

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
JUNE 20, 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. ZON19-0003, North Idaho Rose LLC** to complete a Zone Change from Rural to Light Industrial with a Conditional Zoning Development Agreement (CZDA) on approximately 20.82 acres of land. The subject parcel has an existing residence. Pursuant to Kootenai County Code Title 8, Section 8.2.804 residential uses are prohibited in the Light Industrial zone. Therefore, the Applicant is proposing a CZDA with a requirement for demolition or conversion (change of use permit) of the existing residential structure to non-residential use prior to establishment of light industrial use on-site. Access to the property is from N. Old Highway 95, a public road maintained by the Lakes Highway District. The parcel number is 0-L072-001-002-A. The parcel is described as: Garwood Corner, Lot 2, Block 1, Except TAX # 25311 in Section 24, Township 52N, Range 04W B.M. Kootenai County Idaho. The subject property is located at 51337 N. Old Highway 95. (*Vlad Finkel-Planner*)

B. **Case No. ZON19-0005, Robert Pickering** to complete a Zone Change from Agricultural to Rural on approximately 10 acres of land. There is an existing residence on the subject parcel of land. The purpose of the request is to be able to subdivide the property into two 5 acre parcels. Access to the property is from Bodine Avenue, a public road maintained by the Post Falls Highway District. The property is bordered by parcels that are zoned Agricultural and Rural. The property is located within the shared tier of the Coordinated Area of City Impact of Cities of Hayden, Post Falls and Rathdrum. The parcel number is 51N05W-21-4410. The parcel is described as: SW-SE-NW [FKA TR 27 GREENACRES PLAT 4] in Section 21, Township 51N, Range 05W B.M. Kootenai County Idaho. The subject site is located at 13989 W. Bodine Avenue, Post Falls, Idaho 83814. (*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.