

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
JULY 18, 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. VAR19-0005, a request by Tim Taruscio** for a 19' Variance to the 25' front yard setback requirement for construction of a residence on a 0.35 acre parcel in the Restricted Residential zone. Due to the steepness of the site, the Applicant cannot maintain the necessary front yard setback. Therefore, the Applicant wishes to locate the new residence, including an attached garage 6' away from the front property line. This would facilitate for a gradual access driveway to the garage. Access to the subject property is through the adjacent Lot 43 (*under the same ownership*) from Clarkview Place, a public road maintained by the Lakes Highway District. The parcel number is 03520005044A and described as: H L HONEYSUCKLE HILLS BLDG SITES, LT 44 EX RW BLK 5 Section 20, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. The proposed site is located on Lot 44 of the above referenced plat, near the cul-de-sac/dead-end of N. Clarkview Place in Hayden, ID. (*Vlad Finkel-Planner*)

B. **Case No. PUD19-0001, a request by Archstone, LLC**, to amend the Black Rock Planned Unit Development to increase the approved dwelling units from 376 to 389, for a total of 13 additional dwelling units. The additional dwelling units would be utilized by the Applicant for a future Condominium project. Access to the subject site is from S. Loffs Bay Road to the north and W. Rockford Bay Road to the south. The subject site is described as an area comprised of approximately 679 acres lying south of Loffs Bay Road and north and west of Rockford Bay Road, in Sections 8, 9, 16, and 17, Township 48 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.