



## PUBLIC HEARING AGENDA

KOOTENAI COUNTY HEARING EXAMINER

**VIRTUAL PUBLIC HEARING**

JUNE 18, 2020, THURSDAY, 6:00 P.M.

451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

### WEBLINK:

<https://www.kcgov.us/927/Planning-Department-Virtual-Meetings>

#### I. CALL TO ORDER

#### II. OPENING REMARKS

#### III. NEW BUSINESS

- A. **Case No. CUP19-0011**, a request by Poe Asphalt Paving, Inc. for a Conditional Use Permit for a Restricted Surface Mine and Asphalt Batch Plant on an approximately 93-acre site, 47 acres of which will be for the mine and asphalt batch plant. The site is located within the Rural zone along Old Highway 95 approximately 2 miles south where Old Highway 95 intersects Brunner Road. Access to the site will be from an existing approach on Old Highway 95. The parcel numbers are 52N03W-05-5400 and 52N03W-05-5000. The respective parcel descriptions are: TAX #20202 [IN N2-SW] and TAX #20836 EX RW [IN E2-SW] all in Section 5, Township 52N, Range 03W, B.M., Kootenai County Idaho. (Amy Hilland-Planner)
- B. **Case No. ZON19-0007**, Huetter Properties, LLC to complete a Zone Change from Commercial with a Conditional Zoning Development Agreement (CZDA) to Commercial on 2.95 acres of land. The purpose of this request is to eliminate the CZDA with all of the development restrictions set forth in said document and allow all uses available in the Commercial zone. The subject property is located within the exclusive tier of the Coordinated Area of City Impact of City of Post Falls. The subject parcel of land fronts I-90 with direct access from Huetter Road, a public road maintained by the Post Falls Highway District. The parcel number is 50N04W-05-2300. The parcel is described as: Tax #1095 EX N 103' EX RW, E2-TR 8 EX RW N of I-90 (in Lawrence Park) in Section 05, Township 50 North, Range 04 West, B.M., Kootenai County, Idaho. (Vlad Finkel-Planner)
- C. **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)

#### 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.