

**PUBLIC HEARING**  
KOOTENAI COUNTY HEARING EXAMINER  
KOOTENAI COUNTY ADMINISTRATION BUILDING, ROOM 1  
SEPTEMBER 3, 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. CUP15-0002 a request by Tara Walker**, for a Conditional Use Permit to establish two uses including a Commercial Equestrian Facility and Commercial Resort, in compliance with Title 9, Sections 9-13-9; 9-24-5 and 9-24-37. The facility will be developed in three phases, over approximately 10 years and include a Commercial Riding Arena and Equine Training Center Facility. The project site includes ten parcels totaling approximately 270 acres in the Rural zone. The Parcel Identification Numbers and descriptions are: Parcel No. 53N03W-27-4000 – NW4 EX RW, S 31 FT-S2-NE EX W-2262 FT & EX RR; Parcel No. 53N03W-27-1400 – TAX #17541 [IN SW-NE]; Parcel No. 53N03W-27-1425 - TAX #17542 [IN SW-NE]; Parcel No. 53N03W-27-1200 - TAX #17549 [IN SW-NE]; Parcel No. 53N03W-27-1950 - TAX #17543 [IN SW-NE]; Parcel No. 53N03W-27-1975 - TAX #17544 [IN SE-NE]; Parcel No. 53N03W-27-1850 - TAX #17545 [IN SE-NE]; Parcel No. 53N03W-27-7950 - TAX #17547 [IN NW-SE]; Parcel No. 53N03W-27-7800 - TAX #17548 [IN NW-SE]; Parcel No. 53N03W-27-7250 - TAX #17546 [IN N2-SE]. All of the subject Parcels are located in Section 27, Township 53N, Range 03W, B. M., Kootenai County Idaho. The project site is located near Silverwood, on the east side of Lawrence Road and US Highway 95, north of E. Bunco Road. (*Mel Palmer-Planner*)
- B. **Case No. VAR15-0007, a request by Tammy Strait** for a variance of 20' to the Kootenai County front yard setback requirement of 25'. The property is approximately 0.246 acres in size in the Restricted Residential zone and is currently undeveloped with very steep slopes. The intent of the request is to construct a residence as close as possible to the existing road. This would require a 5' setback from the 15' private road easement. Access to the property is off Waverly Loop, a private road. The parcel number is 0222000B021A and described as English Point Building Sites 1st Addition to Block B, Lot 21 Block B, TAX #23067 [IN NW4] in Section 16, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)
- C. **Case No. VAR15-0003, a request by Sandra Hilliard** for a variance of approximately seven feet seven inches (7'7") to the twenty-five (25') foot front yard setback requirement and for a variance of two feet nine inches (2'9") from the ten (10') foot side yard setback requirement. The project site consists of approximately 0.385 acres, in the Restricted Residential zone. The Applicant is seeking the variances to allow the existing manufactured home and garage to remain in the existing location and continue the process of converting them to real property. The subject property is located at 23160 S. Madrona Loop. The Parcel Number is 0-1201-001-004-0, and described as CARROLLS CAVE BAY HOMESITES 5<sup>TH</sup> ADD, LT 4 BLK 1, in Section 32, Township 48 North, Range 04 West, 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.