



PUBLIC HEARING AMENDED AGENDA

KOOTENAI COUNTY BOARD OF COMMISSIONERS VIRTUAL and Room 1 PUBLIC HEARING

MAY 6, 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. ZON20-0011, a request by Steven Payment** for a Zone Change from Agricultural to Rural of a parcel measuring approximately 10.046 acres in size. The parcel is developed with a residence and accessory buildings located in the southwest portion of the parcel. The purpose of the request is to enable the Applicant to subdivide the subject parcel, as subdivisions are prohibited in the Agricultural zone. Access to the subject parcel is gained from Howell Road and Bodine Avenue, public roads maintained by Post Falls Highway District. The subject parcel is adjacent to parcels zoned Rural to the north and west, while parcels to the south and east are zoned Agricultural. The parcel number is 51N05W-21-1500, described as: SW-SW-NE [FKA TR 29 GREENACRES PLAT 4] in Section 21, Township 51 North, Range 05 West, Boise Meridian, Kootenai County, State of Idaho. The subject parcel is located at address 13593 W. Bodine Avenue, immediately northeast of the intersection of Howell Road and Bodine Avenue. The Hearing Examiner held a public hearing on March 18, 2021 and recommended approval.
(Zach Trevino-Planner)
- VI. DELIBERATIONS
 - A. **Case No. MSF21-0002, The Glades Case No. MSF21-0002, The Glades 1st Addition (Phase II)** a request by McCarthy Capital Inc, for final subdivision approval of a major subdivision consisting of 13 residential on 67.1 acres, of a preliminarily approved 26 lot residential subdivision in Case No. MSP18-0003 on approximately 136.7 acres in the Rural zone. On April 23, 2020, the Board of County Commissioners of Kootenai County granted final subdivision approval of The Glades (Phase 1) in Case No. MSF20-0003, consisting of 13 residential lots with one (1) Tract reserved for the current request (Phase II). Domestic water will be provided by Gem State Water Company, formerly known as Bar Circle S Water Company. Effluent discharge on each lot will be treated by an individual septic and drainfield system on-site. The proposed site is located west of the intersection of Garwood Road and US Highway 95, on the north side of Garwood Road. The subject parcel number is 0L44800000AA and described as: Glades (The), Tract 'A' except right-of-way in Section 24, Township 52 North, Range 04 West. B. M. Kootenai County, ID.
(Vlad Finkel-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. The Hearing Examiner held a public hearing on April 15, 2021 and recommended approval.

(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 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 04 West, B.M., Kootenai County, Idaho. The subject parcel is located at 25102 S. Cleland Bay Road. The Hearing Examiner held a public hearing on April 15, 2021 and recommended approval.

(Vlad Finkel-Planner)

VII. BUSINESS – Community Development Update

1. Consideration of tax deed sale for property with an AIN of 170469. (Discussion Item)
2. Re-adoption of Resolution No. 2021-54 to correct the resolution number. (Action Item)
3. Briefing on ITD I-90 Bridge Replacement Project. (Discussion Item)

VIII. ADJOURNMENT

To allow for proper social distancing and 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.