

**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**MARCH 1, 2017
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

**HEARING EXAMINER
STEVEN FRAMPTON**

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



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



**MINUTES
REVIEWED BY:**

VLAD FINKEL
Planner



STEVEN FRAMPTON
Hearing Examiner

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

Steven Frampton 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 6:10 p.m.

HEARING EXAMINER MINUTES
MARCH 1, 2017

CASE NO. CUP16-0010

Type: Conditional Use Permit, a request by Craig Stark, for a Conditional Use Permit for a Mini Storage and Rental Warehouse. The proposal will be developed in phases and include an on-site office. Access to the project site will be via a new 30' wide asphalt approach off of North Old Highway US95, approximately 280 feet south of the intersection of Ohio Match Road and Old Highway US95. The parcel number is 52N04W-24-0220 and described as E2-NE NW of RW in Section 24, Township 52 North, Range 04 West. B. M. Kootenai County, ID. (*Vlad Finkel-Planner*)

Staff Presentation: Vlad Finkel, Planner, addressed Hearing Examiner Frampton referencing documents from the case file. The request is for a rental warehouse facility in the Rural zone. The area is surrounded by parcels that have light industrial zoning or approved Conditional Zoning Development Agreements (CZDA) for their businesses. Mr. Finkel stated the project site would be north of the existing drainage way with a total of 9 storage buildings, office with storage and restroom for employees. The site will be gated and a conceptual landscaping and parking plan was submitted along with an alternative method of compliance for the landscaping. He added the trees will stay along the northern portion of the area with the west side and general surrounding areas left in its natural state surrounding the warehouse site. There were no agency concerns. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

Applicant Presentation: Scott McArthur, Applicant Representative, provided a brief overview of the project stating they had no objections to any of the conditions referenced in the staff report. This is a good site for warehouses which will have minimal traffic and is not central in a neighborhood. In working with the highway district there will be a single point of access. Also, there will be a large buffer along the man-made drainage with dense vegetation. Mr. McArthur added the development of the site will be in phases. Phase One will include the office with buildings 1,2,3 and 4 all in the front of the site. Phase Two will be the remaining buildings if needed at a later date. He said water will be provided by a well and sewer-septic drain field placed on site. The utilities are in close proximity and the lighting will be directed to the asphalt with no glare to the neighbors. They are developing details and working with the fire district for the fire protection necessary. In conclusion, the site will have security fencing and video surveillance with signage in accordance with Kootenai County Ordinances.

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 6:10 p.m. The Hearing Examiner, Steven Frampton will review this case and submit his written report to the Board of County Commissioners within two weeks.

Submitted by,

Kathryn Ford, Recording Secretary