



KOOTENAI COUNTY BOARD OF COMMISSIONERS

DELIBERATIONS AGENDA

SEPTEMBER 5, 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. SIGNINGS (Action Items)
 - A. **Ordinance No. 544/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 83854. The Hearing Examiner held a public hearing on June 20, 2019 and recommended approval. The Board held deliberations on August 15, 2019 and approved the request. *(Vlad Finkel-Planner)*
 - B. **Case No. MSP19-0001, Garnet Ranch** a request by Crystal Creek, LLC, for preliminary approval of a Major Subdivision consisting twenty-five (25) residential lots and two (2) Open Space Tracts on approximately 166 acres over three parcels of land. Parcels No. 51N05W-20-1570 and 51N05W-17-9750 are zoned Agricultural Suburban. Parcel No. 51N05W-20-2100 is currently split zoned Agricultural Suburban and Agricultural. In a concurrent application Case No. ZON19-0002, the Applicant is requesting to rezone the split zoned parcel to Agricultural Suburban. The Hearing Examiner heard the zone change request on June 6, 2019 and recommended approval of the request. The Board of County Commissioners will conduct a public hearing on the above referenced zone change request at or after the hour of 9:00 a.m. on Thursday, July 25, 2019. Should the zone change request be denied, the August 1, 2019 public hearing for a MSP19-0001 will be cancelled. The parcel numbers are: 51N05W-20-2100, 51N05W-20-1570 and 51N05W-17-9750. The site is described as: Parcel 1: TAX # 25314 [IN E2]; Parcel 2: PTN TAX # 25316 [IN E2 SECT 20] both parcels located in Section 20, Township 51N, Range 05W, B.M. Kootenai County Idaho; Parcel 3: PTN TAX # 25316 [IN SE SEC 17] in Section 17, Township 51N, Range 05W, B.M. Kootenai County Idaho. The subject site is located west of N. McGuire Road and south of BNSF railroad right-of-way. The Hearing Examiner held a public hearing on August 1, 2019 and recommended approval. The Board held deliberations on August 22, 2019 and approved the request. *(Vlad Finkel-Planner)*
 - C. **Case No. VAR18-0005 a request by Rhonda Sand** for a 22' variance to the 25' front yard setback and a 5' variance to the 10' side yard setback requirements for construction of a detached garage on a 0.621 acre parcel in the Agricultural Suburban zone. Due to the limited space and steepness of the site, the Applicant cannot maintain the necessary front yard and side yard

setbacks. Therefore, the Applicant wishes to locate the detached garage 3' away from the 50' wide right-of-way of Silver Beach Road and 5' away from the northern property line. The parcel number is 0-7320-000-046-A and described as: Silver Beach Park, LT 46, N2-LT 47, S2-LT 45, PTN VAC RD in Section 29, Township 50 North, Range 03 West, B.M., Kootenai County, Idaho. The proposed site is located at 2711 S. Silver Beach Road. The Hearing Examiner held a public hearing on August 1, 2019 and recommended approval. The Board held deliberations on August 22, 2019 and approved the request. (*Vlad Finkel-Planner*)

VI. BUSINESS – Community Development Updates

- A. Overview of September 11, 2019 items ORA18-0003 Omnibus III and ORA17-0002 Flood Prevention Standards. (*Discussion Item*)

VII. PUBLIC COMMENT (Discussion)

VIII. 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.