

**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**FEBRUARY 4, 2016
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

**HEARING EXAMINER
SHARON MOHR**

**STAFF PRESENT
MEL PALMER
DAVID CALLAHAN
KATHRYN FORD**



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



**MINUTES
REVIEWED BY:**

MEL PALMER
Planner



SHARON MOHR
Hearing Examiner

The Official Record of Public Hearing is on a CD recording available at the Kootenai County Community Development.

Sharon Mohr called the meeting to order at 6:00 p.m.

The Hearing Examiner explained that the purpose of the public hearing is to take testimony on the items that appear on the agenda.

The Hearing Examiner will review the testimony presented and make written recommendations to the Board of County Commissioners, who will make the final decision.

The hearing was adjourned at 6:21 p.m.

HEARING EXAMINER MINUTES
FEBRUARY 4, 2016

CASE NO. VAR15-0009

Type: Variance, a request by Ronald Overstreet for a variance of 20'5" to the twenty-five (25') foot front yard setback requirements in the Restricted Residential zone. The result would allow the Applicant to construct a single family residence 4'5" from the edge of the private road. Access to the site is directly off N. Bob Worst Lane. The Parcel Number is 51N03W-09-7885 and described as Tax #19681, in Section 9, Township 51 North, Range 03 West, B. M., Kootenai County, Idaho.

Staff Presentation: Mel Palmer, Planner, introduced the application stating the variance request was for 20'5" feet of the front yard setback and would not disturb the 25 foot setback from the high watermark on Hayden Lake. She referenced the aerial view map (S-8) and site plan (A-4) from the file. Ms. Palmer added the site is narrow and neighboring garages and structures are also close to the road due to the topography. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

Applicant Presentation: Ronald Overstreet, Applicant, presented a powerpoint presentation providing a brief history on his childhood days spent on Hayden Lake and he now has a parcel to begin his family memories. Their plan is to be as minimalist as possible so as to not impact the sensitive area. He referenced the orientation of the site, existing neighboring structures, safe emergency vehicle access, parking, public comments and hardship guidelines for the variance. In conclusion, Mr. Overstreet added granting of their variance would be in harmony with the neighborhood, in harmony with the environment, would not be injurious in any manner to any party, and they have taken a minimalist approach to cabin design for the site.

Exhibit: HE 1000 – Presentation submitted by Robert Overstreet.

Public Testimony: Comment Sheets submitted: 1, Applicant/Representatives - 1; In Favor - 0, Neutral - 0, Opposed – 0. The names and address of the individuals speaking or submitting comments are part of the record.

Applicant Rebuttal: None.

There being no further comments from the public, testimony was closed on this item at 6:21 p.m. The Hearing Examiner, Sharon Mohr will review this case and submit her written report to the Board of County Commissioners within two weeks.

Submitted by,

Kathryn Ford, Recording Secretary