Development Updates

- A.** Request by Chad Halverstadt to use a road naming standard different from what is allowed by **8.4.1004** of the Land Use and Development Code. (Action Item)
- B.** Discussion of staff initiated code enforcement. (Action Item)

VIII. PUBLIC COMMENT (Discussion)

IX. ADJOURNMENT (Action)

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.