



PUBLIC HEARING AGENDA

KOOTENAI COUNTY HEARING EXAMINER
ROOM 1 and VIRTUAL PUBLIC HEARING

APRIL 21, 2022, THURSDAY, 6:00 P.M.
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

Join Zoom Meeting

<https://us02web.zoom.us/j/89826376324?pwd=UXk5MmUwVXVWQyswQStTeXR1TWJzQT09>

Meeting ID: 898 2637 6324

Passcode: 909495

I. CALL TO ORDER

II. OPENING REMARKS

III. NEW BUSINESS

A. **MSP21-0004, Ranch 54**, a request by Magnuson Properties Corporation, for preliminary approval of a Major Subdivision consisting of 27 residential lots on thirteen (13) parcels totaling 142.5 acres in the Rural zone. Each proposed lot will be a minimum of 5.000 acres gross (4.500 net) in size meeting the lot size requirement in the Rural zone. Domestic water supply to each lot will be provided via individual wells. Effluent discharge on each lot will be treated by individual septic and drainfield systems. Access to Blocks 2 and 3 of the subdivision will be via two new private roads extending east from Howard Road, a public road maintained by Lakes Highway District. Access to Block 1, comprised of the remaining three (3) lots, will be via a new common driveway approach extending west from Howard Road. None of the proposed lots will gain access directly from State Highway 54. The new internal roads will be constructed to the Associated Highway Districts Standards and dedicated to a Homeowners Association for maintenance purposes. The subject property is located within the City of Athol Area of City Impact. The subject property is also bisected by an abandoned 200 foot railroad right-of-way, currently under the ownership of Kootenai County. A similar subdivision request received preliminary approval in Case No. S-838P-06 in September of 2006. However, the preliminary approval expired in October of 2013 after numerous extensions. The subject parcels numbers are: 0-0218-001-002-0, 0-0218-001-003-0, 0-0218-002-001-0, 0-0218-002-003-0, 0-0218-001-005-0, 0-0218-002-005-0, 0-0218-002-006-0, 0-0218-001-001-0, 0-0218-001-004-0, 0-0218-001-006-0, 0-0218-002-002-0, 0-0218-002-004-0 and 53N03W-10-8000. The subject property is described as: Athol Ranch, Lots 1-6, Block 1 and Lots 1-6, Block 2 in Section 10, Township 53 North, Range 03 West, B. M., Kootenai County, ID and W2-SE NW OF RW in Section 10, Township 53 North, Range 03 West, B. M., Kootenai County, ID. The subject property is located east of City of Athol and northeast of the intersection of State Highway 54 and Howard Road. A small portion of the property is located west of Howard Road. (*Vlad Finkel*)

B. **Case No. VAR21-0012, James and Susan Howell** for a 20 ft. variance to the 25 ft. front yard setback on a 0.52 acre parcel of land in the Restricted Residential zone. The general slope of the site ranges from 25-50%, averaging 42% (*23 degrees*). Due to the steepness of the site and in order to create a gradual access driveway to the structure, the Applicant wishes to locate the new residence, including an attached garage 5 ft. away from the front property line. The Applicant submitted a comprehensive

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.

Geotechnical Report addressing site suitability analysis. Access to the subject parcel is from Upper Hayden Lake Road. The parcel number is 03520000131A and described as: H L Honeysuckle Hills Building Sites, Lots 131, 132 & TAX #4434 [In Government Lot 5] EX TAX # 16675 in Block 1 in Section 19, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. The subject parcel is located ¼ of mile east of the intersection of E. Hayden Lake Road and E. Upper Hayden Lake Road.
(Vlad Finkel)

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