



PUBLIC HEARING AMENDED AGENDA

KOOTENAI COUNTY BOARD OF COMMISSIONERS VIRTUAL PUBLIC HEARING

JANUARY 7, 2021, THURSDAY, 9:00 A.M.
KOOTENAI COUNTY ADMINISTRATION BUILDING, Room 1B
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

WEBLINK:

<https://www.kcgov.us/927/Planning-Department-Virtual-Meetings>

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CHAIRMAN'S OPENING REMARKS
- IV. POLL FOR CONFLICTS OF INTEREST
- V. PUBLIC HEARING – Action Item
 - A. **Case No. ZON20-0007, a request by Quail Run Idaho Investments LLC** for a Zone Change from Agricultural Suburban to Light Industrial of a parcel measuring approximately 0.873 acres in size. The subject parcel is currently undeveloped. The purpose of the request is to enable the Applicant to eventually establish a contractor storage facility, which would be used primarily for vehicle and equipment storage. Access to the subject parcel is currently gained from State Highway 53, a public highway maintained by the Idaho Transportation Department. The subject parcel is located directly across State Highway 53 from a Burlington Northern Santa Fe Railroad yard located in the Industrial zone. The parcel number is 0-2900-10-006-AA, described as: GREENACRES IRR DISTRICT PLAT 2, TR 6 N OF RW in Section 10, Township 51 North, Range 05 West, Boise Meridian, Kootenai County, State of Idaho. The subject parcel is located approximately ¼ mile southwest of the intersection of State Highway 53 and N. Idaho Road. The Hearing Examiner held a public hearing on November 5, 2020 and recommended denial. (*Zach Trevino-Planner*)
- VI. DELIBERATIONS – Action Items
 - A. **Case No. VAR20-0009, a request by Stephen and Laurie Petroni** for a 25 ft. variance to the 25 ft. rear yard setback requirement on a 0.34-acre parcel of land in the Restricted Residential zone. The subject parcel is currently developed with a single family residence, accessed from Hayden Lake Road, a public road. The purpose of the request is to enable the Applicant to construct a secondary garage adjacent to the rear property line, to be accessed from Upper Hayden Lake Road. Due to the steepness of the site, the Applicant cannot maintain the necessary rear yard setback and still construct the garage. The Applicant intends to locate the garage immediately adjacent to the edge of the Upper Hayden Lake Road right-of-way, a public road maintained by Lakes Highway District. The parcel number is 0-3520-000-084-A, described as: H L HONEYSUCKLE HILLS BLDG SITES, LT 84 EX TX#, TX#13502 in Section 20, Township 51 North, Range 03 West, Boise Meridian, Kootenai County, State of Idaho. The subject parcel is located at address 3628 E. Hayden Lake Road. The Hearing Examiner held a public hearing on December 17, 2020 and recommended approval. (*Zach Trevino-Planner*)
 - B. **Case No. MSP20-0001, Walking Horse Estates 1st and 2nd Additions**, a request by Walking Horse Partners, LLC, for preliminary approval of a 31-lot residential Major Subdivision comprised of two additions on approximately 160 acres in the Rural zone. 1st Addition will

consist of 16 lots, while 2nd Addition will consist of 15 lots. All of the proposed lots will meet or exceed the minimum net acreage of 4.500 acres and gross acreage of 5.000. Domestic water to each lot will be provided by a newly established public water system operated by the Walking Horse Estates Homeowners Association. A preliminary Will Serve letter has been provided. Effluent discharge will be treated by individual septic and drainfield systems on each lot. The interior road, Sedgwick Lane, will be constructed to the Associated Highway District Standards and dedicated to the public in the name of Lakes Highway District. The subject parcel number is: 53N02W-07-4000 and is described as: Tax # 23259 EX TAX #25752 [IN W2] in Section 07, Township 53 North, Range 02 West, B. M., Kootenai County, ID. The subject parcel is located at the end of N. Walking Horse Lane. The Hearing Examiner held a public hearing on December 17, 2020 and recommended approval.

(Vlad Finkel-Planner)

VI. ADJOURNMENT

In accordance with the Governor's stay at home order and proclamation allowing public meetings to be conducted remotely, the meeting will be live streamed on the County website using YouTube.

- The live meeting can be viewed at <https://www.youtube.com/kootenaicountyidaho>
- To participate or listen via telephone dial (205) 825-9699
- Please be sure to keep your devices on mute to limit background noise

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.