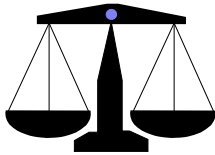


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**NOVEMBER 2, 2017
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

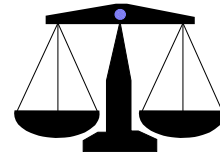
**HEARING EXAMINER
SHARON MOHR**

**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 6:08 p.m.

HEARING EXAMINER MINUTES
NOVEMBER 2, 2017

CASE NO. VAR17-0005

Type: Variance, a request by Steve Casey for a 13' variance to the 25' front yard setback from Vanilla Court and a 15' variance to the 25' rear yard setback from W. Kidd Island Road on a 0.248-acre parcel in the Agricultural Suburban zone. The property has an existing residence. Due to the location of the existing residence, steepness of the site, and the property being bisected by Vanilla Court, it is very challenging to place a garage meeting the required setbacks in the Agricultural Suburban zone. Therefore, the Applicant wishes to locate the new garage 12' away from the edge of a private road and 10' from rear property line (W. Kidd Island Road right-of-way line). Access to the property is via Vanilla Court. The parcel number is 042000000310 and described as: Kidd Island Bay Lots, Lot 31 & 1/61 interest in Tax #12664 in Section 35, Township 50 North, Range 04 West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)

Staff Presentation: Vlad Finkel, Planner, introduced the application and referenced a presentation (HE 1000) showing details of the property. There is a significant slope to the site with S. Vanilla Court bi-secting the parcel. The proposed garage would front on Vanilla Court and setback into the hillside right-of-way of W. Kidd Island Road in the rear. He added agencies provided comments with no concerns and seven public comments were in favor. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

Applicant Presentation: Steve Casey, Applicant, stated they built their home on this site and now it is time to consider a garage. With the location of the existing residence, steepness of the site the only location feasible would be across Vanilla Court on the hillside of their parcel. Mr. Casey added they are year around residents and with the change of the seasons a garage would keep their vehicles placed further off the road providing a wider access road to the residents past their home.

Exhibit: HE 1000 – Presentation submitted by Vlad Finkel.

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 6:08 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