



PUBLIC HEARING AGENDA

KOOTENAI COUNTY HEARING EXAMINER

ROOM 1 and VIRTUAL PUBLIC HEARING

JANUARY 7, 2021, THURSDAY, 6:00 P.M.

451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

WEBLINK:

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

I. CALL TO ORDER

II. OPENING REMARKS

III. NEW BUSINESS

- A. **Case No. ZON20-0009, Jessant T. Spencer** to complete a Zone Change from Agriculture to Light Industrial on parcel of land approximately 18.5 acres in size. The subject parcel is undeveloped, and there is no specific future use contemplated at this time. The subject parcel is bordered by parcels zoned Light Industrial, Commercial with a Conditional Zoning Development Agreement, and Mining with a Conditional Zoning Development Agreement. Access to the subject parcel can be gained from W. Bedrock Road, a privately maintained road within a public right-of-way, and from N. Beck Road, a public road maintained by the Post Falls Highway District. The property is located within the shared tier of the City of Hayden, Rathdrum and Post Falls Coordinated Area of City Impact. The parcel number is 0196001143AA. The parcel is described as: East Farms Irrigation Tracts Plat 5, Tracts 143, 144 EX RW in Section 01, Township 50N, Range 06W, B.M.. Kootenai County, Idaho. The subject site is located at the southwest corner of the intersection of Beck and Bedrock Roads. (*Vlad Finkel-Planner*)
- B. **Case No. VAR20-0010, Dale and Kim Ramm** for a 7 ft. variance to the 10 ft. side yard setback on a 0.27-acre waterfront lot in the Restricted Residential zone. The subject property has an existing, non-conforming cabin constructed in 1966. This structure is currently located 3 ft. from the (northern) side yard property line. The Applicant wishes to expand the cabin living space by constructing a second story bedroom above an existing addition and a main floor living room in location of the existing deck within the prescribed side yard setback area. The request does not propose to encroach further into the setback area than the existing non-conforming structure already does. Due to the steepness of the site, limited area for expansion, and the existing floor plan layout, the Applicant cannot maintain the required side yard setback. No changes are proposed to the water and sewer services. Access to the property is by N. Rollins Beach Loop, a private road. The parcel number is 068400030090. The parcel is described as: Rollins Lake Shore Lots, LT 9 BLK 3, Undivided Interest in Private Roads [IN SW4] in Section 34, Township 52 North, Range 03West, B.M., Kootenai County, Idaho. (*Vlad Finkel-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.