



**KOOTENAI COUNTY BOARD OF COMMISSIONERS**

**AMENDED PUBLIC HEARING AGENDA**

**APRIL 25, 2019, 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. PUBLIC HEARING – Action Item

A. **Resolution No. 2018-44, Community Development Fee Schedule** The current fee schedule was adopted via Resolution No. 2018-44, enacted on April 26, 2018. However, as a result of the approval and upcoming adoption of an ordinance which will require property owners constructing residential or accessory structures to comply with all County building permitting requirements, it has become necessary to add a schedule of new fees to cover the cost of processing and issuance of mechanical permits. Also, as a result of the abolition of location permits, the fees associated with such permits will be eliminated. Renewal of previously issued location permits will continue to be processed at no charge to the permit holder.

In addition, most Planning Division fees and certain other Building Division fees are proposed to be increased by approximately five percent (5%). The purpose of the new fees and fee increases is to minimize the use of property tax revenues in funding Kootenai County Community Development operations. The proposed changes are as follows:

	<b>Fee Type</b>	<b>Current Fee</b>	<b>Proposed Fee</b>
<b>Eliminated fees</b>	Location Permits for Residential Structures	\$500	No fee
	Location Permits for Accessory Structures	\$300 or per the current Building Permit fee structure, whichever is lower	No fee
<b>New fees</b>	Mechanical Permit Fees	N/A	See Exhibit "D" below
<b>Changed fees</b>	See proposed fee schedule and exhibits below		

**PROPOSED FEE SCHEDULE**

*Note: Only those fees proposed to be changed are included.*

**Building Division Fees**

Building Permits: Building permit fees shall be charged in accordance with the 1997 Uniform Building Code Building Permit Fee formula, plus an additional five percent (5%), as shown in Exhibit "A" below.	Modified 1997 UBC formula (See Exhibit "A" below)
Specific Valuations and Building Permit Fees	See Exhibit "C" below

<b>Planning Division Fees</b>		
<b>Fee Type</b>	<b>Current Fee</b>	<b>Proposed Fee</b>
Preliminary PUD Approval with subdivision	\$1,100.00	\$1150.00
Preliminary PUD Approval without subdivision	\$1,650.00	\$1730.00
Final PUD Approval with subdivision	\$1,100.00	\$1150.00
Final PUD Approval without subdivision	\$1,650.00	\$1730.00
PUD Amendment	\$550.00	\$575.00
Subdivision Sketch Plan Review and Site Visit	\$90.00	\$95.00
Minor Subdivision or Condominium Plat	\$500.00	\$525.00
Application for Preliminary Approval of a Major Subdivision	\$500.00+\$50.00 per lot	\$525.00 +\$50.00 per lot
Application for Final Approval of a Major Subdivision	\$500.00 + \$50.00 per lot	\$525.00+\$50.00 per lot
Subdivision or Condominium Inspection	\$110.00	\$115.00
Administration of Financial Guarantee for a Subdivision or Condominium	\$220.00	\$230.00
Subdivision or Condominium Extension Request	\$250.00	\$260.00
Minor Amendment	\$250.00	\$260.00
Plat Vacation	\$400.00	\$420.00
Residential Building Permit Review	\$35.00	\$40.00
Commercial Building Permit Review	\$110.00	\$115.00
Review of Revised Site Plan	\$35.00	\$40.00
Temporary Hardship Permit	\$220.00	\$230.00
Cottage Industry Permit	\$100.00	\$105.00
Zone Change	\$1,100.00	\$1150.00
Variance	\$400.00	\$420.00
Special Notice Permit	\$300.00	\$315.00
Accessory Living Unit Permit	\$100.00	\$105.00
Annual Special Event Location Permit	\$400.00	\$420.00
Conditional Zoning Development Agreement	\$500.00	\$525.00
Amendment to Development Agreement	\$250.00	\$260.00
Non-Commercial Conditional Use Permit	\$400.00	\$420.00
Commercial Conditional Use Permit (value < \$1 million)	\$750.00	\$785.00
Commercial Conditional Use Permit (value > \$1 million)	\$750.00 + \$35.00 per hour	\$785.00 + \$65.00 per hour
Comprehensive Plan Amendment	\$1,650.00	\$1730.00

Ordinance Text Amendment	\$1,650.00	\$1730.00
Transcription	\$25.00 per hour + \$4.50 per page	\$25.00 per hour + \$5.00 per page
Hearing Examiner	\$280.00 per case	\$295.00 per case
Hearing Examiner site inspection	\$65.00 per case	\$70.00 per case
Reschedule Hearing	\$200.00	\$210.00
Condition Modification	\$300.00	\$315.00
Road Name Change	\$220.00	\$230.00
Site Disturbance Plan Review	\$35.00 per hour (\$70.00 min.)	\$75.00 (flat fee)
Administration of Non-Subdivision Financial Guarantee	\$55.00	\$65.00
Appeal of Administrative Determination	\$200.00	\$220.00
Research, Free Split Review and Other Similar Services	\$35.00 per hour	\$65.00 per hour

**PROPOSED EXHIBIT A**  
**Building Permit Fees**  
**Based on 1997 Uniform Building Code Formula Plus Five Percent (5%)**

Total Valuation	Proposed Fee and Current Fee
\$0 to \$500	\$24.70 (currently \$23.50)
\$500.01 to \$2,000	\$24.70 for the first \$500 plus \$3.20 for each additional \$100 or fraction thereof, up to and including \$2,000 (currently \$23.50 + \$3.05/\$100)
\$2,000.01 to \$25,000	\$72.70 for the first \$2,000 plus \$14.70 for each additional \$1,000 or fraction thereof, up to and including \$25,000 (currently \$69.25 + \$14.00/\$1,000)
\$25,000.01 to \$50,000	\$410.80 for the first \$25,000 plus \$10.60 for each additional \$1,000 or fraction thereof, up to and including \$50,000 (currently \$391.25 + \$10.10/\$1,000)
\$50,000.01 to \$100,000	\$675.80 for the first \$50,000 plus \$7.35 for each additional \$1,000 or fraction thereof, up to and including \$100,000 (currently \$643.75 + \$7.00/\$1,000)
\$100,000.01 to \$500,000	\$1,043.30 for the first \$100,000 plus \$5.90 for each additional \$1,000 or fraction thereof, up to and including \$500,000 (currently \$993.75 + \$5.60/\$1,000)
\$500,000.01 to \$1,000,000	\$3,403.30 for the first \$500,000 plus \$5.00 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000 (currently \$3,233.75 + \$4.75/\$1,000)
\$1,000,000.01 or greater	\$5,903.30 for the first \$1,000,000 plus \$3.85 for each additional \$1,000 or fraction thereof (currently \$5,608.75 + \$3.65/\$1,000)

**PROPOSED EXHIBIT C**  
**Special Valuations and Flat Fees**

New Construction Single- and Two-Family Dwellings	Valuation
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All Finished Living Areas (gross area)	\$97.95
Unfinished Basement or Other Rooms	\$48.98 (proposed new valuation)
Finished Storage Rooms	\$63.67 (proposed new valuation)
Attached Garage	\$37.34
Additions	\$97.95
Deck	\$14.22
Patio Cover in Conjunction with Deck	\$17.75 (proposed new valuation)
Carport or Patio Cover without Deck	\$21.33
<b>Alterations and Remodels</b>	<b>Valuation</b>
Development of Previously Unfinished Areas	\$48.98 (proposed new valuation)
Conversion of Garage or Storage to Living Space	\$97.95 minus Previous Use Valuation
Remodel	Approved Declared Valuation

<b>Accessory Structures</b>	<b>Valuation</b>
Pole Building (all levels)	\$21.33
Garage/Shop (all levels, stick frame or masonry)	\$37.34
Living Area Above or in New Structure	\$97.95
Open Deck	\$14.22
Patio Cover in Conjunction with Deck	\$17.75 (proposed new valuation)
Greenhouse, Carport or Patio Cover without Deck	\$21.33
Residential Aircraft Hangar	\$49.75
Retaining Wall	\$14.00
Swimming Pool	\$7.11
Re-Roof with New Rafters or Trusses	\$18.27
<b>Miscellaneous Residential Permits</b>	<b>Flat Rate Fee</b>
Fence over Seven Feet (7') in Height	\$65.00
Re-Roof without New Rafters or Trusses	\$130.00
Change Windows	\$65.00
Siding	\$65.00
Demolition	No Charge (currently \$65.00)
<b>Non-Residential</b>	<b>Flat Fee Or Valuation</b>
Sign	\$130.00 flat fee
Re-Roof	Approved Declared Value
Water Tank, Reservoir, Tower	Approved Declared Value
Change of Use or Remodel	Approved Declared Value
New Structure Tenant Improvements	Valuation from Exhibit "B" minus Shell Valuation

<b>PROPOSED EXHIBIT D Mechanical Permit Fees</b>	
<b>Description of Item</b>	<b>Fee Each</b>
Permit Base Fee	\$40.00

Gas piping	\$5.00
Gas range/cooktop	\$16.00
Gas water heater	\$16.00
Any clothes dryer	\$16.00
Gas log lighter	\$16.00
Gas fireplace	\$20.00
Small gas appliance not itemized	\$26.00
Gas furnace or space unit heater (1000,000 BTU max)	\$20.00
Gas furnace or space unit heater (Over 1000,000 BTU)	\$24.00
Boiler/Refrigeration (100,000 BTU max)	\$16.00
Boiler/Refrigeration (100,001-400,000 BTU)	\$29.00
Boiler/Refrigeration (400,001-1,000,000 BTU)	\$40.00
Boiler/Refrigeration (1,000,001-1,750,000 BTU)	\$59.00
Boiler/Refrigeration (Over 1,750,000 BTU)	\$98.00
Heat pump or AC (3 ton max)	\$16.00
Heat pump or AC over 3 to 15 ton	\$29.00
Heat pump or AC over 15 to 30 ton	\$40.00
Heat pump or AC over 30 to 50 ton	\$59.00
Heat pump or AC over 50 ton	\$98.00
Solid fuel fireplace or woodstove (must be listed)	\$29.00
Air handler (10,000 cfm max)	\$12.00
Air handler (Over 10,000 cfm)	\$20.00
Type 1 or 2 commercial kitchen hood	\$16.00
Ventilation fans	\$8.00
Separate system ductwork (not part of gas furnace or HP system)	\$16.00
Non-listed appliances (400,000 BTU max)	\$75.00
Non-listed appliances (Over 400,000 BTU)	\$125.00
New Construction Mechanical Plan Review	25% of total mechanical permit fee

## VI. DELIBERATIONS – Action Items

- A. **Case No. CUP18-0008, a request by LIMA Properties, LLC** (David and Sunshine Welton), for a Conditional Use Permit to construct a Mini Storage and Rental Warehouse facility on 5.00 gross acres in the Rural zone. The proposal will be developed in three (3) phases. At full built out there will be nine (9) buildings ranging from 6,720 sq. ft. to 8,960 sq. ft. in size. The Applicant plans to partition the proposed structures into a maximum of 178 units and an onsite office. The units will provide year-round dry storage for RVs and boats. The proposed office building will have a PHD approved on-site septic system. Domestic water to the office will be

provided with a new well. Access to the project site will be from the terminus of Sylvan Road via a new 30' wide access easement across Parcel # 0-0200-001-016-B (*directly to the south of the project site*). The subject parcel number is 0-0200-001-015-B and described as Arthurs Sylvanian Acres, W2 Lot 15, Block 1 Except Right-of-way in Section 15, Township 53 North, Range 03 West, B. M. Kootenai County, Idaho. Hearing Examiner held a public hearing on February 7, 2019 and recommended denial. The Board held deliberations on February 21, 2019 and approved a public hearing request. The Board held a public hearing on April 10, 2019 and continued deliberations to April 25, 2019. (*Vlad Finkel-Planner*)

- B. **Case No. VAR18-0009, a request by Patrick Magajna** for an 18' variance to the 25' front yard setback on a parcel in the Restricted Residential zone. Due to common ownership assessment reasons, the Assessor has this Lot 4 Block 1 and Lot 3 Block 2 of Split Rock Subdivision depicted as one 0.96 acre parcel. However, according to the recorded plat, they are still two separate lots. Specifically, the Applicant wishes to construct a residence with an attached garage on the south side of N. Split Rock Road. Due to the steep topography of the site, the Applicant cannot maintain the front yard setback. As a result, the residence with attached garage would be located 7' from the property line. Access to the property is via N. Split Rock Road, a road dedicated to the public. The parcel number is 0-7480-001-004-A and described as: Lot 4 Block 1 of Split Rock Subdivision in Section 17, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on April 4, 2019 and recommended approval. (*Ben Tarbutton-Planner*)
- C. **Case No. VAR19-0002, a request by Randy Heidenreich** for a 22'-8" variance to the 25' front yard setback on a 0.415 acre parcel in the Restricted Residential zone. Specifically, the Applicant wishes to improve an existing residence with the addition of a master bedroom suite, entry-way, and storage area. Due to the topographic constraints and the location of the existing septic tank, the Applicant cannot maintain the front yard setback. As a result, the proposed improvements would be located 2'-4" from Geneva Lane, a private road. The parcel number is 0-1535-001-005-0 and described as: Lot 5 Block 1 of Cove Point and 1/33 interest in the private road in Section 11, Township 47 North, Range 04 West, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on April 4, 2019 and recommended approval. (*Ben Tarbutton-Planner*)

## VII. SIGNINGS – Action Items

*To be determined, depending on the action taken on Item V-A.*

- A. **Resolution No. 2018-44, Community Development Fee Schedule** The current fee schedule was adopted via Resolution No. 2018-44, enacted on April 26, 2018. However, as a result of the approval and upcoming adoption of an ordinance which will require property owners constructing residential or accessory structures to comply with all County building permitting requirements, it has become necessary to add a schedule of new fees to cover the cost of processing and issuance of mechanical permits. Also, as a result of the abolition of location permits, the fees associated with such permits will be eliminated. Renewal of previously issued location permits will continue to be processed at no charge to the permit holder.

In addition, most Planning Division fees and certain other Building Division fees are proposed to be increased by approximately five percent (5%). The purpose of the new fees and fee increases is to minimize the use of property tax revenues in funding Kootenai County Community Development operations. The proposed changes are as referenced in Item V-A. (*David Callahan, Director*)

- B. **Case No. VAR18-0008, a request by Jean-Pierre Schrambach** for two variances, for the front and rear setbacks. The request for the front setback variance is 15', and the request for the rear setback is 15'. The subject parcel is bisected by Lower Hayden Lake Road, and the site is encumbered by steep slopes. The building footprint for the 3,000 sq. ft., 2 story residence will be 10' from the rear lot line and 35' from the centerline of Lower Hayden Lake Road. The parcel number is 035200000980 and described as: H L Honeysuckle Hills BLDG Sites, LT 98 BLK 1 Section 19 Township 51N Range 03W B.M., Kootenai County, Idaho. Hearing Examiner held a public hearing on February 7, 2019 and recommended denial. The Board held deliberations on February 21, 2019 and approved the public hearing request. The Board held a public hearing on April 4, 2019 and approved the request. (*Clif Trimble-Planner*)
- C. **Case No. VAR18-0010, a request by John Hunt** for a 13' variance to the rear setback. The request would place the 2,184 sq. ft. home 12 ft. from the rear property line. The Parcel number is 03420002007A, described as Harmons ADD (Amended), LTS 7 & 8 BLK 2 1947N03W, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on March 28, 2019 and recommended approval. The Board held deliberations on April 11, 2019 and unanimously approved the request. (*Clif Trimble-Planner*)

VIII. BUSINESS – Community Development Updates

- A. Direction from the Board on the Omnibus III Update (Action Item)

IX. 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.