

**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**JANUARY 5, 2017
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

**HEARING EXAMINER
SHARON MOHR**

**STAFF PRESENT
VLAD FINKEL
DAVID CALLAHAN
KATHRYN FORD**



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



**MINUTES
REVIEWED BY:**

VLAD FINKEL
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 6:16 p.m.

HEARING EXAMINER MINUTES
JANUARY 5, 2017

CASE NO. VAR16-0006

Type: Variance, a request by Clifford McLin for a variance of 15' to the 25' front yard setback on a parcel of land 0.253 acres in size in the Restricted Residential zone. Access to the property is via Cochran Lane, a public road. The property is located at 21337 N. Cochran Lane. The parcel number is 05920000028A and described as Percy Cochran Beach, Lot 28 and 29 in Section 08, Township 52 North, Range 04 West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)

Staff Presentation: Vlad Finkel, Planner, addressed Hearing Examiner Mohr referencing documents from the case file. He stated the Applicant is requesting to locate a new garage ten feet from the front property line. The site has steep slopes and the location available has existing mature trees and boulders. A staff site visit confirms that building a garage in another location would propose very challenging due to the steep slopes. Mr. Finkel added a letter of opposition had concerns that the setback of ten feet could jeopardize any future improvement to Cochran Lane. The Highway District and other public agency comments had no concerns regarding this variance request. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

Applicant Presentation: Clifford McLin, Applicant, provided a brief overview of the site stating the home is their year around residence which does not have a garage for storage or parking which is needed for the seasonal changes. In review of their site the location most suited for the garage would require extensive site excavation with removing very large trees, boulders and building a very large retaining wall to stabilize the slope. Mr. McLin stated the variance hardship is the site disturbance removal of the trees and boulders to keep within the setback. With approval the site could remain stable and natural without any blasting, land fill and very expensive retaining wall. The purposed garage will not impact traffic flow or the ability to turn around. The ingress and egress will remain the same. Mr. McLin expressed his gratitude to staff and the Hearing Examiner for considering his request.

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 6:16 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