



## KOOTENAI COUNTY BOARD OF COMMISSIONERS

### AGENDA

**JULY 16, 2020, THURSDAY, 9:00 A.M.**  
KOOTENAI COUNTY ADMINISTRATION, Room 1B  
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

**We are suggesting people participate via teleconference call at 205-825-9699.**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CHAIRMAN'S OPENING REMARKS
- IV. POLL FOR CONFLICTS OF INTEREST
- V. CHANGES TO AGENDA (Action Item)
- VI. DELIBERATIONS (Action Item)
  - A. **Case No. VAR19-0008, a request by Heatherly Living Trust** for a 15' variance to the 25' front yard setback from E Hayden Lake Road and a 20' variance to the 25' rear yard setback from the rear property line for construction of an Accessory Living Unit (ALU) on a 0.513 acre parcel of land in the Restricted Residential zone. There is an existing residence on the waterfront portion of the property (west of E. Hayden Lake Road), while the upland portion of the property (east of E. Hayden Lake Road) where the Applicant intends to construct an ALU is currently undeveloped. Said portion of the property has very steep slopes and limited area for construction of any structures. Access to the property is via E. Hayden Lake Road, a public road which bisects the subject parcel of land. The parcel number is 03520000049A and described as: H L Honeysuckle Hills Building Sites, Lot 49 EX TAX # 17811, Lot 50 BLK 1 in Section 20, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. The subject site is located at 4513 E. Hayden Lake Road. The Hearing Examiner held a public hearing on February 20, 2020 and recommended approval. (*Vlad Finkel-Planner*)
- VII. SIGNINGS (Action Item)
  - A. **Case No. CUP19-0011, Poe Asphalt Paving, Inc.**, a request for a Conditional Use Permit for a Restricted Surface Mine and Asphalt Batch Plant on an approximately 93-acre site, 47 acres of which will be for the mine and asphalt batch plant. The site is located within the Rural zone along Old Highway 95 approximately 2 miles south where Old Highway 95 intersects Brunner Road. Access to the site will be from an existing approach on Old Highway 95. The parcel numbers are 52N03W-05-5400 and 52N03W-05-5000. The respective parcel descriptions are: TAX #20202 [IN N2-SW] and TAX #20836 EX RW [IN E2-SW] all in Section 5, Township 52N, Range 03W, B.M., Kootenai County Idaho. The Hearing Examiner held a public hearing on June 18, 2020 and recommended approval. The Board held deliberations on July 9, 2020 and approved the request. (*Amy Hilland-Planner*)
  - B. **Case No. MSP19-0007, Pinewood Estates**, a request by Daum Construction, LLC, for preliminary approval of a Major Subdivision consisting of twelve (12) residential lots on 62 acres across four existing parcels of land in the Rural zone. The proposed lots will range from 5.000 (gross) acres to 6.476 (gross) acres in size. Domestic water to each residential lot will be provided via individual wells. Effluent discharge will be treated via individual septic and drainfields on each lot. Access to the proposed lots will be via a newly constructed internal road extending from the intersection of Ramsey Road and Chilco Road, heading southwest and terminating at a cul-de-sac. A common driveway will extend from the cul-de-sac of the newly constructed road providing access to four or fewer remaining landlocked lots. The new road

will be constructed to highway district standards and will be dedicated to the public in the name of Lakes Highway District for maintenance purposes. The common driveway will be constructed to the International Fire Access Standards. The parent parcel numbers are: 52N04W-15-0300, 52N04W-15-4200, 52N04W-15-1350 and 52N04W-15-1200. The property is described as: Parcel 1: TAX #S 16394 & 16395 [IN NE-NE]; Parcel 2: SE-NW SE OF RD EX RW EX PLTD PTN EX TX#S; Parcel 3: TAX #16396 [IN NE-NE]; Parcel 4: TAX #16397 [IN NE-NE] will all parcels located in Section 15, Township 52 North, Range 04 West. B. M. Kootenai County, ID. The subject site is located on the southwest corner of the intersection of Ramsey and Chilco Roads. The Hearing Examiner held a public hearing on June 18, 2020 and recommended approval. The Board held deliberations on July 9, 2020 and approved the request. (*Vlad Finkel-Planner*)

VIII. BUSINESS – Community Development Updates

1. Authorization to quitclaim property adjacent to Highway 95 near Garwood to Kenneth and Wendy Ela. (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.