



## PUBLIC HEARING AGENDA

KOOTENAI COUNTY HEARING EXAMINER

**VIRTUAL PUBLIC HEARING**

JULY 2, 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. CUP20-0002, a request by Basin Properties, LLC** for a Conditional Use Permit to operate a Restricted Surface Mine on a parcel in the Agricultural zone. The site is located at 32280 State Highway 3. The parcel number is 47N02W-04-4900, described as: PTN GOVT LT 5 LYING S OF HWY & E OF CO RD EX E 200 FT & EX TX#24059, NE-SW & GOVT LT 8 LYING NE OF CO RD in Section 4, Township 47 North, Range 02 West, Boise Meridian, Kootenai County, State of Idaho. The subject parcel is located along the south side of State Highway 3 and along the east side of Willow Creek Road, a public road maintained by East Side Highway District. Access to the subject site is via an existing driveway extending from State Highway 3, with supplementary access via Willow Creek Road. The parcel consists of approximately 37.5 acres, of which 6 acres are currently utilized for mining activities. (Zach Trevino-Planner)
- B. **Case No. CUP19-0012, a request by Richard and Inga Arts/King Sod, LLC** for a Conditional Use Permit for an Agricultural Product Sales Store to operate a commercial sod business on approximately ten (10) acres in the Agricultural Zone. The parcel number is 51N04W-17-7600. The parcel description is: The Southwest quarter of the Northeast quarter of the Southeast quarter Section 17, Township 51N, Range 04W, B.M., Kootenai County Idaho. The site is located at 10102 N. Memory Lane, Rathdrum, ID 83858. (Amy Hilland-Planner)

*Rescheduled from Postponed hearing of March 19, 2020*

- C. **Case No. MSP19-0006, Bayshore Estates**, a request by Jesse Goetz Family Ltd Partnership, for preliminary approval of a two (2) phase Major Subdivision consisting of 57 residential lots on approximately 28.5 acres in the Restricted Residential zone with a Conditional Zoning Development Agreement (CZDA). The CZDA restricts development density to 2 residential dwelling units per acre. The proposed lots will range from 0.340 to 0.578 acres in size. Domestic water to the residential lots will be provided by connection to the public water system operated by Greenferry Sewer and Water District. Effluent discharge will be treated via individual septic and drainfields on each lot. Access to the proposed lots will be from the newly constructed roads that will connect to Riverview Drive on the south and Patrick Drive to the northeast. The new roads will be constructed to the highway district standards and will be dedicated to the public in the name of the Post Falls Highway District for maintenance purposes. The parent parcel number is 50N05W-12-5500 described as: TAX #25915 [IN GL5 & IN NW-SW] in Section 12, Township 50 North, Range 05 West, Boise Meridian, Kootenai County, State of Idaho. The subject proper is located just northeast of the intersection of Riverview Road and Greensferry Road. (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.