



KOOTENAI COUNTY BOARD OF COMMISSIONERS

PUBLIC HEARING AMENDED AGENDA

OCTOBER 10, 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. ZON19-0006, Spokane Roofing Company, LLC** to complete a Zone Change from Agricultural to Light Industrial on a 16.747 acre parcel of land. The proposed site is located within the Shared Tier Area of City Impact boundary of the Cities of Post Falls, Rathdrum, and Hayden. Access to the property is off of Beck Road, a public road maintained by the Post Falls Highway District. The parcel number is 50N05W-06-3200. The parcel is described as: Tax # 15836 [IN NW-NW] in Section 06, Township 50 North, Range 05 West, B. M., Kootenai County, ID. Southeast of the intersection of Bedrock Road and Beck Road. The Hearing Examiner held a public hearing on August 15, 2019 and recommended approval. (*Ben Tarbutton-Planner*)
- VI. DELIBERATIONS – Action Item
 - A. **Case No. MSP19-0005, Walking Horse Estates**, a request by Walking Horse Partners, LLC, for preliminary approval of a 10-lot Major Subdivision, Walking Horse Estates. The subject site is composed of approximately 50 acres in the Rural zone. The 50-acre parcel was recently divided from the parent parcel (approximately 211.63 acres) through an exempt land division. However, it has not yet been mapped or assigned a parcel number by the Assessor's office. All of the proposed lots will meet or exceed the minimum net acreage of 4.500 acres and gross acreage of 5.000 acres. Domestic water to each lot will be provided via individual wells. Effluent discharge will be treated via individual septic and drainfield systems. Access to each lot will be by an extension of N. Walking Horse Lane, a public road in the jurisdiction of Lakes Highway District. The proposed extension of Walking Horse Lane is intended to be constructed and dedicated to the public in the name of Lakes Highway District. The parent parcel number is: 53N02W-07-4000 and is described as: Tax # 23259 [IN W2-SEC] in Section 07, Township 53 North, Range 02 West, B. M., Kootenai County, ID. Further, the 50-acre parcel is described in Quit Claim Deed # 2695545000. The subject parcel is located at the end of N. Walking Horse Lane. The Hearing Examiner held a public hearing on September 19, 2019 and recommended approval. (*Ben Tarbutton-Planner*)
- VII. SIGNING – 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. The Board held a public hearing on September 19, 2019 and denied the request. (*Vlad Finkel-Planner*)

VIII. BUSINESS – Community Development Updates

- A. Certified Rating System (CRS) verification document for signature. This document is prepared and signed on an annual basis to support the CRS flood guidelines. (*Action Item*)

IX. 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.