

**PUBLIC HEARING**  
KOOTENAI COUNTY HEARING EXAMINER  
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1  
AUGUST 6, 2015, 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. VAR15-0001, a request by Douglas Taggart** for a variance to the Kootenai County Zoning Ordinance front yard setback of twenty (25) feet. The Applicant is requesting a Variance of 17.2' on a parcel of land 0.121 acres in size in the Restricted Residential zone. The footprint of the structure will be 7.8' away from the front yard property line. Access to the property is via Karen Lane, a private road. The subject property is located at 18 W. Karen Lane in Kootenai County. The parcel number is 0-1520-001-002-0 and described as Coons Addition to Conkling Park, Lot 2, Block 1 in Section 20, Township 47 North, Range 03 West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)
- B. **Case No. ZON15-0007, a request by John Scarrow, Frank Boss and Kroetch Land & Timber Company** to complete a Zone Change of four (4) parcels and portion of a fifth parcel (1.1 acres) from Agricultural and Restricted Residential to Rural zone. The proposed zone change area is a total of approximately 275.46 acres. The parcels are located on what is locally known as "Powderhorn Peninsula" along Headlands and East Point Road. The parcel numbers are: 0-J402-001-011-0, 0-J402-002-001-0, 48N04W-22-7050, 48N04W-22-6900 and portion of 48N04W-22-5000. The property is described as Parcel 1: The Headlands, Lot 11, Block 1; Parcel 2: The Headlands, Lot 1, Block 2; Parcel 3: E2-SE-SW EX RW; Parcel 4: W2-SE-SW EX RW and Parcel 5: NE-SW, LT 3, TAX #7288 with all parcels located in Section 22, Township 48 North, Range 04 West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)
- C. **Case No. CUP15-0001, Rivelle LLC**, a request for a Conditional Use Permit to allow a retail and service business on approximately 4.981 acres in the Light Industrial zone. The Parcel Identification Number is 0-2787-00B-001-0 and is described as: GARWOOD BUSINESS CENTER, LT 1, BLK B in Section 25, Township 52 North, Range 04 West B. M. Kootenai County Idaho. The address is 50383 N. Old Highway 95, Rathdrum. (*Mel Palmer-Planner*)

IV. 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.