

PUBLIC HEARING
KOOTENAI COUNTY HEARING EXAMINER
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1
AUGUST 20, 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. VAR15-0002, a request by Hayden Lake Property, LLC (Richard Molstead)** for a variance of 25' to the Kootenai County front yard setback requirement of 25'. The parcel is 0.334 acres in size in the Restricted Residential zone. The property is currently undeveloped with very steep slopes. This would require a 0' setback from the edge of the road right-of-way. Access to the property is off Lower Hayden Lake Road, a public road maintained by the Lakes Highway District. The parcel number is 0-3520-000-121-0 and described as H L Honeysuckle Hills Building Sites, Lot 121 Block 1 in Section 19, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)
- B. **Case No. MSP15-0003, a request by Richard Dahm/Bighorn Industrial Park**, to create a 39 lot, Light Industrial Subdivision. The project site consists of two parcels totaling approximately 207 acres. The Applicant has concurrently requested a zone change of the site to the Light Industrial zone. The project site is located within the City of Hauser Area of City Impact and the Shared Tier Area of City Impact boundaries. The project consists of Parcel Numbers 0-5732-00A-001-0 and 0-5733-00A-001-0. Parcel No. 0-5732-00A-001-0 is described as: Panhandle ADD, LT 1 BLK A and Parcel No. 0-5733-00A-001-0 is described as: Panhandle 1st ADD TO NORTH PLEASANTVIEW, LT 1 BLK A. Both parcels are located in Section 30, Township 51 North, Range 05 West, B. M., Kootenai County, Idaho. (*Mel Palmer-Planner*)
- C. **Case No. MSP14-0002, a request by John Brewster, Kidd Island Estates, LLC**, to create a Conservation Design Subdivision on two parcels totaling approximately 67.89 acres in the Rural and Agricultural Suburban zones. The proposal consists of fourteen (14) residential lots and two (2) open space lots/tracts. Domestic water will be provided by individual wells or by a public drinking water system. Septic service will be provided by individual septic and drainfield systems. The project consists of Parcel Numbers 50N04W-34-7300 and 50N04W-35-6315. Parcel No. 50N04W-34-7300 is described as: PTN OF TAX #20651 IN SEC 34 [IN E2-SE] in Section 34, Township 50 North, Range 04 West, and Parcel No. 50N04W-35-6315 is described as: PTN OF TAX #20651 IN SEC 35 [IN SW-SW] in Section 35 Township 50North 04West, B. M., Kootenai County, Idaho. (*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.