

**DELIBERATIONS AGENDA**  
**KOOTENAI COUNTY BOARD OF COMMISSIONERS**  
**JANUARY 18, 2018, THURSDAY, 9:00 A.M.**  
KOOTENAI COUNTY ADMINISTRATION BUILDING, BOARDROOM  
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CHAIRMAN'S OPENING REMARKS

IV. POLL FOR CONFLICTS OF INTEREST

V. DELIBERATIONS

- A. **Case No. VAR17-0008, a request by Cody Bartels** for a 20 ft. variance to the 25 ft. front yard setback on a 6.439 acre parcel in the Agricultural Suburban zone. Specifically, the Applicant wishes to construct a shop 5 ft. from a private road easement due to the steepness of the property, solid granite/rock formations and a natural spring on-site. Pursuant to the Applicant's narrative, these conditions create an undue hardship making it very challenging to construct a shop elsewhere on the property. As a result, the most "feasible" location for a shop requiring the aforementioned variance is approximately 450 ft. away from the existing residence on-site. Access to the subject parcel is from S. Stoneriver Drive, a private road. The parcel number is 50N05W-08-1925 and described as: TX # 17969 [IN SE-NE] in Section 08, Township 50 North, Range 05 West, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on January 4, 2018 and recommended approval. (*Vlad Finkel-Planner*)

VI. SIGNING

- A. **Case No. VAR17-0004, a request by Blankenship Living Trust** for a variance of 17' to the 25' front yard setback on a parcel of land 0.345 acres in the Restricted Residential zone. The property has an existing residence. Due to the steepness of the site, it is very challenging to construct a garage and comply with the front yard setback requirements. The Applicant has recently constructed a building pad next to the access road for the garage to minimize driving on steep slopes to the primary residence in the winter conditions. As a result, the Applicant wishes to locate a new garage 8' away from the edge of a private road surface which bisects the property. Access to the property is from West Point Road, a private road. The parcel number is 086000000090 and described as: West Point Tracts 1st Addition, Tract 9 in Section 19, Township 48 North, Range 04 West, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on October 19, 2017 and recommended denial. The Board held deliberations on November 16, 2017 and granted the public hearing request. The Board held a public hearing on January 11, 2018 and unanimously approved the request. (*Vlad Finkel-Planner*)

VII. PUBLIC COMMENT

VIII. 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.