



PUBLIC HEARING AGENDA

KOOTENAI COUNTY HEARING EXAMINER

ROOM 1 and VIRTUAL PUBLIC HEARING

APRIL 7, 2022, THURSDAY, 6:00 P.M.

451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

Join Zoom Meeting:

<https://us02web.zoom.us/j/81313551018?pwd=OUsvcXZhcTVFaGRxVIJtT3dhK2MvUT09>

Meeting ID: 813 1355 1018

Passcode: 151261

- I. CALL TO ORDER
- II. OPENING REMARKS
- III. NEW BUSINESS
 - A. **MSP21-0007, Revelstoke Ranch**, a request by Trail Creek Development, LLC for preliminary approval of a Major Subdivision consisting of twenty (20) residential lots on three (3) parcels of land totaling 98.5 acres in the Rural zone. The Applicant intends to develop the subdivision and all associated infrastructure in a single phase. The subject parcels are currently undeveloped. Each proposed lot will consist of at least 4.50 net acres (5.00 gross acres). Domestic water supply to the subdivision will be provided by Gem State Water. Sewage disposal will be provided by individual septic and drain field systems. No wetlands have been identified on the property. The subject property does not contain areas where the natural slope exceeds 15% grade. Access to the proposed lots will be provided via a new internal road system with two access points from Old Highway 95, a public road maintained by Lakes Highway District. The interior roads will be constructed to the Associated Highway District Standards and privately maintained by the Home Owners Association. The subject parcel numbers are: 53N03W-28-4000, 53N03W-28-2650 and 53N03W-28-2600. The subject property is described as: Parcel # 1: S2-NW W of RR; Parcel # 2: TAX # 21135 [IN N2-NW]; and Parcel # 3: TAX # 21136 [IN N2-NW], all located in Section 28, Township 53 North, Range 03 West, Boise Meridian, Kootenai County, Idaho. The subject property is located ½ mile north of the intersection of Brunner Road and Old Highway 95, directly west of Silverwood Theme Park. *(Vlad Finkel)*

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.