



## PUBLIC HEARING AGENDA

KOOTENAI COUNTY HEARING EXAMINER  
**ROOM 1 and VIRTUAL PUBLIC HEARING**

APRIL 15, 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. CUP20-0009, a request by New Life Community Church and Classical Christian Academy** for a Conditional Use Permit to expand a Place of Worship and School on an approximately 10.056-acre parcel of land in the Agricultural zone. The subject parcel is developed with a nonconforming church, used as a place of worship and school, which was established prior to the requirement that such uses receive a conditional use permit to operate in the Agricultural zone. The Applicant is proposing to establish three modular classroom buildings on the parcel initially, to be followed by an additional building if needed, in order to provide additional classroom space for the K-12 private Christian school. The school will operate from September through early June annually, and will have a maximum daily capacity of 250 people. The four proposed modular classroom buildings would add over 7,000 total square feet of space to the facility. Access to the subject parcel will be gained directly from Hayden Avenue, a public road maintained by Post Falls Highway District. The parcel number is 51N04W-20-3000, described as: TAX #13145 EX W 3 FT, N 10 FT OF TX #13146 [IN NW-NW] in Section 20, Township 51 North, Range 04 West, Boise Meridian, Kootenai County, State of Idaho. The Assessor's Identification Number (AIN) is 182821. The church is located at address 6068 W. Hayden Avenue in the Shared Tier of the Coordinated Area of City Impact. (*Zach Trevino-Planner*)
- B. **Case No. VAR20-0008, Sarah Baker** for the following variances on a 0.22 acre parcel of land in the Restricted Residential zone in order to construct a primary residence on-site: 1) 25' variance to the 25' front yard setback from English Point Road public right-of-way/easement (*0' setback*); 2) 25' variance to the 25' front yard setback from Waverly Loop private road easement (*0' setback*). The subject waterfront property is currently vacant with very steep slopes. The Applicant states that a drainfield easement for a septic system is located off-site. The northwestern property line abuts English Point Road, a public road maintained by the Lakes Highway District. Furthermore, the subject parcel is bisected by Waverly Loop, a private road which provides direct access to the property. The parcel number is 0220200A17AA and described as: English Point Replat A, TAX # 20842 [IN LOT 17A BLOCK A] in Section 16, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. The subject parcel is located at 5636 E. Waverly Loop. (*Vlad Finkel-Planner*)
- C. **Case No. VAR21-0003, CB Richards Properties LLLP** for a 6 ft. variance to the 10 ft. side yard setback on a 0.26-acre waterfront lot in the Restricted Residential zone. The subject property has an existing non-conforming residence and wrap around deck constructed in 1960. The footprint of existing deck is currently located 4 ft. from the (*northern*) side yard property line. The Applicant

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wishes to reconstruct the existing deck due to its current structural condition and needs to expand/reconfigure a portion of the staircase landing to meet the current Building Code requirements. The new staircase configuration will comply with the code for a safe rise over run ratio and will include two intermediate landings. 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, location of septic tank, garage, driveway, the Applicant cannot maintain the required side yard setback. No changes are proposed to the water and sewer services. Access to the property is via Cleland Bay Road, public/private (*mixed status*) road. The parcel number is 071200010020 and described as: Sandy Beach, Lot 2, Block 1 in Section 2, Township 47 North, Range 04West, B.M., Kootenai County, Idaho. The subject parcel is located at 25102 S. Cleland Bay Road. (*Vlad Finkel-Planner*)

#### IV. ADJOURNMENT