

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
FEBRUARY 20, 2014, THURSDAY, 6:00 P.M.
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

I. CALL TO ORDER

II. OPENING REMARKS

III. NEW BUSINESS

- A. **Case No. CUP13-0018, a request by Cave Bay Community Services, Inc. (CBCS)** to amend and expand a previously approved Public Utility Complex Facility (Wastewater Treatment Facility), Conditional Use Permit (Case No. CUP11-0005). As proposed, the amendment will allow the expansion and construction of "Phase Two" of the project. The amendment request includes the original two parcels consisting of approximately 8.7 acres and a portion of an adjacent 25.79 acre parcel. The project site is located in the Restricted Residential and Rural zones. The Parcel Numbers are: #1) 48N04W-32-2450; #2) 48N04W-32-2600 and #3) 48N04W-32-2500. The Parcel descriptions are: Parcel #1 as: TAX #11887 (IN LOT 1 & NE-NW); Parcel #2 as: NE-NW E OF RD EX TX#'S EX PLTD P TN; and Parcel #3 as: TAX #12921, TAX #12922 EX PLTD PTN & R/W-WORLEY HWY DIST. All three parcels are located in Section 32, Township 48N, Range 04W B. M. Kootenai County Idaho. (*Planner-Mel Palmer*)
- B. **Case No. CUP13-0007, a request by The City of Post Falls/Scot Haug, Chief of Police,** for a Conditional Use Permit (CUP) to construct and operate an unstaffed, non-commercial, wireless communication facility ("WCF") located on Rathdrum Mountain on 160 acres in the Rural zone. Concurrently with the CUP application, the Applicant is requesting a Variance in:
Case No. VAR13-0006, from Kootenai County Ordinance No. 401, minimum lot size requirements for the Rural zone. The Applicant is also requesting a variance to waive the Design Standards for paving, parking and landscaping as required in Kootenai County Ordinance No. 401, Chapter 17. The proposed site is located approximately 2 miles northwest of the City of Rathdrum, via a gated logging road on Rathdrum Mountain. The parcel number is 52N05W-26-1000. The site is described as N2-NE, N2-NW in Section 26, Township 52 North, Range 05 West. B. M. Kootenai County, ID. (*Planner-Mel Palmer*)
- C. **Case No. MSP13-0003 Fox Hollow, a request by The Landings, LLC and Gregory Snyder,** for preliminary approval to create a phased subdivision, consisting of 59 residential lots and 3 open space lots. The project includes three (3) parcels, totaling approximately 59.02 acres in the Restricted Residential zone. The project site is located on the east side of Rimrock Road between English Point Road and Lancaster Road, in Hayden. Water will be provided by North Kootenai Water District and septic service will be provided by Hayden Lake Recreational Water and Sewer District. Access to the proposed lots will be via an internal public road system from Rimrock Road and Wildflower Lane. The project site is located within the City of Hayden Lake Area of City Impact. The parcel numbers are: Parcel No. 1) 51N03W-08-5700 is described as: TAX #16970 EX PLTD PT EX TX# [IN S2-SW]; Parcel No. 2) 51N03W-08-6100 is described as: TAX #8922 and Parcel No. 3) 51N03W-08-5725 is described as: TAX# 21307 [IN S2-SW]. All of the parcels are located in Section 8, Township 51 North, Range 03 West, B. M., Kootenai County, Idaho. (*Planner-Mel Palmer*)

IV. ADJOURNMENT