



## PUBLIC HEARING AGENDA

KOOTENAI COUNTY HEARING EXAMINER  
**ROOM 1 and VIRTUAL PUBLIC HEARING**  
SEPTEMBER 16, 2021, THURSDAY, 6:00 P.M.  
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

Join Zoom Meeting

<https://us02web.zoom.us/j/89217897065?pwd=ZHhSVUIORWtvWWlaQ2tzZkhnbnZFYdz09>

Meeting ID: 892 1789 7065

Passcode: 828378

I. CALL TO ORDER

II. OPENING REMARKS

III. NEW BUSINESS

- A. **Case No. ZON20-0013, a request by Silver Beach Properties LLC** for a Zone Change from Rural to Commercial with a Conditional Zoning Development Agreement (CZDA) of a parcel measuring approximately 5.02 acres in size. The CZDA would limit the use of the parcel to a recreational vehicle park. The subject parcel is undeveloped, containing no structures. The Applicant is requesting the zone change with a CZDA to enable the relocation of an existing recreational vehicle (RV) park from Parcel 53N05W-13-0070. RV parks are permitted of right in the Commercial zone, subject to applicable performance standards and possible special notice permit requirements, based on anticipated traffic impacts. The proposed RV park would contain no more than the number of spaces present on Parcel 53N05W-13-0070. Access to the subject parcel will be gained directly from Spirit Lake Road, a public road maintained by Lakes Highway District. The parcel number is 53N04W-07-6300, described as: TAX#22358 [IN SW-07-53-4W & SE-12-53-5W] in Section 7, Township 53 North, Range 04 West and Section 12, Township 53 North, Range 05 West, Boise Meridian, Kootenai County, State of Idaho. The Assessor's Identification Number (AIN) is 317744. The parcel is located immediately northeast of the intersection of Spirit Lake Road and Crater Court within Area 1 of the Spirit Lake Area of City Impact, with a small portion extending into Area 2.
- B. **Case No. APP21-0001, a request by Pierce Family Trust to appeal an administrative decision by the Kootenai County Community Development Director approving a four (4) lot minor subdivision, MIN20-0103, Axis Cove 1<sup>st</sup> Addition.** The parcel number is 49N04W-01-6775, AIN is 219597, and is described as: Tax #26272 [in GL 7] in Section 01, Township 49 North, Range 04 West, Boise Meridian, Kootenai County, Idaho. While this hearing will be open to the public, only affected parties will be allowed to testify.

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.

- C. **Case No. ZON20-0004, a request by Dolan Land Management, LLC** for a Zone Change from Restricted Residential to Commercial of two lots measuring a total of 8.963 acres in size. The lots are undeveloped, having been created in May 2021 through the recordation of the Dolan's Deal 1<sup>st</sup> Addition plat, a minor subdivision approved through Case No. MIN20-0019. The purpose of the request is to enable the Applicant to develop the subject lots with Commercial uses, which are not permitted of right in the Restricted Residential zone. Access to the subject property is gained directly from State Highway 41, a public highway maintained by the Idaho Transportation Department. The subject lots are adjacent to the City of Spirit Lake and across State Highway 41 from an area measuring approximately 1.3 acres in size zoned Commercial. The parcel number is 53N04W-08-5900, described as: DOLAN'S DEAL 1<sup>ST</sup> ADDITION LOTS 1 AND 2, BLOCK 2 in Section 8, Township 53 North, Range 04 West, Boise Meridian, Kootenai County, State of Idaho. The Assessor's Identification Number (AIN) is 341091. The subject property is located immediately west of the intersection of State Highway 41 and State Highway 54. *(This public hearing was originally scheduled for August 5, 2021 but was cancelled due to technical difficulties that would have precluded virtual attendance.)*