



KOOTENAI COUNTY BOARD OF COMMISSIONERS

PUBLIC HEARING AMENDED AGENDA

SEPTEMBER 19, 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. PUBLIC HEARING – Action Item
 - 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. The Hearing Examiner held a public hearing on July 18, 2019 and recommended denial. The Board held deliberations on August 8, 2019 and approved a public hearing request. (*Vlad Finkel-Planner*)
- VI. SIGNING – Action Item
 - A. **Ordinance No. 543 for 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. The Hearing Examiner held a public hearing on June 20, 2019 and recommended approval. The Board held a public hearing on August 15, 2019 and approved the request. (*Vlad Finkel-Planner*)

VII. BUSINESS – Community Development Updates

- A. Location Permit information on procedure. (*Discussion Item*)
- B. Consider appointment for the Hauser Joint Planning Commission. (*Action Item*)

VIII. 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.